



Courtesy: Kruti Patel, Metropolitan Workshop

Housing Design Basics

17/05/2022

- **It is important to consider and be respectful to the immediate and wider context of a development when designing a scheme.** The [Housing Design Standards LPG](#) is structured to follow this design process more closely, considering the wider site first and moving into the detail and internal aspects later. It is divided into three sections: Part A focuses on the wider area of the site; Part B covers the shared ancillary spaces; and Part C looks at the design of the internal parts of the building.
- **There are a number of components that make a development work together, some key ones are density, context, frontages, orientation, heights, and form and layout.** It is important to consider the townscape and to look for opportunities to create or enhance active frontages, while achieving a balance between public and private. Orientation is critical for passive solar gain, fitting the development in the existing urban fabric, and creating private amenity and green spaces. A careful choice of building heights can make for contextually appropriate developments and designing flexible layouts allows for different typologies and tenures.
- **Good design in the home is crucial to the quality of life of the occupants.** Key aspects of good design include having dual aspect flats with open plan spaces, windows that are the correct size and shape, unobtrusive services and storage, thermal comfort, natural light and ventilation. Also, having appropriate noise levels and providing views as well as private outdoor spaces and safe spaces for children to play is very important. Design features like wider entrance halls and recessed balconies can also make a big difference to the liveability of a home.
- **A focus on effective community engagement can help to create a development that is fit for purpose.** A consultation with the local community and stakeholders can provide significant results in creating new homes, community spaces, facilities, and a new public realm. This process is also important in creating a sense of community and pride among residents. After the completion of a scheme, improved housing management, customer service, and post-evaluation by gathering data on the experience of residents in new homes can help ensure their needs are being met and lessons are being passed on to future developments.



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Speakers:

Tom Copley, Deputy Mayor of Housing and Residential Development, GLA

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Attendees: 118