



Understanding Housing Types

30.11.2022

- **“Get the housing mix right”.** New development which encourages a mix of tenure types and typologies can interact with contexts more appropriately, meeting a wider range of aspirations for future occupants. Use appropriate typologies, especially in ground floor locations, to design the ‘edge’ where development meets the streetscape.
- **Don’t be afraid of hybrid solutions.** Site constraints are opportunities to propose exciting solutions and achieve good design. Intrigue, innovation and interest can have financial benefits with respect to a scheme’s long-term success.
- **Front-loading design considerations early in the planning process.** The design-led approach, that is advocated for in the London Plan, both lends itself to and promotes the early and inclusive engagement which can overcome critical issues early in the plan-making process.
- **How can we design flexible housing universally?** Housing for all means designing for different needs and different groups, with a long-term approach. Thus, development is future-proofed for evolving needs and changing user groups – physical accessibility, sensory sensitivities, shared-private spaces, and access to light, air and nature.
- **Recognise multifunctional uses of waterways.** Rivers, canals and waterways are not merely green-blue corridors, nor merely used socially or recreationally. There is a significant urban population living on waterways and their effects should be embraced – natural surveillance, urban vitality and perceptions of safety can be improved through residential moorings in forgotten waterway spaces.
- **Indicative capacity sets parameters however this is not fixed.** Use of the indicative site capacity toolkit can model site parameters, and these parameters can be used in the site allocation process and referred to within Design & Access statements to indicate the potential of a site. However, this isn’t fixed, and careful, respectful, innovative design can affect developmental capacity.
- **Use buildings to create space.** The interrelationship between built form and space is an essential consideration within any understanding of building typologies. The use of set-backs, green spaces, building heights and levels, perimeter blocks, inward/outward overlooking and defined rooflines can all influence the space created between buildings.

- **Small sites as opportunities for incremental intensification.** The London Plan sets out a 10-year minimum target of 119,250 homes to be completed on small sites – we must view small sites as significant opportunities to meet housing targets.

Speakers:

Tom Mitchell, Metropolitan Workshop

Alan Smithies, GLA

Heather Bell, MAE Architects

Irene Craik, Levitt Bernstein

Paul Strudwick, Inland Waterways Association

Russell Curtis, RCKA Architects

Tahera Rouf, RCKA Architects

Andrew Jackson, Sergison Bates Architects

Attendees: 78