Housing Design Toolbox

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- **Trust the process**. There are a good selection of design tools which support the delivery of great places – design briefs and guides, masterplans and parameter plans, design codes and design review. However the way tools are used is key, plus the governance you put in place to deliver them within a design focussed culture. Always keep in mind the end outcomes you are seeking to achieve!

- **Assume a holistic approach**. In using the tools you need to recognise which disciplines will be using them, so that they can connect in to the process and be understood. Design guides, for example can have different parts explaining principles for example of movement, green space, energy and building typology. For tools such as masterplans this is often expressed in the layers of the plan.

- **Understand the advantages of each tool when required.** Some design tool requirements need to be set out very clearly from the outset and remain in focus, however the tools also need built-in flexibility to change, considering the lengthy periods over which they are usually used. Understand which is which and build in wriggle room where it will be needed to cope with unknowns over the horizon.   Acknowledge that some tools such as design review may only be able to move design forward a certain distance from the initial proposal – the 'heavy lifting' work which tools have to do has to be shared across the organisation and it's practices.

- **Consider the long term**. Learn lessons from long running schemes your organisation has been involved with and apply these to your current practice. Regeneration schemes in built up places need to be particularly careful to stitch in the new and the old, with both needing to work well alongside each other during change, often over decades. This must be reflected in the design tools used for the schemes throughout.

- **Continually reflect/evaluate effectiveness.** You can make tools much easier to use by asking questions as they are developed – how can we make this straightforward and clear to understand, to apply, to evaluate against and to monitor?

- **Collaborate to maintain design quality.** Tools will be much more effective if delivered and used in a supportive design culture – ensuring that parties who will use them can regularly interact as needed throughout the process - both with the client and with each other. Combining internal teams for example policy and design allows design work to be more co-ordinated, allowing them to influence and learn from work throughout the development process. Develop your own tools for example Development Performance Agreements which can act as glue to hold good practice in place through the process. Great culture has a ripple effect in ways you might not expect but which benefit the end result.

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Speakers: **Bookings: 57**

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