



PUBLIC PRACTICE

How should new family homes be designed in a high-density context?



Darbishere Place, Whitechapel. Architects: Niall McLaughlin Architects. Photographer: Nick Cane.

GWENAËL JERRETT
LONDON LEGACY DEVELOPMENT CORPORATION

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London's growth means that much denser and more complex residential developments are coming forward than we have been accustomed to. While there are benefits to living at high density, the success of these developments relies on their ability to meet the needs of a variety of households, including families. This raises the question of how local authorities are ensuring that these developments, and the homes within them, are suitable for family life. From a planning perspective, local authorities must provide careful guidance and scrutiny of design. Planning departments need to be equipped with the knowledge to assess the quality of high-density developments coming forward, and might consider encouraging best practice through their own guidance. From a client

perspective, local authorities that are building their own homes have an opportunity to set their own standards and even push the boundaries when it comes to family housing; a typology which the market is relatively reluctant to provide. This research project makes a case for local authorities to look carefully at the way family housing is designed at high density and will examine strategies to do this. The research involves mapping how local authorities – as both planners and clients – currently manage housing design quality in relation to family housing, beyond the minimum standards of the NDSS and emerging London Housing SPG, including more qualitative attributes.