

Appendix E - Building for Life - 12 Design Questions (Bfl12)

This is explanatory information for part of question 15.

The purpose of Bfl12 is to achieve well-designed homes and neighbourhoods through structured discussions between the local community, the planning authority and the landowner/developer Bfl12. It provides the basis for a site 'development brief' Appendix Y.

The 12 questions split into three sections.

Integrating into the neighbourhood

1. Does the scheme integrate into its surroundings with the right connections (e.g. cycle ways, footpaths, layout of roads); whilst also respecting existing buildings and land uses along the boundaries of the development site?
2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
3. Does the scheme have good access to public transport to help reduce car dependency?
4. Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5. Does the scheme create a place with a locally inspired or otherwise distinctive character?
6. Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
8. Is the scheme designed to make it easy to find your way around?

Street and home

9. Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
11. Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
12. Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Based on a simple 'traffic light' system (red, amber and green) new developments will aim to secure as many 'greens' as possible, minimising the number of 'ambers' and avoiding 'reds'. The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 'Ambers' would be challenged to try to raise them to a 'green'.