

THE EXECUTIVE

12 OCTOBER 2004

REPORT FROM THE DIRECTOR OF REGENERATION AND ENVIRONMENT

VISIT AND STUDY TOUR OF GOOD PRACTICE HOUSING SITES	FOR DECISION						
<p><i>This report deals with a proposed visit which will cost in excess of £1,000 and the Constitution (Conferences, Visits and Hospitality) therefore requires that the approval of the Executive is sought.</i></p>							
<p>Summary High quality building and environmental standards in housing developments are essential to the development of sustainable communities in the Borough.</p> <p>A comprehensive visit / study tour is proposed to view a number of good housing sites in London and the South-East, where well designed, high density housing has been achieved.</p> <p>The visit / study tour is to enable Councillors to gain an appreciation of what makes successful, high quality developments in line with the Mayor's London Plan density levels, which will be required in new housing development in the Borough.</p> <p>The visit / study tour has been specifically designed for the Council by 'Design for Homes' who run the annual Housing Design Awards.</p> <p>The total cost of the visit /study tour will not exceed £2,000; the cost of which will be met from existing budgets.</p> <p>Recommendation In accordance with the Conference, Visits and Hospitality Rules in the Constitution, the Executive is recommended to approve a visit outside the Borough to explore policy and service initiatives on the basis that the total cost will not exceed £2,000 and this will be met from existing budgets.</p> <p>Reason To assist the Council in achieving its Community Priorities of "<i>Improving Health, Housing and Social Care</i>", "<i>Regenerating the Local Economy</i>" and "<i>Raising General Pride in the Borough</i>" through securing high quality design in all new residential developments.</p> <p>Wards Affected None.</p>							
<p>Contact</p> <table><tbody><tr><td data-bbox="148 1697 443 1765">Bernadette McGuigan</td><td data-bbox="451 1697 794 1765">Group Manager Urban Design, DRE</td><td data-bbox="802 1697 1471 1843">Tel: 020 - 8227 3881 Fax: 020 - 8227 3896 Minicom: 020 - 8227 3034 E-mail): bernadette.mcquigan@lbbd.gov.uk;</td></tr><tr><td data-bbox="148 1877 443 1944">Ken Baikie</td><td data-bbox="451 1877 794 1944">Group Manager Area Regeneration, DRE</td><td data-bbox="802 1877 1471 1944">Tel : 07870 278447 E-mail : ken.baikie@lbbd.gov.uk</td></tr></tbody></table>		Bernadette McGuigan	Group Manager Urban Design, DRE	Tel: 020 - 8227 3881 Fax: 020 - 8227 3896 Minicom: 020 - 8227 3034 E-mail): bernadette.mcquigan@lbbd.gov.uk ;	Ken Baikie	Group Manager Area Regeneration, DRE	Tel : 07870 278447 E-mail : ken.baikie@lbbd.gov.uk
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1. Background

- 1.1 As part of the sustainable communities agenda, the Borough will see the development of around 20,000 new homes over the next 10 to 15 years, predominantly in the regeneration areas of Barking Town Centre and London Riverside. A number of the issues have been raised by Councillors in how we address design quality, liveability and sustainability with this volume of housing at the densities advised by the Office of the Deputy Prime Minister (ODPM) and the Mayor of London.
- 1.2 Councillors have expressed an interest in seeing good practice housing developments where good design and high density is combined, in locations that are similar to those presented in Barking and Dagenham.
- 1.3 Design for Homes, who run the 'Housing Design Awards', has been contracted by the Civic Trust and English Partnerships to run 'Action Learning Tours' this year for Borough and District Councils.

2. Proposed Study Tour

- 2.1 A draft itinerary for the proposed study tour is attached as Appendix A for information. This is currently being refined by officers and the Design for Homes team, to ensure that it meets our requirements. The latest itinerary will be advised at the meeting.
- 2.2 On a typical tour, four to six Regeneration / Planning Officers and a minimum of 12 Councillors attend up to four good practice schemes in an eight hour trip. Pick up and drop off would be from our offices. It is anticipated that this visit /study tour will be of interest to key Lead Members and members of the Development Control Boards.
- 2.3 It is hoped to carry out the tour by the end of October 2004. An oral up-date of the proposed study date will be given at the meeting.

3. Financial Implications

- 2.4. The price for day tours is £1,500+VAT. This includes lunch and refreshments, a copy for all delegates of the recently published research into residents' Perceptions of Privacy across various house-types (normally sold for £150), full commentary by experts on the sites visited and coach hire.
- 2.5. The costs for the Tour will be shared jointly by the Regeneration Implementation and Planning and Transportation Divisions, out of existing budgets.

4 Consultation –

- 4.1. The following people have been consulted on this report and have raised no objections to the proposals.

DRE:

Jeremy Grint, Head of Regeneration

Peter Wright, Head of Planning and Transportation

Tim Lewis, Group Manager Development Control

Gordon Glenday, Group Manager Sustainable Development

Corporate Strategy:

Rossanna Kendall, Head of Corporate HR- Training

Finance:

Bob Cooper, Interim Head of Finance, DRE

H&H

Ken Jones, Head of Housing Strategy

Lead Members:

The following are aware of the proposals.

Regeneration, Councillor Kallar.

Housing, Health and Adult Care, Councillor Smith.

Draft Itinerary For Study Tour

8.45am	Tea and Coffee served on coach
9.00a.m.	Coach departs LBBB (pick up times and point(s) to be confirmed)
9.45a.m.	Arrive Ingress Park, Greenhithe
10.30 a.m	Leave Greenhithe
11.00 a.m	Arrive Docklands to visit <ol style="list-style-type: none"> 1. Britannia Village (one of the first Design Coded developments and a mix of townhouses, apartments, sheltered housing and commercial at more than 100 Dwellings per hectare running alongside one of the Royal Docks. 2. The Boardwalk, Bellway Homes and Tower Hamlets with RMA Architects. Brownfield residential and commercial development of 476 houses and apartments around 1.2 hectare Poplar Dock which was the first in the UK to respond to intensification agenda by adding storeys. 3. Ocean Wharf, Furlong Homes development of two apartments buildings facing onto River Thames at 190 dwellings per hectare 4. Chronos Buildings, Mile End Road, mixed use development of 6 townhouses, shops, and 59 flats or maisonettes at 148 dwellings per hectare by Copthorn Homes and Proctor Matthews Architects
12.00p.m.	Leave Docklands
12.20 p.m.	Arrive Brewery Square, Clerkenwell. Berkeley Homes and Southern Housing Group. 198 market sale flats and 57 affordable on an adjacent site in a mix of five to eight storey buildings containing ground floor commercial which create a new urban quarter
1.00p.m.	Lunch near Brewery Square and presentation of 'Perceptions of Privacy and Density in Housing' report
2.00p.m.	Leave Clerkenwell
2.05p.m.	Gainsborough Studios, Hoxton. New-build and refurbished apartments and commercial premises at more than 200 dwellings per hectare alongside Grand Union Canal
2.35p.m.	Leave Hoxton
3.15p.m.	Arrive Hither Green, Bellway Homes South Eastern + PRP Architects, 493 units at 99 dwellings per hectare. Important to see the departure between Bellway national product and new scheme, notably in how parking and streetscape are planned.
3.45p.m.	Leave Hither Green
4.30p.m.	Return to LBBB Offices