



BUILDING  
FOR LIFE 12

# Creating Excellence BfL12 Workshop

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# Purpose of the session

To provide an overview of BfL12 as a tool for delivering better design

You will gain an understanding of:

- BfL12 in policy
- The principles of BfL12
- BfL12's value in negotiating better places

# National policy and BfL12

## NPPF 2019 – Para 129

*Local planning authorities should ... make appropriate use of, tools and processes for assessing and improving the design of development. These include ...assessment frameworks such as **Building for Life**. ...of most benefit if used ... early ...in the evolution of schemes, ...particularly important for ...large scale housing and mixed use developments. ...local planning authorities should have regard to the outcome from these processes, ...*

| Building For Life 12 Question               | Links with the NPPF (2018)   | Links with Planning Policy Guidance |
|---|--|-------------------------------------|
| <b>Integrating into the neighbourhood</b>   |  |                                     |
| 1. Connections                              | 84, 91a), 98, 103, 104c),108a)   | 006, 008, 012, 015, 022             |
| 2. Facilities and services                  | 72b), 83d), 85a), 91a), 104a), 110, 118a), 127e), 129  | 006, 014, 015, 017                  |
| 3. Public transport                         | 84, 110a), 102c), 105c), 123a), 137b)  | 012, 014, 022                       |
| 4. Meeting local housing requirements       | 14b) and c), 15, 73, 75-78, 92e), 118, 145g)   | 014, 015, 017                       |
| <b>Creating a place</b>                     |  |                                     |
| 5. Character                                | 79e), 85a), 110c), 125, 170b) and c)   | 006, 007, 015, 020, 023             |
| 6. Working with the site and its context    | 57, 62, 72d), 84, 85, 104c), 108, 118, 121, 123c), 127e), 137, 158, 163, 168, 170a), 175, 180, 189 | 002, 007, 012, 020, 023             |
| 7. Creating well defined streets and spaces | 8b), 91a), 102e), 110c), 127   | 008, 012, 021, 023                  |
| 8. Easy to find your way around             | 8b), 91a), 110, 127  | 022                                 |
| <b>Street and home</b>                      |  |                                     |
| 9. Streets for all                          | 91a), 102, 110, 127d)  | 006, 008, 012, 022, 042             |
| 10. Car parking                             | 122c), 105, 106  | 010, 040                            |
| 11. Public and private space                | 8b) and c), 83d), 91b), 92a), 96, 97, 99-101, 127d), e) and f)                                     | 006, 007, 009, 010, 015, 016, 040   |
| 12. External storage and amenity            | 127  | 040                                 |

### Generally:

2018 NPPF: 124-127, 130, 131

2014 PPG\*: 001, 004, 005, 029, 031 – 038

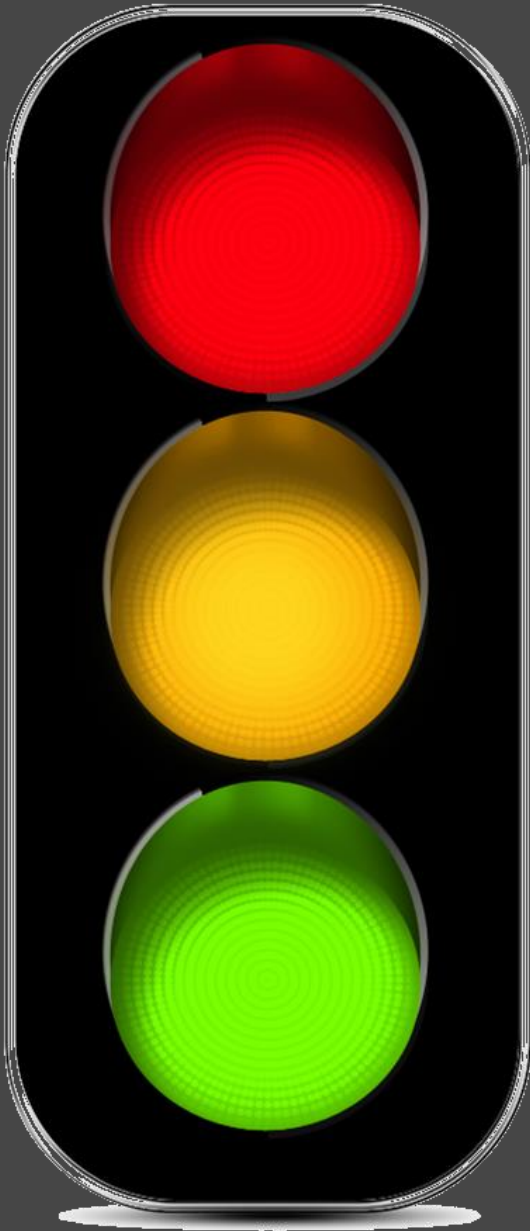
\*2014 paragraph references within 'Design' guidance category. PPG on design due updated in spring 2019, to align with 2018 NPPF (MHCLG, November 2019)

The Maidstone BfL has been approved and endorsed by the Council's XXX Committee. It is designed to be used to support consultation community participation. It will also be used to: guide masterplans and design codes; frame pre-application discussions (applicants will

# The sign of a good place to live

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- 12 questions (rationalisation)
- Designed for community engagement as well as professionals
- **Starting point for discussions**
- No scoring regime
- Avoid reds, minimise ambers,  
aim for greens

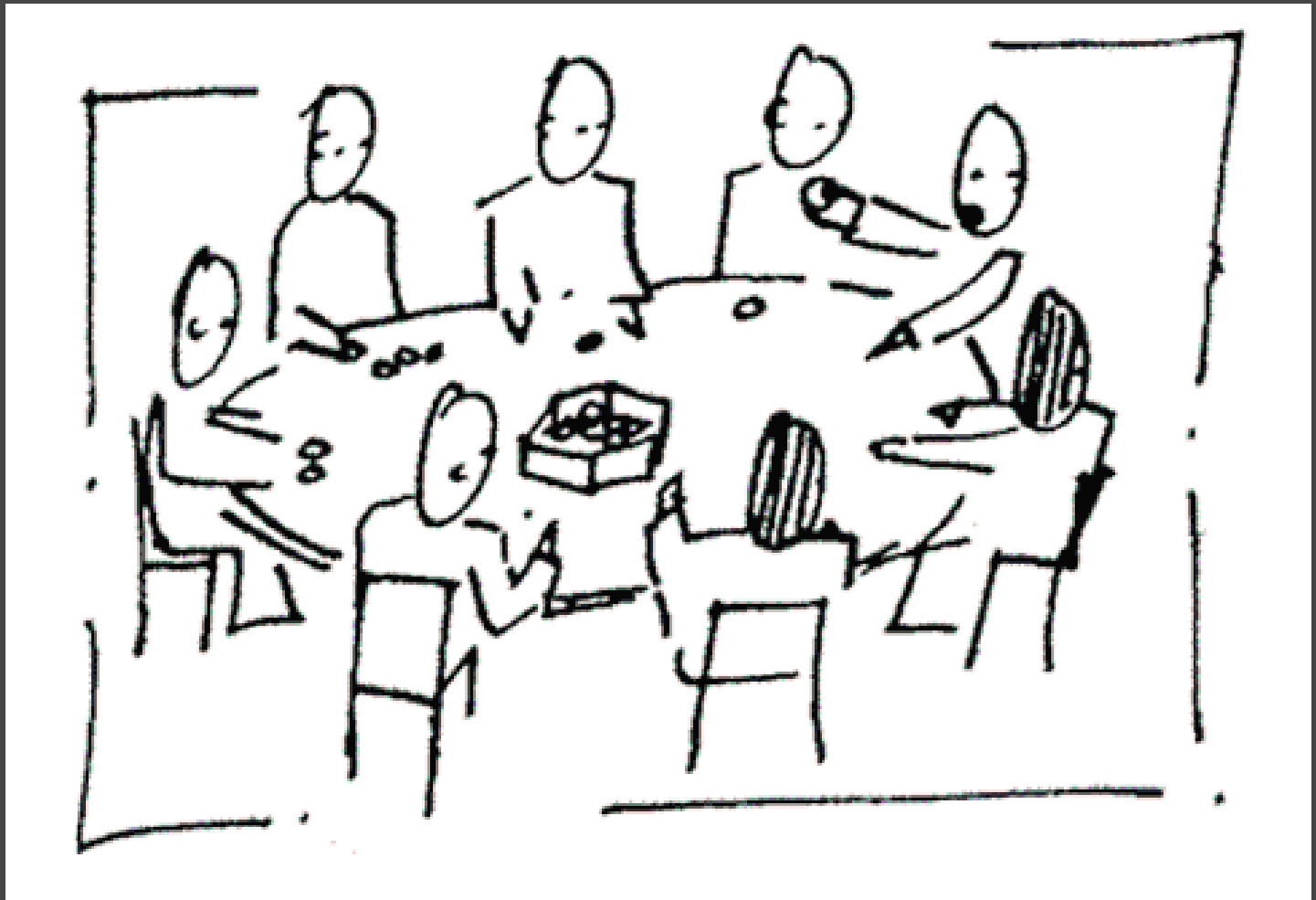


**RED** - STOP - something is fundamentally wrong - this proposal should not be approved

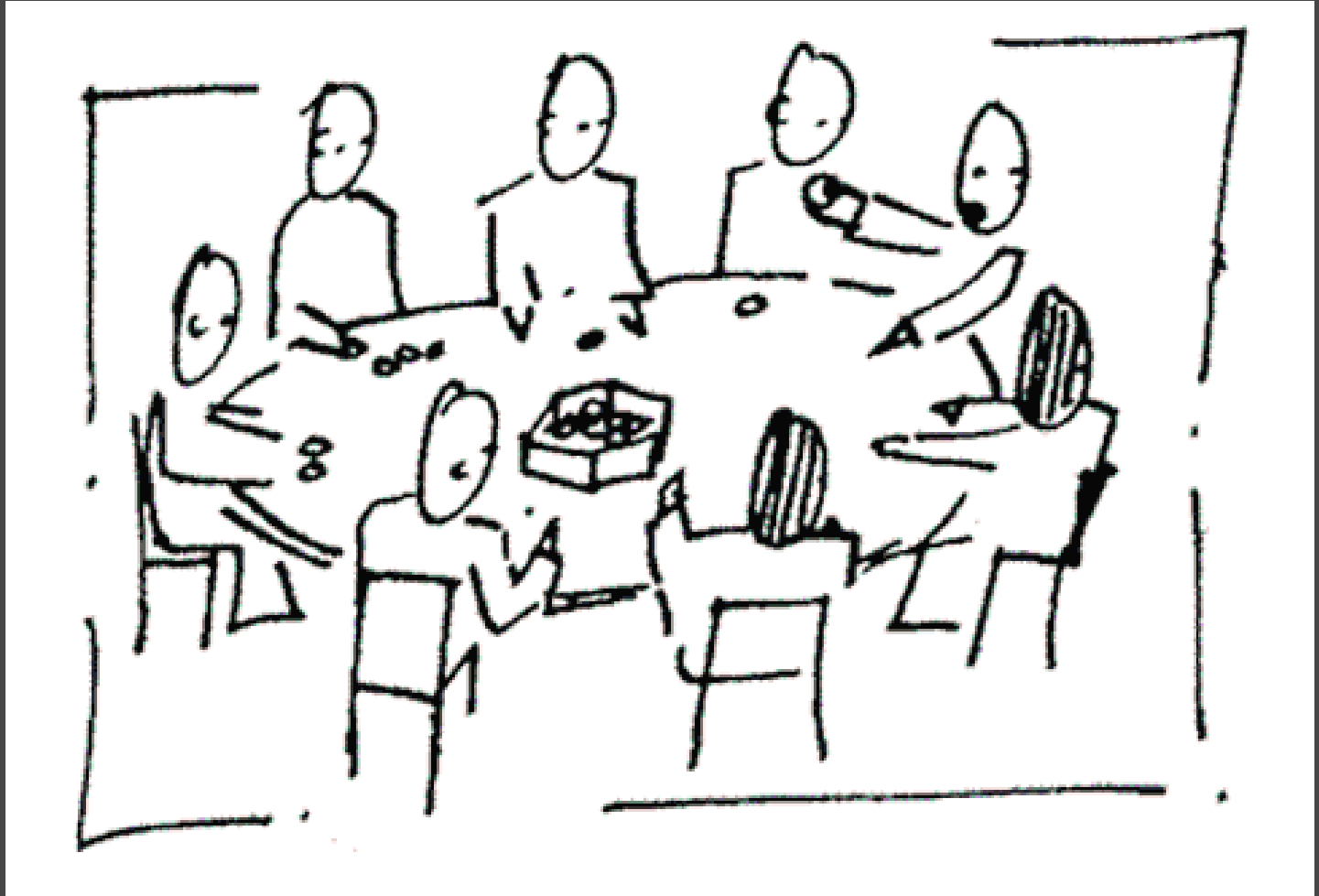
**AMBER** - CAUTION - this aspect is giving cause for concern.

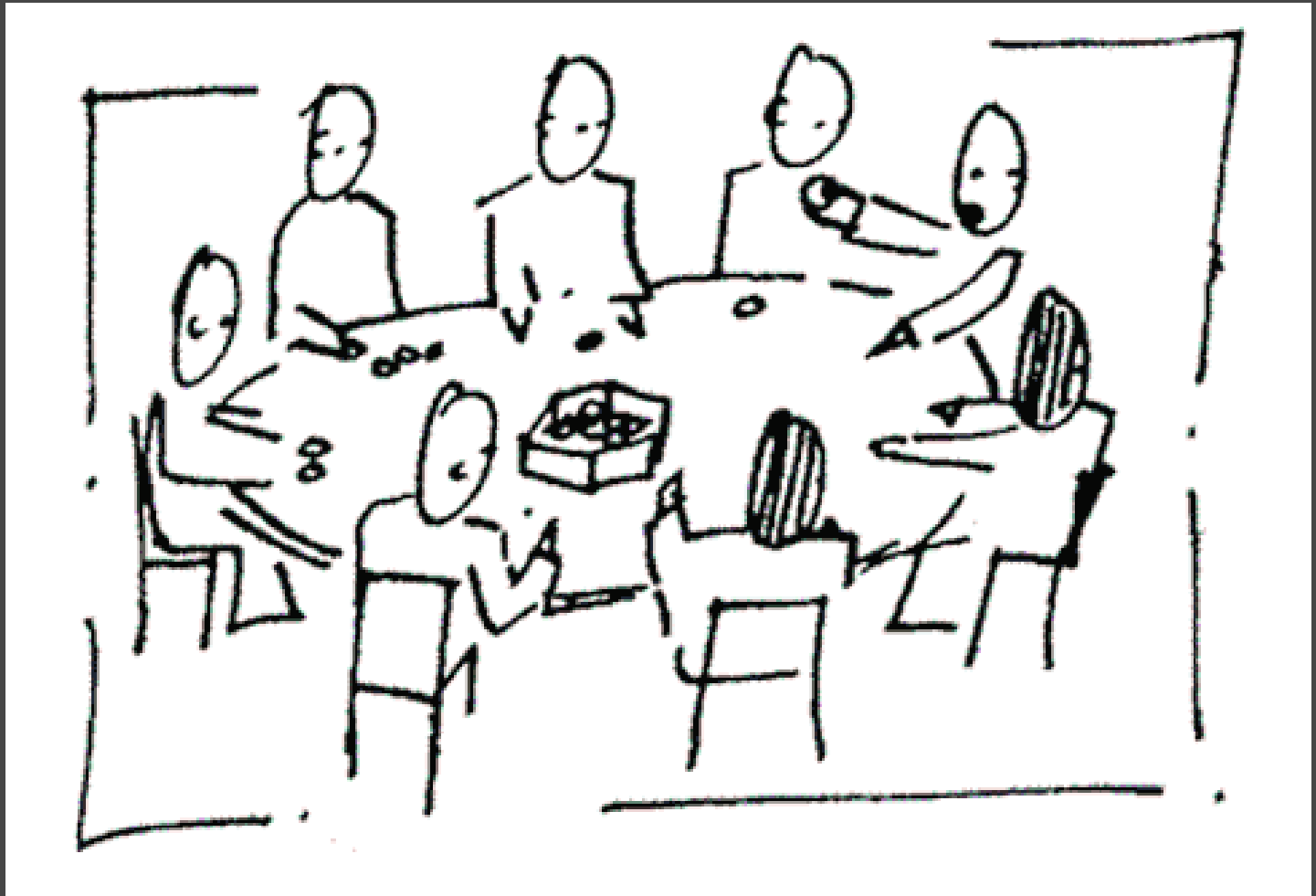
A 'justifiable amber' = something out of the applicant's control.

**GREEN** - GO - this question can be answered.



Assume nothing has been answered satisfactorily – look for supporting evidence







Built for Life Schemes can be showcased on the web, use the kitemark as part of their sales and marketing, and be featured on an up-coming league table.



QUEEN ELIZABETH HOSPITAL  
TOWER HAMLETS, LONDON



MONTAGUE PARK  
WOKINGHAM



STARVHAI FARM, CHELTENHAM  
NEW BARN LANE, CHELTENHAM



MILL BROOK  
DERBYSHIRE



HENDON WATERSIDE - PHASE 1  
HENDON, LONDON



HOLYGATE PARK  
RUSHCLIFFE, NOTTINGHAM



THE MOORINGS  
PLYMOUTH



NINE FILMS  
WANDSWORTH



HASTINGS PARK  
ASHBY-DE-LA-ZOUCH



HANHAM HALL  
WHITLOCKS ROAD, HANHAM



ROUSSILLON PARK  
ROUSSILLON BARRACKS, BROMLEY



THE CHOCOLATE WORKS  
YORK



• BUILT FOR LIFE •

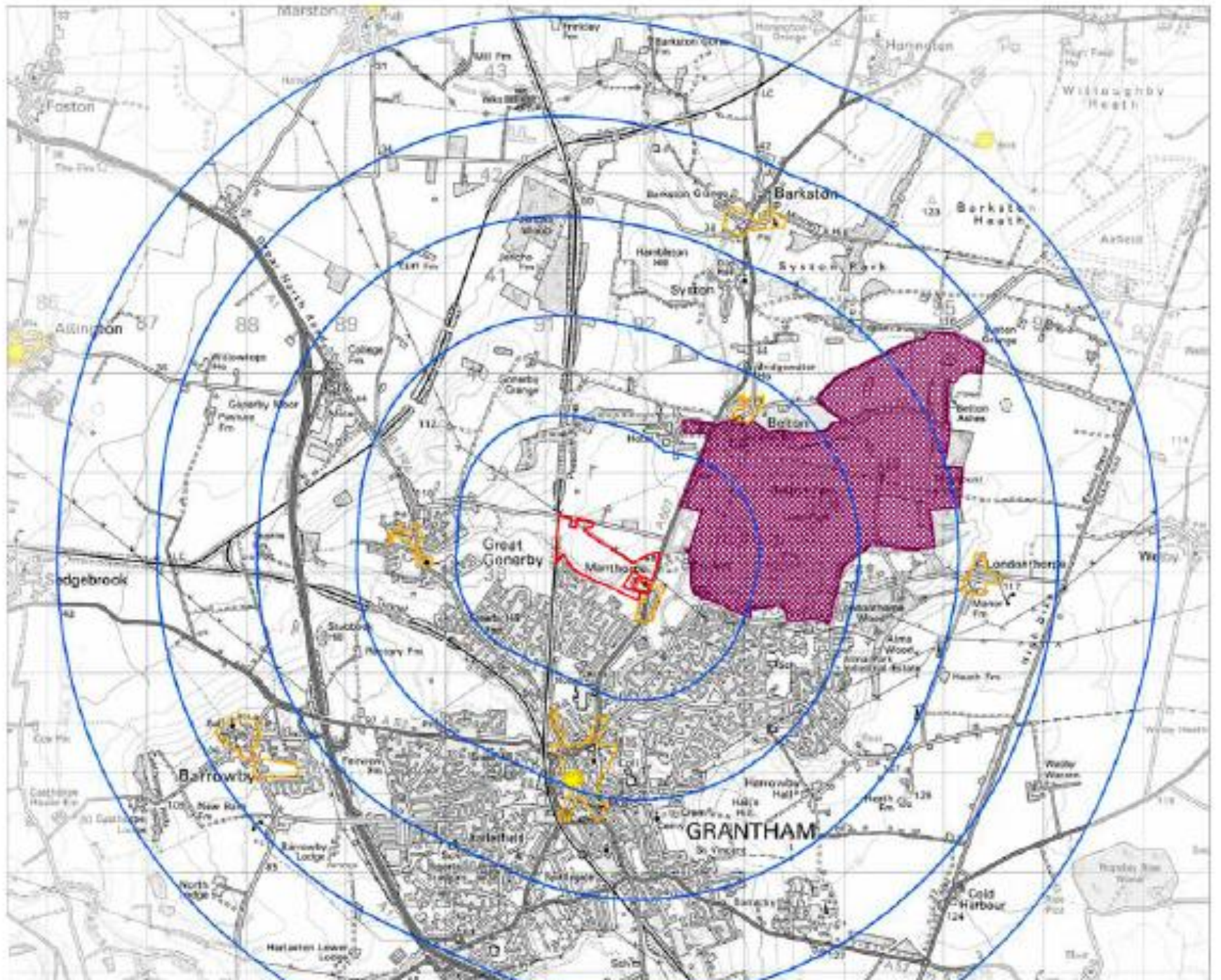


# Workshop

Assessing design quality using BfL12

## Manthorpe

- Outline planning application up to 550 dwellings
- Three access points Longcliffe Road, Rosedale Drive & Belton Lane
- Cycle/pedestrian network connecting to the existing public right of way
- Comprehensive green infrastructure - retained hedgerows and trees, woodland, landscaped storm water attenuation, swales, formal and informal public open space and play spaces, community orchard with allotments
- New local community centre
- Primary School.



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AERIAL VIEW OF THE SITE



PUBLIC WORKS DEPARTMENT

BELTON WOODS GOLF CLUB

BELTON LAKE

EAST CENTRAL WAY

CENTRAL GREEN

SOUTH GREEN

JUNIOR PLAYERS ONLY BELT IN

HANTON BRIDGE

SOUTH PLAYING FIELD

SOUTH PLAYING FIELD

SOUTH PLAYING FIELD

SOUTH PLAYING FIELD

SOUTH PLAYING FIELD

- Simplify Layout
- Utilise topography & key views
- Strengthen street hierarchy and connections  
E & W
- Promote walking & cycling, avoid cul-de-sacs
- Suggest parking options
- Comprehensive landscape strategy (hedges,  
trees & SuDS, space)
- Define central square
- Inform character



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