

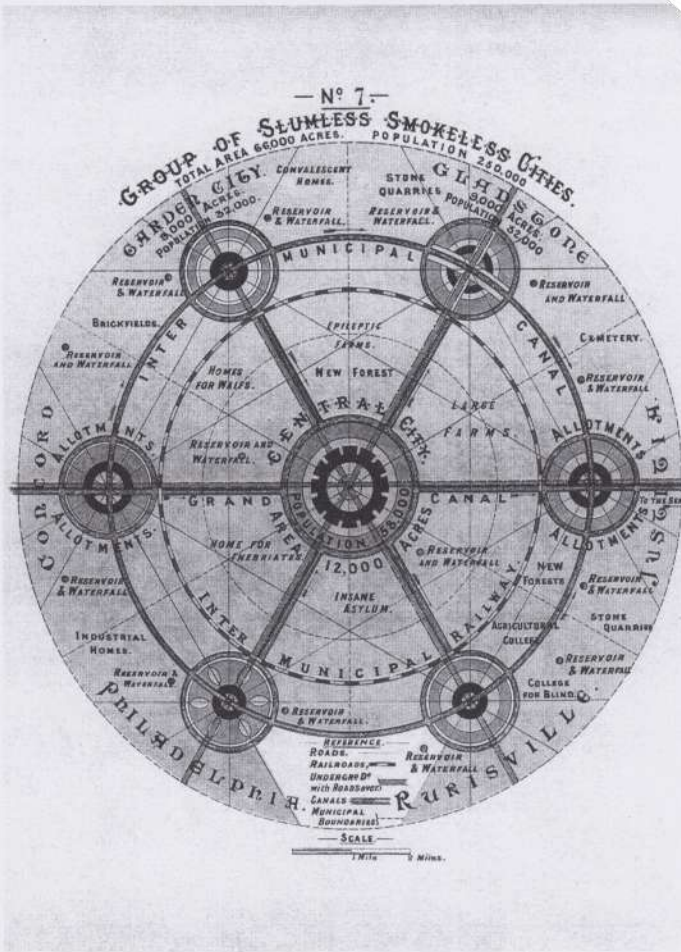


**We are going to talk  
about future housing.**

**What do we need?**



**WE NEED A VISION!**



**This is how we started  
out in 1898  
Ebenezer Howard**

**What kind of  
Housing should the  
UK build and in  
what quantities?**



***Some thoughts, a proportion of which have originated during the current debate on the impact of Global Warming.***



***Did any of those wishing to run the country put forward a vision?***

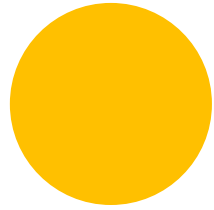
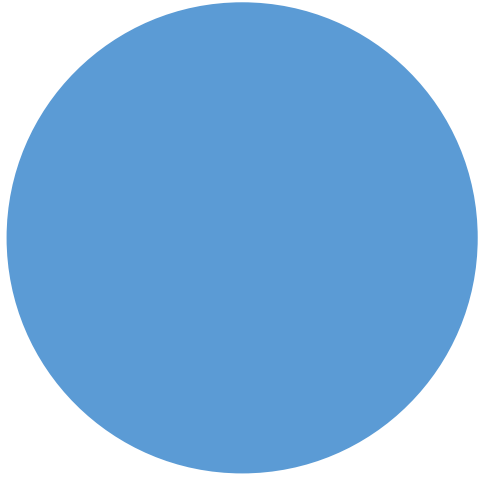


***During the General Election 2019 estimates of the number of houses the UK needs to build over the next ten years varied.***



***23rd March 2020 - U3A Architecture Group***





**NO**

**ok - now over  
to you 😊**

Let's take ten minutes to discuss and decide your priorities.

# How many dwellings, in what kind of mix, will we need?

*5.3 million by 2045 in England = 212,000 per annum*

<https://www.telegraph.co.uk> 2016

**300,000 extra homes need to be built every year to curb ...**

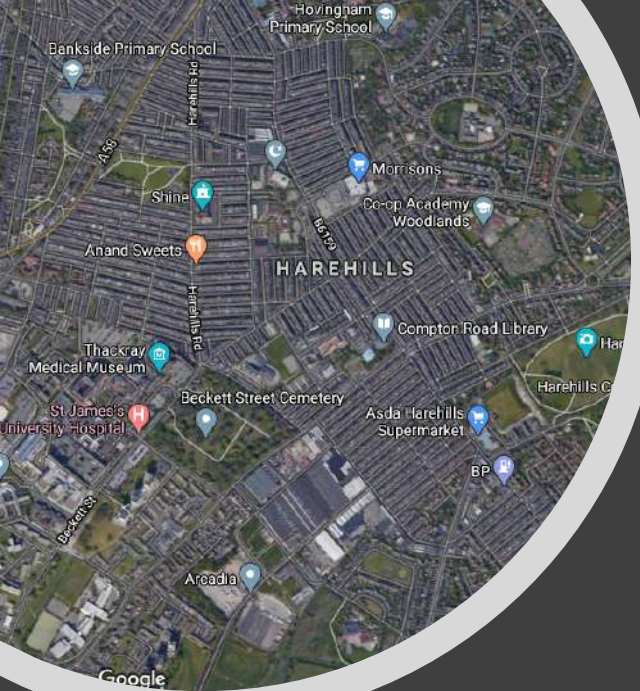
<https://www.independent.co.uk/news/uk/home-news/...26/10/2012> .

320,000 houses needed every year (139,200 built in 2016) Habitat for Humanity  
[Habitat.org.emea](https://www.habitat.org/emea)

Generally, an annual figure of 250,000 to 300,000 dwellings per year seems about right. There are presently 29 million dwellings in the UK, far too many like those in the next slide.

**Actual Dwellings built 2019: 161,022 best for 13 years.**

**Government plan: 300,000 per annum by 2023. *Guardian* 6<sup>th</sup> February 2020.**



1880 – 1930 We did masses of this. Density at c.200 per hectare as high or higher than MSB's, none of the amenities. Think Corbusier's Unité or LCC's Roehampton. These photograph well but are actually awful!



# The Management Environment (Context) within which future housing will be built.

*There are many factors to be considered:*

- Location: conditions vary geographically
- Impact of global warming, weather changes
- Local Plans and Planning Policies generally
- Topography
- Climate
- Transport (Access)
- Legal Environment
- Finance:
  - Costs
  - Who funds, state, local authority, private?
  - For Rent, For Sale, Affordability?
  - Life expectation for property?
- Who will build, public bodies, private companies, individuals?
- Social needs, who determines mix?
- Market, who are the customers?
- Local attitudes?
- Local infrastructure capacity
- Need for new, infrastructure; Electrical supply system.
- Expertise; Labour supply, labour force capacity
- Quality and space standards required, vide Persimmon!

## Some previous promises:

- ***Gordon Brown 2007; 3m homes by 2020 in 10 new Eco Towns, cost £'s m. New houses built to date 1.9m. and to what standards? By 2020 all new car sales will be electric or hybrid. Superfast Broadband promised in 2010.***
- ***George Osborne 2015; Government Finances in Black by 2020, then we had 2008! Double value of exports to £1 trillion, actual £675bn.***
- ***Tony Blair 1999; within two decades no child would live in poverty. How many do today?***
  - 4 million – Children's Society, 0.5m families rely on food banks - Oxfam.
- ***David Cameron 2015; - we will offer a seven day GP service by this year, he planned to be PM until 2020.***
- ***David Cameron 2015; caved in to builder's pressure to reduce quality; floor space, insulation and mobility standards.***

***(He said they would be the greenest government ever or similar.)***

## And some more:

- ***Churchill 1951; McMillan as Housing Minister aimed for over 300,000 houses a year in 1951 and in 1953 they did it, building 318,000 dwellings then 350,000 in 1955. Also built 14 New Towns. Managed like a 'War Effort'.***
  - ***Teresa May 2017; Promised to build 350,000 houses, no date quoted. Not even started.***
  - ***Labour election manifesto 2019. I heard O'Donnell say it, "we will insulate 27million homes by 2030" ....***
  - ***In 1998 the Henley Centre predicted longest commute in 2020 at 2 hours, mainly by the wealthy using the Space Shuttle 😊.***
- ***We must ask ourselves; if or when policies and plans are agreed, what can we really expect to achieve?***

# When we decide our policies, what will hinder progress?

## Remember

**Grenfell Tower**

**Boeing 737max**

**Both the result of:**

- **Lack of Public Sector capacity due to cuts in budgets**
- **Deliberate reductions for savings**
- **Removal of Controls**
- **Red Tape bonfires**
- **Private sector greed**
- **Bad and corrupt management**
- **The 'Blind Eye' syndrome**

**Think of the effect of any or all the above on hasty plans to deal with Global Warming or even build up a national scheme.**

**References: Will Hutton, Aditya Chakraborty: *The Guardian* 2019, 2020. RMH memory/experience.**

# Subsidies for carbon producing products

Since Paris in 2015 world's largest banks have provided £535m+ *for new projects*, total investment estimated in \$trillions.

Subsidies for fossil fuels run at estimated \$5.2trillion a year. Australia doubled its coal mining output from 2005 to 2015.

And no doubt many more ....

Reference: Greta Thunberg and friends. *Guardian 11/01/2020.*

**THATCHER'S SPEECHES. Reviewed in 'Green Originals' BBC Radio 4, 17.01.2020. As one herself she bought into the science in the 1980's, but was undermined by her cabinet and ignored by most of the world, UN included. If only ....**

# Global warming dictates higher quality?

*“We should intervene only if it is entirely necessary, and only as a last resort*

*..... and .....*

*it is the responsibility of the fire industry rather than the Government to market fire sprinkler systems effectively and to encourage their wider installation.”*

*Hansard; 6<sup>th</sup> Feb 2014: Column 187WH*

*Hansard; 6<sup>th</sup> Feb 2014: Column 188WH*

*Brandon Lewis MP Minister of Housing and Planning*

The quotations left are just some of the phrases used by the speaker to justify the government’s “1 in 2 out rule” when considering new legislation. Hodkinson’s book, reference below, gives a stunning and detailed review of the use of PFI to incorporate the dismantling of legislation designed to protect the public from what the author defines as “Social murder.” *Interpreted from Engels after touring Britain documenting housing conditions in the 1840’s*

[SAFE AS HOUSES; Private Greed, Political Negligence and Housing Policy After Grenfell: Stuart Hodkinson, Manchester University Press 2019.](https://publications.parliament.uk/pa/cm201314/cmhansrd/cm140206/halltext/140206h0002.htm)

<https://publications.parliament.uk/pa/cm201314/cmhansrd/cm140206/halltext/140206h0002.htm>

***The evidenced content of Hodkinson's book, the failures in many building projects, best publicised in the case of Persimmon and at Grenfell Towers plus the experience of professionals including myself is shocking.***

*This dictates that to make even a reasonable job of providing housing for the UK over the next 30+ years to meet the demands arising from Global Warming we need a government review of all existing standards, specifications and regulations. This review must place public safety ahead of all other factors, including profit. We need to build property incorporating all essential social, educational and welfare needs in appropriate mixes supported by suitable transport systems giving Value For Money and a secure future for our grandchildren.*











*PS. For peace of mind don't buy a house built since 1980*



# Towards a Healthy Homes Act

## Ten principles for decent homes

### All new homes must:

-  Be safe in relation to the risk of fire.
-  Have adequate living space.
-  Have access to natural light.
-  Be accessible – and the environment that the homes are in should be accessible and safe places.
-  Be within walkable neighbourhoods.
-  Secure radical reductions in carbon dioxide emissions in line with the provisions of the Climate Change Act 2008.
-  Have walkable access to green and play space that is open to everyone.
-  Be resilient to a changing climate.
-  Be secure and meet designing out crime standards.
-  Meet enhanced standards to prevent unacceptable noise pollution.

#healthyhomesact

# Extract from the Town & Country Planning Association's proposed

## *Healthy Homes Act*

**TCPA is a voluntary organisation founded by Ebenezer Howard in 1899**

**The Royal Town Planning Institute was founded in 1914**

*Why is it necessary for an NGO to propose this action?*

*This is the government's job*



Now for some  
examples of  
what can be  
done

Goldsmiths  
Norwich  
Stirling Prize  
Winner 2019



From RIBA  
web site.  
Acknowledged  
with thanks.

<https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-regional-awards/riba-east-award-winners/2019/goldsmith-street>



© Tim Crocker





© Tim Crocker

# Goldsmith Street

by Mikhail Riches with Cathy Hawley

**Client** Norwich City Council

**Awards** RIBA East Award 2019, RIBA East Client of the Year 2019 for Norwich City Council, RIBA East Sustainability Award 2019 - **sponsored by Michelmersh**, RIBA National Award 2019, **Neave Brown Award for Housing 2019** and **RIBA Stirling Prize 2019**

This project won the RIBA Stirling Prize 2019



© Tim Crocker

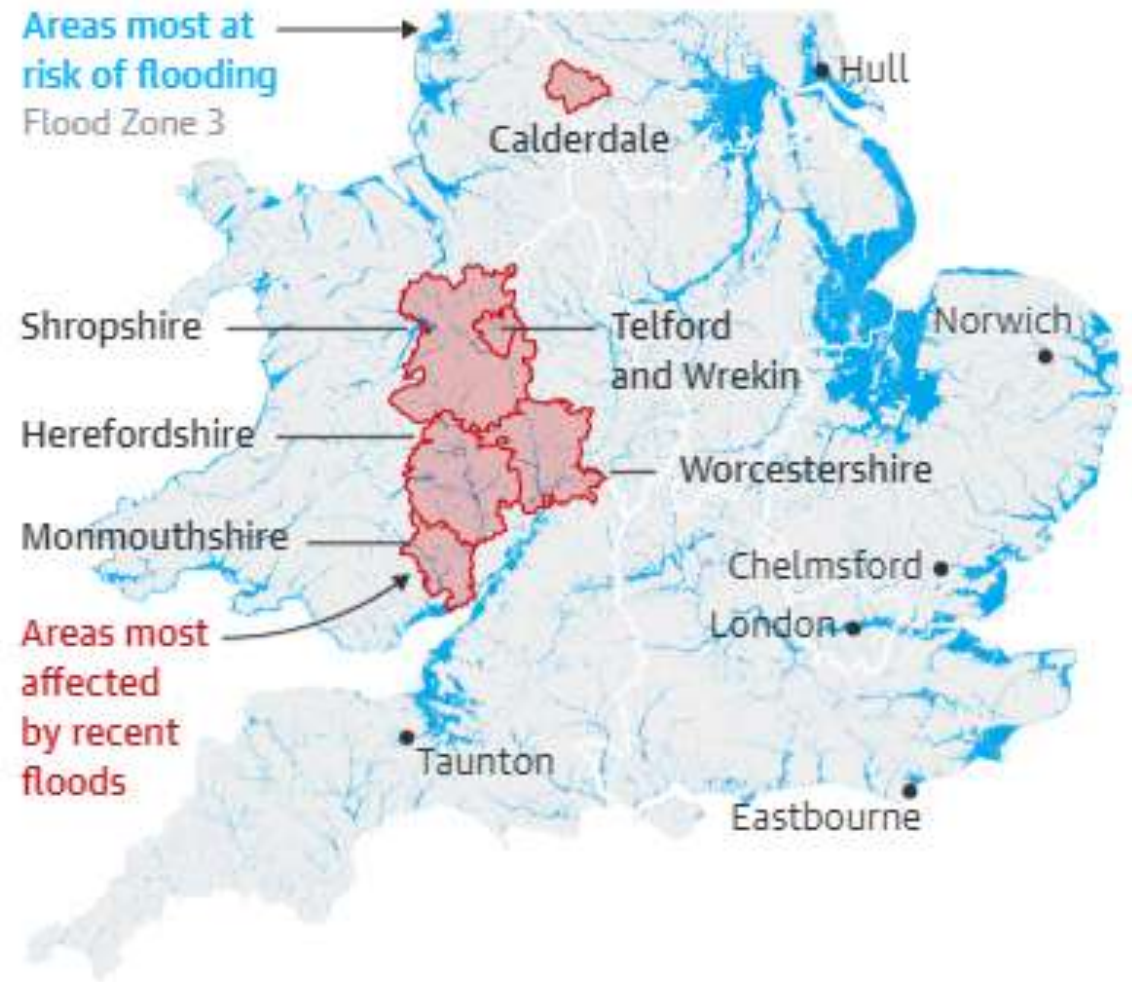
# BUT since 2013 .... 1 in 10 new houses has been built on the flood plain!

Guardian 20.02.2020

Number of properties built in high-risk areas has more than doubled in recent years



▲ The number of new houses built on land at the highest risk of flooding has risen from 9,500 in 2013 to 20,000 in 2017-18. Photograph: Danny Lawson/PA



Guardian graphic. Source: Environment Agency, Natural Resources Wales. Note: Flood Zone 3 is an estimate of areas of land at risk of flooding, when the presence of flood defences are ignored and covers land with a 1% or greater chance of flooding each year from rivers; or with a 0.5% or greater chance of flooding each year from the sea

# Net zero carbon neighbourhood to be built in south Wales

**Residents of Parc Hadau in Pontardawe will generate more clean energy than they can use**



▲ Houses will use a mix of green energy technology including solar panels, batteries and geothermal. Photograph: Arterra/UIG via Getty Images

One of the world's first net zero carbon neighbourhoods will be constructed in [Wales](#) after Neath Port Talbot council approved the development of 35 homes able to generate more clean energy than they use.

# How do you stop a megacity grinding to a halt? A cartoon

Until four years ago Dar Es Salaam had no public transport. Artist Popa Matumula looks at the impact [a new bus system](#) is having on the city's legendarily bad traffic

Cities is supported by



[About this content](#)

**Popa Matumula**

Fri 20 Dec 2019 09:00 GMT



77 52

DAR ES SALAAM IS THE COMMERCIAL ENGINE DRIVING TANZANIA'S ECONOMY, AND IS CURRENTLY ONE OF THE FASTEST DEVELOPING CITIES IN THE WORLD. THE LAST CENSUS IN 2013 PUT ITS POPULATION AT 5.5 MILLION, BUT THE LATEST UN PROJECTIONS ANTICIPATE IT WILL BECOME A MEGACITY WITHIN SEVEN YEARS AS ITS POPULATION PASSES 10 MILLION, REACHING 13.4 MILLION BY 2035. BUT HOW DO YOU KEEP A CITY THIS SIZE FROM GRINDING TO A HALT?

Note the population projection: 5.5 million 2013, Megacity of 10 million 2020 then 13.5 million by 2035





ASIDE FROM THE BENEFIT TO TRANSPORT, THE PROJECT HAS MADE DAR ES SALAAM A MUCH MORE ATTRACTIVE CITY.



ALTHOUGH THE PROJECT IS GOOD FOR THE CITY IN GENERAL, I'M EXCITED ABOUT IT FOR A PERSONAL REASON TOO. THE NEXT PHASE OF THE PROJECT IS GOING TO CONNECT TO MBAGALA TOWNSHIP. IT'S ONE OF THE MOST POPULATED AREAS IN DAR ES SALAAM, BUT IT'S ALSO THE SIDE OF THE CITY WHERE I LIVE!



ps://www.theguardian.com/cities/2019/dec/20/how-do-you-stop-a-megacity-grinding-to-a-halt-a-cartoon?CMP=share\_btr

[https://www.theguardian.com/cities/2019/dec/20/how-do-you-stop-a-megacity-grinding-to-a-halt-a-cartoon?CMP=share\\_btn\\_link](https://www.theguardian.com/cities/2019/dec/20/how-do-you-stop-a-megacity-grinding-to-a-halt-a-cartoon?CMP=share_btn_link)



**Cities**

## **Old MacDonal had a carpark? The urban farms growing in unlikely places**

Demand in cities for locally sourced food is growing, but space is at a premium. No wonder urban farms are flourishing everywhere from car parks to air raid shelters

[https://www.theguardian.com/cities/2019/dec/17/old-macdonald-had-a-carpark-the-urban-farms-growing-in-unlikely-places?CMP=share\\_btn\\_link](https://www.theguardian.com/cities/2019/dec/17/old-macdonald-had-a-carpark-the-urban-farms-growing-in-unlikely-places?CMP=share_btn_link)



**The Observer**

🕒 This article is more than 2 months old

## The solution to ageing Britain's housing crisis? Build almshouses

**As the number of older people in the UK rises, policymakers and planners are urged to back radical plans to promote integration**

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**Harriet Sherwood**

Car free school planned for Leeds including a Care Home and hundreds of family dwellings. Mixed use aims to improve intergenerational well being.

No school parking will be provided; underground parking for residents, electrical connections for all spaces.

Aim is to create a “public transport paradise” Citu – developers.

## Traffic-free new school planned for city's eco district

**Helen Pidd**  
North of England editor

The UK's first car-free school is being planned in Leeds as part of a multi-generational building that includes a care home for older people.

The developers hope many children will walk to the 420-place primary school, which will have no parking spaces for staff or visitors and will discourage drop-offs.

If approved by planners this autumn, the school will serve the Climate Innovation District, a zero-carbon neighbourhood under development by the River Aire near the Royal Armouries Museum, which aims to promote “positive behaviours linked to transport, energy, housing and ecosystems”.

The district, built on old industrial land, includes a mix of hundreds of family homes and apartments priced at up to £390,000 for a four-bed town house by the river, as well as 16 affordable homes. A limited number of parking spaces, which cost an extra £12,500, are in underground car parks, with electric charging points built in to every spot. Car access is limited to encourage safe walking and cycling.

The first homes on the north side of the river were completed in summer 2018 and are designed to be at the highest standards of energy efficiency, requiring far less heating than a standard house.

The developer, Citu, wants Leeds to be a public transport paradise that puts people before cars. It says it plans to

reverse the damage done when planners ripped up the tramways to declare it the “motorway city of the 1970s”, building a highway right through the centre – a decision which, they note, not only destroyed much of the city's heritage but “has also led to Leeds having the unfortunate title of having the UK street with the highest levels of nitrogen dioxide outside of London”.

The school will share a four-storey building with a 70-room care home as well as a number of one- and two-bed flats. Pupils and residents will use

*‘We hope the council will see this as a way of bringing families back to Leeds’ centre’*

**Rob Allen**  
Citu developers

▼ A computer-generated image of the Climate Innovation District in Leeds, where one building will provide a school and care home IMAGE: CITU GROUP



a communal courtyard, which will be available for residents as a public realm during evenings, weekends and holidays.

Intergenerational living has been shown to have positive health benefits for older people, as shown in an experiment filmed for Channel 4 called The Old People's Home for 4 Year Olds.

Rob Allen of Citu said he hoped Leeds city council would give the development the green light, noting that it had recently declared a “climate emergency”.

“We think the vision of them declaring a climate emergency hasn't necessarily filtered down into their decisions yet, but we hope they will see this is a way of bringing families back to Leeds city centre while reducing our carbon emissions,” he said.

Council planners had initially tried to push for parking at the school, he said, but Citu held firm: “We want to change things and bring in walking and cycling routes to connect the school

with housing and the river path, which will take residents all the way to Leeds central station in 20 minutes on foot, all without crossing a single road.”

It is hoped that most children at the primary school will walk to class – either alone or with parents, he added.

The development is welcomed by Joe Irvin, the chief executive of Living Streets: “We know many parents are put off walking their child to school because there are too many cars around the school gates,” he said. “Cars round the school gate can create a dangerous environment, through unsafe manoeuvring and parking, speeding traffic and toxic air pollution. It's fantastic to see these plans prioritise walking and cycling. Other local authorities should be making sure these healthier forms of travel are their priority, too.”

A survey this year found two-thirds of teachers would support car-free roads outside schools during drop-off and pickup times.



▲ A render of the Durban Point development. Photograph: Durban Point Development Company

## Durban South Africa

Except for one sign that eluded post-apartheid painters, Durban's beachfront now resembles an idyllic melting pot of South African cultures. On Christmas Day and New Year's Day, in particular, the beach is so crowded with people who a generation ago were not allowed on the sand that it could be read as an annual defiance to the country's old laws.

**Johannesburg.  
Plan included  
'high end'  
housing, offices  
and a rail  
station.**

**Apparently they  
will get car-  
centric gated  
communities  
instead**

**Note the water  
and see next ...**



South African cities week

## The quiet failure of a Chinese developer's 'Manhattan in Africa'

A refusal to include affordable housing led Johannesburg to reject glossy plans for high-end housing, offices, a rail station and entertainment district. It seems the city will get disconnected car-centric gated communities instead

Cities is supported by



About this content



**Nick Van Mead** in Johannesburg

## **Note the VISION**

### **Basis for the next capital of Africa**

**I remember a  
plan for Shanghai  
to provide for a  
population rise  
from 12m to 20m  
in TEN YEARS.**

**That was twenty  
years ago.**

“It will become the future capital of the whole of Africa,” announced Dai, whose company was best known for developing Shanghai’s Himalayas Center. “This will be on a par with cities like New York in America or Hong Kong in the far east.”



▲ Zendai's Himalayas Center in Shanghai Photograph: Sergio Pirrone

# Vision for a 'Farmscraper'

Food is expensive because of the massive floods and droughts that have affected the world's main food-growing areas, but most of hers is organically grown and is delivered by drone from the nearby 20-storey "farmscraper" built 10 years ago. Most cities of this size grow as much of their own food as possible these days, as a way to reduce transport emissions.



Artist's impression of 'farmscraper', designed by architect firm Vincent Callebaut. Image: Solent News/REX/Shutterstock





## The climate crisis in 2050: what happens if cities act but nations don't?

It is cities, not national governments, that are most aggressively fighting the climate crisis - and in 30 years they could look radically different

by John Vidal

Main image: How Miami's South Beach could look if global heating reaches 2C. Photograph: Nickolay Lamm/Courtesy Climate Central/sealevel.climatecentral.org

# Miami after 2° of Global warming

# SHIBAM, Yemen

C16<sup>th</sup>

Unesco World  
Heritage site

▼ Sunrise over Shibam in Yemen. The city is situated in the Hadramawt valley, a Unesco world heritage site  
PHOTOGRAPH: VANBEETS/GETTY/STOCKPHOTO



Manhattan of the desert Fears for the

oldest - and still one of the best - examples of vertical construction in the world. In the 16th century, Shibam's inhabitants...



◀ **Battersea, London**

**£4.95m**

This three-bedroom penthouse is on the 11th floor in Boiler House Square at the top of Grade II-listed Battersea Power Station. Residents will have access to a rooftop garden square between the chimneys where, Lapland tells us, Santa conveniently intends to deliver one enormous sack of presents for the entire block with individually labelled gifts. There's a huge open-plan living/dining/kitchen space and all bedrooms open on to a roof terrace running the length of the apartment with oblique river views. It has underground parking for one car. *Harrods Estates, 0207 409 9289*



- Ad. for Penthouse Flat, opens to a terrace the length of apartment, 3 bedrooms, oblique river views plus 1 underground parking space. **£4.95m**

# Build-to-rent revolution hits the

*Housing development in Leeds city centre looks set to be dominated by big build-to-rent schemes. Sharon Dale reports.*

The last "gold rush" in Leeds city centre was during the decade-long property boom that preceded the 2008 global economic crisis.

About 10,000 flats were built for sale and city living was born, creating a vibrant core that has helped make Leeds one of the most sought-after and economically successful places in the UK.

Few homes have been constructed in the city centre since those heady, high rise days but that is set to change thanks to build-to-rent. There are now 2,579 rental only flats in the construction pipeline with predictions of another 2,500 to come.

The first big scheme to complete will be 744 apartments by Dandara at Sweet Street and Manor Road, which are scheduled for occupation from late summer this year.

Other sites with planning permission for large, amenity-rich rental only schemes

include SOYO at Quarry Hill, where Moda Living is building 515 apartments; 202 flats on the site of the former Yorkshire Post building on Wellington Street; 259 units on Belle Vue Road; 250 on the Granary Wharf car park in Holbeck and 607 flats on the former Doncaster Monkbridge Works site on Whitehall Road.

Graham Bates, founder of BTR Capital Partners and LIV Group, specialises in build-to-rent consultancy, funding and management and predicts that Leeds can comfortably accommodate 5,000 apartments in these purpose-built blocks.

His latest mission is to find a funding partner for the Doncaster Monkbridge site, which is being developed by BAM Properties. Construction is set to start in January 2020 with the first residents moving in by May 2022 and he doesn't foresee problems finding investment.

Institutional investors, such as insurance firms and pension

funds, are piling money into the sector and see it as a safe place to make a steady return.

The developments are popular in America where they include communal lounges, gyms, laundries and shared gardens. While rents are about 20 per cent more than the average flat, tenants have amenities and better security of tenure.

This business model has already changed the lettings landscape in nearby Manchester and Leeds is seen as the next obvious target for the funds with multi-millions to invest.

The BAM Properties scheme will have 463 apartments arranged in a 17-storey block and 21-storey building connected by gardens. It also has rooftop lounges and gardens, a wellness centre plus co-working space.

The site is part of Latitude, a mixed-use development adjacent to the new HMRC Government Hub at Wellington Place, where more than 6,000 staff will relocate in 2020.

Martin Hill, Development Director for BAM Properties, says it will be a "Best in Class" project and Graham Bates agrees: "In the past, developers threw up buildings with little thought



**WHAM BAM:** The BAM Properties build-to-rent will have 463 rental apartments.

as to how people live, whereas with best-of-breed build-to-rent developments, such as the BAM scheme, we have spent time looking at the apartment design and specification with a focus on how residents will live. We have incorporated substantial amenity so residents can socialise and have a change of scene from their own four walls."

It sounds impressive but begs the question: What is the future for building to sell in the

city centre? This market was previously fuelled by buy-to-let landlords and those who wanted to "buy-to-live".

"I doubt we will see more than a handful of schemes with apartments for sale coming forward in the next few years," says Graham. "The buy-to-let market is now much less attractive to investors and it is difficult to fund a development with flats for sale. With such a strong trend for city workers to rent and the



*I doubt we will see more than a handful of schemes with apartments for sale.*

**Under construction Leeds City Centre**

**Yorkshire Post July 20<sup>th</sup> 2019**



◀ **Hayes, London**  
**£325,000-£533,000**  
Barratt London has converted a former Nestlé factory - the site used to produce the Milkmaid brand - into a residential development with a mix of use "village" with a mix of properties from central London. The development will include what was the former Grand Union Car Works, a gym and will open in 2020 with the first phase of development.



# From Industrial use to upmarket residential, all in London

## Fantasy house hunt Homes in former factories

Compiled by Jill Papworth

### ▶ **Marylebone, London** **£2.5m**

Sitting on top of the Old Aeroworks, an art deco factory, is this unusual, two-/three-bedroom penthouse designed and currently owned by architect Sir Terry Farrell. Built in 1920, it is one of the earliest all-concrete buildings in Britain. Originally manufacturing entire homes under one roof for Bovis, it was requisitioned in the second world war to produce parts for aircraft. There are three living areas beneath a corrugated-steel roof with large skylights and a roof terrace. *The Modern House, 020 3795 5920; Arlington Residential, 020 7722 3322*



### ◀ **Northampton, Northants** **£165,000**

A two-bedroom, third-floor apartment is for sale in Church's former shoe factory, the upmarket company's main factory until the late 1950s. It still makes...



Look at what we  
are doing!

Studio flat 8.3m<sup>2</sup>  
A standard car  
parking space is  
11.5m<sup>2</sup>

## Developer won approval for flat tinier than taxi

Billy Kenber Investigations Reporter

A flat smaller than a London taxi and a warehouse where half the flats would have no external windows are among plans submitted by developers exploiting a change in planning rules.

Last week *The Times* exposed how landlords were using "permitted development" rights to make millions of pounds a year by converting offices into flats as small as 13 sqm (140 sqft). Office-to-residential conversions under these are not subject to the normal planning regime, meaning no minimum space standards. Councils can refuse only on limited grounds, which do not include housing quality.

Last year a developer in Purley, south London, had plans to convert part of a ground-floor office into two flats measuring 8.3 sqm (89 sqft) and 9 sqm

flat, about one third of the size of the minimum space standards that apply in the normal planning regime. He has also submitted plans for the first floor.

The 8.3 sqm flat would be among the smallest in Britain, measuring barely two thirds of a typical parking space.

The Barnet plans for "self-contained studio apartments" squeeze a bed, table, kitchen and bathroom into an area as small as 13 sqm. According to plans submitted in May, at least 56 of the 107 proposed flats would have no external window and look out on an internal "atrium garden", the only natural light coming from seven small skylights in the two-storey building's roof.

The plans were submitted by two developers, the Cowell Group and Dandi Living. The Cowell Group is co-founded by Adrian Levy and Nicholas Cowell, brother of the *X Factor* judge Simon.

The Cowell Group and Dandi Living said that they took "great pride in their track record for delivering high end, aesthetic and affordable housing", adding: "[The] development is at an early stage of a complex planning process, and our intention is to build a co-living scheme of the highest quality. Rooms of no less than 24 sq m with their own kitchens and shower rooms will provide an attractive alternative to Londoners living in shared occupancy and with communal facilities."

Barnet council has not ruled yet but can refuse only on grounds relating to environmental or noise issues, flooding and transport problems.

Mr Weinstein did not respond to a request for comment about the size of the Purley flats.

A Croydon council spokesman said: "As in this case, the law restricts councils' right to refuse approval for permitted development orders." It planned to investigate the Purley building.

Developers who convert offices into tiny flats could face a legal challenge under legislation that came into effect in March. The Homes (Fitness for Human Habitation) Act allows tenants in rented flats to take their landlords to court if they fail to meet basic standards including "adequate space for living and sleeping". Housing experts said the legislation could be used against the substandard flats, some measuring 12 sqm, created in old office buildings under permitted development rights.

Proposed flat size at 5 Russell Hill Parade, Purley



(97 sqft) approved by Croydon council. Another developer has submitted plans to convert warehouse space in Barnet, north London, into 107 flats, of which 56 would have no external window.

Julia Park, head of housing research at the architects Levitt Bernstein, said the Barnet plans look "more like a battery farm than a housing development".

The 8.3 sqm and 9 sqm flats in Purley are among several different designs for the building that have been approved by the council and building work does not yet appear to have taken place.

Other plans submitted by the building's owner, Andrew Weinstein, would entail a larger part of the ground floor being used as a 22 sqm two-bedroom

**Five basement flats in this block have no windows. The previous slide refers to developers proposing a block with over 40 dwellings without windows.**



▲ Reliance House, Liverpool, a £24m project. Five of the basement flats have no windows. Photograph: © 2016 Reliance House



Julia Park, head of housing research at architects Levitt Bernstein, says developers are taking advantage of the lack of controls to build flats in basements for which they would not have received permission in the past. “Daylight and space are the two most obvious victims of permitted development rights,” she says. “I can’t imagine that any planning authority would allow either a conversion or a new home to go ahead without a window to each habitable room or at least a roof light.”



**Cities**

## 'It feels almost like prison': the developers building homes with no natural light

Planning reforms have allowed developers to create housing in spaces that might not previously have been permitted - but at what risk to tenants' health?

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[About this content](#)

**Tom Wall**



## MORE LIKE IT

**Local Authority flats in Vienna built 1973-1985; 3,172 apartments housing 10,000 tenants; incorporating nurseries, tennis courts, swimming pool BBQ spaces and gallery space.**

**Temporary homes in London – below.**

**Scripts next slide**



### THE GREAT...

At the other end of the scale, Clarke visits Vienna, Austria, which has been voted the most liveable city in the world for the tenth year running.

At the Alt-Erlaa complex, built between 1973 and 1985 for low-income residents, 3,172 apartments house approximately 10,000 tenants.

The estate contains not only spacious homes, many of which have three bedrooms, but entire municipal areas for residents to relax, take part in sports, and enjoy themselves.

Clarke says, "It's the polar opposite of the mess we've created in this country. Two thirds of the population of Vienna live in state-owned housing and what blew me away is that the quality is better than the private housing. They are investing in homes that will last 100 or more years.

"There's no stigma attached to it because the quality is so good – people feel proud of where they live.

"They provide nurseries, tennis courts, swimming pools, barbecue spaces, gallery spaces. It's unbelievable.

"And here's the fascinating thing – they tried to bring in their own 'right to buy' scheme and it failed because everybody went, 'Why would we take on debt when we're paying affordable rent for somewhere great, and if something breaks then the council fixes it?'

"This is the model we should be looking at. It works. People are happy and they look after their homes because they're proud to be there. It's caring, humane, breathtaking housing." **EC**



**NO COMMUNITY**  
The modern face of temporary housing in east London

## HOW THE OTHER HALF LIVE

For the series, Clarke visits two council housing estates to see the best examples – and the very worst...

### THE GRIM...

In east London, he views an area where dozens of shipping containers have been stacked on top of each other in an effort to tackle Redbridge Council's huge waiting list for temporary accommodation.

The homes – or “units”, as the council calls them – fall below the minimum size set by the Mayor of London, and pollution levels outside on a busy main road are, Clarke says, four times the legal limit.

He says: “I give Redbridge a really hard time in the programme, but in a way I feel a bit sorry for them. They had a very long waiting list and nowhere to put any of the people, so they took a frightening and radical solution. That’s not a community, is it? That’s not permanent. They don’t have anywhere to wash and hang clothes. It’s not a home, it’s just a roof over someone’s head.”

“We need to be doing better than this. We need homes where people can feel safe and healthy and happy, but also where you feel part of a community. How can you feel part of a community in a place like this? It’s frightening.”



RadioTimes 27 July–2 August 2019

social housing complex

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CITY  
face  
sing  
ndon

ALAMY; GARY MOYES

**To what standards one would ask?**

**Note the need for 'industry wide reform'**

**Creative entrepreneurs** Design

## Can modular homes solve the UK's housing crisis?

Emerging players in the construction sector are introducing greater numbers of factory-built homes into the UK market, but experts say this needs to be accompanied by industry-wide reform



**No comment!**

**IKEA already  
build specially  
small furniture for  
the UK market!**



▲ Detail from 101 George Street, aka Croydon Towers. These will be the world's tallest modular towers. Photograph: Forbes Massie/HTA Design LLP/Tide Construction & Vision Modular Systems



Recent investment in the UK sector has boosted prospects for modular housing. This year, Japan's biggest house builder, Sekisui, entered a venture with the UK government expected to result in thousands of modular homes across the country. Ikea has been given the go-ahead by Worthing council to

# **Urban Forest and Precinct Plans**

**City of Melbourne**

**Won Award of  
Excellence from  
the Australian  
Institute of  
Landscape  
Architects  
2016**



Urban Forest Strategy and Precinct Plans by City of Melbourne, winner of an award of excellence from the Australian Institute of Landscape Architects in 2016. Photograph: City of Melbourne

# Bradley Stoke, Bristol

**Built on principles  
set out in 1977  
Design Bulletin 32**

Cities in depth Cities

## Why is Britain so bad at planning cities?

From cul-de-sacs to retail parks, Britain's planning rules cause environments that are bewildering, illogical and ugly. We have forgotten that urban areas are grown



▲ Bradley Stoke, Bristol, an example of the late 20th-century housing estates that followed rules set out in 1977's Design Bulletin 32. Photograph: SWNS

**Urbanist, master planner, director @urbedmcr. Manchester.**

*David Rudlin*

Thu 11 Apr 2019 06.00 BST



1,797  441 

**H**ere is something you might try if you live in Britain. Go to your favourite urban place, whether it be the centre of a large city or a small market town. Close your eyes, turn around three times and walk in that direction for 15 minutes (or an hour if you're in London). I can predict with a reasonable degree of confidence that the place where you end up will be crap.

You may be stuck in the no-man's-land around the ring road, or in a brutally functional industrial estate, or among the endless rows of parked cars in a retail park, or lost in a tangle of suburban cul-de-sacs. Wherever you are, the environment will generally be bewildering, illogical and ugly.

**// Planning has gone too far. It has dissolved the pattern of the traditional town**

It is likely that your favourite place, where you started, was built before 1947 - quite possibly long before - and the place you ended up has been created since. This is not an argument against modern architecture. I love modern architecture and, with the possible exception of the council estate, it can't be blamed for the problems of the place where you are now

standing.

Town planning is a different story. My reason for choosing 1947 is that it was the date our modern planning system was conceived, the result of the Town and Country Planning Act - part of a **raft of postwar legislation** to, among

**Oliver Wainwright is a British architecture and design critic. He has written for the British newspapers The Guardian and The Times and is the Features Editor for the industry magazine Building Design. Architect**

## Urban futures with Oliver Wainwright

The truth about property developers: how they are exploiting planning authorities and ruining our cities

*Oliver Wainwright*



Affordable housing quotas get waived and the interests of residents trampled as toothless authorities bow to the dazzling wealth of investors from Russia, China and the Middle East

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About this content

 [@ollywainwright](#)

Wed 17 Sep 2014 09:52 BST



 3,513  333





# The case for ... never demolishing another building

The construction industry is wasteful and creates huge CO2 emissions. But what if new buildings had to be adapted and reused or built only with materials already available?

*Guardian Cities is concluding with "The case for ...", a series of opinion pieces exploring options for radical urban change. Read our [editor's farewell here](#)*



▲ Should we start thinking of buildings as material depots, full of reusable resources for the next construction project? Photograph: Omar Marques/Echoes Wire/Barcroft Media



**Oliver Wainwright**

@ollywainwright

Mon 13 Jan 2020 10.45 GMT



  
132

**T**he wrecking ball has always been the great symbol of urban progress, going hand in hand with dynamite and dust clouds as the politicians' favourite way of showing they are **getting things done**. But what if we stopping knocking things down? What if every existing building had to be preserved, adapted and reused, and new buildings could only use what materials were already available? Could we continue to make and remake our cities out of what is already there?

We might have no choice, given the way our voracious urban consumption habits are going. In the UK, the construction industry accounts for 60% of all materials used, while creating a third of all waste and generating 45% of all CO2 emissions in the process. It is a greedy, profligate and polluting monster, gobbling up resources and spitting out the remains in intractable lumps. On our current course, we are set to triple material extraction in 30 years, and **triple waste production by 2100**. If we stand any chance of averting climate catastrophe, we must start with buildings - and stop conceiving them in the same way we have for centuries.

***“Never trust a bank with property, or a developer with money.”***

**Note the comments of the former Chief Planner of the City of London**

***“We have gone from being ruled by Barclay’s Bank, to being controlled by Berkeley Homes.”***



**I** always said you should never trust a bank with property, or a property developer with money,” says Peter Rees. The former chief planner of the City of London should know about such things, having presided over the results of both. Over the last 30 years, he has ushered in a menagerie of their monuments, from the Gherkin and [Cheesegrater](#) to the [Walkie-Talkie](#) and Heron Tower, during which time he has seen a significant shift in the balance of power. “When I arrived in the job in the 1980s, the big banks were in control of London,” he says. “But now it’s the big house-builders. We’ve gone from being ruled by Barclay’s bank to being controlled by Berkeley homes.”

## An example of ultimate recycling?



▲ Resource Rows, which used panels of brickwork taken from the demolition of Copenhagen's Carlsberg brewery. Photograph: Mikkel Strange



Taking reuse to its logical conclusion, Rau sees a future where every part of a building would be treated as a temporary service, rather than owned. From the facade to the lightbulbs, each element would be rented from the manufacturer, who would be responsible for providing the best possible performance and continual upkeep, as well as dealing with the material at the end of its life.

“Ownership blocks innovation,” he says. “Treating building elements as a service would remove planned obsolescence and increase transparency and responsibility.” He has already convinced the company Philips to offer lighting as a service (including at Schiphol airport, where they say the new fixtures will last 75% longer and see a 50% reduction in energy consumption), while

elevator companies, toilet manufacturers and facade fabricators have since followed suit.

**Note Copenhagen's plan; carbon neutral by 2025. Also Sao Paulo *paying people* to use less water and energy.**

planting programmes. Denmark, one of the most urban of all European countries, aims to cut emissions by 70% by 2030; its capital, Copenhagen, aims to be carbon-neutral by 2025.



Solar panels in Asmara, Eritrea: renewable power could help cities become carbon zero. Photograph: Sfm Gm World/Alamy

Many cities have less money or access to technology, but even those are developing ambitious adaptation schemes. São Paulo is reducing emissions by paying people to use less water and energy. Dar es Salaam and some cities in Canada are relocating people who live in flood-vulnerable properties and pulling

One web site you should view:

<https://oceanix.org/>

It a marvellous example of an outfit with vision,  
so clever that I could not snip even a small  
sample to whet your appetites.

You really should have a look at it, a comprehensive piece of thinking beautifully  
exhibited.

**Another is:**

<https://experience.arcgis.com/experience/5f6596de6c4445a58aec956532b9813d>

# Could we design smarter cities, not with higher tech but by Dumbing Down using ancient technology?

[https://WWW.theguardian.com/cities/2020/jan/15/the-case-for-making-low-tech-dumb-cities-instead-of-smart-ones?utm\\_term=RWRpdG9yaWFsX0dyZWVuTGlnaHQzMjAwMTlw&utm\\_source=esp&utm\\_medium=Email&CMP=greenlight\\_email&utm\\_campaign=GreenLight](https://WWW.theguardian.com/cities/2020/jan/15/the-case-for-making-low-tech-dumb-cities-instead-of-smart-ones?utm_term=RWRpdG9yaWFsX0dyZWVuTGlnaHQzMjAwMTlw&utm_source=esp&utm_medium=Email&CMP=greenlight_email&utm_campaign=GreenLight)

**No aircon,  
just fans.  
Indian  
architects  
designed  
using 'draft  
control'  
method, now  
aircon is  
standard, at a  
cost!**



▲ The Eastgate building in Harare has no air-conditioning or heating, yet stays regulated all year round using a design inspired by indigenous Zimbabwean masonry and termite mounds.  
Photograph: Ken Wilson-Max/Alamy







▲ The Ma'dan people in Iraq weave buildings and floating islands from reeds. Photograph: Esme Allen/TSPL

**Iraqi village. Imagine Makoko, a community of 80,000 in Lagos. Or Kolkata, City on Stilts, India where balancing reservoirs keep fish that live off the City's waste, saving £17m a year in waste disposal. Water is used for irrigation and food grown locally.**

**Iraqi Ma'dan house, built entirely of reed. Can be dismantled and re-erected in a day.**



▲ An entire Ma'dan house, known as a *mudhif*, is built entirely of qasab reed





▲ Ethical bank Triodos claim their new headquarters is the world's first totally demountable office building. Photograph: Ossip van Duivenbode



This is not just about adding more solar panels, biomass boilers, and all the other bolt-on gadgets to tick the green assessment boxes. It requires a fundamental shift in our attitude to materials.

# Proposed Smart City in Toronto



▲ An architectural render produced by Sidewalk Labs of their proposed smart city development in Toronto. Photograph: Image Courtesy of Heatherwick Studio



**Wuhan, China is a 'sponge city'. Xinyuexie Park is designed to flood in the monsoon.**

**The only local version that I know is the balancing reservoir beside the Leeds Outer Ring Road at Wortley.**

**Both of these make excellent features and save huge amounts of money on drainage.**



▲ Wuhan, China is a 'sponge city' with features such as Xinyuexie Park, pictured, which is designed to flood during monsoon. Illustration: Obermeyer

But dumb cities can be even smarter than that. Not only can functioning

Advertisement

**This one does not come in a 'Grow Bag'.**

**It is a living root bridge by the Khasi Tribe on Iraq. Use them where they can be grown for shade, cleaning atmosphere?**



▲ Could living root bridges similar to those used by the Khasi hill tribe be grown in urban settings? Photograph: Amos Chapple



There are hundreds of nature-based technologies that have never been explored. For example, Watson envisions stunning urban uses for the living

**Given good government, some  
visionary people and suitable  
consultation (Citizen's  
Councils?) there seems no limit  
to what we could achieve. All we  
have to do is generate the will,  
cooperate and**

**TRY**

**Acknowledgements to *Guardian Cities*, Town and Country  
Planning Association and Royal Town Planning Institute**