# Delivering great places to live

20 questions you need to answer

**BUILDING**
**FOR LIFE**

**This guide will help you provide the best new housing, whether you are a housebuilder or a housing association, an architect or a planner from a local authority.**

**Good design in housing can:**

- **help improve people's wellbeing and quality of life**
- **benefit public health**
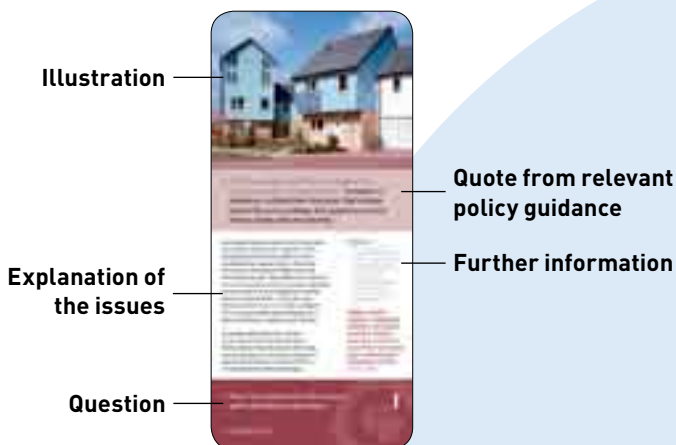- **increase property values**
- **cut crime.**

The 20 questions that make up the CABE-Home Builders Federation Building for Life standard are supported by the government as the standard for the design quality of new homes. This guide explains the 20 questions, referring to the policy guidance that has shaped them. It should provide a valuable tool to assess design quality in new housing schemes, and you should refer to it when filling in a Building for Life standard application.

Developers can use the 20 questions as a basis for writing development briefs, with a view to speeding up planning approvals and winning local community support. Local authorities can use them to demand high standards of design and to assess design quality.

Schemes that meet 14 of the 20 questions are eligible to apply for a silver standard, and schemes that meet 16 or more will be considered for a gold standard.

Building for Life is a scheme led by CABE and the Home Builders Federation. It is supported by the Civic Trust, Design for Homes, English Partnerships and the Housing Corporation.

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# THE BUILDING FOR LIFE QUESTIONS

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1   Does the scheme feel like a place with a distinctive character?
2   Do buildings exhibit architectural quality?
3   Are streets defined by a well-structured building layout?
4   Do the buildings and layout make it easy to find your way around?
5   Does the scheme exploit existing buildings, landscape or topography?

## ROADS, PARKING AND PEDESTRIANISATION

6   Does the building layout take priority over the roads and car parking, so that the highways do not dominate?
7   Are the streets pedestrian, cycle and vehicle friendly?
8   Is the car parking well integrated and situated so it supports the street scene?
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11  Is the design specific to the scheme?
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16  Does the development have easy access to public transport?
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18  Is there a tenure mix that reflects the needs of the local community?
19  Is there an accommodation mix that reflects the needs and aspirations of the local community?
20  Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?

> Planning policy statement 3 (housing): local authorities should be aiming to create: **'Places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.'**

St Mary's Island, Chatham Maritime

> PPS3 (housing): Local planning authorities should consider if a development: **'Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.'**

Successful places tend to be those that have their own distinct identity. How a neighbourhood looks affects how residents feel about where they live. Character and quality help increase community pride. The ability of a scheme to create a sense of place greatly depends on the quality of the buildings and the spaces around them. This not only needs architecture of a high standard but a strong landscape strategy. It is about character, identity and variety.

A design with character needs to be supported by strong ideas. These ideas may be about reflecting contemporary society and culture or about responding to local patterns of development and landscape.

References:
> *By design – urban design and the planning system: towards better practice* (DTLR, 2001); Section 2, page 19
> *Urban design compendium* (English Partnerships and Housing Corporation, 2000); page 40

'Higher-quality design in residential schemes can expect to yield a residual value per hectare of up to 15 per cent more than conventionally designed schemes.' CABE, 2002

> **Does the scheme feel like a place with a distinctive character?**

**1**

> **CHARACTER**

Century Court, Cheltenham

> PPS1 (sustainable development): **'Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.'**

Architectural quality is about being fit for purpose, durable, well built and pleasing to the mind and the eye.

Good architecture works well for its intended use. Housing design should be well thought-through and cater for the residents' needs. From the design of the exteriors and interiors, to the surrounding landscaping, planners, developers and design teams should ensure that a significant proportion of home buyers have their spirits lifted by what is on offer.

Good architecture is less to do with a particular style and more to do with the successful co-ordination of proportions, materials, colour and detail. Windows need to be arranged to look good but also to work for views and light inside the home. Details need to be considered as an important part of the building and not as an add-on. Particular care should be given to corners, roof lines and how the building meets the ground. These have a significant effect on the overall impression of a building.

References:
> *By design – urban design and the planning system: towards better practice* (DTLR, 2001); Section 2, page 16
> *Design review: how CABE evaluates quality in architecture and urban design* (CABE, 2006); page 14

'72 per cent of home buyers believe that well-designed houses will increase in value quicker than average.' CABE/Mori, 2000

> **Do buildings exhibit architectural quality?**

2

> **CHARACTER**

Northmoor, Manchester

> PPG17 (planning for open space): **'Local networks of high-quality and well-managed open space help to create urban environments that are attractive, clean and safe and can play a major part in improving people's sense of wellbeing.'**

Streets, homes, gardens, places for leisure and parking must be carefully arranged. A successful layout should be characterised by a framework of interconnected routes which define 'blocks' of housing, open spaces and other uses. Streets, squares, courts, mews, circuses and avenues are tried and tested layouts which can successfully achieve this.

Streets work well if there is a clear definition of the public and private realm. This can be achieved by arranging buildings to follow a continuous line and by creating active edges with doors and windows opening onto the street, which also increases surveillance. Design should start with the arrangement of buildings. Footpaths and roads can then be included in that arrangement, and within the wider neighbourhood structure. Generally, buildings should be positioned along and around public spaces, with small blocks that offer architectural variety and frequent entrances along the street.

References:
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Chapter 5, page 40

> **Are streets defined by a well-structured building layout?**

**3**

> **CHARACTER**

> PPS3 (housing):**'If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.'**

A housing development should have a clear identity and be easy to understand for residents and visitors. A neighbourhood that is easy to get around tends to feel safer and more secure. It will have a clear network of streets, courtyards and alleyways that are interesting, welcoming and people-friendly. This network should link to existing routes and developments.

Navigation can be improved by creating landmarks and focal points, views, clear routes, gateways to particular areas, lighting, works of art and signs. Layouts such as cul-de-sacs with winding roads and the same types of houses can make it more difficult to get around; they also encourage car use rather than walking or cycling. Corner buildings should be treated with particular care as they are often a useful way of giving directions and helping people to find places. Looking at a sectional drawing through a neighbourhood will help identify the change of scale and heights at key points in the layout, such as junctions or public spaces.

References:
> *Safer places, the planning system and crime prevention* (ODPM and Home Office); Section 2, page 16
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Chapter 5, page 54

> **Do the buildings and layout make it easy to find your way around?**

**4**

> **CHARACTER**

The Collegiate, Liverpool

> PPG15(planning and the historic environment): **'New buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group.'**

Few development sites come as empty blocks of land. Many have existing buildings and some are rich with archaeology or important natural environments. In some cases, buildings are listed or within conservation areas. In others, preservation orders apply to some trees.

New housing should respond to and reinforce locally distinctive patterns of development, landscape and culture. Historic environments and local landmarks can help give a neighbourhood a strong sense of identity, attracting residents and investors.

A design that reflects and improves the site and its surroundings will help create a sense of character. It does not have to copy the style of surrounding architecture to belong to an area, but may benefit by responding to the scale and materials of surrounding buildings, the aspect of the site and particular views.

References:
> *Urban design compendium* (English Partnerships and the Housing Corporation, 2000); Section 3.5, page 57

> **Does the scheme exploit existing buildings, landscape or topography?**

**5**

> **CHARACTER**

Abbots Cottages, Dorset

> Car parking: what works where (EP, 2006):**'It is only through combining good external public environments with good home environments that successful neighbourhoods can be built.'**

References:
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Section 3, page 29

The building layout should be the priority in any new housing development. Buildings of the appropriate size, proportion, shape and layout will help create well-defined streets and spaces, which are attractive and user-friendly, improving residents' quality of life.

In many recent housing layouts, more thought has been given to roads and car parking than to the arrangement of the buildings and the quality of the spaces created between them.

The rigid application of highway engineering standards for roads, junction separation distances and turning circles can create an environment which is unpleasant and difficult to use, especially for pedestrians. Roads and parking facilities should be designed to improve the usability and feel of an area but not to dominate it.

> **Does the building layout take priority over the roads and car parking, so that the highways do not dominate?**

**6**

> **ROADS, PARKING AND PEDESTRIANISATION**

Vauban, Freiburg

> PPS3 (housing): Local planning authorities should consider if streets are: **'Pedestrian, cycle and vehicle friendly.'**

**References:**
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Section 3, page 26
> *Living streets* campaign www.livingstreets.org.uk

Streets are the most used form of public space and they need to be designed to work well for us all.

Pedestrians and cyclists need routes that are safe, direct, accessible and free from barriers. Places with low speed limits are safer and can be achieved through the careful treatment of surfaces, junctions and crossings. In a low-speed environment, pedestrian, vehicular and cycle routes need not necessarily be segregated. HomeZones use materials, textures, patterns, furniture and good planting to divert and slow traffic. For busier roads with fast traffic, cycle routes and pavements should be clearly defined.

A good streetscape will offer direct connections and crossings that are convenient and easy to use. It should be well lit, feel safe and make it easy for users to find and follow a route.

> **Are the streets pedestrian, cycle and vehicle friendly?**

**7**

> **ROADS, PARKING AND PEDESTRIANISATION**

The Village, Caterham

> PPS3 (housing): Localplanning authorities should consider if a development: **'Takes a design-led approach to the provision of car-parking space, that is well-integrated with a high quality public realm.'**

References:

> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Chapter 5, pages 55 to 58

> *Safer places, the planning system and crime prevention* (ODPM and Home Office); page 27

Car parking is one of the most difficult challenges in housing design. Discussions between planning authorities and developers should be influenced by a realistic assessment of likely patterns of car use as well as the possibility of alternative options for parking. In many cases, a mix of parking will achieve the best results.

At roughly 30 to 50 dwellings per hectare, limiting parking squares and courtyards to 10 spaces will help avoid visual dominance. On-street parking can bring activity to the street and have a traffic-calming effect. Car parking should be designed into the scheme, making sure that the fronts of properties are not dominated by cars, and that there is a good relationship between houses and the street.

In denser developments, experience suggests that where commercial viability and conditions allow, on-street parking combined with well-managed below-building parking provides the most satisfactory solution. Where possible, below-building parking should be efficiently designed to free up more space for attractive streets and more shared public areas. Any development should avoid large areas of unsupervised garage court parking.

> **Is the car parking well integrated and situated so it supports the street scene?**

8

> **ROADS, PARKING AND PEDESTRIANISATION**

Poundbury, Dorchester

> PPS1 (sustainable development): **'High-quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces.'**

References:
> *The home buyer's guide* (Alex Ely, CABE and Black Dog Publishing, 2004); page 19
> *Safer places, the planning system and crime prevention* (ODPM and Home Office); page 16

New housing does not exist on its own. Streets and footpaths should be connected to existing routes and neighbourhoods, creating a district that is accessible and easy to get around. A well-designed development should be easy to get to and move through, making the most of existing or proposed facilities in the area. This needs roads, footpaths and public spaces which link into well-used routes.

A seamless network of routes and public spaces will help create a community that includes all residents. Safe access points into and through the development increase opportunities for walking and help reduce our reliance on cars.

Designing well-connected layouts depends on the local context (including local security issues) and how the development relates to existing areas. Plans of the surrounding area are useful because they show the continuity between new and existing development.

> **Does the scheme integrate with existing roads, paths and surrounding development?**

**9**

> **ROADS, PARKING AND PEDESTRIANISATION**

Lacuna, West Malling

> PPG17 (planning for open space): **'In identifying where to locate new areas of open space... carefully consider security and personal safety, especially for children.'**

References:
> *Safer places, the planning system and crime prevention* (ODPM and Home Office); page 24

Design has a crucial role to play in creating places that not only feel safe, but are safe. Developments should be planned in a way that makes sure buildings overlook all public spaces, roads and footpaths to increase surveillance.

Windows and doors opening onto all streets and footpaths can provide greater security for users. Bay and corner windows will provide views in different directions, as well as bringing more light into people's homes. Blank gable walls facing onto public spaces should be avoided. Street lighting needs to be carefully considered to cover all vulnerable areas. Light levels need to be fairly even through developments. Areas which are in dark shadow or which suffer from too much direct light can make it difficult to see.

> **Are public spaces and pedestrian routes overlooked and do they feel safe?**

# 10

> **ROADS, PARKING AND PEDESTRIANISATION**

Abode, Newhall

> PPS1 (sustainable development): **'Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.'**

The design of individual homes and entire neighbourhoods should be specific to context, based on an understanding of the way the local area looks and works. Good design is about offering solutions that allow us to build and live more efficiently. It is not about style. A good design should make best use of the land, provide value and create successful places with character, variety and identity.

The overall look and feel of a new development should be considered in relation to neighbouring buildings and the local area more generally. New housing should promote or reinforce local distinctiveness without stifling innovation. The best schemes are usually those that recognise the individuality of a place, and either tailor standard solutions or create particular and original architecture for that site.

References:
> *Urban design compendium* (English Partnerships and the Housing Corporation, 2000); page 91
> *Design review: how CABE evaluates quality in architecture and urban design* (CABE, 2006); page 10

> **Is the design specific to the scheme?**

**11**

> **DESIGN AND CONSTRUCTION**

Staiths South Bank, Gateshead

> PPG17 (planning for open space): **'New open spaces should improve the quality of the public realm through good design.'**

The space around buildings is as important as the buildings themselves. Any development should be able to provide some public open space, whether it is for children's play and adventure, or for reflection and learning. If this is well designed it will result in a pleasurable place that will be popular and well used. This brings with it economic, social, environmental and cultural benefits.

Good public space is usually planned for a particular use. Too often, public space is the area left once buildings have been planned. This can lead to undefined areas with no specific use. Well-designed lighting, street furniture, careful detailing and attractive planting can improve the quality of public space. Uncluttered and well-maintained areas that are designed for a variety of experiences will help create places which are lively, pleasant to use and develop a sense of wellbeing among users. A maintenance plan needs to be in place from the start to guarantee long-term success.

References:
> *Start with the park* (CABE Space, 2005)
> www.greenflagaward.org.uk

'Properties that overlook a park can attract a premium of 5 per cent to 7 per cent above an identical property in the same market area but outside the vicinity of the park.'
CABE Space, 2005

> **Is public space well designed and does it have suitable management arrangements in place?**

**12**

> **DESIGN AND CONSTRUCTION**

Private house in south west London

> Codefor sustainable homes (DCLG, 2006):
**'In 2004, more than a quarter of the UK's carbon dioxide emissions – a major cause of climate change – came from the energy we use to heat, light and run our homes.'**

Features such as generous space, good natural light, energy efficiency and good sound insulation can greatly improve the popularity of a home and the quality of life for the people who live in it. Well-designed homes will excel in some, if not all, of these areas. This should not be achieved at the expense of the overall design quality of the scheme.

- Good space standards contribute to the long-term flexibility and future proofing (able to accommodate changing lifestyle demands) of a home.
- For various aspects of building performance, including energy efficiency, the higher levels of achievement listed in the Code for Sustainable Homes is the relevant reference point.
- Good sound insulation between homes is important, especially for schemes where there are lots of houses close together. The biggest effect on privacy is sound coming through dividing walls.

References:
> *Housing quality indicators* www.communities.gov.uk/ housingqualityindicators
> *The green guide to housing specification* (Anderson and Howard, BRE, 2000)
> www.ecohomes.org
> *Perceptions of privacy and density* (Design for Homes, Popular Housing Research, 2003)
> *Code for sustainable homes* (DCLG, 2006)

'79 per cent of homebuyers consider space to be the most important design feature in a home' CABE, 2005

> **Do buildings or spaces outperform statutory minima, such as Building Regulations?**

> **DESIGN AND CONSTRUCTION**

13

Raines Court, London

Advanced building technology can help improve quality and reduce defects in construction, improve health and safety on site and improve the environmental performance of a home. These are often classified as modern methods of construction, a broad category that covers both a variety of build approaches and products, including off-site manufacturing and innovations in process and the way people work.

Examples of systems that are considered as advanced forms of construction include prefabricated elements such as 'thin joint blocks' (glued brick panels), fast track foundations or advanced methods of cladding. They may involve more substantial forms of construction such as tunnel form (concrete formed units) or precast concrete panels, timber or steel panellised wall units and floor cassettes or volumetric construction (also known as modular construction) of kitchen or bathroom pods or even entire apartments fully fitted prior to installation on site.

References:

> *Homing in on excellence: a commentary on the use of offsite fabrication methods for the UK housebuilding industry* (The Housing Forum, Rethinking Construction)

> *Manufacturing excellence: UK capacity in offsite manufacturing* (Constructing Excellence, 2004)

> *Prefabulous homes: the new house building agenda* (David Birkbeck and Andrew Scoones, Constructing Excellence, 2005)

'New housing must be designed to respond to the interlinked concepts of "long-life", "loose-fit" and "low-energy"'
Urban Task Force, 1999

> **Has the scheme made use of advances in construction or technology that enhance its performance, quality, and attractiveness?**

**14**

> **DESIGN AND CONSTRUCTION**

A well-designed home will need to take account of changing demands and lifestyles of the future by providing flexible internal layouts and allowing for cost-effective alterations. Housing should be able to respond to changing social, technological and economic conditions.

The main consideration is adaptability. For houses, the design could accommodate a downstairs toilet, wider doorways, level entrances and allow for a lift or stair lift to be fitted in the future. The potential to extend back or upwards, or to open up between rooms to allow open-plan living, is valuable, as is garden space and the space to allow a conservatory to be added.

For houses and apartments, if outside walls carry structural loads this allows for partitions to be added or removed inside to suit the owner's needs. And if rooms are big enough to allow them to be used in a variety of ways, for example, as a work space, study, bedroom or playroom, this adds flexibility.

**References:**
> www.jrf.org.uk/ housingandcare/ lifetimehomes/
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Chapter 6, page 66

'If present levels of replacement continue, houses built today will need to last approximately 1,200 years.'
HM Treasury, 2004

> **Do internal spaces and layout allow for adaptation, conversion or extension?**

15

> **DESIGN AND CONSTRUCTION**

Poetry bus shelter, Edinburgh

> PPS3 (housing): Local planning authorities should consider if a development: **'Is easily accessible and well-connected to public transport.'**

References:
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); page 27
> *Urban design compendium* (English Partnerships and the Housing Corporation, 2000); Chapter 4.3, page 74

'In 2004, 26 per cent of households in Great Britain did not have access to a car.' National Travel Survey, 2004

Proximity to good public transport and facilities (see question 20) is essential in reducing the number of car journeys and making a place more accessible to a variety of groups. The idea of new housing linked to a railway station, tram route or bus service is still a real possibility.

A certain amount of development is needed to justify a bus service at regular intervals that will provide a real alternative to the car. This will vary from place to place. Environmentally friendly travel plans, car pooling, car clubs and other management-led solutions should be considered as part of an overall car strategy. For smaller developments, public transport connections within a 400-metre radius or five-minute walk would be sufficient.

> **Does the development have easy access to public transport?**

16

> **ENVIRONMENT AND COMMUNITY**

BedZed, Sutton

> **>** PPS3 (housing): Local planning authorities should consider if a development: **'Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.'**

References:
> *Urban design compendium* (English Partnerships and the Housing Corporation 2000); Chapter 3.4, pages 50 to 52
> *Code for sustainable homes* (DCLG, 2006)

With growing concern about climate change, building for sustainability is a necessity. Choices about where to build should be influenced by the resources and sustainability of a site. New solutions need to be explored that promote sustainable development, and should be considered from the start when doing risk assessments for land.

There is a wide variety of ways that housebuilders can reduce a scheme's effect on the environment. This question relates to the overall development where site-wide environmental approaches have been adopted (environmental design for individual houses is covered in number 13). The Code for Sustainable Homes lists the following measures:

- using alternative and renewable energy schemes
- promoting recycling
- using sustainable drainage systems
- reducing construction waste
- prioritising brownfield development
- increasing biodiversity.

> **> Does the development have any features that reduce its environmental impact?**

# 17

> **> ENVIRONMENT AND COMMUNITY**

Chorlton Park, Manchester

> PPS3 (housing): **'[The planning system should deliver] a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.'**

References:

> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Chapter 4, pages 34 to 35

'In 2002, only 37 per cent of new households could afford to buy...the ability of first-time buyers to enter the housing market, based upon income to house price ratio has since worsened.' HM Treasury, 2004

We can create neighbourhoods that cater for various socio-economic groups by having a mix of housing tenure. This includes providing social and privately rented accommodation, shared ownership properties and houses for outright sale.

A poor mix of housing tenure, if continued across a number of developments can lead to a social imbalance and result in unsustainable communities. A large development should have the full range of tenures. For smaller developments, the tenure provision should support the existing mix of the area or introduce new tenures if necessary. The percentage of affordable housing should be based on an assessment of the area in question. Successful development fully integrates the tenure mix avoiding differentiation between individual dwellings and parts of the scheme based on their tenure.

> **Is there a tenure mix that reflects the needs of the local community?**

# 18

> ENVIRONMENT AND COMMUNITY

Highgate, Durham

> PPS3 (housing): **'Developers should... reflect demand and the profile of households requiring market housing, in order to sustain mixed communities. Proposals for affordable housing should reflect the size and type of affordable housing required.'**

**References:**
> *Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001); Chapter 4, page 34 to 35
> *Capital gains: making high-density housing work* (London Housing Federation, 2002)

'Since 1971, the average size of household has declined from 2.91 persons to 2.31, while one-person households have grown from 17 per cent to 31 per cent.'
Office for National Statistics, 2004

Neighbourhoods are more successful when they avoid large concentrations of housing of the same type. A good mix of housing types and sizes is important in creating a basis for a balanced community. Even comparatively small developments can have a wide mix of types of property. Also, a mix of housing types and uses can create more attractive residential environments with greater diversity in building forms and scales.

A mix of accommodation provides opportunities for communities where people can move home without leaving a neighbourhood. A well-designed neighbourhood will provide accommodation that meets the needs of single person households, small and large families as well as offering live-work possibilities. However, the mix needs to be designed and managed carefully. Layouts should aim to reduce possible tensions between families, older people and students for example by considering the different activities of these groups and maintaining privacy between them.

> **Is there an accommodation mix that reflects the needs and aspirations of the local community?**

**19**

> **ENVIRONMENT AND COMMUNITY**

Horsebridge Development, Whitstable

> PPS3 (housing): **'The government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.'**

References:
> *Urban design compendium* (English Partnerships and the Housing Corporation, 2000); Chapter 3.2, pages 39 to 45
> *The home buyer's guide* (Alex Ely, CABE and Black Dog Publishing, 2004); pages 18 to 21

Creating successful residential areas is about much more than just providing opportunities for homes that respond to people's needs. It is about providing a framework within which communities can grow.

Appropriate community facilities and services, such as open spaces, crèches, day-care and health services, local pubs and other places for residents, are important in this framework. Large developments or schemes in urban areas should include facilities that help meet the needs of the area. Services benefit from being close together so planning should allow for this in areas with greatest access.

Consulting the local community can help make sure that plans reflect community needs as well as encouraging local people to get involved in making decisions about their neighbourhood. For smaller developments, features that might help unite the community could include play areas, a gym and health facilities. If facilities are not provided within the development, the layout should make sure people have easy access to nearby facilities.

> **Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?**

**20**

> **ENVIRONMENT AND COMMUNITY**

# FURTHER READING

*Better places to live: a companion guide to PPG3* (DTLR and CABE, 2001)
*By design - urban design and the planning system: towards better practice* (DTLR, 2001)
*Capital gains: making high-density housing work* (London Housing Federation, 2002)
*Car parking: what works where* (English Partnerships and Design for Homes, 2006)
*Code for sustainable homes* (DCLG, 2006)
*Homing in on excellence: a commentary on the use of offsite fabrication methods for the UK housebuilding industry* (The Housing Forum, Rethinking Construction)
*Housing quality indicators*: www.communities.gov.uk/housingqualityindicators
*Manual for streets* (DfT/DCLG, 2007)
*Manufacturing excellence: UK capacity in offsite manufacturing* (Constructing Excellence, 2004)
*Paving the way: how we achieve clean, safe and attractive streets* (ODPM and CABE, 2002)
*Perceptions of privacy and density* (Design for Homes, Popular Housing Research, 2003)
*Places, streets and movement: a companion guide to design bulletin 32* (DETR, 1998)
*Planning policy statement 3 (PPS3): Housing* (DCLG, 2006)
*Prefabulous homes: the new housebuilding agenda* (David Birkbeck and Andrew Scoones, Constructing Excellence 2005)
*Safer places: the planning system and crime prevention* (ODPM and Home Office, 2004)
*Start with the park* (CABE Space, 2005)
*The green guide to housing specification* (Anderson and Howard, BRE, 2000)
*The home buyer's guide: what to look and ask for when buying a new home* (Alex Ely, CABE and Black Dog Publishing, 2004)
*Urban design compendium* (English Partnerships and the Housing Corporation, 2000)
**www.ecohomes.org**

References: 1: *The value of housing design and layout* (CABE, 2002), 2: CABE and MORI research, 2000, 12: *Does money grow on trees?* (CABE Space, 2005), 13: *What homebuyers want* (CABE, 2005), 14: *Towards an urban renaissance* (Urban Task Force, 1999), 15: *Barker review of housing supply* (HM Treasury, 2004), 16: *National travel survey*, 2004, 18: *Barker review of housing supply* (HM Treasury, 2004), 19: *Living in Britain 2002* (Office for National Statistics, 2004)

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**www.buildingforlife.org**