

APPENDIX C. BUILDING FOR LIFE - DELIVERING GREAT PLACES TO LIVE

The Building for Life standard was launched by the Deputy Prime Minister John Prescott in 2003. The Building for Life standard comprises 20 questions to assess design quality in new housing and provides an invaluable tool to assess design quality in new housing schemes. Southampton City Council endorses the checklist but has included an additional question that deals with biodiversity and habitat creation (Nº. 21-SCC).

The City Council will expect developers and their architects to submit a response to these 21 questions as part of the Design and Access Statement when making a planning application (for exceptions see Appendix D). This will enable council officers to demand high standards of design and assess design quality more easily, thereby enabling greater support from local communities and speeding up the planning approval process.

This initiative is supported by the government as the standard for the design quality of new homes. It is also supported by the Civic Trust, Design for Homes, English Partnerships and the Housing Corporation. Schemes that meet 14 of the 20 questions are eligible to apply for a Building for Life silver standard, and schemes that meet 16 or more will be considered for a gold standard.

A matrix is included in this appendix which will assist applicants with assessing whether they have sufficient information to submission of a satisfactory planning application address and to fulfil the requirements for the Design and Access Statement.

The Building For Life Questions:

Character

- 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?
- 9 Does the scheme integrate with existing roads, paths and surrounding development?
- 10 Are public spaces and pedestrian routes overlooked and do they feel safe?

Design And Construction

- 11** Is the design specific to the scheme?
- 12** Is public space well designed and does it have suitable management arrangements in place?
- 13** Do buildings or spaces outperform statutory minima, such as Building Regulations?
- 14** Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
- 15** Do internal spaces and layout allow for adaptation, conversion or extension?

Environment And Community

- 16** Does the development have easy access to public transport?
- 17** Does the development have any features that reduce its environmental impact?
- 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?
- 21-SCC** Does the scheme maintain and enhance biodiversity and habitat creation?

Building for Life: Standard Award Judging Evidence

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Criteria	What to look for	Evidence	Item Code	D&A Statement ¹
Character				
1 Does the scheme feel like a place with a distinctive character?	Character, Scale, Identity, Variety	Drawings 3d Drawings (Axo/Iso) Visualisations Character Assessment	D01 D04 V00 CA	1 2 3 4
2 Do buildings exhibit architectural quality?	Materials, Detailing Usability	Detail drawings Visualisations Plan showing indicative furnishing at scale	D02 V00 P03	1 4 6
3 Are streets defined by a coherent and well structured building layout?	Open space shaped by buildings Definition of public and private realm	Figureground showing building footprints only Plan identifying surfaces and details of transitions Visualisations	F01 F02 V00	3
4 Do the buildings and layout make it easy to find your way around?	Key routes within scheme Key view corridors within scheme Hierarchy of street/routes in section	Siteplan with surrounding area Desire lines diagram Visualisations Street/route sections	P01 D03 V00 S02	
5 Does the scheme exploit existing buildings, landscape or topography?	Which existing features are there? How have these been dealt with?	Siteplan with surrounding area Photographs Section indicating scheme's response to 3d Drawings (Axo/Iso) Visualisations Character Assessment	P01 PH S01 D04 V00 CA	5 7

¹ Design & Access Statement: 1= Use, 2=Quantum, 3=Layout, 4=Scale, 5=Landscaping, 6= Appearance, 7=Context

Criteria	What to look for	Evidence	Item Code	Design and Access Statement
Roads, parking and pedestrianisation				
6 Does the building layout take priority over the roads and car-parking, so that the highways do not dominate?	Open space shaped by buildings Car-parking and Highways landtake	Figureground showing building footprints only Figureground showing car parking and highways	F01 F03	3
7 Are the streets pedestrian, cycle and vehicle friendly?	Routes Materials / Finishes Lighting Homezone / Shared Surface	Siteplan with surrounding area Plans / Drawing Figureground showing pedestrian / cycle surfaces Checklist Y/N	P01 F03 F04 DA01	3
8 Is the car parking well integrated and situated so as to support the street scene?	Visual Dominance Relation between buildings and the street	Siteplan: Location of car parking areas Street sections indicating car parking location	F03 S02	3
9 Does the scheme integrate with existing roads, paths and surrounding development?	Key routes to surr. area Key view corridors to surr. area	Siteplan with surrounding area Desire lines diagram Visualisations	P01 P02 D03 V00	3 7
10 Are public spaces and pedestrian routes overlooked and do they feel safe?	Windows overlooking public spaces/routes Lighting Character of street/routes in section	Plan showing footpaths, entries and views from windows Visualisations: Views along pedestrian routes Drawings / Specification / Location of fittings Street/route sections	P05 V00 D02 S02	3

Criteria	What to look for	Evidence	Item Code	Design and Access Statement [†]
Design and Construction				
11 Is the design specific to the scheme?	Character Identity Variety Standard Housing Types	Plans / Elevations Visualisations Checklist Y/N	D01 V00 DA02	6
12 Is public space well designed and does it have suitable management arrangements in place?	Layout Materials / Finishes / Lighting Maintenance	Plans / Elevations Detail Drawings / Specifications Maintenance Plan Landscape Checklist	P01 D02 DA03 LC	5
13 Do buildings or spaces outperform statutory minima, such as Building Regulations?	Standards Checklist	Standards Checklist Plan showing indicative furnishing at scale	DA04 P03	7
14 Has the scheme made use of advances in construction or technology that enhance its performance, quality, and attractiveness?	List MMC Illustrate visible benefits Illustrate non-visible benefits	List MMC Visualisations Performance data	DA05 V00 DA06	
15 Do internal spaces and layout allow for adaptation, conversion or extension?	Where and How ?	Plan or Section indicating area of opportunity Plan indicating area of opportunity	S03 P06	

[†] Design & Access Statement: 1= Use, 2=Quantum, 3=Layout, 4=Scale, 5=Landscaping, 6= Appearance, 7=Context

Criteria	What to look for	Evidence	Item Code	Design and Access Statement ¹
Environment and community				
16 Does the development have easy access to public transport?	Nearest Bus / Tram / Train / Station	Siteplan showing surrounding area and 5 /10 minute walkband overlay Desire lines diagram	P02 D03	7
17 Does the development have any features that reduce its environmental impact?	List features	List features Sustainability Checklist	DA07 SC	
18 Is there a tenure mix that reflects the needs of the local community?	Tabulation of Units by Tenancy	Plan of Units by Tenancy Local population statistics or UDP/LDF	P07 DA08	
19 Is there an accommodation mix that reflects the needs and aspirations of the local community?	Tabulation of Units by Size	Plan of Units by Size Local population statistics or UDP/LDF	P08 DA09	7
20 Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	Nearest facility/ies	Siteplan showing surrounding area and 5 /10 minute walkband overlay Desire lines diagram	P02 D03	2 3 4
21 Does the scheme maintain and enhance biodiversity and habitat creation?				

¹ Design & Access Statement: 1= Use, 2=Quantum, 3=Layout, 4=Scale, 5=Landscaping, 6= Appearance, 7=Context

Building for Life: Standard Award Judging Evidence

Evidence /required material at application stage

Design and Access Statement	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
DAS01	X	X																			Use
DAS02																				X	Quantum
DAS03	X		X			X	X	X	X	X										X	Layout
DAS04	X	X																			Scale
DAS05					X						X										Landscaping
DAS06		X									X										Appearance
DAS07					X				X			X				X		X			Context

Specific Drawings	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Description
D03				X					X							X				X	Desire lines diagram
D04	X				X																Axo / Iso drawing indicating massing of buildings
F01			X			X															Figureground showing building footprints only
F02			X																		Plan identifying surfaces and details of transitions
F03						X	X	X													Figureground showing car parking and highways only
F04							X														Figureground showing pedestrian / cycle surfaces
P01				X	X		X		X		X										Siteplan with surrounding area
P02								X								X				X	Siteplan showing 5 minute walkband overlay
P03		X										X									Plan showing indicative furnishing at scale
P05										X											Plan showing footpaths, entries and views from windows
P06													X								Plan showing area of opportunity for adaptation
P07																	X				Plan showing units by tenancy
P08																		X			Plan showing units by size
S01					X																Section indicating scheme's response to topography
S03													X								Section indicating area of opportunity for adaptation

Generic Drawings	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
D01	X										X										Varies: Scheme arrangement & layout
D02		X								X		X									Varies: Detail drawings
S02				X				X		X											Street / key route sections
V00	X	X	X	X	X				X	X	X		X								Visualisations: Various

SCC Docs	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
CA	X				X																Character Assessment
LC											X										Landscape Checklist
SC																	X				Sustainability Checklist

Data	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
DA01						X															Check Homezone
DA02											X										Check standard housetypes
DA03											X										Check Public Space maintenance plan/regime
DA04												X									Check Standards
DA05												X									Check MMC
DA06												X									Check Performance Data
DA07																X					Check Features to reduce Environmental Impact
DA08																	X				Check UDP/LDF
DA09																		X			Check Demographic Statistics/ Housing Needs