

CABE and Housing in
England.

CABE ir Gyvenamųjų namų
statyba, Anglijoje

Sarah Gaventa

Director CABE Space

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Commission for Architecture
and the Built Environment

The government's advisor
on architecture, urban design
and public space

- The UK Government's statutory adviser on architecture, urban design and public space in England
 - Wales, Scotland and Northern Ireland have devolved advisory bodies
- Our statutory duty – to improve education in, understanding of architecture, and the quality of the design, management and maintenance of the built environment
- Our mission – to work on behalf of the public to help them to improve their quality of life by improving the buildings and places they use
- But - we can't force anyone to do anything

Complexity and decision making – Why CAGE might be useful

Keblumai ir sprendimai – Kaip CAGE gali praversti



Commissioning client

Design team

Governance board

Customers/users

Funders

Local authority

Government

Contractors

Regulators

Public sector delivery bodies

Influential stakeholders

Landowners

Why CABE? Kodēl CABE...?



“Designed for nowhere and found everywhere”
“Suprojektuotas niekam bet atrastas visur”





Why CABE? Kodèl CABE...?



CABE and Housing in England.

Why CAGE? Kodèl CAGE...?



CAGE and Housing in England.



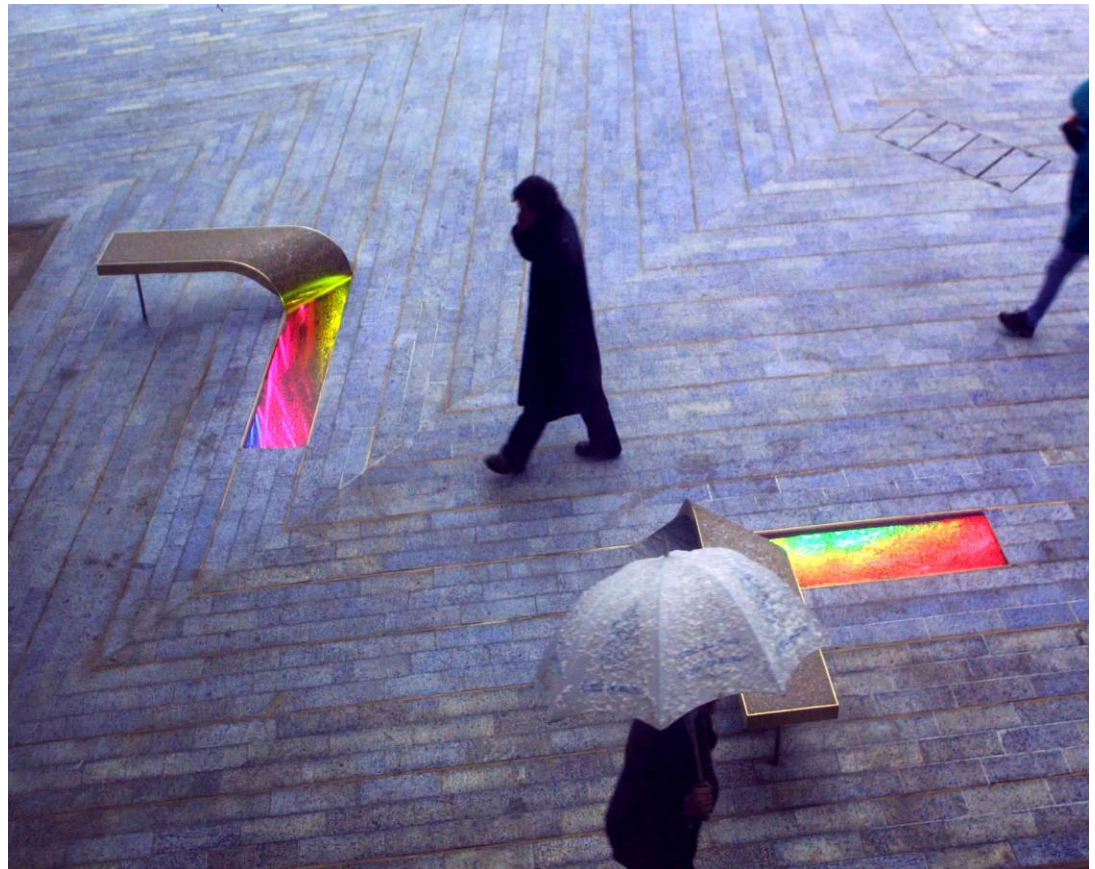


CABE's approach

CABE požiūris



- Leadership
 - Influence
 - The right skills
 - Public engagement
 - Creating or improving the market
-
- Vadovavimas
 - Įtaka
 - Meistriškumas (tinkami įgūdžiai)
 - Visuomenės įtraukimas
 - Rinkos kūrimas ar tobulinimas



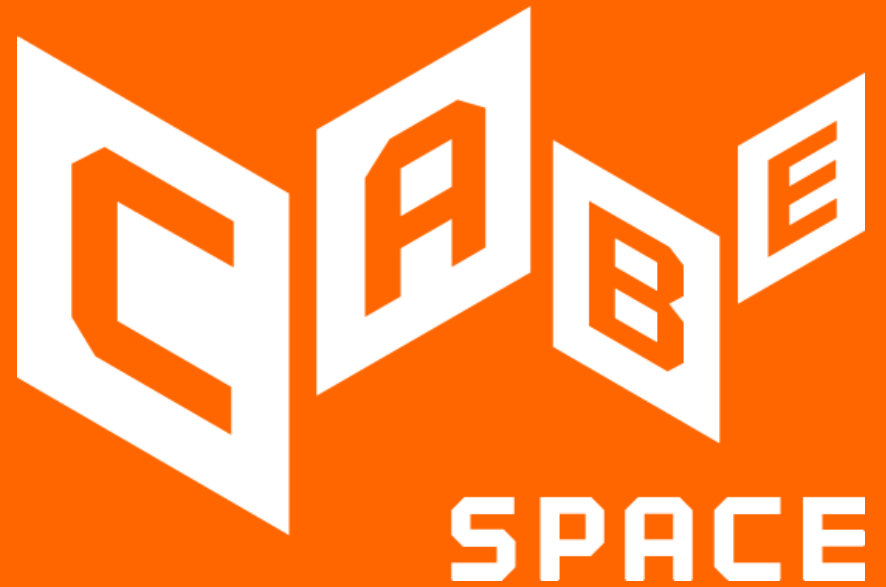
What does CABE do? Ką daro CABE?

- Design review
- Advice to public clients and planning authorities
- Campaigns
- Research
- Policy advice to Government
- Education and skills



Why is government involved? Kodėl įtraukiama vyriausybė?

- People who build, own and use buildings think mainly about their own needs, which may not include good architecture
- But every building and public space becomes part of the habitat for the whole community
- So the community has both a right and an obligation to be involved in choosing how its places look
- And public spaces belong to everyone...



And so to housing

Taigi namų statyba...

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...less of this

CABE and Housing in England.

...mažiau šito

15

Why does it matter? Dèl ko tai yra svarbu?

- Design is not all subjective and its not just about style – good design is functional, well made and beautiful
- Places that work – meeting today's needs and leaving a legacy
- It's where voters live
- It's where customers live



The objectives of good urban design

Gero miesto dizaino tikslas

- Character
- Continuity and enclosure
- Quality of public space
- Ease of movement
- Legibility
- Adaptability
- Diversity



How do we assess homes and their
neighbourhoods?

Kaip įvertinti namus ir jų apylinkes?



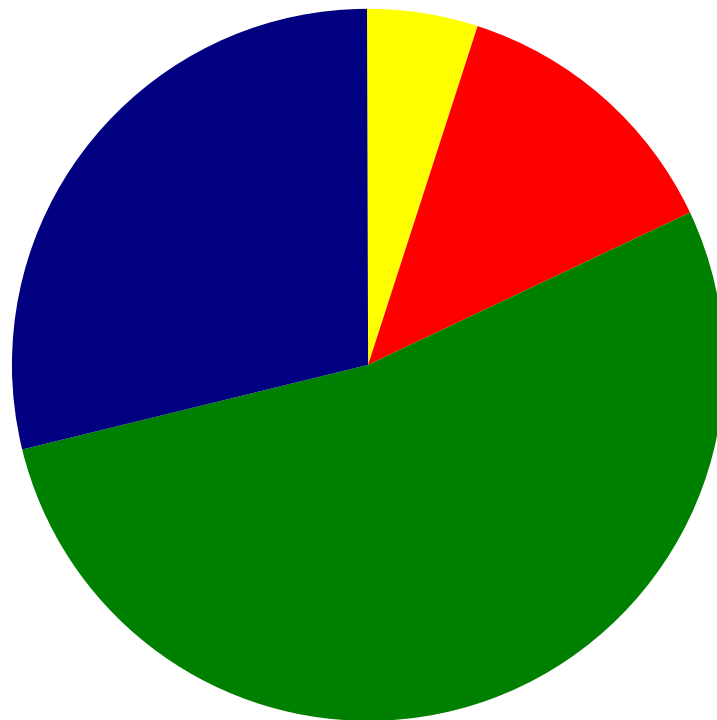
Building for Life is agreed with
the Home Builders Federation

Criteria:

1. Character
2. Roads, parking & pedestrianisation
3. Design and construction
4. Environment and community

www.buildingforlife.org

The national picture – CABE's housing audit Valstybinis atvaizdas – CABE'o namų auditas

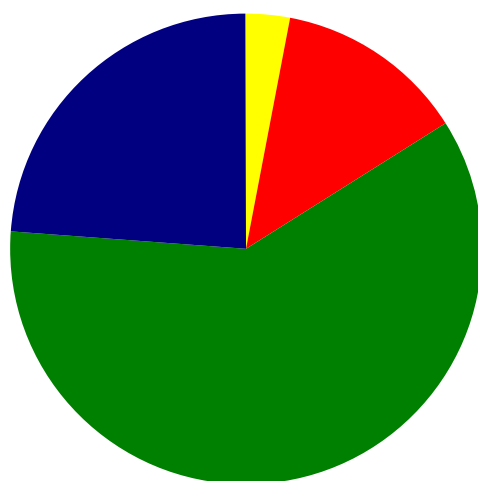


- very good 5%
- good 13%
- average 53%
- poor 29%

- Based on 293 schemes completed between 2001 and 2006

Across the country Visoje šalyje

North



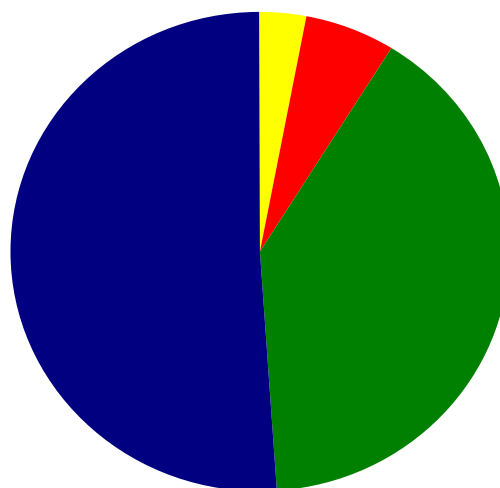
very good 3%

good 13%

average 60%

poor 24%

Midlands



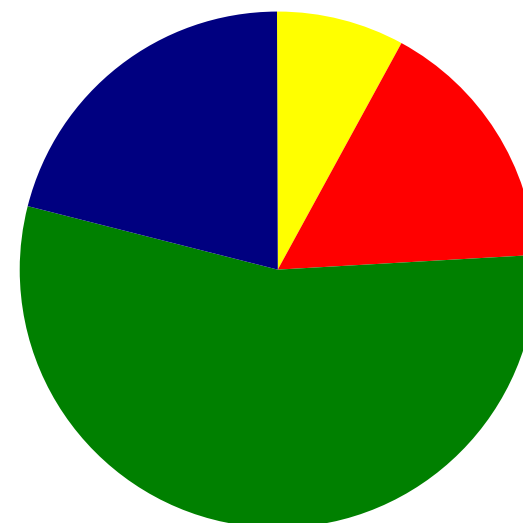
very good 3%

good 6%

average 40%

poor 51%

South

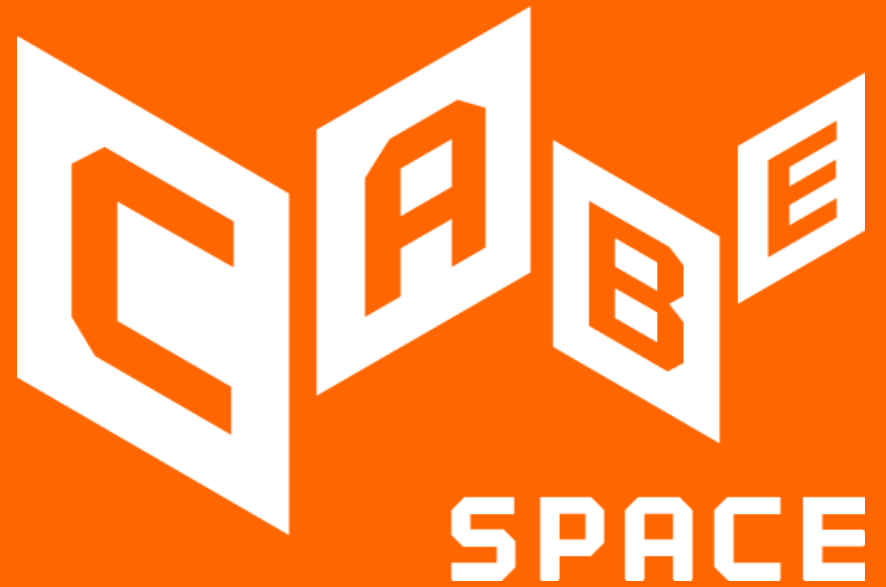


very good 8%

good 16%

average 54%

poor 21%



So what's going wrong?

Kas gi yra daroma netaip?

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Place making Vietos kūrimas

- Failing to create a sense of place
- Not taking advantage of surroundings and the local context
- Not creating an identity or distinct character



Urban design Miesto dizainas

- Poorly structured layout
- Poor quality streetscape
- Lack of distinction between public and private realms
- Difficult to navigate



Public realm Valdiškos teritorijos

- Dominant roads
- Poorly integrated car parking
- Highways, not buildings, dictating the layout
- Public open space poorly designed or maintained



HIGHWAY DOMINANCE

GREITKELIŲ DOMINAVIMAS



**PARKING AND PUBLIC
REALM**

**AUTOMOBILIŲ
STOVĖJIMO AIKŠTELĖS
IR VALDIŠKOS
TERITORIJOS**

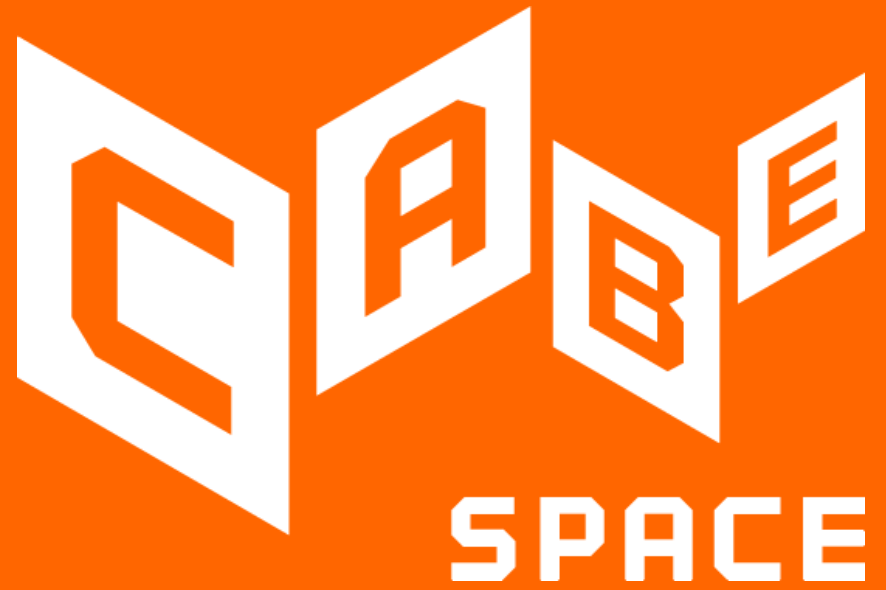


Why? Developers Kodèl?

- “We want to maximise returns, so where we know a local planning authority will let us get away with it we will take advantage”
- “Design adds nothing to our bottom line because we can sell whatever we build while land supply is controlled. We don’t need to compete on design quality”
- “We’ll only change when we can see it’s in our commercial interest. At the moment it’s not”
- “Yes, we do get planning permission for high quality schemes, then sell the land to people we know will get permission for a lower quality scheme. We make money and it reduces risk for them”
- “Our regional business units only have to meet financial targets”
- “I can’t employ a designer because head office has set a limit on my costs for the region”

Why? Councillors Kodèl? Municipaliteto nariai

- “Design is just subjective. It’s all very difficult”
- “CABE and English Heritage are the enemy”
- “If we demand good design we’ll lose investment”
- “We can’t meet government targets and take the time it needs to negotiate for good design”
- “The planning inspectorate will just support the developer if we refuse planning permission”
- “The market knows best. We shouldn’t interfere”
- “Housing would be better if we didn’t have design”
- “We don’t want that sort of thing round here”



The keys to success

Raktas į sėkmę

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1. Leadership Vadovavimas

- Good design will result where at least one agency – landowner, local authority, social landlord or developer – has strong aspirations for achieving it, and the resources and authority to deliver it
- Geras dizainas bus galiniu rezultatu tik tuo atveju, jei nors viena iš šalių - žemvaldys, savivaldybė, ar ryškalas turi troškimo to pasiekti ir turi šaltinių ir valdžios tai įvykdyti

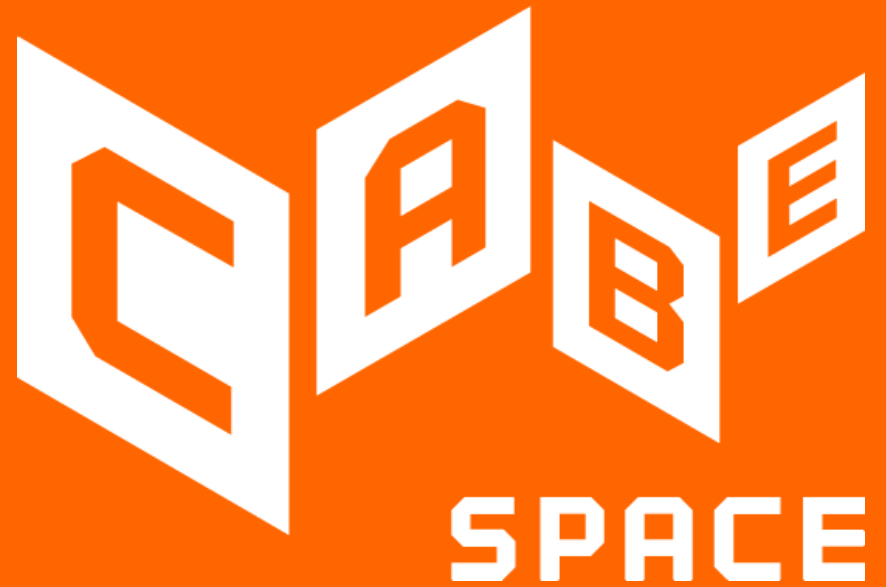
2. Skills

Meistriškumas

- Collaboration creates the potential for good design, but only if the urban design skills exist in one or more of the partners – so employ good architects and urban designers
- Bendradarbiavimas sukuria potencialą geram dizainui, bet tik tuo atveju jei viena ar daugiau šalių turi sugebėjimų būtent miesto dizainui sukurti (miesto dizaino meistriškumas), taigi samdykite gerus architektus ir miesto dizainierius

3. Strategy Strategija

- You need development frameworks, briefs and masterplans to deliver good design - but they're not enough on their own
- Both planners and developers need detailed guidance, and a mechanism such as a design code to ensure that high quality is actually delivered on the ground
- Geram dizainui įvykdyti reikia - plėtros plano (trumpo juodraštinio varianto, taip pat ir smulkesnio plano). Tačiau jų vienų neužtenka. Planuotojams ir ryškalams reikia suteikti detalius patarimus (nurodymus) taip pat suteikti tokį mechanizmą kaip dizaino kodas - tam kad užtikrinti geros kokybės pristatymą realybėje



So what is CABE doing
about it?

Ka CABE dèl to daro?

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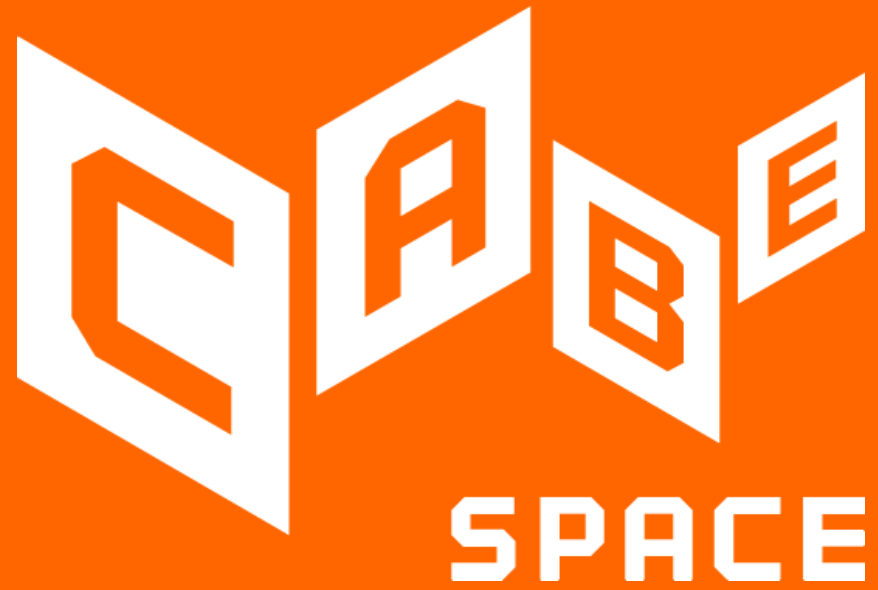
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CABE's commitment CABE'o Pasižadėjimas

- We will deepen our existing work in 4 key areas:
 - giving **expert practical advice** across the housing growth and market renewal areas
 - **engaging closely** with the volume house builders
 - providing **design guidance** to every planner in the country
 - **using Design Review** to influence every significant housing development nationwide

In addition, CABE will:
Be to, CABE:

- Support the creation of a national **network of regional design review panels**
- Engage **every local authority** in using the **Building for Life** Standard to negotiate high quality development proposals
- **Champion the Manual for Streets (due out 29 March)**, offering a programme of design training to highway engineers, and extend our **training of local authority and housebuilder design champions**
- Continue to work with **the Planning Inspectorate to ensure Inspectors** understand what makes good design



Thank you.

Ačiū

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www.cabe.org.uk

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