



Quality Housing in Hounslow



a Vision

Archio DK-CM



London Borough
of Hounslow

Contents

| | |
|----------------------------|-----------|
| Foreword | 5 |
| Introduction | 6 |
| The Vision | 9 |
| Our Borough | 10 |
| The Themes | 12 |
| 1. Fulfilling Homes | 14 |
| 2. Thriving Neighbourhoods | 18 |
| 3. Empowered Communities | 22 |
| 4. Inclusive Shared Spaces | 26 |
| 5. Future-proof Building | 30 |
| Glossary | 34 |
| Acknowledgements | 36 |

Forewords

Niall Bolger, Chief Executive,
London Borough of Hounslow



The London Borough of Hounslow are committed to delivering high quality housing that our residents deserve. Our ambition is to lead the way in providing affordable homes of the highest-possible standards, ensuring that our towns and neighbourhoods have liveability at their heart. We believe this goes hand in hand with building vibrant, thriving communities.

As part of this commitment, we embarked on a mission to develop a unified vision of quality housing design in Hounslow. This involved undertaking a series of workshops with groups of key Hounslow stakeholders in order to identify what makes a quality home for Hounslow. The document before you is the result of this truly collaborative process. It takes a rounded view of housing design quality specific to Hounslow and it is the output of conversations with residents, officers, Councillors, and other key groups.

The vision put forward in this document will help us create an outstanding architectural legacy for Hounslow. It will help ensure that the homes we are building are of exemplary quality, designed to enrich the lives of residents for generations to come. To that end, I strongly encourage everyone involved in the process of housing delivery in Hounslow to utilise this document from scheme inception through to completion and use.

Cllr. Tom Bruce, Cabinet Member for
Regeneration and Development



I am pleased to present Hounslow Council's Vision for quality housing design in the Borough.

In October of 2021, the London Borough of Hounslow joined three other partner organisations as part of the Greater London Authority's **Delivering Quality Homes** pilot. The programme saw us undertaking a review of our housing delivery processes and setting out an action plan for improving the quality of homes we deliver as an organisation.

The Vision document before you is one of the key actions we have undertaken in our efforts to improve the quality of Hounslow homes and to help ensure that we are building a legacy of extraordinary places for generations to come.

It expands our Corporate Plan (2022-2026) commitment to create 'A Liveable Hounslow where people can live in homes that work for them and in neighbourhoods where they can belong' by setting out an ambitious but realistically deliverable quality framework that can be used to guide developments towards the high quality built outcomes we want.

It is written in a way that is accessible and user-friendly and can be picked up by anyone involved in the process of designing, developing or managing housing.

My hope is that everyone embarking on the journey of delivering housing in Hounslow can pick up this document and utilise it to guide their work towards the highest-possible quality outcome, resulting in outstanding homes for an outstanding Borough.



Introduction

Hounslow Council wants all housing in the Borough to be of outstanding quality, and this document is a crucial step towards ensuring that we achieve this goal. It sets out an ambitious, but deliverable quality framework that identifies how we should measure what a high-quality home is. It goes beyond physical appearance and assesses a home in terms of health, sustainability, comfort, identity and well-being. In addition to being a simple and practical tool that can be used to assess the quality of a home, it can also be used to prompt conversations about housing quality, both within and beyond the Borough.

The document begins with an overarching Vision that sets out our ambition in clear terms. We then set out five Themes, which are seen as ways in which the Vision can be achieved, and a series of Principles under each of these. Under each Principle, a list of prompts is provided to help the user evaluate emerging development projects.

The Vision, Themes and Principles all align with, and support the delivery of, the Council's Corporate Plan and priorities. They have emerged from conversations during 10 workshops with Hounslow residents, national experts, local professionals, and other stakeholders.

The document can be used by anyone involved in developing housing proposals (whether new-build, retrofit, refurbishment or adaptive reuse) within

the London Borough of Hounslow, as a guide to our collective aspirations for housing in the Borough and as a prompt or vehicle for design conversation. It is structured so that the user can find prompts to consider during the early stages of a project, including in the project feasibility and brief stages, as well as prompts to support quality during the later stages of design development. Taken as a full set, the prompts add up to a Vision for outstanding housing in the Borough. Every development should consider every prompt during its development to ensure that it is meeting Hounslow's Vision of Quality Housing. Whilst intended primarily for use during the design stages, the document has also been written so that it can be used in support of evaluating completed schemes.

While not a planning or policy document, this document will be used to assess the quality of homes that are built by Hounslow or by partner organisations on our land and will be reviewed and updated regularly by Hounslow Council.

This Vision document has been produced as part of the Delivering Quality Homes Pilot, supported by the Mayor of London's Good Growth by Design programme. Hounslow Council is one of four partner organisations participating in this Pilot, and the only local authority to do so.

What does a 'good home' mean to you?



The Vision

Our Vision is that housing in Hounslow will be of exemplary quality. This is a fundamental part of the Council's ambition for people to live in homes that work for them and in neighbourhoods where they can belong, look out for each other, and play a role in their local community. This document is a key part of our ambition to create high quality, extraordinary places that will become a legacy for the future.

We will see **fulfilling homes** that are comfortable and uplifting in the short and long-term, which are part of **thriving neighbourhoods** and where **empowered communities** play a significant role in both their design and life.

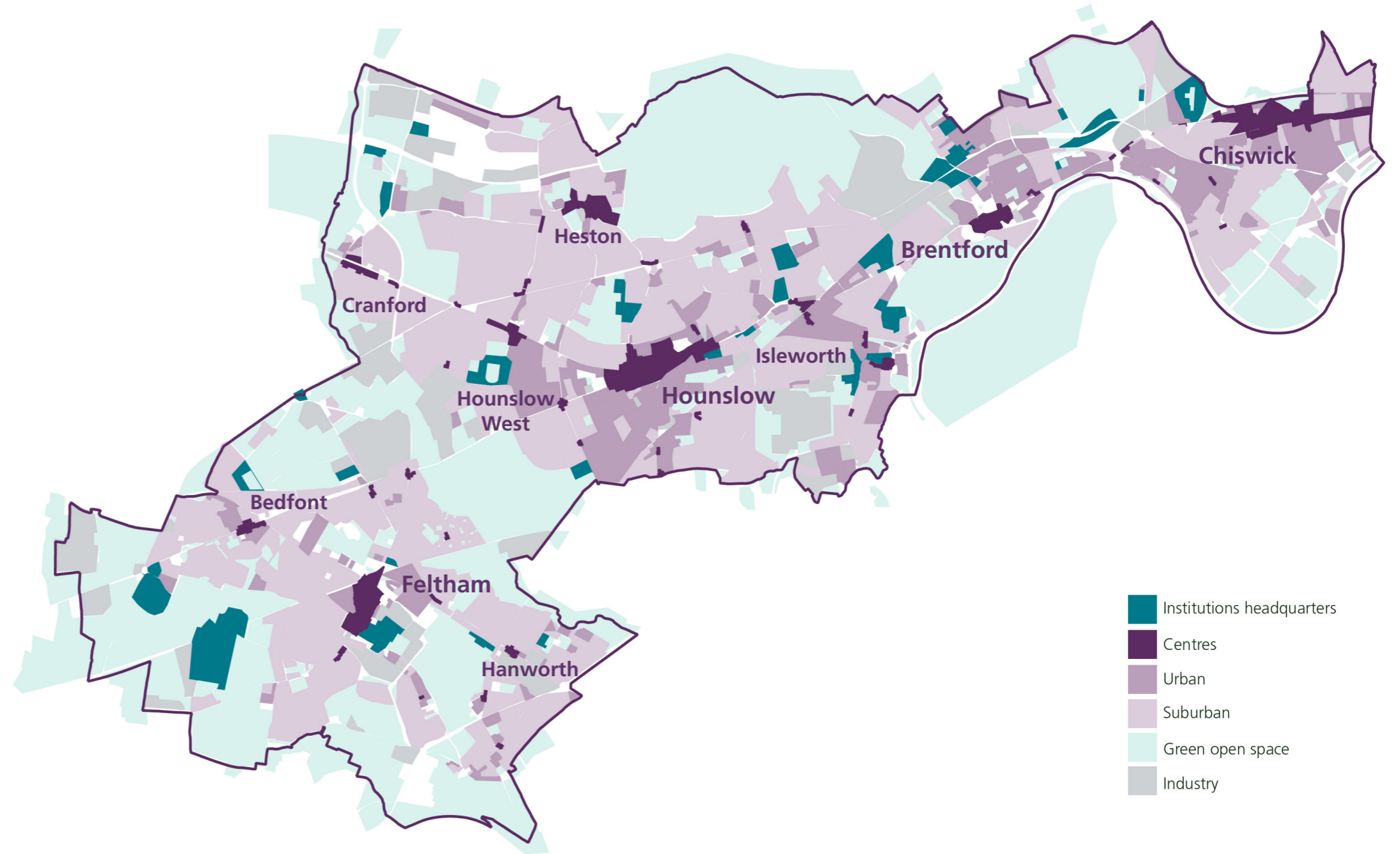
They will be surrounded by, and will contribute to, **inclusive shared spaces** and public realm, and, properly acknowledging the Climate Emergency, will be specified to the highest standard in terms of **future-proof building**.

This Vision is intended to inform both the design and management of new dwellings in the Borough, as well as improvements to existing homes. It is intended as the first step in a long-term commitment to delivering exemplar housing quality in Hounslow.

Our Borough

Home to 288,000 residents, Hounslow is a varied and diverse Borough that stretches from Zone 2 through to the Home Counties. To the east lie urban centres like Brentford and Chiswick, and to the west an increasingly suburban character punctuated by other lively centres like Isleworth, Hounslow and Feltham. These places are surrounded by a mix of urban and suburban residential areas of diverse character and density. Similarly, richly-varied green spaces are spread across the Borough from west to east.

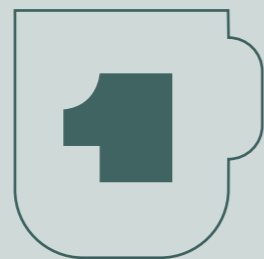
We want to see outstanding housing throughout Hounslow. Housing needs to meet a range of challenges, some of which are universal such as the need for a fulfilling home, future-proof building stock, and an effective response to the climate emergency. At the same time it is important to recognise that our Borough is not one simple homogeneous place but a richly complex tapestry of different places, people and building types. This requires housing that is both high quality and appropriate to its social, physical, and cultural context.



The Themes

This diagram shows how the key ambitions set out in the Vision are broken down into five key themes and, nested within them, a number of Principles. The rest of the document explores these five themes and sets out detailed prompts for how they can be delivered upon.





1. Fulfilling Homes

Hounslow's population is growing (14% between 2011 and 2021) and the Borough has a diverse community with particular housing needs. As elsewhere in London, access to decent affordable housing is a challenge for many people; The Council is tackling this through house-building programmes and significant investment in Council and Social Rent homes.

To make the most of this investment, our homes should be robust and durable, providing long-term value and affordability, whilst also achieving an appropriate amount of adaptability to respond positively to evolving needs as individuals and families grow, change and age. They should be accessible, safe and secure, providing relaxing, uplifting spaces, indoor and out, where we can feel at home.

Our homes should be comfortable in the long-term and designed appropriately to support our everyday existence, diverse ways of life and family structures. They should instil a sense of pride and ownership regardless of tenure, contributing to places that feel loved and cared for.

1.1. A sense of pride and ownership

- 1.1.1. Have the needs of different user groups been considered and accommodated when designing the organisation of the home, e.g. multi-generational homes?
- 1.1.2. Have relationships between homes been designed to support good 'eyes on the street' to foster a sense of interconnectivity and community among residents?
- 1.1.3. Are there opportunities for residents to take ownership and express themselves through decoration and embellishment, including through specific clauses in tenancy agreements?
- 1.1.4. Does the development provide welcoming, hard-wearing shared spaces for daily interactions with neighbours, e.g. generous proportions, natural light, a visual connection to the public realm?
- 1.1.5. Have opportunities been taken to deliver delight and generosity within the home, e.g. deep and well detailed communal and private entrances with easy access to storage?
- 1.1.6. Has sufficient thought and care been given to the external design of new homes, so that they have a sense of character that is likely to remain desirable and well-loved in the long term?

1.2. Comfort and adaptability

- 1.2.1. Have opportunities been taken to maximise natural daylight & outlook, whilst managing overheating and residents' privacy?
- 1.2.2. Does the home provide a safe, secure and relaxing environment for an appropriate range of users?
- 1.2.3. Does the design of the home create comfortable internal environments that avoid disturbance from factors such as overheating and noise?
- 1.2.4. Has a sufficient amount and quality of storage been provided to accommodate the needs of different residents and changing requirements over time?
- 1.2.5. Have the rooms and spaces been designed to allow for multiple furniture arrangements and uses to suit different ways of living within the home, e.g. to support homeworking?
- 1.2.6. Does the design of homes support changing needs of residents, e.g. due to disability or injury, changing family structures or life-stages?

1.3. Generous accessibility

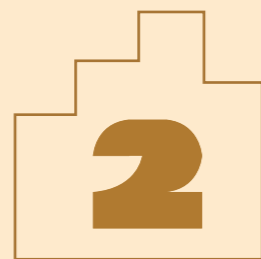
- 1.3.1. Does the layout make it easy to reach front doors and entrances?
- 1.3.2. Are entrances and associated wayfinding visible and clearly identifiable from the street?
- 1.3.3. Is there a robust fire evacuation strategy in place that includes appropriate escape routes, travel distances and refuge points?
- 1.3.4. Does the design of the homes enable adaptations so that residents can continue to live in their home, or within their community, throughout various life-stages?

1.4. Useful private outdoor space

- 1.4.1. Is the private outdoor space appropriately sized in relation to the dwelling?
- 1.4.2. Is the private outdoor space well-orientated to maximise outlook, sunlight and acoustic constraints?
- 1.4.3. Are boundaries to amenity spaces attractive, safe and durable, whilst providing a balance between openness and privacy?
- 1.4.4. Does the private outdoor space enhance internal space e.g. by providing additional circulation routes or by enabling overspill from living spaces?
- 1.4.5. Is the private outdoor space sufficiently flexible to suit a variety of uses and needs e.g. socialising, gardening, food-growing?

1.5. Affordability and long-term value

- 1.5.1. Has the development been designed to minimise living costs?
- 1.5.2. Have clear written targets been established for the design-life of key building elements?
- 1.5.3. Have the materials, detailing and construction of the scheme been developed to be robust, easy to maintain, replace and adapt for long-term use?
- 1.5.4. Has a maintenance and management plan been established that ensures that homes are maintained as a quality place to live in the long-term?
- 1.5.5. Have efficient and future-proof data connections been provided to all homes to support residents requirements e.g. home working?



2. Thriving Neighbourhoods

Hounslow is experiencing rapid population growth, its places are densifying, and its neighbourhoods need to balance the desire of many residents to live in low-density suburban locations with the pressures of an increasing population. Its places are highly varied, ranging from intense Zone 2 urban centres to looser, more suburban and rural environments to the west. Neighbourhoods in the Borough need to enable and support a good quality of life that is responsive to this evolving context.

Our neighbourhoods should feel part of Hounslow, answer the needs of our residents, and feel distinct to their specific part of the Borough. Their scale and character should be appropriate to their townscape context and to the diverse ways of life of Hounslow residents.

Our neighbourhoods should be thriving, interconnected and well-integrated places that provide the local amenities we need in the vicinity of our homes. They must be easy to navigate for all; legible, safe and clear in their layouts and organisation, with particular attention paid to the needs and safety of children, recognising that a child-friendly city is a better city for all.

2.1. Local identity and local need

- 2.1.1. Does the development respond positively to the cultural, social and economic context of its location?
- 2.1.2. Does the development deliver housing types and tenures that respond to specific local need?
- 2.1.3. Have opportunities for innovative models of ownership and management been explored, e.g. Community Land Trusts?
- 2.1.4. Are housing types and tenures integrated to avoid segregation and isolation and achieve a 'tenure-blind' development?

2.2. Architectural character

- 2.2.1. Have site constraints been clearly identified and has a coherent architectural approach been developed in response?
- 2.2.2. Has the design been informed by studies into successful surrounding typologies to respond to the site and the wider identity of the place, e.g. proportion, detail, materials, height, density?
- 2.2.3. Does the design consider any historic or heritage context, whether recognised in policy or otherwise?
- 2.2.4. Does the site layout incorporate existing topography, landscape features, water courses etc to create a locally distinctive design?

2.3. Appropriate density and uses

- 2.3.1. Is the proposal of an appropriate and economically-viable density that makes the most of available land whilst respecting the existing urban character and quality of life of residents?
- 2.3.2. Where appropriate, have non-residential uses been included which will support the vitality of the neighbourhood and respond to demand, e.g. community facilities, or commercial premises?

2.4. Permeability and connectivity

- 2.4.1. Is there a clear strategy for pedestrian movement within the development to give easy access to everyday amenities, including for children, older people and those with reduced mobility, e.g. post boxes, cycle storage, refuse bins?
- 2.4.2. Does the development include a strategy for vehicles and mobility aids to facilitate active travel for a range of users, e.g. wheelchair, mobility scooter and cycle parking, storage and charging zones?
- 2.4.3. Do the proposed routes within the development help connections to the wider neighbourhood and city, e.g. proximity to key amenities, civic and cultural facilities, open spaces, transport connections?
- 2.4.4. Has consideration been given to eliminating barriers to movement, e.g. through appropriate use of drop kerbs and surface treatments?

2.5. Safe, child-friendly, inclusive development

- 2.5.1. Does the design provide dedicated and incidental spaces for children and young people to use?
- 2.5.2. Does the design promote 'independent mobility' for children and young people by making it safe and easy to move around?
- 2.5.3. Has personal security been considered in the design and layout of the homes, particularly at building entrances?
- 2.5.4. Does the scheme deliver places that are inclusive of all genders and protected characteristics?
- 2.5.5. Does the design of the development promote passive surveillance through active ground floors on all sides and/or non-residential uses?
- 2.5.6. Has resident security been considered in relation to the operation of building elements and systems e.g. restrictors on openable ground floor windows?

Key

Early stage considerations
Later stage considerations



3. Empowered Communities

Hounslow is one of London's most diverse Boroughs, with around 40% of residents born outside the UK, 188 languages spoken and an increasingly young population. Strategies to empower communities must be responsive to this particular context. The Council is working to enhance the way that engagement and community liaison works in the Borough.

Our communities should be empowered to help shape the creation of homes and neighbourhoods. Communication during the design and delivery stages should be clear, transparent and responsive, and offer meaningful engagement and genuine dialogue. Local communities should share the benefits of development, including through Community Wealth Building.

Our communities should be protagonists of the places in which they live in the long-term, and community stewardship of places and community activity should be encouraged and supported.

3.1. Embedded community wealth

- 3.1.1. Does the development set out locally-relevant and appropriate Social Value commitments, with ambitious and deliverable targets?
- 3.1.2. Have opportunities been taken to provide space within the development for community projects and programmes?
- 3.1.3. Have opportunities been sought to provide shared facilities and amenities for residents, e.g. a communal laundry, hotdesking space, gardens, occasional-use guest bedrooms?
- 3.1.4. Have opportunities been taken to build 'community wealth' by investing locally, including through purchasing & procurement?
- 3.1.5. Have opportunities for local training and education been identified and delivered upon wherever possible?

3.2. Clear and transparent process

- 3.2.1. Has the engagement plan been clearly communicated to local residents, including when and how to input, when input will be used, and a schedule for updates?
- 3.2.2. Are local, accessible community facilities and infrastructure being used as engagement venues?
- 3.2.3. Does the engagement make use of any existing communication channels such as community groups or newsletters?
- 3.2.4. Is there a clear tracking system for public comments, recording how they influence proposals?
- 3.2.5. Has an evaluation method been put into place to assess the effectiveness of the engagement process and its impact?

3.3. Representative engagement

- 3.3.1. Is there a clear community engagement plan for the development, built on a sound awareness of local stakeholders and community organisations?
- 3.3.2. Is there a clear strategy to address any particular points of conflict or tension within the community that might have an impact on engagement outcomes?
- 3.3.3. Are engagement sessions as inclusive and accessible as possible to residents, including their timing, location, and mix of in-person and digital engagement?
- 3.3.4. Have opportunities been taken to innovate in digital/virtual engagement techniques?

3.4. Community stewardship

- 3.4.1. Has the engagement process identified social, civic or community infrastructure requirements, and considered these in developing proposals?
- 3.4.2. Does the development encourage residents and community groups to take 'ownership' of particular spaces or aspects of the development, and to contribute to their care and maintenance?
- 3.4.3. Have systems been put in place to integrate informal community stewardship of the development with formal maintenance and care processes, where appropriate?

3.5. Thinking and communicating long term

- 3.5.1. Does the engagement plan run throughout the design and construction of the development, including after handover, to support consistent communications in the long-term?
- 3.5.2. Is the engagement plan well-integrated with relevant wider or ongoing development and regeneration programmes in the vicinity, to support consistent cross-programme communication?
- 3.5.3. Have local residents been given a point of contact on the client/design team, and are protocols in place for providing updates in the case of personnel changes during the project?
- 3.5.4. Do all proposed community facilities, amenities and spaces benefit from a clear strategy for how they will be used, maintained, and programmed for activity?
- 3.5.5. Is there a Post Occupancy Evaluation (POE) strategy in place, with clear timescales to assess resident well-being and a review system to allow findings to influence future developments?

Key

Early stage considerations

Later stage considerations

4.1. Engaging and robust public realm

- 4.1.1. Is there accessible outdoor space that all residents can enjoy within close proximity of their home?
- 4.1.2. Are public and private spaces clearly defined with areas that can benefit the wider community e.g. open green space that isn't locked?
- 4.1.3. Does the landscape design include a mixture of hard and soft surfaces that promote biodiversity whilst minimising ongoing maintenance?
- 4.1.4. Are streets within the development designed to encourage low vehicle speeds, allowing them to better function as social spaces?
- 4.1.5. Have the public spaces been designed to promote the safety and perceptions of safety of all users, with a particular emphasis on safety for women and girls?
- 4.1.6. Does the design of public and shared space allow for active and passive leisure activities that promote social interactions between residents, e.g. food growing and gardening?

4.2. Biodiverse landscapes

- 4.2.1. Have opportunities been taken to incorporate existing habitats and vegetation, including trees?
- 4.2.2. Does the development improve the biodiversity of the local area in a way that is particular to local need and environmental character?
- 4.2.3. Have appropriate tree species, types and maturities been selected through consultation with maintenance teams?
- 4.2.4. Has a robust, realistic maintenance plan been established for plants, trees and soft landscaping?
- 4.2.5. Does the external lighting strategy minimise light pollution and disruption to habitats and species?

4.3. Play space for all

- 4.3.1. Is there an appropriate mix of dedicated and well-integrated incidental play space on-site as part of the development for children of different ages?
- 4.3.2. Does the public realm enable and support sport or exercise at a convenient distance from homes?
- 4.3.3. Has provision for sport been considered within public and shared spaces?
- 4.3.4. Does the public realm account for the leisure and social needs of teenagers, older children and older people of varying mobilities, as well as for young children and adults?

4.4. Sustainable movement and active travel

- 4.4.1. Does the design support access to public transport?
- 4.4.2. Does the development prioritise and promote active travel - walking, wheeling and cycling - including through well-designed routes, spaces and facilities?
- 4.4.3. Is car parking designed such that it does not dominate the public realm whilst being conveniently located near homes, particularly accessible (Part M4 3) homes?

4.5. Climate resilient landscapes

- 4.5.1. Has a site-specific strategy for flood risk and water management been developed to integrate Sustainable Urban Drainage Systems into both landscapes and buildings?
- 4.5.2. Has the public space been designed to reduce the urban heat island effect and to provide shade for people and buildings?
- 4.5.3. Does hard and soft landscaping reduce air and noise pollution wherever possible, e.g. green buffers, low vehicle speed roads, air cleaning planting?

Key

Early stage considerations

Later stage considerations



5. Future-proof building

When Hounslow declared a climate emergency in 2019, it acknowledged that the impacts of climate breakdown are already causing serious damage around the world. The Hounslow Climate Emergency Action Plan, published in 2020, sets out actions to reduce carbon dioxide emissions, the main cause of Global Warming and climate breakdown. The energy consumed by homes in Hounslow currently accounts for around one third of the Borough's total annual territorial carbon dioxide emissions. Minimising whole-life carbon dioxide emissions must therefore be a fundamental consideration in the refurbishment and maintenance of existing homes and the delivery of new homes, particularly given the anticipated scale of regeneration in the Borough.

Our buildings must aim to attain the highest possible standards of energy efficiency to minimise in-use carbon dioxide emissions, with 'fabric first', passive, and accessible design solutions prioritised. Our buildings should also be built and maintained using materials and construction processes that minimise embodied carbon.

Residents should be supported in their efforts to live in energy-efficient and low-impact ways. Our buildings and open spaces must be resilient to the changing climate and have a positive environmental impact on the neighbourhoods of which they are a part.

5.1. Whole-life carbon

- 5.1.1. Is the project targeting net-zero whole-life carbon dioxide emissions, including operational carbon and embodied carbon?
- 5.1.2. Has sustainability expertise been appointed to the project early in the design process and is there a strategy to regularly review the performance targets delivered during design and construction, e.g. whole-life carbon assessment?
- 5.1.3. Have all opportunities to re-use or retrofit existing buildings been considered as an effective strategy to reduce embodied carbon?
- 5.1.4. Do designs and strategies prioritise the re-use and reclamation of materials prior to recycling or fabricating new materials?
- 5.1.5. Is a Post Occupancy Evaluation (POE) strategy in place to assess the energy performance of the new homes in use?
- 5.1.6. Is there a clear strategy for M&E commissioning and handover to make sure that the mechanical systems are operated as efficiently as possible?

5.2. Passive environmental design

- 5.2.1. Have clear, ambitious energy efficiency standards for the project been agreed at an early stage to reduce operational carbon dioxide emissions e.g. LETI, Passivhaus?
- 5.2.2. Has a 'fabric first' approach been taken and has the form factor been optimised to minimise heat loss?
- 5.2.3. Has the orientation of buildings been optimised to maximise passive solar gain?
- 5.2.4. Is a low-carbon heating strategy incorporated in the scheme?
- 5.2.5. Has overheating been considered and have passive cooling strategies been prioritised?

5.3. On-site renewable energy

- 5.3.1. Is there a clear strategy for on site renewable energy generation?
- 5.3.2. Has an appropriate mix of renewable energy sources been incorporated in the design to maximise on-site energy production during different conditions and times of day?
- 5.3.3. Has a centralised energy storage solution been explored to maximise the amount of energy generated on-site?

5.5. Circularity and durability

- 5.5.1. Have circular economy Principles been considered in the design and in the selection of materials, components and equipment?
- 5.5.2. Has the full life cycle of the materials and components been considered in assessment of whole-life carbon dioxide emissions?
- 5.5.3. Is there a strategy to minimise construction waste-to-landfill?

5.4. Simplicity in use

- 5.4.1. Does the development incorporate a future-proofed approach to the provision of data infrastructure?
- 5.4.2. Have internal stakeholders, such as asset management teams, been engaged on building maintenance?
- 5.4.3. Is there a waste and recycling strategy in place that includes appropriately sized storage within the home and communal stores that are close to homes and easily accessed by refuse operatives?
- 5.4.4. Are the building systems, including the heating, ventilation and cooling systems, digitally inclusive and intuitive for residents to run and economical to maintain?
- 5.4.5. Is there a clear handover process to ensure that residents, landlords and housing management teams know how to use building systems?

Key

Early stage considerations

Later stage considerations

Glossary

Accessibility

The degree to which places, services and environments allow all people to use and access them regardless of any physical or psychological needs.

Active travel

Going from one destination to another in a physically active way such as walking, running, wheeling, cycling, or scooting.

Adaptability

The degree to which a design responds to present needs whilst considering how future needs can be accommodated without the need for intensive, disruptive, or costly building works.

Affordable housing

Whilst there is no agreed definition of affordable housing, this document uses the term to describe genuine and long-term value for money for tenants with rental prices, including service charges, at least 20% below local market rates with a guarantee of long-term price control.

Air Quality Management Area

Areas with poor air quality that have been designated for improvement in order to achieve national air quality objectives.

Building systems

Parts of buildings which generally relate to the services of buildings e.g. mechanical and electrical services such as heat pumps.

Circular economy

An economic model which focuses on reducing waste to a minimum by extending the lifespan of a material or component for as long as possible through robust specification, maintenance, refurbishment, deconstruction for reuse, reprocessing and recycling.

Climate Emergency Action Plan

A document produced following the Council's declaration of a climate emergency in 2019 to support Hounslow's direct carbon emissions reaching zero by 2030.

Climate resilience

The ability of a building or landscape to efficiently respond to and recover from environmental changes such as droughts, heat waves, flash floods, rising temperatures, or strong winds.

Community Wealth Building

Directing investment into the local economy and prioritising local decision-making to support local people and places with employment, procurement of goods and services, and use of land and assets.

The Corporate Plan

A Hounslow Council document which sets out our aspirations and challenges to deliver a greener, healthier, cleaner, thriving, safer and liveable Borough.

Design-life

The expected time that a building or component can be used as intended before it becomes obsolete or needs repairing. External factors such as weather, pollution, intensity of use and maintenance routines can all have an impact.

Embodied carbon

Carbon dioxide emissions associated with the resourcing, manufacture, transportation, installation, maintenance and disposal of construction materials throughout their whole life-cycle.

Eyes on the street

A condition where overlooking from adjacent inhabited buildings can provide passive surveillance of streets and public spaces, thereby contributing to an urban environment that feels safer.

Fabric first

Prioritising the materials and workmanship of the building fabric so that the building, as far as practicable, delivers comfortable internal environments before the utilising of mechanical or electrical building services.

Future-proof

Designing to avoid obsolescence to ensure that schemes are able to cope appropriately with, for example, future technologies, a changing climate, or new working patterns.

Good Growth by Design

A Mayor of London initiative to support London becoming a more inclusive, healthy, diverse, accessible and resilient city to live, work and visit.

Play space

Spaces that allow children, teenagers and adults to play. Formal play spaces can include play equipment, sports pitches, running tracks, or multi-use games areas. Incidental play spaces can include playful and interactive elements in the public realm which encourage curiosity and imagination.

Long-term value

Ensuring that the value and affordability of a project embraces its long-term existence, for example maintenance, wear and tear or management costs, against upfront value.

Post Occupancy Evaluation

The process of gathering and analysing information on a scheme's performance once occupied, such as energy efficiency or user satisfaction.

Public realm

Shared spaces between (and sometimes within) buildings. These might be playful or functional, interactive or reflective, but should be accessible and inclusive for all.

Social Value

Supporting and improving local communities and the environment through the delivery, specification and procurement of services and goods which provide opportunities for disadvantaged individuals, local businesses and social projects such as local training and employment.

Tenure-blind

Housing design which is not segregated or visually distinguishable by tenure type. Housing should have the same external and internal finish and appearance, with shared facilities accessible for all.

U-value

A measure of the thermal performance of a material or component such as a wall, roof, or window. U-values are dependent upon the level of insulation, the workmanship and the installation of components and have minimum values set out as part of the Building Regulations.

Urban heat island

The phenomenon of a city or town being hotter in temperature than the surrounding countryside due to higher densification and population, transportation systems, hard surfaces and emissions.

Acknowledgements

Authors

Sophie Baldwin, Kyle Buchanan, Mellis Haward and James Purkiss (Archio)
David Knight, Cristina Monteiro and Kate Stephenson (DK-CM)

Design

Amandine Forest and Gilbert Leung (DK-CM)

Photography (pages 6 and 8) by Sisira Maddumage

This document has emerged from an extensive series of stakeholder engagement workshops. A series of 10 such workshops took place between November 2022 – February 2023, engaging with over 70 individuals. We would like to give thanks to those involved:

London Borough of Hounslow
(Officers, Planning Committee, and Corporate Leadership Team)

Hounslow Design Review Panel

Hounslow Youth Council

Borough Residents

Our assembled specialist panel including: Owen Hemmings, Quantity Surveyor and Director at RLP Surveyors; Michaela Bygrave, Founder & Managing Director at Pointe Michel; Matt Jones, Preconstruction Manager at Willmot Dixon

The Vision has been produced as part of the **Delivering Quality Homes** Pilot, supported by the Mayor of London's Good Growth by Design programme, overseen by Alison Mayer, Senior Area Manager, North West Area Team, Housing and Land.



London Borough
of Hounslow

Archio

DK-CM