



Vibrant Places

Dimension #1 Vibrant Places

[VP]

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Introduction

The Vibrant Places Dimension affirms the value of good public realm and building design to the city, its streets and people. It is about creating dynamic, inclusive and accessible places that make a positive contribution to neighbourhoods: attractive, people-friendly streets that feel safe and don't pose barriers to children or the physically impaired.

While many of the areas covered by this Dimension are already well understood, we have combined qualitative and quantitative measures to ensure that the starting points for design are about prioritising vibrancy, interest and legibility.

At the core of this Dimension are existing Indicators such as Healthy Streets. To ensure the focus is on genuinely inclusive people-friendly places, we have also developed and drawn on a range of additional indicators.

Our approach has led to a set of indicators that:

- Create high quality places that are greener, healthier, and more attractive for living, working, playing, and doing business;
- Deliver public realm that is accessible to everyone regardless of ability, age, gender, or income; and
- Contribute to dynamic neighbourhoods through engaging facades and active frontages, which provide interest and add value to the streetscape.

At the heart of this Dimension is a holistic emphasis on place – the facades, streets and spaces that are the backdrop to everyday life, creating places where people can flourish.

How to use this guidance

The TfL Sustainable Development Framework (SDF) is designed to be applied to any form of development, from small sites to large regeneration master plans and from housing projects to mixed-use and commercial schemes. The Framework's strength lies in its ability to highlight synergies that would ordinarily go unseen or opportunities that could otherwise be overlooked. It does this by providing the technical tools to measure and balance performance sustainably at every stage of delivery, and we recommend that the SDF be built into a development project as early as possible.

These technical guidance documents provide the detail that sits alongside the Sustainable Development Framework Handbook. Together, they create a freely available tool to be accessed and used by anyone building sustainably.

The technical documents are designed to help a project team calculate and manage individual indicators effectively, and include an explanation of how each indicator is calculated and how it can be used in parallel with the RIBA Stages of Work. The initial part of the guidance offers an overview of the particular Dimension, and is followed by detail on each indicator.

The initial part of this guidance is designed to be accessible to everyone involved in a development project. It offers an overview of the particular Dimension and detail on each indicator, setting out the essential elements you will want to know to understand how the indicator works, the ways in which it can add value to a project, and how it is calculated. The later sections are more technical with a step-by-step approach to implementing the SDF in practice.

As we consider the SDF to be a living document, we continue to test, balance and refine the Framework on our projects, and alongside best practice research and industry standards. Throughout a project's lifecycle therefore, performance data for relevant indicators in terms of targets, policy and process should be collected regularly, recorded and kept up-to-date.

The aim is to gain an understanding of the opportunities and constraints within a development site. By using the indicators to help identify a project's strengths and weaknesses, strategies, interventions and design tactics can be adjusted to deliver the best overall results. Adopting a holistic approach to the indicators will identify the cases where improving or reducing the performance of one indicator may affect the performance of another. By taking into account how indicators relate to each other, more can be made of the process to find efficiencies and balance, and to optimise projects.

Each indicator in the technical guidance document is presented in the same easy-to-follow format, under the following headings:

Introduction section

What is it?

A summary of what the indicator is and what it aims to achieve and measure, with some background information.

How does it add value?

A synopsis of the importance of the indicator and the benefits it brings to a project.

From the summary and synopsis, the reader should be able to understand the context of the indicator, and also describe why it is an important component of sustainable development.

Infographic overview

What type of project does the indicator apply to?

Each indicator is categorised according to whether it is to be used for residential, commercial and/or masterplan projects. There may also be a threshold of project size for applicability.

Who is responsible?

It is assumed that the development manager for the project is responsible overall, and this list outlines which professionals or consultants lead and/or support the delivery of the indicator.

RIBA stages

The RIBA Plan of Work organises the process of briefing, designing, constructing and operating building projects into stages from zero to seven. This illustration identifies when the indicator is relevant during a project’s lifecycle, as well as the types of action that happen at each RIBA stage.

Connected UN Sustainable Development Goals

Identifies linkages between the SDF and the United Nations (UN) Sustainable Development Goals.

Connected SDF indicators

A useful list of other indicators that have a relationship with the indicator being described.

Methodology section

How is it calculated?

This section details the way in which each indicator can be calculated. It is often accompanied by an illustration, or a direct link to a relevant external methodology. This may be written in more technical language and is intended for the relevant project consultant to understand exactly what information is required by the indicator.

Scoring infographic

A summary of the metric type, its units, and the targets for Good and Leading Practice. Some indicators will have a pass/fail metric, in this instance a pass would be Leading Practice.

What is the process?

Following the eight RIBA Plan of Work stages, this part describes the key actions that need to take place, and who is best positioned to carry them out. This is accompanied by a summary of the documents and reports that support the work.

The SDF process assumes that a full planning application would be submitted at the end of RIBA Stage 2 and that tender would happen at the end of RIBA Stage 4.

Actions should be adjusted as needed for projects working to alternative programmes.

Additional information section

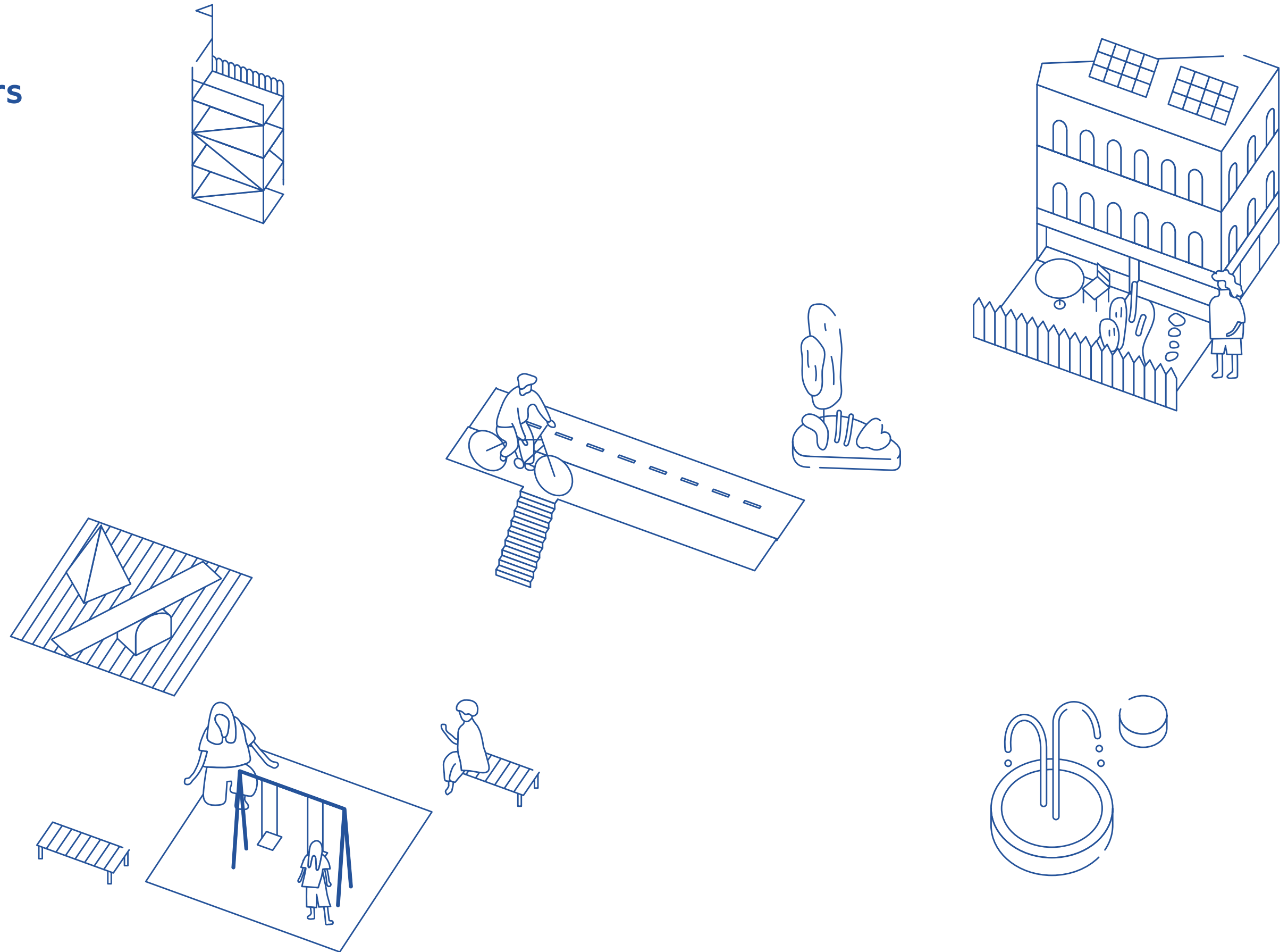
Relevant policy

A summary of the key policies that relate to the indicator, and that have helped to shape it. This list is not exhaustive, but provides a useful background.

Further reading

A list of additional sources of information on the indicator.

Indicators



ID no

Key Performance Indicator (KPI) name

VPI

Healthy Streets

What is it?

This indicator follows the Healthy Streets Approach that provides a framework for putting people’s health and wellbeing at the forefront of city planning. It therefore focuses on how successful a new development is at creating and fostering appealing streets where people want to spend time.

The approach uses 10 principles or indicators, that assess the experience of using our streets. This helps designers and planners to create healthier environments by following a Healthy Streets Checklist. A good performance against each indicator means that individual streets are pleasing places to walk, cycle and use.

Improvement against all the indicators will help to meet the overall objective of making London a better designed and healthier city for more people to live and work in.

How does it add value?

By adopting leading practice set out in the Healthy Streets Approach, better space is created for everyone who uses our city’s streets. Its 10 indicators focus on making London’s communities greener, healthier and more attractive places to live, work, play and conduct business. By meeting the indicators, streets would be safer. Noise, air pollution and lack of seating and shelter would no longer be barriers to vulnerable people getting out and about. Public health and ‘preventing people from getting avoidably ill’ is the responsibility of everyone including the Greater London Authority, London boroughs and TfL. By taking the Healthy Streets Approach everyone’s health can benefit.

What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

Who is responsible?

Landscape Architect	● ● ●	leading
Transport Planner	● ● ●	leading
Masterplanner / Urban Designer	● ● ●	leading
Development Manager	● ● ○	accountable
Project Manager	● ○ ○	supporting
Contractor	● ○ ○	supporting
Property Manager	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 3 Good Health and Wellbeing
- 13 Climate Action
- 11 Sustainable Cities and Communities



Connected SDF indicators

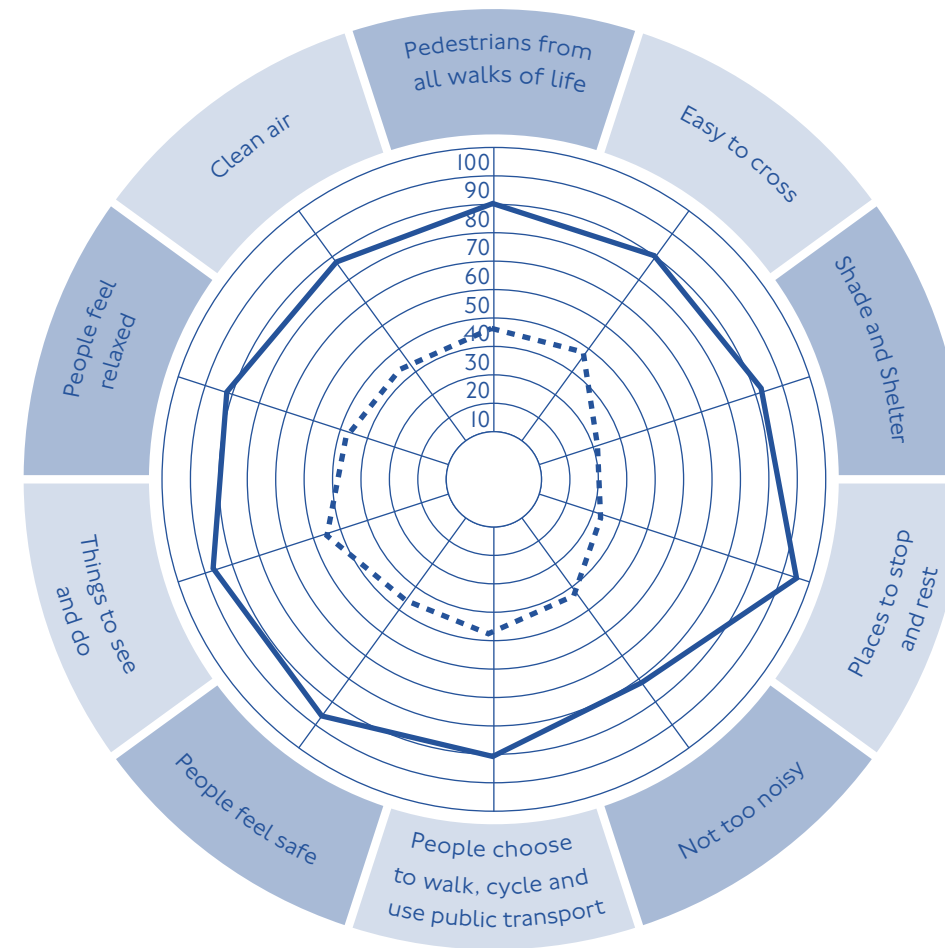
- Active Travel Transport Infrastructure
- Car Free Living
- Urban Greening Factor
- Tree Canopy Cover
- Child Friendly Design
- Age Friendly Design
- New Routes and Links
- Outdoor Air Quality – Transport

How is it calculated?

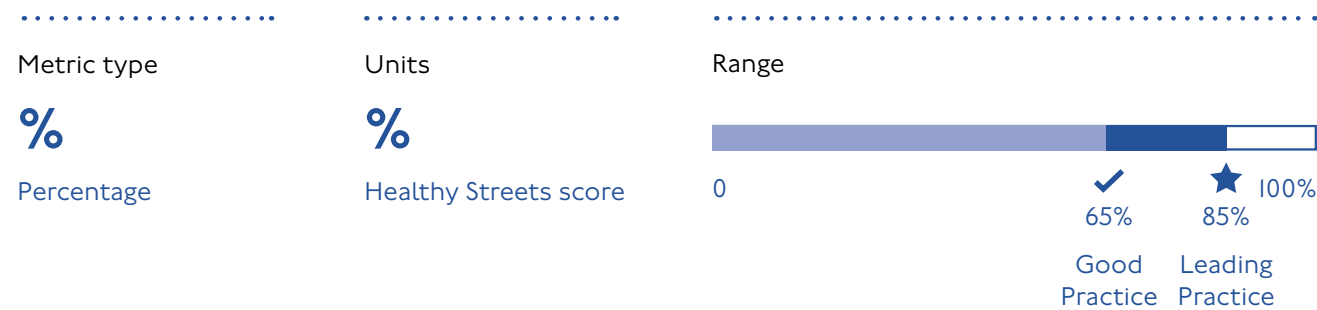
This indicator is calculated using the Healthy Streets Check for Designers. It has been created for use by professionals such as transport planners and urban designers trained by TfL. The [Healthy Streets Check](#) provides more information on the overall approach.

The results from the Healthy Streets Check can be used to show the public how changes to the way streets are laid out and used will result in improvements. The check advises designers and decision makers on how a project fits with Healthy Streets guidance and what impact changes can have.

The indicator score is based on a percentage improvement uplift on the baseline assessment of the street. The potential for improvement will be agreed at an early design workshop where the existing conditions are analysed, as well as the changes that the project can bring about.



This diagram is an example of the existing and proposed layout score results for a street indicated on the Healthy Streets wheel. The solid line represents the score of the proposed layout.



What is the process?

RIBA Stage 0

RIBA Stage 1: Optimise

RIBA Stage 2: Plan / Design

RIBA Stage 3: Plan / Design

Action

Action

Landscape architect

Gain a thorough understanding of the Healthy Streets Approach and prepare to use it to assess roads proposed in the development and those directly adjacent to it

Landscape architect

Propose possible improvements to be made to the streets adjacent to the development

Landscape architect

Make sure the Healthy Streets indicators continue to be considered when designing the new streets and public realm within the development site. If any changes are made that may be detrimental, these should be assessed using the checklist for designers and then mitigated

Transport planner

Carry out a Healthy Streets Check of existing streets adjacent to the development site

Transport planner

Carry out a Healthy Streets Check of proposed streets in the development site. Make sure any possible zero scores are identified and mitigated

Submit the Healthy Streets Check and score as part of the planning application for the scheme to evidence its consideration and to support the application

TfL City Planning

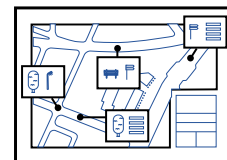
Advise which streets are to be considered as part of the development (streets adjacent to or affected by the new development)

Development manager

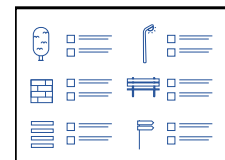
Share the draft equality impact assessment (EQIA) with Transport Planner to inform development of Healthy Streets assessment

Documentation

Documentation



Healthy Streets Check of adjacent existing streets



Healthy Streets Check of scheme to submit with planning application



EQIA

What is the process? (continued)

Action

RIBA Stage 4: Specify

Landscape architect

Make sure the detailed design of the scheme proposes a high quality urban realm and landscaping finish to ensure the proposed score can still be maintained and achieved

RIBA Stage 5: Deliver

Contractor

Make sure the quality of public realm and landscaping street elements are delivered as per design drawings in the construction stage

Project manager

Monitor the progress of on-site works and make sure that quality is maintained

RIBA Stage 6: Deliver

Project manager

Prepare a maintenance and management plan for the street elements in line with any specialist consultants required, particularly where the public realm contains specialist elements, such as integrated lighting and sustainable drainage systems (SuDS) (for example, landscape architect/ecologist/engineer)

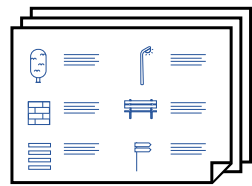
RIBA Stage 7: Monitor

Property manager

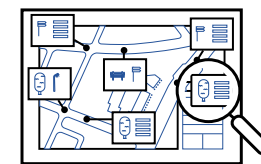
Make sure the streets are maintained in line with the maintenance and management plan

Action

Documentation



Tender pack



Healthy Streets
Check post
completion

Documentation

Relevant policy

[Streetscape Guidance. Part A – A vision for London’s streets](#)
.....

2.5 Healthy Streets for London

TfL is embedding a new Healthy Streets Approach, and putting in place policies and strategies to help Londoners use cars less and walk, cycle and use public transport more.

[Traffic Management Act \(TMA\) 2004, Section 16 \(1\)](#)
.....

It is the duty of a local traffic authority to manage their road network with a view to achieving, so far as may be reasonably practicable having regard to their other obligations, policies and objectives, the following objectives:

- (a) securing the expeditious movement of traffic on the authority’s road network; and,
- (b) facilitating the expeditious movement of traffic on road networks for which another authority is the traffic authority.

[Mayor’s Transport Strategy \(MTS\) 2018 based on TMA 2004](#)
.....

We should manage congestion by switching to more space-efficient modes.

This applies to all London highway authorities:

‘The Mayor’s Transport Strategy (MTS) forms the basis on which the TfL Road Network (TLRN) and borough roads should be managed.’ (Network management duty guidance, DfT, 2004.) So transport authorities in London must ensure road networks are managed effectively to minimise congestion and disruption to vehicles and pedestrians in this context.

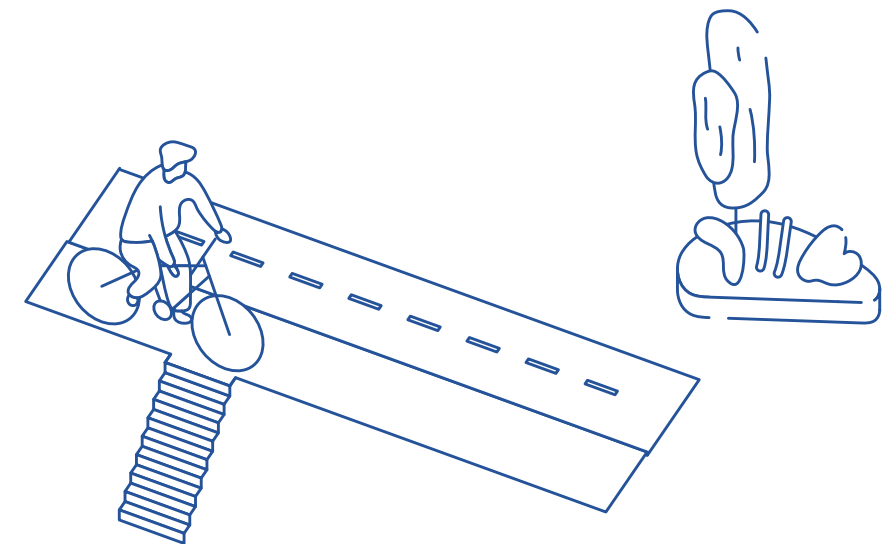
[Publication London Plan 2020 Policy T2 Healthy Streets](#)
.....

Development proposals should:

- 1) demonstrate how they will deliver improvements that support the 10 Healthy Streets indicators in line with Transport for London guidance
- 2) reduce the dominance of vehicles on London’s streets whether stationary or moving
- 3) be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

Further reading

- [Key findings from the Healthy Streets Survey](#)
- [Healthy Streets Explained](#)
- [Mayor’s Transport Strategy 2018](#)
- [Streetscape Guidance](#)
- [The London Plan](#)



ID no

Key Performance Indicator (KPI) name

VP 2

Access and Inclusion

What is it?

All public spaces should be accessible and inclusive. This ensures that everyone has the opportunity to use and enjoy them, regardless of personal circumstances.

This means that a range of people, and communities, who will use the spaces must be considered. To help achieve this, inclusive design principles should be at the heart of a project – from the initial ideas to the end result.

The aim of this indicator is for the public realm and buildings to be secure, accessible, inclusive, and easy to navigate and maintain. The focus is on the process as much as the decisions that are made.

Our principles for achieving this are:

- Putting people at the centre of our thinking, to create environments that make everyone feel welcome, safe and comfortable
- Creating spaces everyone can use without separation, segregation or the need to navigate alternative routes
- Offering choices and flexibility when a single solution isn't possible

How does it add value?

The benefits of creating accessible spaces is that they meet the needs of everyone and exclude no-one; they empower people and give them independence. Good design enables people, while bad design disables people.

In creating suitable, easy-to-navigate spaces, we make sure that places feel safe and welcoming regardless of people's personal circumstances, beliefs, race or sexual orientation.

By taking this approach, spaces will be accessible for a wide range of users, including, for example:

- Those with a physical, sensory, cognitive or neurological impairment, or any other disability
- Families with young children
- People with luggage or shopping
- Older people
- Those whose first language isn't English
- People who have disabilities or health conditions that aren't visible

As part of this indicator, 'protected characteristics' – as set out within the Equality Act 2010 – must be considered.

What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

Who is responsible?

Access Consultant	● ● ●	leading
Development Manager	● ● ○	accountable
Communications	● ○ ○	supporting
Contractor	● ○ ○	supporting
Property Manager	● ○ ○	supporting
Architect	● ○ ○	supporting
Landscape Architect	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 3 Good Health and Wellbeing
- 10 Reduced Inequalities
- 11 Sustainable Cities and Communities



Connected SDF indicators

- Healthy Streets
- Active Public Use
- Investment in Active Travel Infrastructure
- Community Engagement before and during Planning
- Community Engagement after Planning

How is it calculated?

This indicator will measure how inclusive design is incorporated in a project. The process should make sure that the team has all the knowledge and information they need.

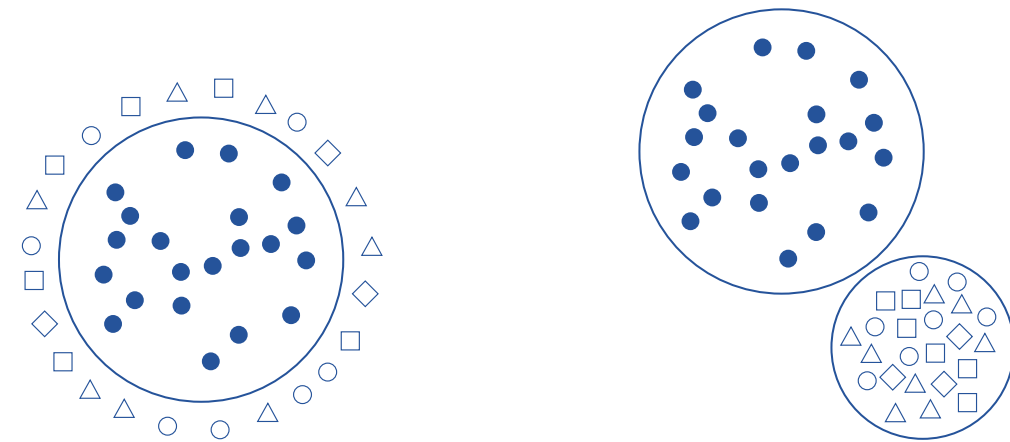
An inclusive design appraisal must be completed. This will set out the main barriers to access and inclusion inherent in the site that have been identified, and consider wider connectivity.

In order to achieve leading practice an access consultant must be appointed at RIBA Stage I, and embedded in the design team until the end of the project, including Stage 7 'in use' action to monitor feedback. They will establish the parameters needed for access for all across the site, in the form of a project-specific access strategy. They will then produce inclusive design appraisals at each RIBA stage. As part of this, they'll raise issues around the wider inclusive design impacts and considerations, as well as ensuring designs meet leading practice.

Meeting the requirements of this indicator is about achieving better than minimum mandatory access requirements as defined by Approved Document M of the Building Regulations and BS8300-1:2018. Designs should consider context and use of the spaces, as well as the physical infrastructure. This will assess whether initial access and inclusion objectives have been met, feedback can be shared with the wider team, and an action plan drawn up for any remedial work needed.

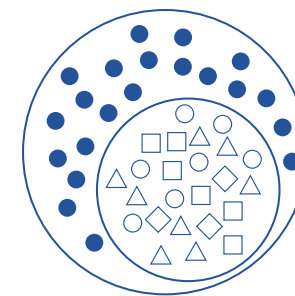
A score of 75 per cent can be achieved with the appointment of an access consultant, as detailed above, to appraise the design at three stages including; pre-planning, post-planning and in-use.

Good practice can be achieved with the appointment of an access consultant to appraise the design at two of the above stages.

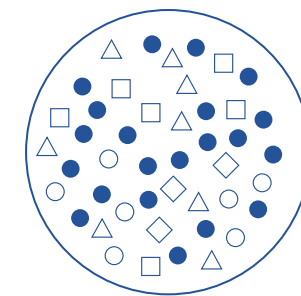


Exclusion

Segregation



Integration



Inclusion

Metric type	Units	Range
✓ Workstage involvement	n/a Appointment of access consultant to be embedded in team for project duration and post occupancy evaluation (POE)	<p> ✓ Good Practice 50% ✓✓ Good Practice 75% ★ Leading Practice 100% </p> <p> Access consultant appointment for two stages of; pre-planning, post-planning and in-use Access consultant appointment for three stages; pre-planning, post-planning and in-use Access Consultant appointment for RIBA Stages I-7 </p>

What is the process?

RIBA Stage 0: Optimise

Development manager

Reflect on lessons learned from previous projects

RIBA Stage I: Optimise

Development manager

Commission stakeholder/community engagement plan. Particular attention must be paid to engaging with seldom-heard groups and protected characteristics groups

Appoint a specialist access consultant, to make sure the scope covers all RIBA workstages – including site visits at key milestones and post-construction evaluation

Communications

Engagement lead to work with the access consultant on working with customers, end users and protected characteristic groups throughout the design stages (as part of the engagement plan)

Access consultant

Host kick-off access workshop for the client and design team to develop an access and inclusion design strategy for the project. This must identify:

- 1 Leading practice standards the team should follow
- 2 Inclusion aims and objectives
- 3 The access and inclusion appraisal process

Create a red, amber, green (RAG) list for access and inclusion, and keep this updated through the project

Review and contribute to EQIA

RIBA Stage 2: Plan / Design

Access consultant

Create an access and inclusion appraisal, and update the RAG list

Prepare an access strategy with the design team for inclusion in planning submission

Communications

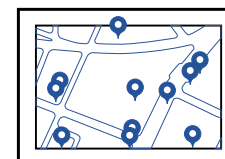
Engagement lead to work with the access consultant on working with customers, end users and protected characteristic groups throughout the design stages, as part of the engagement plan

Access consultant

Review and contribute to EQIA



EQIA



Community engagement plan and access consultant appointment for RIBA Stages I-7

Action

Action

Documentation

Documentation

What is the process? (continued)

RIBA Stage 2: Plan / Design (continued)

Architect and landscape architect

Develop the conceptual design, ensuring the access and inclusion strategy is considered and included throughout

Keep the access consultant updated on design decisions that could affect access and inclusion, to enable them to keep the access and inclusion appraisal and RAG list up-to-date

RIBA Stage 3: Plan / Design

Access consultant

Update access and inclusion appraisal, and RAG list

Communications

Engagement lead to work with the access consultant and landscape architect on working with customers, end users and protected characteristic groups throughout the design stages, as part of the engagement plan

Architect and landscape architect

Make sure comments from the engagement sessions are fed into the developing designs, and that the next stage of detail is progressing

As the design progresses and changes, make sure that public realm accessibility and inclusion remains a priority

RIBA Stage 4: Specify

Communications

Engagement lead to work with the access consultant and landscape architect on working with customers, end users and protected characteristic groups throughout the design stages, as part of the engagement plan

Landscape architect

Make sure comments from the engagement sessions are fed into the developing designs, and that the next stage of detail is progressing

As the design progresses, make sure that public realm accessibility is still maintained

Architect and landscape architect

Embed Design Council inclusion principles into tender documents

Project manager

Make sure that an inclusive design review takes place at the procurement stage and during any value-engineering decision making

Access consultant

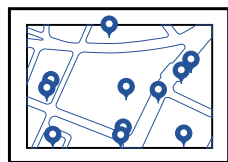
Review and contribute to EQIA

Action

Action

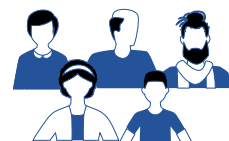
Documentation

Documentation

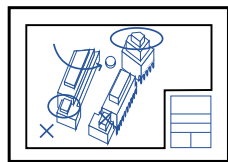


Community and stakeholder engagement agenda/site access strategy

Contribution to Design and Access Statement (DAS), if required



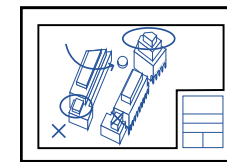
Community and stakeholder engagement events



Inclusive design appraisal of concept designs



Access statement for Approved Document M for Building Regulations Approval



Updated inclusive design appraisal

What is the process? (continued)

Action

RIBA Stage 5: Deliver

Contractor

Make sure the quality of public realm as delivered is accessible as per design drawings in the construction stage

Maintain inclusion where access for the public is maintained during works

Contractor to ensure accessibility for employees and visitors

Access consultant

Inspect and monitor during work onsite at the main stages, to make sure standards are being met This should include any temporary works.

Engagement lead

Communicate changes to end users or affected communities (with support from the access consultant)

Access consultant

Review and contribute to EQIA

RIBA Stage 6: Deliver

Access consultant

Prepare a maintenance and management plan for the operations and maintenance manual for the public realm, to make sure accessibility and inclusion is maintained during the life of the building. For example, avoiding overhanging branches on pathways

Access consultant

Review and contribute to EQIA

RIBA Stage 7: Monitor

Access consultant

Carry out an access audit of the completed project to assess its use in practice

Engage with end-users and monitor feedback to assess initial access and inclusion objectives have been achieved

Share feedback with the wider team and draw up an action plan for any remedial work needed

Property manager

Make sure public realm accessibility is maintained in line with the maintenance and management plan

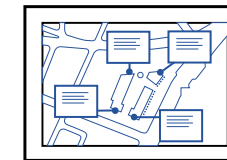
Access consultant

Review and contribute to EQIA

Documentation



Management and maintenance plan



Post-occupancy audit

Action

Documentation

Relevant policy

Equality Act 2020

The Act provides a legal framework to protect the rights of individuals and advance equality of opportunity for all. It provides Britain with a discrimination law which protects individuals from unfair treatment and promotes a fair and more equal society.

Public Sector Equality Duty (S. 149 of the Equality Act 2020)

... those subject to the general equality duty must have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

GLA Publication London Plan 2020 (Policy D5)

B) Development proposal should achieve the highest standards of accessible and inclusive design. They should:

- 1) be designed taking into account London’s diverse population ...
- 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment

C) Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

Inclusive London – The Mayor’s equality, diversity and inclusion strategy

Development in London should always create inclusive, barrier-free environments. By placing the principles of inclusive design at the heart of the planning process, the Mayor will make sure the needs of all Londoners – but in particular older and disabled people and those with young children – are acknowledged and addressed.

DfT Inclusive Transport Strategy

2.13 This Government wants to deliver a fully inclusive transport system. Our desire is to move from infrastructure design and service provision which focuses mainly on achieving ‘accessible transport’ (i.e. retrofitting existing infrastructure to meet the needs of disabled people) to delivering ‘inclusive travel’, (i.e. with services designed through dialogue with disabled people and other groups so that the needs of transport users are identified upfront). Such an approach removes the focus on infrastructure and takes a more holistic approach to the wide range of measures that can support people with visible and less visible impairments.

Disabled Persons Transport Advisory Committee (Dptacs) position on shared space

Those involved in shared space schemes need to be cognisant of the need to comply with the Public Sector Equality Duty and the duty to implement reasonable adjustments.

Further reading

- Approved Document M: Volume 2 Access to and the use of buildings other than dwellings. 2012 edition
- BS8300-1:2018 Design of an accessible and inclusive built environment Part 1: External environment – code of practice
- Design Council inclusion principles Approved Document M: Volume 1 Dwellings: 2015 Edition
- TRL Client Update Report CPR2714, Accessible Public Realm: Updating Guidance and Further Research
- Inclusive Landscape Design, Supplementary Planning document, London Borough of Islington, 2010
- Shaping Neighbourhoods, Accessible London: Achieving an Inclusive Environment, Mayor of London 2014

ID no

Key Performance Indicator (KPI) name

VP 3

Child Friendly Design

What is it?

Developments that are safe and appealing places for children and young people to play, explore, discover and spend time in will attract people of all ages and help strengthen communities.

Child-friendly design means seeing a project through their eyes. It's about creating vibrant spaces that give them freedom and a chance to make places their own.

Putting child-friendly designs at the heart of a project will make sure that developments are accessible and inclusive places that promote independence. It will offer children and young people safe, healthy and unpolluted spaces to spend time in, and the chance to be close to nature.

The child-friendly design principles in our sustainability framework are based on the Hackney Child-Friendly Places Supplementary Planning Document (SPD). We use these criteria to score the quality and quantity of these designs used in a project.

How does it add value?

Incorporating child-friendly designs into buildings and public spaces helps create safe, accessible and exciting places that appeal to people of all ages.

Public, shared and communal spaces encourage children and young people to spend more time outdoors. It encourages a healthier lifestyle, helps them connect with nature and can provide safe routes and paths that promote walking and cycling.

Shared open areas also bring communities together; people can meet up and spend time in a child-friendly environment, and can host events and activities.

Green spaces help people feel closer to nature. And by removing barriers, such as fences, children can play and explore in safe environments where they can be seen.

Following these principles also highlights where designs don't create child-friendly places, allowing the project team to address this and make improvements.

What type of project does the indicator apply to?

- Residential
- Commercial (optional)
- Masterplan
- Industrial

Who is responsible?

Landscape Architect	● ● ●	leading
Architect	● ● ●	leading
Development Manager	● ● ○	accountable
Contractor	● ○ ○	supporting
Property Manager	● ○ ○	supporting
Engineer – Civil	● ○ ○	supporting
Project Manager	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 3 Good Health
- 4 Quality Education
- 11 Sustainable Cities and Communities



Connected SDF indicators

- Age Friendly Design
- Access and Inclusion
- Healthy Streets
- Active Public Space
- Outdoor Air Quality – Transport
- Engagement with Seldom Heard Groups
- Teenage Playspace

How is it calculated?

The quality and quantity of child-friendly design principles incorporated in a project is scored using a points system.

Points are marked against the criteria set out in the Hackney Child-Friendly Places SPD. A landscape architect or architect will calculate the score using a traffic light system.

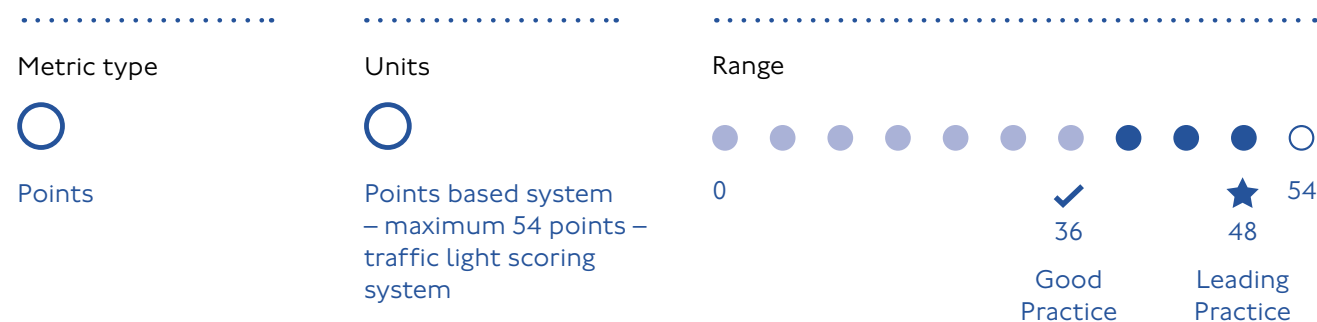
The criteria is split into three categories, reflecting the three main types of places in a child’s neighbourhood:

- 1 The Doorstep – the shared space that connects someone’s front door to wider public spaces and streets.
- 2 Streets – the routes that children, young people and their carers take between their home and other local places.
- 3 Destinations – the local public spaces that children, young people and their carers regularly travel to.

To help calculate the score, members of the community and other interested parties assess how attractive, safe and practical a place is, and whether it encourages play. Getting feedback from children and young people must play a part in this.

Project teams should use a mix of site and neighbourhood tours, photographs, drawings, models and illustrations to gather feedback. This will allow them to test the existing condition of the place against new proposals.

The information used to calculate scores will be measured at each design stage and followed up during a site visit.



Child-Friendly Design Checklist – The Doorstep

Scale: The Doorstep	Traffic Light Score	Score
Near my home, the space outside the front door can be seen by neighbours, making it feel safe to play or hang out there	0 1 2	
Near my home, there are spaces where I can play sports and be active, either alone or in a group	0 1 2	
Near my home, motor vehicles are not dominating the space. For example, cars or motorbikes are not taking up a lot of room with parking	0 1 2	
Near my home, motor vehicles are not moving too fast through this space. For example, there are traffic calming measures to slow down vehicles here	0 1 2	
Near my home, the shared spaces are big enough for a number of people to use and to support a range of activities such as scooting, skateboarding, hanging out, playing different games and socialising	0 1 2	
Near my home, some of the play and landscape elements are made of natural elements like willow tunnels, logs and mounds to create fun moments for informal play or places to hang out	0 1 2	
Near my home, there are opportunities to grow or source nutritious, healthy, fresh and affordable food	0 1 2	
Near my home, there are clearly placed and positively worded signs, indicating where you can go to play or find local landmarks	0 1 2	
Near my home, physical barriers such as high fences, guardrails, fobs and controlled entrances are limited	0 1 2	

How is it calculated? (continued)

Child-Friendly Design Checklist – Streets

Scale: Streets	Traffic Light Score	Score
On this street, a child or young person would feel safe crossing the road safely	0 1 2	
On this street, a child or young person can independently, safely and easily travel to destinations that are important to them, such as school, shops, youth club or parks	0 1 2	
On this street, motor vehicles are not dominating this space by parking or moving too fast eg: vehicles do not take up a lot of room with parking on both sides of the road and/or there are designs to help encourage traffic to slow down in a specific section of a road in place	0 1 2	
On this street, the pavement is wide enough for a number of people to use eg: the pavement can support a range of activities including scootering, skateboarding, playing, sitting, socialising, resting or allowing multiple prams to pass	0 1 2	
On this street, there are opportunities to play and have fun when moving along it eg: there is space to play with chalk or interactive street art or furniture art to see or street furniture	0 1 2	
On this street, the important walking and cycling routes are well lit, easy to find even when it becomes dark outside.	0 1 2	
On this street, there is clear and positively worded signage to support a child or young person to easily know how to get to nearby community facilities, such as shops, schools, workplaces, parks, play areas or cafes by foot or bicycle	0 1 2	
This street, supports healthier lifestyles eg: healthy food shops, or there are lots of bins for recycling and/or measures have been taken to reduce noise and air pollution.	0 1 2	
On this street, there is planting and access to nature eg: trees, hedges, flowers can be seen and enjoyed.	0 1 2	

Child-Friendly Design Checklist – Destinations

Scale: Destinations	Traffic Light Score	Score
There are different ways to play and have fun eg: the space offers opportunities for different types of physical and sensory activities with different abilities catered for	0 1 2	
In this space you can enjoy contact with nature. There are unmanaged spaces with a variety of trees, hedges, places where wild flowers have been allowed to seed or ponds where natural processes have been allowed to take place	0 1 2	
This space supports access to healthier lifestyles eg: healthy food options, opportunities for growing food, reduced air and noise pollution	0 1 2	
This place feels well looked after and clean	0 1 2	
In this place, a child or young person would feel welcome and safe outside, without the supervision of an adult during the day as there are people passing by and the entry and exit points are easy to find	0 1 2	
In this place, there are opportunities to comfortably sit and gather with other people	0 1 2	
It is made easy for people of all ages and abilities to move around this place comfortably.	0 1 2	
The lighting in this place makes it feel safe in the dark	0 1 2	
Clearly located signage supports children and young people to easily navigate their way around this space	0 1 2	

What is the process?

RIBA Stage 0

RIBA Stage I: Optimise

RIBA Stage 2: Plan / Design

RIBA Stage 3: Plan / Design

Action

Action

Landscape architect:

Understand the Hackney SPD
Child-Friendly Design criteria

Consider the main design guidelines that
will ensure the development meets, or
exceeds, these criteria

Landscape architect:

Incorporate child-friendly designs
Understand how the scheme meets
the criteria on the traffic light scales
Identify amber and red spaces early
so solutions can be found

Work with the local community and
other interested groups, focusing
on child-friendly designs

Include children in this process, with
child-friendly activities

Arrange a Design Review Panel (DRP)
meeting to make sure the development
is meeting, and exceeding, the
requirements

Review EQIA and use this to inform the
landscape design to meet the needs
of identified groups

Landscape architect:

Work with the local community and
other interested groups, focusing
on child-friendly designs

Include children in this process, with
child-friendly activities

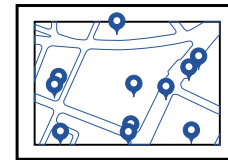
If more DRP reviews are required, they
should use the child-friendly design
criteria and scoring system to make sure
the development is meeting, and
exceeding, the requirements

Documentation

Documentation



EQIA



Child-friendly
community and
stakeholder
engagement
agenda,
child-friendly
design impact
assessment



Child-friendly
community and
stakeholder
engagement
events

What is the process? (continued)

Action

RIBA Stage 4: Specify

Landscape architect:

Incorporate feedback from engagement into the continuing design development

As the design evolves, make sure that the child-friendly design criteria continue to be incorporated and assessed

RIBA Stage 5: Deliver

Contractor:

Make sure the quality of child-friendly elements are included as per the design drawings in the construction stage

Project manager:

Monitor the progress of onsite works and make sure that quality is maintained

RIBA Stage 6: Monitor

Property manager:

Carry out a post occupancy assessment of the child-friendly design criteria scoring system. This will make sure the completed design still meets the criteria and achieves the expected scoring set out in the design stages

RIBA Stage 7

Action

Documentation



Maintenance plan

Documentation

Relevant policy

Publication London Plan 2020 Policy S4 Play and informal recreation

B Development proposals for schemes that are likely to be used by children and young people should:

- 1) increase opportunities for play and informal recreation and enable children and young people to be independently mobile
- 2) for residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that: a) provides a stimulating environment b) can be accessed safely from the street by children and young people independently
- 3) incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently
- 4) for large-scale public realm developments, incorporate incidental play space to make the space more playable

Hackney Draft SPD 2020 – Child Friendly Places

The Child-Friendly SPD will set the LP33 policies in a child-friendly context to ensure that adopted planning policies maximise their benefit for all children, young people and caregivers who learn, work, play and live in Hackney. On adoption, the document will be a material consideration in the determination of planning applications, planning decisions, parks and streets initiatives and regeneration projects.

GGBD 2017-2020 – Making London Child Friendly

As child-friendliness encompasses a wide range of characteristics and interventions, the following research objectives were used to focus the design inquiry:

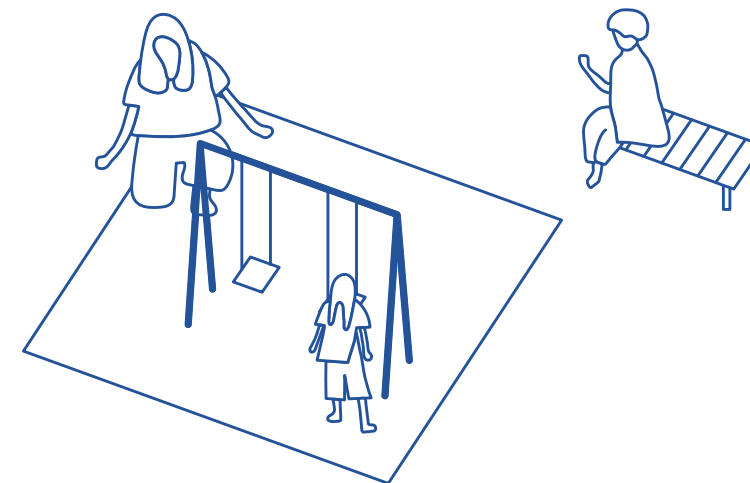
What does independent mobility mean for young Londoners and what research has already been carried out in this field.

What are the features of the built environment that facilitate the independent mobility of under 18s, and how can these be implemented in neighbourhoods?

At the city-scale, what design guidelines can help London become more child-friendly and enable independent mobility?

Further reading

- Growing Up in Hackney – Child-Friendly Places
- Making London Child-Friendly Cities Alive: Designing for Urban Childhoods
- Designing Streets for Kids



ID no

Key Performance Indicator (KPI) name

VP 4 Playspace for Teenagers

What is it?

Studies show that playspace for children aged eight onwards is four times more likely to be used by boys than girls. This indicator seeks to redress that balance by promoting teenage playspace that is inclusive and safe to teenagers of all genders. By adapting the way playspace is designed, a wider range of users will benefit, for example, through gender-neutral amenities. These could include gym facilities, swings and hammocks and with safety at the fore, lighting and visibility.

Following the Equality Act 2010, authorities are required to provide public spaces suitable for everyone to enjoy. At present, parks favour teenage boys with infrastructure such as skate parks and football pitches. By providing spaces that also appeal to young women, society benefits from their improved wellbeing and independence. To redress the balance, Make Space for Girls launched in 2020, campaigns for public spaces to also be designed for young women.

How does it add value?

Teenage girls are rarely considered or consulted on the types of play facilities they would like to use in parks. As a result, they tend to retreat from public spaces and many girls stop participating in sport as teenagers which has far reaching impacts on long-term health, fitness and body image concerns.

By gender mainstreaming park design to cater for the needs and safety concerns of teenage girls, trans and non-binary teenagers, equality and health can be much improved. Young people are encouraged to live more active lifestyles and recognise that they all have a right to occupy public space. This in turn will benefit teenagers of all genders.

What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

Who is responsible?

Engagement Consultant / Communications	● ● ●	leading
Property Manager	● ○ ○	supporting
Landscape Architect	● ○ ○	supporting
Architect	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 5 Gender Equality
- 3 Good Health and Wellbeing
- 10 Reduced Inequalities



Connected SDF indicators

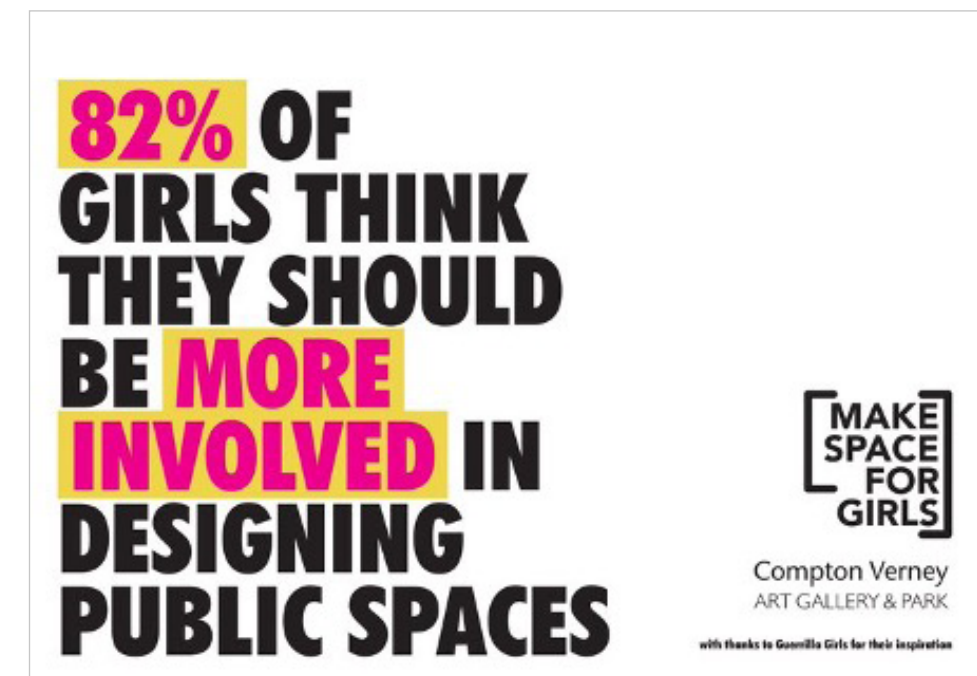
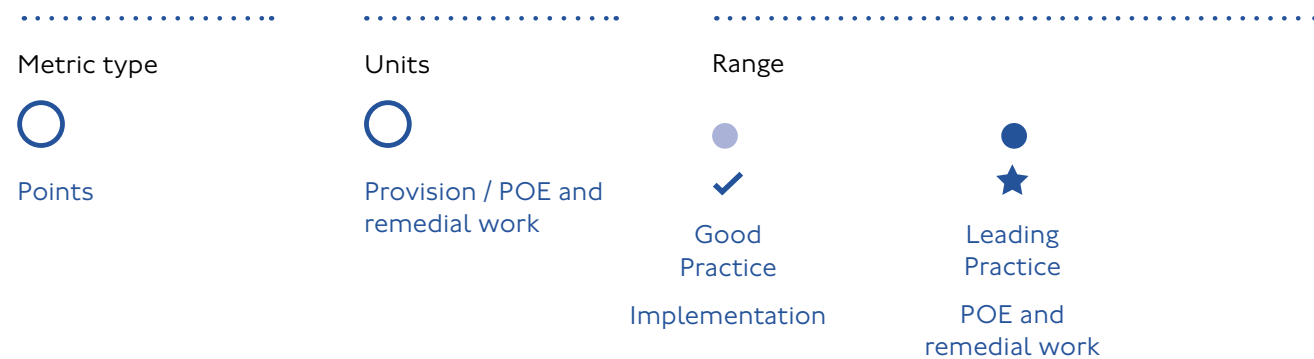
- Child Friendly Design
- Active Public Spaces
- Healthy Streets
- Apprenticeship Diversity – Gender
- Secure Developments

How is it calculated?

This indicator applies to projects of sufficient size to provide playspace for teenagers. The calculation is process based. The project design team should consult with teenagers and specifically teenage girls to find out what sort of space they want and what facilities they would use. On masterplan projects this should take place as part of the early consultation work to define the brief, on smaller projects this could take place during the detailed design stage. This information should be used to form the project brief for architects and landscape architects and assist the teenage playspace design proposal. On build to rent projects teenage playspace may include indoor facilities.

To achieve good practice, the designs should be developed by directly involving young women in the proposal and should also include input from trans and non-binary teenagers.

To achieve leading practice, the project team must ensure ongoing inclusivity through the operation and maintenance (O&M) plan, commit to post occupancy evaluation of the teenage play space at 12-18 months post completion, and carry out any recommended remedial work identified by the evaluation.



Make Space for Girls Campaign

What is the process?

RIBA Stage 0

RIBA Stage 1: Optimise

RIBA Stage 2: Plan / Design

RIBA Stage 3: Plan / Design

Action

Action

Communications

Engage with teenage girls, with architect or landscape architect, to determine what spaces they want and what provision they would use. Good practice should extend this consultation to trans and non-binary teenagers

Development manager

Make sure the findings from engagement inform the project brief to architects and landscape architects

Landscape architect / architect

Review design precedents and consultations and identify the best provision of space for girls in the development

Communications

Engage with teenage girls on design proposals

Landscape architect / architect

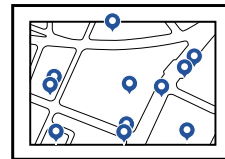
Prepare planning drawings based on design developed at Stage 1

Landscape architect / architect

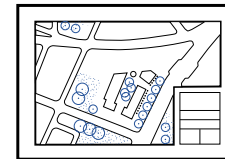
Develop detailed designs

Documentation

Documentation



Engagement plan



Landscape drawings forming part of planning application

What is the process? (continued)

Action

RIBA Stage 4: Specify

Architect / landscape architect

Include designs in tender drawings and specifications

RIBA Stage 5: Deliver

Contractor

Deliver the appropriate spaces

RIBA Stage 6: Deliver

Asset manager

Deliver the appropriate spaces and ensure ongoing inclusivity through the operation and maintenance (O&M) plan

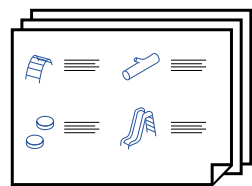
RIBA Stage 7: Monitor

Post occupancy evaluation (POE) consultant

Carry out POE analysis and make any recommendation for remedial work

Action

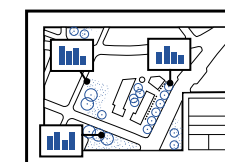
Documentation



Tender Pack



O&M plan including strategy for continued inclusivity



Post occupancy evaluation

Documentation

Relevant policy

Publication London Plan (2020),
Play and informal recreation, S4: 5.4.1
.....

Safe and stimulating play is essential for children and young people’s mental and physical health. It is not just an activity confined to playgrounds and play areas but is something that can be done in all aspects of a child’s life, in a wide variety of locations and environments. Accessing a variety of opportunities for play and being able to be independently mobile within their neighbourhood, is important for children and young people’s wellbeing and development. When preparing needs assessments, boroughs should consult with children and young people to ensure their needs are understood in terms of existing and future provision.

Publication London Plan (2020),
Play and informal recreation, S4: 5.4.2
.....

Developments should encourage children and young people to move around freely through safe streets and footpath networks that connect to more formal play provision, green spaces and parks, and that follow the Healthy Streets Approach.

Publication London Plan (2020),
Play and informal recreation, S4: 5.4.3
.....

It should be recognised that children play in all sorts of spaces, including playgrounds, playing fields, skate parks and other recreation areas and this should generally be encouraged and taken account of in the design and layout of development. Where formal play provision is provided in new developments, it should be free, well-designed, accessible, inclusive and stimulating, and should balance the need to be safe whilst also providing an element of risk, which is important for children’s development.

Publication London Plan (2020),
Play and informal recreation, S4: 5.4.4
.....

There should be appropriate provision for different age groups, including older children and teenagers. Particular consideration should be given to consultation with children and young people in the design of new provision to understand their changing needs.

The Equality Act 2010
.....

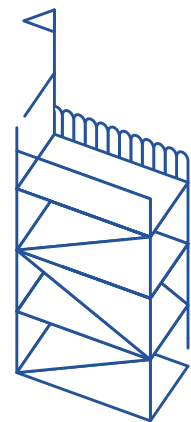
The Equality Duty ensures that all public bodies play their part in making society fairer by tackling discrimination and providing equality of opportunity for all.

Government Equalities Office (2009),
The Equality Bill: Making it Work. Policy proposals for specific duties (London GEO) I.3
.....

Public services which are designed and built around the needs of the people who use them, and which are developed through constructively engaging with citizens and frontline staff, will benefit all. And in tough times, it will also mean a more effective use of public money.

Further reading

Make Space for Girls (2020)
Equality Bill: Making it work. Policy proposals for specific duties (2010)
Urban Sustainability Exchange



ID no Key Performance Indicator (KPI) name

VP 5 Age Friendly Design

What is it?

Buildings and the areas around them must be suitable for everyone, young and old. Age-friendly design is about making sure that, as people get older, they can still use, enjoy, access and be inspired by the spaces they live and spend time in.

For this indicator, we're following the University of Stirling's environments for ageing and dementia design assessment tool. This is based on six principles of ageing and dementia design:

- 1 Promote ability
- 2 Maintain independence and personal identity
- 3 Enable care for the carers
- 4 Be familiar (orienting and understandable)
- 5 Maintain interactions with others, reducing social isolation
- 6 Accommodate individual preferences

How does it add value?

Age-friendly design provides accessible indoor and outdoor spaces that help promote physical health, activity, exercise and wellbeing throughout people's lives.

Designing with an awareness of giving people the opportunity to walk to places encourages independence and freedom, such as being able to easily get to shops, services and other facilities.

Outside space is essential to maintaining people's health and wellbeing. Designing spaces with this in mind will bring benefits such as:

- Access to nature and fresh air, and enabling people to keep active
- An opportunity to be a part of the community – reducing the risk of social isolation
- The freedom to take part in activities, but also the choice to simply sit and observe

Inside buildings, being aware of what older people might need makes these spaces convenient and accessible. For example, from space to store and charge a mobility scooter to accessible toilets.

Good design can help people with age-related impairments and dementia make the most of life, offering them chance to adapt and not be as limited by a disability.

What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

Who is responsible?

Architect	● ● ●	leading
Development Manager	● ● ○	accountable
Access Consultant	● ○ ○	supporting
Landscape Architect	● ○ ○	supporting
Interior Designer	● ○ ○	supporting
Engineer - M&E	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 3 Good Health and Wellbeing
- 10 Reduced Inequalities
- 11 Sustainable Cities and Communities



Connected SDF indicators

- Healthy Streets
- Active Public Use
- Accessibility and Inclusion
- Blue Badge Spaces
- Urban Greening
- Investment in TfL Transport Infrastructure

How is it calculated?

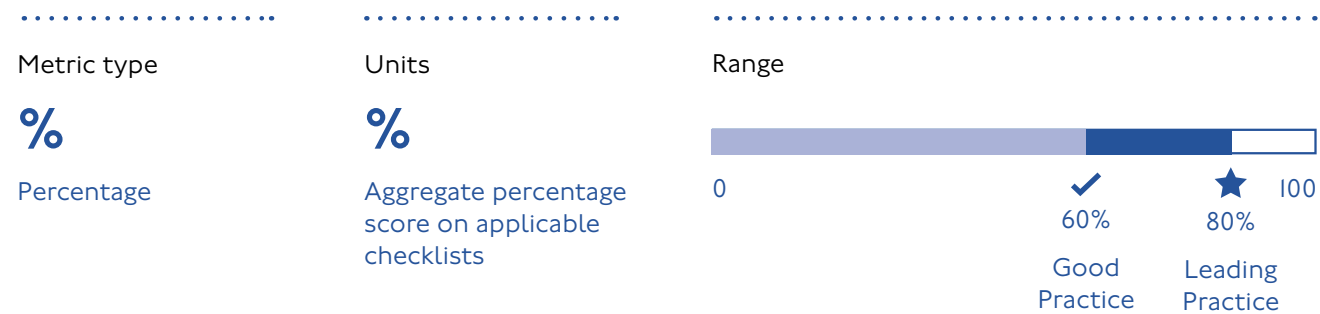
To meet the criteria set for an ageing and dementia-friendly design, projects should be assessed against the University of Stirling’s environments for ageing and dementia design assessment tool – tier 2 ‘age and dementia friendly’. This provides a comprehensive checklist to assess a variety of places and spaces against the evidence-based design criteria.

The building will be assessed against the building type you select.

As well as each building type, you should also use an assessment using the ‘essential technical’ sections.

A total score is calculated on a percentage of the number of criteria achieved.

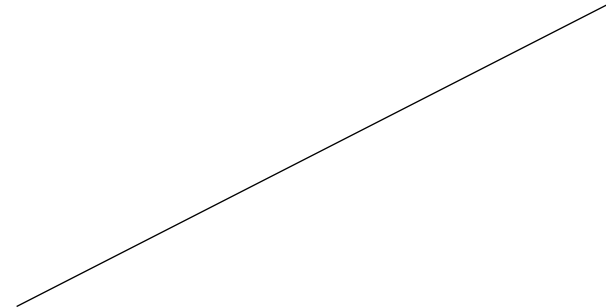
Numbers of people living with dementia



What is the process?

RIBA Stage 0

Action



RIBA Stage 1: Optimise

Architect

Establish objectives and results for age-friendly design, based on the University of Stirling’s ageing and dementia design principles

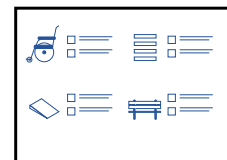
Feed into the initial project brief to address the needs of older people, taking multiple impairments into account

Landscape architect

Assess site typography – incorporating accessibility, pedestrian movement, accessible parking/blue badge space provision and the proximity to building entrances, and access to public transport

Architect and landscape architect

Review EQIA and ensure that designs develop to best address needs of identified groups through the course of the project



Initial brief



EQIA

RIBA Stage 2: Plan / Design

Architect

Feed into the final project brief

Landscape architect and architect

Develop concept design plans in line with University of Stirling’s ageing and dementia design principles

Make sure that principles are included in planning application and design and access statement

Interim assessment against the University of Stirling’s environments for ageing and dementia design assessment tool (EA-DDAT)



Access statement and concept design plans

Interim assessment against the University of Stirling’s EA-DDAT

RIBA Stage 3: Plan / Design

Architect

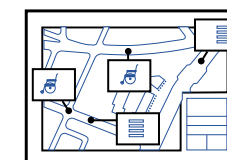
Assess detailed design plans, including the approach to buildings, building entrances, room adjacencies, visual cues, clear lines of sight and a wayfinding strategy

Interior designer

Assess outline specifications and the suitability of interior design, focusing on tonal continuity across adjacent floor surfaces (including exterior to interior thresholds), contrast between critical elements, and light reflectance values

Landscape architect

Assess the detailed landscape design plans and planting schemes, in line with the University of Stirling’s ageing and dementia design principles



Detailed design plans including landscape plans and outline specifications

Action

Documentation

Documentation

What is the process? (continued)

RIBA Stage 4: Specify

Mechanical and electrical (M&E) engineer

Assess heating, air quality, user interface, lighting and access to daylight, in line with University of Stirling's ageing and dementia design principles

RIBA Stage 5

RIBA Stage 6

RIBA Stage 7: Monitor

Architect

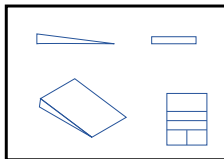
Assess the final project in line with the University of Stirling's ageing and dementia design principles

Action

Action

Documentation

Documentation



M&E technical information



University of Stirling's EA-DDAT

Relevant policy

British Standards PAS 1365:2015

Code of practice for the recognition of dementia-friendly communities in England Alzheimer’s Society has introduced a recognition process for communities to support those that are working towards becoming dementia-friendly, which sets out seven criteria for communities to follow. Stakeholders across the dementia sector are keen to ensure that communities and organizations treat this recognition process as a continuous improvement pathway for lasting change and on-going sustainability to embed dementia friendliness into society. This PAS is designed to support the development of dementia-friendly communities that are part of Alzheimer’s Society’s recognition process or other forms of recognition.

HBN 08-02

Dementia-friendly health and social care environments: Design principles for dementia-friendly environments in new healthcare buildings, and in the adaptations or extension of existing facilities.

HBN 08-02 Dementia Friendly Health and Social Care Environments

HBN 08-02 Aims

The quality and readiness of the health and social care estate is vital for high quality, safe and efficient health and social care. This HBN sets out the design guidance for dementia-friendly health and social care environments. The design

principles and the core design features together with a selection of case studies provide guidance for the development of new design solutions and the adaptation/ extension of existing facilities. HBN 08-02 is intended particularly for those who are new to this topic and also to people living with dementia or their advocates who may be engaged as part of stakeholder engagement processes. It may also be helpful for commissioning organisations, auditors and regulators, giving an overall perspective of the dementia-friendly design issues that need to be addressed.

ADI World Alzheimer Report Volume 1 & 2

The World Alzheimer Report 2020, ‘Design, dignity, dementia: Dementia-related design and the built environment’, is a global perspective of dementia-related design that takes a cross cultural approach, reflects regional and economic differences in low-, middle- and high-income countries, and considers urban versus rural settings. It highlights the role of innovation, entrepreneurship and the importance of aesthetics.

It also looks to benchmark against progress made in the physical disabilities movement and demands the same progress is now made in design solutions for people living with dementia. The report calls for design solutions to be included in national governments’ responses to dementia, including in their national plans, recognising design as a vital, non-pharmacological intervention.

Prime Minister’s Challenge on Dementia 2020

People with dementia have told us what is important to them. They want a society where they are able to say:

I have personal choice and control over the decisions that affect me.

I know that services are designed around me, my needs and my carer’s needs.

I have support that helps me live my life.

I have the knowledge to get what I need.

I live in an enabling and supportive environment where I feel valued and understood.

I have a sense of belonging and of being a valued part of family, community and civic life.

I am confident my end of life wishes will be respected. I can expect a good death.

I know that there is research going on which will deliver a better life for people with dementia, and I know how I can contribute to it.

Living Well With Dementia: a national dementia strategy

The aim of the Strategy

1. The aim of the Strategy is to ensure that significant improvements are made to dementia services across three key areas: improved awareness, earlier diagnosis and intervention, and a higher quality of care. The Strategy identifies 17 key objectives which, when implemented, largely at a local level,

should result in significant improvements in the quality of services provided to people with dementia and should promote a greater understanding of the causes and consequences of dementia. This Strategy should be a catalyst for a change in the way that people with dementia are viewed and cared for in England.

Further reading

Alzheimer’s Disease International World Report 2020: Design, dignity, dementia
Cities Alive: designing for ageing communities

University of Stirling publication: Designing outdoor spaces for people with dementia

University of Stirling publication: Designing interiors for people with dementia

University of Stirling publication: Light and lighting design for people with dementia

University of Stirling publication: Architecture for Dementia – Stirling Gold 2008-2020

University of Stirling publication: Air quality and health for people with dementia

Designing Environments for people with dementia: a systematic literature review

ID no

Key Performance Indicator (KPI) name

VP 6

Active Frontages

What is it?

This indicator focuses on achieving active frontages on all street-facing facades at ground level in new developments.

Active frontages extend the scale of the street, encouraging interaction between the people and spaces on the street and in the lower floors of a building. They encourage people to linger, socialise and inhabit the street. In urban or high street locations active frontages can include retail units, restaurants, cafes and social uses that generate regular visits, and where appropriate allow activity to extend into the evening. In residential neighbourhoods, street-facing front doors, gardens, community spaces and communal entrances add interest and activity.

Equally, architects and designers should avoid inactive frontages on these important elevations. Blank walls, bin stores and cycle parking should be designed so that they do not dominate street-facing facades.

How does it add value?

Apart from creating a sense of place and vitality throughout the day and evening, active frontages encourage informal or natural surveillance and a greater sense of safety and ownership of spaces. This is an important consideration in development design and local enterprise depends on it.

Active frontages also encourage active transport, especially walking. When streets are secure, animated and lined with useful ground-floor activities and services, such as restaurants and shops, walking becomes a pleasure.

High foot traffic helps to boost local economies. An increase in pedestrians leads to more passive and informal observation between street and building, creating a greater sense of security. The benefits of an active frontage can apply to many settings, for example, workplaces and residential developments with front gardens.

What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

Who is responsible?

Development Manager	● ● ●	leading
Architect	● ○ ○	supporting
Contractor	● ○ ○	supporting
Project Manager	● ○ ○	supporting
Property Manager	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 3 Good Health and Wellbeing
- 9 Industry, Innovation, and Infrastructure
- 11 Sustainable Cities and Communities



Connected SDF indicators

- Car Free Living
- Meanwhile
- Supporting Start Ups, SME and Social Enterprise
- Supporting Local Commerce
- Healthy Streets

How is it calculated?

The indicator relates to the proportion of a street/publicly accessible facade at ground floor level with frontage design that actively leads to many visits, particularly pedestrian, over an extended period of the day.

The data required to calculate this will be measured by overlaying the ground floor of the architectural street/publicly accessible elevations of the scheme.

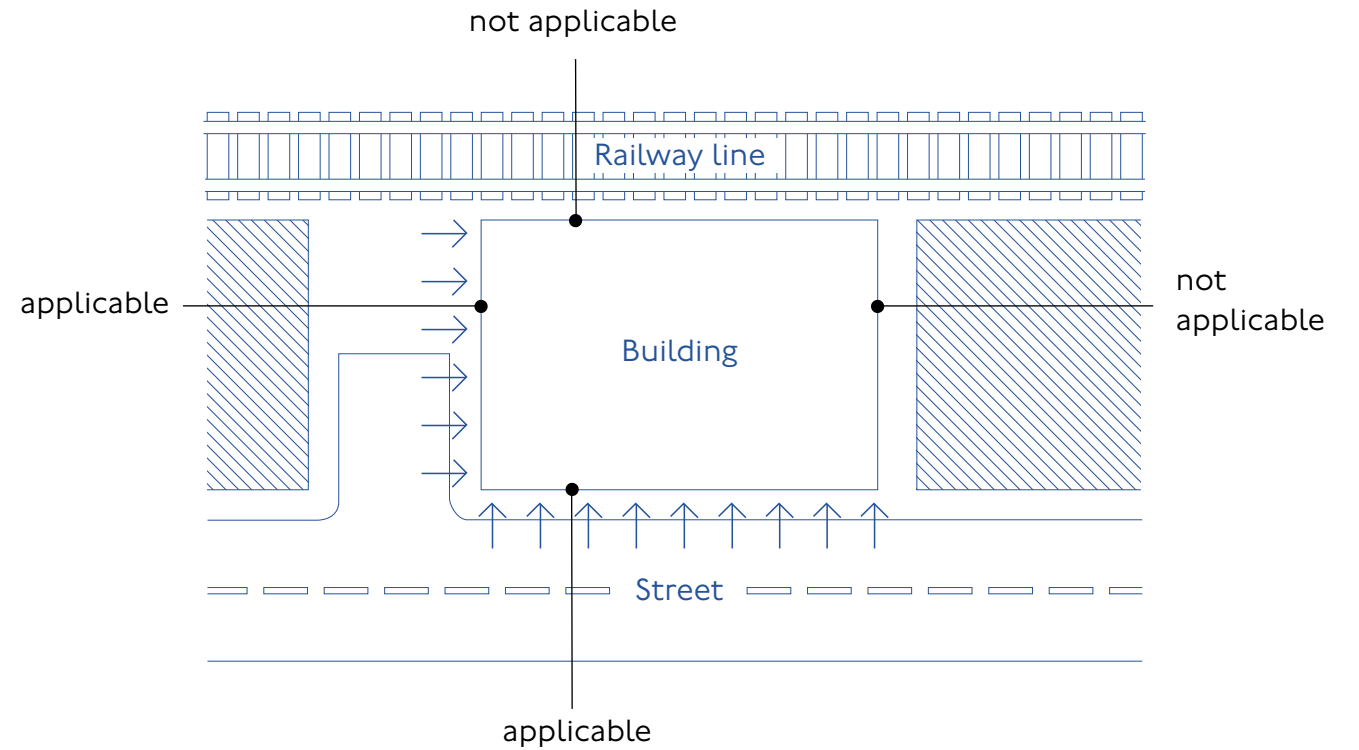
It will be measured as ratio of active facade and is calculated by determining applicable facades, measuring the length of active facade on applicable ground floor elevations dividing this by the total length of applicable (publicly accessible) facades to give the ratio of active ground floor frontage.

Scoring table

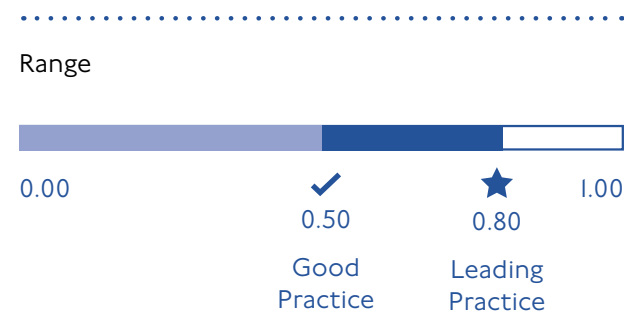
Factor / scoring of each linear metre of facade¹

Inactive ground floor facade	Active ground floor facade
Blank wall	Retail
Bin store	F&B
Bicycle store	Workshops
	Office units
	Residential entrances
	Staff offices
	Train crew facilities
	Bars
	Restaurants
	Front doors
	Communal entrances
	Amenity
	Communal spaces
	Public art

What facades are applicable?



Metric type	Units
Ratio	n/a
	Proportion of active ground floor by linear metre



How is it calculated? (continued)

Central/Town centre/Suburban frontages – Illustrative facade diagram indicating ground floor frontages



Scoring table

Factor / scoring of each linear metre of facade¹

Inactive ground floor facade	Active ground floor facade
Blank wall	Retail
Bin store	F&B
Bicycle store	Workshops
	Office units
	Residential entrances
	Staff offices
	Train crew facilities
	Bars
	Restaurants
	Front doors
	Communal entrances
	Amenity
	Communal spaces
	Public art

Factor

	Factor	Linear metres
Inactive	0.0	9
Active	1.0	88
Total linear metreage		97

$$\frac{(0.0 \times 9) + (1.0 \times 88)}{97}$$

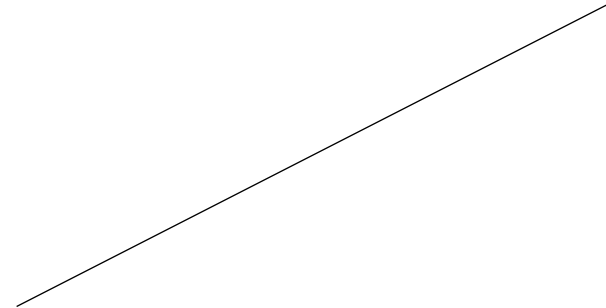
Score = 0.91

Achieving Leading Practice

What is the process?

RIBA Stage 0

Action



RIBA Stage I: Optimise

Development manager

Consider brief for the project to incorporate mixed-use development and ground floor activation

Architect

Identify applicable facades

Establish principles for active frontage design based on policies. Consider key elements that could be used to create active frontage and how these could be incorporated. Assess whether the frontages are in the town centre or neighbourhood categories

RIBA Stage 2: Plan / Design

Architect

Commence early conceptual design and establish which facades are critical to consider for active frontage design. Mapping out facades based on accessibility from the street

Continue to develop conceptual design making sure that active frontages are considered on the key street facades established in RIBA Stage I. Make sure blank facade elements are minimised and avoided where possible

Meaningful engagement with the local community and key stakeholders on the design, with some focus on the form and character of active frontages

RIBA Stage 3: Plan / Design

Architect

Make sure comments from the engagement sessions are fed back into the developing designs and the next stage of detail is progressing. As the design progresses and changes, ensure that active frontages are still maintained and enhanced. Continue to make sure that blank facade elements are minimised and avoided where possible

Meaningful engagement with the local community and key stakeholders on the design, with some focus on the form and character of street facades

Action

Documentation



Project brief

Initial plans and elevations



Concept stage building plans and elevations, planning submission elevation drawings



Detailed design building elevations

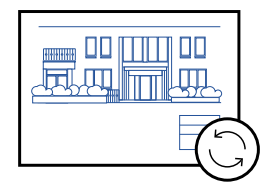
Documentation

What is the process? (continued)

RIBA Stage 4: Specify

Architect

Make sure comments from the engagement sessions are fed back into the developing designs and the next stage of detail is progressing. As the design is detailed ensure active frontages are still maintained and enhanced



Detailed elevation drawings for tender submission

RIBA Stage 5: Deliver

Contractor

Ensure quality of facade elements are delivered as per design drawings in the construction stage

Project manager

Monitor the progress of onsite works and make sure that quality is maintained

Prepare a maintenance and management plan for the facade building elements in line with any specialist consultants required, particularly where the facade contains specialist elements, such as integrated lighting (for example, architect/artist/engineer)



Management and maintenance plan

RIBA Stage 6: Deliver

Project manager

Make sure the facades are maintained in line with the maintenance and management plan

RIBA Stage 7

Action

Action

Documentation

Documentation

Relevant policy

Pedestrians First, TOD Standard (transit-oriented development) – Objective I.B.I

Institute for Transportation & Development (ITDP) Policy, TOD Standard, 3rd edition. New York: ITDP, 2017. Visually Active Frontage, ISUA: Percentage of walkway segments with visual connection to interior building activity.

Streetscape Guidance, Part D – Balancing priorities

Crime prevention
Consideration should also be given to ensuring that routes designed exclusively for non-motorised users should be well-lit, overlooked (preferably by active frontages) well-connected, direct, following desire lines, and wide enough to avoid blind corners.

Streetscape Guidance, Part E – Physical design and materials, High quality footways

Land use changes and public realm design

New active frontages and building uses should be supported by reconsidering the design of the public realm where practicable. This may include providing space for outdoor seating, additional soft landscaping and other measures to support social activities and new land uses. Any revisions to the street design should coordinate with new building accesses and changes in pedestrian behaviour. Street furniture should be relocated and merged where appropriate and respond to the new character of the development where appropriate.

Publication London Plan 2020, Policy D5 Inclusive design

3.5.9: Entrances into buildings should be easily identifiable and should allow everyone to use them independently without additional effort, separation or special treatment. High and low level obstructions in buildings and in the public realm should be eliminated.

Publication London Plan 2020, Policy D8 Public realm

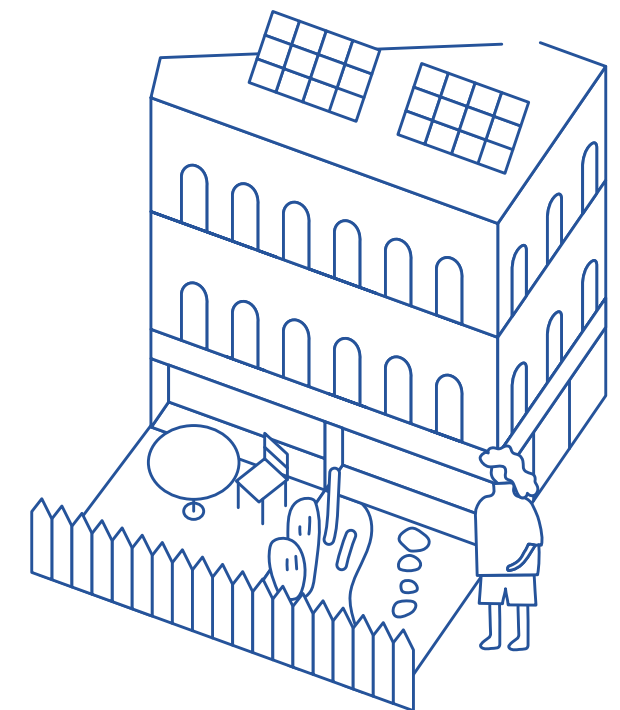
Point G: ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm.

Publication London Plan 2020, Policy D3 Optimising site capacity through the design-led approach

Point 6: provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest

Further reading

Pedestrians First
Streetscape Guidance
Publication London Plan 2020



ID no

Key Performance Indicator (KPI) name

VP7

Secure Developments

What is it?

Measures to design out crime in a development should be carefully considered from the start and aesthetically integrated into the building and wider area. An area low in crime makes residents feel secure in their home and neighbourhood – and can affect property prices and insurance premiums.

This indicator focuses on the level of consultation required with crime prevention and operational security specialists throughout the inception, development and operational stages of a project.

How does it add value?

By ‘designing out’ opportunities for crime during the planning and design process, crime prevention costs are kept to a minimum. Correcting ineffective measures post-completion is costly, time consuming and carries reputational risks for the organisations involved. In addition, failing to show that crime prevention has been considered would be a compliance failure under Section 17 of the Crime and Disorder Act 1998, and could affect planning consents.

Developments that prevent crime opportunity improve the quality of life for residents and create safer communities. Using security specialists to advise on this during the design stages helps to achieve this, and can provide necessary accreditation. It also lends industry perspective and adds value by making sure counter-terrorism considerations are included in all recommendations. In this way, compliance with new Protect Duty legislation is assured, improving public security in accessible locations.

What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

Who is responsible?

Crime Prevention and Operational Security Specialist	● ● ●	leading
Development Manager	● ● ○	accountable
Architect	● ○ ○	supporting
Landscape Architect	● ○ ○	supporting
Engineer – (M&E)	● ○ ○	supporting

RIBA Stages



Connected UN Sustainable Development Goals

- 8 Decent Work and Economic Growth
- 11 Sustainable Cities and Communities
- 3 Good Health and Wellbeing



Connected SDF indicators


- Healthy Streets
- Active Public Use
- Active Frontages
- Active Community Programming
- Post Occupancy Evaluation

How is it calculated?

Good Practice is awarded for following the process set out in the RIBA Plan of Work stages with the engagement of a TfL crime reduction specialist at RIBA stage 0 through to project completion. This approach recognises that what can be achieved on all sites will be different.

Leading Practice is committing to RIBA Stage 7 in-use action to monitor feedback and assess whether initial crime reduction objectives have been achieved, share feedback with the wider team and prepare an action plan for any remedial work required.

An alternative route to certification is to achieve full Secured by Design police accreditation. Achieving bronze accreditation would score good practice and gold accreditation would score leading practice.

.....
Metric type	Units	Range
✓	n/a	
Workstage involvement	Appointment of Crime Reduction Specialist for project duration and POE	<p>Stage 0</p> <p>Good Practice ✓</p> <p>Leading Practice ★</p> <p>Consultation at RIBA 2, 4 and 6 with CPOS</p> <p>Good Practice + Post Occupancy Crime Reduction Survey with remedial actions addressed</p>

What is the process?

RIBA Stage 0

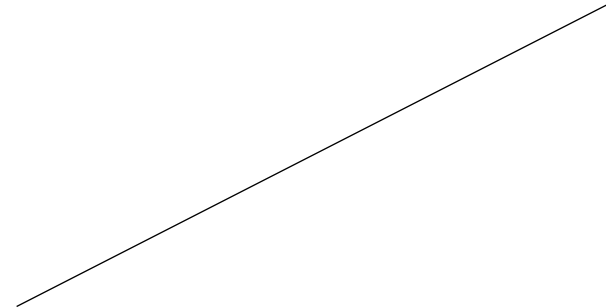
RIBA Stage 1: Optimise

RIBA Stage 2: Plan / Design

RIBA Stage 3: Plan / Design

Action

Action



Crime risk manager

Produce crime reduction report including local context, existing crime levels, predicted trends and recommendations

Consider the main design guidelines that will ensure the development meets, or exceeds, these criteria

Architect and landscape architect

Respond to recommendations in crime reduction report in initial concept design work

Crime risk manager, architect, landscape architect

Review EQIA throughout the life of the project to ensure the needs of Protected Characteristic Groups are considered in the development of security strategy

Crime risk manager

Review concept design and produce updated report making sure initial concerns are addressed

Architect and landscape architect

Produce planning application drawings reflecting crime reduction advice

Crime risk manager

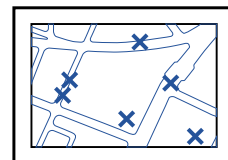
Provide advice to allow design team to progress detailed design including assistance in selection of products and materials

Architect and landscape architect

Develop detailed design reflecting crime reduction advice

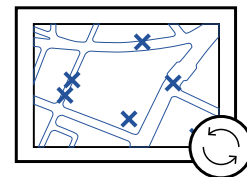
Documentation

Documentation

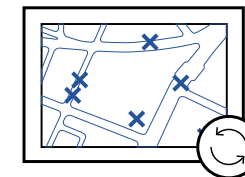


Crime prevention report (by Compliance, Policing, Operations and Security (CPOS))

EQIA



Recorded consultation and updates to report (by CPOS)



Recorded consultation and updates to report (by CPOS)

What is the process? (continued)

Action

RIBA Stage 4: Specify

Architect and landscape architect

Make sure crime reduction recommendations are incorporated into tender documents with care that required standards are met in specifications

RIBA Stage 5: Deliver

Crime risk manager

Site visit to make sure there are no changes in local context and review site management and security controls

RIBA Stage 6: Deliver

Crime risk manager

Site visit to sign off work in accordance with recommendations

RIBA Stage 7: Monitor

Crime risk manager

After full handover, carry out post occupancy site review and make recommendations where required (recommended at 12-18 months post completion)

Development manager

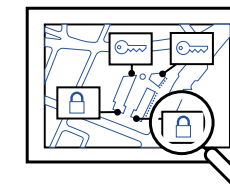
Instruct design team actions arising from post occupancy site review

Action

Documentation



Sign off certification (from CPOS)



Post full occupation analysis (by CPOS)

Documentation

Relevant policy

[Publication London Plan, Policy D11 Safety, security and resilience to emergency](#)
.....

Point C: Development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards. Development should include measures to design out crime that – in proportion to the risk – deter terrorism, assist in the detection of terrorist activity and help mitigate its effects. These measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area.

[National Planning Policy Framework \(NPPF\) 2019. Chapter 8. Promoting healthy and safe communities](#)
.....

97. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by: a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of

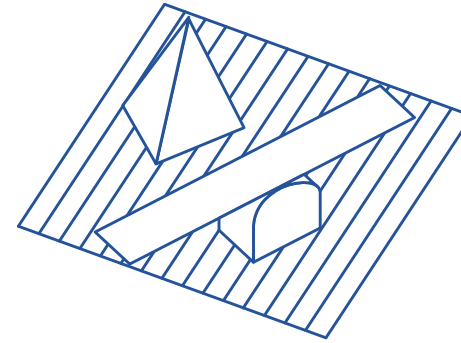
developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

[Pan TfL security policy](#)
.....

‘Good security is a fundamental underpinning of a safe, reliable and successful transport system. TfL provides one of the safest transport systems in the world and its operations are of critical importance to the UK. Good security means protecting our customers, colleagues, assets, services and operations from criminals and hostile actions that cause harm. Threats to TfL’s safe, secure and reliable operation span from petty acts of theft or pickpocketing to trespass and vandalism of our assets, to violence against our customers and colleagues to serious and organised crime and matters of national security such as terrorism, espionage, sabotage, extortion, corruption, forgery, cyber-crime, industrial scale theft and fraud.’ Available here: [Pan TfL security policy](#)

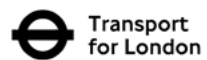
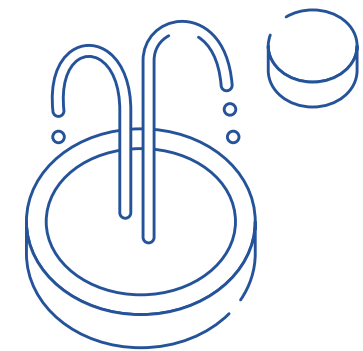
Further reading

[Secured by Design](#)
[Crowded places guidance](#)
[Protecting crowded places from terrorism](#)
[National Planning Policy Framework](#)



Contributors

- VP1 Healthy Streets: McGregor Coxall
- VP2 Access & Inclusion: TfL / McGregor Coxall
- VP3 Child Friendly Design: McGregor Coxall / LB Hackney
- VP4 Playspace for Teenagers: TfL / Realworth
- VP5 Age Friendly Design: Dementia Services Development Centre, at the University of Stirling
- VP6 Active Frontages: McGregor Coxall
- VP7 Secure Developments: TfL / McGregor Coxall



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