
POLICY AGENDA

- Legislation Review
- Demonstrating Value
- Education

LEGISLATING FOR PERFORMANCE

SUSTAINABLE

- DESIGN
- DELIVERY
- USE

THE CURRENT FRAMEWORK

Stage	Planning	Building Regulations	Health and Safety
DESIGN	Planning consent Listed Building	none	Designers obligations
DETAIL	Conservation Area Consent	Plan approval or Building Notice	Designers obligations
CONSTRUCT	None	Site Inspection	Health and Safety Plan
REVIEW	None	none	Health and Safety File

HISTORIC INTENT

- Planning
 - Guides, controls and regulates the use of land
- Building Regulations
 - Health and safety

PLANNING – System overload

Local Validation check lists include 30 items
Those within the remit of planning:

- Affordable Housing Statement
- Crime Prevention Report
- Economic Assessment
- Environmental Statement
- Flood Risk Assessment
- Heritage Statement
- Landscape Details

PLANNING – System overload

Planning issues continued

- Open Space Assessment
- Parking Provision
- Planning Obligations
- Planning Statement
- Statement of Community Involvement
- Transport Assessment
- Travel Plan
- Tree Survey

PLANNING – System overload

Health and Safety

- Air Quality Assessment
- Construction/demolition Management Plan
- Daylight/sunlight Assessment
- Foul Sewerage and Utilities Statement
- Land Contamination Assessment

PLANNING – System overload

Health and Safety continued

- Lighting Assessment
- Noise Assessment
- Structural Survey
- Ventilation/extraction Statement

PLANNING – System overload

Other legislation

- Biodiversity Survey and Report
- Landfill Applications

Sustainable design

- Energy Statement
- Site Waste Management Plan
- Sustainability Assessment

PLANNING ISSUES

- Risk adverse
- Skills
- Effectiveness - tokenism
- Not enforceable

A NEW ROUTE

DESIGN	DETAIL	CONSTRUCTION	REVIEW
Legal team Approvals, Landscape Assess	None	None	None
None	Level 1 design: Structure, Health, Safety, Performance Materials	None	None
None	None	Build quality, health and safety performance testing	None
none	None	None	Periodic performance Review, Building Life and Health and Safety

RE-USE

- Re-use of existing buildings is the more sustainable option than re-build
- In recession it can be a more economic development model for commercial buildings
- To meet 2050 carbon targets we need to retrofit existing homes to current standards at a rate of 11,000 homes per week

HISTORIC ENVIRONMENT

380,000 listings in UK

- 92% Grade II
- 5% Grade 2*
- 2.5% Grade I

14,000 Conservation Areas in the UK

- Estimated at 390,00 hectares
- Estimated 1.2 Million dwellings

RE-USE

- This includes the historic environment
- Do we mess with the past or mess with the future?
- Should new listings have to demonstrate fitness for purpose?

RE-USE



RIBA 

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