NLA Housing Conference

#SUPURBIA

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March 2017

Summary

The Case for intensification

Assessment based on:

- Urbanisation around stations – Place Potential
- Suburban intensification within pedshed – Local Development Orders.
- Ad-hoc uptake beyond.
- Air rights
- Further capacity
- Create Boulevards, Urbaceous Borders
- 700,000 homes in addition to current assessments in a generation

The case for intensification in London's Outer Boroughs

Some neighbourhoods are idyllic

Others are subtopian with problems of:

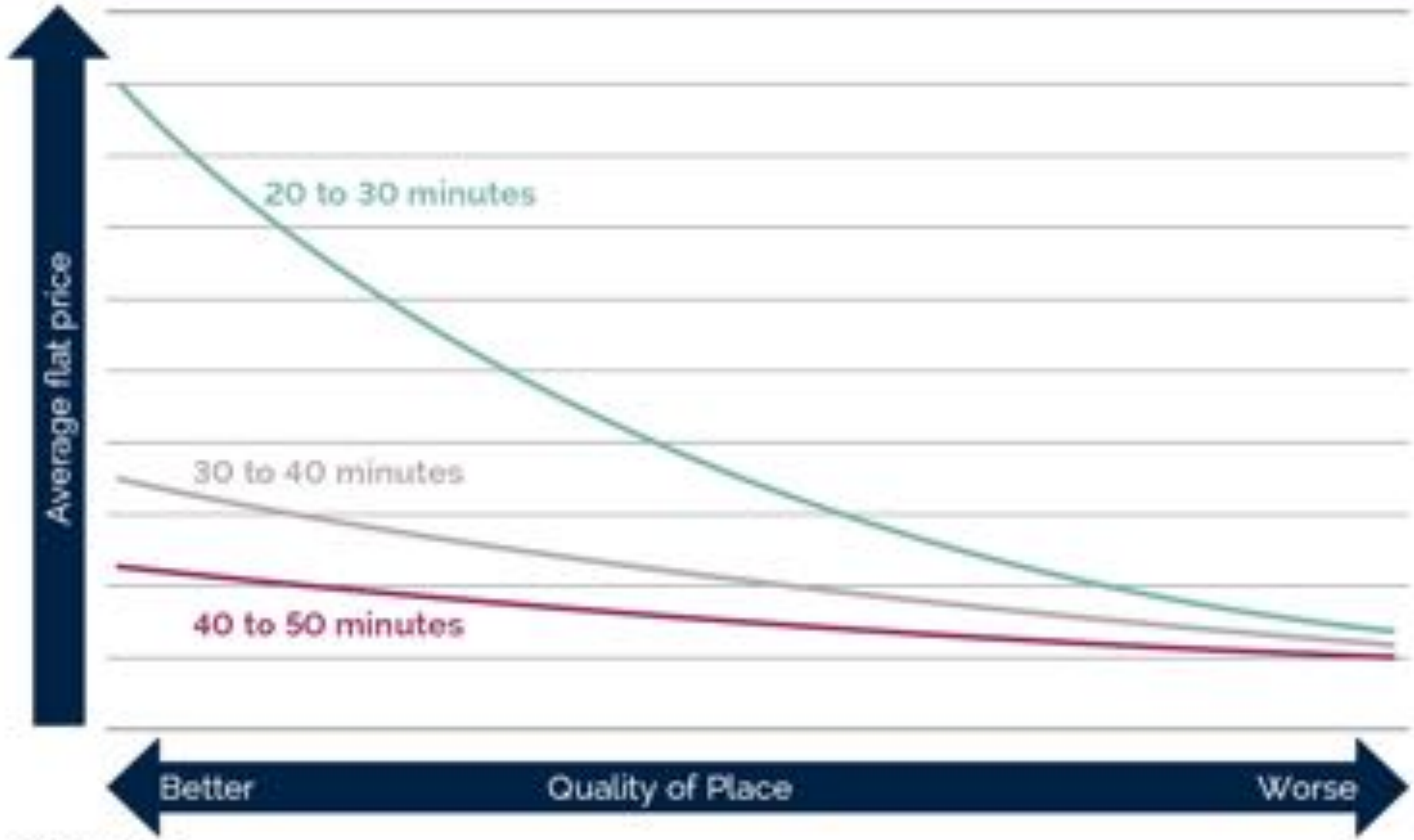
- Under-occupation
- Low population density
- Poor local services, failing economy
- HMOs and overcrowding
- Motor car domination
- Environmental degradation

Inner London
44.5 dph

Outer London
15.7 dph

Greater London
21.7 dph

Transport plus place quality = value uplift



Source: Savills Research

Urbanisation around stations – Place Potential –Zoned density increase
Assuming 40% of stations with > PTAL 3 for 1km radius

Existing densities

25 dw/ha

Urbanised density

170 dw/ha

(On a test parcel of 12ha the increase was from 255 homes to 1,870 homes, a gain of 1,615 per one station)

Average increase around urbanised stations

1,500

Net increase Londonwide

103,800

NIMBY to YIMBY incentive

	Hectares	Current housing units per hectare	Current value per hectare	Gross Development value per hectare	After all costs
Supurbia	3	23	£10.5m		
Super-charged Supurbia	3	167		£54.8m	
Less build costs				£17.9m	
Developer margin					23%
Profit share per householder					£194,500

Suburban intensification within pedshed – Local Development Orders
Assuming 40% of station with > PTAL 3 for 1km radius

Existing densities

25-30 dw/ha

Urbanised density

50-60 dw/ha

(On a test area of 300 ha the increase is from 7,500 homes to 15,000 homes, a gain of 7,500 per one station)

Average increase around urbanised stations

3,000

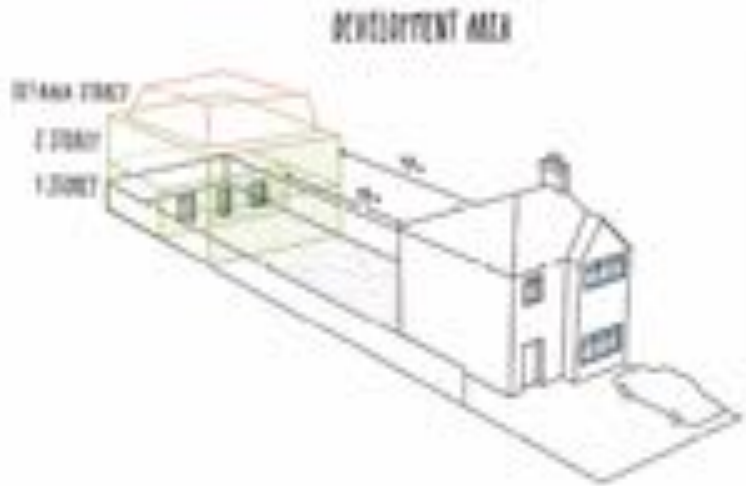
Net increase Londonwide

207,600

* Intensification assumes capacity for 3,000 additional homes around 40% of stations with area of PTAL 3 or greater for 1km radius around station. Potential based on capacity testing around Bexleyheath, Barnehurst and Welling.

Enabling the future: B

Intensification Zones - Local Developing Orders and Plot Passports



NIMBY to YIMBY incentives

	Hectares	Current housing units per hectare	Current value per hectare	Gross Development value per hectare	After all costs
Supurbia	158	25	£14.8m		
Super-charged Supurbia	158	59		£54.8m	
Less build costs				£33.1m	
Developer margin					21%
Owner occupier's self procured margin					62%

A Generation of change.
300 tonnes of CO2 per year at present!

Existing

5 Years

10 Years

20 Years

30 Years

Informal Supurbia character

Ad-hoc uptake beyond

Existing densities

25-30 dw/ha

Urbanised density

50-60 dw/ha

(test area yet to be determined - remainder of the borough / ward that is suitable)

We have estimated that doubling the density of just 10% of suburban London would yield

400,000

additional homes

Does it work financially?
Will it motivate households?

Supurbia Finances Summary

Air rights — The Potential

London Borough of Camden

475 Potential Rooftop Development Sites

198,660m²

@ average of 60m² per home
Utilising 75% of suitable floorspace
(based on Apex Airspace Development experience)

2,485 new homes

28% of London Plan 2015 Housing Target for Camden

Air rights

Greater London

the study identifies a 'potential rooftop development density of 1.15 homes per hectare in the London Borough of Camden. If this is extrapolated to the entirety of Greater London this could procure

14,415,121 m²

@ average of 60m² per home
utilising 75% of suitable floorspace
(based on Apex Airspace Development experience)

180,316 new homes

42.5% of London Plan 2015 Housing Target for London

whilst the typical design solutions reviewed in the report respond to the most common typologies in the Borough of London, other studies, including those reviewed from the NLA New Ideas for London demonstrate how typical typologies found in outer London could also be adapted.

Other related initiatives

Urbaceous Border by Peter Barber

Create Boulevards by Create Streets

Supurbia outcomes

Assuming 30 year timeframe

Contribution to supply

Total 711,400

Annual 23,713

Neighbourhood wellbeing

Economic development

Transport technological innovation

A new supurbian idyll?