Cater for a range of lifestyles

Table 3.3 provides a ready reckoner for different densities. Two key messages underpin this; the need to relate densities to context and the need to provide a mix of densities within large developments. Each reflects differences in lifestyle and the trade-offs that different social groups make. The amount of space we desire around our homes and proximity to central areas is, for example, balanced against property price and commuting time considerations.

The creation of socially mixed communities with varied lifestyles requires a choice of building types and settings. In general, it is possible to achieve this by not grouping too many of the 'lower' density units together and by creating a fine-grained pattern of development plots.

Blend the best parts of towns

In many urban situations, medium rise, high-density buildings (of about 3 – 4 storeys) in general provide an optimum form that maximises density whilst minimising perceived intensity or overcrowding. They can also be designed to be attractive, energy efficient and mixed use, whilst:

- reducing costs of land acquisition and site infrastructure;
- avoiding costs of lifts and other services;
- providing a robust form that allows for changes in use over time;
- forming terraces or low-rise flats, the most cost-effective building form in housing;
- increasing energy efficiency and the ability to be orientated for passive solar gain;
- providing lifetime homes that can be readily adapted for the elderly or disabled.

Thus well defined residential development can also provide the typical visual and environmental attributes of a suburban estate - namely private entrances at ground level, adequate garden sizes, convenient car parking, significant public space and a pleasant aspect for windows.

		Option 1	Option 2	Option 3
Car Parking Provision		**High** 2-1.5 spaces per unit	**Moderate** 1.5-1 space per unit	**Low** less than 1 space per unit
Redominant Housing Type		**Detached & linked houses**	**Terraced houses & flats**	**Mostly flats**
Location	**Setting**			
Site within Town Centre 'Ped-Shed' (Accessibility index 6 – 4)	**Central**			240-1100 hr / ha 240-435 u / ha Ave. 2.7 hr / u
	Urban		200-450 hr / ha 55-175 u / ha Ave. 3.1 hr / u	450-700 hr / ha 165-275 u / ha Ave. 2.7 hr / u
	Suburban		240-250 hr / ha 35-60 u / ha Ave. 4.2 hr / u	250-350 hr / ha 80-120 u / ha Ave. 3.0 hr / u
Sites along Transport Corridors & Sites close to a Town Centre 'Ped-Shed' (3 – 2)	**Urban**		200-300 hr / ha 50-110 u / ha Ave. 3.7 hr / u	300-450 hr / ha 100-150 u / ha Ave. 3.0 hr / u
	Suburban	150-200 hr / ha 30-50 u / ha Ave. 4.6 hr / u	200-250 hr / ha 50-80 u / ha Ave. 3.8 hr / u	
Currently Remote Sites (2 – 1)	**Suburban**	150-200 hr / ha 30-65 u / ha Ave. 4.4 hr / u		

Table 3.3 Density matrix
Average densities are based on case studies analysed as part of the *Sustainable Residential Quality: Exploring the housing potential of large sites* research (LPAC, DETR, GOL, LT and HC, 2000)