LIVING LEGACY TOOLKIT
EXECUTIVE SUMMARY

2022 LIVING LEGACY PRINCIPLES DEFINITIONS

Our Living Legacy Toolkit is a comprehensive guide to Telford Homes' approach to Building sustainable communities and creating rewarding opportunities. The implementation of this guide and our complimentary Build to Rent (BtR) Design Standards will help us to win new business, navigate the planning process, enhance our brand and provide a better quality of life for our customers.

The following pages set out a brief summary of the 10 Living Legacy principles that should be used during the delivery of our schemes. Living Legacy is the first building block in our *Building a Living Legacy* 2030 strategy to help us create places that stand the test of time and make a long-term contribution to London's economy, communities and environment.

1. **Heritage and Identity: Celebrating local culture and creating a distinct identity**
New places should build on the history and existing heritage of brownfield sites, develop the local economy and help local people to achieve their aspirations. A site's context and community characteristics should be used to inform a vision for the project that will create a distinctive identity, while remaining synonymous with local culture and recognisable to its neighbours.

2. **Relationships: Creating a positive legacy by enabling community networks and creating strong stakeholder relationships**
Relationships form the basis of any successful community. Through the implementation of its Community Engagement strategy, Telford Homes' developments need to build strong relationships with existing communities, create the infrastructure to encourage new relationships between neighbours and facilitate the success of community networks that exist/emerge around a diverse range of interests and activities. Project teams should engage with stakeholders throughout the development life-cycle to establish a community and economic strategy that will help people to flourish.

3. **Local Housing Requirements: Meeting local demand while encouraging aspiration**
Project teams will actively consider prevailing planning policy requirements with regard to affordable housing obligations when formulating scheme development proposals. Developments should respond to local housing needs based on an in-depth understanding of local demographics, while maintaining economic feasibility. Density, typology and tenure mix should be defined through analysis of target markets (e.g. generation X [1961 to 1980], Y [1981 to 1999] and Z [2000 onwards BtR], family homes etc.) for the development. Developments should encourage a mix of people from different socio-economic backgrounds to drive social and economic innovation.

4. **Connections: Knitting new developments into their physical and digital surroundings**
The way developments fit into their surroundings influence how they are perceived by residents and visitors. While creating a character that is distinct within its surroundings, the development should complement the existing urban form, green infrastructure and encourage people to visit public spaces through permeable boundaries. Linking to local digital networks supports efficient estate management and provides valuable information on how space is being used.

5. **Amenities and services: Supporting economic growth and enabling community networks**
Creating or linking developments to a range of public realms amenities and services that facilitate a plethora of social and economic activities. Developments should enable residents and visitors to engage in private and social pastimes that support wellbeing and quality of life. Amenities and services should also support the development of the local economy, by creating jobs that cater to a range of skills.

6. **Transport: Supporting sustainable transport modes and logistics solutions**
Developments should discourage car use and create car free and pedestrianised streets and spaces. Teams should prioritise access to public transport and cycling storage. Adaptability of car parking spaces (with EV charging) should also be a key consideration in order to future proof developments by enabling them to respond to future trends in urban transport.

7. **Streets and Spaces: Creating welcoming legible streets and spaces that provide historical reference and/or personalisation creating a recognisable threshold**
Streets and green spaces should clearly distinguish public, semi-private and private spaces and enable a range of activities that encourage health and wellbeing and social interaction between neighbours and visitors. Neighbourhoods should be welcoming, easy to navigate, safe and aesthetically pleasing to residents and visitors, to help mitigate against urban-loneliness. In super and hyper density blocks project teams should try to create "streets in the sky" to encourage neighbourly interaction.

8. Natural resources: Utilising the benefits of the local ecology and natural assets of the site and surroundings
Developments should use natural resources such as green space, waterways and the path of the sun to support residents' health and wellbeing and enable sustainable lifestyles. At the same time adverse effects associated with poor air quality, wind and the risk of overheating need to be mitigated through design. Teams need to understand the impacts of a site's natural environment and use it to their advantage.

9. Fit for the future: Making it easy to live sustainably
Homes should be designed to minimise their impact on the environment by maximising energy and water efficiency and using low carbon and renewable energy wherever possible. Equally residents should be given opportunities to become more self-sufficient and contribute to the circular economy.

10. Healthy Places: Designing healthy neighbourhoods that support resident wellbeing
Neighbourhoods and homes should support resident's health and wellbeing. Amenities and spaces should facilitate physical activity and enable healthy lifestyles. A variety of spaces should be created in homes and across the development to create opportunities for relaxation, mediation and quiet repose. Steps should be taken to mitigate risks associated with poor air quality and noise pollution.