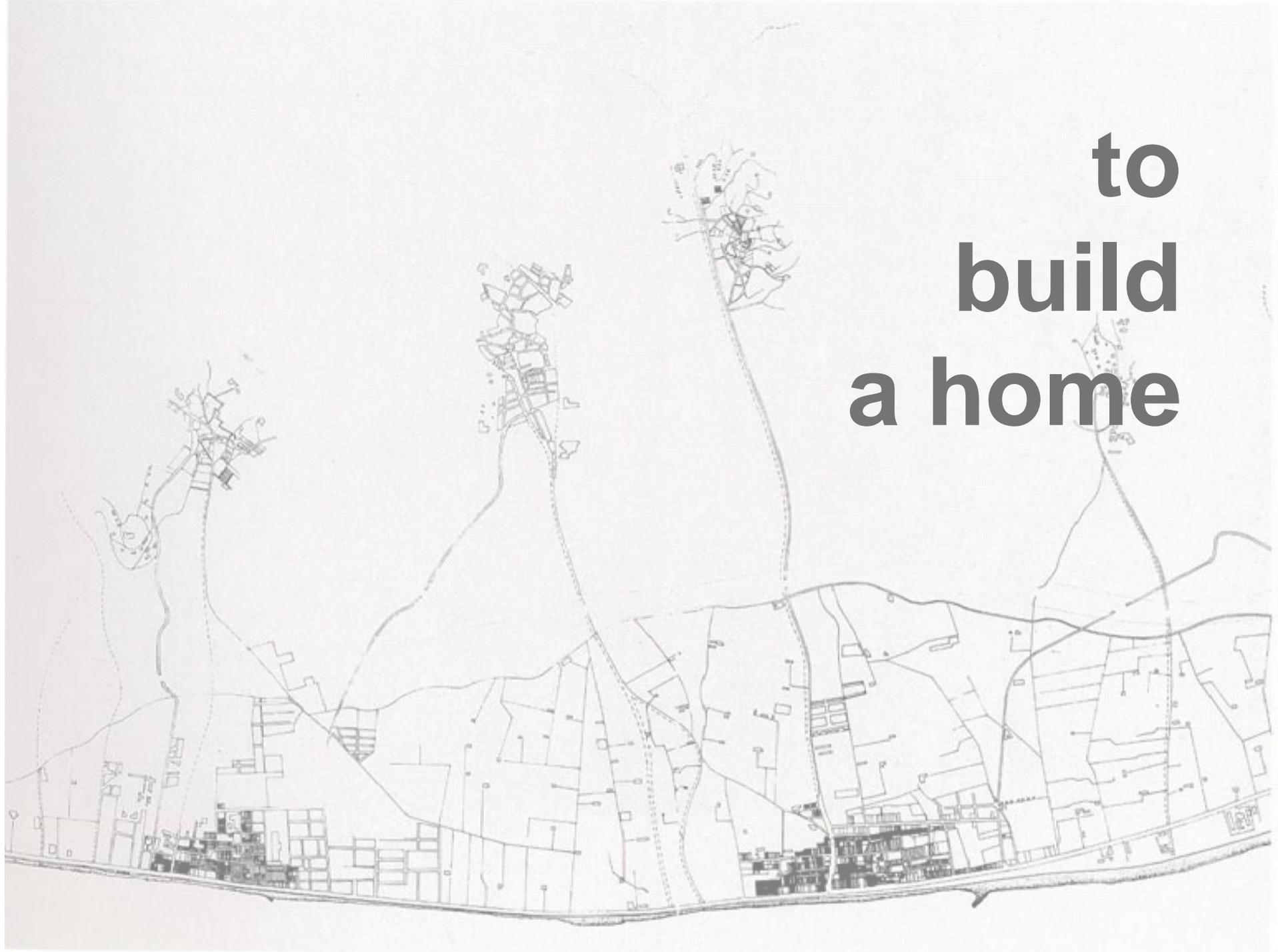


**to
build
a home**



16.06.2025

Tom Sykes

Common Works

Architects for Communities

Common Works

architects and urban designers

Common Works

architects and urban designers

working with
public sector organisations
community groups

Common Works

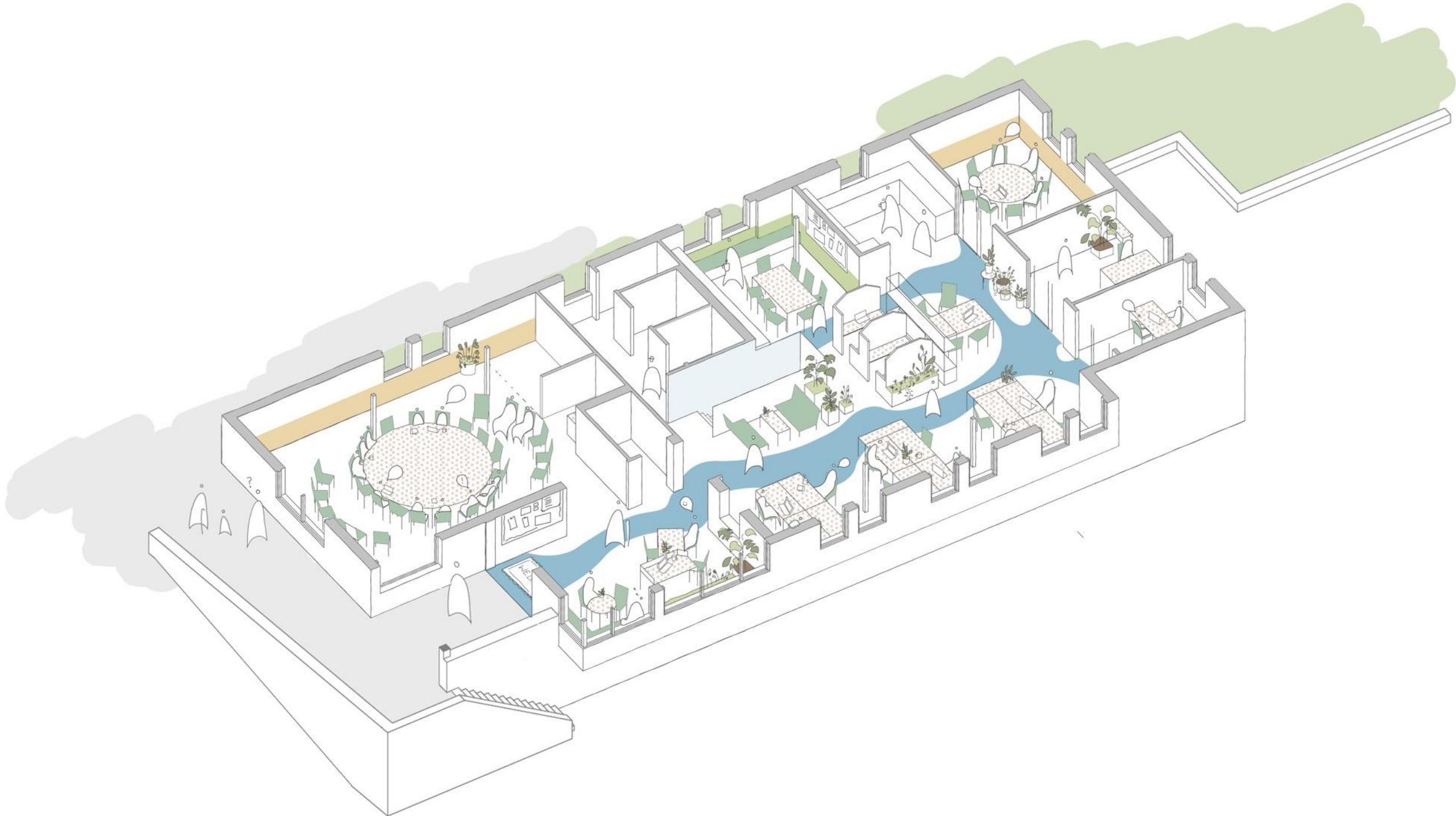
architects and urban designers

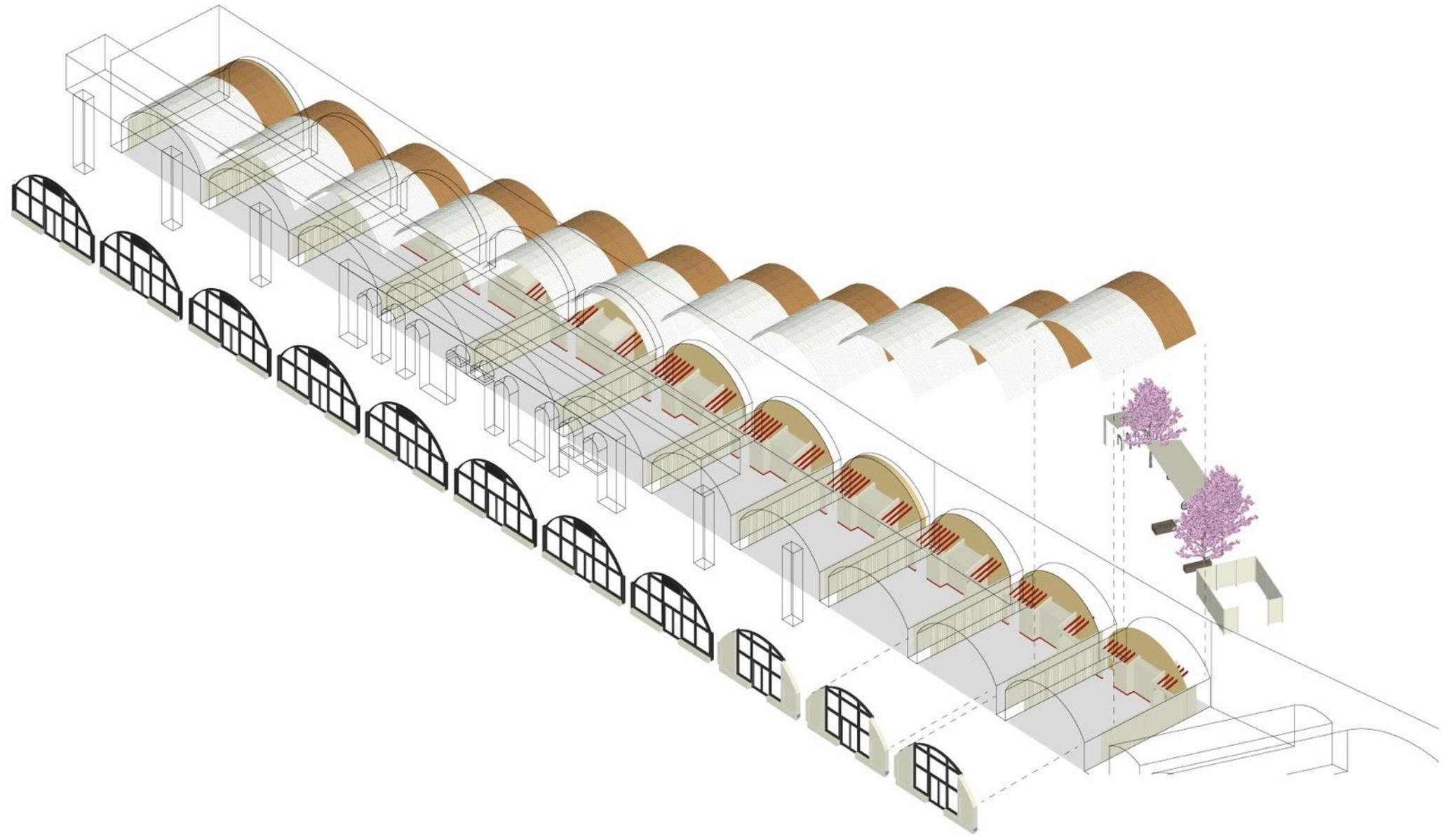
working with
public sector organisations
community groups

to create
places that spark a sense of connection
architecture and design that builds community













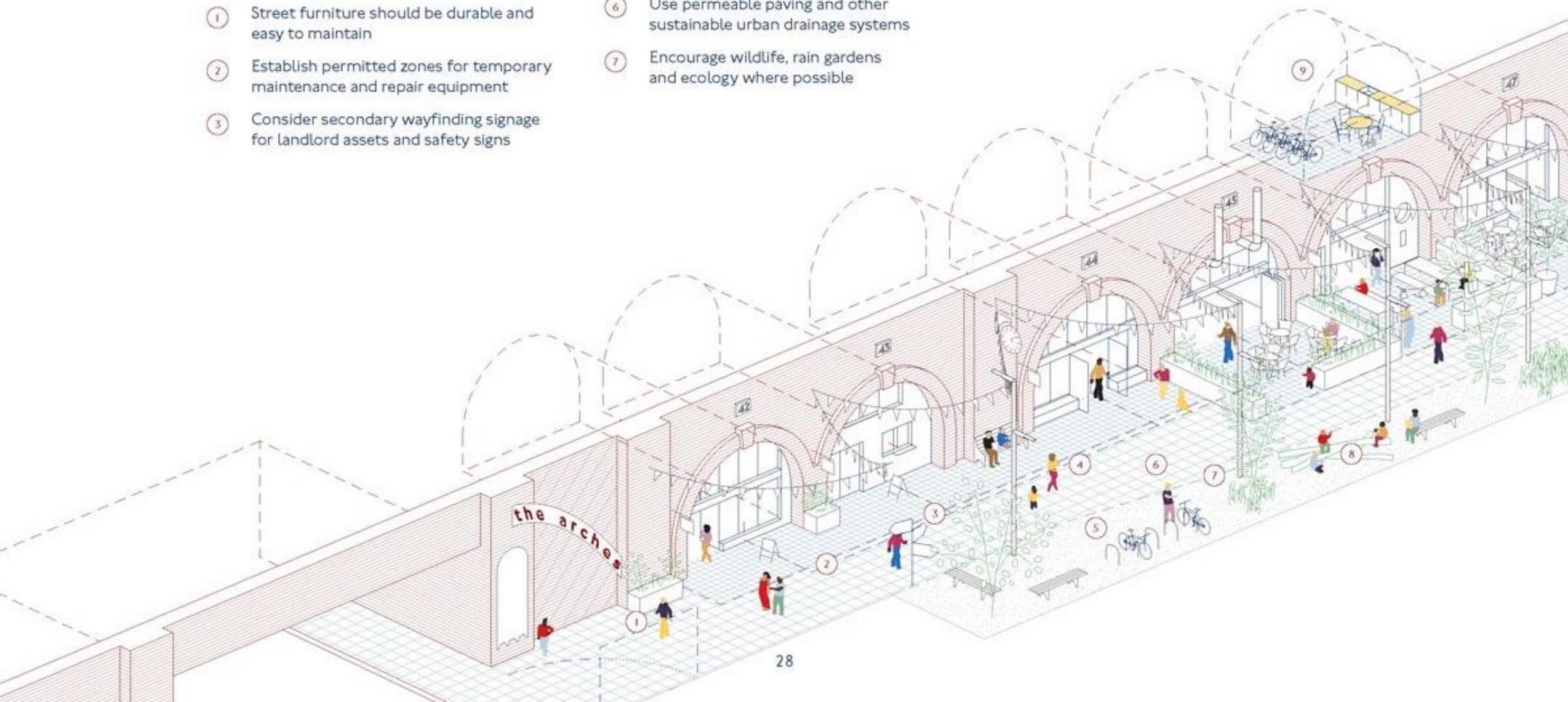
Guiding principles

This page illustrates a set of guiding principles that offer some flexibility to individual runs, customers and tenants, whilst staying true to a consistent, aesthetic approach across our portfolio:

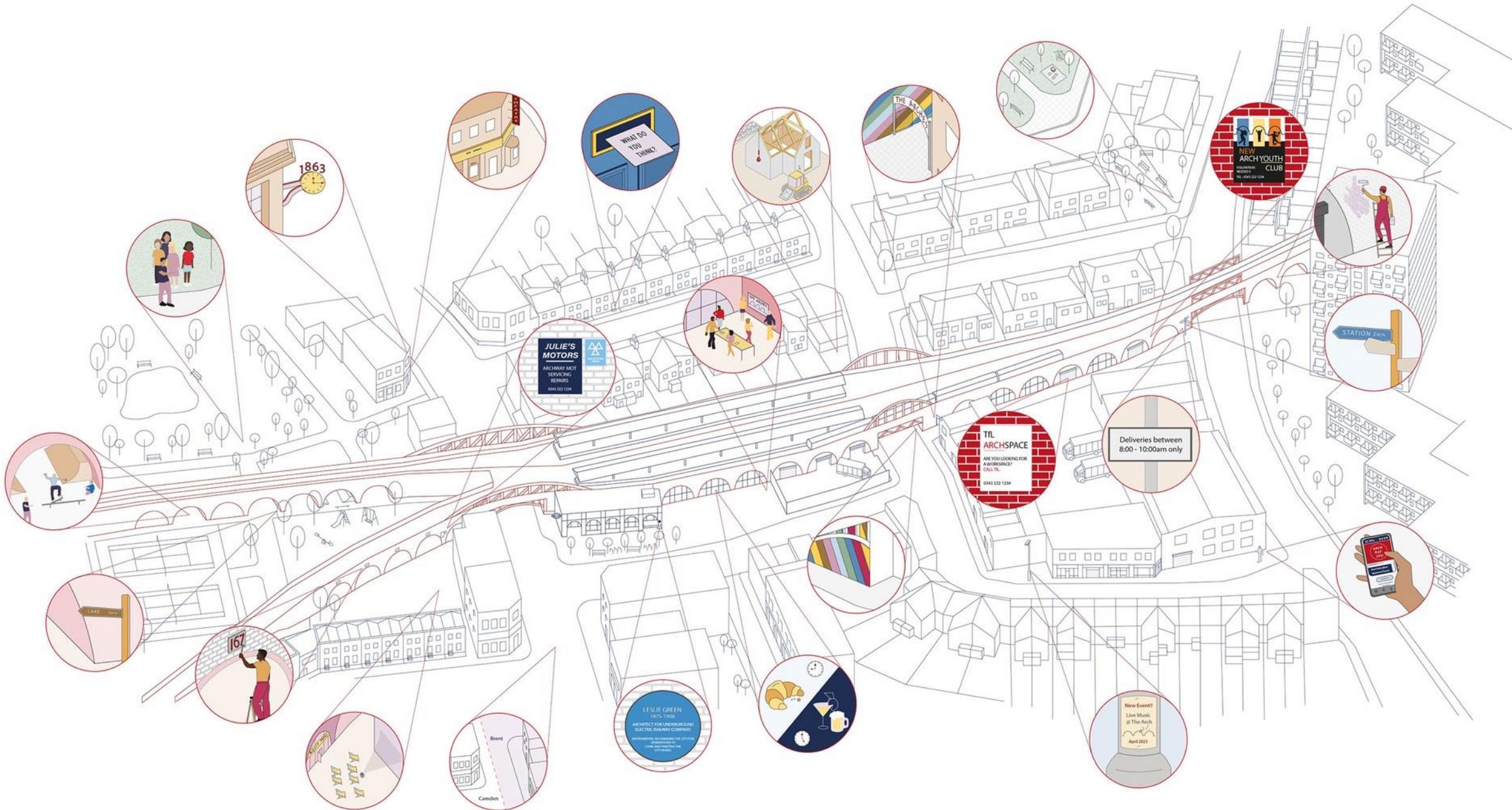
- 1 Street furniture should be durable and easy to maintain
- 2 Establish permitted zones for temporary maintenance and repair equipment
- 3 Consider secondary wayfinding signage for landlord assets and safety signs

- 4 Consider a common services trench to avoid external tenant plant
- 5 Include permanent furniture, including seating and cycle parking
- 6 Use permeable paving and other sustainable urban drainage systems
- 7 Encourage wildlife, rain gardens and ecology where possible

- 8 Integrate 'play on the way' trail adjacent to connecting routes
- 9 Make an arch available for use as a shared or community amenity



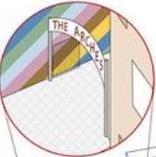
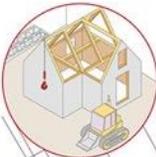




1863



WHAT DO YOU THINK?



NEW ARCH YOUTH CLUB
0203 222 1234



STATION 200

JULIE'S MOTORS
ARCHWAY MOT SERVICING REPAIRS
0203 222 1234



TIL ARCHSPACE
ARE YOU LOOKING FOR A WORKSPACE?
CALL TIL.
0203 222 1234

Deliveries between 8:00 - 10:00am only



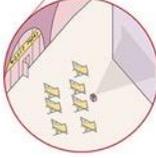
LESLIE GREEN
1872-1908
ARCHITECT FOR LONDON AND ELECTRIC RAILWAY COMPANY



New Event!
Live Music at The Arch
April 2023

167

Bent
Camden



homes

1,500,000



The Tollington Gospel Choir

Poster Art Arts and Crafts Shop

Local Express Food & Wine Convenience Store

Social Amsu

MayeCopy

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Halley Rd

Halley Rd

Halley Rd

Moray Rd

Moray Rd

Moray Rd

Moray Rd

Moray Rd



MERRYWALKS
HOUSE

20

ecot



Place Farm Nature Park

Barton Park Brook

Take A Bake Oxford

Emergency Plumber, Drainage and Heating

Redwood House

Razzmatazz Theatre Schools Oxford

Barton Community Pavilion

A1 Quality Decorators

Klick4u studio

Iqbal Plumbing & Heating

Headington Substation

Football Club Oxford

Dunstan Park

Dunstan Park

Barton Fields Allotment

Headington Cemetery

Ruskin College

Stoke House, Linacre college

Old Headington Village Hall

The Parlour Health And Beauty

Anne Veck Educ

D C Car Repairs

Barton Village Rd

Fettiplace Rd

Barton Village Rd

Barnwood Rd

Barton Village Rd

Compton Dr

Harlow Cl

Barton Ln

A40

North Way

Foxwell Dr

Foxwell Dr

Foxwell Dr

Foxwell Dr

Foxwell Dr

Foxwell Dr

Dunstan Rd

Northern Rd

Barton Fields Rd

Barton Fields Rd

Boyce Cres

Harlow Cl

McCleary

Bayswater Brook

Barton Fields Rd

A40

A40

North Way

A40

A40

A40

A40

A40

mead Rd

bybase

my

Way

Way

Way

Way

Way

mead Rd

bybase

my

Way

Way

Way

Way

Way

Foxwell Dr

Foxwell Dr

Foxwell Dr

Foxwell Dr

Foxwell Dr

Foxwell Dr

Dunstan Rd

Barton Fields





Egg London Nightclub

urbanest Kings Cross Student Accommodation

Meta Kings Cross

Lightroom

RAINS Rains Official Site

Enclave King's Cross 1, 2 & 3 Bedroom Apartments

urbanest St Pancras Student Accommodation Luxury Student Accommodation

WeWork - Office Space & Coworking

Spiritland Podcast Studio KX Podcast Studio in King's Cross

Queer Britain

Central St Martins

Granary Square

Camley Street Natural Park, London Wildlife Trust

Bingfield Park

St Pancras Gardens



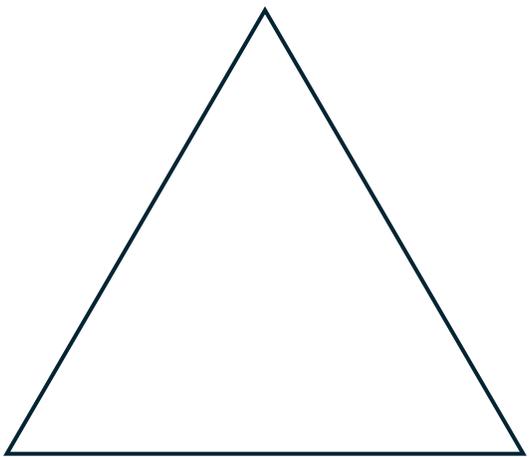


homes

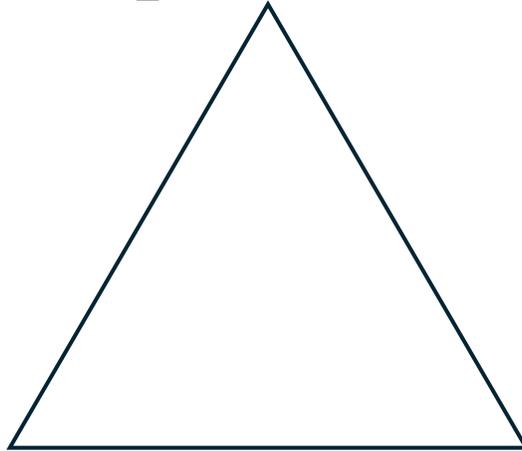
1,500,000

1,500,000

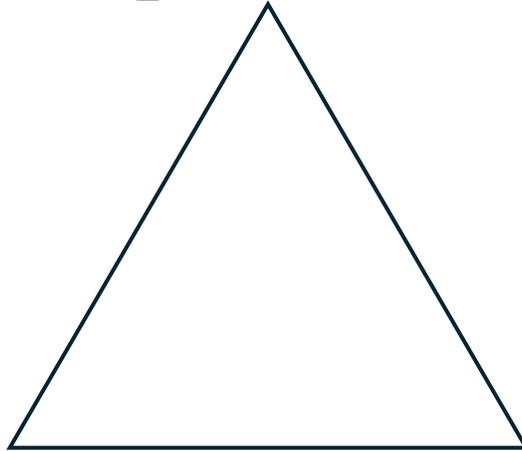
homes that we're proud of



speed

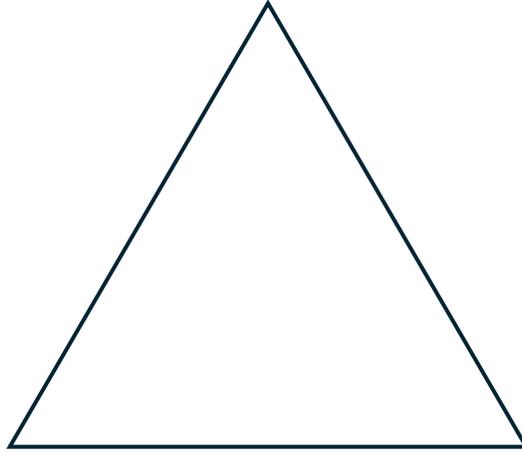


speed



cost

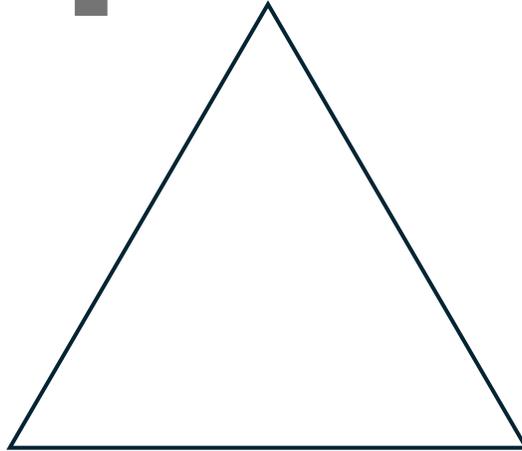
speed



cost

quality

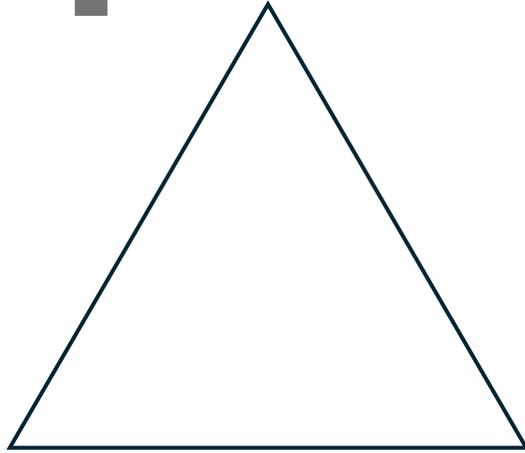
speed



cost

quality

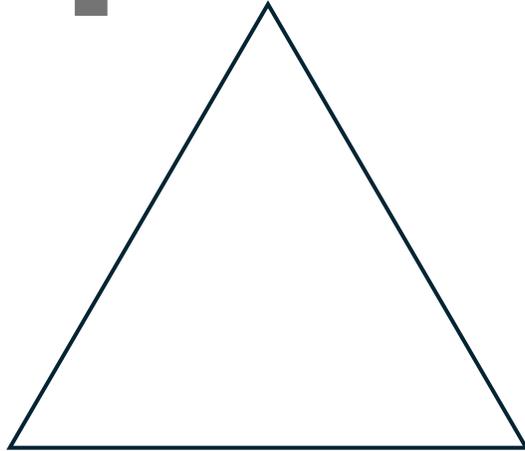
speed



cost

quality

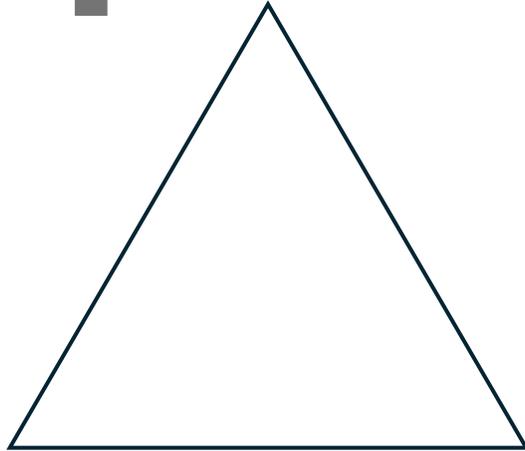
speed



cost

quality

speed



cost

quality

**if they
aren't good**

**if they
aren't good
don't fit in**

**if they
aren't good
don't fit in
don't contribute**

**if they aren't
shaped by the place they're in**

**if they aren't
shaped by the place they're in
and
they people they are for**

**homes should be
shaped by the place they're in
and
they people they are for**

**a home
is more than a house**

**a home
is more than a house
it's a whole place**

**fight for
good
homes**

**fight for
good
homes**

**set a
manifesto**

fight for good homes

Thermal envelopes
Acoustic separation
Form factor
Urban integration
Swift bricks
Material choices
Cycle infrastructure
Sustainable locations
Shading
Energy generation
Front doors
Internal daylight
Orientation
Layout choices
Parking
Street scenes
Connections
Walkability
Flooding and attenuation
Trees and planting
Window sizes
Wall thicknesses
Roofscapes
Bins and bikes
Water use
Land audits
Urban grain
Social infrastructure
Public realm
Land value capture
Affordability
Private amenity space

fight for good homes

Thermal envelopes

Acoustic separation

Form factor

Urban integration

Swift bricks

Material choices

Cycle infrastructure

Sustainable locations

Shading

Energy generation

Front doors

Internal daylight

Orientation

Layout choices

Parking

Street scenes

Connections

Walkability

Flooding and attenuation

Trees and planting

Window sizes

Wall thicknesses

Roofscapes

Bins and bikes

Water use

Land audits

Urban grain

Social infrastructure

Public realm

Land value capture

Affordability

Private amenity space





© 2023 Google



Google



the front door



121



GAMMA

GAMMA

SOLICITORS

SOLICITORS

FOR SALE
CALL
01 234 5678





materials





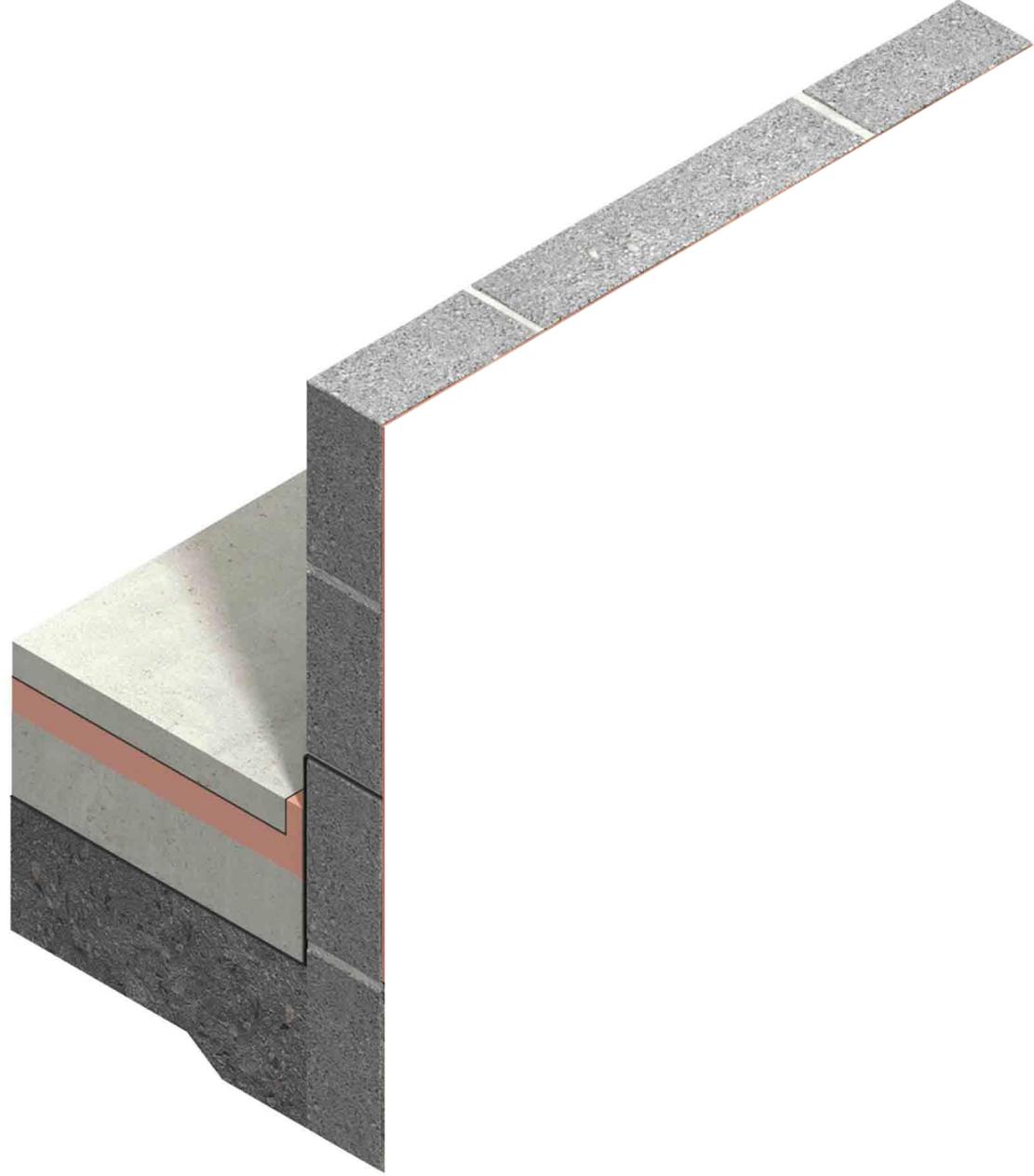
© 2021 Cavendish

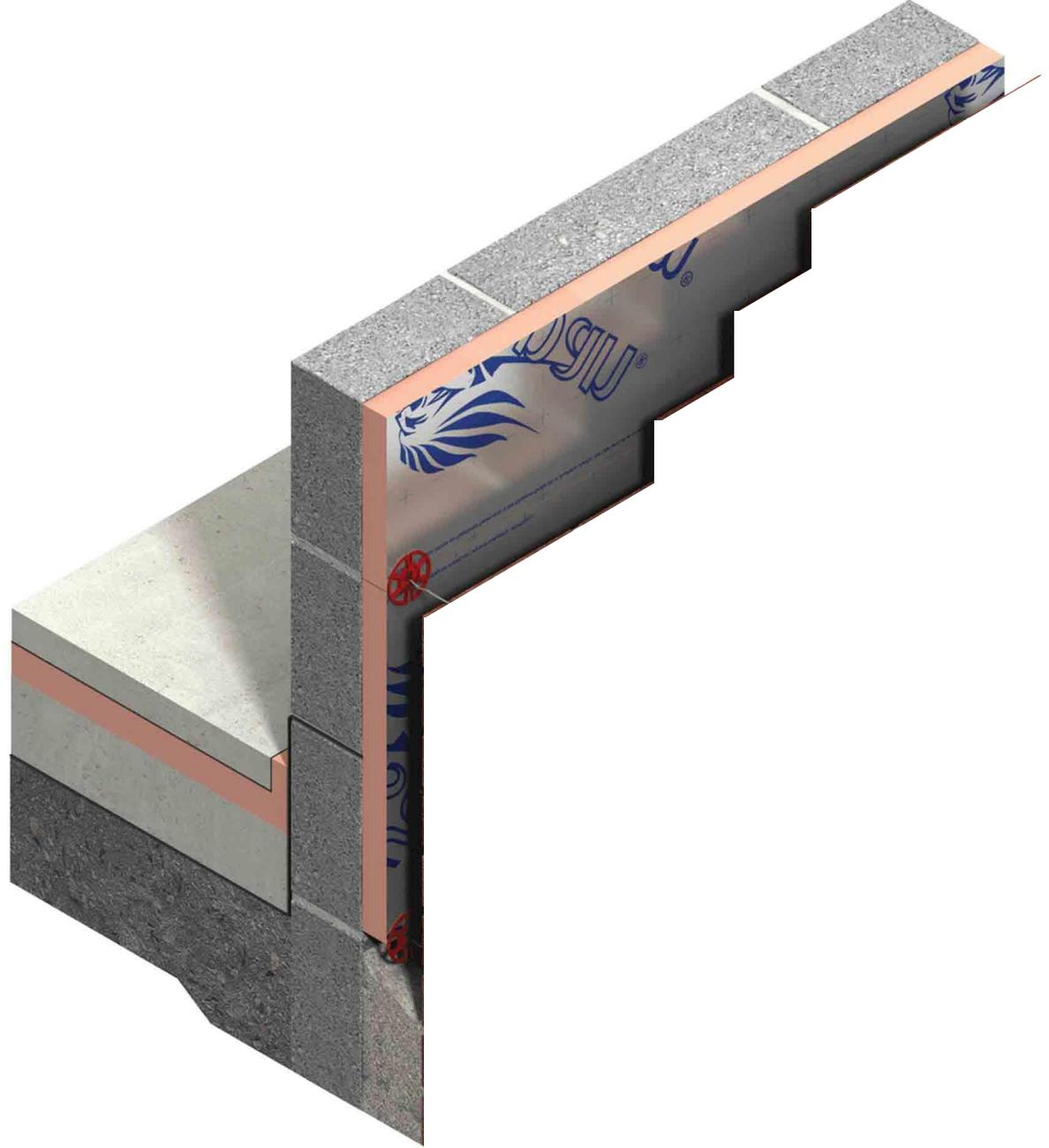
© 2022 Cavendish

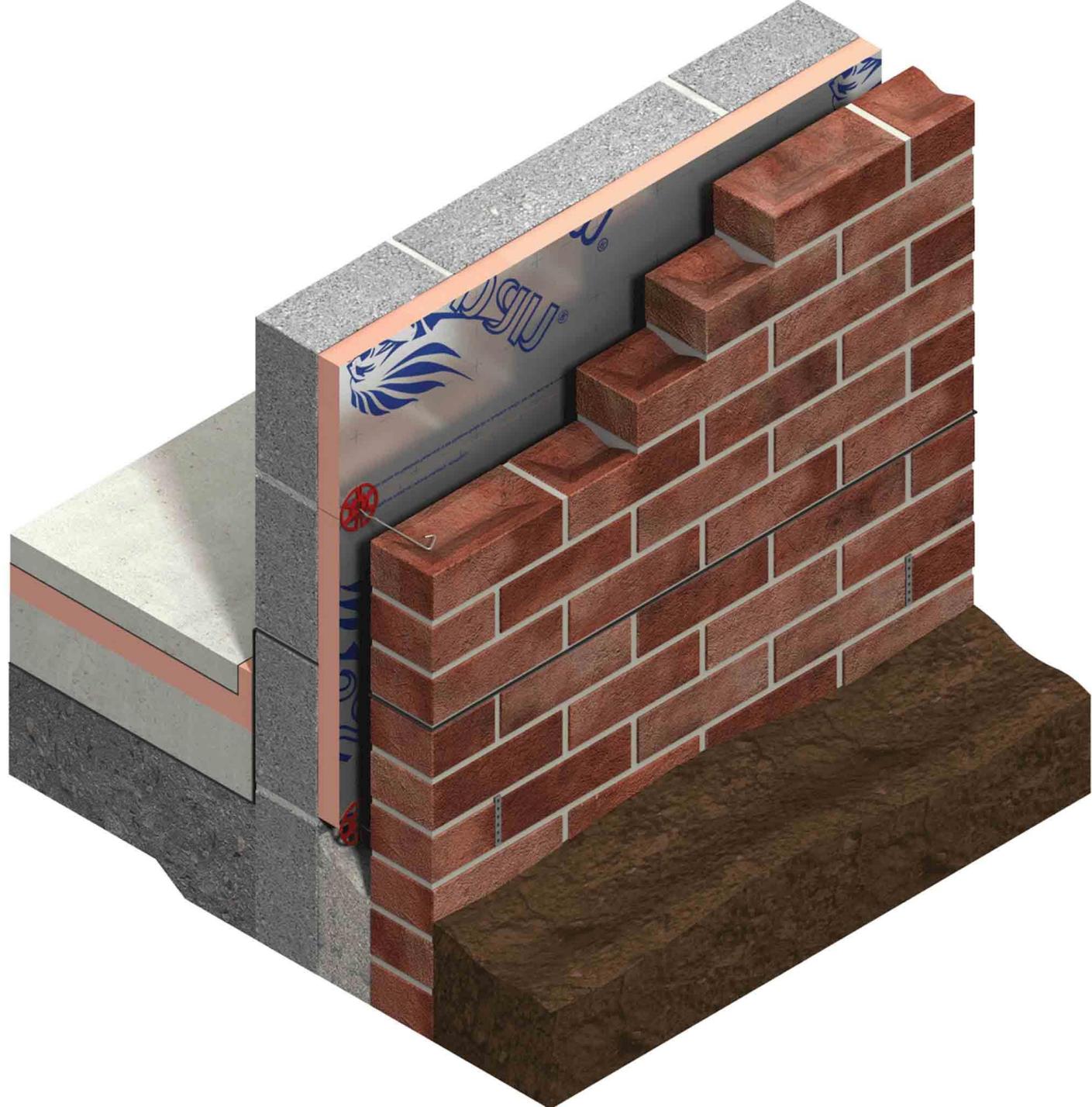
Lamb Ln

NT













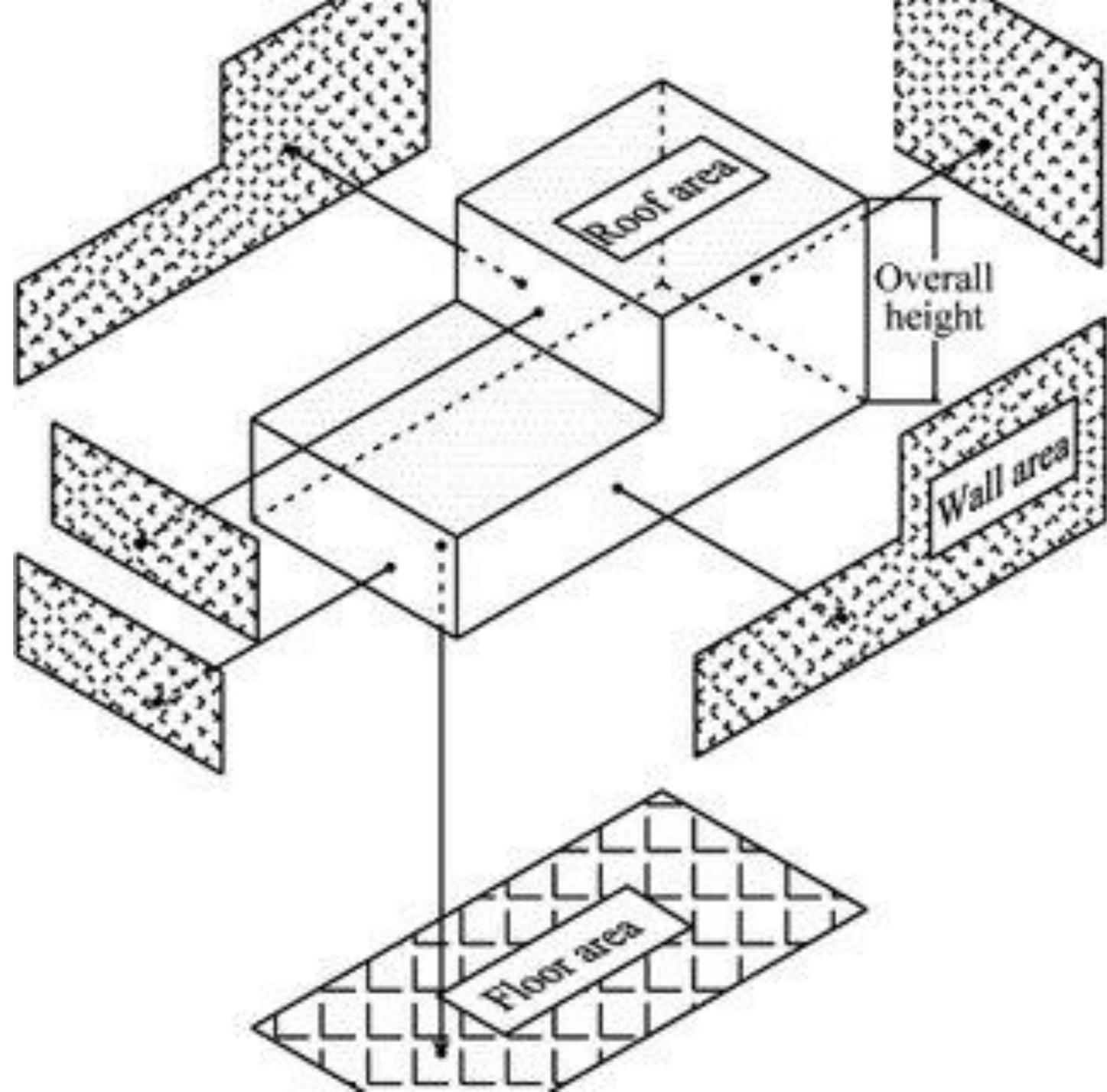


LAUREL COURT





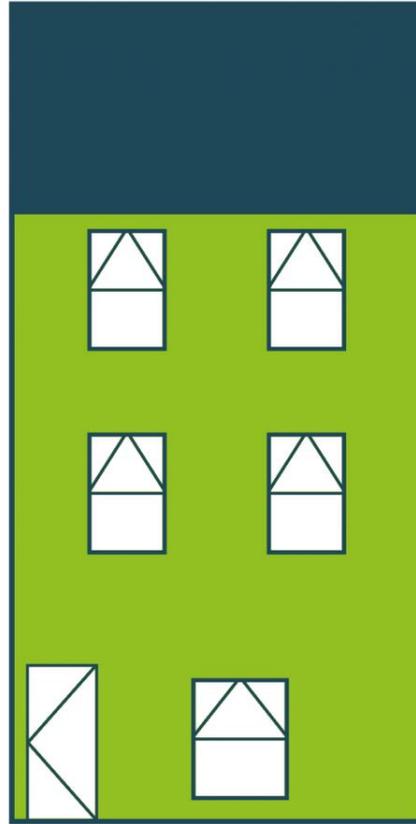
form factor







BUNGALOW
FORM FACTOR 4



**3 STOREY MID-TERRACE
TOWNHOUSE**
FORM FACTOR 1.8

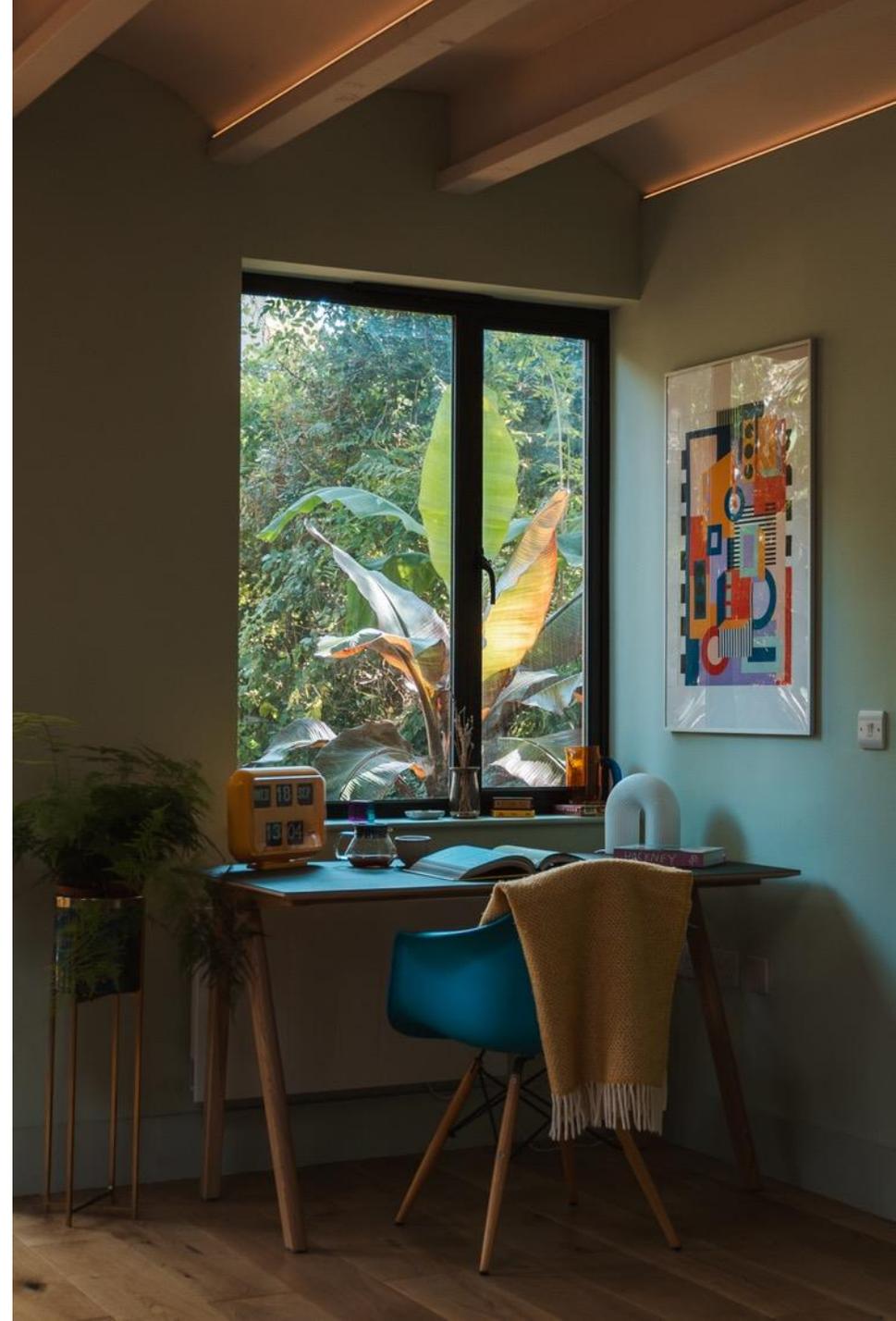


2 STOREY SEMI-DETACHED
FORM FACTOR 2.8



solar gains















thermal losses

Barratt set to build 728 Passivhaus homes across London

By Alex Funk | 20 May 2025



Proposed rollout spans two schemes in partnership with Places for London

Barratt London has announced plans to build an initial 728 sustainable homes across two schemes in what is believed to be the largest Passivhaus rollout in the country.

The developer said its Lo-E Homes will meet and exceed Passivhaus, a standard for comfortable, climate-resilient and low-energy buildings.

Barratt will begin its rollout in its upcoming developments in High Barnet and Acton's Bollo Lane, both of which are being delivered in partnership with Places for London, which is Transport for London's property and development arm.

The Lo-E home was created by a team of experts, including Passivhaus designers and building physicists Beyond Carbon, to be able to handle future heatwave conditions like those experienced in the capital in July 2022.



Barratt's Bollo Lane scheme in Acton

Hanaa Siddiqi · May 22 · 2 min read

Barratt Commits to Making Every London Development Meet Passivhaus Standards



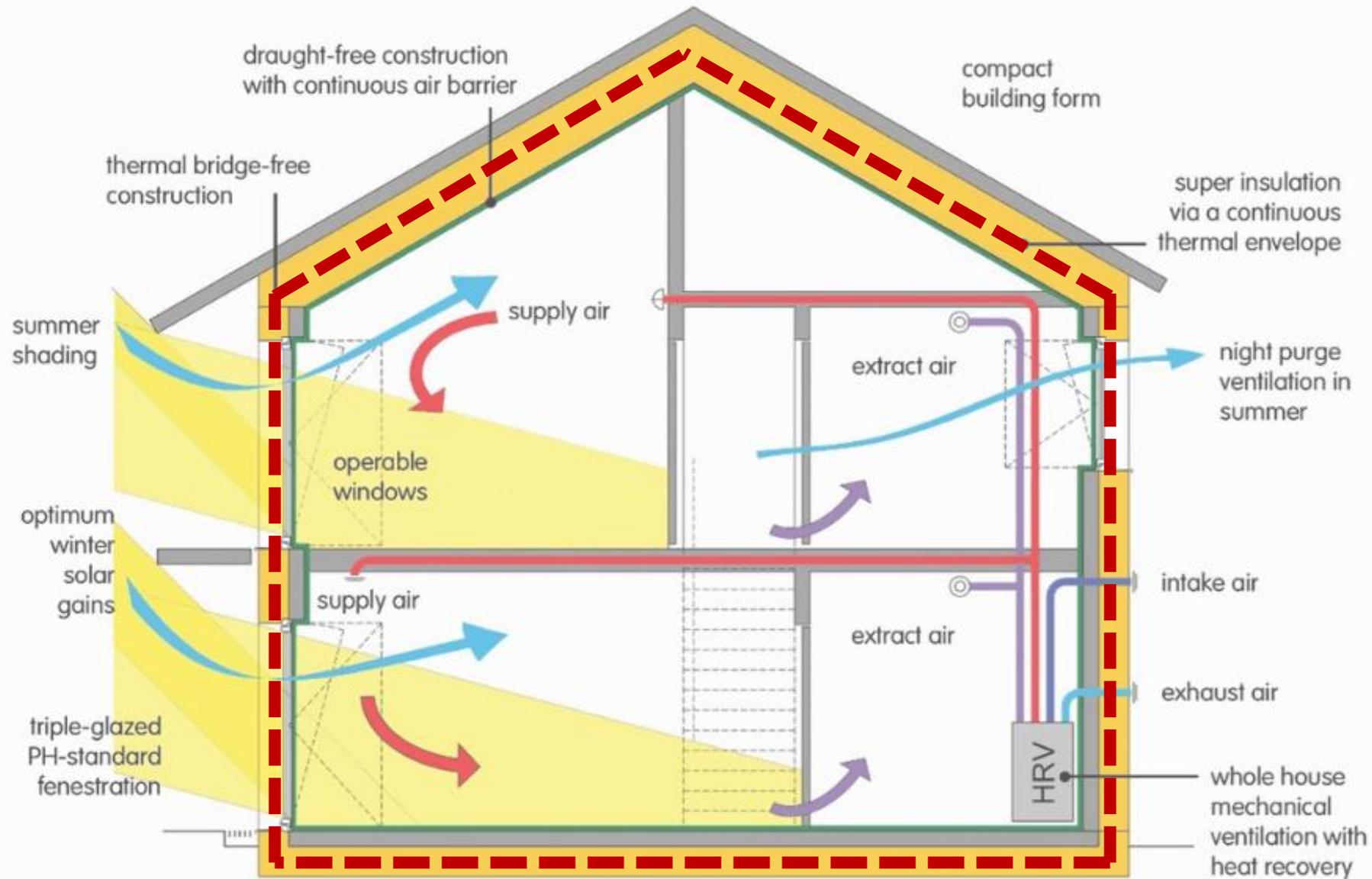
Image Credit: Barratt London

Barratt London is making a bold move: all its future developments will now follow Passivhaus design principles. The goal is to slash residents' energy bills while keeping homes cool even as London faces increasingly frequent heatwaves.

Barratt London teamed up with Passivhaus designers, building physicists, and other experts to craft this strategy, creating the 'Lo-E' approach. This isn't just another buzzword — it's about embracing a global building standard that demands top-tier energy efficiency and comfort. Passivhaus buildings harness natural heating,

10 W/m²

100 W/m²

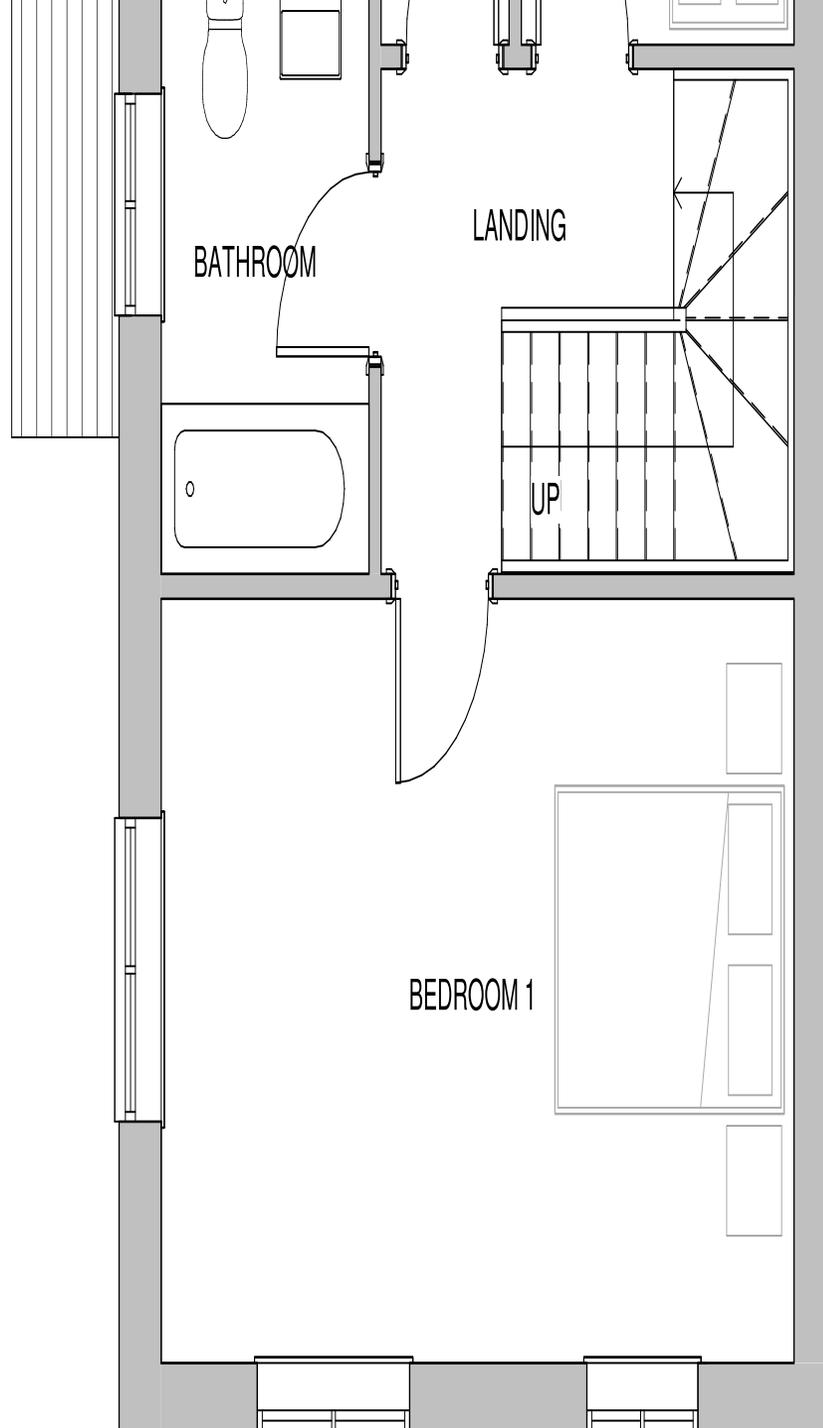
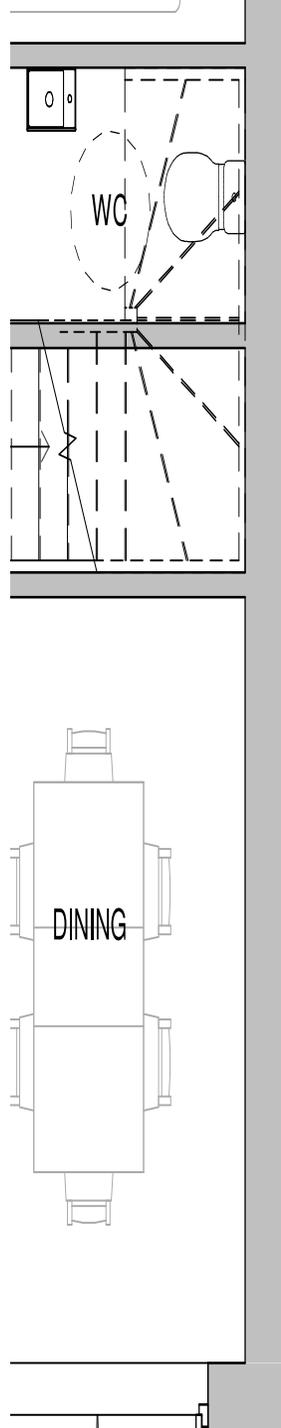


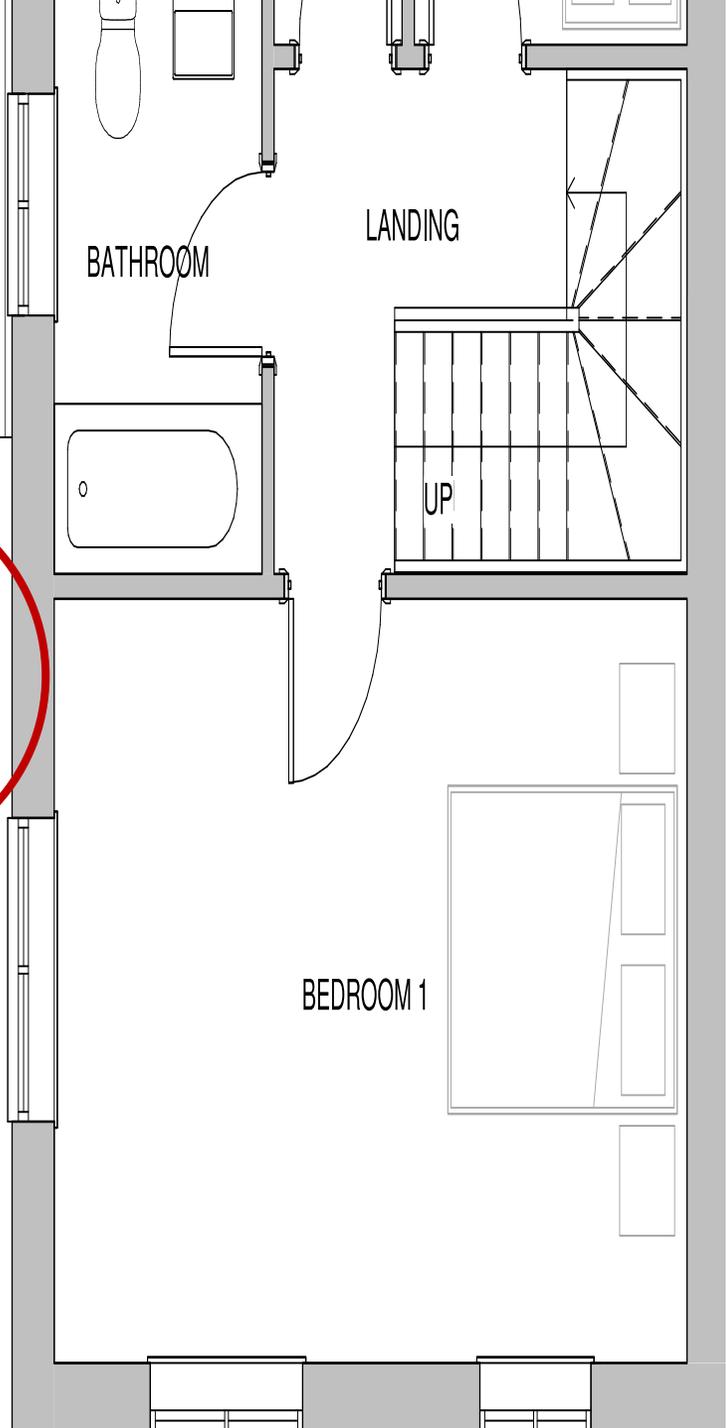
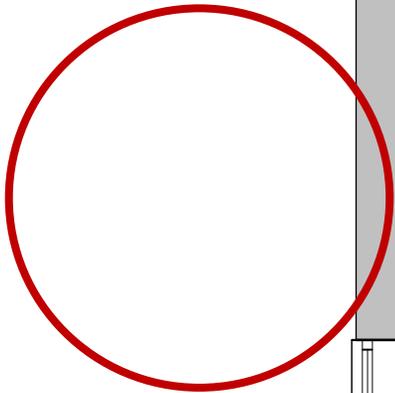
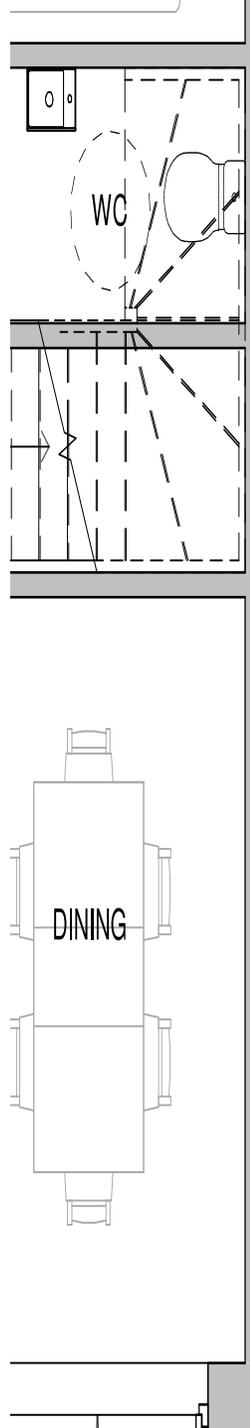


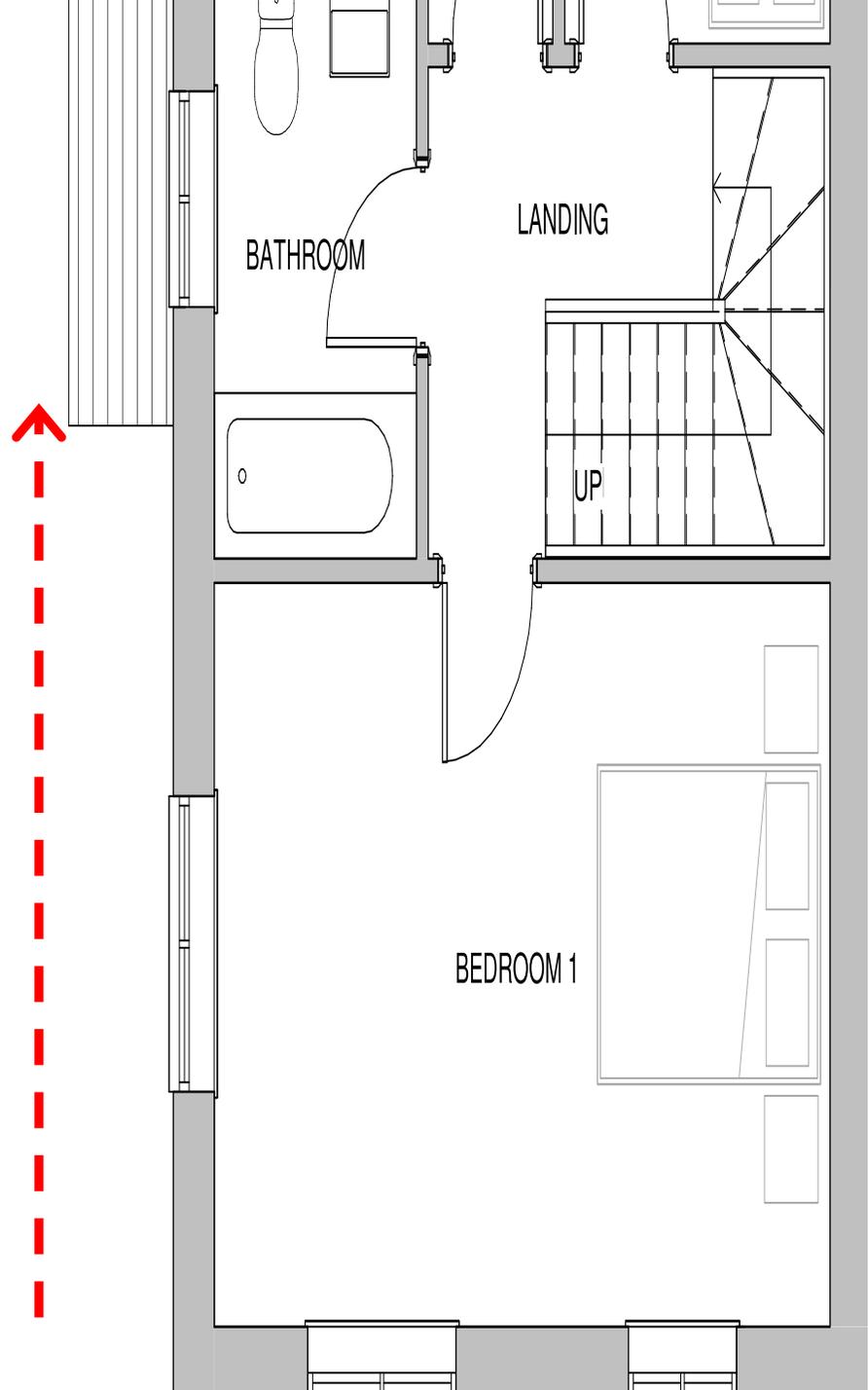
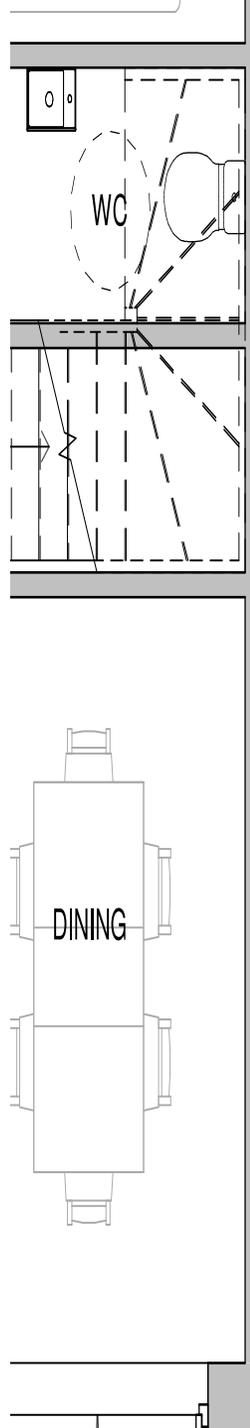
layout

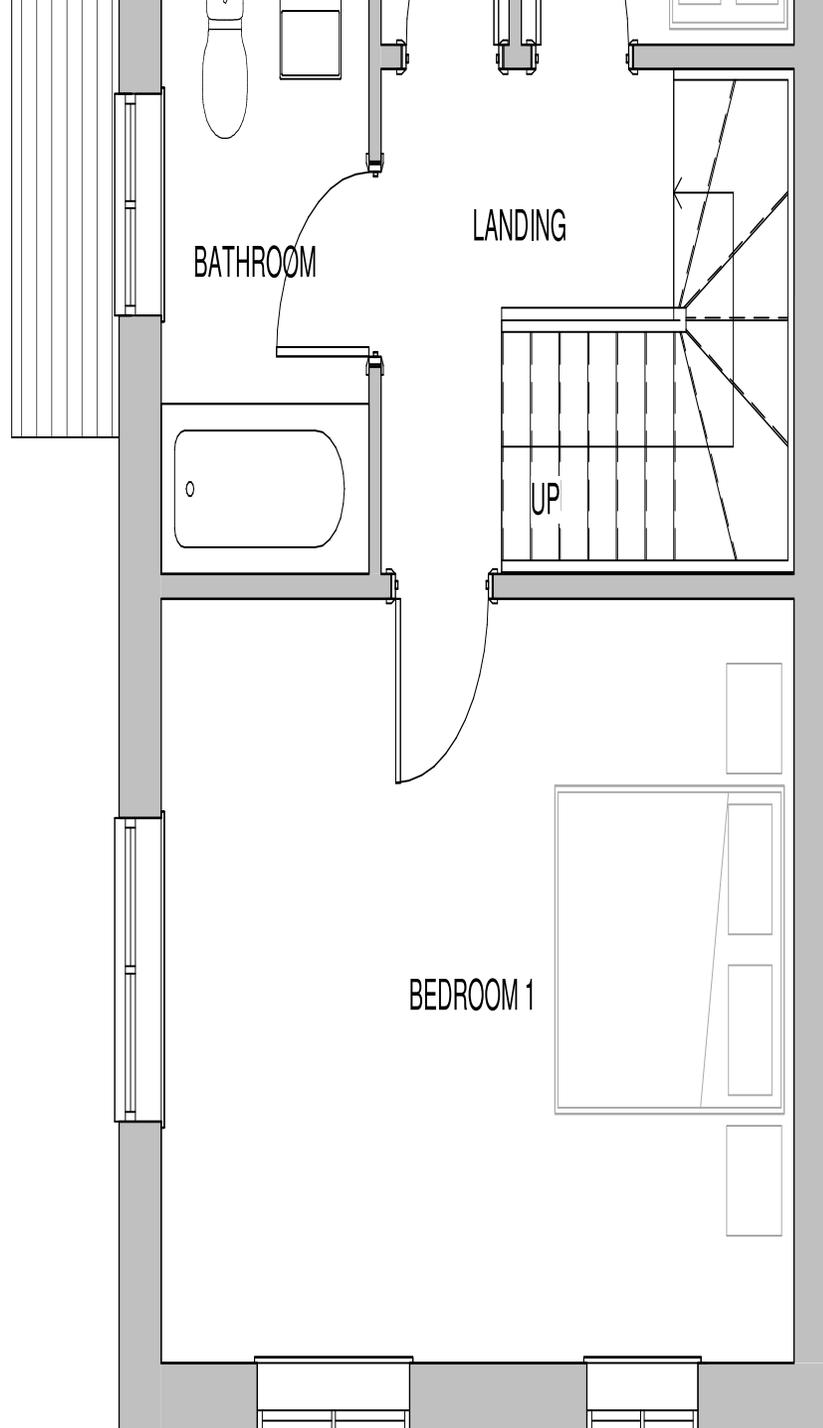
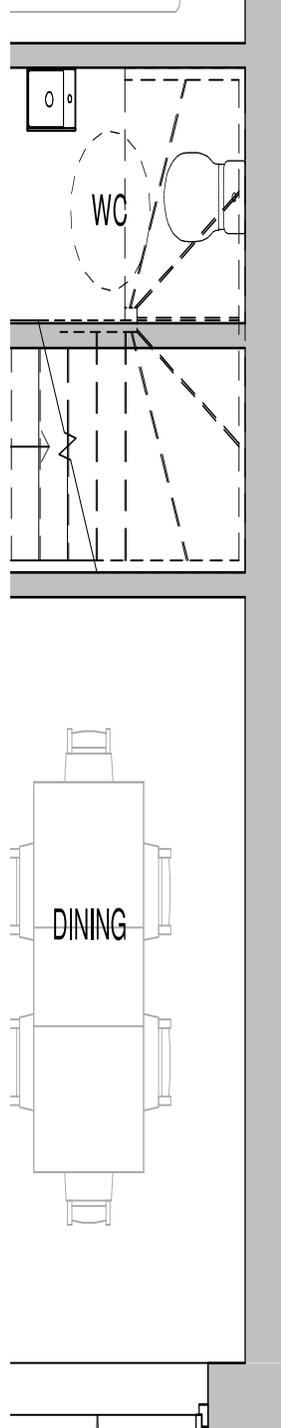


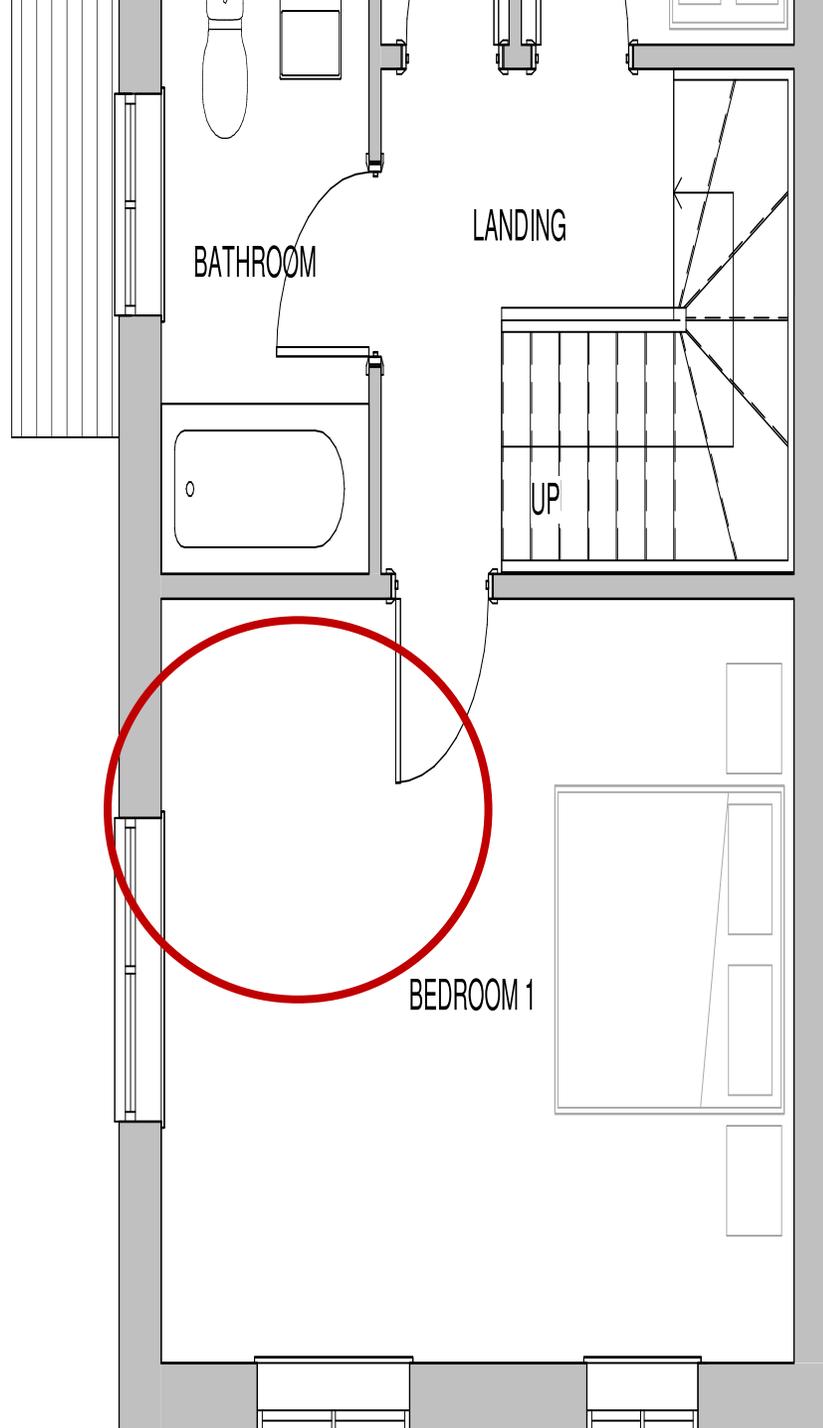
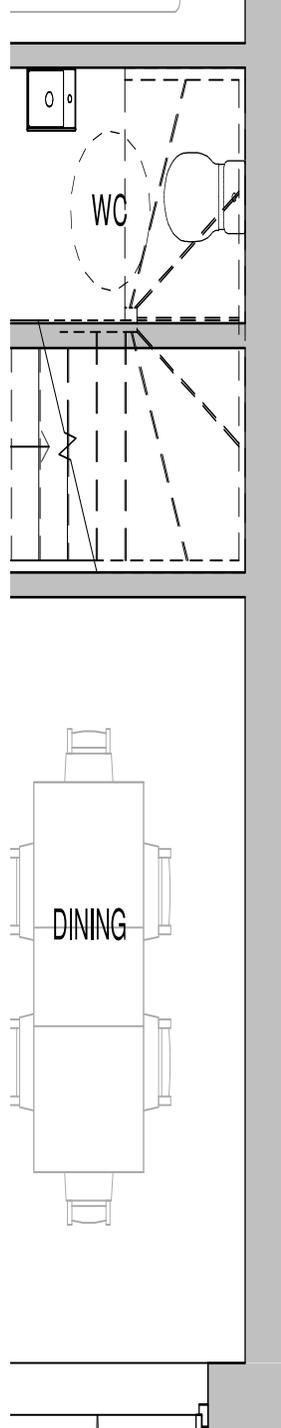


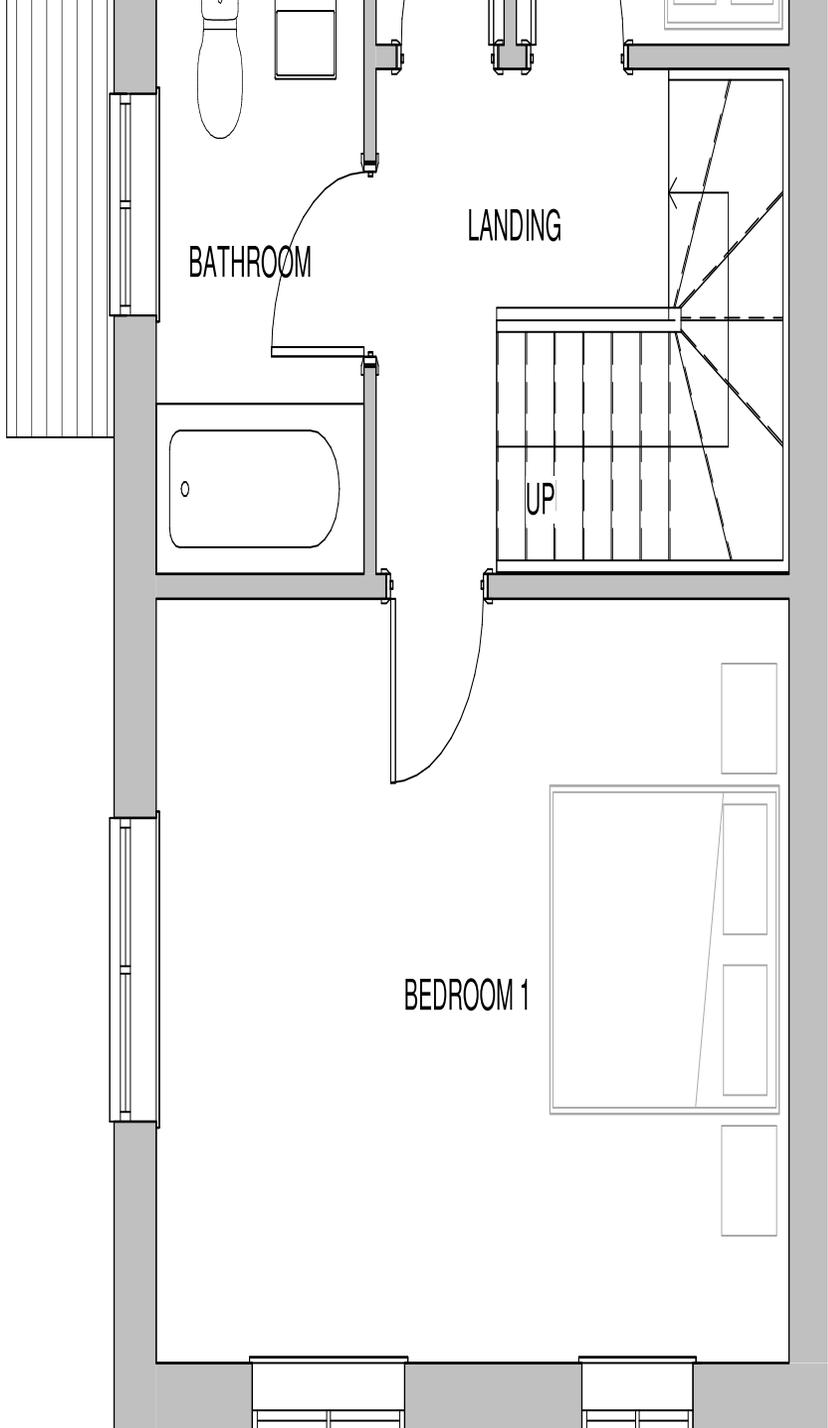
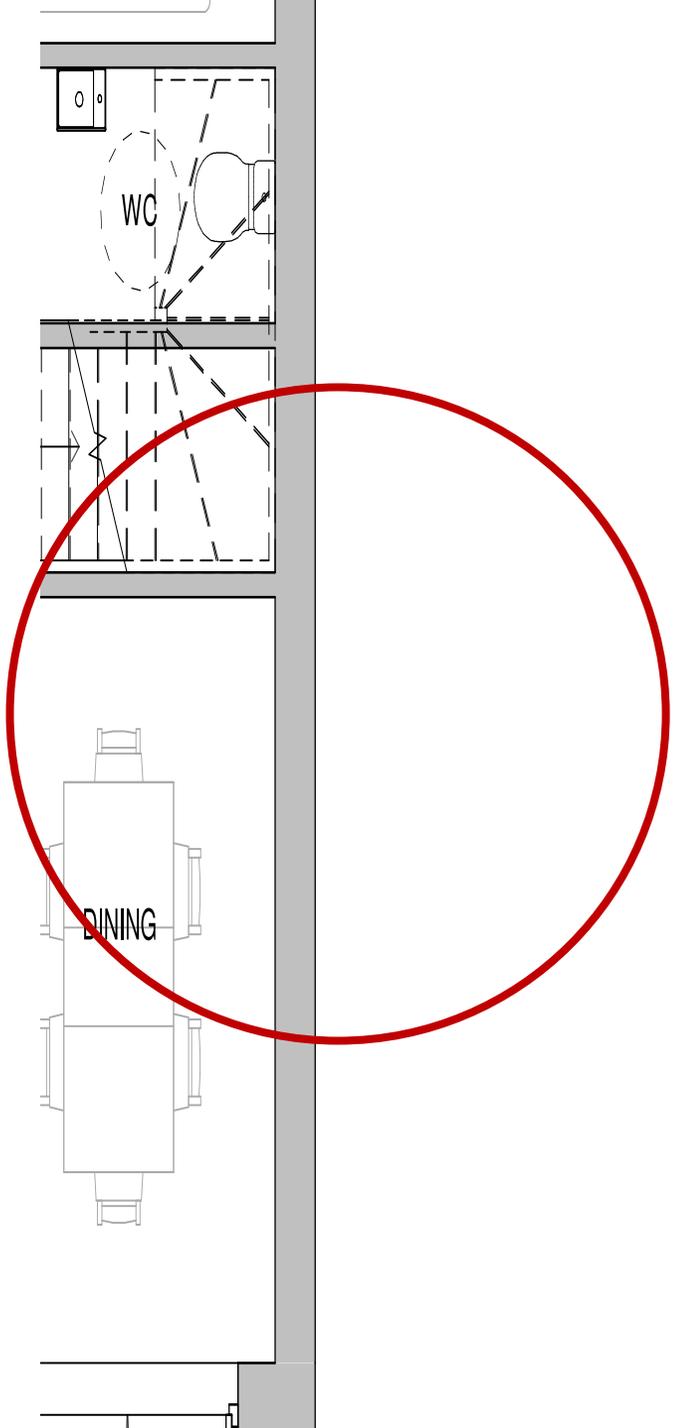


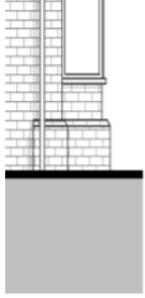












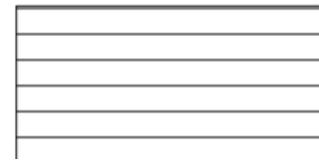
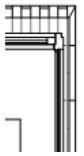
Side Elevation 1A

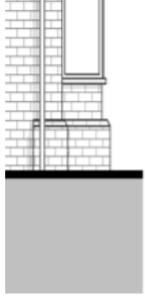
1 : 100



Side Elevation 2

1 : 100





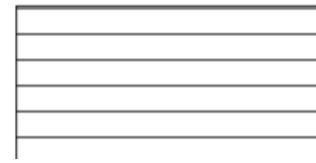
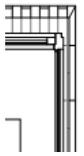
Side Elevation 1A

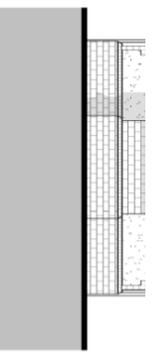
1 : 100



Side Elevation 2

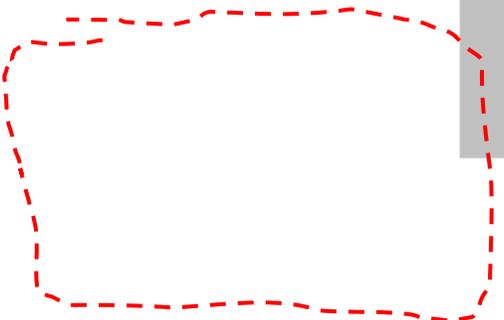
1 : 100





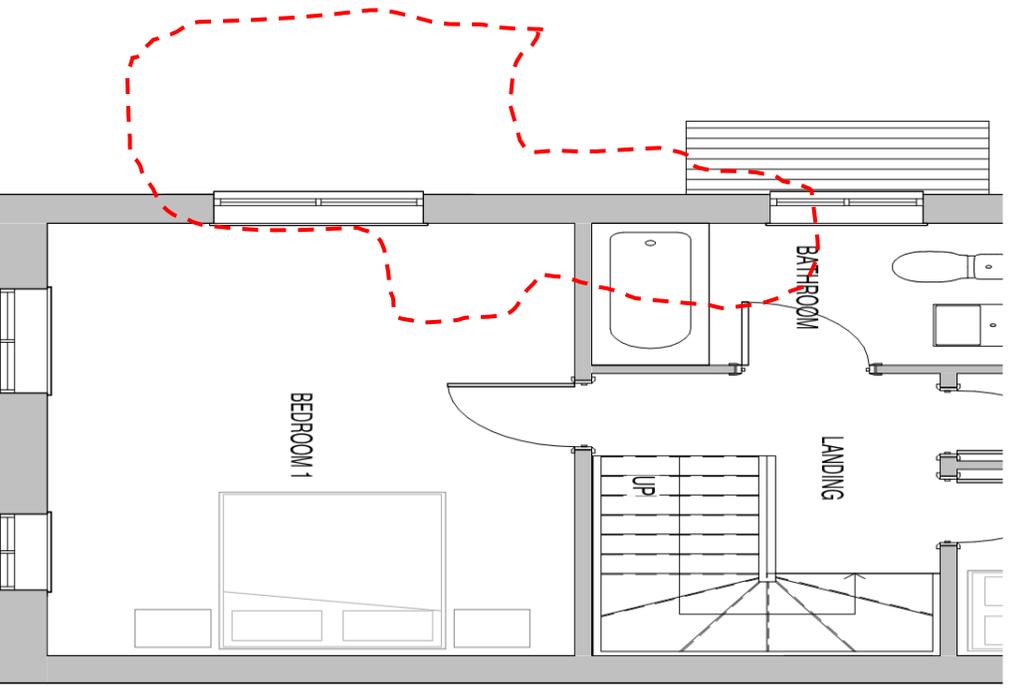
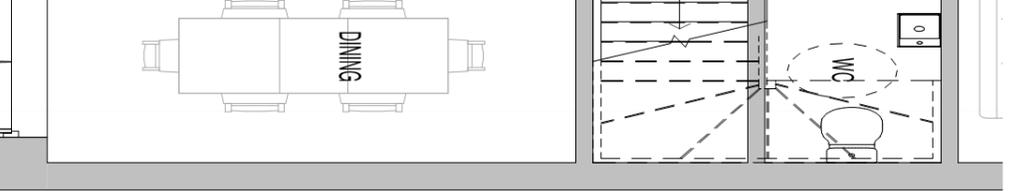
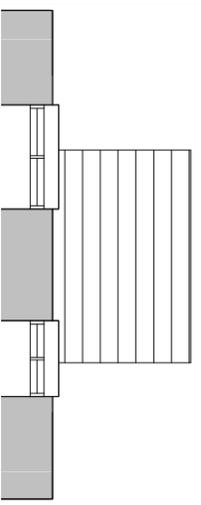
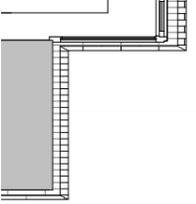
Side Elevation 1A

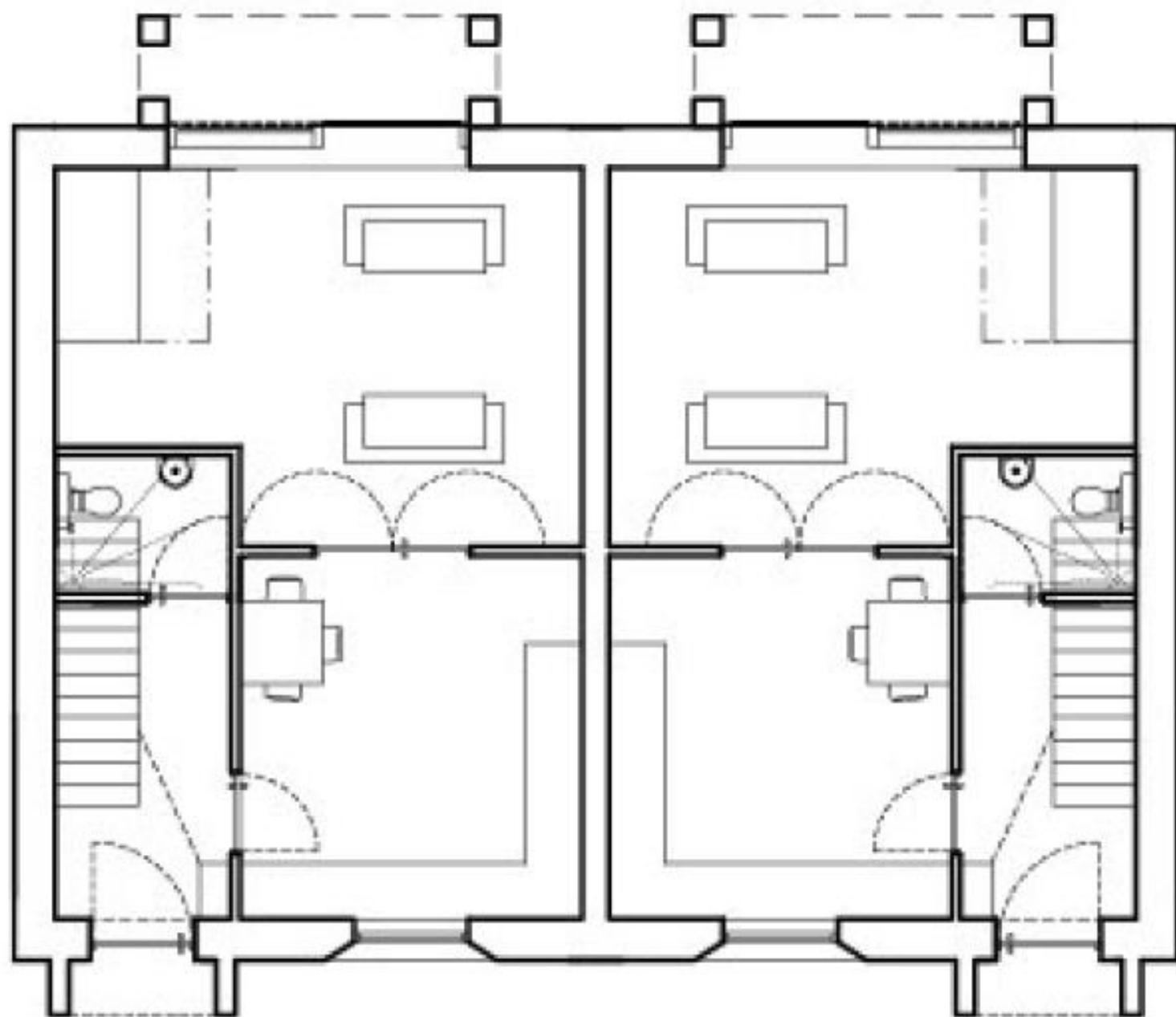
1 : 100

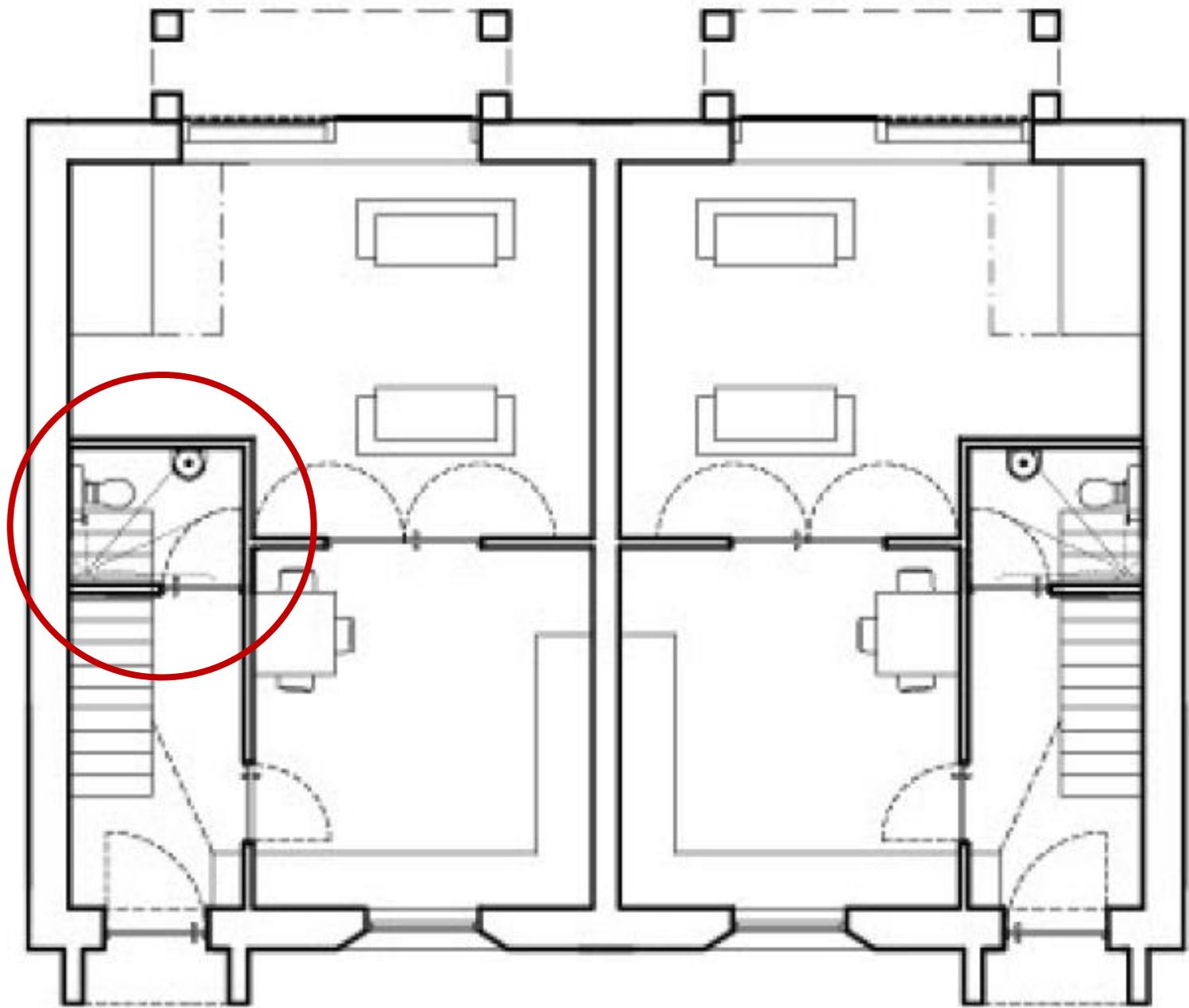


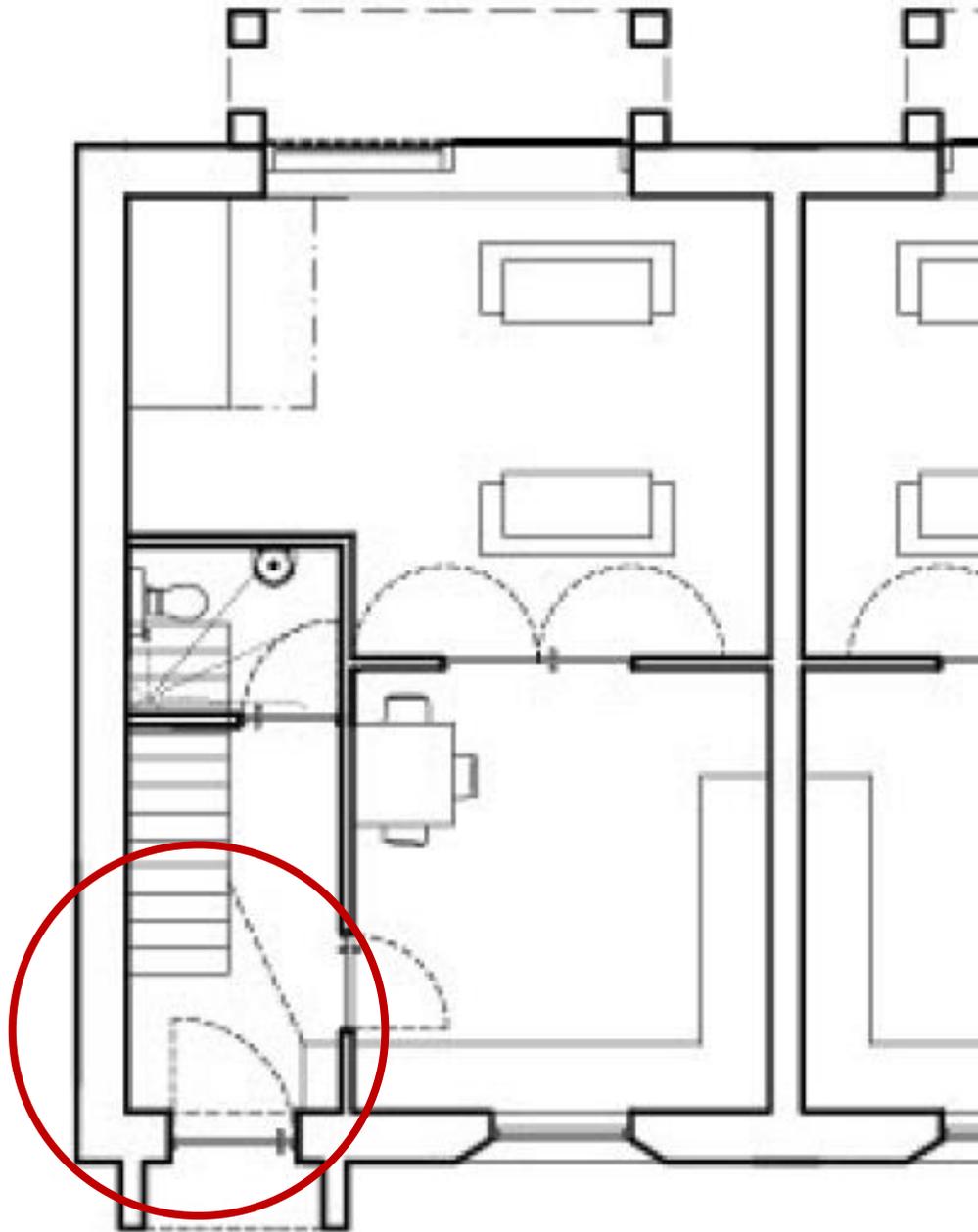
Side Elevation 2

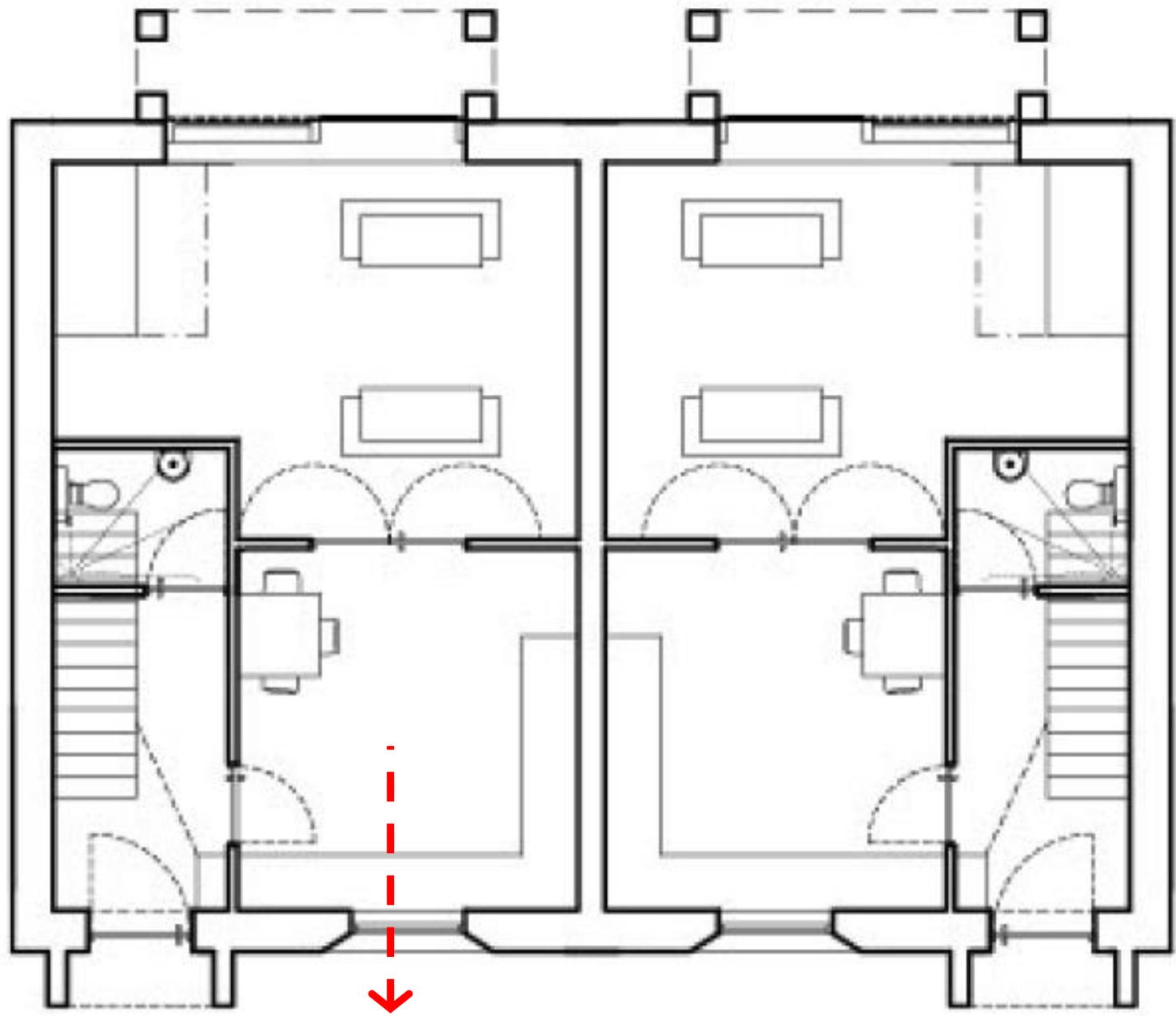
1 : 100

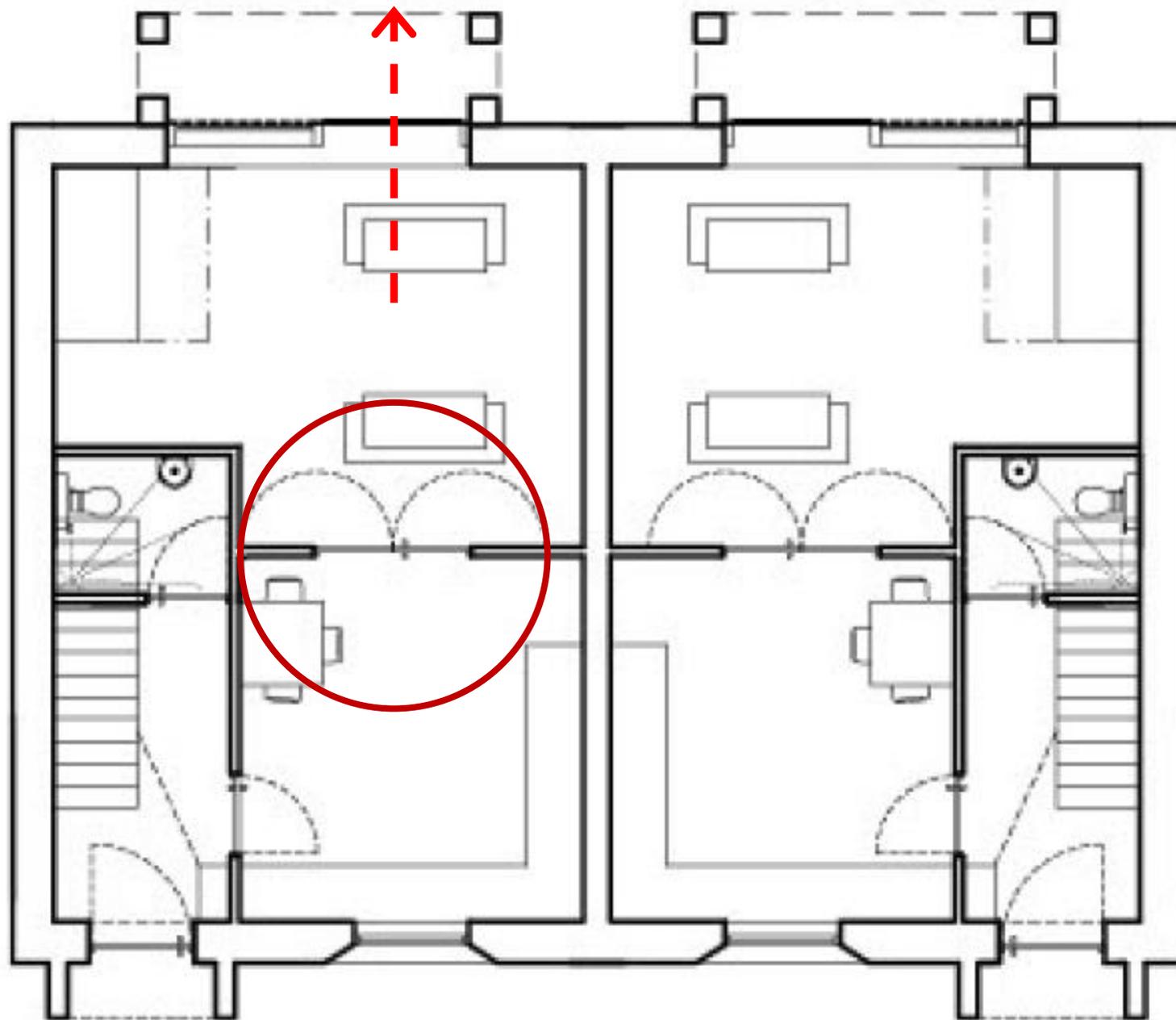


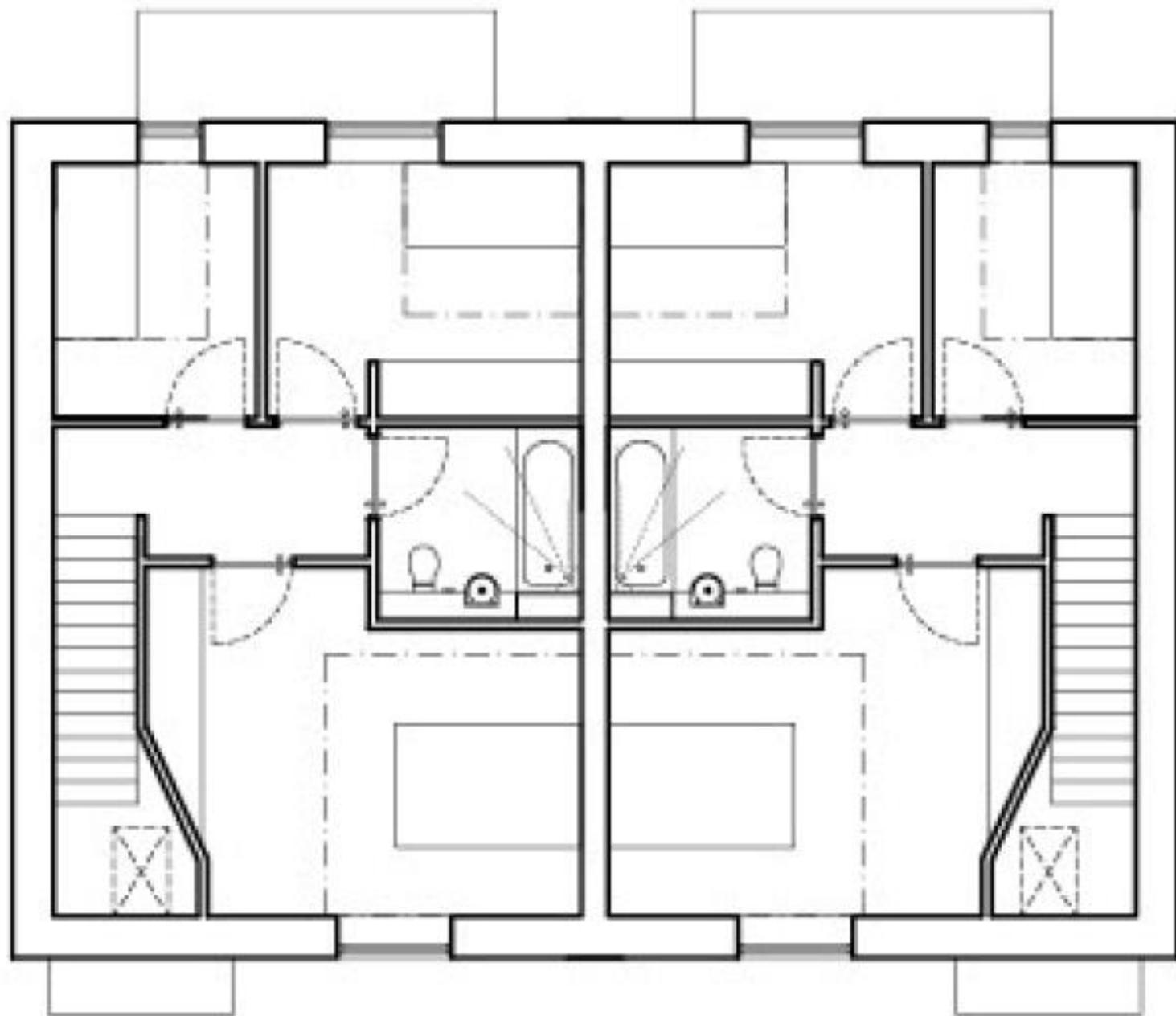






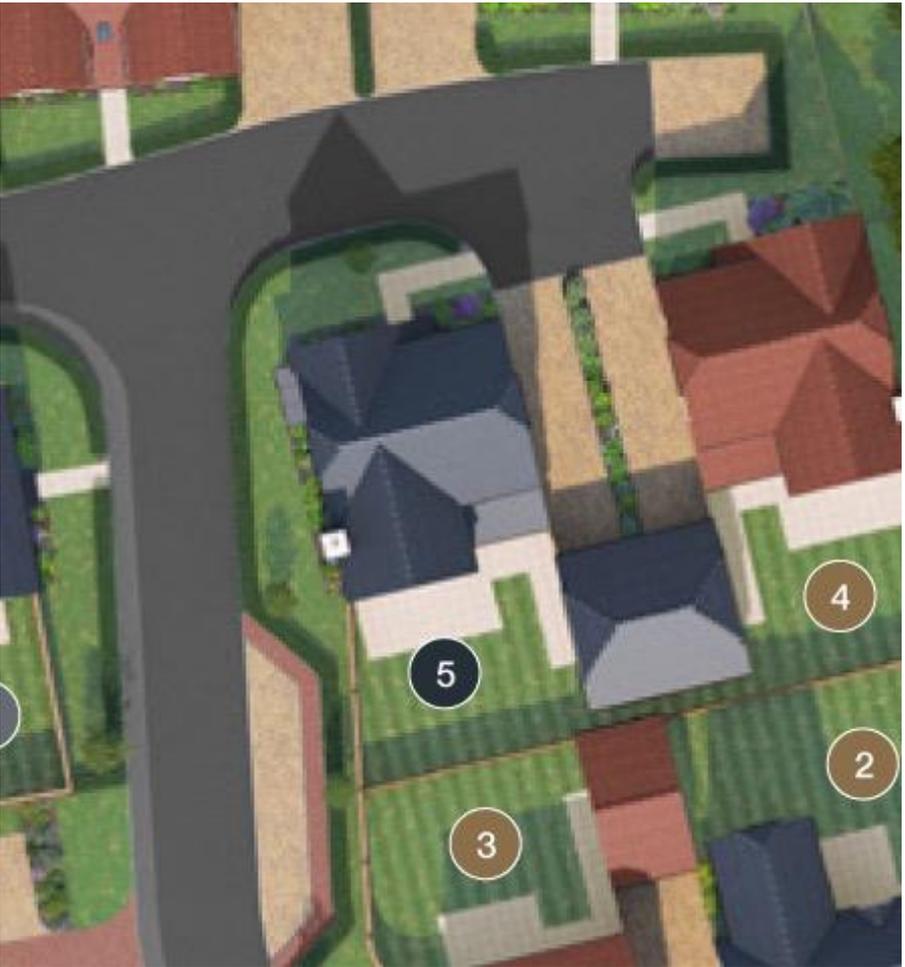








demand more care



--
**jump
in
scale**
--



land budget



Fig.3 - The study comprises a "land budget" analysis of a range of conventional and more alternative development models, set out in sections 3 and 4.

4.3.3 Land budget analysis

The land budget analysis shows that over one third of the development area is used for private amenity spaces and 13% is dedicated to buildings. The green space along the southern site boundary is categorised as redundant verge as it provides a buffer from the adjacent railway infrastructure, and it accounts for 14% of the overall development area. The infrastructure related to vehicles occupies 22% of the development and includes parking spaces and roads. The infrastructure related to vehicles occupies 22% of the development and includes parking spaces and roads.

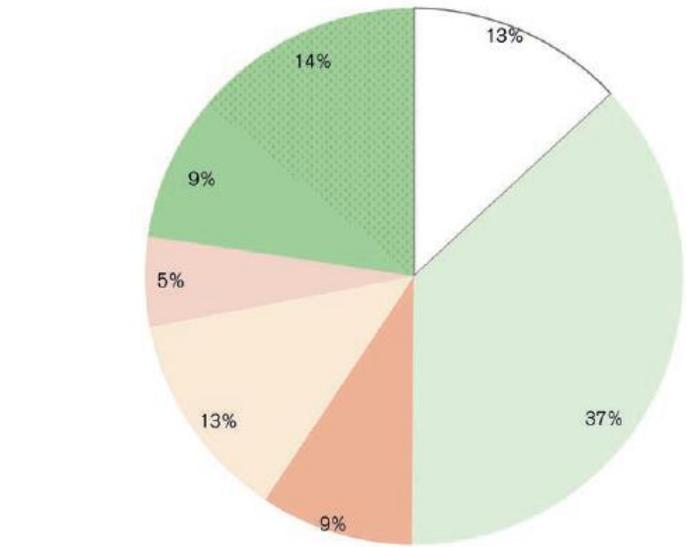


Fig. 26- Great Bentley plan with land budget data

5.2.4 Land budget analysis

The land budget analysis of Goldsmith Street demonstrates that nearly one-third of the development is occupied by buildings. This ratio is significantly larger than the 14% average of the conventional development model. Rear gardens occupy 18% of the site, significantly less than the 27% average of the conventional development model. 1/5 of the site is occupied by footpaths, which is four times higher than the average conventional developments. This is a result of wide footpaths that are accessed from the rear gardens, which provide a form of public open space.

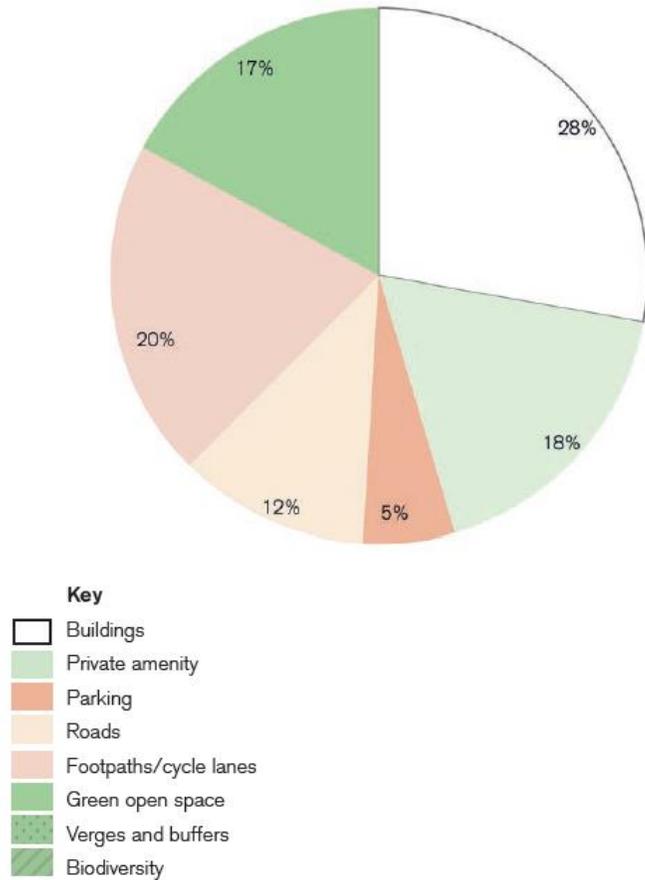


Fig. 55- Goldsmith Street plan with budget data



Fo HG Decorating

The Chase Park Play Area

mpington
otment
ociety

Cakes Designs 3NL

Ben Wilson Link

Wright Cres

Alick Hommsell View

James Daniels View

Armistice Ave

Essex Regiment Way

Wright Cres

Robert McCarthy Pl

William Gurton Vw

William Gurton Vw

Gakusei Karate
Beaulieu Park School

Royal Way

Chaplen St

Age UK Essex
Temporarily closed

Essex caviar

Essex Regiment Way

Grantham Dr

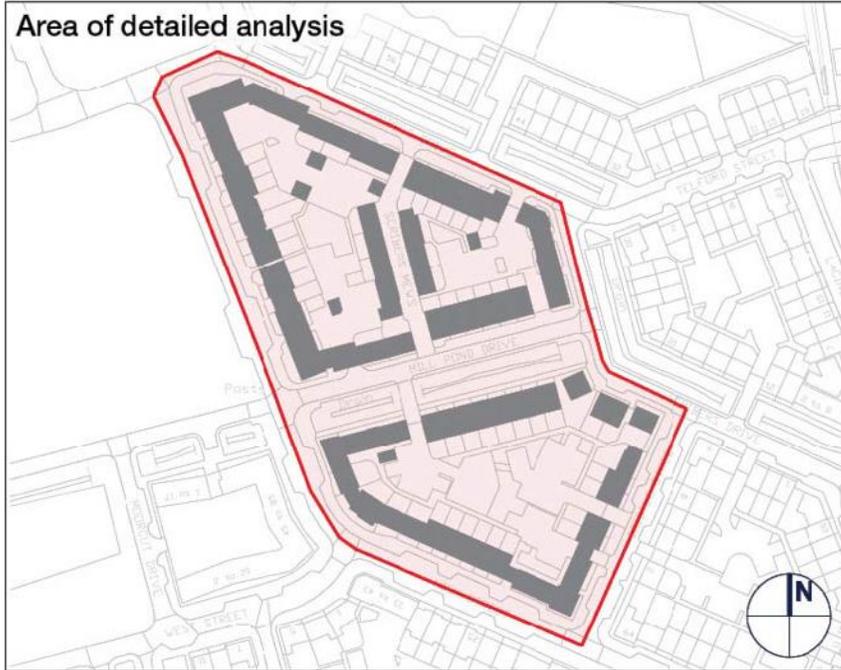
Grantham Dr

Glanville Rd

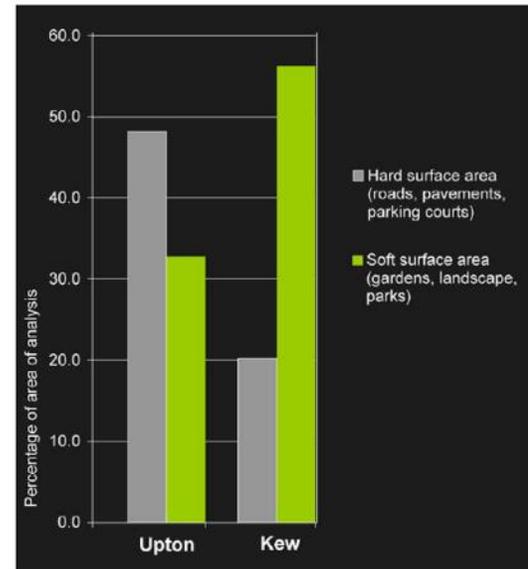
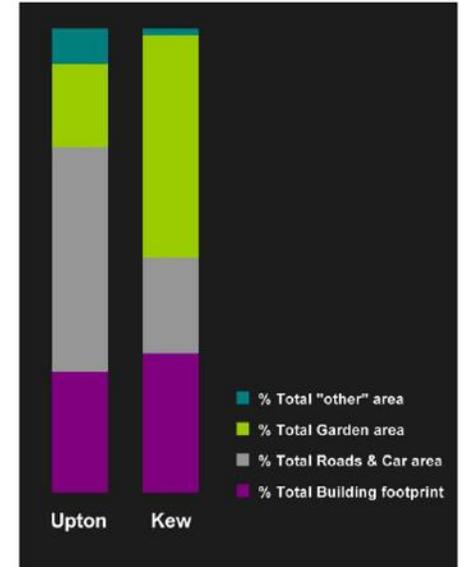
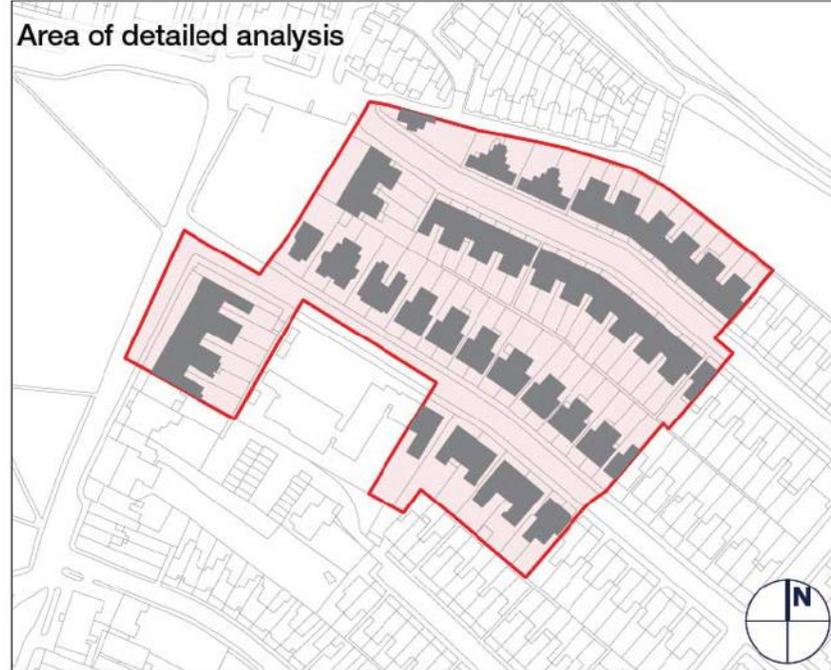
Chaplen St

Glanville Rd

Upton



Kew, London



parking

Buying a car in Japan

You have to have a parking space to [purchase a car in Japan](#). The dealer will ask for proof of a parking lot, which you either own or rent, and it has to be within a 2km radius from where you live.

**integrated
on street
parking barns**

INTEGRATED WITH TYPOLOGY



ON STREET



MACCREANOR LAVINGTON WHAT TYPE OF CAR STORAGE?









Car parking What works where

horizons







Thames Valley
KEEP CLEAR
National Cycle Route





Chiltern Cres

Google

© 2023 Google

© 2023 Google









GOLDEN JUBILEE 2002

THE BOARD INN

THE PRIORY

THE GEORGIAN ANTIQUITY CENTRE &





at New Shop

COURTYARD

View Pharmacy
Royal Coat



FARMER'S MARKET
TODAY
AT THE
TOWNHALL

Just
to
Say...
Cards



-- pause for breath --

lets make this meaningful

MANIFESTO

MANIFESTO

MANIFESTO

there is a problem

MANIFESTO

there is a problem

find examples to defeat the problem

MANIFESTO

there is a problem

find examples to defeat the problem

adapt these to your situation

our problem

our problem

**what we are building
is dividing our society**

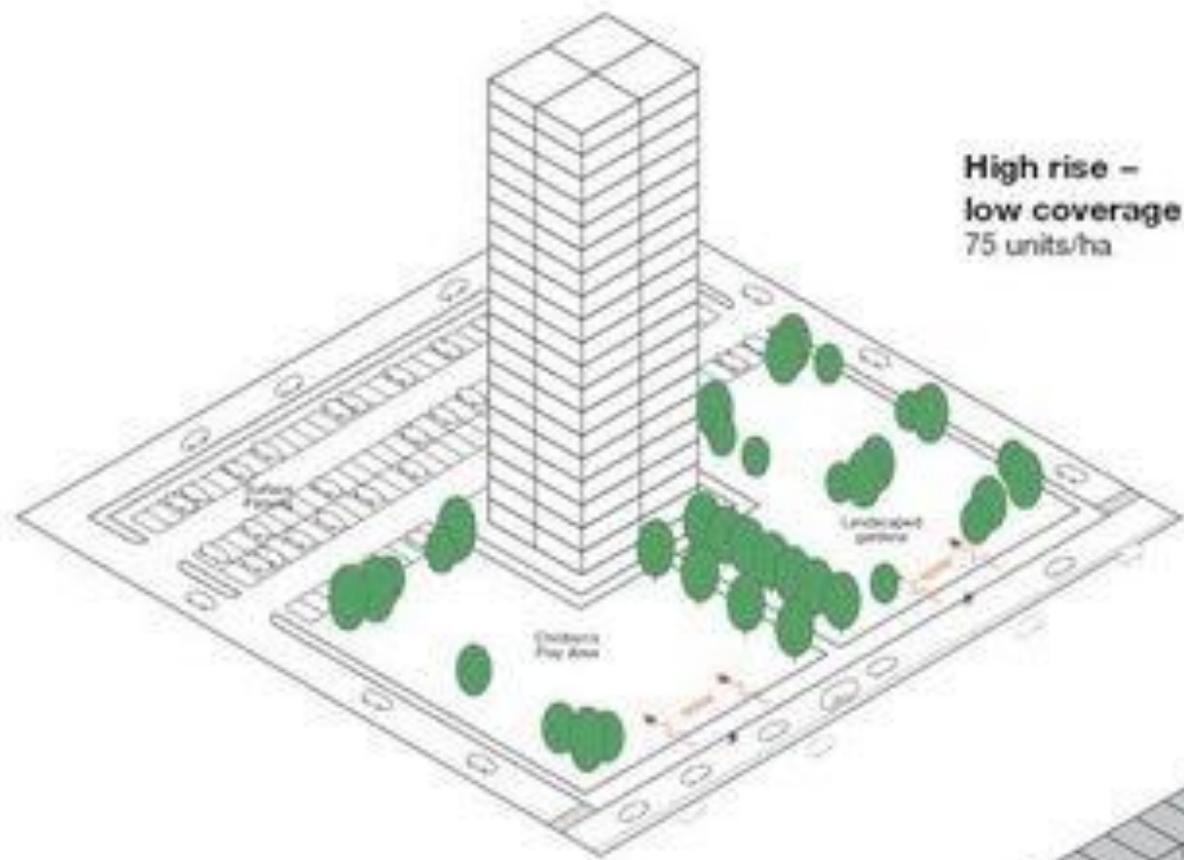




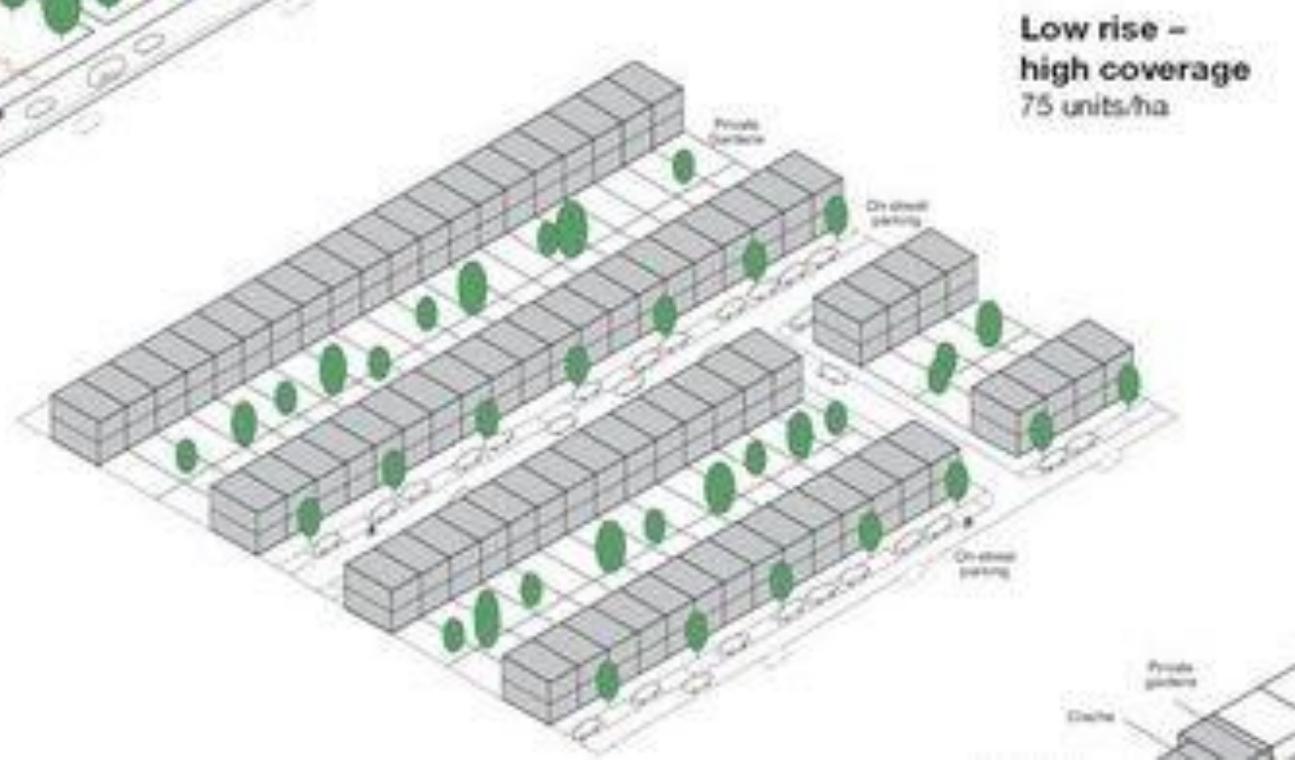




an example

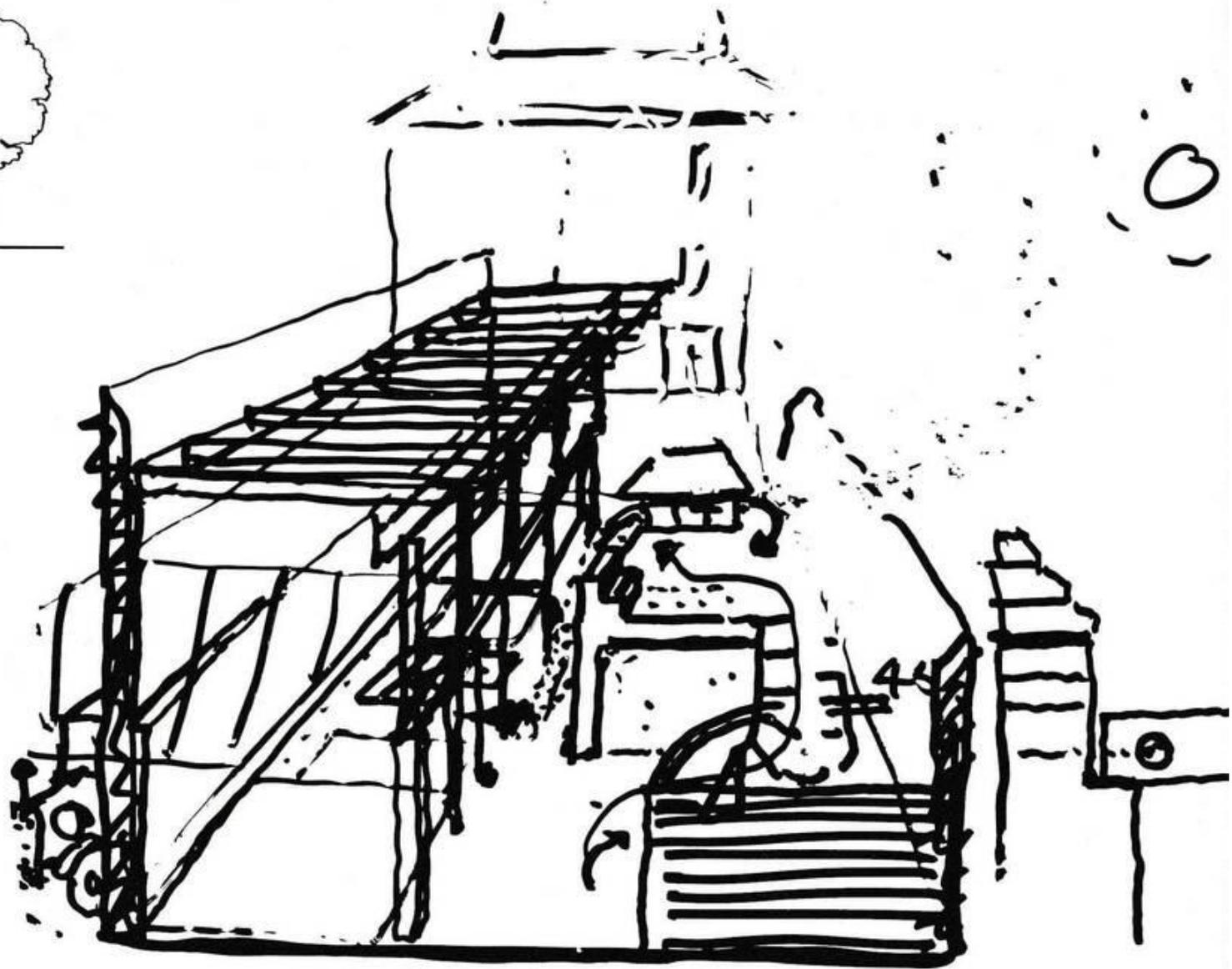
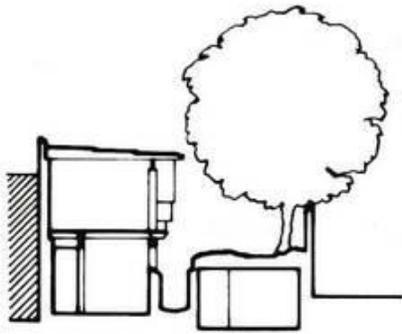


**High rise -
low coverage**
75 units/ha

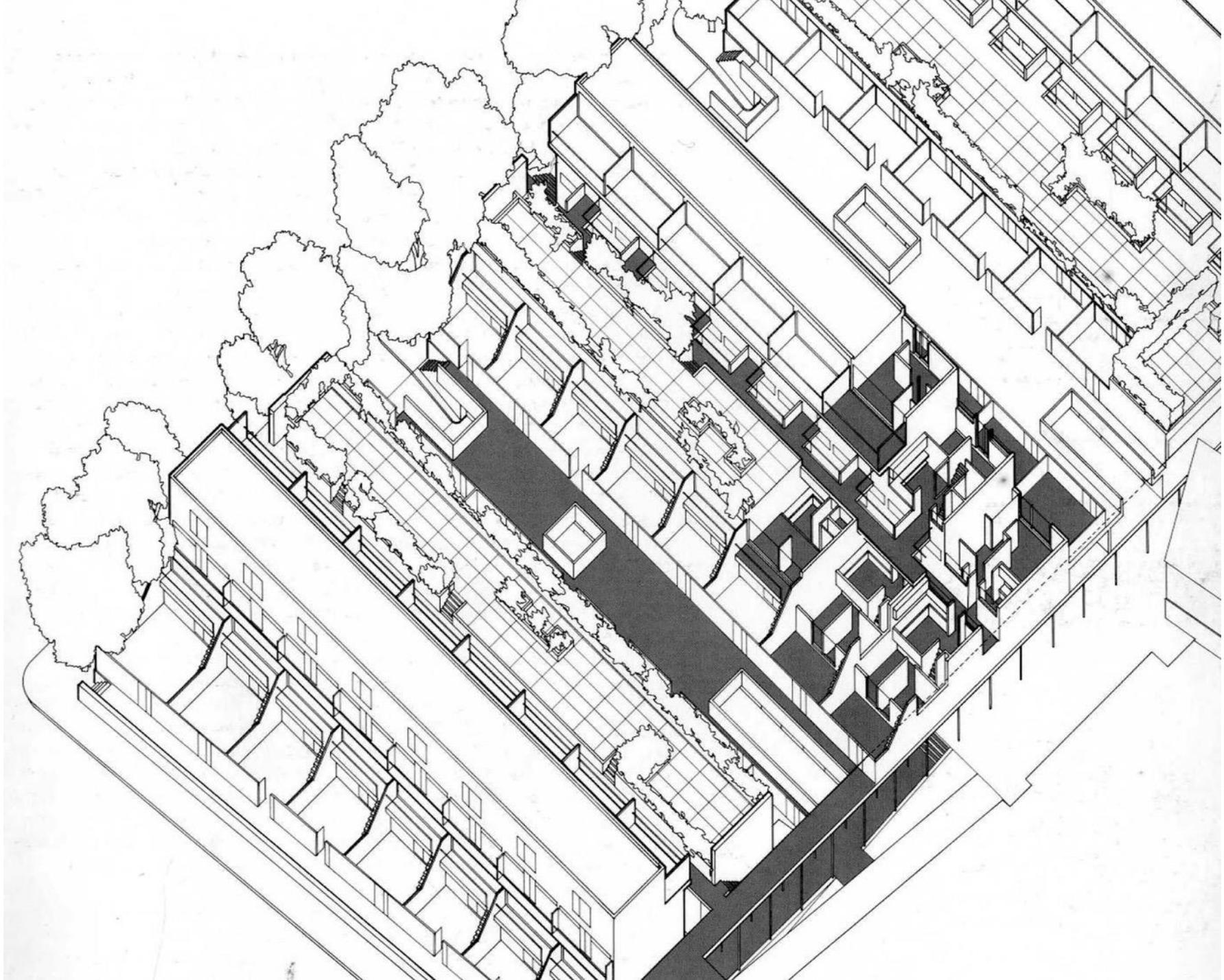


**Low rise -
high coverage**
75 units/ha





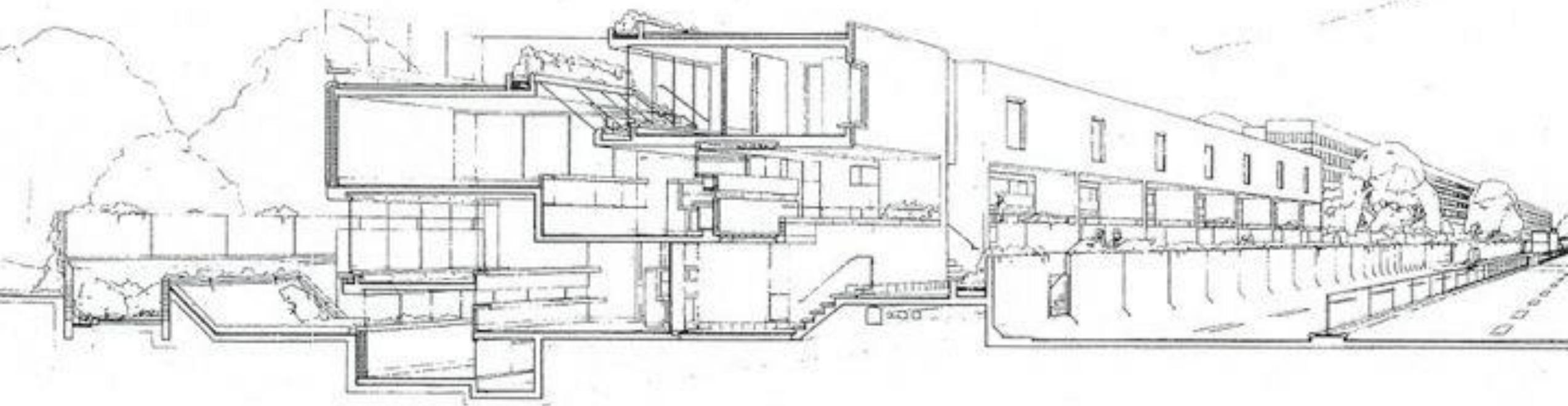
25'













**a social ideal
made physical**

our approach

our approach

**spaces that bring
people together**

our approach



our approach

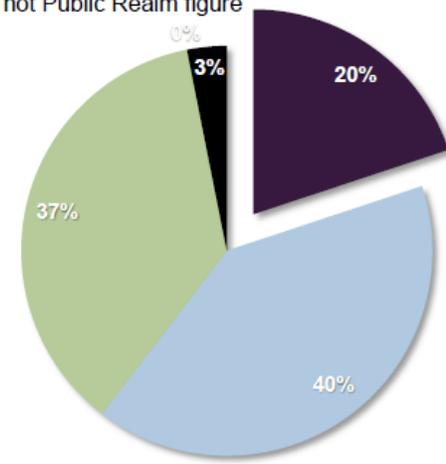


**somewhere
in Swindon**



Site Area: 1.85 Acres
Developable Land: 1.85* Acres (minus POS)
Floor Space/acre: 17,264sqft/acre
 *calculated using POS only, not Public Realm figure

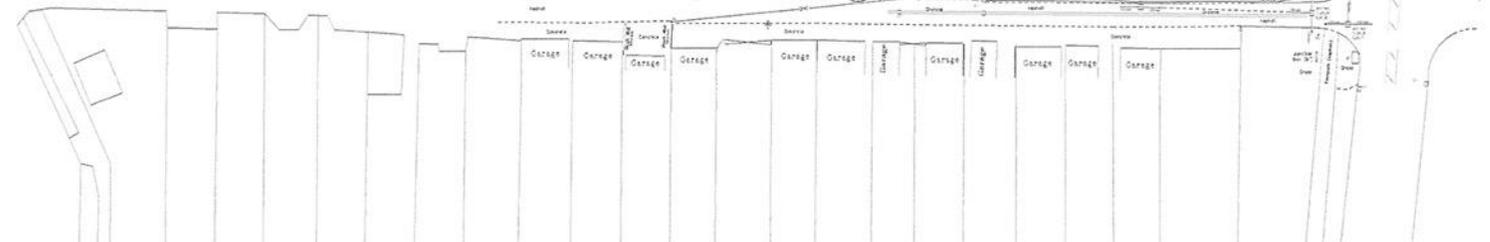
- **Built footprint**
16,065sqft
- **Highway & parking**
32,679sqft
- **Private Garden**
29,466sqft
- **Public Realm**
0sqft
- **Incidental Space**
2,511sqft



HOUSETYPE SCHEDULE

PRIVATE HOUSING

A TYPE	3 BED	1 NO.
B TYPE	4 BED	2 NO.
C TYPE	3 BED	5 NO.
C Ext	3 BED	4 NO.
D TYPE	4 BED	4 NO.
F TYPE	3 BED	5 NO.
G TYPE	4 BED	2 NO.
H TYPE	2 BED	6 NO.
K TYPE	4 BED	2 NO.
TOTAL DWELLINGS		31 NO.



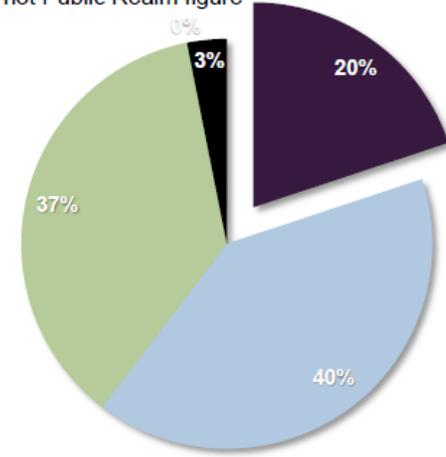


HOUSETYPE SCHEDULE

PRIVATE HOUSING		
A TYPE	3 BED	1 NO.
B TYPE	4 BED	2 NO.
C TYPE	3 BED	5 NO.
C Ext	3 BED	4 NO.
D TYPE	4 BED	4 NO.
F TYPE	3 BED	5 NO.
G TYPE	4 BED	2 NO.
H TYPE	2 BED	6 NO.
K TYPE	4 BED	2 NO.
TOTAL DWELLINGS		31 NO.

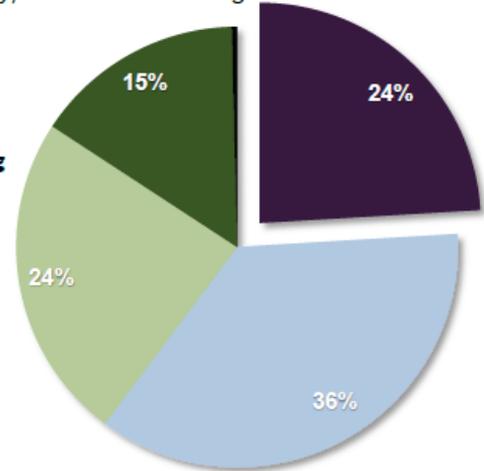
Site Area: 1.85 Acres
Developable Land: 1.85* Acres (minus POS)
Floor Space/acre: 17,264sqft/acre
 *calculated using POS only, not Public Realm figure

- **Built footprint**
16,065sqft
- **Highway & parking**
32,679sqft
- **Private Garden**
29,466sqft
- **Public Realm**
0sqft
- **Incidental Space**
2,511sqft



Site Area: 1.85 Acres
Developable Land: 1.22* Acres (minus POS)
Floor Space/acre: 27,018sqft/acre
 *calculated using POS only, not Public Realm figure

- **Built footprint**
19,375sqft
- **Highway & parking**
29,119sqft
- **Private Garden**
19,351sqft
- **Public Realm**
12,392sqft
- **Incidental Space**
307sqft





© 2023 Google



© 2023 Google

© 2023 Google



**somewhere in
north London**



Soho Boots - Authorised
Jo Ghost Italy &...
Shoe Shop

Clandon House

Clandon Gardens
Footbridge

Edgewood Mews

Edgewood Mews

Edgewood Mews

Edgewood Mews

Beechwood Ave

N Circular Rd.

A406

A406

N Circular Rd.

A406

A406

Beaufort Park - 2
Beds - 2 Bathrooms

Beaufort Park

Beaufort Park

Beaufort Park

Beaufort Park

Beaufort Dr

Connaught Dr

Connaught Dr

Connaught Dr

Fallon Wy

A406

A406

Fallon Wy

Beaufort Dr

Beaufort Dr



EDGE HILL AVENUE

BEECHWOOD AVENUE

NORTH CIRCULAR ROAD

9

10

13

17

19

29

79

99

94 to 102

85 to 93

67 to 84

Post

Shelter Posts

Posts

Posts

65.4







**somewhere
in Bristol**



Bristol South Salvation Army

Bounce Revive

S D Plastering

Bristol Gutter Cleaning

Bettenway Cleaning Services

Casa Mary

Louise's Pets & Chips mobile pet...

Lily Block

CtaCoaching

help recovery services

Eagle House Youth Centre

LS3DSTUDIO

Strawberry Life

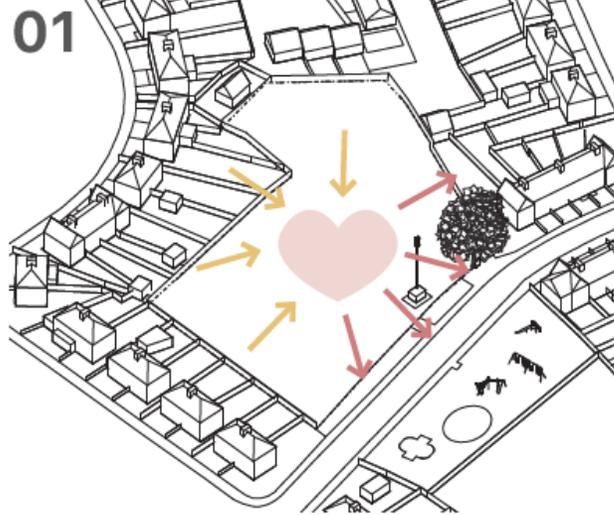
Emma Cleaning Company

Ilminster Avenue E-ACT Academy

Ilminster Avenue Nursery School

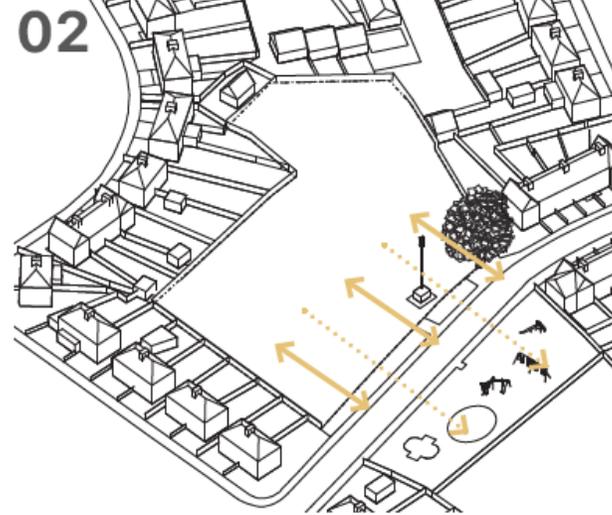
K9 D





Community at the heart

The community centre should occupy the middle of the site, facing out to the neighbourhood, and supported by the housing



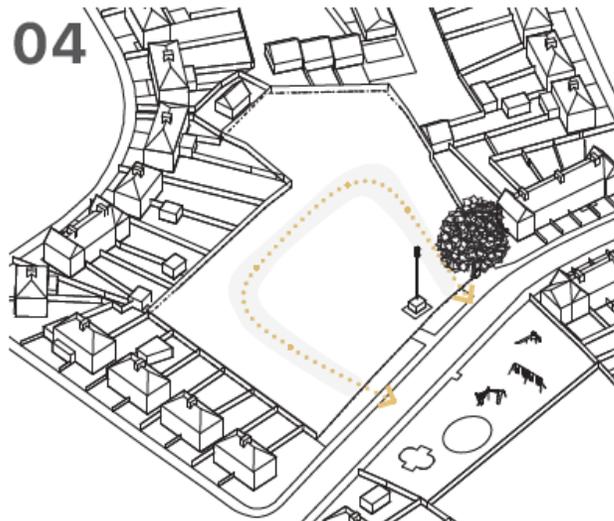
Active frontage

There should be front doors and lights on over Newquay Road to create a more welcoming street, provide natural surveillance and connect to the playground.



Sunlit gardens

Gardens should avoid facing north to provide better quality amenity and living spaces, and promote wellbeing and outdoor living.



Looped access

Access to all homes should be from a continuous loop, reducing the amount of road and making parking and movement more efficient



Suburban typology

Front doors should not face other front doors at this increased density, this way providing a suburban character even though homes are closer together.



Three parcels

Each parcel can be evolved in different ways to get the perfect balance of homes, parking and amenity.



Suburban typology

Front doors should not face other front doors at this increased density, this way providing a suburban character even though homes are closer together.



Three parcels

Each parcel can be evolved in different ways to get the perfect balance of homes, parking and amenity.



**an equation
about £££**



**an ideal for
a place**



units

~~units~~

~~repeat typologies~~

units

repeat typologies

push us apart

**the highest value must be placed on
the lives that will be lived here**

more care

more care
more attention

more care
more attention
more design

more care
more attention
more design
more engagement

more care
more attention
more design
more engagement
more variety

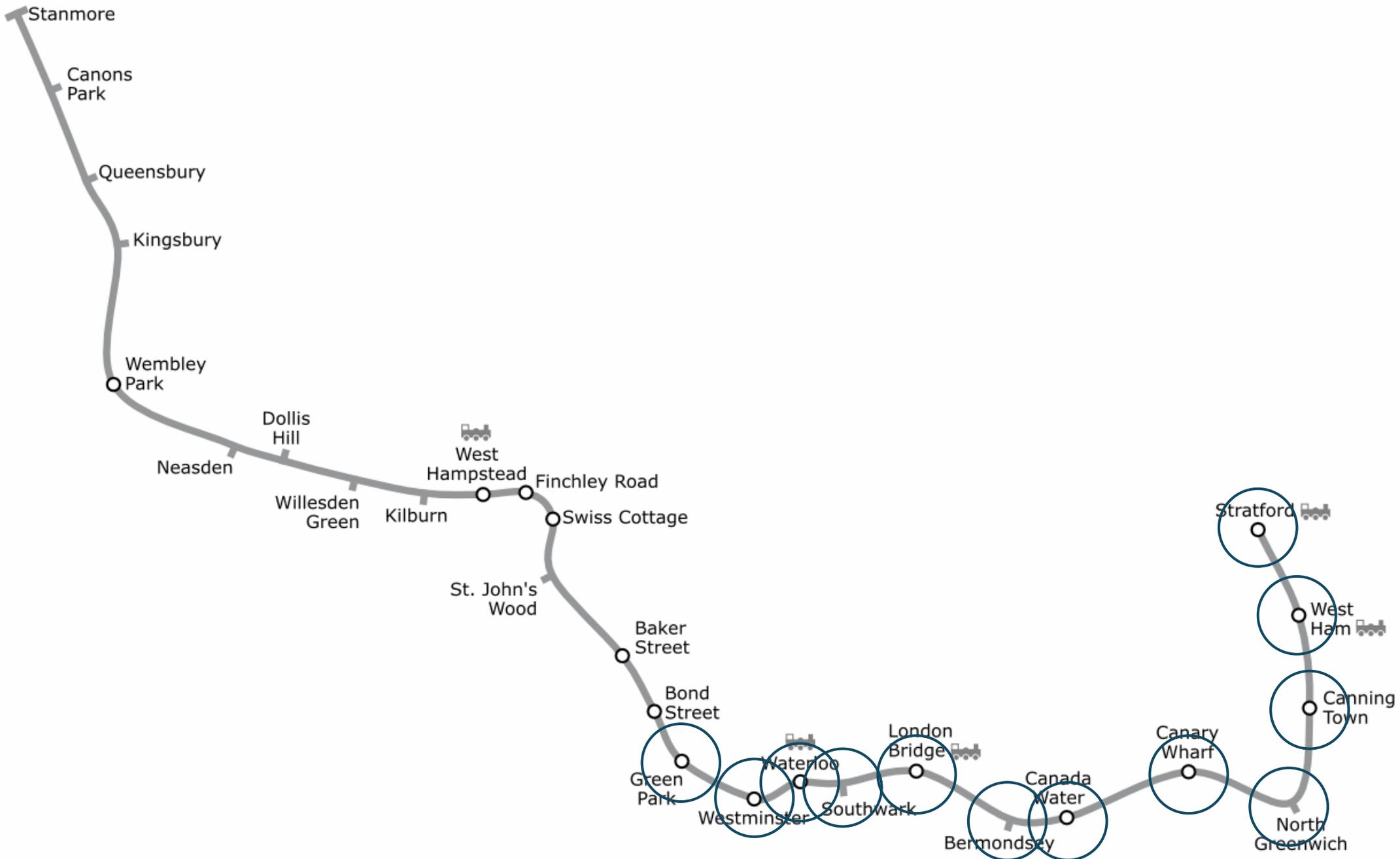
so what can you do?

**one more
old idea**









small

small

audit your land

small

**audit your land
get planning
(for what *you* want)**

small

**audit your land
get planning
(for what *you* want)
sell the site**

small

**audit your land
get planning
(for what *you* want)
sell the site
realise a profit**

medium

identify local need

medium

identify local need

set up an investment pot

medium

identify local need

set up an investment pot

allow locals to join

medium

identify local need

set up an investment pot

allow locals to join

improve the local area

medium

identify local need

set up an investment pot

allow locals to join

improve the local area

share the profits

big

build it all yourself

big

**build it all yourself
with a mechanism to capture
long term increases in land
value**

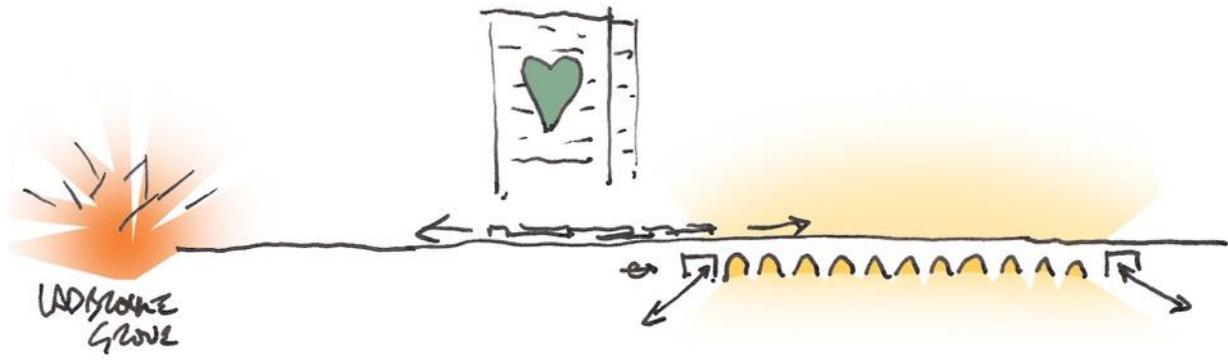
big

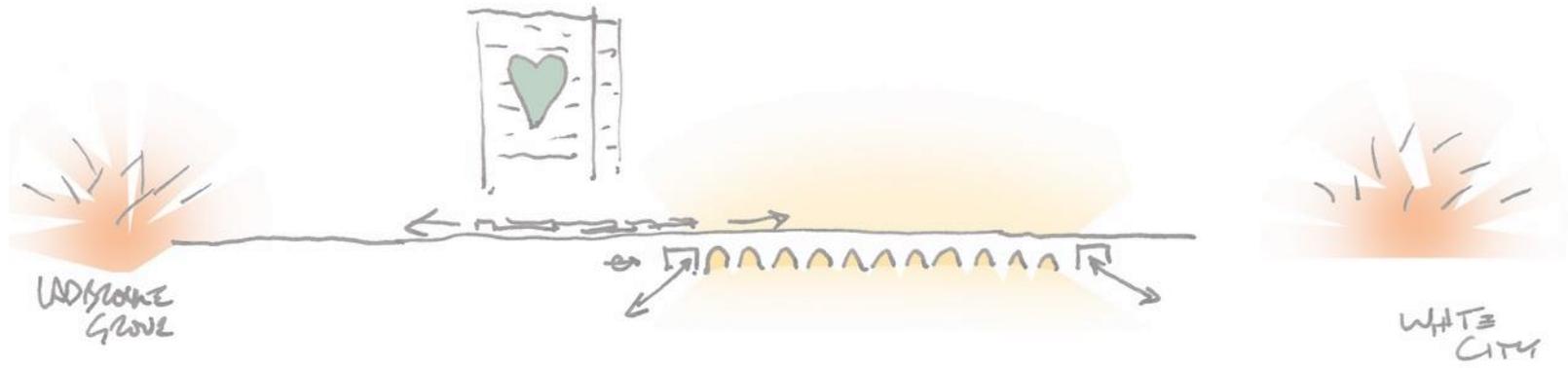
**build it all yourself
with a mechanism to capture
long term increases in land
value**

(Community Land Trusts...)

local area masterplans
compulsory purchase
neighbourhood plans
credit guidance
design codes
land pooling
tax reform
state housing
revisionary tenures
planning obligations
restricted sale tenures
community asset purchase
public sector debt measurement

1,500,000
homes that bring people
together





Meeting invite

Thursday 19th June

10am

**Subject: New housing
development**

Attendees:

Generic developer

You

Meeting invite

Thursday 19th June

10am

Subject: New housing
development

Attendees:

Generic developer

You

***‘...let’s start by
talking about
places shaped
by people’***

Common Works

architects for communities

Tom Sykes

ts@common-works.co.uk

www.common-works.co.uk

email me



visit the website

