

Appendix B

Updated Residential Design Standards Supplementary Planning Document

Appendix B for Cabinet Report: Updated Residential Design Standards Supplementary Planning Document

Cabinet: 18 October 2011

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**Residential Design Standards Supplementary Planning
Document (SPD)**

Consultation statement

October 2011

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1. INTRODUCTION

What is the Residential Design Standards Supplementary Planning Document (SPD)?

Our Sustainable Communities Strategy (Southwark 2016) sets out the key objective of making the borough a better place for people. To meet this objective we want to provide more and better homes to meet the needs of our community. Our planning policies help us to do this.

We have prepared an update to the adopted Residential Design Standards supplementary planning document (2008). Supplementary Planning Documents (SPDs) sit within a set of planning documents called the local development framework. Within the local development framework, the Core Strategy, the saved Southwark Plan policies and our area actions plans set out the overarching strategic planning policies for Southwark. SPDs provide further guidance and information on implementing these policies. This supplementary planning document further supports these strategic policies by providing further guidance on how we can ensure new development is built to a high quality of design with good living conditions.

Once adopted, the update will replace section 2.3 on minimum dwelling sizes of the adopted Residential Design Standards SPD and will insert an additional appendix 2 on calculating density. It will also make factual updates to take into account changes introduced through the local development framework and the London Plan 2011.

The key update in the SPD are the revised dwelling space standards. These will ensure that all new development is built to a high quality of design with good living conditions. They will help to ensure that an adequate amount of space is provided to create pleasant and healthy living environments. It will ensure that there is sufficient space for everyone in the home to have space to play, work and study, and for privacy and quiet whilst also having sufficient space for storage and circulation within the home.

What is the Residential Design Standards SPD consultation report?

This document explains the consultation that was undertaken on the draft SPD and how comments received have been taken into account. It sets out how we met Government regulations by following the processes in our adopted Statement of Community Involvement 2008.

2. WHO WAS CONSULTED AND HOW

As set out in the consultation plan for the SPD, we have found that the statutory six weeks consultation period is too short for effective consultation on planning policy documents. We therefore carried out six weeks of informal consultation and six weeks of formal consultation. This is in accordance with our Statement of Community Involvement.

Informal consultation on the SPD took place from 11 March 2011 to 21 April 2011 and formal consultation took place from 22 April to 2 June 2011.

The following table shows how we complied with our Statement of Community Involvement in terms of both statutory and additional consultation.

TYPE OF CONSULTATION	METHOD OF CONSULTATION	DATE	COMMENTS
Statutory	Place update to the SPD and supporting documents on the council's website	11 March 2011	The draft SPD was available on the website from the 11 March 2011 and was updated Cabinet agreement of the SPD for formal consultation.
	Put the update to the SPD and supporting documents in libraries, one stop shops, area housing offices and the Town Hall.	By 22 April 2011	The SPD was available to view in all the libraries and one stop shops listed in appendix A by the start of formal consultation on the 22 April 2011.
	Press notice in local newspaper advertising beginning of formal consultation on the SPD.	21 April 2011	The press notice was published in the Southwark News on 21 April 2011 . Appendix B is a copy of the press notice.
	Mail-out to all statutory consultees	11 March 2011	A letter was sent to all our statutory and non-statutory consultees on the 11 March 2011. A copy is attached in appendix C.
Additional consultation in accordance with the SCI	Mail- out to all the consultees on the planning policy database.	11 March 2011	A letter was sent to all our statutory and non-statutory consultees on the 11 March 2011. A copy is attached in appendix C.
	Informed the community at councils		Bermondsey Community Council 3 May:

	<p>of the consultation at all community councils by providing a presentation, announcement or a stall on the update to the SPD.</p>		<p>announcement on the SPD</p> <p>Camberwell Community Council: 20 April: presentation and questions on the SPD</p> <p>Nunhead and Peckham Rye Community Council: 11 May 2011: presentation and questions on the SPD</p> <p>Rotherhithe Community Council: 27 April 2011: presentation and questions</p> <p>Borough and Bankside Community Council: 3 May 2011: stall with an officer present to discuss the SPD</p> <p>Dulwich Community Council: 28 April 2011: Chair of the community council made an announcement about the consultation on the SPD</p> <p>Peckham Community Council: 12 May 2011: announcement on the consultation on the SPD</p> <p>Walworth Community Council: announcement and questions on the SPD</p>
	<p>Presentation and discussion at Southwark Housing Association Group (SOUHAG)</p>	<p>16 March 2011</p>	<p>A presentation and discussion on the SPD.</p>

	Presentation and discussion at Southwark Strategic Housing Partnership (SSHP). This is a subgroup of Southwark Alliance (our Local Strategic Partnership	22 March 2011	A presentation and discussion on the SPD.
	Southwark Reborn. Landowners and developers event discussing regeneration.	10 May	Copies of the Residential Design Standards SPD were made available.
	Planning Committee	21 March	The SPD was taken to Planning Committee for comment.
	Summary leaflet/questionnaire	11 March to 2 June	We prepared a summary leaflet/questionnaire setting out the changes to the dwelling sizes and asking people to comment on this. A copy of the leaflet is included in appendix D.

3. Summary of consultation representations and officer responses

Four representations were submitted on the SPD. Planning Committee also commented on the SPD. A summary of the representations and how we have taken these into account is set out below. These representations have been taken into consideration in preparing the final SPD and appendix E of this report sets out the full representations and our officer comments on these.

Planning committee

The SPD was taken to Planning Committee for comment on 21 March 2011. Planning Committee were in favour of the proposals.

Greater London Authority

The Greater London Authority welcomed the new dwelling sizes consistent with those in the draft replacement London Plan.

Other consultees

One consultee was concerned that the SPD did not provide enough flexibility. The standards in the SPD provide a lot of flexibility by allowing for a range of different sizes for different occupancy levels, providing the overall average is met.

They also felt that the standards should be applied differently in different areas. Whilst the SPD covers the whole of the borough, the Council is also developing area action plans and area SPDs for specific areas of the borough. Where there is a need for standards specific to an area, we are looking at incorporating them into the AAP or area SPD. For example the adopted Aylesbury AAP has its own table of space standards, specific to the Aylesbury area.

There was also concern that the two tables on minimum dwelling sizes contradicted each other. This has been corrected in the updated SPD.

One consultee felt that the dwelling sizes should increase but that they should be larger and in accordance with the Parker Morris standards. The standards proposed in the SPD are in accordance with those in the London Plan and evidence underpins these standards to show that they are deliverable. In many cases the standards in the SPD meet or exceed the Parker Morris standards.

One consultee expressed concern that larger dwelling standards could impact on existing open spaces. The Southwark Plan already protects many of the open spaces in Southwark, and new housing developments are also required to provide amenity space as part of the development.

4. How will the SPD be monitored?

Monitoring allows the council to identify if planning policy is having the intended outcomes and impacts. This SPD will be monitored through the Local Development Framework Annual Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of the council's planning policy and guidance and whether there are any policy implications that arise from the monitoring. This enables us to see whether we need to amend our SPDs and policies to meet our objectives, or whether we need to look at further ways to ensure the policies are fully implemented.

Appendix A: List of libraries and one stop shops where the SPD and supporting documents were made available for viewing

Council offices (*Opening times 9am-5pm Monday-Friday*)

Town Hall - Peckham Road, London, SE5 8UB

Libraries (*Opening times listed individually below*)

Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(*Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday*

9am to 5pm)

Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(*Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm*)

Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(*Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm*)

Dulwich Library - 368 Lordship Lane, SE22 8NB
(*Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm*)

East Street Library - 168-170 Old Kent Road, SE1 5TY
(*Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm*)

Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(*Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm*)

John Harvard Library - 211 Borough High Street, SE1 1JA
(*Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm*)

Kingswood Library - Seeley Drive, SE21 8QR
(*Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm*)

Newington Library - 155-157 Walworth Road, SE17 1RS
(*Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 10am to 4pm*)

Nunhead Library - Gordon Road, SE15 3RW
(*Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm*)

Peckham Library - 122 Peckham Hill Street, SE15 5JR
(*Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm*)

Rotherhithe Library - Albion Street, SE16 7HY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices

(Open 9am- 5pm Monday - Friday)

Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ

Dulwich - 41-43 East Dulwich Road, SE22 9BY

Borough and Bankside - Library Street Borough, London, SE1 0RG

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

(Open Saturday, 9am to 1pm)

Peckham -122 Peckham Hill Street, London SE15 5JR

(Open 8.30am to 4.45pm Monday - Friday, Saturday 8.30am to 2.45pm)

Walworth - The Municipal Buildings, 151 Walworth Road, London SE17 1RY

One Stop Shops

(Open 9am-5pm Monday – Friday)

Peckham - 122 Peckham Hill Street, London, SE15 5JR (***Saturday 9am to***

1pm Peckham only)

Walworth - 151 Walworth Road, London, SE17 1RY

Bermondsey -17 Spa Road, London, SE16

Appendix B: Copy of the press notice

**LONDON BOROUGH OF SOUTHWARK
TOWN & COUNTRY PLANNING ACT
1990 (as amended)
PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990 (as
amended)**

Minor changes to the design of Block E, including a reduction in height by 0.8m;
The removal of 6 studio units on floors 1 to 6 in Block D [12 storey building];
A change in residential tenure of the shared equity units on floors 1 to 6 in Block D to market sale. (The changes result in a reduction in the total number of residential units on site by 16).
THE APPLICATION IS SUBMITTED WITH AN ENVIRONMENTAL STATEMENT ADDENDUM (Ref. 11-AP-0912) (Case officer Kiran Chauhan tel. no. 020 7525 5513). This proposal affects the setting of nearby listed building(s): Hoptons Almshouses, Hopton Gardens & 124-126 Southwark Street..

Dated 21 April 2011
GARY RICE
Head of Development Management

**TOWN AND COUNTRY PLANNING
ACT 1990
(ENVIRONMENTAL IMPACT
ASSESSMENT)
(ENGLAND & WALES)
REGULATIONS 1999**

Southwark Council hereby gives notice pursuant to Regulation 21 (1) (b) of the above Regulations that planning permission has been granted for the following applications:

**LAND ADJACENT TO LAMBETH COLLEGE &
POTTERS FIELDS, LONDON SE1**

45,075 sq metres (GEA) of Class C3 floorspace comprising 356 residential units and ancillary residential floorspace including an Estate Management facility; 6,554 sq metres (GEA) of cultural floorspace (Class D1/D2 to accommodate concert hall or gallery or exhibition space or museum uses); 827 sq metres (GEA) of commercial floorspace (to accommodate Class A1, A2, A3, A4, A5, D1, D2 and B1 uses, the latter not to exceed 500 sq metres); all accommodated within buildings of up to 11 storeys (45.505 AOD) and residential campanile of 20 storeys, plus roof garden and light box (79.3 AOD) together with 6,523.9 sq metres of communal and private amenity space, including an extension to and improvement of Potters Fields Park; 144 car parking spaces including two surface level parking spaces for car club use; 15 motorcycle spaces, cycle parking; together with associated highway, access and landscape works and other associated works and uses. (Ref 10-AP-1935) An environmental statement accompanied the application

**LAND ADJACENT TO BRIDGEMASTER'S
HOUSE, TOWER BRIDGE ROAD SE1 2UP**

The construction of 4779 sq metres (GEA) of Class C3 floorspace comprising 43 affordable residential units, 368 sq (GEA) metres of commercial floorspace (to accommodate Class A1, A2, A3, A4, B1, D1 and D2) and 766 sqm (GEA) of workshop floorspace, all accommodated within a building of 8 storeys (34.105 AOD), 10 replacement car parking spaces, 1 motorcycle space, 80 cycle spaces and associated highway and access works, and other associated works and uses. The demolition of part of the compound wall and construction of new wall, and creation of new access at basement level at Bridgmaster's House. (Ref 10-AP-1923) No environmental statement accompanied the application, however the environmental statement associated with the land adjacent to Lambeth College and Potters Fields, SE1 referred to above (Ref. 10-AP-1935) included a cumulative assessment of the impacts of both schemes.

The decision, conditions, and documents setting out the information required by the above Regulations are available for inspection at the Walworth One Stop Shop, Wansey Street, SE17, on weekdays between 9.00am and 5.00pm. All of these documents can also be viewed on the Council's website at www.southwark.gov.uk

To place a public notice,
please call: 020 7232 1639, or
email: notices@southwarknews.org

NOTICE OF FORMAL CONSULTATION

PLANNING AND COMPULSORY PURCHASE ACT 2004

**THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)
(AMENDED) REGULATIONS 2008**



1. DRAFT CANADA WATER AREA ACTION PLAN – PROPOSED FURTHER CHANGES

In March 2010 we submitted the Canada Water Area Action Plan (AAP) to the Secretary of State for Communities and Local Government for examination-in-public. This followed public consultation on the publication/submission AAP during January to March 2010. Consultation responses received were also submitted to the Secretary of State for consideration.

We are now proposing to make further changes to the publication/submission version of the Canada Water AAP, prior to the examination-in-public. These changes address the recommendations of the Core Strategy Inspector's Report in relation to dwelling sizes and sites of importance for nature conservation. The further changes involve:

- 1) Incorporating minimum dwelling sizes in Canada Water AAP Policy 23 'Family Homes'.
- 2) Designating new sites of importance for nature conservation (SINCs) in Policy 18 'Open Spaces and Biodiversity'.

Where can I view the proposed further changes to the Canada Water AAP?

The further changes to the AAP are available to view on the council's website at:
http://www.southwark.gov.uk/info/200314/canada_water/2124/further_changes

You can view a hard copy of the proposed changes and their supporting documents i.e. the Sustainability Appraisal, the Equalities Impact Assessment and the Plan for publicising the further changes, at the locations below.

2. RESIDENTIAL DESIGN STANDARDS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

We adopted our existing Residential Design Standards SPD in September 2008. The SPD sets out the standard of design expected from residential development. The SPD is used to make decisions on planning applications.

We are updating the SPD to introduce new minimum dwelling sizes. The increased standards will ensure that all new development is built to a high quality of design with good living conditions.

We are also updating the SPD to reflect the new Core Strategy and to include an appendix from the Southwark Plan on calculating density in mixed use developments.

Where can I view the updated Residential Design Standards SPD?

The updated Residential Design Standards SPD is available to view at:
http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1253/residential_design_standards_spd

You can view the hard copy of the updated SPD and its supporting documents i.e. the Equalities Impact Assessment and the Consultation Plan - at the locations at the end of this letter.

HOW TO COMMENT ON THE PROPOSED FURTHER CHANGES TO THE CANADA WATER AAP AND THE RESIDENTIAL DESIGN STANDARDS SPD

To comment on the further changes to the Canada Water AAP and the updated Residential Design Standards SPD representation forms are available on the website and at the locations listed at the end of this letter.

Formal consultation for both documents will begin on Friday 22 April 2011. All comments must be received by 5pm Thursday 2 June 2011

You can email the representation forms to planningpolicy@southwark.gov.uk

Or you can mail a paper copy to:
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Your comments on the publication/submission Canada Water AAP should relate only to the "soundness" of the further changes to the AAP. To be "sound", as set out in Planning Policy Statement 12, the changes should be justified, effective and consistent with national policy. "Justified" means that the proposed changes must be founded on a robust and credible evidence base and be the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that the proposed changes must be deliverable, flexible and able to be monitored.

After the representations period has closed, all comments we receive on the further changes to the AAP will be sent to the Secretary of State for Communities and Local Government. The Secretary of State has appointed a planning inspector, Mr Andrew Seaman BA (Hons) MA MRTPI, to hold a formal examination of the AAP.

LOCATIONS

Council offices (Opening times Monday – Friday, 09:00 – 17:00)

- Town Hall – Peckham Road, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library – Market Place, Southwark Park Road, SE16 3UQ (Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- Brandon Library – Maddock Way, Cooks Road, SE17 3NH (Monday 10:00 – 18:00, Tuesday & Thursday 10:00 - 19:00, Saturday 10:00 – 17:00)
- Camberwell Library – 17-21 Camberwell Church Street, SE5 8TR (Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- Dulwich Library – 368 Lordship Lane, SE22 8NB (Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- East Street Library – 168-170 Old Kent Road, SE1 5TY (Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Grove Vale Library – 25-27 Grove Vale, SE22 8EQ (Monday & Thursday 10:00 -19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- John Harvard Library – 211 Borough High Street, SE1 1JA (Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- Kingswood Library – Seeley Drive, SE21 8QR (Monday & Thursday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 17:00)
- Newington Library – 155-157 Walworth Road SE17 1RS (Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- Nunhead Library - Gordon Road, SE15 3RW (Monday, Tuesday & Thursday 10:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Peckham Library – 122 Peckham Hill Street, SE15 5JR (Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)
- Rotherhithe Library – Albion Street, SE16 7HY (Monday & Thursday 10:00 – 19:00, Tuesday & Wednesday 10:00 – 18:00, Saturday 10:00 - 17:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham rye – 27 Bournemouth Road, SE15 5TY
- Dulwich – 41-43 East Dulwich Road, SE22 9BY
- Borough & Bankside – 169 Long Lane, SE1 4PN
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY
- Bermondsey one stop shop – 17 Spa Road, SE16

Appendix C: Copy of the letter sent to statutory and non-statutory consultees

11 March 2011

Dear Sir/Madam,

PLANNING POLICY CONSULTATIONS AND UPDATE

CORE STRATEGY UPDATE

The core strategy sets out our vision and how we want Southwark to look by 2026. It shows the areas where we expect growth, locations for employment uses, and Southwark's approach to maintaining a stable and balanced community through the delivery of schools, affordable and private housing, and protection of open space and leisure facilities. It will be used to make decisions on planning applications and will replace part of the Southwark Plan (2007).

We submitted the core strategy to the secretary of state in March 2010 and an Examination in Public was carried out in July 2010 by an independent planning inspector. The core strategy was found sound by the planning inspector and his binding report can be viewed on our website and at the list of locations listed in this letter.

We are now taking the core strategy forward for adoption. The core strategy will be taken to Council Assembly for adoption on 6 April 2011. It will also be taken to Planning Committee on the 21 March 2011 and Cabinet on the 22 March 2011 for comment.

DOCUMENTS WE WOULD LIKE YOUR COMMENTS ON

We are consulting on two planning policy documents from 11 March to 2 June 2011. You can view all the documents on our website and at all the locations listed in this letter.

CANADA WATER AREA ACTION PLAN

We are preparing an area action plan (AAP) for Canada Water and the Rotherhithe area. The AAP comprises localised policies which help shape the regeneration of Canada Water.

In March 2010 we also submitted our Canada Water AAP to the secretary of state for public examination alongside the core strategy. The planning inspector examined the core strategy in July 2010, agreeing with us that the Canada Water AAP would be examined after receipt of the inspector's report on the core strategy. As set out above we have now received the inspector's binding report

The recommended changes in the core strategy report, together with changes in circumstances at Canada Water have resulted in the need to make several

focused changes to the draft AAP. We are now consulting on two changes to the Canada Water AAP:

- Incorporating minimum dwelling sizes in the AAP;
- Designating new sites of importance for nature conservation (SINCs) through the AAP and providing a more detailed strategy for open spaces

The Canada Water AAP submitted to the secretary of state and the changes we are currently consulted on can be viewed at:
<http://www.southwark.gov.uk/canadawateraap>

AMENDMENTS TO THE RESIDENTIAL DESIGN STANDARDS SUPPLEMENTARY PLANNING DOCUMENT

We have updated our Residential Design Standards supplementary planning document (SPD) to include additional guidance on minimum dwelling sizes, an appendix on calculating density and factual updates to reflect the new core strategy policies.

The updated Residential Design Standards SPD we are currently consulting on can be viewed at:
<http://www.southwark.gov.uk/ahspd>

How to comment

We welcome your comments on the Canada Water AAP and the Residential Design Standards SPD.

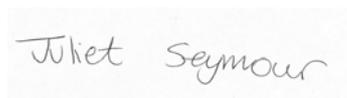
Please send us your comments by 5pm Thursday 2 June 2011.

You can send us your comments to:
planningpolicy@southwark.gov.uk or:

Freepost SE1919/14
Planning Policy
Southwark Council
London SE1P 5EX

If you would like more information on any of these documents please contact the planning policy team on 020 7525 5471

Yours faithfully



Juliet Seymour
Planning Policy Manager

Appendix D: Copy of the summary leaflet/questionnaire

Residential design standards supplementary planning document (SPD)

We are currently consulting on updates to our residential design standards SPD. These updates include:

- Factual updates to reflect new core strategy policy
- Increasing minimum dwelling sizes

Consultation ends at 5pm on Thursday 2 June 2011.

If you have any questions you have on this document email: planningpolicy@southwark.gov.uk
or phone: 0207 525 5471

You can also find the document on our website at : www.southwark.gov.uk
Home>Planning>Planning policy>Supplementary planning documents and guidance>Residential design standards SPD

Summary of new minimum dwelling sizes

Average minimum dwelling sizes	Existing (sqm)	Proposed (sqm)
Studio	32.5	36
1 bed flat	45	50
2 bed flat	60	66
3 bed flat	75	85
4 bed flat	90	95
2 bed 2 storey house	-	83
3 bed 2 storey house	-	92
4 bed 2 storey house	-	104
3 bed 3 storey house	-	102
4 bed 3 storey house	-	110
		When designing homes for more than six persons developers should allow approximately 10 sq m per extra person.

1. Do you agree that we should increase dwelling sizes

Yes, I agree:

No, I disagree:

2. Are the standards we have set out are adequate?

Yes:

No:

(Give reasons in box 3)

3. Do you have any other comments?

Name:	
Line 1:	
Line 2:	
Line 3:	
Postcode:	
Tel:	
Email:	
Organisation:	

Appendix E: Representations and officer responses

This table sets out the four representations we received on the SPD and our officer responses on how we have taken the representations into consideration in preparing the final SPD. Two of the representations responded to our summary leaflet questionnaire set out in appendix D. The consultation questions have been included in the table below in italics for information.

A summary of the representations is set out in section 3 of this report.

Representatee	Agent (if applicable)	Representation	Officer comment
Greater London Authority		Thank you for your letter of 24 March 2011 consulting the Mayor of London on the draft update to Residential Design Standards Supplementary Planning Document (SPD). The Mayor has afforded me delegated authority to make comments on his behalf on emerging SPDs. The GLA welcomes the opportunity to consider the document at this draft stage. These comments are officer-level only and do not preclude any further comment the Mayor may make on future consultation phases of the Council's Local Development Framework.	Noted.
		The proposed update to the Residential Design Standards SPD to align this with changes to the development plan arising from the adoption of the Southwark Core Strategy and to introduce new minimum dwelling sizes consistent with those in the Draft Replacement London Plan is welcome. As you are aware all	Support noted. The space standards in the SPD are based on those in the now adopted London Plan 2011.

		Local Development Documents including Supplementary Planning Documents have to be in general conformity with the London Plan under section 24 (1) (b) of the Planning and Compulsory Purchase Act 2004.	
		I look forward to receiving a copy of the adoption statement and the final SPD in due course.	Noted.
Fraser Property Development Limited	Alliance Planning	<p>Section 2.4 Minimum Floor Areas for different sized dwellings.</p> <p>Objecting.</p> <p>There appears to be inconsistency between the two tables in this section for example table 2 states a 1 bedroom unit must be 50sqm, and table 2 states that a 1 bedroom unit should be 45sqm. There needs to be consistency here to avoid confusion.</p>	The tables have been corrected for consistency in the final SPD.
		We are concerned that the space standards should be flexible and not impose unreasonable requirements especially where demand suggests smaller flexible accommodation.	The space standards are flexible in allowing for a range of occupants providing the overall averages are met. The standards are based on those in the London Plan, which is underpinned by evidence to demonstrate that London needs larger dwelling

			sizes and that these standards are deliverable.
		In terms of the proportion of family and unit mix, the SPD should recognise market needs and also be flexible in the mix of accommodation in each scheme and also recognise viability. Finally, affordable and market housing may have differing requirements in different parts of borough and therefore flexibility is required on behalf of the Council	In addition to the officer comments above, the proportion of family housing and the unit mix of number of bedrooms has already been decided through the Core Strategy. The SPD cannot change policy. Our area action plans also look at whether different areas should have different mixes of family and number of bedrooms. For example the adopted Aylesbury AAP sets out different requirements to the Core Strategy. This increases the flexibility of the Council's approach by taking into the account local needs in different areas.
		As we were not consulted on the consultation document we may make further representations at a later date.	The consultation plan was made available alongside the draft SPD on our website and in all the libraries and one stop shops.
		Clarification is required as to which table is to be	See comments above.

		referred to. The Council need to be flexible in their approach	
Jay Hayter		<i>Do you agree that we should increase dwelling sizes?</i> Undecided	Noted.
		<i>Are the standards we set adequate?</i> Yes	Noted. These are the standards being taken forward for adoption.
		<i>Do you have any other comments?</i> I have concerns re the impact the increase housing space on existing green spaces. E.g. encroachment to support the increase and also concerned about the exterior design of such buildings. E.g. larger external walls but same size windows which aesthetically “look wrong”.	We already protect many of our green spaces through the Southwark Plan, Core Strategy and area action plans. Design policies in the Core Strategy and the Southwark Plan, as well as guidance in SPDs ensure that development is build to a high quality of design.
John Hellings		<i>Do you agree that we should increase dwelling sizes?</i> Yes	Noted.
		<i>Are the standards we set out adequate?</i> No	See detailed officer comments below.
		<i>Do you have any other comments?</i> I believe that the original ‘PARKER MORRIS’ dimensions were about adequate and have been shocked at the diminution of these historic benchmark dimensions from the 1980s onwards. Indeed, for a blessingly short period of time, I was	The Council recognises the importance of increased space standards which is why we are increasing them through this SPD as well as through our area action plans. In order to be in

		<p>forced to live in a Southwark shoebox which was not much smaller than your dimensions, but any increase is welcome. Overcrowding and crampedness leads to mental breakdown, crime and enormous cost to the community.</p>	<p>conformity with regional planning policy, the standards in the SPD are based on those in the London Plan 2011. These have taken into account the Parker Morris standards and are very similar dimensions. In many cases the standards in the SPD either meet or exceed the Parker Morris standards.</p>
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