

Fairer future

Quality affordable homes



Southwark Design Values 2015

The vision for a new homes programmes

Background and borough-wide objectives

Southwark is once again building new council homes. We are embarking on an ambitious new development programme that will explore thoroughly all opportunities for building much-needed new homes, with any viable space becoming a potential site and every new development an opportunity to ensure we provide suitable, genuinely affordable housing for our residents.

We are doing this in order to address some of the very specific challenges we face in the borough.

- We have the largest number of council homes of any borough in London.
- We have the highest proportion of council housing to homes of any council in the country.
- As an inner London borough, we are at the epicentre of London's housing crisis – every year, we have over 20,000 applicants on our waiting lists.
- We are the 26th most deprived local authority area out of 354 nationally based on the average of scores and the ninth most deprived in London.

We have therefore made an ambitious commitment to build 11,000 new council homes by 2043, with the first 1,500 of these delivered by 2018. These will be at council rent levels, genuinely affordable to our tenants. We are supported in our aim by the experience of our strong track record of delivering large scale regeneration

The primary aim of our new programme is to build more homes for affordable and social rent. Providing specialist housing such as accessible, or wheelchair adapted homes, can also be addressed with this council-managed model, which will respond to the need for properties suitable for disabled people as well as larger properties for families. We will, however, be developing across the full range of tenures – partly to achieve our goal of mixed communities and partly to fund future development through cross subsidy generated by homes we sell and higher levels of revenue accrued through private rental.

We see our direct delivery housing programme as playing our own part in bringing the country out of recession. Job creation, new homes and thriving, mixed communities are what build the future for our borough, for the rest of London and across the country.

But quality is every bit as important as quantity. Our house building programme presents an historic opportunity to deliver exemplary buildings that create value and life-enhancing opportunities for our residents for years to come.

In order to achieve this, we need to live up to the promises we have made and, correspondingly, we need to be clear about the values we hold and the standards we must meet. Our aspiration for design excellence must therefore reflect our core values and commitment to our residents.

This document reviews our 5 Fairer Future principles and 10 Fairer Future promises and translates them into design values. These then underpin our design standards, technical specification and procurement and partnering approaches.

The role of this document

In order to make a genuine difference to the lives of our residents, these Fairer Future principles and promises need to be turned into simple, practical measures that can be delivered on the ground. That is the purpose of this new suite of documents.

Our aim is to look to the future while learning from the past. Our experience as landlord informs our role as client and in developing this suite of documents we have drawn on the wide-ranging experience of many residents, councillors, council staff and consultants, including Levitt Bernstein and PRP architects who have produced these documents for us.

How the documents are structured

Our expectations for the new homes we build are set out in a suite of three documents. The component parts are as follows:

- Design Values
- Design Standards
- Technical Specifications

This is the first, the Design Values document, which shows how our Council-wide pledges have been developed into a set of priorities that relate directly to the design and building of new homes in Southwark. In this document we define Southwark's design aspiration in the context of the borough's design values to inform the architects, developers and contractors we engage in the delivery of the council build programmes.

The aim is to provide clarity on what matters to the borough as a client/partner without being overly prescriptive or subjective about what is good design. Essentially, the goal is to say what good design must do or be, rather than what it must look like, therefore relating to outcomes, rather than outputs.

The second, Design Standards document, then demonstrates how these priorities have been taken forward, and on into the Technical Specifications, the third document.

How the documents should be used

The three documents will be used individually and together. They will be used to convey our expectations during a bidding process and form the main part of our brief to the consultants we appoint. They also represent a commitment to our residents.

They need to be read in conjunction with our Core Strategy, all of our existing housing related planning policy documents, the London Plan and other GLA standards and relevant external publications.

We know that building new homes takes a great deal of effort, and needs a wide range of skills from a large number of participants. Good teamwork is essential if we are to emerge with a good product and that relies on a common understanding of shared goals. We therefore expect everyone who wishes to work with us - whether as designers, other consultants or development partners - to familiarise themselves with the full suite of documents as well as with our other housing related policy documents.

This process starts with an understanding of our Design Values – what they are, and where they come from. We expect them to be a constant reference point throughout the entire process. They should underpin all the decisions that are made and remain the test of a successful outcome.

As the design process gets underway, the Design Standards will become the most relevant day-to-day reference point up to planning stage. From there on, the Technical Specifications will play a larger role.

As proposals emerge and develop, we will be reviewing them against our values and standards and will expect our design team to carry out and submit a comprehensive audit against the full set of design requirements, prior to making a planning application.



5 Fairer Future principles

In developing these documents, the starting point has been the 5 Fairer Future principles which we developed with Southwark residents and set out in our Council Plan. All of these have implications for any new housing we build:

- 1** Treat residents as if they were a valued member of our own family
- 2** Be open, honest and accountable
- 3** Spend money as if it were from our own pocket
- 4** Work for everyone to realise own potential
- 5** Make Southwark a place to be proud of

Our 10 Fairer Future promises

The council plan also contains our ten Fairer Future promises. These are a set of key commitments to the residents and businesses of Southwark that outline the things we will be working towards as an organisation to create a fairer future for all.

The suite of three design guidance documents therefore also responds to our 10 Fairer Future Promises.

Promise 1 - Value for Money

We will continue to keep council tax low by delivering value for money across all our high quality services.

Promise 2 - Free Swimming and Gyms

We will make it easier to be healthier with free swimming and gyms for all residents and doubling the number of NHS health checks.

"Make it easier to be healthy and live a healthy lifestyle."

Promise 3 - Quality Affordable Homes

We will improve housing standards and build more homes of every kind including 11,000 new council homes with 1,500 by 2018. We will make all council homes warm, dry and safe and start the roll out of our quality kitchen and bathroom guarantee.

Promise 4 - More and Better Schools

We will meet the demand for primary and secondary school places and drive up standards across our schools so at least 70% of students at every secondary get at least five good GCSEs.

"Help pupils learn and attain."

Promise 5 - Nurseries and Childcare

We will help parents to balance work and family life including investment in our children's centres to deliver more quality affordable childcare and open two new community nurseries.

"Help parents to balance work and family life."

Promise 6 - A Greener Borough

We will protect our environment by diverting more than 95% of waste away from landfill, doubling the estates receiving green energy and investing in our parks and open spaces.

Promise 7 - Safer Communities

We will make Southwark safer with increased CCTV, more estate security doors and a Women's Safety Charter. We will have zero-tolerance on noisy neighbours.

Promise 8 - Education, Employment and Training

We will guarantee education, employment or training for every school leaver, support 5,000 more local people into jobs and create 2,000 new apprenticeships.

"Enable economic mobility for local people."

Promise 9 - Revitalised Neighbourhoods

We will revitalise our neighbourhoods to make them places in which we can all be proud to live and work, transforming the Elephant and Castle, the Aylesbury and starting regeneration of the Old Kent Road.

Promise 10 - Age Friendly Borough

We want you to get the best out of Southwark whatever your age so we will become an age friendly borough, including the delivery of an ethical care charter and an older people's centre of excellence.

Our Housing Strategy promises

Our long-term Housing Strategy looks forward to 2043 with a plan of action which learns from the past, tackles the issues of the present and puts in place clear plans for the future. This marks us out over other local councils, and sets the framework for our commitment to providing quality homes and housing services.

Our housing strategy principles are:

- 1 We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark.
- 2 We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership.
- 3 We will support and encourage all residents to take pride and responsibility in their homes and local area.
- 4 We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.

Our Design Values

From our Council Plan, fairer future principles and promises and the Housing Strategy principles, we have derived fifteen design values specifically to guide and inform our housing development programme.

The Design Values are the kernel of our aspirations for excellence in our new housing development programme. They define the outcomes sought, rather than the outputs required.



Promote equality, diversity and social cohesion through tenure blind design.



Provide a wide range of dwelling types and sizes that respond to different household sizes, ages, circumstances and lifestyle choices.



Create a legacy of high quality buildings and spaces and places where these can be justified through a long-term approach.



Involve residents every step of the way.



Enhance the character, identity and psychology of an existing place – or create new places that have this potential.



Be open to new ideas, innovation and the benefits of smart and sustainable technology without taking undue risks.



Reduce capital cost by using space wisely in buildings that are straightforward to construct.

The Design Values in practice

The Design Values will only make a difference to the homes we create when they are implemented in practice to bring about a lasting benefit to the borough, the immediate neighbourhood and to our residents.

The following pages therefore focus on each of the Fairer Future principles in turn and show how they relate to our Design Values, and how these carry through into the Design Standards and Technical Specification. These pages show how the principles and design values have influenced the standards and specifications.

These examples relate to three distinct sections of the Design Standards which are also reflected in the Technical Specifications. These are the public realm, communal areas and private spaces in and around the home.

The design values are illustrated with examples from Southwark's rich and varied modern buildings where appropriate, to establish the aspirations for high-quality design and performance.

- 8** Keep rents, service charges and general running costs down by using robust, good quality materials and designing for low maintenance and light-touch management.
- 9** Reduce health and social care costs by making homes and neighbourhoods safe, comfortable, accessible and adaptable to changing need.
- 10** Take a 'lean, green and clean' approach to energy consumption to reduce fuel poverty and protect the natural environment.
- 11** Support family life and individual health and well-being by creating healthy environments that value privacy as well as sociability.
- 12** Improve life chances and encourage social mobility by providing space to study and work and for recreation and play.
- 13** Provide opportunities for social interaction and civic participation.
- 14** Create homes and places where people feel they have ownership, and are proud to live in and want to care for.
- 15** Seek to spread regeneration benefits beyond the immediate site boundary and ensure that new development takes account of future plans and looks for wider opportunities.

The specific ways in which these design values are correlated to the Fairer Future Principles and Promises and the Housing Strategy principles can be found in the Appendix.

Good design must treat residents as if they were a member of our own family

Simply expressed, we want the design of our new developments and the homes within them to be attractive, flexible, inclusive, secure and affordable.

A high quality home should provide the basis for a fulfilling and independent life, regardless of a person's health, age or disability. It enables them to earn a living, raise a family, and be an active participant in their local community. We require a mix of dwelling sizes as set out in the New Southwark Plan, thereby ensuring that all new housing is built to the Lifetime Homes standard so it is adaptable to changing needs.

The quality and design of our new homes is particularly important with an ageing population and fewer resources, as people will live in their own homes for longer. We want our new homes to be places where people can

grow old in comfort and security. To enable them to do so, we need to benefit from the design and technological advances which will help them maintain their independence for as long as possible.

We also need to ensure that children and young people have the best start in life, and we can do that by requiring high standards of housing design, including energy-efficient measures which will contribute to reducing fuel poverty and utilising renewable sources of energy where possible.

We also intend to develop specialist housing types which maximise independence for people with physical disabilities, those with mental health issues, people with learning disabilities, vulnerable young people, older people and other specific needs





1 Promote equality, diversity and social cohesion through tenure blind design.

Inclusive design is an essential tenet of our design values. We want our residents to feel proud of their homes and neighbourhoods, and therefore to respect them and to be able to enjoy living healthy and fulfilled lives. We want to promote a comfortable environment, regardless of income and background.

Inclusive design is achieved through our attention to equality of opportunity for residents to make good choices about their homes, including location, cost, appearance, security and desirability. It also means that our design of the public realm, communal areas and the individual homes are designed inclusively from the outset - readily accessible to everyone regardless of their age, size, ability or disability.

Public realm

Buildings and spaces should work together to:

- Support the principles of tenure neutral development and mixed communities whereby no group of people is segregated or stigmatised
- Create a safe, attractive, desirable and accessible environment that responds to the human scale even when large or tall buildings are proposed

Communal areas

- Entrances should be visible from the public realm, inviting, secure and accessible to the widest possible range of users, and offer shelter from wind and rain. This is particularly important in mixed use buildings where the residential entrances have to compete with shops, or other non-residential uses, to maintain a safe and prominent street presence.
- A safe, level, well-lit drop-off space is required close to every communal entrance, with dropped kerbs to assist wheelchair users.

Private spaces in and around the home

- All dwellings should meet the full set of requirements of the new national space standard. Substantially larger floor areas will be required for wheelchair homes.

3 Provide a wide range of dwelling types and sizes that respond to different household sizes, ages, circumstances and lifestyle choices

Across all of our developments, we aim to provide a well-integrated, good mix of dwelling sizes, types and tenures in order to promote mixed communities and provide choice to our residents. The different tenures need to have common space standards to allow us the flexibility over time to vary the tenures if circumstances change.

Our residents have diverse needs and often remain in the same home for many years so spaces that are flexible and adaptable enough to respond to the physical challenges of aging and disability without the need to uproot, are important in maintaining a good quality of life and reducing long-term health and care costs.



Public realm

- Building and spaces should work together to support the principles of tenure neutral development and mixed communities whereby no group of people is segregated or stigmatized.

Communal areas

- There should be no hierarchy or segregation in communal spaces unless there are site-specific reasons for doing so.
- Cores should serve a maximum of 25 dwellings or 100 people/bedspaces, and each landing (or length of landing) give access to a maximum of 8 dwellings, unless higher numbers are expressly permitted.
- Internal communal space generally should be secure but welcoming, and naturally lit and ventilated as far as possible. Spaces should be modest in size to keep to service charges reasonable but designed to encourage social interaction.

Private spaces in and around the home

- All dwellings should meet the full set of requirements of the new national space standard.
- Substantially larger floor areas will be required for wheelchair homes.
- All dwellings should meet at least the requirements of the new Category 2 regulation (Part M Volume 1: Dwellings of the Building Regulations) irrespective of whether step-free access can be achieved.
- Designated wheelchair dwellings should meet the requirements of the new Category 3 regulation (Part M Volume 1: Dwellings of the Building Regulations). The requirement for wheelchair dwellings will be determined on a site by site basis.
- The mix of wheelchair dwellings should generally reflect the overall dwelling mix and tenure balance, unless otherwise requested, but 3 storey wheelchair homes are not permitted.

3 Create a legacy of high quality buildings and spaces where these can be justified through a long-term approach.

We expect new developments to realise the full potential of every site and exploit opportunities to improve the wider area wherever possible. Character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity are key components of successful urban design and place-making.

We want the minimum standards to be regarded as simply the minimum acceptable, and not as a target to achieve compliance with our requirements, so we hope that they will be exceeded wherever there is the opportunity. This means reviewing the lifecycle costings alongside an assessment of the long-term social value of our developments.

Trees and other forms of planting are important for their softening effect and can also provide summer shade, act as a filter for airborne pollutants, absorb carbon dioxide and support native birds and other forms of wildlife.

Public realm

- Building and spaces should work together to be designed to age well over a long life
- Buildings should have a strong presence and discernible character that is as evident in the detail of every component as it is in the overall form and massing.
- New residential buildings should address, and contribute to, the public realm and provide active overlooking of streets and public spaces through the placement of entrances, windows and balconies.

Communal areas

- Internal communal space generally should be secure but welcoming, and naturally lit and ventilated as far as possible.
- Entrances should be visible from the public realm, inviting, secure and accessible to the widest possible range of users, and offer shelter from wind and rain.

Private spaces in and around the home

- We have a strong preference for all homes to be dual aspect, and this is essential for homes with 3 or more bedrooms.
- No north-facing single-aspect homes are permitted.
- We want to exceed current Building Regulations in respect of soundproofing between dwellings
- We will consider triple glazing and the use of winter-gardens instead of open balconies where conditions are particularly exposed or noisy.





Fairer Future Principle  1

“Good design must be open, honest and accountable”

Our approach is underpinned by empathy, openness and trust. We respond to the knowledge and experience of our residents and use it to ensure we get things right first time, every time. We will take an honest look at everything we do and ask, “Can we do it better?”

For our housing programme to be open, honest and accountable, we want the new homes to be modest in form and using materials in simple, practical and durable ways. For ease of use, buildings must be easily understandable, with the location of entrances and access routes simple and logical for the first time visitor. Construction details should be consistent with robust design, and provide interest at close quarters as well as from a distance, so there is always something of interest to see.

Accountability also means having a responsibility for designing with climate change and the environmental impacts in mind.

4 Involve residents every step of the way

Local people often know and understand their own area better than anyone, and can make valuable contributions to the design process and the eventual proposals. Therefore, in all new developments, we require a high level of engagement with the local community from the outset to identify and meet aspirations where possible and to ensure broad support for the final proposals.

We have demonstrated our commitment to inclusion and involvement of local people through the council's budget process which developed our Fairer Future principles. This engagement and conversation continues and will contribute to increasing customer satisfaction.

We will foster an open, inclusive approach to projects is required, ensuring that individuals and groups with different experiences and expectations can positively influence the design of their future community. This will involve working with residents to form design review groups, and working with others to develop residents' design capacity to make decisions, as well as more general open days and site visits to elicit opinions and inform decision-making.

Public realm

- High levels of consultation and engagement with residents and local people is required through the masterplanning process in order to gain a detailed understanding of the local area and bring forward appropriate proposals.
- We expect to see well-planned events which engage residents in wide-ranging discussions including details of the public realm, particularly routes and desire lines through the area, uses and layout of public open space and parking requirements.
- A walkabout around the local area with residents can be useful for eliciting informal information.

Communal areas

- Residents' experiences of shared spaces, both internal and external, can provide invaluable input to inform the design, ensuring that poor examples are avoided and only best practice perpetuated.
- Visits to existing and new apartment blocks can provoke useful discussions and commentary.

Private spaces in and around the home

- Feedback from residents, combined with visits to existing and new homes, will provide a wealth of information about the ways that people live and how they like to use their homes, including their cultural requirements.
- The use of models and perspective drawings is always helpful to explain constraints and explore options.



5 Enhance the character, identity and psychology of an existing place – or create new places that have this potential.

We look for design that is appropriate to its physical context, reflecting the best aspects of local character and integrating well with the surrounding area. The questions which form the basis of Building for Life 12 are an important consideration in the design of a new neighbourhood, taking in connectivity, local facilities, transport, existing topography and landscape. We look for public and private spaces which have clear definitions between ownership and we aim for attractive, well-managed and safe environments.

Public realm

Building and spaces should work together to:

- Respond to their physical context and local character
- Integrate with the existing pattern of buildings and spaces
- Make a positive contribution to the neighbourhood
- Create a safe, attractive, desirable and accessible environment that responds to the human scale even when large or tall buildings are proposed

Existing assets such as important structures, boundary walls, mature trees and hedgerows should be preserved and incorporated into new development where possible.

Buildings should have a strong presence and discernible character that is evident in the detail of every component as it is in the overall form and massing.

Communal areas

- We want the entrances to our new buildings to be genuinely inviting; not just adequate, visible from the public realm, secure and accessible to the widest possible range of users, and offer shelter from wind and rain.
- Spaces should be designed to encourage our residents to be good neighbours and discourage anti-social behaviour





6 Be open to new ideas, innovation and the benefits of smart and sustainable technology without taking undue risks.

Innovation and new ideas can relate to construction processes as well as products and services. Keeping abreast of new ideas, technology and innovation in construction is essential. However, we do not seek to be innovative at the expense of all else. Innovation must be challenged and interrogated to ensure that we are not recreating some of the problems of the past. We require thorough joined-up thinking to ensure that innovation brings genuine benefits to our residents as well as to our maintenance and repair regimes.

Forward-thinking is also desirable. So the facility to incorporate assistive technology is part of our wider future-proofing strategy to ensure that many of the homes we build now will take us into the next century.

Public realm

- Building and spaces should work together to optimise the development potential of the site
- Sustainable urban drainage (SUDS) should be implemented where possible through the use of permeable paving with tarmac generally restricted to large 'feeder roads'

Communal areas

- All access control systems should have digital entry phones in every home, linked to a main front door and with visual verification and electronic door release.
- Satellite dishes and TV aerials, should be communal, rather than individual, wherever possible.

Private spaces in and around the home

- Provision should be made for smart metering, including the facility to allow the energy consumption of homes to be monitored and compared.
- An assessment of the energy demand, CO2 emissions and details of how renewable energy options have been considered, is to be submitted.
- Developments should aim achieve for a 40% reduction in CO2 emissions from on-site renewable energy (which may include sources of decentralised energy).





Fairer Future Principle

“Good design must spend money as if it were from our own pocket.”

In order to use our money wisely, we need to be sure that we do not compromise quality for quantity. Our new homes need to be built solidly of robust materials which age well and need only reasonable maintenance and repair. We place strong emphasis on designing for ease of management and maintenance - and therefore to our ability to keep service charges down for our residents.

People need to live close to their work, families, friends, schools and formal or informal support networks. We therefore need to build new homes where people want to live, in existing communities and established neighbourhoods. In addition, providing flexible and good-sized homes means that they will suit families through many life changes.

We want life-cycle costings and costs in use to be the basis for assessment and evaluation of the choices we make, so they are well-informed and considered. We want our buildings to represent the best value over the lifetime of our developments.

7 Reduce capital cost by using space wisely in buildings that are straightforward to construct.

Simple construction is achieved when there is consistent stacking of rooms and services across all floors in every building, avoiding drainage off-sets and columns in awkward places. It means that we want services to be easily accessible though discretely located.

Attention to the design and layout of circulation spaces, externally, communally and internally within dwellings will ensure that circulation is logical, easily understood and kept to a minimum, so that space is provided where it is needed, in dwellings and habitable spaces, rather than in corridors.

Public realm

- Layouts should maximise the potential for passive solar gain and the use of appropriate renewable technology through the orientation and siting of buildings and spaces.
- Materials used should look attractive, weather well, have a long-life and require limited maintenance, particularly in areas that are difficult to reach.
- Materials should be responsibly sourced, non-polluting and specified to achieve life cycle value, rather than simply to minimise the capital cost.

Communal areas

- Way-finding should be as clear and simple as possible, and the number of doors, lobbies, secondary access controls and changes of direction minimised.
- All corridors and decks must be at least 1200mm wide (1500mm in larger blocks and where providing access to wheelchair homes) unheated but with some natural light and ventilation.

Private spaces in and around the home

- Stacking of similar types of rooms and careful planning of service routes in large buildings will lead to efficiencies in construction
- All habitable rooms should have natural light, ventilation and a view out from a 'vertical window' (not just a rooflight).
- Over-heating should be mitigated by ensuring through-ventilation (dual aspect) and appropriate window size and specification. Where further measures are required, other passive measures such as adjustable screening and shading devices should be used before resorting to mechanical cooling.





8 Keep rents, service charges and general running costs down by using robust, good quality materials and designing for low maintenance and light-touch management.

To achieve this aim we need to use materials which weather well, have a long life and require minimal maintenance. They should be selected on the basis of lifecycle value, rather than lowest capital cost.

Public realm

- Building and spaces should work together to consider ease of management and maintenance

Communal areas

- Finishes should be attractive, durable and easy to clean.
- M and E services and equipment must be well integrated and concealed where possible, but accessible where necessary for adjustment, servicing and repair.
- Maintenance access is required to all flat roofs via either secure stairs or a fixed, inclined ladder, rather than via a roof hatch or a private balcony.

Private spaces in and around the home

- An assessment of the energy demand, CO₂ emissions and details of how renewable energy options have been considered, is to be submitted.
- Low energy lighting should be installed, using LED fittings where possible.
- Provision should be made for smart metering, including the facility to allow the energy consumption of homes to be monitored and compared.

9 Reduce health and social care costs by making homes and neighbourhoods safe, comfortable, accessible and adaptable to changing need.

The minimum space standards of the new national space standard generally mirror those set out in the London Plan, Housing SPG and Housing Design Guide and ensure that homes are spacious enough for residents to be comfortable and for the principles of Lifetime Homes (the new Category 2 accessibility standard) to be incorporated.

This is vital for us – our residents have diverse needs and often remain in the same home for many years so spaces that are flexible and adaptable enough to respond to the physical challenges of aging and disability without the need to uproot, are important in maintaining a good quality of life and reducing long-term health and care costs.

Public realm

- Special attention is required at ground level to ensure that homes enjoy privacy while providing active overlooking.
- People should feel safe whether they are using the street or within their home
- A designated parking space, (with 1200mm access zones to 3 sides and dropped kerbs) is required within 30m of every wheelchair (Category 3) home even in developments that provide no other parking (zero-parking).

Communal areas

- All corridors and decks must be at least 1200mm wide (1500mm in larger blocks and where providing access to wheelchair homes) unheated but with some natural light and ventilation.
- Lift access is required to every flat on, or above, the third floor (fourth storey). Our preference is for all flats to have step-free access and we aim to achieve a minimum of 15 flats per core to make this viable.
- Two lifts are required to every flat on, or above, the seventh floor (eighth storey) and to any wheelchair accessible or adaptable flat.

Private spaces in and around the home

- All dwellings should meet the full set of requirements of the new national space standard. Substantially larger floor areas will be required for wheelchair homes.
- All dwellings should meet at least the requirements of the new Category 2 regulation (Part M Volume 1: Dwellings of the Building Regulations) irrespective of whether step-free access can be achieved.
- Designated wheelchair dwellings should meet the requirements of the new Category 3 regulation (Part M Volume 1: Dwellings of the Building Regulations). The requirement for wheelchair dwellings will be determined on a site by site basis.
- The mix of wheelchair dwellings should generally reflect the overall dwelling mix and tenure balance, unless otherwise requested, but 3 storey wheelchair homes are not permitted.

10 Take a 'lean, green and clean' approach to energy consumption to reduce fuel poverty and protect the natural environment.

It is widely accepted that our climate is changing. We expect longer, drier summers and milder, wetter winters interspersed with extreme weather events such as gales and heavy rainfall. We need our new homes to be designed and developed with this in mind.

New homes need to be robust enough to withstand inclement weather while being comfortable during warmer months. Solar gain should be viewed as a benefit for warming spaces and providing low carbon energy, as opposed to being a problem by triggering demand for mechanical cooling.

We will also expect suitable mechanisms for reducing flood risk such as sustainable urban drainage systems (SUDS), and a proactive response to biodiversity.

Public realm

- Layouts should maximise the potential for passive solar gain and the use of appropriate renewable technology through the orientation and siting of buildings and spaces, while also considering the visual impact of PV panels, etc.
- Planting should be carefully selected to provide year-round interest, be low maintenance and drought resistant.

- Beds and borders need to be at least 1m wide to avoid drying out to support healthy plant growth and prevent drying out. Avoid small areas of grass.
- The design and layout of the scheme as a whole, should always aim to retain existing trees, encourage biodiversity, support existing eco-systems and create new habitats.

Communal areas

- Green roofs are encouraged in appropriate locations but must be carefully specified and served by a dedicated watering point.
- Brown roofs may work better where low maintenance is the priority and they are not visible.

Private spaces in and around the home

- Build highly energy-efficient homes which, while having a modest impact on capital cost, will have an ongoing impact on people's lives through the fuel savings achievable.
- Our current target of 105 litres of water/day/person for internal potable water should be met, and where possible,







Fairer Future Principle 4

“Good design must work for everyone to realise their own potential.”

We want our new homes to be accessible, safe, secure and desirable. Within the home, health and wellbeing derive from environmental conditions that are stable and comfortable, and spaces that are enjoyable and fit for purpose. The former requires good levels of daylight, ventilation, soundproofing and privacy, and the latter implies a balance of social spaces - where families can choose to eat and sit together, and private spaces - where individuals can choose to study, play or relax alone.

11 Support family life and individual health and well-being by creating healthy environments that value privacy as well as sociability

We want to create living environments that promote general health and wellbeing, though we acknowledge that this can be particularly challenging in dense, urban environments.

Where there is limited scope to provide private gardens, balconies and winter-gardens are a valuable substitute. These should be complemented by well-designed public and shared amenity spaces that allow for active play and exercise as well as opportunities for quiet relaxation.

Public realm

- Tree planting should be incorporated wherever possible; using carefully chosen species appropriately spaced.
- It is important to achieve clear demarcation between public and private areas, and defensible space (typically a 'front garden') is required as a buffer zone to ground floor dwellings.
- New public open space is likely to be needed for larger schemes (40 or more homes as a rule of thumb) depending on what already exists (or is planned) in the immediate neighbourhood.
- Spaces should provide opportunities for incidental play and, where possible include attractive natural play elements

Communal areas

- Internal communal space generally should be secure but welcoming, and naturally lit and ventilated as far as possible.
- Spaces should be modest in size to keep to service charges reasonable but designed to encourage social interaction.
- External artificial lighting, especially on access galleries, should be sited away from windows.
- One secure, covered, cycle storage space is required for each home with 1 or 2 bedrooms and two cycle spaces provided for homes with 3 or more bedrooms.
- A minimum of 50m² of communal amenity space should be provided for each all blocks of flats.
- Communal outdoor space is to be overlooked by those for whom it is intended and attractive when viewed from above, secure, with controlled access for all residents – generally via cores, and accessible to all.

Private spaces in and around the home

- Wintergardens will be considered instead of balconies in noisy or exposed locations, especially in tall buildings.
- Facing windows on front (street-facing elevations) should be at least 12m apart, and this distance increased to 21m on rear elevations unless compensating measures such as screening, angled or bay windows are provided.
- The main living space or principal bedroom should not face onto an access deck and a secondary bedroom may only do so where the deck is pulled away to create a void in front of the window.
- Party walls should be of double skin masonry construction and achieve sound-reduction of at least 3dB above current Building Regulations (Part E).

12 Improve life chances and encourage social mobility by providing space to study and work and for recreation and play.

We recognise that the quality of people's homes and their ability to cover the costs of running the home have a direct bearing on their ability and motivation to seek personal growth and achieve self-fulfilment. Therefore it is important that our new homes offer residents a choice of location, size and type of home and further choices within the home to personalise it. Providing good serviced spaces for privacy and private study is essential.

In addition, projects are expected to offer opportunities for employment to local people, through apprenticeships, regular contracts, consultation assistants, etc.

Public realm

- Buildings and spaces should work together to support the principles of tenure neutral development and mixed communities whereby no group of people is segregated or stigmatized.
- Buildings should have a strong presence and discernible character that is as evident in the detail of every component as it is in the overall form and massing.

Private spaces in and around the home

- Every bedroom should be provided with sufficient space for a desk for home study, provided with cable and electrical connections to facilitate this.
- Fully furnished internal layouts (using the GLA furniture schedule) should be provided to a scale of at least 1:100 to demonstrate that home study is possible.



13 Provide opportunities for social interaction and civic participation

Many areas where we propose to develop will have existing communities alongside, It is important that these communities are not disrupted or challenged by our development proposals, but are supported and strengthened through the participative process.

Decision-making through the development of a masterplan or scheme design needs to be informed by consultation and participation, both of which are activities which can strengthen a community and focus aspirations towards improvements to their homes and the immediate neighbourhood.

Public realm

- Creating buildings and spaces that stand the test of time is one of our top priorities and we want that resilience to be social as well as physical. Designing with and for residents is critical to achieving these aims.
- Building and spaces should work together to make a positive contribution to the neighbourhood
- New residential buildings should address, and contribute to, the public realm

Communal areas

- The number of dwellings served by each core needs to be carefully balanced, particularly in affordable rented cores where lift access is provided.
- It is important to have enough households to keep service charges down while keeping numbers at manageable level.
- Smaller cores also feel safer, less institutional and allow residents to get to know their neighbours.
- Communal spaces should be modest in size to keep to service charges reasonable but designed to encourage social interaction.







Fairer Future Principle **5**

“ Good design must make Southwark a place to be proud of.”

We already have many outstanding developments in the borough, of which we are justly proud. We want to be known for the quality of our housing and so we want to build high quality, distinctive, contemporary buildings and streetscapes which are functional and durable. We will achieve this by interrogating developing design proposals from the masterplan stage through to the final construction details. This attention to detail is intended to foster stewardship by residents and the wider community.

Our new buildings must look good from a distance and close up, in all weathers and seasons as well as over time. For places to be well used and enjoyed, they must be safe, comfortable,

New places must be varied and attractive, with “kerb appeal”. They also need to be distinctive, offering variety, choice and fun with opportunities for meeting people, playing in the street and ‘watching the world go by’. Developments should sit comfortably within existing frameworks and yet provide their own sense of identity, security and privacy. Furthermore, they should also promote a sense of community both within the developments themselves and in the wider neighbourhood beyond.

All these considerations will help to ensure that our residents are proud of their homes and neighbourhoods.

14 Create homes and places that people feel proud to live in and want to care for.

How we feel about where we live extends well beyond our own front door. The quality of our external environment is integral to our sense of wellbeing and belonging. Places that are well designed become well-loved and well used. They provide a framework for stable and sustainable communities and a platform for individual fulfilment and mutual support. Feeling valued and proud of where we live leads to responsibility and good stewardship too.

We aim to give our residents light, spacious, quiet and practical homes that support family life and personal development.

Public realm

Building and spaces should work together to:

- Make a positive contribution to the neighbourhood.
- Support the principles of tenure neutral development and mixed communities whereby no group of people is segregated or stigmatised.
- Be designed to age well over a long life.
- Create a safe, attractive, desirable and accessible environment that responds to the human scale even when large or tall buildings are proposed.
- Consider ease of management and maintenance.

Special attention is required at ground level to ensure that:

- Entrances are welcoming and visible.
- Frontages are not dominated by cycle stores, bins and recycling.
- Homes enjoy privacy while providing active overlooking.
- People feel safe whether they are using the street or within their home.
- Rooms have adequate daylight.

Communal areas

Internal communal space generally should be secure but welcoming, and naturally lit and ventilated as far as possible. Spaces should be modest in size to keep to service charges reasonable but designed to encourage social interaction.

Communal outdoor space to be

- Overlooked by those for whom it is intended and attractive when viewed from above.
- Secure, with controlled access for all residents – generally via cores.
- Accessible to all, including wheelchair users.

Private spaces in and around the home

- All dwellings should meet the full set of requirements of the new national space standard. Substantially larger floor areas will be required for wheelchair homes.
- We have a strong preference for all homes to be dual aspect, and this is essential for homes with 3 or more bedrooms. No north facing single aspect homes are permitted.
- Internal layouts should ensure that the living area (or kitchen/dining room) and the balcony are orientated to receive sunlight for part of the day.

15 Seek to spread regeneration benefits beyond the immediate site boundary and ensure that new development takes account of future plans and looks for wider opportunities.

Support to the local economy is central to our aspirations. We will therefore encourage the use of local supply chains including 'Small to Medium Enterprises' (SMEs) and 'Voluntary Community Organisations' (VCOs) to provide construction materials and resources, and seek to secure training opportunities and apprenticeships for young people in the borough.

The potential will exist in some locations for providing or updating community facilities, including public amenity spaces and these are opportunities to be fully explored. The benefit will be spread across the neighbourhood, not just the new homes we create.

Public realm

- Opportunities will exist for developing designs for landscape, planting and play areas in public amenity spaces. These can tap into the expertise of local groups and suppliers, who will have a vested interest in providing high quality products and services, with a long-term relationship with the neighbourhood.
- Knowledge of future developments in the area of our developments will provide us with information to ensure joined-up thinking with the wider neighbourhood and to seize opportunities as they arise.





Appendix

How the Fairer Future principles and promises and the Housing Strategy principles relate to the Design Values

	Good design should	Address the Fairer Future principles	Address the Fairer Future promises	Incorporate the Housing Strategy principles
1	Promote equality, diversity and social cohesion through mixed and balanced communities and tenure blind design.	1. Treat residents as if they were a valued member of our own family	9. Revitalised communities 7. Enable safer communities	We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.
2	Provide a wide range of dwelling types and sizes that respond to different household sizes, circumstances and lifestyle choices.	1. Treat residents as if they were a valued member of our own family	3. Quality affordable homes	
3	Create a legacy of high quality buildings and spaces by exceeding minimum standards where these can be justified through life cycle costing and long-term social value	1. Treat residents as if they were a valued member of our own family	1. Value for money 3. Quality, affordable homes.	
4	Involve residents every step of the way.	1. Treat residents as if they were a valued member of our own family 2. Be open, honest and accountable 4. Work for everyone to realise their own potential	5. Nurseries and childcare 10. Age-friendly borough	We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark
5	Respond to the existing character, identity and philosophy of an existing place – or create new places that have this potential.	2. Be open, honest and accountable	9. Revitalised neighbourhoods	
6	Be open to new ideas, innovation and the benefits of smart and sustainable technology without taking undue risks.	2. Be open, honest and accountable	1. Value for money 6. A greener borough	

7	Reduce capital cost by using space wisely in buildings that are straightforward to construct.	3. Spending money as if it were from our own pocket	1. Value for money 3. Quality affordable homes	We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark
8	Keep rents, service charges and general running costs down by designing for low maintenance and light-touch management.	3. Spending money as if it were from our own pocket	1. Value for money 6. A greener borough	
9	Reduce health and social care costs by making homes safe, comfortable, accessible and adaptable to changing need.	1. Treat residents as if they were a valued member of our own family. 3. Spending money as if it were from our own pocket.	2. Free swimming and gyms. 3. Quality, affordable homes	
10	Take a 'lean, green and clean' approach to energy consumption to reduce fuel poverty and protect the natural environment.	3. Spending money as if it were from our own pocket	6. A greener borough 9. Revitalised neighbourhoods	
11	Support family life and individual health and well-being by creating healthy environments that value privacy as well as sociability.	4. Working for everyone to realise their own potential	2. Free swimming and gyms.	We will demand the highest standards of quality, making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership.
12	Improve life chances and encourage social mobility by providing space to study and work.	4. Working for everyone to realise their own potential	4. More and better schools 8. Education, employment and training.	
13	Provide opportunities for social interaction and civic participation.	4. Work for everyone to realise their own potential	8 Education, employment and training 10. Age-friendly borough	
14	Create homes and places that people feel proud to live in and want to care for.	1. Treat residents as if they were a valued member of our own family 5. Making Southwark a place to be proud of	3. Quality, affordable homes.	We will support and encourage all residents to take pride and responsibility in their homes and local area.
15	Seek to spread benefits beyond the immediate site boundary and ensure that new development takes account of future plans and looks for wider opportunities.	2. Being open, honest and accountable 5. Making Southwark a place to be proud of	5. Nurseries and childcare	

