Southwark Council

NEW HOMES DESIGN STANDARDS

Change Control

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Background and borough wide objectives

Southwark is once again building new council homes. Our aim is to build 11,000 new homes by 2043 –and 1500 of these by 2018. But quality is every bit as important as quantity. If we are to live up to the promises we have made we need to be clear about the values we hold and the standards we must meet.

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

- **Design Values**
- **Design Standards**
- **Technical Specifications**

The primary aim of our new programme of council housing development is to build more homes for affordable and social rent. We will, however, be developing across the full range of tenures – partly to achieve our goal of mixed communities and partly to help fund future development through cross subsidy generated by homes we sell, and the higher levels of revenue we will accrue through private rental.

In developing these documents, the starting point has been the five core **fairer future principles** set out in our **Council Plan.** All of these have implications for any new housing we build:

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

The design values, design standards and the technical specifications also respond very directly to seven of 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 – Make it easier to be healthy and live a healthy lifestyle
We will work across the council to reduce health inequalities and improve people's lives. By making all council homes warm, dry and safe and by building quality new homes, we are helping people to live healthier lives.

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 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 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.

The role of this document

In order to make a genuine difference to the lives of our residents, these 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.

The first, **Design Values**, 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. It then demonstrates how these priorities have been taken forward in this, our second, **Design Standards** document, and on into the **Technical Specifications,** the third document.

In here, we set out the design standards we expect to see for all of our new homes and developments. Southwark is a large and varied borough with a very wide range of housing need, tenure and typology at very different densities. So although these standards are unique to us they will still need to be supplemented on a project-by-project basis to reflect extra sites specific requirements. Key aspects of this and the Technical Specifications will then be incorporated in the Employers Requirements we produce for every scheme. Without being over prescriptive, the aim is to achieve a consistent level of quality while delivering value for money over the long term, at a time when all local authority budgets are particularly stretched.

Our aim is to look to the future while learning from the past. Our experience as landlord continues to inform 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 it is structured

The standards are divided into three sections:

1. **The public realm**
2. **Communal areas**
3. **Private spaces in and around the home**

Each section starts with a summary of design considerations followed by the standards we require. Both relate clearly back to our design values.

Inevitably, it is possible to be more specific with internal areas than external areas as the latter vary more from site to site. The level of detail therefore increases through the three sections.

The standards are set out in simple tables under a series of sub-headings that broadly follow the sequencing of the GLA housing standards. Where they relate directly to our existing planning policy standards, these are identified in the first column. They are also cross-referenced to the corresponding GLA standard and to the technical specifications in our third document.

There is an additional blank table to allow us to add in extra requirements for an individual project.

As well as acting as a design brief, this document can be used to evaluate proposals. Compliance with each of the standards can be checked and recorded in the final column of the tables.

As we explain in a later section, very recent changes to government policy relating to housing standards, mean that we will need to issue an updated version of this document before the end of this year and this interim version has been produced with that in mind.

How it 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, New Southwark Plan and related policy documents, 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 pay a larger role.

We will, however, remain open to alternative proposals, products, materials or approaches that can achieve an equivalent or better result more effectively or more economically. We are also aware that viability varies - that some sites, or types of project, are more challenging than others - and accept that there is sometimes a need to compromise.

Where this happens, the onus will be on the consultants and contractors we work with to explain and justify any deviations, as soon as they become apparent, and to offer alternative solutions. This applies to our own standards, and the GLA standards.

Where we are seeking funding it will be imperative to flag-up any areas where it is difficult to meet the GLA standards. This needs to happen early to allow us to discuss this with the investment manager from the GLA Housing and Land Team and provide the necessary detail for the proforma as soon as possible.

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. We also expect our appointed teams to engage with our planners and with experts from highways, sustainability, arboriculture, ecology, waste management and other fields as appropriate.

Subject to possible project specific tenure variations, where it is deemed necessary, the new standards and specifications will apply to all new housing owned and built by us, or built on our behalf. They may also apply, in whole or in part, to new specialised housing, particularly sheltered housing, but this will be discussed and agreed for the individual project concerned.

How it relates to other standards

The standards in here complement and supplement our existing council standards and take account of many other external standards – particularly those of the GLA. As far as possible, they also take account of final outcome of the Governments review of housing standards, published in March 2015.

They interpret these documents in the context of our own house-building programme, and add extra standards where we feel they are necessary. They provide more detail, and at a more practical level. They cover issues such as management and maintenance - the less 'glamorous' areas that receive little coverage in typical design guides, but are crucial to long-term success.

The new documents relate to the planning policy framework as follows:

National Planning Policy Framework (NPPF)

Current and emerging national space standard and regulations

London Plan and GLA housing standards, including funding criteria

Southwark Local Plan comprising:

- Core Strategy 2011
- The Emerging Southwark Plan

Southwark Supplementary Planning Documents:

- Sustainable Design and Construction 2009
- Residential Design Standards 2011
- Sustainable Transport 2010

Area Action Plans (AAPs)

Neighbourhood Plans

Transport Plan 2011

Cycling Strategy 2015

Southwark Housing Design and Technical Brief:

- Design Values,
- Design Standards
- Technical Specifications

The GLA housing standards draw on external standards including Building for Life, the Code for Sustainable Homes, Secured by Design, Lifetime Homes, the Wheelchair Housing Design Guide and the GLA Best Practice Guidance for Wheelchair Accessible Housing, 2007.

Our own requirements adopt some, but not all, of these other documents. This is partly because some, including the Code, will be withdrawn as a result of the Government's review. To simplify what is currently a very complex picture, a summary of the minimum design standards we require is included at the end of this section.

Keeping it up to date

Not yet in use, this document has already been affected by new government policies and legislation. Ministers announced last year that new homes must achieve Zero Carbon (with Allowable Solutions) from 2016. This year has seen the introduction of new and amended Building Regulations for accessibility, security, waste and water, and the publication of a new national space standard.

These changes took effect from October 2015 and will affect the GLA planning and funding standards as well as our existing local planning policies and the standards in here. Rather than wait, we have continued with the drafting of what is now an interim version because we have projects already underway and others about to start. We therefore intend to update both this and the technical specifications later this year. At the same time, we hope to bring our existing planning policies into line too.

Looking further ahead, we intend to review our requirements regularly to ensure that they remain current, and reflect what we learn. As the standards are implemented we will seek feedback from our own staff (particularly housing managers) and from external development partners and consultants.

In particular, we will reflect and act upon what we learn from our residents.

Summary of minimum design standards

General requirements for all tenures

- **Southwark design standards set out in this document (subject to project specific tenure variations)**
- **Other housing related Southwark planning policy requirements**
- **GLA housing standards including**:
  - All Baseline and Good Practice standards
  - Code for Sustainable Homes (Level 4)
  - Secured by Design (including certification where possible)
- **New national space standard and new regulations for accessibility, security, water and waste where these supersede GLA standards**
- **London Plan parking standards**

Requirements for wheelchair housing

- **New regulation M4(3) Category 3 for wheelchair housing comprising:**
  - Wheelchair accessible standards for affordable rented housing
  - Wheelchair adaptable standards for private and intermediate housing

(Note that this supersedes our current planning policy requirements for affordable rented housing to meet the South East London Housing Partnership Wheelchair Design Guidance and for private and intermediate tenures to comply with the wheelchair adaptable standards in the GLA Housing SPG 2012 and Best Practice Guidance 2007).

New Southwark Plan, Preferred Option, Consultation Version, 22 October 2015

The most relevant Development Management Policies are listed below and their requirements briefly summarised;

DM1 **Affordable homes** - sets out the tenure mix generally expected

DM2 **New family homes** - sets out the dwelling mix generally expected, by tenure.

DM6 **Homes for households with specialist needs** - confirms that 10% of all new dwellings must meet the new optional requirement M4(3) 'Wheelchair User Dwellings' of the Building Regulations, and that all affordable wheelchair dwellings must be accessible (not adaptable) and also meet the requirements of the SELHP wheelchair Housing Design Guide, including its space standards

DM8 **Optimising delivery of new homes** - sets out density targets across the borough, lists the enhanced design standards that would allow higher densities to be considered, and includes a methodology for calculating density, including in mixed use buildings

DM9 **Design of places** - describes the general approach to urban design and placemaking

DM10 **Design quality** - sets out the general principles for good design

DM11 **Residential design** - sets out the general principles for good housing design, confirms the requirement for new homes to meet the nationally described space standard and provides minimum play requirements within communal space

DM12 **Tall buildings** - sets out the general design principles for tall buildings

DM48 **Car parking** - sets out general requirements and requires any new parking need to be met on site

DM49 **Parking standards for disabled people and the mobility impaired** - sets out general requirements and requires one accessible parking space to be provided for every wheelchair accessible dwelling

DM51 **Designing out crime** - reinforces the need for overlooking and active frontages and requires the principles of Secured by Design to be met

DM53 **Biodiversity** - requires the protection and enhancement of natural habitats

DM56 **Energy** - requires major new development to be Zero Carbon, $C0_2$ reduction to be achieved on site where possible, and connection to be made to existing District Heat Networks (DHNs) and CHP to be considered elsewhere

DM62 **Reducing water use and improving water quality** - confirms the need to meet the optional requirement in Part G of the Building Regulations of 105 litres/per person/per day, excluding 5 litres for external use

1. The public realm

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Design Considerations for the public realm

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.

The design standards in this first section deal largely with the public realm and should be read alongside our existing planning policy documents and the Building for Life criteria.

From the start of every project we want to see our design values reflected in the proposals put before us. We look for design that is appropriate to its physical context, reflects the best aspects of local character and integrates well with the surrounding area. We expect new development 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 expect the response to context to be clearly demonstrated by a site analysis diagram highlighting the constraints and weaknesses of the site and its immediate surroundings. In our capacity as clients, we will be in active dialogue with our appointed teams and development partners, and will be discussing design ideas as they emerge and evolve. We will want to see and discuss this analysis at the start of the design process in order to comment and feed in local knowledge. We will also expect to see a concept diagram showing how the design responds to the unique characteristics of the site and addresses broad planning policy objectives.

Early sketch designs will need to show how the outline proposals address key aspects of our project brief including requirements for housing mix, tenure and density, parking and cycle storage.

We will want to see how the scheme is shaping up in terms of scale and massing and be reassured that the general layout and approach has the potential to deliver homes that have adequate amenity space, daylight, sunlight and privacy, avoid undue overlooking, noise and disturbance and meet our environmental sustainability objectives. We will want to talk about materials and components and see precedents, models and 3D images.

Our new housing standards also place strong emphasis on designing for ease of management and maintenance -and therefore to our ability to keep service charges down. This means providing good access to all parts of a development–considerations that affect very early layout decisions. We will want to know not only how residents and visitors will access their homes, parking and other facilities, but also how we, and others, will gain access for deliveries, waste collection, emergency situations, routine maintenance and more major repairs.

Similarly, early design decisions about form, massing and orientation have a significant impact on the long-term sustainability of a development. The biggest benefits are often achieved as a result of sound strategies which understand the links between buildings that are attractive, accessible, durable and energy efficient - spaces that are interesting, enjoyable and bio-diverse - materials and components that are easy to maintain, green and locally sourced - and the health and well-being of residents.

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.

The design standards we expect for external areas are set out on the following pages. This should be read in conjunction with the public realm section of the technical specification.

The standards we require

Key to Southwark policy source references:
SD&C Sustainable Design and Construction SPD, 2009
RDS Residential Design Standards SPD, 2011
SSDM Southwark Streetscape Design Manual

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
1.1 General requirements						
RDS (1.3) (2.2)	1.1.1	Building and spaces should work together to: • respond to their physical context and local character • respect their neighbours • integrate with the existing pattern of buildings and spaces • make a positive contribution to the neighbourhood • optimise the development potential of the site; using the density policy in the Core Strategy as a guide • 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	1.1.1 1.1.2 2.1.1 2.2.1			
	1.1.2	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.				
	1.1.3	Existing assets such as important structures, boundary walls, mature trees and hedgerows should be preserved and incorporated into new development where possible.				
	1.1.4	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.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	1.1.5	The design, specification and placement of 'everyday elements' such as doors, windows and balconies, should be carefully considered to combine practicality with appropriate character.				
	1.1.6	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 • boundary treatments are appropriate to their setting • planting is incorporated where this is practical • people feel safe whether they are using the street or within their home • rooms have adequate daylight	3.1.1 5.1.1			

1.2 Streets and other movement networks

	1.2.1	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. When flank walls are visible, they should make a similar contribution, rather than remain blank.	1.1.2 1.2.3			
SSDM	**1.2.2**	The street pattern should be legible and coherent with a clear hierarchy of routes that take people safely and conveniently where they wish to go, while discouraging through traffic on 'estate roads'.	1.1.2			
	1.2.3	New roads should be designed with reference to our SSDM, and embody an aspiration to improve permeability for residents. Development proposals should be mindful of the Cycling Strategy and the requirement to facilitate routes in the adopted Network Map.				
	1.2.4	Pedestrians and cyclists should be given a higher priority than cars. The design of cycle routes should reflect the standards set out in the SSDM and the London Cycling Design Standards and reflect the local traffic context.				
	1.2.5	New roads, pavements, street lighting, bollards and street signs should be designed to adoptable standards unless otherwise agreed.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	1.2.6	Through-routes should be provided where practical, and turning heads incorporated where cul-de-sacs are unavoidable; allowing for refuse vehicles to turn where necessary.				
	1.2.7	Shared surfaces should be limited to low traffic 'estate roads' and mews type settings where traffic speed is restricted by design.				
SD&C (11.8)	1.2.8	Sustainable urban drainage (SUDS) should be implemented where possible through the use of permeable paving. Refer to SSDM.	6.4.4			
	1.2.9	Good vehicular access for delivery, maintenance and emergency services must be provided to all parts of the site, with the presumption that servicing will take place off-street. As a guide, emergency and service vehicles should be able to pull up and park within 30m of every communal and private entrance, and maintenance vehicles within 10m of plant rooms, play areas, gardens, refuse stores and other areas needing regular maintenance.				
	1.2.10	Tree planting should be incorporated wherever possible; using carefully chosen species appropriately spaced (typically at least 8m apart) in large tree pits away from service routes. Other types of street planting (shrubby or herbaceous) should generally be avoided. Refer to SSDM.				
	1.2.11	Lighting to streets and other outdoor spaces should be low energy (preferably LED) with vandal resistant fittings selected to suit the use of the space and the character of the place. Care should be taken to minimise nuisance to dwellings and, where appropriate, be timed or motion activated.				
	1.2.11	Underground services should be confined to dedicated, identifiable zones, clear of tree planting or other obstacles, and with a surface that can easily be taken up and reinstated (grass or small paving units, rather than tarmac). Refer to SSDM				
	1.2.12	Street 'furniture' (seating, bollards, signage etc.) needs to be carefully selected and sparingly used to avoid 'street clutter' and minimise maintenance. Timber seating will not usually be appropriate in public areas. Refer to SSDM				
	1.2.13	Satellite dishes, boiler flue terminals and extracts should not be located on street facing elevations.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
1.3 Boundary treatments						
	1.3.1	It is important to achieve clear demarcation between public and private areas, and, where appropriate, defensible space should be provided as a buffer zone to ground floor dwellings.				
	1.3.2	Planting beds should be included in front gardens where possible, and refuse and cycle storage carefully integrated. (See also Sections 2 and 3). Where boundary planting is not retained behind a wall, railing or fence, the pavement should be wide enough to remain usable in the event that the planting is not adequately maintained. Refer to SSDM				
1.4 Public open space						
RDS (3.1,3.2)	1.4.1	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.				
	1.4.2	Every new open space should have a clear purpose and complement, rather than duplicate, what exists nearby.	1.2.1			
RDS (3.2)	1.4.3	Spaces should provide opportunities for incidental play and, where possible include attractive natural play elements (for example tree trunks and boulders).				
RDS (3.2)	1.4.4	Developments with a potential occupancy of 10 or more children should make provision for play in accordance with current GLA guidance (including the methodology for calculating child density).	1.2.2			
	1.4.5	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. Small areas of grass should also be avoided. Refer to SSDM				
	1.4.6	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. Refer to SSDM	6.6.1			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
1.5 Car Parking						
Southwark Plan	**1.5.1**	Parking ratios must comply with the London Plan and reference the emerging Southwark Plan with a presumption for car free development in areas of high public transport accessibility. Parking ratios should be cross checked against Census car ownership levels to highlight suitability of parking levels and realistic demand from future residents. The presumption is that any car parking will be provided off street. Mitigation, such as car clubs and other facilities such as to increase cycle usage, should be used to reduce the demand for car parking and overspill parking in non CPZ areas – parking surveys are required in this case. In CPZ areas, residents will be excluded from applying from on-street parking permits.	3.3.1			
	1.5.2	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). Wheelchair parking on an adopted highway is not acceptable.	3.3.2			
	1.5.3	Parking should be secure and overlooked. Where underground or under croft parking spaces are proposed, their future-use or potential for conversion should be considered.				
	1.5.4	Wherever car parking is provided within the public realm it should be carefully designed and located to minimise visual impact but close to the homes it serves. It should be interspersed with trees and/or low maintenance planting, well-lit and well-overlooked. Refer to SSDM	3.3.3			
	1.5.5	Parking areas should be as level and even as possible to provide maximum safety and accessibility, surfaced in semi-permeable paving (a dark colour to disguise oil spills) and with bays demarcated by a contrasting colour or pattern of paving, rather than by painted lines. Refer to SSDM	6.4.4			
1.6 Materials, durability and composition						
	1.6.1	Materials used should look attractive, weather well, have a long-life and require limited maintenance; particularly in areas that are difficult to reach. They should be responsibly sourced, non-polluting and specified to achieve life cycle value, rather than simply to minimise the capital cost.	6.5.1 6.5.2			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	1.6.2	For external facades, brickwork is preferable to less durable, higher maintenance materials such as timber or render, but it must be of high quality and well detailed. Material choices and arrangement of external elements should form a coherent composition rather than appear as 'bolt-ons' and non-material amendments.				
	1.6.3	Window frames should be self-finished, composite construction (aluminium/timber) where possible. UPVC and painted or varnished external timber components should generally be avoided.				
SD&C (11.3)	**1.6.4**	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. The use of green walls is not generally encouraged, but will be considered on a site-by-site basis where there are strong justifications.	6.4.4			

NOTE: Density should be calculated in accordance with the methodology set out in our Residential Design Standards (RSD), Appendix 2

Additional requirements for this project

1. Density target:
2. Tenure breakdown:
3. Dwelling mix:
4. Parking requirement:
5. Cycle storage provision: Refer to London Plan standards and Sustainable Transport SPD

2. Communal areas

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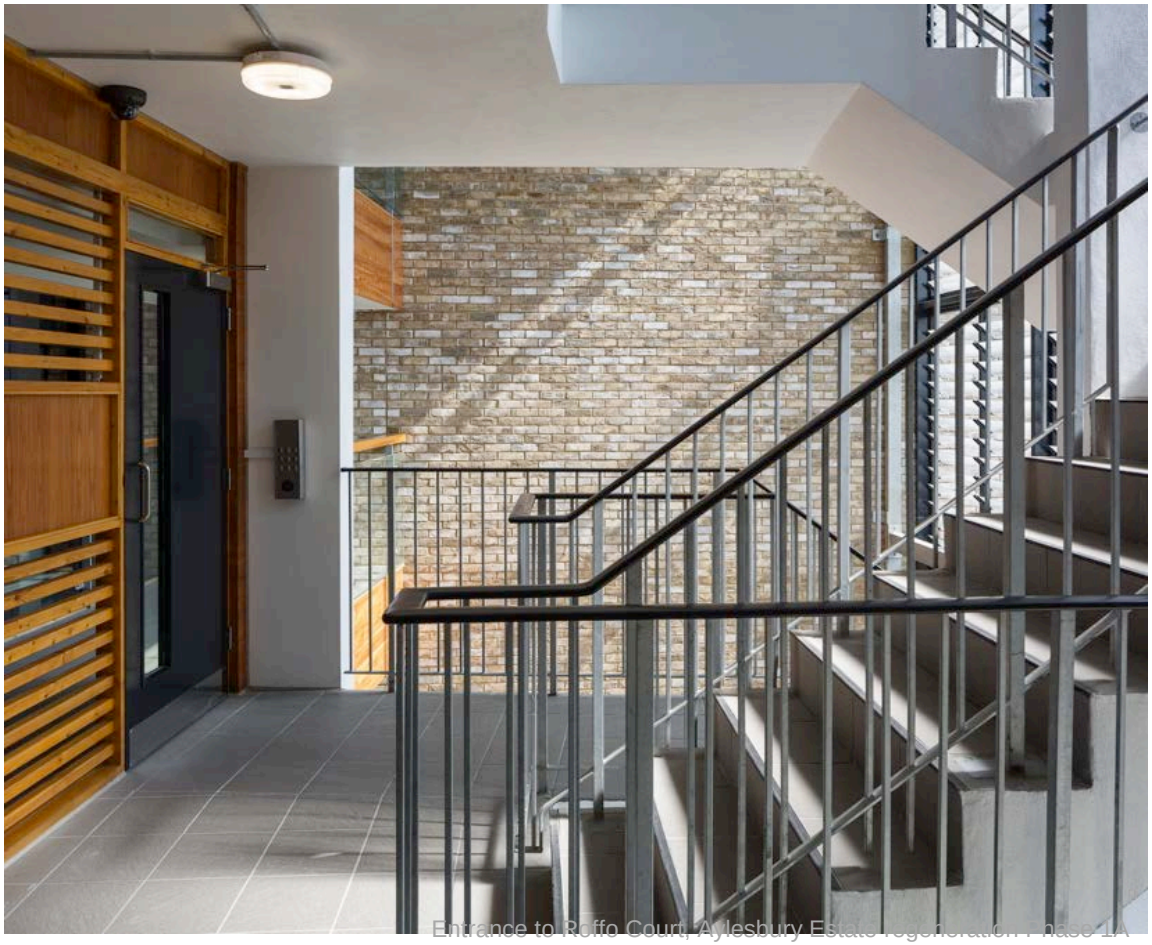

Entrance to Roffo Court, Aylesbury Estate regeneration - Phase 1A

Design considerations for communal areas

Communal areas are inevitable in high density urban areas where flats predominate. We want to make a virtue of necessity by ensuring that they are convivial spaces that provide opportunities for social interaction and foster community cohesion.

Communal areas can also be some of the most difficult spaces to manage and maintain, especially in complicated mixed-use developments. They have a very significant impact on service charges too, so we prefer to keep internal areas to a reasonable minimum. This means that they will generally only comprise entrance lobbies, lift and stair cores and circulation areas along with essential storage for waste, recycling and bicycles.

Although many of our projects will be mixed tenure, cores will generally be mono-tenure as this simplifies management responsibilities and service charges. 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.

Previous models of council housing were too often let down by uninspiring, unsafe and invisible entrances. We want the entrances to our new buildings to be genuinely inviting; not just adequate. The sense of arrival begins at the approach to the building and the quality of the route from the communal entrance to the private entrance to each flat matters to residents and their visitors. Initial impressions often form lasting memories.

Communal circulation needs to be safe and uncomplicated - designed to make way-finding simple. Where possible, we seek to avoid escape stairs and dual entrances to the same core. All areas should be bright, fresh, airy and pleasant, and materials hardwearing and easy to clean.

Spaces should be designed to encourage our residents to be good neighbours and discourage anti-social behaviour - such as undue noise, dumping of waste and storage of personal items.

Long, dark, double-loaded corridors do little to encourage a sense of pride and shared responsibility and give rise to single aspect dwellings. We therefore welcome the fact that the GLA standards set limits for the number of homes per floor and per core. We seek efficient, manageable arrangements such as small clusters of flats or short access decks– simple solutions that add value to residents' daily lives without putting undue pressure on service charges.

Many otherwise good scheme fall down because they have failed to set aside enough space for everyday necessities bike and bin stores, as well as for plant rooms, meters, service risers and cleaners cupboards. Others are compromised because these facilities are either too prominent, or are not in safe, accessible locations.

Wherever possible we want to be able to access and maintain services and equipment from communal areas rather than from within flats. This will allow us to isolate and rectify problems quickly and easily with minimal disturbance to residents.

The design standards we expect for communal areas are set out on the following pages. This should be read in conjunction with the communal areas section of the technical specification which includes schedules of preferred internal finishes.

The standards we require

Key to Southwark policy source references:
SD&C Sustainable Design and Construction SPD, 2009
RDS Residential Design Standards SPD, 2011
SSDM Southwark Streetscape Design Manual

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
2.1 General requirements for communal areas						
	2.1.1	There should be no hierarchy or segregation in communal spaces unless there are site specific reasons for doing otherwise.				
	2.1.2	Cores should serve a maximum of 25 dwellings or 100 people/bed spaces, and each landing (or length of landing) give access to a maximum of 8 dwellings, unless higher numbers are expressly permitted. Single orientation open deck access should be considered provided that it enhances or increases security. Designing for passive natural surveillance should be the starting point.	3.2.1 3.2.2			
	2.1.3	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, a sense of collective ownership and self-maintenance.	3.2.3			
	2.1.4	Finishes should be attractive, durable and easy to clean.				
	2.1.5	M and E services and equipment must be well integrated and concealed where possible, but accessible where necessary for adjustment, servicing and repair.				
2.2 Entrances and mail delivery						
	2.2.1	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. CCTV is a last resort we wish to avoid.	3.1.1			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	2.2.2	A safe, level, well-lit drop-off space is required close to every communal entrance, with dropped kerbs to assist wheelchair users.				
	2.2.3	LBS signage to be discretely visible and open to design adaptation. Wording to include 'Year built; name of architect; name of contractor; for London Borough of Southwark' sign integrated into entrance composition.				
	2.2.4	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.				
	2.2.5	Within the context of the composition, entrance doors should ideally be steel or aluminium with glazed panels, but not fully glazed to floor level.				
	2.2.6	Dirt control matting, extending at least 1800mm in front of the door, fitted flush with the surrounding floor and with a surface texture suitable for wheelchair users, should be provided.				
	2.2.7	The location of the lift and stairs should be obvious when entering the lobby and the location of all dwellings served by the entrance in question, clearly signed. The design of all areas should encourage healthy, active living and the stairs should be emphasized as the most attractive option.				
	2.2.8	Individual A4+ size letterboxes should be located either within the external wall of the lobby (to allow mail to be delivered from outside and retrieved from inside) or located within the entrance lobby, where this has a second set of security doors. The minimum preferred height is 900mm above FFL to assist wheelchair users, and help prevent spinal injuries to postal workers.				

2.3Cores and circulation areas

	2.3.1	All corridors and decks must be at least 1500mm wide; unheated but with some natural light and ventilation.	3.2.3 3.2.4			
	2.3.2	Lift access is required to every flat on, or above, the third floor (fourth storey). Two lifts are required to every flat on, or above, the seventh floor (eighth storey) and to any wheelchair accessible or adaptable flat. 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. Where lift access cannot reasonably be achieved, consideration should be given to the provision of a suitable stair lift.	3.2.6 3.2.7			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	2.3.3	Way-finding should be as clear and simple as possible, and the number of doors, lobbies, secondary access controls and changes of direction, minimised.				
	2.3.4	Internal artificial lighting should provide even illumination and be either motion activated or operated by a dawn to dusk timer. Our preference is for artificial lighting to be in the yellow/red spectrum (rather than green/blue) as this is softer, warmer and more flattering to skin-tone.				
	2.3.5	External artificial lighting, especially on access galleries, should be sited away from windows.				
	2.3.6	Stairwells must provide a refuge space on every level on which a wheelchair flat is located and our preference is to include a refuge space on every floor for the benefit of visiting wheelchair users.				

2.4 Services and ancillary areas

	2.4.1	Service risers should be located in accessible but discreet positions within each core and dry riser outlets housed within enclosed risers in stairwells (rather than exposed) unless these are clearly intended to be a aesthetic design feature.				
	2.4.2	Communal heating pipes should be concealed and must be insulated, even internally, to reduce the risk of overheating.				
	2.4.3	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. Roofs should generally have a parapet and railings; a ‘man-safe’ system is only acceptable for small areas where recovery does not require extra equipment (for example where fixed ladders are provided).				
	2.4.4	A cleaner’s cupboard (minimum 1.5 x 2.5m approx.) is required to each core and should include hot and cold water supplies, a sink and bucket stand, and electrical points.				
	2.4.5	Gas and electricity should be individually metered for each home. Meters should be located in risers on the floor level on which the dwelling is located, kept separate from other services and accessible to residents. Enough space should be allowed for pre-payment meters.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	2.4.6	As a minimum, isolating valves are required in communal corridors to allow services to be quickly shut down and damage restricted without needing to gain access to dwellings. Our preference is for all SVPs, stopcocks and other important services within flats to be accessible from communal areas.				
	2.4.7	Satellite dishes and TV aerials, should be communal, rather than individual, wherever possible.				
	2.4.8	The services design should allow for the retro-fitting of sprinklers unless provided at the outset. We prefer to include sprinklers in wheelchair flats but will advise on a project-by-project basis.				

2.5 Underground and undercroft parking areas

	2.5.1	Where practicable, any parking should incorporated within the site boundary. Undercroft parking (typically ground level, beneath a podium within a courtyard block) is preferable to underground parking, which will not generally be permitted. (See also Section 1). Where undercroft parking is provided, the possible future re-use/conversion of this space to dwellings should be considered at the outset.				
	2.5.2	Underground parking areas should be secure and gated. Undercroft parking areas should be designed to allow gates to be fitted (either at completion or in the future) and be naturally lit as far as possible. Both undercroft and underground areas should be natural ventilated where possible.				
	2.5.3	All covered, communal parking areas should be for the use of the residents of that building only. They should include charging points for electric cars and dedicated storage for mobility scooters together with charging and locking points where possible. These features should be routinely incorporated in parking areas for 20 or more cars.				

2.6 Communal cycle stores (see also Section 3)

	2.6.1	Cycle parking provision should conform with the London Plan minimum standards and always be located close to residents' homes, cores and/or entrances, as appropriate.	3.4.1			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	2.6.2	Where communal cycle storage is provided for residents, individual lockers are required within communal stores that are accessed via the core. Double-stacked storage should be avoided. Contact the Transport Policy team for further advice.	3.4.2			
	2.6.3	Where cycle storage is provided above ground, the lift car should be at least 18mm deep.				
	2.6.4	Visitor cycle parking spaces should be provided as per London Plan standards. They must allow cycles to be effectively locked (e.g. to metal hoops) be overlooked and located close to entrances. Where provided in communal stores, visitor cycle parking must not be combined with residents' parking.				

2.7 Communal refuse and recycling stores (see also Section 3)

	2.7.1	Proposals must meet current Southwark Waste Management Requirements.	3.5.2			
	2.7.2	Communal bin stores should be discreetly sited (generally within 15m of core entrances but preferably not immediately adjacent to them) and the risk of noise and smell to nearby dwellings minimised. They should allow waste to be deposited and collected from outside and be accessible to wheelchair users.	3.5.1			
	2.7.3	Doors should be secure and constructed of pre-finished (not painted) steel with louvers (unless ventilation is achieved by another means). Finishes and facilities should be suitable for hosing down.				

2.8 Communal outdoor space

RDS(2.6)	2.8.1	A minimum of 50m^2 of communal amenity space should be provided for every block of flats.				
	2.8.2	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.	1.2.3			
	2.8.3	For general ease of access, safety and management, amenity space should be at low level (ground or podium) where possible. Rooftop spaces must be overlooked by dwellings and lift-served.				

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3. Private spaces in and around the home

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Design considerations for spaces in and around the home

We aim to give our residents light, spacious, quiet and practical homes that support family life and personal development. These simple attributes are more difficult to achieve in higher density environments and, like other urban areas, Southwark has some areas of poor air quality and major roads that generate high levels of traffic noise and pollution. Extra care is needed in these situations.

We expect homes to be dual aspect wherever possible to achieve good levels of natural light and ventilation and a choice of outlook. This is particularly important on busy streets, where the ability to retreat to quieter spaces within, and attached to the home, is essential. We want to exceed current Building Regulations in respect of soundproofing between dwellings and will consider triple glazing and the use of wintergardens instead of open balconies where conditions are particularly exposed or noisy. Similarly, where air quality is below ideal levels, or there is a risk of overheating, we will look at whole house ventilation and shading devices where appropriate. In all circumstances, we will adopt passive measures where possible.

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. The facility to incorporate assistive technology is part of our wider future-proofing strategy that means many of the homes we build now will take us into the next century. To cater for higher levels of disability, we will continue to require wheelchair accessible and adaptable housing.

One of the other practical ways in which we can help all of our residents is to build highly energy efficient homes; adopting a fabric first approach. While this has a modest impact on capital cost, it has no on-gong cost burden yet the fuel savings that result from a well-insulated home can be enormous - enough to lift most people out of fuel poverty.

We recognise that families are often under particular pressure and want layouts to provide a good balance of social space - where families can sit, eat or play together, and genuinely private space - where individuals can study, work, rest or play alone.

The home is also the area where residents can have the most choice, both at the outset and in the future. We want to give all households the ability to have a separate kitchen if this is what they prefer, or what their cultural needs dictate, and the flexibility to furnish and use rooms in different ways over time. Residents will be able to choose from a menu of internal finishes, including paint colours, kitchen fittings and wall tiling.

We also know that having enough internal storage is vital, especially as so many of the homes we build will be fully occupied. We aim to exceed minimum national and GLA requirements by providing an airing cupboard in all homes, extra storage for ‘dirty items’ in flats and dedicated utility space for larger households.

Our standards also guarantee that all new dwellings will have a reasonable amount of private outdoor space. These too, are a modest uplift on the GLA standards.

The design standards we expect within and around the home are set out on the following pages. This should be read in conjunction with the private spaces in and around the home section of the technical specification which includes schedules of preferred internal fittings and finishes.

The standards we require

Key to Southwark policy source references:
SD&C Sustainable Design and Construction SPD, 2009
RDS Residential Design Standards SPD, 2011

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
3.1 General requirements within the home						
RDS (2.4)	3.1.1	All new dwellings should meet or exceed the full set of spatial requirements set out in the tables within Annex A. Table 1 comprises the new National Space Standard and Table 2 sets out our own room requirements. This may require larger overall floor areas than the minimum GIAs of Table 1. Substantially larger floor areas will be required for Category 3 wheelchair homes.	4.1.1			
RDS (2.4)	3.1.2	To ensure a good mix of dwelling types, we also require the average internal dwelling floor areas (GIAs) to be as follows: • 2 bed 1 storey - average 66m^2 • 3 bed 1 storey - average 85m^2 • 4 bed 1 storey - average 95m^2 • 3 bed 2 storey - average 92m^2 • 4 bed (and above) 2 storey - average 104m^2 • 4 bed (and above) 3 storey - average 110m^2				
	3.1.3	Fully furnished internal layouts (using the GLA furniture schedule) should be provided to a scale of at least 1:100.	4.1.2			
RDS (2.9)	3.1.4	All dwellings should meet at least the internal requirements of the new M4(2) Category 2 of the Building Regulations) irrespective of whether step-free access can be achieved.				
RDS (2.10)	3.1.5	The requirement for wheelchair dwellings will be confirmed on a site by site basis. All designated wheelchair dwellings should meet the requirements of M4(3) (Category 3 wheelchair accessible) of the Building Regulations and the mix should generally reflect the overall dwelling mix and tenure balance, unless otherwise requested. Threes storey wheelchair homes are not permitted.	4.9.1			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
	3.1.6	Internal and external doorsets should be at least 2100mm high.				

3.2 Living, dining and kitchen areas

RDS (2.4)	3.2.1	Living, kitchen and dining floor areas should meet the requirements of Table 2, Annex A.	4.4.1			
	3.2.2	The width of the main living area should be at least 2.8m for 1-3 people and 3.2m for 5 people or more.	4.4.2			
RDS (2.5)	3.2.3	We prefer all homes with 2 or more bedrooms to have a separate kitchen or kitchen/dining room, close, or connected, to the living room but with access from the hallway, rather than solely from the living room. This is essential for homes with 3 or more bedrooms where our strong preference is for a separate kitchen/dining room. (Wheelchair homes may have fully open plan living, kitchen and dining arrangements).	4.4.3			
	3.2.4	Where a separate kitchen, rather than a kitchen/dining room, is provided we would prefer this to include space for 2 people to eat unless the kitchen is directly connected to the dining area.				
	3.2.5	Where the kitchen is part of an open plan living area, it should occupy an alcove or discreet part of the room where it is partially screened from the sitting area.				
	3.2.6	Where the kitchen or kitchen/dining room is a separate room it should have a window, and we prefer a kitchen within an open plan living space to have a window too.				
	3.2.7	All kitchen layouts should be practical (preferably ‘C-shaped’ or ‘L-shaped’, rather than a straight run) and provide a convenient relationship between the sink, hob and fridge. The minimum worktop lengths set out in the GLA (LHDG) furniture schedule should be achieved. Sinks and hobs should have at least 400mm worktop to each side and wall cupboards should be maximised.				
	3.2.8	There is no requirement to provide white goods except in wheelchair accessible dwellings.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status
3.3 Bedrooms						
RDS (2.4)	3.3.1	Bedroom floor areas should meet the requirements of Table 2, Annex A.	4.5.1			
	3.3.2	Bedroom widths should meet the requirements of Table 1, Annex A.	4.5.2			
RDS (2.5)	3.3.3	Bedrooms should be accessible from a circulation space, not via another room.				
	3.3.4	We prefer not to have more than one single bedroom in any home.				
	3.3.5	Built-in wardrobes should not generally be provided but will be considered where there is a natural alcove in the room.				
3.4 Bathrooms and WCs						
	3.4.1	Where possible, bathrooms should have natural light and ventilation. The window should only be positioned above a bath where this is the only available location.				
RDS (2.5)	3.4.2	A second WC is required in homes with 3 or more bedrooms and this is preferable in homes with 2 bedrooms.	4.6.1			
	3.4.3	A second bath or shower room is required in homes for 7p and above. This may comprise a fully installed level access shower in the WC.				
RDS (2.5)	3.4.4	Bathrooms should be accessed from circulation, rather than from a bedroom, and include some built-in storage where possible.				
	3.4.5	In wheelchair accessible dwellings which offer the choice of an installed bath or shower, the shower should be provided at the outset unless otherwise requested by the LBS occupational therapist.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status

3.5 Entrances, circulation and storage areas

RDS	3.5.1	All private entrances should have doorbells (including flats accessed from communal areas).				
	3.5.2	In a house, we prefer a porch or lobby to be provided to conserve energy and avoid the front door opening directly onto the stairs. We will not accept an entrance door that opens directly into a room.				
	3.5.3	Straight stair flights are preferable to winders.				
	3.5.4	For the minimum area of built-in storage refer to Annex A.	4.7.1			
RDS (2.4)	3.5.5	Some built-in storage should be provided on every floor of the home and not more than 50% of the total area should be within bedrooms. An airing cupboard with slatted shelving and a heat source should be provided in all homes as part of the general storage requirement.	4.7.1			
	3.5.6	A utility room is required in homes for 7p and above, and is preferable in all homes where this would not increase the overall floor area. The space should aim to include a sink and drainer, plumbing and drainage for a washing machine, floor and wall cupboards and the boiler or heat exchanger.				
	3.5.7	Wherever living/kitchen/dining spaces are open plan, plumbing and drainage for a washing machine should be provided in a storage cupboard or utility space, with space for a separate tumble drier above. This space should be additional to the minimum storage requirement.				
	3.5.8	Flats with 2 or more bedrooms should have additional storage of at least 1m^2, located close to the entrance and suitable for storing a buggy, light gardening tools and other 'dirty items'.				

3.6 Floor to ceiling height

RDS (2.4)	3.6.1	The floor to ceiling height of the main living area should be at least 2.5m over at least 75% of the room. We prefer this height to be achieved in all habitable rooms but a minimum of 2.3m is acceptable in bedrooms where this is achieved over at least 50% of the floor area in 'attic rooms'. Higher ceilings/taller windows are encouraged at ground floor level, particularly in high density development.	5.4.1			

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status

3.7 Private open space (rear gardens, balconies and wintergardens)

RDS (3.2)	3.7.1	The minimum area of private open space we require for flats is as follows: • 2p - 5m^2 • 3p - 6m^2 • 4p - 7m^2 • homes with 3 or more bedrooms - 10m^2 We prefer to achieve at least 10m^2 of private open in 2 bed homes too, and where this cannot be achieved, require the balance to be provided as additional communal space. Where possible, the minimum required area for all dwelling types, should be achieved in one space, rather than multiple spaces, to allow families to sit out together. Noting the emphasis on composition in sub-section1.6, balconies should be designed as an integral part of the building to avoid any sense of being an ill-considered 'bolt-on'.	4.10.1			
	3.7.2	Wintergardens will be considered instead of balconies in noisy or exposed locations, especially in tall buildings.				
	3.7.3	All private outdoor space should be accessed via a living space, kitchen/dining room or circulation area, not solely via a bedroom.				
RDS (3.1)	3.7.4	Rear gardens to houses should be the full width of the house, at least 10m long and 50m^{2}in area. They should be generally turfed, with a patio at least 2m deep and include the following features: • external lighting • secure socket for a rotary washing line adjacent to the patio • garden shed on a concrete base connected to the patio by a path • insulated outdoor tap for watering • water butt				
	3.7.5	Cycles and refuse/re-cycling should only be stored in rear gardens that are accessible without needing to go through the home. Alleys between adjoining rear gardens are not permitted.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status

3.8 Front gardens (see also Sections 1 and 2)

	3.8.1	Front gardens to all ground floor dwellings should be private, rather than communal, and adjacent gardens separated by a wall, fence or railing.				
	3.8.2	Front gardens should be deep enough to include secure, covered cycle storage and a refuse and recycling enclosure with doors (and preferably covered) unless stored elsewhere. Cycle and bin storage should not obstruct windows, doors or paths.				
	3.8.3	Planting beds are encouraged but should be at least 750mm deep. Where trees are planted within front gardens, these should be at least 5m from the wall of the house or block of flats.				
	3.8.4	All ground floor windows should be accessible for cleaning from outside.				

3.9 Privacy and sound-proofing

SD&C (11.4)	3.9.1	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.				
	3.9.2	Clear glass balustrading to balconies should be avoided where this compromises privacy.				
	3.9.3	The main living space or principle 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.				
	3.9.4	Full height ground floor windows should be avoided on facades that face the public realm unless set well back from the pavement and with adequate screening.				
	3.9.5	Party walls should be of double skin masonry construction and achieve sound-reduction of at least 3dB above current Building Regulations (Part E).				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status

3.10 Aspect, orientation, daylight and sunlight

	3.10.1	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.	5.2.1			
RDS (2.7)	3.10.2	All habitable rooms should have natural light, ventilation and a view out from a 'vertical window' (not just a roof light).				
	3.10.3	As a general rule, glazing to habitable rooms should be equivalent to 15 - 25% of the floor area of the room, depending on the proportions and function of the room, and the orientation and outlook.	5.5.1			
RDS (2.7)	3.10.4	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.	5.5.2			
RDS (2.7)	3.10.5	Assessments will be required for any dwellings where there is concern that they may not receive sufficient daylight and/or sunlight.				

3.11 Overheating and air quality

	3.11.1	Over-heating should be mitigated by ensuring through-ventilation (achieved by dual aspect dwellings) 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.	6.3.1			
SD&C (11.4)	3.11.2	An air quality impact assessment and, where necessary, proposals for mitigation will be required for developments in an Air Quality Management Area.	5.6.1			
SD&C	3.11.3	Gas boilers should be low NOx rated.				

policy reference	standard reference	requirement	GLA reference	technical reference	PM brief reference	audit status

3.12 Safety and security

RDS (2.2)	3.12.1	The physical security standards of Section 2 of Secured by Design should to be achieved and certified (unless CCTV is demanded) and certification for Section 1 acquired where possible.	6.3.1			
RDS (2.2)	3.12.2	Particular attention must be given to the security of ground floor doors and windows, and to first floor balconies. Consideration should begin with the design of any boundary treatment in the context of the streetscape. (See also Section 1).				
	3.12.3	Windows on upper floors should be designed to meet the safe cleaning criteria for non-residential buildings within Approved Document K of the Building Regulations. Areas of glazing that cannot be safely reached from inside, to be kept to a minimum and etched or other semi-obscure glazing used.				

3.13 Energy, power and water

SD&C (11.1)	3.13.1	A 35% reduction in CO2 emission (over Building Regulations Part L 2013) should be achieved as a minimum, and a fabric first approach adopted.	6.1.1			
SD&C (11.2)	3.13.2	An assessment of the energy demand, CO_2 emissions and details of how renewable energy options have been considered, is to be submitted.				
SD&C (11.2)	3.13.3	Developments should be connected to existing CHP networks where these exist, or allow for connection in the future where a network is planned.				
SD&C (11.2)	3.13.4	Developments should aim to achieve a 40% reduction in CO2 emissions from onsite renewable energy (which may include sources of decentralised energy).				
	3.14.5	Low energy lighting should be installed, using LED fittings where possible.				
	3.13.6	Provision should be made for smart metering, including the facility to allow the energy consumption of homes to be monitored and compared.				
SD&C (11.7)	3.14.1	Our current target of 105 litres/day/person for internal potable water should be met, and where possible, improved towards 80 litres/day.	6.4.1			

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Annex A: Space Standards

Table 1 New National Space Standard

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
	1p	39 (37)			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

The Gross Internal Area (GIA) of a dwelling is defined as he total floor space measured between the internal face of the perimeter walls[1] that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts flights of stairs and void above stairs. The GIA should be denoted in m^2.

[1]The internal face of a perimeter wall is the finished surface of the wall. For a detached house the perimeter walls are the walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

The standard requires that:

a. The dwelling provides at least the gross internal floor area and storage area set out in Table 1
b. A dwelling with 2 or more bed spaces has at least one double (or twin) bedroom
c. In order to provide one bed spaces, a single bedroom has a floor area of at least 7.5m^2 and is at least 2.15m wide
d. In order to provide two bed spaces, a double (or twin) bedroom has a floor area of at least 11.5m2*
e. One double (or twin bedroom is at least 2.75m wide and every other double (or twin bedroom is at least 2.55m wide)
f. Any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage (if the area under the stairs is to be used for storage assume a general floor area of 1m^2 within the GIA
g. Any other area that is used solely for storage and has a headroom of 900-1500mm is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
h. A built-in wardrobe counts towards the GIA and bedroom floor area requirements, but should not reduce the effective width of the bedroom below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the total storage requirement
i. The minimum ceiling height is 2.3m for at least 75% of the GIA*

1. Standards marked* are exceeded by our own requirements in Table 2
2. See also our average dwelling size requirements in Standard 3.1.2 of this document.

Table 2 Minimum room areas

DWELLING TYPE	1 BED	2 BED	3 BED	4 BED
Double bedroom	**12**	**12**	**12**	**12**
Single bedroom		**7.5**	**7.5**	**7.5**
Living room (where eating is in the lounge)	**16**	**17**	**18**	**19**
Kitchen (where eating is in the lounge)	**6**	**7**	**8**	**8**
Kitchen/diner (where separate living room)	**9**	**11**	**11**	**12**
Living room (where kitchen/diner provided)	**13**	**13**	**15**	**15**
Open plan living/kitchen/ dining	**24**	**27**	**30**	

Source: Residential Design Standards except where exceeded by new National Space Standard

Notes:

1. Figures shown in blue boxes are derived from our RDS and either exceed the new National Space Standard or are additional standards.

2. Figures shown in white boxes are from the National Space Standard and exceed our RDS requirements.