

# Residential Design Standards

Supplementary Planning Document

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# 1. Introduction

## 1.1 Role and Purpose of the Supplementary Planning Document (SPD)

The purpose of this supplementary planning document (SPD) is to set out the standard of design expected from residential development in Southwark. This will ensure all residential developments including new dwellings, extensions, alterations and conversions are sustainable and of a high standard of design. The SPD provides a framework to ensure that all residential development is liveable, accessible and does not have a negative impact on the amenity, privacy and aesthetics of the surrounding area. It will ensure that all residential development results in a pleasant living environment. The SPD has the following objectives

1. To provide a clear set of standards to guide the design of residential development
2. To provide design guidelines for a wide range of dwelling types required to meet housing need
3. To ensure a high standard of housing for all new residential developments.

This document provides detailed guidance to the Core Strategy and saved policies of the Southwark Plan. This SPD is not creating policy. This SPD updates to 2008 Residential Design Standards SPD to take into account recent changes to housing policy introduced through the Core Strategy. We may need to do further changes to this SPD as we continue to update our housing policies through area action plans and other planning documents so please make sure that you check on the website to find out whether any new guidance has taken the place of this document at **[www.southwark.gov.uk/ldf](http://www.southwark.gov.uk/ldf)**

The SPD will be a material consideration and will have significant weight in the determination of a planning application. The SPD principally provides further information on the following Core Strategy and saved Southwark Plan policies

- Strategic Policy 5 – Providing new homes
- Strategic Policy 7 – Family homes
- Strategic Policy 8 – Student homes
- Strategic Policy 12 – Design and conservation
- Saved Southwark Plan Policy 3.2 – Protection of Amenity
- Saved Southwark Plan Policy 3.11 – Efficient Use of Land
- Saved Southwark Plan Policy 3.12 – Quality in Design
- Saved Southwark Plan Policy 3.14 – Designing out Crime
- Saved Southwark Plan Policy 4.2 – Quality of Residential Development
- Saved Southwark Plan Policy 4.3 – Mix of Dwellings
- Saved Southwark Plan Policy 4.5 – Wheelchair Affordable Housing
- Saved Southwark Plan Policy 4.7 – Non Self-Contained Housing for Identified User Groups

The SPD applies to new residential development, conversions of existing dwellings and extensions or alterations to existing homes and covers the following

- General principles applying to all development
- Standards specific to certain types of residential development in addition to the general principles
- Guidelines for housing meeting specific needs.

Where applicants cannot achieve the appropriate standard, they must justify this and demonstrate why not and show the measures taken to compensate for this. This would normally be done through the Design and Access Statement.

## 1.2 Related planning documents

This SPD should be used along with other planning documents that provide guidance on other aspects of housing and sustainable development, including

- Affordable Housing Supplementary Planning Document (2008): this document explains the council's approach to securing affordable housing. We recently consulted on a new Affordable Housing SPD which once adopted will replace the 2008 SPD
- Sustainable Design and Construction Supplementary Planning Document (2009): this document explains how new development should be designed and built so that it has a positive impact on the environment, including energy, water use, pollution, waste, flood risk and biodiversity
- Sustainability Assessment Supplementary Planning Document (2009): this document explains what information will be required to demonstrate the environmental impact of a development and how these will be balanced with social and economic impacts
- Design and Access Statements Supplementary Planning Document (2007): this document explains how to prepare design and access statements, which need to be submitted with most planning applications
- Heritage and Conservation Supplementary Planning Guidance (Draft 2002): this document explains the approach taken to protecting and enhancing the borough's areas of historic importance, listed buildings and conservation areas
- Area action plans and supplementary planning documents relating to specific areas and sites. These will identify more specific standards and guidance for housing in specific areas. The standards may be different for each area. Applicants need to check the relevant area specific supplementary planning document or area action plan. The areas covered by area action plans are: Peckham and Nunhead, Aylesbury, and Canada Water. Area specific SPDs cover Bankside, Borough and London Bridge, Elephant and Castle, Camberwell, and Dulwich. Please check our website for the most up-to-date area action plans and area supplementary planning documents at: [www.southwark.gov.uk/ldf](http://www.southwark.gov.uk/ldf)

## 1.3 Key considerations

This section covers some of the key considerations that applicants will have to consider when designing proposals for general needs residential development with regard to strategic policies 5 and 7 of the Core Strategy and saved policies 4.2 and 4.3 of the Southwark Plan. Applicants should also refer to other policies and guidance in the development plan and the local development framework, including area action plans and the London Plan, this SPD and other SPDs that are relevant to their development. Housing for specific user groups is covered in section 4 of this SPD. We suggest you engage with our development management team at an early stage to ensure the application complies with our policies and provides a high quality of design.

### **For all residential development does the development**

- Fall within the appropriate residential density range?
- Meet the criteria of what is considered to be a development of exemplary design or of achieving high quality living accommodation as set out in section 2.2 if the development is in an opportunity area or action area core and above the maximum density range?
- Meet the minimum dwelling sizes and minimum room sizes set out in section 2.3 of this SPD?
- Meet lifetime homes as set out in section 2.9 of this SPD?
- Meet standards of privacy and outlook as set out in section 2.8 of this SPD?
- Meet standards of daylight and sunlight as set out in section 2.7 of this SPD?
- Have adequate levels of ventilation as set out in sections 2.5 and 2.7 of this SPD?
- Meet amenity space standards as set out in section 2.6 of this SPD?
- Is the development designed to be safe and secure as outlined in section 2.8 of this SPD?
- Limit the impact of pollution? Refer to the Sustainable Design and Construction SPD for more information.

### **For major residential development (those over 10 units) does the development?**

- Have at least 60% of units suitable for three or more occupants containing two or more bedrooms)?
- Include studio flats? If so are these limited to 5% of the total number of dwellings? Note that studio flats are not considered suitable for affordable housing provision.
- Include a minimum of 10% of units that are suitable for wheelchair users in line with guidance set out in section 2.10 of this SPD?
- Provide the minimum amount of family homes with direct access to private outdoor space as set out in sections 2.3, 2.6, 3.1, 3.2 and 3.4?

## 2. General principles applying to all residential development

### 2.1 What do these standards apply to?

These standards apply to all residential development, including new dwellings, conversions, extensions and alterations. Additional standards may also apply depending on the type of development and these are set out in section 3. These standards are for general needs housing. Specialist housing is dealt with in section 4.

Where an application for planning permission will increase the total amount of development on a site to more than 10 dwellings, the development will be considered as a major development and the standards within this SPD and the Core Strategy and saved policies of the Southwark Plan relating to major developments will apply. This will be the case for

- Sites that are artificially sub-divided. In these circumstances the proposals will be judged as to whether or not a development makes the best use of land through the efficient use of land policy and by applying appropriate density levels based on the context and character of the surrounding development and public transport accessibility levels
- Phased development. In these circumstances where the development is clearly part of the first phase of a larger development which is over 10 units, it will be considered as a major application and the residential design standards for major developments will be applied. Where a phased development with planning permission is subsequently amended and the total units are increased, the council will also apply the residential design standards for major developments
- Additional units added through supplementary planning applications or a subsequent application on an adjoining site or through a mixed use scheme. In these circumstances where there is an extant planning permission and a fresh planning permission is submitted for a revised scheme taking the total units above 10 units, the residential design standards for major applications will be applied.

The council will seek to ensure that proposals deliberately designed to circumvent the threshold of 10 units will not be accepted.

### 2.2 Density Standards

Density is a measure of the amount of residential accommodation on a development site and is calculated by dividing the number of habitable rooms in a development by the net area of the site (measured in sqm).

It is important that the appropriate amount of residential development occurs in appropriate places. Making efficient use of land to provide new homes, jobs and services, without building on open space, is important. The right level of density ensures efficient use of land without negative impacts on the environment. New residential development must take into account the local character and context of the area so that it fits in with its surroundings and does not have a negative impact on amenity and traffic. High quality landscaping can help to mix a range of densities together.

Strategic Policy 5 of the Core Strategy sets out density ranges for different zones in Southwark. The detailed boundaries of the zones are shown on the proposals map. The density ranges are guides to the efficient use of land in different areas based on the general character of the area and its accessibility to public transport. The density ranges are set out in table 1. The Central Activities Zone and Urban Zone tend to be characterised by flats, maisonettes and terraced housing. The Suburban Zones generally contains a more open character, with larger gardens and houses rather than flats. Section 3 of this SPD contains further guidance specific to these types of residential development.

## Guidance on how to calculate density is set out in Appendix 2

**Table 1 – Density standards**

DENSITY ZONE	HABITABLE ROOMS PER HECTARE
Central Activity Zone	650 to 1100 habitable rooms per hectare
Urban Zone	200 to 700 habitable rooms per hectare
Suburban Zone (North, Middle and South)	200 to 350 habitable rooms per hectare

Strategic Policy 5 states within the opportunity areas and action area cores the maximum densities may be exceeded when developments are of an exemplary standard of design. For the development to be considered as being of an exemplary standard of design applicants will be expected to demonstrate that their proposed schemes exceed the residential design standards set out in this SPD, specifically they will be expected to

- Significantly exceed minimum floorspace standards
- Provide for bulk storage
- Include a predominance of dual aspect units in the development
- Exceed the minimum ceiling height of 2.3 metres required by the Building Regulations
- Have natural light and ventilation in kitchens and bathrooms
- Exceed amenity space standards
- Meet good sunlight and daylight standards
- Have excellent accessibility within dwellings including meeting Lifetime Homes standards
- Minimise corridor lengths by having an increased number of cores
- Minimise noise nuisance in flat developments by stacking floors so that bedrooms are above bedrooms, lounges are above lounges etc
- Obtain Secured by Design certification
- Have exceptional environmental performance that exceeds the standards set out in the Sustainable Design and Construction Supplementary Planning Document. This will include designing an energy efficient development, using long lasting building materials and reducing water consumption. See the Sustainable Design and Construction Supplementary Planning Document for further guidance.

- Maximise the potential of the site as demonstrated in the applicant's Design and Access Statement. See the Design and Access Statements Supplementary Planning Document for further guidance.
- Make a positive contribution to local context, character and communities, including contributing to the streetscape.

### 2.3 Different sized dwellings/dwelling mix

The Core Strategy, saved Southwark Plan and the London Plan require development to cater for the range of housing needs in the area. This includes providing a mix of housing sizes and types for different sized households. To identify housing need in the borough we commission a Housing Requirements Study roughly every five years. We have also carried out a sub-regional strategic housing market assessment. These surveys are carried out using assessment methods that comply with government guidance. The most recent studies carried out were in 2009 and 2010. In terms of housing mix, the key findings of the studies were that

- There is a significant shortfall of housing in the borough
- There is a general need for more family housing in the borough across all tenures for larger sized households.

Strategic Policy 7 of the Core Strategy sets out dwelling mix requirements for schemes of 10 or more units. We also set out area specific requirements in the area action plans. These requirements are set out below with guidance on the household sizes needing to be accommodated. The level of family housing we require is based on the density of development and the ability of development to provide amenity space for families. Major new and converted housing developments (developments of over 10 units) will need to cater for these needs by providing a mix of self-contained dwelling types and sizes for different household sizes, as follows

- a minimum of 60% of dwellings suitable for three or more occupants (containing two or more bedrooms)
- a maximum of 5% of dwellings as studio flats
- minimum amount of dwellings suitable for at least five occupants (with a mix of 3, 4 or 5 bedrooms) with directly accessible amenity space in line with the following:
  - a minimum of 10% in Potters Field, London Bridge, Elephant and Castle opportunity area and the north of Blackfriars Road
  - a minimum of 20% in the urban density zone and the Central Activities Zone, except where set out above
  - a minimum of 30% of dwellings in the suburban density zone
- Other than studio flats which must be private, homes of all sizes should provide a mix of private, social and intermediate housing.

**The requirement for family homes is illustrated on Figure 1**



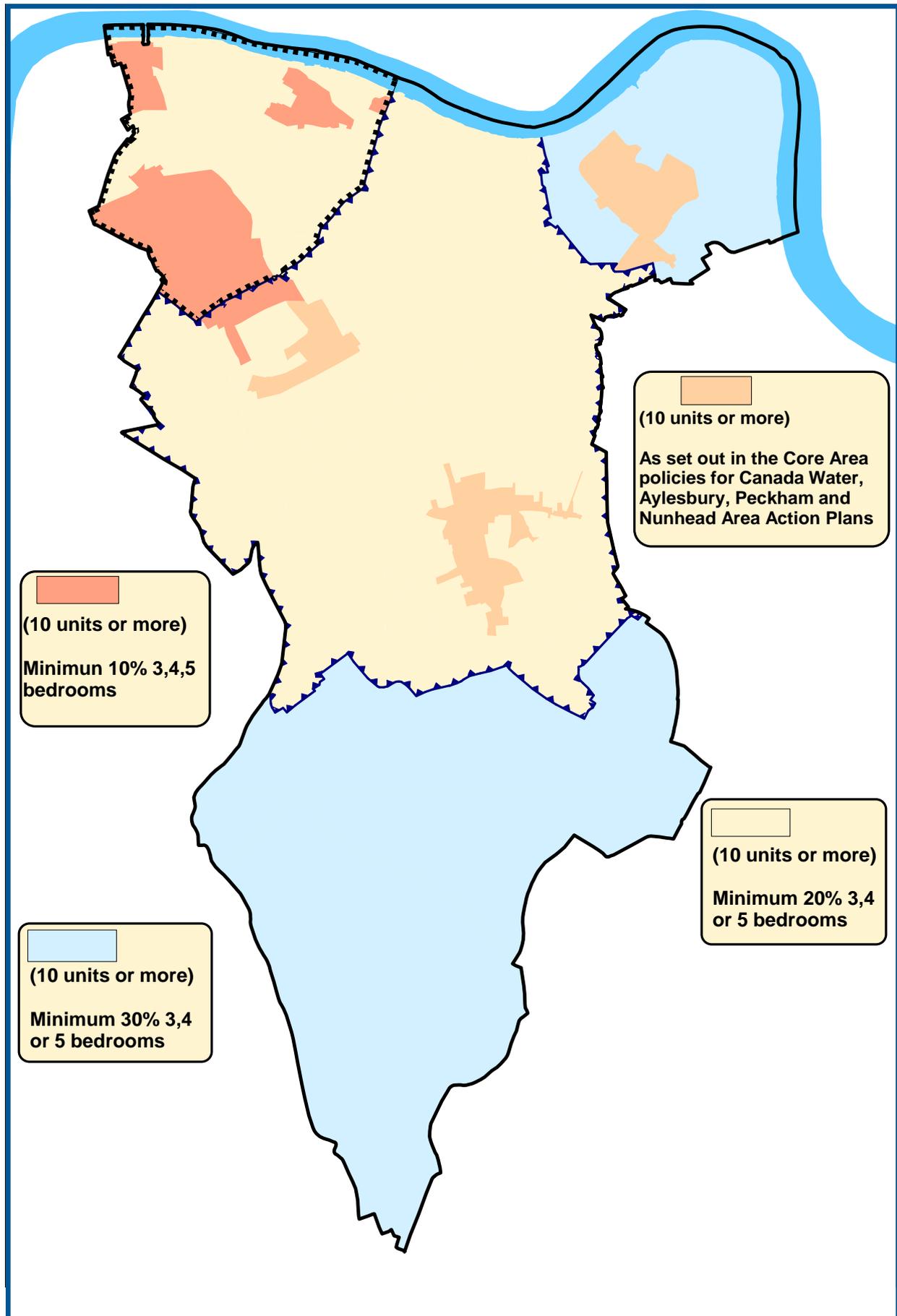
Area action plan policies set out housing mix requirements for specific areas. These are

- Aylesbury Action Area Core
  - A maximum of 3% studios all in private tenure;
  - at least 70% of dwellings to have two or more bedrooms;
  - at least 20% of dwellings have three bedrooms;
  - at least 7% of dwellings have four bedrooms; and
  - at least 3% of dwellings have five or more bedrooms
- Canada Water Action Area Core
  - a minimum of 20% of dwellings to have 3, 4 or 5 bedrooms (suitable for at least five occupants) in the Canada Water action area core
- Peckham and Nunhead Action Area Core:
  - We will consider whether we will vary the level of family housing through the preferred options consultation. In the meantime we will apply the requirements for the urban and suburban density zones, set out above.

Exceptions may be made where

- A scheme is designed to meet specific housing need such as supported housing, as set out in section 4
- A mix of dwelling sizes would be inappropriate due to the location of the site, its external environment or the limitations of the site itself. Applicants must justify why the appropriate dwelling mix cannot be met. This should be justified through the applicant's Design and Access Statement.

Figure 1 – Family Home Zones





## 2.4 Minimum floor and room areas for different sized dwellings

Strategic Policy 7 of the Core Strategy highlights the importance of ensuring that all new development is of a high quality with good living conditions. Minimum floor area standards ensure an adequate amount of space is provided in residential development to achieve a pleasant and healthy living environment. This is also a priority for the Mayor, who, through the London Plan and London Housing Design Guide, requires minimum space standards in order to make new homes provide good living conditions for different sized households.

We have adopted minimum floor area standards for Aylesbury within the area action plan. For other areas we will apply the standards in this SPD until replaced by area action plans and other development plan documents.

Table 2 sets out the minimum overall dwelling sizes we expect all development to meet. These are minimum standards which developers are encouraged to exceed. They are in line with the requirements of the London Plan and are based on the number of people expected to live in a home. This means developers should state the number of occupiers a home is designed to accommodate. Across a scheme, the mix of dwelling types should cater for the full range of household sizes. We will assess this using the average dwelling sizes set out in Table 2. These are minimum floor areas and applicants should seek to provide larger floor areas in developments where possible.

**Table 2: Minimum dwelling size standards**

Development type	Dwelling type (bedroom/persons)	Essential GIA (sq m)	
<b>Flats</b>	Studios	36	
	1b2p	50	
	2b3p	61	
	2b4p	70	
	<b>2b average</b>	<b>66</b>	
	3b4p	74	
	3b5p	86	
	3b6p	95	
	3b average	85	
	4b5p	90	
	4b6p	99	
	<b>4+b average</b>	<b>95</b>	
	<b>2 storey houses</b>	2b4p	83
		3b4p	87
		3b5p	96
3b average		92	
4b5p		100	
4b6p		107	
<b>4+b average</b>		<b>104</b>	
<b>3 storey houses</b>	3b5p	102	
	4b5p	106	
	4b6p	113	
	<b>4+b average</b>	<b>110</b>	

When designing homes for more than six persons developers should allow approximately 10 sq m per extra person.

For the purposes of affordable housing calculations, habitable rooms exceeding 27.5 sqm will be counted as two rooms. See the Affordable Housing Supplementary Planning Document for further information.

Table 3 sets out the minimum room areas for individual rooms. These must be met in addition to the minimum dwelling sizes set out in Table 2. It is recommended that rooms are separated within a unit where possible, particularly for social housing where there are frequently more people living in the dwelling. A larger room size is required for open plan units to allow some separation within the room (especially between cooking and living) and to allow more space as everyone in the dwelling will be using that same one room.

**Table 3: Minimum room areas in sqm**

DWELLING SIZE	STUDIO	1 BED	2 BED	3 BED	4 BED
Double bedroom		12	12	12	12
Single bedroom			7	7	7
Living room (where eating area is in the lounge)		16	17	18	19
Kitchen (with eating area in the lounge)		6	7	8	8
Kitchen diner (eating area in the kitchen diner)		9	11	11	12
Living room (where eating area is in the kitchen diner)		13	13	15	15
Open plan development (where kitchen/ diner is combined with the living room)		24	27	30	
Bathroom/ wc (combined)	3.5	3.5	3.5	3.5	3.5
Storage floor area	1	1.25	1.75	2.25	2.75

For studio flats there needs to be sufficient separation between the cooking and sleeping areas.

See section 3.5 of this SPD for further information on the larger room sizes required for social rented affordable housing.

All residential development needs to provide storage space to meet the likely needs and requirements of potential occupiers. Table 3 sets out the minimum requirements for storage for each sized dwelling. Applicants must ensure that there is storage space for the following:

- Refuse storage. Internal space for storage of waste should be provided within kitchens (in cupboards) or close to kitchens in utility rooms or connected garages. This should have a minimum capacity of 30 litres and be able to store at least three bins for different types of waste. No bin should be smaller than seven litres
- General household items such as vacuum cleaners in all dwellings and buggies in dwellings with two or more bedrooms
- Food and kitchen storage, including space for electrical machines
- Storage for tools etc for household, garden or vehicle/bicycle maintenance, especially where no garage is provided

In larger developments basements can provide additional capacity for storage and this should be considered.

Building Regulations require a minimum headroom of 2.3 metres. Exceptions may be considered in circumstances where the proposal is to convert an existing building into a flat, providing all the other appropriate residential design standards in this SPD are met.

Habitable rooms in attics should have a minimum room height of 2.3 metres over at least half of the habitable floor area. Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace.

## 2.5 Internal Layout of Dwellings

The following requirements should be applied

- All habitable rooms should have access to natural daylight. Rooms should be designed to take advantage of natural sunlight and ventilation, as set out in section 2.7
- Principal living rooms and bedrooms should not be served only by roof lights and should have vertical windows for outlook
- All new residential development for general needs housing should be completely self-contained with the living room, kitchen, bathroom, WC and bedrooms adequate in size for their intended use, in accordance with the minimum standards set out in table 2 and 3
- Wherever practical all new dwellings should be provided with an entrance lobby or hall in order to conserve energy and ensure that entry is not directly onto a flight of stairs
- Access to bedrooms and bathrooms should be from a circulation area (i.e. entrance hall or lobby) and not solely off another room
- Kitchens may be located off living or dining rooms where means of escape in case of fire is satisfactory
- All bathrooms, WCs and kitchens should have adequate ventilation
- It is recommended that dwellings with two double bedrooms have a separate WC and bathroom. Dwellings with three or more bedrooms should have a second WC with a hand wash basin
- All affordable dwellings with three or more bedrooms should have a kitchen that is separate from the living room.

## 2.6 Outdoor Amenity Space

All new residential development must provide an adequate amount of useable outdoor amenity space. The nature and scale of the amenity space should be appropriate to the location of the development, its function and the character of the area within which it is situated. For example development designed for families will need to include private gardens and play areas whereas for 1 bed flats, balconies and more generic communal areas may be more appropriate.

In most developments there should be a mixture of both private and communal amenity space. Private amenity space is space specific for one dwelling and can be accessed only by the people living within that dwelling. It is particularly important for family housing in order to provide a safe outdoor area for children to play in. It can take the form of private gardens, balconies, terraces and roof gardens. Juliet balconies are not considered as amenity space as they do not add useable space to the development. Access to private amenity space should not be from the bedroom.

Communal amenity space is shared space for use by everyone within the development. It can take the form of a communal garden or roof garden. All residents should have access to communal amenity space where it is provided.

Section 3 sets out the specific outdoor amenity space requirements for different types of residential development. These standards are in addition to the general standards set out in this section.

Where it is not possible to provide an adequate amount of outdoor amenity space in accordance with section 3 of this SPD and the saved Southwark Plan policy 4.2, the applicant must justify why this cannot be achieved through the Design and Access Statement. Where developments are within immediate proximity of a substantial area of public open space, accessibility to the open space, combined with better outlook, may justify less amenity space as part of the development. In these circumstances a planning contribution may be required instead to provide off-site public amenity space (see the Section 106 Supplementary Planning Document).

Planning applications should show the areas allocated to future residents for outdoor amenity space. Details of access to and boundary treatments must also be provided with the planning application. It is important to indicate the extent of private ownership (such as by walls, fences, railings, gates, signage, paving) to define the boundary between public and private space.

In calculating amenity space the following will not be counted

- Shared surfaces
- Driveways
- Vehicle parking areas or hard standing
- Cycle parking areas
- Footpaths
- Servicing areas
- Refuse storage areas.

The elements of amenity space to be included in the amenity space calculation will depend upon the design and layout of the proposed development. Any exception to the above will need to be justified in the Design and Access Statement.

## 2.7 Daylight and sunlight

Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties. Development should seek to minimise overshadowing or blocking of light to adjoining properties. A lack of daylight can have negative impacts on health as well as making the development gloomy and uninviting.

Maximising sunlight and daylight also helps to make a building energy efficient by reducing the need for electric light and meeting some of the heating requirements through solar gain. The orientation of buildings can maximise passive solar gain to keep buildings warm in winter and cool in summer. See the Design and Access Statements Supplementary Planning Document and the Sustainable Design and Construction Supplementary Planning Document for further information.

Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991). In particular the following minimum tests need to be applied to avoid the unacceptable loss of daylight and/or sunlight resulting from a development, including new build, extensions and conversions.

### **Daylight and sunlight tests on the impact of the new development on neighbouring properties**

#### **Daylight tests**

This test should be used where the proposed development faces the affected window of the neighbouring property

1. Draw a line at 25 degrees upwards from the centre of the affected window;
2. If the proposed development is higher than this 25 degree line, there may be an unacceptable loss of daylight to the affected window.

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property

1. Draw a line at 45 degrees upwards from the centre of the affected window;
2. Draw a line at 45 degrees sideways from the centre of the affected window.

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.

### Sunlight tests

This test should be used where any part of the proposed development lies to the south of the affected window of the neighbouring property, between due east and due west

1. Draw a line at 25 degrees upwards from a point two metres above ground level.
2. If the proposed development is higher than this 25 degree line, there may be an unacceptable loss of sunlight to the affected window.

### Daylight and sunlight tests for adequate daylight and sunlight in the new dwelling

Internal natural daylight tests to proposed residential development

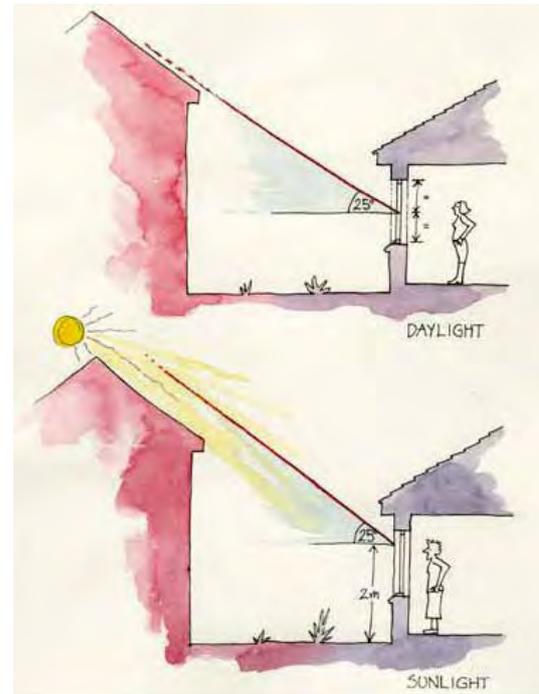
All development must have acceptable natural daylight and ventilation to all habitable rooms to the following standards

1. An area of glazing which is equivalent to at least 10% of the internal floorspace of each habitable room must be provided.
2. An area of glazing that is capable of being opened, equivalent to at least 5% of the internal floorspace of each habitable room must be provided to allow adequate ventilation to each room.

For rooms below the external ground level

1. Draw a line at 30 degrees upwards from a point 2 metres above the floor level of the room, and in front of the basement window.

If the street or garden outside is higher than this 30 degree line then there is unlikely to be adequate natural daylight to the room and it is unlikely to be acceptable.



If the proposed development fails any of these tests, further investigation and evidence may be required in order to assess whether an unacceptable loss of daylight and/or sunlight will occur. The evidence should be prepared by a suitably qualified professional and must be in accordance with the BRE guidance. The cost of any further investigation and evidence must be met by the applicant.

### **Additional tests**

In addition to the BRE tests, to ensure that natural light and ventilation are maximised, all residential developments should meet the following requirements

- At least one main wall with a window should face within 90 degrees of due south
- North facing gardens should be avoided
- Garages should be situated to the north of houses to maximise daylight and sunlight to the rest of the dwelling
- Taller buildings should be sited to the north of the development, with low rise at the south to maximise daylight and sunlight penetration to the development
- Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north east
- In order to make the most of solar gain through passive solar energy the main solar collecting glazing should face within 30 degrees of due south
- The council encourages dwellings to be dual aspect in terms of having multiple windows looking in more than one direction. This allows more light into the dwelling and allows cross ventilation. Where dual aspect cannot be provided for example in flat developments due to problems of overlooking neighbours, the applicant must prove that the single aspect is of a standard not inferior to multiple aspects and that a high quality of design is still achieved (through the Design and Access Statement). The Sustainable Design and Construction SPD provides further guidance on locating windows away from busy roads and railways to minimise noise and pollution to the development
- New development should not cause excessive overshadowing of existing communal amenity spaces or neighbouring properties
- No new development should result in the complete loss of sunlight to an existing adjoining property.

## **2.8 Privacy and security**

House and flat developments should be arranged to safeguard the amenity and privacy of occupiers and neighbours. New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security. See the Sustainable Design and Construction Supplementary Planning Document for further guidance on how to reduce disturbance from noise and the specific standards which must be met.

To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances

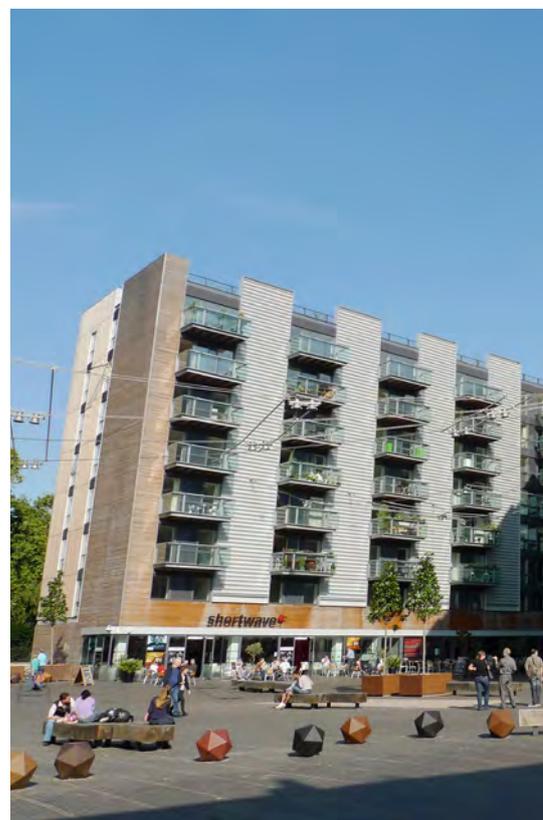
- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
- A minimum distance of 21 metres at the rear of the building.

Where these minimum distances cannot be met, applicants must provide justification through the Design and Access Statement.

Developments should seek to improve community safety and crime prevention. This may include designing developments so that open spaces are overlooked by windows, avoiding dark secluded areas and buildings face onto streets. This may include obtaining Secured by Design certification. Council owned developments and developments carried out by Registered Providers are required to obtain Secured by Design certification.

## 2.9 Lifetime Homes

All new residential development should be built to Lifetime Homes standards. Lifetime Homes are ordinary homes designed to accommodate the changing needs of occupants throughout their lives. Habinteg Housing Association's Lifetime Homes standards are nationally recognised standards to raise the standard of housing. Lifetime Homes are based around meeting 16 design features. Ideally all 16 design features will be met or exceeded, to reach Lifetime Homes standards to benefit everyone and help residents remain in their communities. Where it is not possible for all 16 features to be met due to site constraints, applicants should provide details of which standards can not be met and justify the reasons for each through their Design and Access Statement. Those standards that can be achieved should still be met. The 16 Lifetime Homes features are set out in the table 3. Should the Habinteg House Association update the Lifetime Homes Standards after the adoption of this document, the council will use the updated standards. The Lifetime Homes standards are available from <http://www.lifetimehomes.org.uk>



	Lifetime Home feature	Requirement	Stated specifications and dimensions to conform
1	Car Parking	Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.	The general parking space width of 2400mm must have a grass verge or path 900mm wide running beside to enable the hard landscaping to have an overall width of 3300mm at a later date.
2	Access from Car Parking	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	A level approach is preferable. Where topography prevents this, a maximum gradient on an individual slope is permissible as follows <ul style="list-style-type: none"> <li>• 1:12 if the slope is less than 5m;</li> <li>• 1:15 if it is between 5m – 10m;</li> <li>• 1:20 where the slope is more than 10m.</li> </ul> There must be top, bottom and intermediate 1200mm clear landings. Paths should be a minimum 900mm wide.
3	Approach	The approach to all entrances should be level or gently sloping.	The specification for Criterion 2 gives the definition of gently sloping.
4	External Entrances	All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	The threshold upstand should not exceed 15mm.
5	Communal Stairs	Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.	<p><b>Communal stairs</b> Uniform rise not more than 170mm, uniform going not less than 250mm. Handrails extend 300mm beyond top and bottom step, handrail height 900mm from each nosing.</p> <p><b>Lifts</b> Clear landing entrances minimum 1500mm x 1500mm Minimum internal dimensions 1100mm x 1400mm Controls between 900 – 1200mm from floor and 400mm from the lift's internal front wall.</p>

	Lifetime Home feature	Requirement	Stated specifications and dimensions to conform
6	Doorways & Hallways	The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	<p><b>Front door</b> Clear opening width of 800mm, with a 300 nib to the side of the leading edge.</p> <p><b>Internal + Back doors</b> Clear opening width of 750mm / corridor or passageway width 900mm if the approach is head-on or 1200mm when the approach is not head-on, clear opening width 775mm / corridor 1050mm when the approach is not head on, 900mm / 900mm corridor when the approach is not head on.</p> <p>Doors on the entrance level should have a 300mm nib to the leading edge.</p>
7	Wheelchair Accessibility	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	A turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm is required in living rooms and dining areas.
8	Living Room	The living room should be at entrance level.	Living room at entrance level.
9	Two or more storey requirements	In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.	A space on the entrance level that could conveniently be used as a bed-space.
10	WC	In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.	<p>The drainage for the future shower should be provided in all dwellings. For dwellings with 3 or more bedrooms or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within and achieve side transfer from a wheelchair to one side of the WC. There must be 1100mm clear space to the front of the bowl. The shower provision must be within the closet or adjacent to the WC.</p> <p>A Part M WC is adequate for dwellings on 2 or more storeys with 1 or 2 bedrooms.</p>

	Lifetime Home feature	Requirement	Stated specifications and dimensions to conform
11	Bathroom & WC Walls	Walls in the bathroom and WC should be capable of taking adaptations such as handrails.	Wall reinforcements (if required) should be located between 300 and 1500mm from the floor.
12	Lift Capability	The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.	There must be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be fixed) and the edge of the opposite handrail/ balustrade.  Unobstructed 'landings' are needed at the top and bottom of the stairs
13	Main Bedroom	The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Technological advances in hoist design mean that a straight run is no longer required.
14	Bathroom Layout	The bathroom should be designed for ease of access to the bath, WC & wash basin.	Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can conveniently use the bathroom and gain side access to the WC.
15	Window Specification	Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.
16	Fixtures & Fittings	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	This applies to all rooms, including the kitchen and bathroom

## 2.10 Wheelchair housing

Lifetime Homes are suitable for many older people and the vast majority of disabled people but they are not designed to meet the additional spatial requirements for wheelchair users. There remains a shortage of housing suitable for wheelchair users across London and wheelchair housing has been identified as a key housing need in Southwark. The London Plan and the saved Southwark Plan policy 4.3 require at least 10% habitable rooms or units of major new residential development (10 units or more) to be designed to be wheelchair accessible.

### Wheelchair housing in affordable housing schemes

The greatest need is for more affordable wheelchair housing. To incentivise the development of such units, for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required than otherwise stated in Strategic Policy 6 of the Core Strategy.

The London Borough of Greenwich has developed the 'Greenwich Standard', known as the South East London Housing Partnership Wheelchair Housing Design Guidelines, which is a nationally recognised best practice standard for wheelchair housing. It incorporates and builds on the nationally recognised Habinteg Wheelchair Housing Design Guide and the Housing Corporation's Scheme Development Standards. This SPD adopts the South East London Housing Partnership Wheelchair Housing Design Guidelines to be used as Southwark's guidelines for wheelchair design guidelines. New developments must meet this standard unless site constraints such as topography prevent the standard from being met. Where this is the case the council will require justification as to why the standard cannot be met. The standard covers the following 15 areas

1. Moving around outside
2. Using outdoor space
3. Approaching the home
4. Negotiating the entrance door
5. Entering and leaving, dealing with callers
6. Negotiating the secondary door
7. Moving around inside/storing things
8. Moving between levels
9. Using living spaces
10. Using the kitchen
11. Using the bathroom and shower room
12. Using bedrooms
13. Operating doors
14. Operating windows
15. Controlling services.

**Appendix A of this SPD shows the link to the most up-to-date wheelchair standard**

## 3. Standards specific to certain types of residential development in addition to the general standards

These standards apply in addition to the general standards set out in section 2 and relate to different types of residential development.

### 3.1 New houses

(Detached, semi-detached and terrace)

#### Outdoor amenity space

New housing must provide private amenity space. The majority of space should be located at the rear of the property and should not be overlooked from public areas nor should it adversely affect the privacy and amenity of neighbours. New housing should provide

- A minimum of 50 sqm private garden space. The garden should be at least 10m in length
- The private garden should extend across the entire width of the dwelling
- Measures to secure safety and security of habitable rooms on the ground floor.

### 3.2 New flat developments

#### Outdoor amenity space

All flat developments must provide some form of outdoor amenity space. This must include communal amenity space and where possible private amenity space.

All flat developments must meet the following minimum standards and seek to exceed these where possible

- 50 sqm communal amenity space per development
- For units containing three or more bedrooms, 10 sqm of private amenity space
- For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space
- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.

All amenity space must be intrinsic to the design of the development. Care must be taken so that private amenity space such as roof terraces and balconies does not adversely affect neighbouring residents' privacy or sunlight. Roof gardens should be located appropriately to avoid problems of overlooking. Screens and landscaping can be used to help overcome problems of overlooking. Wherever possible larger units should be provided at ground level, to ensure access to private amenity space. Units designed as family units should be provided at the ground level. This enables children to have direct access to outdoor amenity space and reduces potential access problems of carrying children or push chairs up flights of stairs.

Applications with family units away from the ground floor should provide justification through the Design and Access Statement of how families benefit from access to good quality amenity space and that families continue to have access to private space and play areas.

#### **Communal amenity areas should meet the following standards**

- They should be located towards the rear of the property or as an inner courtyard
- They must be designed appropriately to be used by all the residents
- Dwellings within the development should overlook the amenity space to increase passive surveillance and make the amenity space a safe place for residents to use
- All units in the development must have access to the communal amenity area.

In addition to the communal amenity space requirements, children's play areas should be provided in all new flat developments containing the potential for 10 or more child bed spaces. This is a requirement from London Plan Policy 3.6 and the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation. This is calculated on the basis that:

#### **For private and intermediate housing**

- 2 bedroom houses or flats create 0.11 child bed spaces per unit
- 3 bedroom houses or flats create 0.42 child bed spaces per unit
- 4 bedroom houses or flats create 0.98 child bed spaces per unit.

#### **For social for rent housing**

- 2 bedroom houses or flats create 0.40 child bed spaces per unit
- 3 bedroom houses or flats create 1.88 child bed spaces per unit
- 4 bedroom houses or flats create 1.9 child bed spaces per unit.

A minimum of 10 sqm of play space per child bedspace should be provided within the development. Play areas should be overlooked by nearby housing. A management and maintenance scheme of the play area is required to be provided by the applicant establishing the management and maintenance regime for the children's play area.

### **3.3 Conversions**

Permission will not be granted for the conversion of a single dwelling house of 130 sqm or less original net internal floorspace into 2 or more dwelling units. This is to protect small family homes with gardens for which there is a known need in the borough. Net internal floorspace excludes space that cannot be used, such as internal walls, under stairs and chimneys as well as all shared spaces within developments such as shared corridors, lobbies and stairwells.



### Outdoor amenity space

Proposals for conversions should meet the amenity space requirements set out in sections 2.6, 3.1 and 3.2 for all developments (housing and flat developments).

### Daylight and sunlight

Basements and roof spaces (lofts/attics) with poor access to natural light and ventilation should not be made into separate units but should be combined with the adjoining floor as part of a maisonette or duplex flat. There needs to be adequate natural light.

## 3.4 Extensions to existing residential dwellings

The General Permitted Development Order sets out the types of development for which planning permission is not required. This is called permitted development rights. Planning permission is not required for many alterations and small extensions to single family houses. However, purpose built flats and houses converted into flats have no permitted development rights and planning permission is always required. The Government's free booklet "Planning: A Guide for Householders" is available from [www.communities.gov.uk](http://www.communities.gov.uk) or from Southwark Council's development management team on 020 7525 5438.



### Outdoor amenity space

- Any extension should not reduce the outdoor amenity space associated with the dwelling to less than half of its original size and the remaining amenity space must be at least the minimum standards set out in sections 2.6, 3.1, 3.2, 3.3 and 3.4
- Extensions should not adversely affect the privacy or amenity of neighbours and adjoining occupiers.

## **Design and appearance**

All extensions should

- Harmonise with the scale and architectural style of the original building
- Harmonise with the character of the area, including respecting the historic pattern of the surrounding area
- Be successfully integrated with their surroundings. The extension should read as if it were part of the original dwelling. Where a different approach is taken, the design and composition should be successful. It should retain or restore existing features that are important elements in the townscape or that contribute to the architectural integrity of proportions of a building or group of buildings
- Not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight
- Not be of a size or scale that would visually dominate neighbouring properties
- Be subordinate to the original building. The extension should play a “supporting role” to the original dwelling in terms of location, form and scale. Any extension should not dominate the original building and should be set back from the principal elevations
- Not compromise any rooms in the existing house. No habitable room should become completely internal without a window
- Use materials that match those in the original house and the surrounding areas. Windows and doors should be of a similar pattern and align with existing windows and door openings where possible.

In some circumstances a contrasting modern design can be successful. Applicants are strongly encouraged to discuss this with planning officers.

When adding additional floors to existing dwellings, rooms should be vertically stacked to minimise noise disturbance between floors or flats e.g. bedroom above bedroom, lounge above lounge. Developments should also have adequate sound-proofing.

### Rear extensions

Rear extensions are often the most practical and appropriate way to extend a dwelling. However, if poorly designed they can have a negative impact on the property or neighbouring properties especially in terms of outlook, daylight and sunlight.

They should

- Generally, for most smaller terraced and semi-detached houses, be limited to a single-storey in height and must respect existing building heights.
- The eave level and ridge level must be no higher than the highest part of the roof
- 3 metres is usually the maximum depth that can be added without harm to neighbours and preventing a feeling of enclosure
- Should not exceed 3 metres in height to prevent a feeling of enclosure
- Respect the design and windows features of the host building.

If the existing garden is already only a minimum size as set out in section 3.1 and 3.2, a rear extension will probably not be suitable for the property.



### Conservatories

Conservatories are generally rear extensions and the above guidance should be applied to these. In addition, conservatories should be

- To rear or side of the dwelling
- A separate room from the main dwelling so that they can be closed off
- At ground or basement level.

### Side extensions

Side extensions should

- Be subsidiary to the main building
- If the side extension is proposed to be more than single storey, the upper floor should be set back from the side building line
- Have roofs that match those of existing buildings in terms of roof shapes and pitches
- Avoid the infilling of gaps between properties, where this is an important townscape feature.

### Front extensions

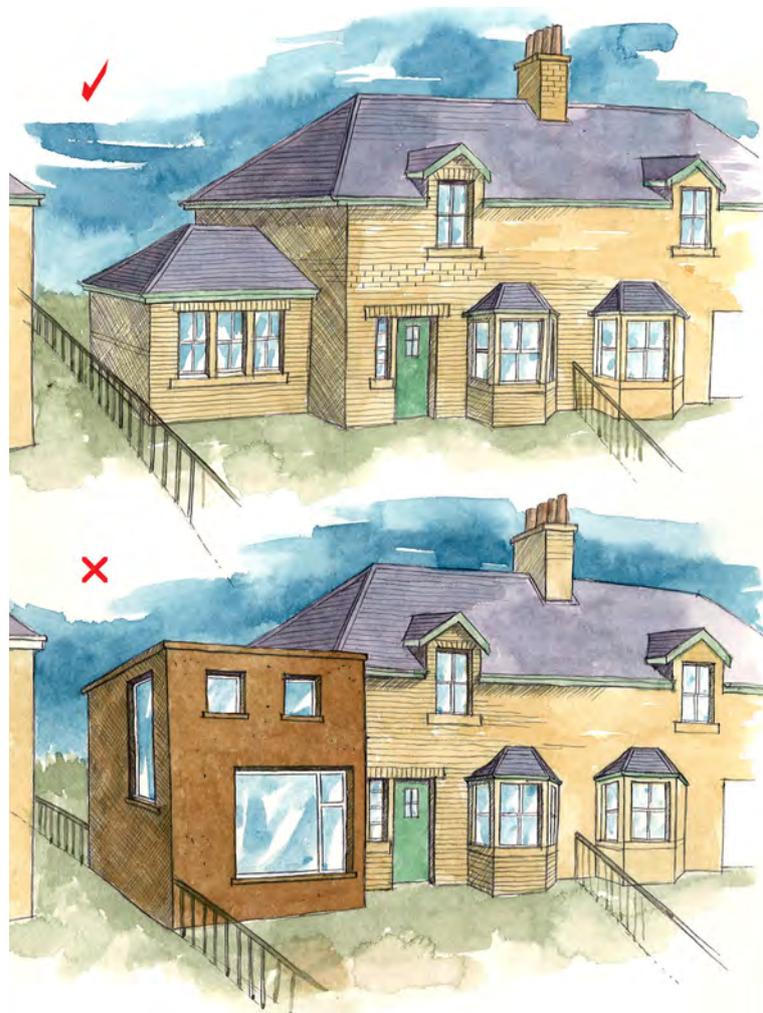
Front extensions are rarely acceptable due to their impact on the appearance of the building and townscape. Applicants are strongly encouraged to seek the advice of a planning officer if designing front extensions.

### Roof Extensions

Roof design is very important as it will determine the overall shape of an extension.

Roof extensions will not be permitted in the following circumstances

- Where additional floors in any form would harm the architectural integrity of a building or the unity of a group
- Where roof extensions cut through ridge or hip lines
- On buildings which are the same height or significantly higher than their neighbours, especially those which have been extended in the past
- On buildings and in terraces which are completed compositions or which have existing mansards or roof storeys
- Where the varied skyline of a terrace or group of buildings is of interest and should be maintained
- Where the building has roofline features which were designed to be seen against the sky





- Where it would unbalance the proportions of the building
- Where there is an unbroken run of butterfly roofs
- Where the roofline is exposed to long views from public spaces and a roof extension in any form would have a detrimental impact on that view
- Where important historic roof forms would be lost
- No roof extensions above the height of the ridge of the main roof.

Roof extensions and alterations should

- Be pitched rather than flat as they are more efficient with rainwater and usually easier to integrate its design
- Be similar to that on adjoining properties
- Preserve the characteristic features of the roof such as chimney stacks and chimney pots
- Preserve the external expression of party and rear walls and variations of roof line and pitch
- Roof lights set into the roof slope are favoured over dormer windows where possible.
- Roof lights should be fitted flush (parallel) with the roof to avoid clutter on the front of the building
- There should be a maximum of two roof lights to front roof slope
- In conservation areas, roof lights need to be in keeping.

### Roof window extensions

- Dormer window extensions should normally be confined to the rear elevation of dwellings with pitched roofs. They should be only at the rear of the dwelling. Dormer windows would only be allowed at the front of a dwelling if they are an established part of the streetscape or they would have no impact on the streetscape
- Dormer windows should generally be set down from the ridge of the main house, in from either side of the roof slope and in from the eaves

- Dormer window extensions should not dominate the rear elevation of the property. They should be designed to sit well within the original roof slope remaining around the whole dormer. As a minimum they should be set up 0.5 metres from the gutterline and set 0.5 metres down from the ridge
- Dormer windows should not normally be wider than they are high nor should they occupy more than 20% of the area of the roof.

We encourage the installation of green and brown roofs and walls. Green and brown roofs and walls are 'living' roofs and walls that can benefit the environment by enhancing biodiversity and reducing flood risks whilst providing a high standard of insulation. See the Sustainable Design and Construction SPD for further information on green roofs.

### **Conservation Areas and Listed Buildings**

Guidance within this section on conservation areas and listed buildings is in addition to the guidance in the rest of this SPD. Residential development within conservation areas and on listed buildings requires additional guidance to ensure conservation of the historic environment, as set out in saved policies within the Southwark Plan.

Applications for extensions to listed buildings or within conservation areas are also required to submit a Design and Access Statement. See the Design and Access Statements SPD for more information on what needs to be included in a design and access statement. Some properties within the borough are covered by an Article 4 direction, made under the Town and Country Planning General Development Order 1988 (as amended) in order to control development where the character of an area of acknowledged importance would be threatened. Article 4 direction removes permitted development rights to undertake certain works without planning permission.

Within Conservation Areas development should preserve or enhance the character or appearance of the area. Proposed development on listed buildings should preserve the building and its features of special architectural or historic interest. Planning permission may be required for alterations and extensions which would not be required outside of conservation areas and listed buildings. In particular, there are no permitted development rights for roof alterations in conservation areas, and planning permission is always required. Listed buildings and Conservation Areas may also need Listed Building Consent and Conservation Area Consent respectively. Development must not compromise the historic and architectural integrity of the buildings. Special consideration should be given to the following design matters:

- Established character
- Appearance
- Materials
- Boundary details
- Streetscene
- Significant trees.



Extensions and alterations within conservation areas need to

- Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals
- Use high quality materials that complement and enhance the conservation area
- Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the conservation area
- Do not introduce design details or features that are out of character with the area such as the use of windows and doors made of aluminium, uPVC or any other non-traditional material.

Extensions and alterations to listed buildings need to ensure that

- There is no loss of important historic fabric
- The development is not detrimental to the special architectural or historical interest of the building
- The development relates sensitively and respects the period, style-detailing and context of the listed building
- Existing detailing and important late additional features of the buildings are preserved, repaired or, if missing, replaced.

Complete loss of a front garden will not be permitted in Conservation Areas or a Listed Building. Front gardens should be consistent with the building line of adjoining buildings and townscape features.

### 3.5 Affordable Housing

#### Design of affordable housing

The same minimum design considerations will be applied to the affordable housing as to the open market housing. Where affordable housing is required in residential development the affordable housing must be integrated with market housing in terms of access and design as far as is practical. Failure to do so goes against the principle of creating mixed and balanced communities and reinforces social exclusion.

It is recognised that management and maintenance issues associated with the affordable housing may impact on the level of integration that can be achieved whilst still ensuring affordability, particularly in flat developments. These issues will be considered in the determination of planning applications.

The physical integration of affordable housing among market housing, or 'pepper-potting' can cause difficulties in terms of the affordability of service charges, which may result in the units no longer being considered affordable as costs are taken into account when assessing the level of affordability. Where 'pepper-potting' can not be designed in a way to reduce the potential for high service charges in the affordable housing, it will be discouraged. It is sometimes easier to manage housing that is grouped together, for example in flat developments it is often more practical to integrate affordable housing by vertically grouping market and affordable housing to ensure that service charges are kept at affordable rates. However, this does not mean that there should be a marked difference in the quality and design of the affordable units.

Applicants are strongly encouraged to work closely with a partner Housing Association or Registered Provider to employ their skills and experience at an early stage of design to ensure that future effective management and maintenance of the affordable scheme can be properly considered and that the design of the development is cost efficient.

In addition to the standards set out in this SPD, it is recommended that all affordable housing is designed to meet the design and sustainability standards set out by the Homes and Communities Agency (HCA). From April 2011, all London-based schemes receiving HCA funding are expected to meet the standards in the Mayor's Interim London Housing Design Guide. The HCA have published an interim framework for how they will apply the Mayor's standards (refer to Appendix 3 for the website addresses). A final design standards framework will be published by April 2012.

## 3.6 Other alterations to dwellings and gardens

### **Alterations to the External Appearance**

Alterations to the exterior finish of dwellings should respect the character of the building and townscape and retain original features wherever possible. New windows and doors should match existing or in the case of older buildings, original design, and be in proportion to the design of the building.

### **Garden structures and fences**

Proposals must consider location of garden buildings such as sheds and greenhouses so that they minimise the impact on neighbouring properties. Garden buildings should be located to the rear of properties. The building materials used must respect the existing buildings and the overall character of the area. Garden buildings should minimise any impact on trees.

Front gardens, walls, fencing and railings should be sympathetic to the character of the building and garden and normally no higher than 1 metre. Original railings should be retained where possible. In general, rear garden walls and fences should not exceed 2 metres to protect views and daylight.



### Porches

Porches should be in proportion to the size and character of the dwelling. Porches should meet design requirements for extensions, as set out in section 3.4. They should take into account the most appropriate position, size, shape and height to complement existing buildings and harmonise with the architectural style. They should not project beyond a bay window. Floorspace of the porch should not exceed 2 sqm.

### Satellite dishes

Satellite dishes can be visually obtrusive. They should be located at the rear of the property and where they cannot be seen from the street and cannot be seen against the sky. They should be positioned where their visual impact on the appearance of the building is minimal. Suitable sites could include within concealed roof slopes, on rear extensions or elevations, behind chimney stacks, on back ends of garages or in the garden. Satellite dishes will not be permitted on the front elevations of buildings within conservation areas or on listed buildings.

Satellite dishes should be

- As small in size and as few in number as possible
- Shared by as many users as is feasible to avoid clutter. In most cases only one satellite dish per building will be approved. Communal telecommunications must be provided for all major developments.
- Located as unobtrusively as possible
- Of a colour and design to blend in with their background
- Located so as not to interfere with doors or windows of neighbouring properties
- Removed as soon as they become obsolete.

## 3.7 Living above shops and other commercial properties

The upper storeys of shops and other commercial buildings offer opportunity for residential development. Living above shops and commercial buildings can increase the vitality of an area and provide surveillance outside of normal business hours. Encouraging more people to live in town and local centres increases the viability of centres and reduces the need to travel by car as centres have good transport links and there are increased opportunities for walking and cycling.

The council supports the retention or conversion of floorspace above shops for residential uses to provide additional and varied housing choice.

The following points must be considered when assessing an application for living above shops or commercial properties

- The amenity of residents and occupiers, or of the surrounding area
- Sound proofing measures for the residential units.

Saved Policy 3.2 of the Southwark Plan protects the amenity of residents and occupiers including disturbance from noise. The Sustainable Design and Construction SPD provides further guidance and requirements on how to reduce disturbance from noise.

### 3.8 Infill development

Infill development occurs where there is redevelopment of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side.

The proposal needs to show how the proposed housing responds to the site and its surroundings. The building alignment, design and massing needs to be within the context of existing neighbouring properties. The height and scale of neighbouring properties must also be respected.

### 3.9 Backland development

Backland development sites are those located predominantly to the rear of existing dwellings. Development on such sites includes garden buildings such as sheds and greenhouses, and new residential units (also refer to section 3.6 above). Backland development predominantly occurs in the gardens of the surrounding houses but can also occur in garage courts and located between two streets.





Backland development, particularly for new residential units, can have a significant impact on amenity, neighbouring properties and the character of an area. To minimise impact on the surrounding area and neighbouring amenity, proposals for backland development need to consider the following:

- Development must not be more intensive than the existing development on the adjoining street frontage. Frequently backland development is single storey so as not to impose on the surrounding area. Backland development should echo the characteristics of existing neighbours
- The degree of overlooking to neighbouring gardens must be minimised
- Spacing between facing windows of habitable rooms. There should be no windows on the boundary between the backland development and existing properties to protect neighbours' privacy
- As far as possible the orientation of backland development should relate to that of the existing surrounding buildings i.e. dwelling backs facing dwelling backs and fronts facing fronts. Windows should look into the proposal site, rather than outwards where possible
- Possible noise nuisance
- Possible vehicular fumes
- Impact on natural habitat including trees, vegetation and wildlife
- Backland development must integrate with existing landscape features
- Access to the new backland development including vehicular, pedestrian and cyclists. It must be of adequate width to allow vehicular access to the development site as appropriate. This includes access for servicing and emergency services
- There must be space within the backland development for refuse storage and access for collection of the refuse
- Maximising security and surveillance through design.

### 3.10 Mixed-use development

Housing may be provided as part of a mixed use development. This is most likely in local policy areas, town centres, main road frontages and on major development sites. It can bring vitality and viability to an area by reducing the need to travel between different activities and improve safety and security by improving surveillance outside of normal business areas. Mixed use development can also assist in making the best use of scarce land by utilising the airspace above commercial buildings.

All mixed use development should

- Be of a high quality design
- Ensure that the residential and other land uses are appropriately separated to ensure the amenity of all occupiers of the site. There should be separate entrances and separate waste and recycling storage provision
- Comply with the standards within this SPD for residential flat development.

### 3.11 Live-work units

Live-work units are properties specifically designed for dual use, combining both residential and employment space.

Live-work units offer environmental benefits such as reducing the need to travel to work. However there must be a clear definition between the two types of use.



## 4. Housing meeting specific needs

### 4.1 Housing meeting specific needs

In addition to general needs housing, there are a number of other housing types that cater for the specific needs of certain members of the community such as the elderly, people with mental or physical disabilities, young people and students. These types of housing include

- Sheltered housing
- Supported housing
- Student accommodation.

These specialist housing types can be both self-contained, such as flats, and non self-contained, such as hostels, houses in multiple occupation and cluster flats. In non self-contained accommodation facilities such as kitchens, bathrooms and lounges are usually shared.

In most cases these types of housing are designed to meet the specific needs of the user group they are intended to accommodate and therefore do not meet general needs housing because they are not necessarily permanent housing and are only available to a specific user group. For these reasons general policy requirements relating to housing mix and affordable housing will not normally be applied to most of these types of housing. However, as required by Core Strategy strategic policy 8, affordable housing requirements are applied to student developments. More guidance is set out in the Affordable housing SPD.

Although our Housing Requirement Study and Strategic Housing Market Assessment do not identify a specific need for these types of housing, it is recognised that new developments may be required for certain user groups if a local need arises. To ensure that housing for specific needs does not prejudice opportunities for general needs housing (both market and affordable housing), applicants will be required to demonstrate that there is a local need for such housing. In addition applicants will be asked to provide information on their experience of delivering and managing high quality schemes of the relevant type of specialist housing.

All schemes for specialist housing should be designed and constructed to accommodate the specific requirements of the intended residents. Where possible, schemes should also be designed to be easily adapted to general needs housing in the event they become surplus to requirements.

Applicants are strongly encouraged to discuss proposals for housing for specific user groups at an early stage with both our planning and housing officers.

## 4.2 Sheltered Housing and Supported Housing

Sheltered housing and supported housing give people with specific needs the opportunity to live independently or with a degree of independence in a safe and secure environment, including

- people with physical disabilities
- older people with extra care needs and those who need support to manage their own homes
- people with mental health needs
- people with learning disabilities
- people leaving care and those setting up in new tenancies
- people with alcohol and/or substance misuse problems
- people fleeing domestic violence
- homeless people in temporary accommodation
- people at risk of offending
- people with HIV or AIDS.

Sheltered and supported housing can be in the form of hostels, residential care and nursing homes. Accommodation can be temporary or permanent and is usually in the form of small self-contained flats or non-self contained accommodation in the form of single rooms in a complex, with shared facilities.

Applications for special needs housing should meet the following minimum standards

- Self contained flats or studio rooms with their own bathrooms and fitted kitchens should meet the minimum standards set out in Table 2
- Single rooms should provide a minimum size of 7.5 sq m
- Laundry facilities should be located on site and be accessible to all residents
- A communal lounge of an appropriate size should be provided that is accessible to all residents
- Communal gardens should be provided at a minimum of 50 sqm plus an additional 6.5sqm per person. Details of the maintenance arrangements of communal gardens should be included with the application
- One guest room should be provided per 20 residents. The guest room should include a washbasin
- Details of long-term management and maintenance arrangements together with details of safety and security measures should also be submitted with the application including supervision arrangements and intercom and alarm systems
- All habitable rooms should have access to natural daylight. Rooms should be designed to take advantage of natural sunlight and ventilation, as set out in section 2.7
- All bathrooms, WCs and kitchens should have adequate ventilation
- Internal space for storage of waste should be provided within kitchens (in cupboards) and should have a minimum capacity of 30 litres and be able to store at least three bins for different types of waste. No bin should be smaller than seven litres.

### 4.3 Student housing

Student housing can be in the form of halls of residence, cluster flats or self-contained units. To ensure that the appropriate levels of student accommodation are supplied in the borough without prejudicing the development of general needs housing, planning applications for student accommodation will have to be accompanied with evidence that there is an identified need for this type of housing, including

- A letter from a recognised educational establishment
- Confirmation that the accommodation will be affordable to the identified user group
- Details of security arrangements
- Details of the long-term management and maintenance arrangements of the student accommodation.

Core Strategy policy 8 sets out that all student accommodation should be located in town centres and areas that are easily accessible to public transport services, providing that these do not harm the local character. It also requires 35% of student developments as affordable housing. The Affordable Housing SPD sets out more detail guidance on implementing this policy.

# Appendix 1

## Wheelchair Design Standards

See appendix 1 of the following link for the council's wheelchair design standards. We will keep this updated with the latest published standards.

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/rdsspd.html>

# Appendix 2

## Calculating density

There are three density standards for residential development within Southwark which are based on the general character of the area and its accessibility by public transport. The three areas of Central Activities Zone, Urban Zone and Suburban Zones (North, Middle and South) lie in broad bands across the borough. Density may vary at discrete locations in opportunity areas and action area cores. These zones reflect the Density Location and Parking Matrix in the London Plan.

### A2.1 Central activities zone

This density applies to the area within the Central Area Activities Zone as defined in the London Plan and on the Proposals Map. This area has excellent public transport accessibility, and is already characterised by larger scale development.

Within this zone, developments should achieve densities of 650 to 1100 habitable rooms per hectare. Development could typically be 6 to 8 storeys high, however there will be sites where taller buildings are appropriate. The type of development will usually be flats, and will often be part of a mix of uses.

Within this zone, it is particularly important to find imaginative ways to provide amenity space for residents. Roof terraces, winter gardens, atria, decked gardens over car parking and generous balconies should be integrated into the overall design where appropriate.

### A2.2 Urban zone

The Urban Zone includes the majority of the borough. The zone is characterised by lower-scale development, often with an established grain of Victorian and Edwardian terraces, broken up by post-war estates, town centres and some newer housing development.

Within this zone, developments should achieve densities of 200 to 700 habitable rooms per hectare.

It is important that the design and scale of development within this zone responds positively to the local context. Appropriate density ranges are related to location, setting in terms of existing building form and massing, and the index of public transport accessibility. In many cases the most efficient development of a site will be flats, maisonettes and terraced houses rather than semi-detached, detached or linked houses with gardens. In these developments, larger units should be provided at ground floor level wherever possible, to ensure access to private outdoor amenity space. Alternatively, where there is commercial development on the ground floor, access to private outdoor amenity space should be provided above it at first floor level. Imaginative solutions should be found to provide outdoor amenity space for all residents, including those outlined in the Central Activities Zone above. In addition, loft spaces should be used, wherever possible, to increase the amount of internal residential floorspace.

### **A2.3 Suburban zone**

Housing within this zone should retain a more open character, with larger gardens often associated with houses rather than flats. Within this zone, developments should achieve densities of 200 - 350 habitable rooms per hectare.

### **A2.4 Opportunity areas and action area cores**

As well as the three main density zonings, we have been identified opportunity areas and action area cores. These are areas that have better access to public transport, significant potential for new development and investment, and a mixed use character including retail development. These are at Bankside, Borough and London Bridge, Elephant and Castle, Canada Water, Aylesbury and Peckham and Nunhead.

Within these areas, densities may exceed those for the Urban Zone on some sites where the increased scale of development is appropriate in terms of design and amenity. Where the Urban Zone densities are exceeded, the development must provide

- An exemplary standard of design, with an excellent standard of living accommodation; and
- A significant contribution to environmental improvements in the area, particularly relating to public transport/cycle/pedestrian movement, safety and security and public realm improvements.

### **A.2.5 Density calculations**

The following guidance advises how densities should be calculated, both for residential developments, and also mixed use developments that include an element of residential

- For residential-only development, density is the number of habitable rooms divided by the site area.  
Summary Calculation:  
 $D = HR/Ha$   
(Density = Habitable rooms per Hectare);
- For mixed-use development where the majority of floorspace is residential the calculation should be:  
The non-residential floorspace, divided by 27.5sqm, plus;  
The number of residential habitable rooms;  
All divided by the site area.



### Summary calculations

$(D = (NRsqm/27.5) + HR/Ha);$

(Density = Non-Res floorspace divided by 27.5sqm, plus the number of residential Habitable rooms, all divided by size in hectares).

27.5sqm is the average area required to create one habitable room, including shared circulation space, and non-habitable rooms.

- iii. For mixed-use development where the majority of floorspace is non-residential a method of calculation should be agreed with the LPA to illustrate how the development meets saved policy 3.11 and the contribution to housing delivery.

In cases (ii) and (iii) comparison with the density levels in A2.1, A2.2, A2.3 and A2.4 will take into account the form of the development and the relevant advice on plot ratios in the London Plan.

# Appendix 3

## Further information

### National policy and guidance

Building Research Establishment, 1991 Site Layout for Daylight and Sunlight – A Guide to Good Practice

Housing Corporation, February 2011, New Interim Funding Design and Sustainability Standards for London See <http://www.homesandcommunities.co.uk/public/documents/HCA-London-Design-Standards-Prospectus-Feb11.doc>

Housing Corporation, 2011, February 2011, London Design Proforma. See <http://www.homesandcommunities.co.uk/public/documents/HCA-London-Design-Proforma-Feb11.xls>

Housing Corporation, 2003 Scheme Development Standards. See [http://www.housingcorp.gov.uk/server/?search\\_word=scheme+development+standards&change=SearchResults](http://www.housingcorp.gov.uk/server/?search_word=scheme+development+standards&change=SearchResults)

Part M: Access to and use of buildings of the Building Regulations 2000 (2004 Edition). See [www.planningportal.gov.uk/uploads/br\\_PDF\\_ADM\\_2004.pdf](http://www.planningportal.gov.uk/uploads/br_PDF_ADM_2004.pdf)

Department for Communities and Local Government, 2005 PPS 1: Delivering Sustainable Development. See <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement>

Department for Communities and Local Government, 2010 Code for Sustainable Homes: Technical Guide. See <http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

Department for Communities and Local Government, June 2011 PPS 3: Housing See <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

Planning and Compulsory Purchase Act , 2004. See [www.opsi.gov.uk/index.asp?id=1500620](http://www.opsi.gov.uk/index.asp?id=1500620)

Stephen Thorpe and Habinteg Housing Association, 2006 The Wheelchair Housing Design Guide

Town and Country Planning (General Development Procedure) (Amendment) (England) Order, 2006. See [www.opsi.gov.uk/SI?si2006/20061062.htm](http://www.opsi.gov.uk/SI?si2006/20061062.htm)

Lifetime Homes Standards. See <http://www.lifetimehomes.org.uk/>

Commission for Architecture and the Built Environment Building for Life <http://www.buildingforlife.org/>

## Regional policy and guidance

London Borough of Southwark, April 2011, Core Strategy. See [http://www.southwark.gov.uk/info/200210/core\\_strategy](http://www.southwark.gov.uk/info/200210/core_strategy)

London Borough of Southwark, 2007 Statement of Community Involvement. See <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/localdevelopmentframework/SCI.html>

London Borough of Southwark, July 2007 The Southwark Plan (Unitary Development Plan) saved policies. See <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/southwarkplan.html>

Southwark Alliance, 2006 Community Strategy 2006-2016. See [www.southwarkalliance.org.uk./documents/index.htm](http://www.southwarkalliance.org.uk./documents/index.htm)

London Borough of Southwark, 2009 Southwark Housing Strategy 2009- 2016. See [http://www.southwark.gov.uk/download/3092/southwark\\_housing\\_strategy\\_2009\\_to\\_2016](http://www.southwark.gov.uk/download/3092/southwark_housing_strategy_2009_to_2016)

London Borough of Southwark, 2009 Sustainability Assessment SPD. See [http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance)

London Borough of Southwark, 2007 Design and Access Statements SPD. See [http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance)

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## Local policy and guidance

London Borough of Southwark, April 2011, Core Strategy. See [http://www.southwark.gov.uk/info/200210/core\\_strategy](http://www.southwark.gov.uk/info/200210/core_strategy)

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This document can be viewed at [www.southwark.gov.uk/yourservices/planningandbuildingcontrol/localdevelopmentframework/SPD.html](http://www.southwark.gov.uk/yourservices/planningandbuildingcontrol/localdevelopmentframework/SPD.html)

If you require this document in large print, braille or audiotape please contact us on 020 7525 5548.

## Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك.  
هذه الوثيقة ستأثر على القرارات التي اتخذت حول تخطيط وتطوير استعمال الأرض في ساوثارك.  
إذا اردت ان تطلب المزيد من المعلومات او من الاستشارة ببلغتك يرجى القيام بزيارة دكان (وان ستوب شوب) وأعلم الموظفين هناك باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

## Bengali

সাহায্যকারী কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছেন। এই দলিলটি সাহায্যকারী জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

## French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

## Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark. Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

## Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

## Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዊርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉድለ ስተ-ባለው እዩ ። እዚ ሰነድ እብ ሳዊርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዕታን ኣብ ምግብ ውሳኔታት ለውጢ ከምጽእ ይኸኸል ኢዩ ። ተወሳኺ ኣብገጹን ምክርን ብቋንቋኹም ኣንተደሊኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻይ ንትረኽቡዎ ሰራሕተኛ ትደልዩዎ ቋንቋ ንገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

Peckham One Stop Shop, Peckham Library, Peckham Hill Street, SE15 5JR. Walworth One Stop Shop, 151 Walworth Road, SE17 1QY. Bermondsey One Stop Shop, 17 Spa Road, SE16. Southwark Town Hall, 31 Peckham Road, SE5 8UB.