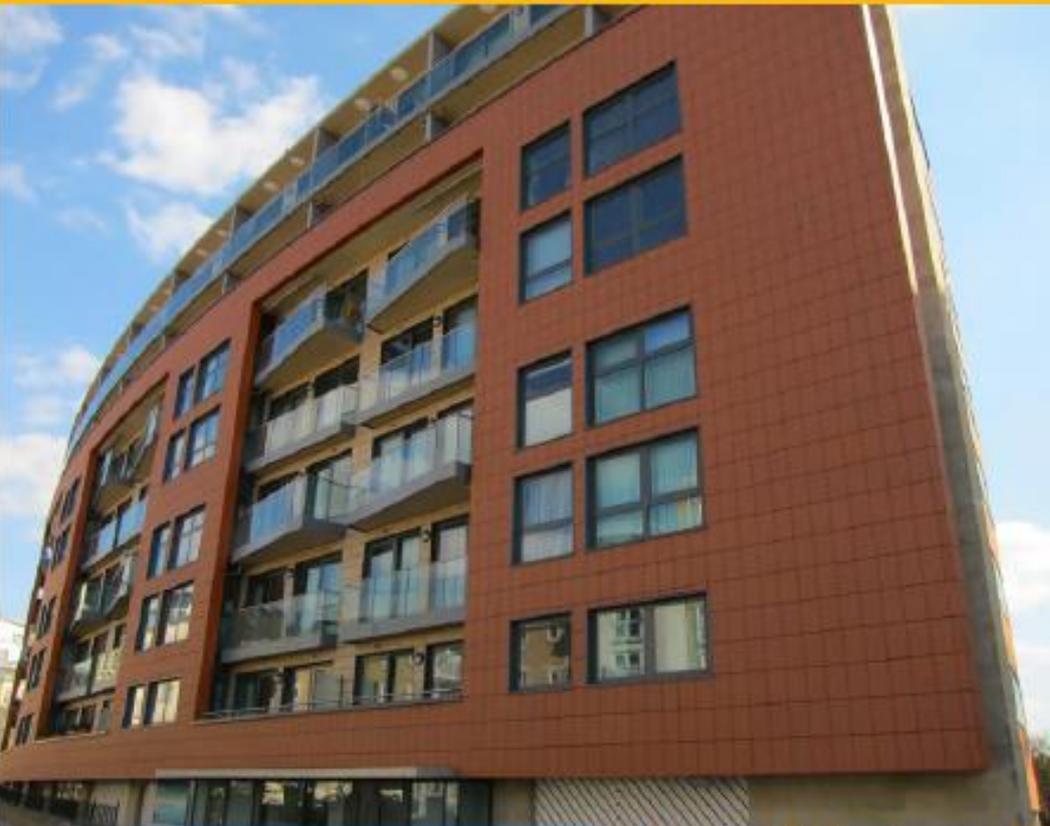


2015 Technical Update to the Residential Design Standards (2011)

Supplementary Planning Document

www.southwark.gov.uk



October 2011

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1. Introduction

1.1 Technical update to the Residential Design Standards Supplementary Planning Document

This technical update to the Housing Standards SPD (2011 version) brings the guidance into conformity with the Technical Housing Standards introduced through a Written Ministerial Statement on 26 March 2015 following the national Housing Standards Review (HSR). The Technical Housing Standards come into effect from 1 October 2015, after which, all existing local planning policies relating to the following areas: accessibility, internal space standards, water and energy efficiency must be in conformity with the equivalent new national standards. This SPD provides guidance on how to apply the Technical Housing Standards alongside retained local residential design standards. As a technical update this SPD does not introduce new local policy requirements.

The Technical Housing Standards affect the following policy areas: accessibility and use of buildings, including wheelchair user dwellings, internal space standards, water efficiency and energy efficiency. Local guidance in conflict with the Technical Housing Standards has been removed from this SPD. This SPD applies to all new housing, conversions of existing dwellings, extensions and alternations to existing homes.

The Code for Sustainable Homes was withdrawn by the Written Ministerial Statement and will only apply to legacy cases.

1.2 Role and purpose of the Supplementary Planning Document

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 development, 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

This document does not introduce new policy. It provides detailed guidance to assist the implementation of the Core Strategy and saved policies of the Southwark Plan. The guidance will be revised to reflect changes in policy enacted through the New Southwark Plan or Area Action Plans. Please ensure that you check on the website to find out whether any new guidance supersedes this document at www.southwark.gov.uk/ldf.

The guidance provided in this 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 demonstrated through the Design and Access Statement.

1.3 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:

- Draft Affordable Housing Supplementary Planning Document (2011): this document explains the council's approach to securing affordable housing.
- 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. The council are also preparing an area action plan for the Old Kent Road. Area specific SPDs cover Bankside, Borough and London Bridge, Elephant and Castle, 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

1.4 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 nationally described 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 2.1, 2.4 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 2.7 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 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. Where a minor 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 1.

Table 1: Density standards

| DENSITY ZONE | HABITABLE ROOMS PER HECTARE |
|---|--|
| Central Activity Zone | 650 to 1,100 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 set out in this SPD
- Meet good sunlight and daylight standards
- Have excellent accessibility within dwellings including meeting Approved Document M of the Building Regulations M4(2) standard for all non wheelchair-user homes
- Minimise corridor lengths by having an increased number of cores

- Minimise noise nuisance in flatted 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
- 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 Strategic Housing Market Assessment (SHMA) roughly every five years. We have also carried out a sub-regional SHMA. These surveys are carried out using assessment methods that comply with government guidance. The most recent studies carried out were in 2009 and 2010¹. 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 for family housing 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

¹ South east London Boroughs (Southwark, Lewisham, Greenwich, Bromley and Bexley) conducted a joint SHMA in 2014. The findings were consistent with the 2009/10 study in relation to family housing needs.

- 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:

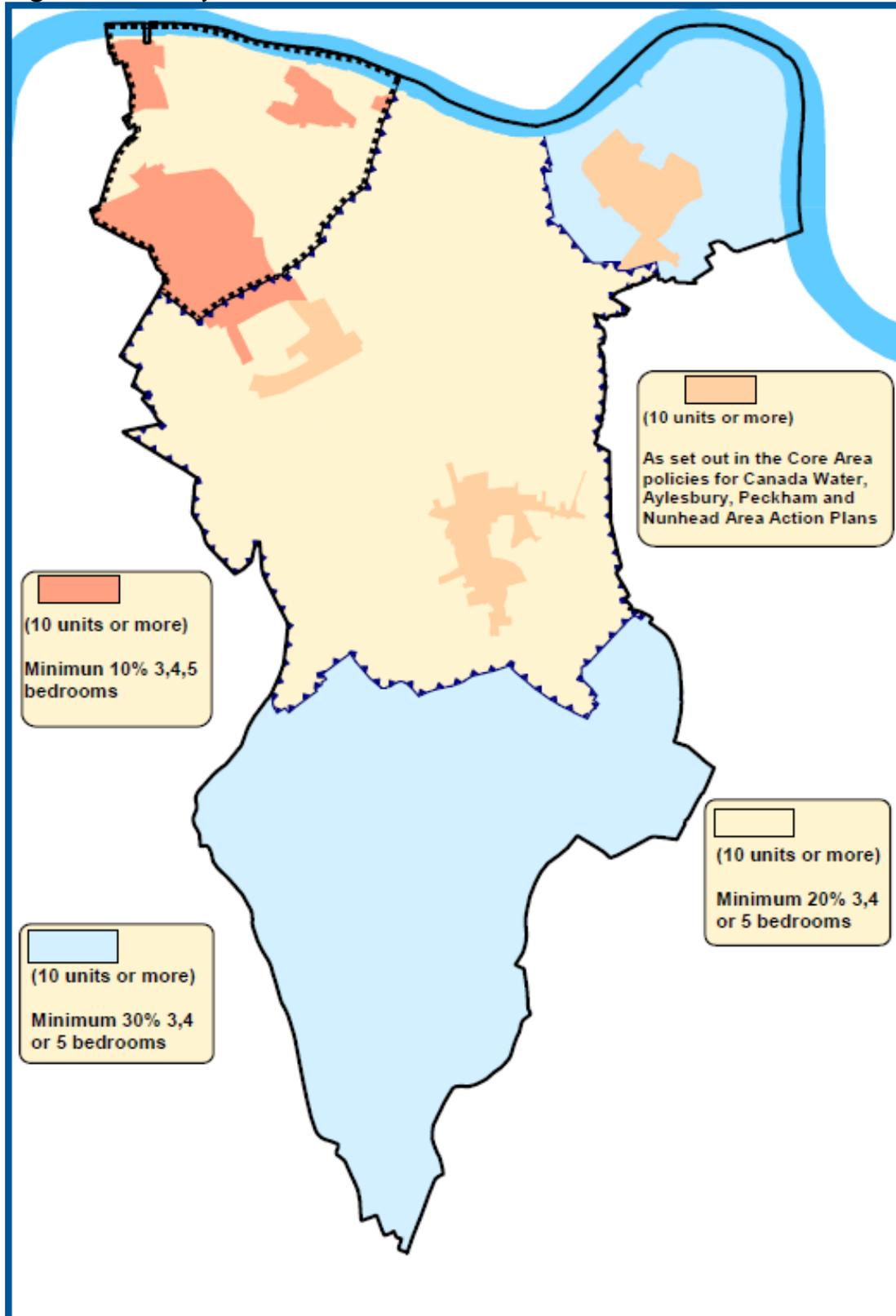
Area action plan policies set out housing mix requirements for specific areas. These are:

- Aylesbury Core 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:
 - Within the Urban Density Zone and Peckham Core Action Area minimum 20% of dwellings provide 3 or more bedrooms;
 - Within the Suburban Density Zone a minimum 30% of dwellings provide 3 or more bedrooms

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 Technical standards for 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 (2015) and London Housing Design Guide (2010), requires minimum space standards in order to make new homes provide good living conditions for different sized households.

Table 1 sets out the internal space standards all development is required to adhere to. These are nationally described minimum space standards, published in 2015. Developers are encouraged to exceed these standards. The space standards replace the council's previous minimum dwelling size standards.

Table 1: Minimum internal space standards for new dwellings

| Number of bedrooms (b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in Storage |
|------------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b | 1p | 39 (37) | N/A | N/A | 1 |
| | 2p | 50 | 58 | N/A | 1.5 |
| 2b | 3p | 61 | 70 | N/A | 2 |
| | 4p | 70 | 79 | N/A | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3 |
| | 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 | 7b | 116 | 123 | 129 | 4 |
| | 8b | 125 | 132 | 138 | |

The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).

Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.

Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval. It does not imply actual occupancy, or define the minimum space requirement for any room in a dwelling to be used for a specific purpose other than in complying with this standard.

Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (sqm).

The standards are not adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households. Section 2.4 sets out Southwark's minimum internal space standards for wheelchair homes.

The standard requires that:

- a) the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d) in order to provide two bedspaces, 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 Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)

- g) any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) 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 Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room 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 built-in storage requirement
- i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

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 relating to the definition and measurement of habitable rooms and affordable housing requirements.

Table 2 sets out the recommended room areas for individual rooms. We encourage these to be met in addition to the minimum dwelling sizes set out in table 1. 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 2: Minimum-room areas in sqm

| Dwelling Size | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed |
|--|--------|-------|-------|-------|-------|
| Double Bedroom | N/A | 12 | 12 | 12 | 12 |
| Single Room | N/A | | 7 | 7 | 7 |
| Living Room (Where Eating Area is in the Lounge) | N/A | 16 | 17 | 18 | 19 |
| Kitchen (Where Eating Area is in the Lounge) | N/A | 6 | 7 | 8 | 8 |
| Kitchen Diner (Where Eating Area is in the Kitchen) | N/A | 9 | 11 | 11 | 12 |
| Living Room (Where Eating Area is in the Kitchen Diner) | N/A | 13 | 13 | 15 | 15 |
| Open Plan Development (Where Kitchen/Diner is Combined with the Living Room) | N/A | 24 | 27 | 30 | N/A |
| Bathroom/WC (Combined) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |

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. Applicants should ensure that there is suitable storage space for the following:

- Refuse storage, including 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.

In accordance with the nationally described space standards, we require a minimum ceiling height of 2.3 metres for at least 75% of the dwelling, although we do encourage higher ceilings. 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
- Access to bedrooms and bathrooms should be from a circulation area (i.e. entrance hall or lobby) and not solely from 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 shared 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 for one dwelling that can only be accessed 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 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning Document (2015)).

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.

The following spaces do not contribute towards communal amenity space:

- 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.

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:

- Draw a line at 25 degrees upwards from a point two metres above ground level

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

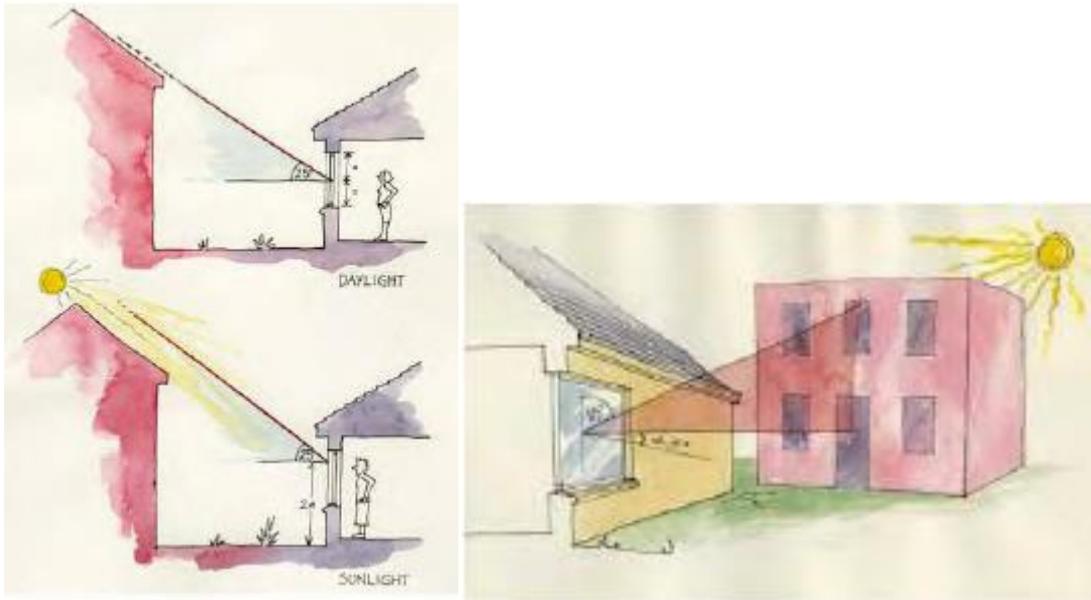
All development must have acceptable natural daylight and ventilation to all habitable rooms to the following standards:

- An area of glazing which is equivalent to at least 10% of the internal floorspace of each habitable room must be provided
- 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:

- 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
- 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 that 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 Sustainable living

The Council previously required all homes to be built to the Lifetime Homes Standard. This was a design standard which accommodates the changing needs of occupants throughout their lives. Many of the provisions from the Code for Sustainable Homes, Lifetime Homes and Secure by Design guides are incorporated within the amended Approved Document M (access and use of buildings (category M4(2)) Approved Document G (water usage) and Approved Document Q of the Building Regulations.

The Council will require all non wheelchair user dwellings to be built to M4(2) standard. Where this is not practical or viable, applicants will need to provide evidence to justify any homes which are built to M4(1) standard. The council encourage all M4(1) homes to meet the design and accesses standards of M4(2) standard which are possible.

2.10 Wheelchair user dwellings

Homes built to higher standards of accessibility, such as the Lifetime Homes Standard and Category M4(2) of the Building Regulations, are suitable for many older people and the vast majority of people with a physical disability but they are not designed to meet the requirements of 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 South East London Housing Partnership Wheelchair Housing Design Guide 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. The Council adopted the South East London Housing Partnership Wheelchair Housing Design Guide to be used as Southwark's guidelines for wheelchair design guidelines through this SPD.

Approved Document M4(3) of the Building Regulations replace many of the standards provided in the South East London Housing Partnership Wheelchair Housing Design Guide. However, in many respects, the Building Regulations provide an inferior standard. As such we will continue to require the wheelchair user dwelling standards which are not replaced by the Approved Document M of the Building Regulations and we encourage all wheelchair homes to meet the desirable standards set out in table 3.

Table 3: Required and encouraged accessible wheelchair user housing standards

| Saved SELWHDG Standards (Required) | | |
|---|---|--|
| Number of Bedrooms | Minimum Space (Flats) (sqm in GIA) | Minimum Space (Houses) (sqm in GIA) |
| 1b2p | 65 | N/A |
| 2b3p | 75 | 80 |
| 2b4p | 85 | 100 |
| 3b4p | 100 | 110 |
| 3b5p | 110 | 120 |
| 3b6p | 115 | 125 |
| Saved SELWHDG Standards (Encouraged) | | |
| The installation of entry phones which allow access to the communal area and private front door where the private door is behind a communal door | | |
| The provision of hand wash basins that are mountable on adjustable height brackets | | |
| The provision of two lifts where wheelchair user homes are situated above the ground floor | | |
| All corridors should be 1,200mm wide, rather than 1,050mm wide | | |
| Window handles should be within the 450mm to 1,200mm range | | |
| Wall fitted shower seats should have drop down legs, drop down arms and a back rest | | |
| The installation of a side hinged oven | | |
| The provision of accessible storage including drop down shelving and pull out baskets, ensuring storage space, in combination with any shelving layout, provides optimum access to space and to stored items. | | |
| Clear open doorways should be 900mm | | |
| Living rooms, bathrooms and shower rooms, kitchens and dining rooms which exceed the minimum space standards in Building Regulations | | |
| The provision of 600mm x 600mm wheelchair accessible work top for food preparation | | |
| The provision of ramps at a gradient of 1:20 | | |

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 flatted developments

Outdoor amenity space

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

All flatted 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 square metres 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 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.

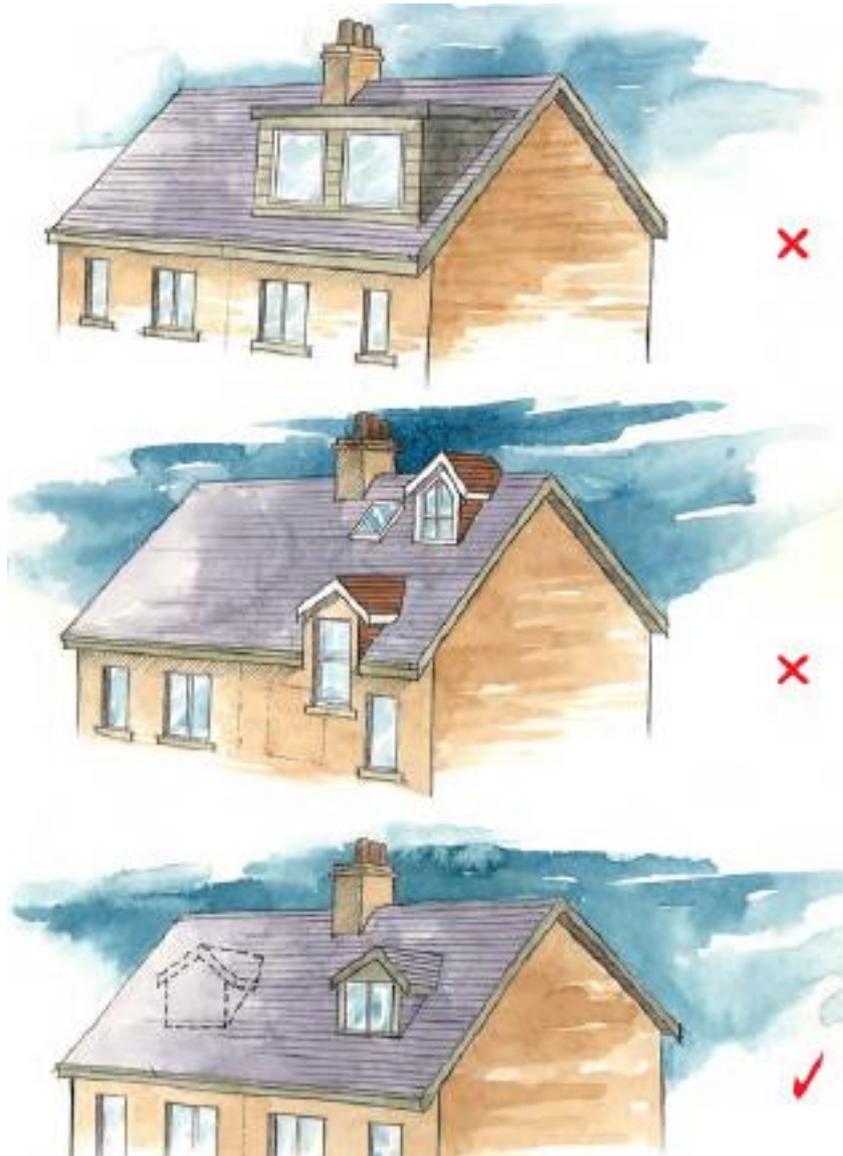
Roof extensions will not be permitted in the following circumstances:

- 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 with the style of the conservation area and be flush with the roof plane



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 should:

- 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
- Not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the conservation area
- 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

The 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 affordable housing as to open market housing. Where affordable housing is required in residential development it 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 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' cannot 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).

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 predominately 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. Therefore they 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 sqm
- 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 6.5 sqm 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 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 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 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:

- i. 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);

- ii. For mixed-use development where the majority of floorspace is residential the calculation should be:

The non-residential floorspace, divided by 27.5 sqm, 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 27.5 sqm, 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 2 Further Information

National policy and guidance

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<http://legacy.london.gov.uk/mayor/planning/docs/space-standards.pdf>

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Contact us

Planning policy and research team, Regeneration and neighbourhoods, Southwark Council, PO Box 64529 London SE1P 5LX

Any enquiries relating to this document can be directed to planning policy and research team, Southwark Council. Email planningpolicy@southwark.gov.uk, Tel 020 7525 5471

This document can be viewed at 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 أو من الاستشارة بلغتك يرجى القيام بزيارة دكان (وان ستوب شوب) وأعلم الموظفين هناك
باللغة التي تريدها. إن عناوين دكانين (وان ستوب شوب) موجود في أسفل هذه الصفحة

Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছে। এই দলিলটি সাদার্ক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে প্রধান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। প্রধান 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) ብዛዘርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ፖሊሲ ዝተዳለወ እዩ ። እዚ ሰነድ እዚ ካዘርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዕታን እብ ዝግበሩ ውሳኔታት ለውጢ ከምዳእ ይገልጻል እዩ ። ተወሳኺ ኣብዚታን ምክርን ብዘገብኩም ኣገልግሎት ምስ ናብ ስቲፕ ሾፕ (one stop shop) ብምግድ ንጉረኹም ሰፊሖተኛ ትደልዩዎ ድገድ ንገርዎ ። ናይ ምን ስቲፕ ሾፕ ኣድረሻ እብ ታሕሮ ተጻሒሩ 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.