

Welling United

Football Club and Community Scheme

Design & Access Statement

Volume 2 - Appendices - Rev A

December 2023

Prepared on behalf of: Woolwich Road Limited

a partnership between...





13.0 APPENDIX

13.1 Schedule of areas and accommodation

13.2 Mayors housing SPG checklist & draft London plan audit

13.3 Drawing issue sheet

13.4 Project drawings

Existing
Demolition
Proposed
Landscape
Ground works

13.1 Schedule of areas and accommodation

Residential areas

Resi Area Schedule			
Home Story Name	Purpose	Zone Name	Total Measured Area
LEVEL B1			
	Residential	Circulation	138
	Residential	Cycle Storage	269
TOTAL GIA			407
LEVEL 00			
	Residential	Bulk Refuse	17
	Residential	Circulation	268
	Residential	Comms	6
	Residential	Energy Centre	22
	Residential	Hot Water Cylinder	2
	Residential	LV Switch	14
	Residential	Parking	309
	Residential	Refuse	81
	Residential	Security Control Room	10
	Residential	Substation	20
	Residential	Water Tank Room	36
TOTAL GIA			785

LEVEL 01			
	Residential	GIA Block A	536
	Residential	GIA Block B	258
	Residential	GIA Block C	258
	Residential	GIA Block D	364
TOTAL GIA			1416
	Residential	Circulation	262
TOTAL NIA			1127
LEVEL 02			
	Residential	GIA Block A	536
	Residential	GIA Block B	410
	Residential	GIA Block C	410
	Residential	GIA Block D	367
TOTAL GIA			1723
	Residential	Circulation	229
TOTAL NIA			1366
LEVEL 03			
	Residential	GIA Block A	476
	Residential	GIA Block B	505
	Residential	GIA Block C	505
	Residential	GIA Block D	367
TOTAL GIA			1853
	Residential	Circulation	130
TOTAL NIA			1500

LEVEL 04			
	Residential	GIA Block A	476
	Residential	GIA Block B	410
	Residential	GIA Block C	410
	Residential	GIA Block D	367
TOTAL GIA			1663
	Residential	Circulation	220
TOTAL NIA			1312
LEVEL 05			
	Residential	GIA Block A	389
	Residential	GIA Block B	497
	Residential	GIA Block C	497
	Residential	GIA Block D	214
TOTAL GIA			1597
	Residential	Circulation	103
TOTAL NIA			1305
LEVEL 06			
	Residential	GIA Block A	196
	Residential	GIA Block B	391
	Residential	GIA Block C	391
	Residential	GIA Block D	217
TOTAL GIA			1195
	Residential	Circulation	203
TOTAL NIA			901
LEVEL 07			
	Residential	GIA Block B	394
	Residential	GIA Block C	394
	Residential	GIA Block D	48
TOTAL GIA			836
TOTAL NIA			632
TOTAL GIA			11,475
TOTAL NIA			8,143

Football Club & Commercial Areas

FOOTBALL CLUB FACILITIES

NIA

LEVEL 00 NEW BUILD	
Changing Room	78
Circulation	95
Club Office	21
Club Refuse	17
Core	53
First Aid	9
Food Stall	16
General Storage	31
Officials Room M	14
Officials Room W	14
Physiotherapy Room	19
Plant Room	17
Public WC	81
Reception	28
Unallocated	12
Welling United FC - Club Bar	109
Welling United FC - Shop & Tickets	45
Ambulance Parking	63
Total NIA	722m²

NIA

NIA

LEVEL 00 REFURBISHMENT (Erith & Belvedere)	
Changing Room	61
Circulation	40
Equipment Storage	21
Club & Spectator Cycle Storage	103
Public WC	30
Club Office	9
Officials Room	16
General Storage	17
Total NIA	297m²
Total Level 00 NIA	1019m²
Club Level 00 GIA	1091m²

LEVEL 01 NEW BUILD

Circulation	71
Club Office	28
Club/VIP	51
Core	54
Hospitality/Classroom	75
Kitchen	20
M&E Equipment	11
M&E Riser	4
Public WC	24
Total Level 01 NIA	338 m²
Total Level 01 GIA	370m²

TOTAL LEVEL 00 & 01 NIA	1357 m²
TOTAL LEVEL 00 & 01 GIA	1461 m²

TOTAL GEA Level 00	1273m²
TOTAL GEA Level 01	428m²
TOTAL CLUB GEA (NEW BUILD & EXISTING)	1701 m²

TOTAL ERITH & BELVERDERE GEA (EXISTING)	368 m²
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Commercial Areas



COMMERCIAL SPACE	
	NIA
LEVEL 00	
Commercial	204
Commercial Plant	11
Commercial Refuse	16
Cycle Storage	16
TOTAL NIA	247 m²
TOTAL GIA	248 m²
TOTAL GEA	290 m²

Residential unit data

Block A

Accommodation Schedule																						
Block	Home Story Name	Zone Number	Dwelling Type	Unit Type	NIA (sqm)	Habitable Rooms	London Plan Design Standard (sqm)	Amenity Space (sqm)	Storage (sqm)	M4(2) Compliant	M4(3) Compliant	Tenure	Total NIA/Block (sqm)	1 Bed Units Total	2 Bed Units Total	3 Bed Units Total	Amenity/Play Space per Core (sqm)	Units Total (Block)	Units Total	Habitable Rooms Total		
Block A													8143 m²								104	330
2054 m²																						
LEVEL 01	A-01.01	Flat	3B5P	92	4	86	8	6	Y			Private										
LEVEL 01	A-01.02	Flat	2B4P	78	3	70	8	4			Y	Private										
LEVEL 01	A-01.03	Flat	1B2P	53	2	50	5	3	Y			Private										
LEVEL 01	A-01.04	Flat	3B5P	90	4	86	9	2	Y			Private										
LEVEL 01	A-01.05	Flat	2B4P	73	3	70	8	3	Y			Private										
LEVEL 01	A-01.06	Flat	1B2P	53	2	50	5	3	Y			Private										
439 m²																						
LEVEL 02	A-02.01	Flat	2B4P	79	3	70	8	4	Y			Private										
LEVEL 02	A-02.02	Flat	2B4P	78	3	70	8	4			Y	Private										
LEVEL 02	A-02.03	Flat	1B2P	52	2	50	5	3	Y			Private										
LEVEL 02	A-02.04	Flat	3B5P	90	4	86	9	2	Y			Private										
LEVEL 02	A-02.05	Flat	2B4P	73	3	70	8	3	Y			Private										
LEVEL 02	A-02.06	Flat	1B2P	53	2	50	5	3	Y			Private										
425 m²																						
LEVEL 03	A-03.01	Flat	3B5P	92	4	86	8	6	Y			Private										
LEVEL 03	A-03.02	Flat	2B4P	78	3	70	8	4			Y	Private										
LEVEL 03	A-03.03	Flat	3B5P	87	4	86	60	3	Y			Private										
LEVEL 03	A-03.04	Flat	2B4P	74	3	70	18	3	Y			Private										
LEVEL 03	A-03.05	Flat	1B2P	53	2	50	5	3	Y			Private										
384 m²																						
LEVEL 04	A-04.01	Flat	2B4P	79	3	70	8	4	Y			Private										
LEVEL 04	A-04.02	Flat	2B4P	78	3	70	8	4			Y	Private										
LEVEL 04	A-04.03	Flat	3B5P	87	4	86	9	3	Y			Private										
LEVEL 04	A-04.04	Flat	2B4P	74	3	70	7	3	Y			Private										
LEVEL 04	A-04.05	Flat	1B2P	53	2	50	5	3	Y			Private										
371 m²																						
LEVEL 05	A-05.01	Flat	2B4P	79	3	70	32	4	Y			Private										
LEVEL 05	A-05.02	Flat	1B2P	57	2	50	15	2			Y	Private										
LEVEL 05	A-05.03	Flat	3B5P	87	4	86	38	3	Y			Private										
LEVEL 05	A-05.04	Flat	3B5P	87	4	86	11	2	Y			Private										
310 m²																						
LEVEL 06	A-06.01	Flat	2B3P	69	3	61	8	3	Y			Private										
LEVEL 06	A-06.02	Flat	1B2P	56	2	50	5	2			Y	Private										
125 m²																						

Block B

Block B																	2347 m²				
LEVEL 01	B-01.01	Flat	3B5P	96	4	86	14	2	Y			Private									
LEVEL 01	B-01.02	Flat	3B5P	109	4	86	17	3			Y	Private									
205 m²																					
LEVEL 02,LEVEL 03	B-02.01	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.02	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.03	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.04	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.05	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.06	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.07	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 02,LEVEL 03	B-02.08	Duplex	3B5P	140	4	96	11	11	Y			Private									
337 m²																					
419 m²																					
LEVEL 04,LEVEL 05	B-04.01	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.02	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.03	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.04	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.05	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.06	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.07	Duplex	2B4P	88	3	83	7	4	Y			Private									
LEVEL 04,LEVEL 05	B-04.08	Duplex	3B5P	140	4	96	11	11	Y			Private									
337 m²																					
419 m²																					
LEVEL 06,LEVEL 07	B-06.01	Duplex	2B3P	72	3	70	7	3	Y			Private									
LEVEL 06,LEVEL 07	B-06.02	Duplex	2B3P	74	3	70	7	4	Y			Private									
LEVEL 06,LEVEL 07	B-06.03	Duplex	2B3P	74	3	70	7	4	Y			Private									
LEVEL 06,LEVEL 07	B-06.04	Duplex	2B3P	74	3	70	7	4	Y			Private									
LEVEL 06,LEVEL 07	B-06.05	Duplex	2B3P	74	3	70	7	4	Y			Private									
LEVEL 06,LEVEL 07	B-06.06	Duplex	2B3P	74	3	70	7	4	Y			Private									
LEVEL 06,LEVEL 07	B-06.07	Duplex	2B3P	74	3	70	7	4	Y			Private									
LEVEL 06,LEVEL 07	B-06.08	Duplex	3B5P	114	4	96	16	8	Y			Private									
314 m²																					
316 m²																					

Block C

Block C 2347 m²

LEVEL 01	C-01.03	Flat	3B5P	109	4	86	17	3		Y	Private
LEVEL 01	C-01.04	Flat	3B5P	96	4	86	14	2	Y		Private

205 m²

LEVEL 02, LEVEL 03	C-02.09	Duplex	3B5P	140	4	96	11	11	Y		Private
LEVEL 02, LEVEL 03	C-02.10	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 02, LEVEL 03	C-02.11	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 02, LEVEL 03	C-02.12	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 02, LEVEL 03	C-02.13	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 02, LEVEL 03	C-02.14	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 02, LEVEL 03	C-02.15	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 02, LEVEL 03	C-02.16	Duplex	2B4P	88	3	83	7	4	Y		Private

337 m²

419 m²

LEVEL 04, LEVEL 05	C-04.09	Duplex	3B5P	140	4	96	11	11	Y		Private
LEVEL 04, LEVEL 05	C-04.10	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 04, LEVEL 05	C-04.11	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 04, LEVEL 05	C-04.12	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 04, LEVEL 05	C-04.13	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 04, LEVEL 05	C-04.14	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 04, LEVEL 05	C-04.15	Duplex	2B4P	88	3	83	7	4	Y		Private
LEVEL 04, LEVEL 05	C-04.16	Duplex	2B4P	88	3	83	7	4	Y		Private

337 m²

419 m²

LEVEL 06, LEVEL 07	C-06.09	Duplex	3B5P	114	4	96	16	8	Y		Private
LEVEL 06, LEVEL 07	C-06.10	Duplex	2B3P	74	3	70	7	4	Y		Private
LEVEL 06, LEVEL 07	C-06.11	Duplex	2B3P	74	3	70	7	4	Y		Private
LEVEL 06, LEVEL 07	C-06.12	Duplex	2B3P	74	3	70	7	4	Y		Private
LEVEL 06, LEVEL 07	C-06.13	Duplex	2B3P	74	3	70	7	4	Y		Private
LEVEL 06, LEVEL 07	C-06.14	Duplex	2B3P	74	3	70	7	4	Y		Private
LEVEL 06, LEVEL 07	C-06.15	Duplex	2B3P	74	3	70	7	4	Y		Private
LEVEL 06, LEVEL 07	C-06.16	Duplex	2B3P	72	3	70	7	3	Y		Private

314 m²

316 m²

Block D

Block D 1395m²

LEVEL 01	D-01.01	Flat	2B3P	65	3	61	7	2	Y		Private
LEVEL 01	D-01.02	Flat	1B2P	50	2	50	5	3	Y		Private
LEVEL 01	D-01.03	Flat	1B2P	50	2	50	5	2	Y		Private
LEVEL 01	D-01.04	Flat	2B3P	64	3	61	6	2	Y		Private
LEVEL 01	D-01.05	Flat	1B2P	50	2	50	5	2	Y		Private

278 m²

LEVEL 02	D-02.01	Flat	1B2P	54	2	50	7	2		Y	Private
LEVEL 02	D-02.02	Flat	1B2P	50	2	50	5	3	Y		Private
LEVEL 02	D-02.03	Flat	1B2P	50	2	50	5	2	Y		Private
LEVEL 02	D-02.04	Flat	2B3P	64	3		6	2	Y		Private
LEVEL 02	D-02.05	Flat	1B2P	50	2	50	5	2	Y		Private

267 m²

LEVEL 03	D-03.01	Flat	2B3P	65	3	61	7	2	Y		Private
LEVEL 03	D-03.02	Flat	1B2P	50	2	50	5	3	Y		Private
LEVEL 03	D-03.03	Flat	1B2P	50	2	50	5	2	Y		Private
LEVEL 03	D-03.04	Flat	2B3P	64	3	61	6	2	Y		Private
LEVEL 03	D-03.05	Flat	1B2P	50	2	50	5	2	Y		Private

278 m²

LEVEL 04	D-04.01	Flat	1B2P	54	2	50	7	2		Y	Private
LEVEL 04	D-04.02	Flat	1B2P	50	2	50	5	3	Y		Private
LEVEL 04	D-04.03	Flat	1B2P	50	2	50	5	2	Y		Private
LEVEL 04	D-04.04	Flat	2B3P	64	3	61	6	2	Y		Private
LEVEL 04	D-04.05	Flat	1B2P	50	2	50	5	2	Y		Private

267 m²

LEVEL 05	D-05.01	Flat	2B3P	64	3	61	34	2	Y		Private
LEVEL 05	D-05.02	Flat	3B5P	93	4	86	122	3	Y		Private

157 m²

LEVEL 06	D-06.01	Flat	1B2P	55	2	50	11	2	Y		Private
LEVEL 06	D-06.02	Flat	3B5P	93	4	86	24	3	Y		Private

148 m²

Residential mix

Type	1 Bed 2P	2 Bed 3P	2 Bed 4P	2 Bed 3P Duplex	2 Bed 4P Duplex	3 Bed 5P	3 Bed 5P Duplex	3 Bed 6P	Total No
Area Req'd	50	61	70		85	86	96		
G									
1	6	1	3	0	0	3	0	2	15
2	6	1	3	0	14	1	2	0	27
3	5	1	3	0	0	2	0	0	11
4	4	1	3	0	14	1	2	0	25
5	1	1	1	0	0	3	0	0	6
6	2	1	0	14	0	1	2	0	20
7	0	0	0	0	0	0	0	0	0
Type Total	24	6	13	14	28	11	6	2	104
% Total	23.1		58.6				18.3		

UNIT MIX PER FLOOR



UNIT MIX PER CORE

BLOCK A

28 UNITS
52 CYCLES

- 8 x1B 2P
- 0 x2B 3P
- 12 x2B 4P
- 8 x3B 5P
- 0 x3B 6P

BLOCK B

26 UNITS
52 CYCLES

- 0 x1B 2P
- 7 x2B 3P (duplex)
- 14 x2B 4P (duplex)
- 3 x3B 5P (duplex)
- 1 x3B 5P
- 1 x3B 6P

BLOCK C

26 UNITS
52 CYCLES

- 0 x1B 2P
- 7 x2B 3P (duplex)
- 14 x2B 4P (duplex)
- 3 x3B 5P (duplex)
- 1 x3B 5P
- 1 x3B 6P

BLOCK D

26 UNITS
41 CYCLES

- 14 x1B 2P
- 8 x2B 3P
- 2 x3B 5P

TOTAL

104 UNITS
197 CYCLES

Housing design standards LPG checklist

Design Compliance			SOURCE	BASELINE	GOOD PRACTICE	COMPLIANCE	JUSTIFICATION	SOURCE	BASELINE	GOOD PRACTICE	COMPLIANCE	JUSTIFICATION
4.0 DWELLING SPACE STANDARDS								4.4 Storage & Utility				
4.1 Internal Floor Area								4.4.1	All dwellings are to have built in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m, in addition to storage provided by furniture in habitable rooms. Built in wardrobe area in excess of 0.72m ² in a double bedroom to count towards the built in storage requirements	MHCLG Technical housing standards: NDSS	✓	100% of units comply
4.1.1	All homes are required by the London Plan to meet the nationally described space standard (NDSS).	Ministry of Housing Communities & Local Government technical housing standards - NDSS 2016 - Good Quality Homes for all Londoners C4.1.1	✓		✓	100% of the total number of homes comply with the minimum space standards.		4.4.2	All homes provide a minimum built in storage area as follows. 1.5m ² for 1 bed homes, 2m ² for 2 bed homes and 2.5m ² for 3 bed homes	MHCLG Technical housing standards: NDSS	✓	100% of units comply. M4(3) homes may be provided with additional storage as required by ADM4(3)
4.1.2	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy	Building regs approved document M 2015+2016 amendments (ADM) 4(2) / (ADM) 4(3)	✓		✓	100% of homes comply		4.5 Service Controls				
	Circulation in the home							4.5.1	Service Controls should be within a height band of 450mm to 1200mm from the top of the floor and at least 30mm away from any internal room corner	ADM4(2)	✓	
4.2	The minimum width of hallways and other circulation spaces within the home should be 900mm. This may reduce to 750mm at pinch points. E.g. Radiators	ADM4(2)	✓		✓	All homes meet the minimum corridor width. Corridors within dwellings are generally 1050mm or over		4.6 Wheelchair user dwellings				
4.2.1	Where a hallway is at least 900mm wide and approach to the door is head on, a minimum clear opening door width of 750mm should be provided	ADM4(2)	✓		✓	All residential doorway clear opening widths are in excess of 775mm		4.6.1	10% of new housing should be designed to meet Building Regulation requirement M4(3) 'wheelchair user dwellings'	The London Plan 2021 Policy 3.8	✓	The scheme includes 11 M4(3) units. i.e. 10% of the total number of units
	Circulation in corridors							4.6.2	M4(3) homes should be applied across tenures and should be distributed throughout the development, providing a range of aspects, floor level locations, view and unit sizes	Good quality homes for all Londoners SPG. Standard 2.1	✓	M4(3) homes are located across a range of floors, blocks, tenures and unit sizes
4.2.2	Corridors should have passing places at least 1800mm long and at least 1800mm wide at reasonable intervals	Design inclusive buildings. Access for all SPG.	✓		✓	All corridors are 1500mm clear with no passing places		1.1 Private open space				
4.2.3	Living /Dining/ Kitchen. (living room , dining room or combined kitchen and dining room) shall be provided within the entrance storey	ADM4(2)	✓		✓	100% of units comply		1.1.1	A minimum of 5sqm of private outdoor space should be provided for a 1-2 person dwellings with an extra 1m ² should be provided for each additional occupant	Mayor of London Housing Supplementary Planning Guidance (SPG) 2017 Standard 26	✓	All dwellings have to have access to private amenity that complies or exceeds the minimum area required
4.2.4	Width of principal living space is at least 3.2m wide in dwellings with 4+ occupants and at least 2.8m for dwellings with less than 4 occupants	Good quality homes for all Londoners, Policy C4.1	✓		✓	100% of units comply		Communal Open Space				
4.2.5	Glazing to the principal window of the principal living area should start a maximum of 850mm above the floor level. The handle to at least one opening window in the principal area shall be located between 450mm and 1200mm above floor level	MHCLG Technical housing standards: NDSS	✓		✓	100% of homes comply		1.1.3	Private outdoor spaces should have level access from the home	ADM4(2)	✓	All terraces / balconies have level thresholds
4.3 Bedrooms								1.1.4	The minimum width and depth of balconies and other private external spaces should be 1500mm	MoL Housing SPG Standard 27, DNLP Policy D4	✓	All balconies/ terraces achieve a minimum depth of 1500mm across the principal usable zone
4.3.1	The minimum area of a single bedroom should be 7.5m ² . The minimum area of a double or twin bedroom should be 11.5m ²	MHCLG Technical housing standards: NDSS	✓		✓	100% of units comply		1.2 Privacy				
4.3.2	The minimum width of the main double bedroom is at least 2.75m and any other double or twin room is at least 2.55m	MHCLG Technical housing standards: NDSS	✓		✓	100% of units comply		1.2.1	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property and the street and other public spaces	DNLP Policy D4, MoL Housing SPG Standard 28	✓	Dwellings and amenity space positioned and distanced from each other to minimise overlooking
	Bathrooms & WCs							1.2.2	Balconies should have some shelter and privacy from neighbours	Good quality homes for all Londoners, Policy C4.2	✓	
4.3.3	Dwellings designed for an occupancy of 5 or more people should provide a minimum of one bathroom with WC and one additional WC	ADM4(2)	✓		✓	All apartments with potential occupancy of 5 or more have one family bathroom with WC and one ensuite or additional WC		1.3 Dual Aspect				
4.3.4	Where there is no accessible bathroom at entrance level , a wheelchair accessible WC with potential for a level access shower to be installed should be provided at entrance level	ADM4(2)	✓		✓	All multistorey dwellings provide a WC at entrance level with provision for a level access shower to be installed		1.3.1	Developments should avoid single aspect dwellings that are north facing, exposed to noise exposure category C or D, or contain three or more bedrooms	DNLP Policy D4, MoL Housing SPG Standard 28	✓	No dwellings are both single aspect and north facing
4.3.5	Each dwelling has a bathroom that contains a WC, basin and a bath that is located on the same floor as the principal bedroom	ADM4(2)	✓		✓	100% of units comply		1.4 Noise				
4.3.6	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails	ADM4(2)	✓		✓	100% of units comply		1.4	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transition of noise to sound sensitive rooms within dwellings	MoL Housing SPG Standard 30	✓	Wall linings to lifts designed to prevent noise transfer by using independent stud construction
								1.5 Floor to Ceiling Heights				
								1.5.1	The minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor level and finished ceiling level	DNLP Policy D4, MoL Housing SPG Standard 31	✓	The minimum finished floor level to finished ceiling level is 2.5m within habitable rooms

	SOURCE	BASELINE	GOOD PRACTICE	COMPLIANCE	JUSTIFICATION
1.6 Daylight & Sunlight					
1.6.1	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight. Overheating to be considered when designing for sunlight DNLN Policy D4, MoL Housing SPG Standard 32	✓		✓	Refer to Daylight / sunlight assessment
1.7 Air Quality					
1.7.1	Minimize increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality. DNLN Policy SI 1, MoL Housing SPG Standard 33	✓		✓	Refer to Air Quality report
1.8 Shared Circulation					
1.8.1	Each core should be accessible to generally no more than eight units per core MoL Housing SPG Standard 12	✓		✓	Typically each core provided access to 5-8 units. Corridors are 1500mm wide
1.8.2	Number of dwellings access from single core does not exceed 8 per core. Deviation will need to be justified and mitigated by maximising widths (beyond 1500mm) and introduction of natural ventilation to corridors. Good quality homes for all Londoners. Standard 9	✓		✓	
1.8.3	Where dwellings are accessed via an internal corridors, the corridors should receive natural light and adequate ventilation where possible. MoL Housing SPG Standard 14,	✓		✓	All corridors are provided with ventilation and natural light next to the core
1.9 Cycle storage					
1.9.1	Provide dedicated cycle parking :1 per studio, 1.5 per 1 bedroom , 2 per 2 bedroom or larger DNLN Policy T5 , The London Plan Policy 6.13	✓		✓	Proposals comply with the London Plan
1.9.2	1 additional short stay parking space should be provided per 40 units Good quality homes for all Londoners, Policy C3.3	✓		✓	Incorporated into public realm design
1.10 Waste & Recycling					
1.10.1	Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables. Communal refuse stores to be accessible to all, including wheelchair users DNLN Policy D4 , MoL Housing SPG Standard 22.	✓		✓	Waste and recycling facilities designed in compliance with LA Guidance
1.11 Environmental Performance					
1.11.1	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaption to climate change DNLN Policy SI1 , MoL Housing SPG Standard 34.	✓		✓	Energy & Sustainability Strategy
1.12 Energy and CO2					
1.12.1	Development proposals should be designed in accordance with the London Plan energy hierarchy, and should meet the minimum targets for carbon dioxide emissions reduction DNLN Policy SI2 , MoL Housing SPG Standard 35.	✓		✓	Energy & Sustainability Strategy
Overheating					
1.1.1	Development proposals should demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems DNLN Policy D4 , MoL Housing SPG Standard 36.	✓		✓	Overheating assessment
Water					
1.1.2	New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day DNLN Policy SI5 , MoL Housing SPG Standard 37.	✓		✓	Energy & Sustainability Strategy
1.1.3	Where development is permitted in an area at risk of flooding it should incorporate flood resilient design in accordance with PPS25 DNLN Policy SI13	✓		✓	Refer to flood risk assessment
1.1.4	New development should incorporate Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run off rate. Surface water run-off is to be managed as close to source as possible DNLN Policy SI13	✓		✓	Refer to SUDS report

	SOURCE	BASELINE	GOOD PRACTICE	COMPLIANCE	JUSTIFICATION
1.1.5 Ecology					
	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with the GLA best practice guidance on biodiversity and nature conservation DNLN Policy G6 , MoL Housing SPG Standard 40.	✓		✓	Ecology Report
1.1 Car Parking					
	For 3% of dwellings, at least one disabled persons parking bay per dwelling is available from the outset Good quality homes for all Londoners. Policy C3.4.1	✓		✓	8 disabled spaces provided representing 7.7% of 104 dwellings
1.1.2	Demonstrate how an addition 7% of dwellings could be provided in the future upon request, as soon as existing provision is insufficient Good quality homes for all Londoners. Policy C3.4.1				We believe there is the potential to accommodate 3 additional disabled spaces on Roseacre Road subject to further discussion with the LA
1.1.3	Should be in accordance with design guidance BS8300 vol1 Good quality homes for all Londoners. Policy C3.4.1	✓		✓	Parking spaces design using BS8300 vol1 as guidance
1.1.4	Should be located to minimise the distance between disabled parking bays and the relevant block entrance or lift core .Route should be level or if not possibly gently sloping (1:60-1:20) on a suitable firm surface Good quality homes for all Londoners. Policy C3.4.1	✓		✓	Disabled parking bays located as close to lift cores as possible and on level or gently sloping surfaces

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	45.7	45.7	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	87.9	70.32	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	3	2.4	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	1549	1084.3	
Flower-rich perennial planting.	0.7	0	0	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	460	276	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	1932.6	193.26	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			1671.98	
Total site area (m²)			12289.8	
Urban Greening Factor			0.136046152	