

Housing design standards LPG checklist

Design Compliance							SOURCE				JUSTIFICATION
		SOURCE	BASELINE	GOOD PRACTICE	COMPLIANCE			BASELINE	GOOD PRACTICE	COMPLIANCE	JUSTIFICATION
4.0 DWELLING SPACE STANDARDS											
4.1 Internal Floor Area											
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.		✓		✓	100% of units comply
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		✓		✓	100% of units comply. M4(3) homes may be provided with additional storage as required by ADM4(3)
	Circulation in the home										
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		✓		✓	
4.2.1	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		✓		✓	The scheme includes 11 M4(3) units. i.e. 10% of the total number of units
	Circulation in corridors										
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		✓		✓	All dwellings have to have access to private amenity that complies or exceeds the minimum area required
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		✓		✓	All terraces / balconies have level thresholds
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		✓		✓	All balconies/ terraces achieve a minimum depth of 1500mm across the principal usable zone
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		✓		✓	Dwellings and amenity space positioned and distanced from each other to minimise overlooking
	4.3 Bedrooms										
4.3.1	The minimum area of a single bedroom should be 7.5m2. The minimum area of a double or twin bedroom should be 11.5m2	MHCLG Technical housing standards: NDSS	✓		✓	100% of units comply		✓		✓	No dwellings are both single aspect and north facing
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		✓		✓	Wall linings to lifts designed to prevent noise transfer by using independent stud construction
	Bathrooms & WCs										
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		✓		✓	The minimum finished floor level to finished ceiling level is 2.5m within habitable rooms
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		✓		✓	
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		✓		✓	
4.3.6	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails	ADM4(2)	✓		✓	100% of units comply		✓		✓	
	4.4 Storage & Utility										
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 0.72m2 in a double bedroom to count towards the built in storage requirements	MHCLG Technical housing standards: NDSS	✓		✓			✓		✓	
4.4.2	All homes provide a minimum built in storage area as follows. 1.5m2 for 1 bed homes, 2m2 for 2 bed homes and 2.5m2 for 3 bed homes	MHCLG Technical housing standards: NDSS	✓		✓			✓		✓	
	4.5 Service Controls										
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)	✓		✓			✓		✓	
	4.6 Wheelchair user dwellings										
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	✓		✓			✓		✓	
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	✓		✓			✓		✓	
	1.1 Private open space										
1.1.1	A minimum of 5sqm of private outdoor space should be provided for a 1-2 person dwellings with an extra 1m2 should be provided for each additional occupant	Mayor of London Housing Supplementary Planning Guidance (SPG) 2017 Standard 26	✓		✓			✓		✓	
	Communal Open Space										
1.1.3	Private outdoor spaces should have level access from the home	ADM4(2)	✓		✓			✓		✓	
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	✓		✓			✓		✓	
	1.2 Privacy										
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	✓		✓			✓		✓	
1.2.2	Balconies should have some shelter and privacy from neighbours	Good quality homes for all Londoners, Policy C4.2	✓		✓			✓		✓	
	1.3 Dual Aspect										
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	✓		✓			✓		✓	
	1.4 Noise										
	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	✓		✓			✓		✓	
	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	✓		✓			✓		✓	

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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 DNLP 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. DNLP 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 5-8units. 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 DNLP 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 eassily accessible storage space that supports the separate collection of dry recyclables. Communal refuse stores to be accessible to all, including wheelchair users DNLP 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 DNLP 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 DNLP Policy SI2 , MoL Housing SPG Standard 35.	✓		✓	Energy & Sustainability Strategy
Overheating					
1.1.1	Development proposals should demonstrate how the design od dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems DNLP 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 DNLP 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	✓		✓	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 DNLP Policy SI13	✓		✓	Refer to SUDS report

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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 DNLP 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

