



RESIDENTIAL DESIGN STANDARDS

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1 Aims

The aims of this SPG are:

- i. To provide a clear set of standards to guide residential development;
- ii. To provide development guidelines for a wide range of dwelling types required to meet housing need;
- iii. To ensure all new residential development results in a high quality environment for residents;
- iv. To inform and assist developers and the public when preparing planning applications;
- v. To provide further requirements to policies contained within the Soutwark Unitary Development Plan 1995 and Policy 4.1, 4.2, 4.6, and 4.8 of the Soutwark Plan 2002 to guide development for residential design standards.

2 Introduction

2.1 This SPG highlights the Council's directions for housing design standards, providing simple and clear advice on better practices, including requirements for designing developments and preparing planning applications within the borough. In particular, this SPG should be read in conjunction with the Urban Design SPG, Designing Out Crime SPG and any other relevant SPG such as Affordable Housing and Conservation Areas.

2.2 These design standards have been imposed to ensure that all new residential development is liveable, accessible and does not have a detrimental impact in terms of privacy, amenity and aesthetics on surrounding uses.

3 Policy Context

3.1 Relevant Government Guidance

This SPG has been developed within the context of National and Regional Policy Guidance. Relevant Guidance for residential development includes Planning Policy Guidance 1 (PPG1) – General Policy and Principles and Planning Policy Guidance 3 (PPG3) – Housing.

3.2 PPG 3 – Housing

3.2.1 PPG 3 sets out a new policy direction for the delivery of housing through the planning system based upon the ‘plan, monitor and manage’ approach. An important feature of this approach is that it establishes that priority should be given to re-using previously developed land within urban areas, bringing empty homes back into use and converting existing buildings in preference to the use of greenfield sites.

3.2.2 PPG3 also encourages the widening of housing opportunity and choice, creating mixed communities, influencing the type and size of housing and promoting mixed use developments.

3.2.3 PPG3 identifies that new housing and residential environments should be well designed and should make a significant contribution to promoting urban renaissance and improving quality of life by creating attractive, high-quality living environments in which people will choose to live.

3.3 The Draft London Plan – Draft Spatial Development Strategy For Greater London (June 2002) Identifies the shortage of housing, especially affordable homes and housing choice, as two of the key challenges facing London. The draft London Plan also recognises that:

- i. New housing should reflect the best qualities of the built environment, while providing new forms of urban living;
- ii. Design and construction of new homes must be of the highest quality, both in terms of external and internal presentation and their impact on the environment;
- iii. Housing stock should meet the changing needs of the population, for example for single person households and people with special needs;
- iv. New development should protect and enhance existing residential areas.

3.4 Council Policy

3.4.1 All Council activities should aim to achieve the objectives of Southwark’s Community Strategy. The Community Strategy highlights the importance of improving the quality of life for people who live in, work in and visit Southwark.

3.4.2 This SPG has been developed to support the policies contained within the Southwark Plan (2002). The Southwark Plan (2002) contains a section on ‘Housing – Creating Choice and Quality in Housing’. This component of the Southwark Plan aims to provide a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents. Key policies within the Plan relate to promoting the efficient use of land, high quality development and a range of housing types, including affordable housing. Mixed-Use developments are also identified as a mechanism to increase housing choice and employment opportunities at the same time. The current Southwark UDP (1995) states:



Policy H.1.8

“In considering schemes for new housing development, extensions, and improvements to existing dwellings, the Council will apply the standards, controls and guidelines set out in Appendix 1 and Supplementary Planning Guidance.

These cover: density, layout, parking, access, egress, design and materials, overlooking, sunlighting, daylighting, gardens, amenity space, play areas, minimum dwelling and room sizes, internal arrangement and circulation space, provision for people with disabilities, energy conservation, noise levels, sound insulation and refuse storage.”

3.4.3 This SPG supports specific policies in the Southwark Plan (2002). In particular, it provides a series of guidelines on the design and development of housing (Policy 4.1, 4.2, 4.6); mixed use development (Policy 4.3); and provides guidance on the development of housing to meet specific needs (Policy 4.7, 4.8). These policies are listed in Appendix 1.

3.4.4 The key themes within the Southwark Plan (2002) with regard to the provisions of this SPG are as follows:

- i. Providing increased opportunities for new housing of all types;
- ii. Promoting good design;
- iii. Recognising the need to establish standards to guide residential development.

3.4.5 The policies contained within the Southwark Plan (2002) and UDP (1995) have underpinned the principles contained within this SPG. The plan therefore aims to expand on these principles and provide further guidance for new development.

4 Design Standards

4.1 Residential development can take a number of different forms and be designed to cater for a wide range of groups in the community. It is important to ensure that a variety of dwelling types are provided in the borough and that the design of these dwellings meet basic criteria regarding privacy, amenity and access. The controls within this guidance aim to ensure that all new residential development in the borough, no matter what form, will result in a pleasant living environment. While not all the standards in this guidance may be achieved for every development, in assessing planning applications, they will be taken into account to ensure that overall, a high quality development will result. In particular, the applicant or developer must demonstrate why the controls have not been achieved and show the measures taken to compensate for this.

4.2 The standards contained within this guidance are broken down into the following sections:

- i. General principles applying to all residential development;
- ii. Standards specific to certain types of residential development in addition to the general principles;
- iii. Mixed use development;
- iv. Guidelines for housing meeting specific needs.

5 General Principles Applying To All Residential Development

5.1 Private And Communal Amenity Space

5.1.1 New residential developments, wherever possible, must provide an adequate amount of private open space. Where this is not possible,

the applicant must demonstrate how the proposal satisfies broader Southwark Plan (2002) objectives.

5.1.2 Planning applications for new residential development, whether by new build or conversion, should show the areas allocated to future residents for communal amenity space, private gardens (and which unit they serve) and where required, children's play areas.

5.1.3 Where dwellings and flats developments are within immediate proximity of a substantial area of public open space, accessibility to the public open space, combined with a better outlook, may justify less amenity space.

5.1.4 Balconies and terraces will be counted towards calculating the amenity space requirements.

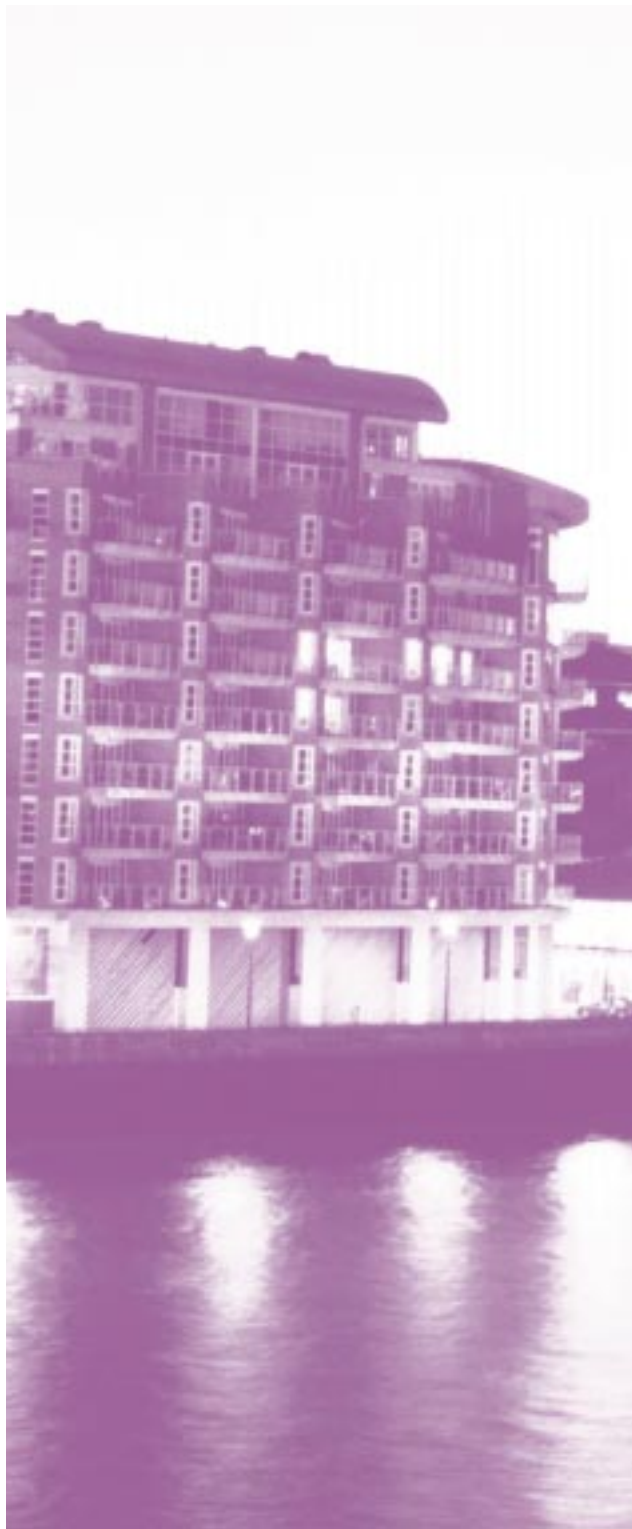
5.1.5 Details of access to, and fencing (or other boundary treatments) of outdoor amenity space must be provided with the planning application.

5.1.6 New developments should not cause excessive overshadowing of existing adjoining private and communal open spaces. To this extent, no new development should result in the complete loss of sunlight to an existing adjoining property.

5.2 Daylight And Sunlight

5.2.1 Proposals for new development should be designed to avoid overshadowing or blocking of light to adjoining developments. This includes, but is not necessarily limited to, the effect on existing housing.

5.2.2 The following tests are a guide to where an unacceptable loss of daylight and/or sunlight may result from proposed development. They are taken from the BRE Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 1991, and are the most basic tests to indicate where there may be a problem. The following tests are minimum



standards that apply to suburban developments. In urban and central locations, the local planning authority may increase these standards to take into consideration the surrounding density of development and potential access to daylight and sunlight. In particular, the local planning authority will seek to ensure that new developments in urban and central parts of the borough are not effected by a loss of daylight and sunlight.

Daylight Test

5.2.3 This test should be used where the new development faces the affected window:

- i. Draw a line at 25° upwards from the centre of the affected window;
- ii. If the proposed development is higher than this 25° line, there may be an unacceptable loss of daylight to the affected window.

5.2.4 This test should be used where the new development is at right angles to the affected window:

- i. Draw a line at 45° upwards from the centre of the affected window;
- ii. Draw a line at 45° sideways from the centre of the affected window.

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

Sunlight Test

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

- Draw a line at 25° upwards from a point 2 metres above ground level.

If the proposed development is higher than this 25° line, there may be an unacceptable loss of sunlight to the affected window.

5.2.6 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 guidance in the BRE Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 1991. The cost of any further investigation and evidence must be met by the applicant.

Internal Natural Daylight to Proposed Residential Development

5.2.7 All proposed residential development must have acceptable natural daylight and ventilation to all habitable rooms. An area of glazing which is equivalent to at least 10% of the internal floorspace of the 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 also be provided to provide adequate ventilation to each room.

5.2.8 For rooms below the external ground level (such as semi-basements below street level and rooms partially below the adjacent garden):

- Draw a line at 30° 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° line, there is unlikely to be adequate natural daylight to the basement room, and it is unlikely to be acceptable.

5.3 Different Sized Dwellings

5.3.1 All residential development providing more than one dwelling should provide a mix of dwelling types. The Council will take into account the housing need, having regard to the range of dwellings in any development in relation to size and type of units most urgently required to meet existing and anticipated housing need in different parts of the borough.

5.3.2 The Council will expect new residential developments containing 5 or more dwellings to include a mix of dwelling sizes to cater for both family and non-family households. The Council will seek to ensure that:

- i. The majority of units on each site have 2 or more bedrooms;
- ii. All dwellings are self-contained;
- iii. Dwellings of 3 or more bedrooms, suitable for large families are provided. At least 20% of dwellings within a development should have 3 or more bedrooms;
- iv. No more than 10% of dwellings in any one development are bedsits.

Exceptions may be made where:

- v. A scheme is designed to meet specific housing need;
- vi. 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.

5.3.3 The above mentioned guidelines will be subject to change following the completion of the Housing Needs Study being undertaken by the Southwark Housing Department.

Table 1 – Minimum Floor Areas: metres squared

| Dwelling Size (no. of rooms) | Bedsit | 1Bed | 2Bed | 3Bed | 4Bed |
|--|---------------|---------------|---------------|---------------|---------------|
| Main Bedroom (double) | 8.0 | 11.0 (120) | 11.0 (120) | 11.0 (120) | 11.0 (120) |
| Other Double Bedroom(s) | – | – | – | – | – |
| Single Bedroom(s) | – | – | 6.5 (70) | 6.5 (70) | 6.5 (70) |
| Living Room (where no kitchen/ diner provided) | 13.0 (140) | 13.0 (140) | 15.0 (160) | 16.0 (170) | 17.5 (190) |
| Kitchen | 5.5 (60) | 5.5 (60) | 5.5 (60) | 7.0 (80) | 7.0 (80) |
| Living Room (where kitchen/ diner provided) | 11.0 (120) | 12.0 (130) | 13.0 (140) | 14.0 (150) | 15.0 (160) |
| Kitchen Diner | 8.0 | 9.0 (100) | 11.0 (120) | 11.0 (120) | 12.0 (130) |
| Bathroom / WC (combined) | – | 3.5 (37) | 3.5 (37) | 3.5 (37) | 3.5 (37) |
| Overall Floor Area | 32.5 (350) | 45.0 (450) | 57.0 (610) | 70.0 (750) | 79.0 (850) |

5.4 Minimum Floor Areas

5.4.1 Table 1 sets out the minimum floor areas for dwellings based on the number of bedrooms.

Notes:

- i. The figures in this table are based on standards adopted by the Housing Corporation;
- ii. Square feet are shown in brackets, rounded to the nearest 10;
- iii. Either a kitchen and living room may be provided or a kitchen/diner and living room may be provided.

5.5 Internal Layout Of Dwellings

5.5.1 All new residential development should have regard to the internal layout of dwellings. Wherever possible, all habitable rooms should have access to natural daylight. Rooms should be designed to take advantage of natural sunlight and ventilation.

5.6 Lifetime Homes And Wheelchair Housing

5.6.1 New housing developments should normally be built to life time home standards.

Factors such as topography may influence which standards are applicable to individual developments. Conversions should also aim to adhere to as many standards as practicable.

5.6.2 Lifetime homes are ordinary homes designed to accommodate the changing needs of occupants throughout their lives. The Joseph Rowntree report '*Designing Lifetime Homes*' suggests 16 standards that should be adhered to when designing Lifetime Homes. These have been adopted below to relate specifically to Southwark Borough. Reduced versions of the standards are required under Part M of the Building Regulations.

5.6.3 The following elements should be addressed when designing lifetime homes:

- i. Where car parking is provided, the distance from the car parking space to the home should be kept to a minimum, should be level or gently sloping and parking should be capable of enlargement to attain a width of 3300mm;
- ii. The approach to all dwellings (including lobbies, front doors and lifts) from surrounding public and private spaces (including the street and private/communal amenity space provided for the dwelling) should be level or gently sloping. A flush threshold at the main entrances to the dwelling should be provided;
- iii. All entrances should be illuminated, have a level threshold and have a covered main entrance;
- iv. Flats that are on the first storey or higher without lift access will generally not be considered capable of meeting lifetime home standards. Where lift access is provided, it should be wheelchair accessible;
- v. In two or more storey houses, the design of the dwelling should allow for the provision of a future stair lift and a suitably identified space for a through-the-floor lift from the ground to the first floor;
- vi. The design of both flats and houses should provide a reasonable route for a potential hoist from a main bedroom to the bathroom;
- vii. Doorways in all dwellings should have a minimum 800mm clear opening and corridors should have a minimum width of 1200mm;
- viii. There should be space for turning a wheelchair in living areas and adequate circulation space for wheelchair uses elsewhere (normally 900mm);
- ix. Main living rooms should be at entrance level wherever possible. Rooms at entrance level

should be flexible enough to be used as living rooms or bedroom space if required;

- x. There should be a wheelchair accessible bathroom and WC with the ability to install safety features such as handrails, if required;
- xi. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin;
- xii. Living room window glazing should begin at 800mm or lower and windows should be easily open/operate;
- xiii. Switches, sockets, ventilation and service controls should be at a height useable by all.

5.6.4 Wheelchair housing is required to meet the needs of people permanently confined to wheelchairs. Wheelchair housing should conform to the above standards and the standards set out in the National Wheelchair Housing Group report Wheelchair Housing Design Guide 1997.

5.6.5 Reference should be made to *'Designing Lifetime Homes'* by Julie Brewerton and David Darton and *'Meeting Part M and Designing Lifetime Homes'* Edited by Caitriona Carroll, Julie Brewerton and David Darton.

5.6.6 For further information on access and facilities for people with disabilities please refer to Access and Facilities for People with Disabilities and Mobility Difficulties SPG.

6 Principles Applying To Specific Types Of Residential Development

6.1 New Houses (Detached, Semi-Detached And Terrace)

6.1.1 Private Amenity Space

The minimum provision of private amenity space for new houses is as follows:

- i. Wherever possible there should be no less than 2m of *'defensible space'* at the front of the building;
- ii. All freestanding dwellings with two or more bedrooms should be provided with a private garden of at least 50 square metres extending across the entire width of the dwelling with a minimum useable space of at least 2 metres x 3 metres;
- iii. Private outdoor amenity space should not be easily overlooked from public areas. New developments should not adversely effect the privacy/amenity of adjoining private outdoor amenity space;
- iv. In calculating private amenity space, shared surfaces, driveways, vehicle parking areas or hardstanding, footpaths, servicing areas/refuse storage areas, etc, will not be counted.

6.2 Extensions To Existing Residential Housing

6.2.1 Design and Appearance

- i. Extensions should harmonise with the scale and architectural style of the original building, and the character of the area, although in appropriate circumstances an extension in a contrasting modern design can be successful;
- ii. An extension should have a sense of proportion and balance, both in its own right and in its relationship to the original building. Any extension should not dominate the original building;
- iii. All new building works should be successfully integrated with their surroundings. They should retain or restore existing features that are

important elements in the townscape or that contribute to the architectural integrity or proportions of a building or group of buildings;

- iv. Extensions should normally be visually subservient and respect the scale of the existing building. Extensions that can be seen from the street must complement the general street scene, consider the character of nearby buildings and the spaces between them.

6.2.2 Privacy and Amenity

- i. Extensions should not be of such a size or scale that would be in breach of BRE guidance, cause overlooking or shadowing, restrict sunlight and daylight or be over dominant of neighbouring properties. Proposals should have regard to Guidance 5.2 of this SPG (Daylight and Sunlight);
- ii. Extensions should not unduly affect the privacy or amenity of adjoining occupiers, either internally or externally.

6.2.3 Private Amenity Space

Any extension should not reduce the outdoor amenity space associated with the dwelling to less than half of its original size. Also refer Guidance 5.1 (Private and Communal Amenity Space) of this SPG for further details regarding provision of amenity space for all new residential development.

6.2.4 Side Extensions

Side extensions can be damaging to the appearance of the existing building, especially when those gaps are important townscape features. Care should be taken not to disfigure buildings or upset their proportions with oversized extensions.

6.2.5 Front Extensions

Front extensions will rarely be acceptable because of their impact on the appearance of the building and

townscape. Any extension to the front of the building is to be accompanied by a design statement justifying how the proposal will enhance the appearance of the dwelling and adjoining streetscape.

Roof Extensions

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

It is generally desirable for any extensions to reflect the design of the original building.

6.2.7 Roof extensions should not be permitted in any of the following circumstances:

- i. Where additional floors in any form would harm the architectural integrity of a building or the unity of a group;
- ii. Where roof extensions cut through ridge or hip lines;
- iii. On buildings which are the same height or significantly higher than their neighbours, especially those which have been extended in the past;
- iv. On buildings and in terraces which are completed compositions or which have existing mansards or roof storeys;
- v. Where the varied skyline of a terrace or group of buildings is of interest and should be maintained;
- vi. Where the building has roofline features which were designed to be seen against the sky;
- vii. Where a roof extension would unbalance the proportions of the building;
- viii. Where there is an unbroken run of butterfly roofs;
- ix. 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;



- x. Where important historic roof forms would be lost.

6.2.8 Roof extensions will normally only be allowed at the rear elevation, where they are designed as a subordinate feature and respect the character of the building.

6.2.9 Roof extensions should:

- i. Respect the scale, proportions and architectural form of the building;
- ii. Reflect the period and character of the building and the surrounding area;
- iii. Use traditional forms, detailing and materials to match appropriate to the existing or original design of the building;
- iv. Preserve the characteristic features of the roof such as chimney stacks and chimney pots;
- v. Preserve the external expression of party and rear walls and variations of roof line and pitch.

6.2.10 Materials and Finishes

- i. Windows and other features in an extension should match or complement the character in the original house and the surrounding area. Materials should match the main building wherever possible. Care should be taken to preserve attractive or characteristic architectural features of the building;
- ii. Where extensions cannot be seen from the street, they should be built using good quality materials that complement the existing building.

6.3 New Flat Developments

6.3.1 Private and Communal Amenity Space

All new flat developments should be provided with amenity space for use by residents of the development and their visitors. In some instances,

private amenity space may be able to be provided, however, in most cases, communal open space required to be incorporated into the development.

6.3.2 Communal garden spaces should be provided at a minimum rate of 50sq.m per development, with an additional 10sq.m provided per dwelling (e.g. 5 flats-100sq.m, 10 flats- 150sq.m). Communal areas should comply with the following standards:

- i. For the purposes of calculating the required amount of communal open space, a bedsit is counted as one dwelling;
- ii. The garden is screened from parking areas and public roads and footpaths. Dwellings within the development should overlook the communal amenity space to increase passive surveillance and reduce the opportunities for antisocial behaviour;
- iii. Access is provided to the communal garden for all units within the development;
- iv. The communal garden should be capable of receiving an appropriate amount of sunlight every day. Excessive overshadowing of communal open spaces by the proposed building or an existing neighbouring building will not be acceptable;
- v. A landscape plan required for developments with 5 or more flats detailing the type and maturity of proposed planting, furniture, lighting, security and other facilities within the proposed Communal Open Space;
- vi. A plan of management for the maintenance of the communal amenity space is to be provided by the applicant. Communal amenity space may be managed by a private company, housing association, group of residents, or any other

responsible body. This group will be responsible for ensuring the maintenance of the communal facilities within the development.

6.3.3 Children's Play Areas

Children's play areas should ideally be provided in all new housing developments containing the potential for 10 or more child bedspaces. 3 square meters per child bedspace should be provided within the development. This is in addition to the communal garden space requirements.

6.3.4 Where play areas for children are to be provided, they should be overlooked from 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.

6.3.5 Roof Terraces/balconies

Roof terraces and balconies in new developments are an effective way to maximise private useable amenity space, providing they are intrinsic to the design. Privacy and overlooking onto adjoining buildings should not compromise the amenity enjoyed by existing residents.

6.3.6 Bedsits

Bedsits are only appropriate within the London South Central Area of the borough and in town centres with close proximity to public transport and amenities. Bedsits are only appropriate where a mix of dwelling sizes are provided in the development and should not constitute more than 10% of the floorspace in any one development.

6.3.7 The minimum floor area for studio flats is 32.5 sq m (350 sq ft). Studio Flats are not suitable accommodation for families on a short or long term basis. Studio Flats will not normally be accepted as

affordable housing and should be of a high quality of design that ensures that a high standard of living can be achieved.

6.4 Conversions

6.4.1 The following guidance is applicable for both conversions from residential dwellings and from non-residential buildings, to flats, houses, and maisonettes. Conversions of buildings falling within a conservation area must also comply with the conditions and standards within the Conservation Areas SPG.

6.4.2 Minimum Floor Area

Permission will not normally be granted for the conversion of a single dwelling house with a floor area of less than 130 sq m (net internal floor area of original dwelling house) to two or more dwellings.

6.4.3 Privacy and Amenity

In new residential flat developments, flats should be arranged so as to safeguard the amenity and privacy of their occupiers. Neighbours should not be subjected to increased noise disturbance, overlooking or the loss of security as a result of a flat conversion.

6.4.4 Internal Layout

The internal arrangement of rooms should not result in the loss of amenity, reasonable outlook inconvenience for occupiers or a nuisance for users of other neighbouring buildings. All proposals should comply with the standards, guidance and controls set out in this document, including minimum floor areas.

6.4.5 Access to Sunlight and Natural Ventilation

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.

6.4.6 Outdoor Amenity Space

Wherever possible, proposals for the conversion of houses into flats must allow for the provision of outdoor amenity areas for the use of residents. The standards contained within this guidance for new flats will generally apply, however, it is realised that in all instances, this will not be achievable due to existing site constraints. In such instances, the Council will require justification for non-compliance and a S106 Agreement may be required to provide off-site facilities.

6.4.7 Conservation Areas and Listed Buildings

- i. Conversion of Listed Buildings will not be acceptable if it compromises historic and architectural integrity of the building are provided in the Conservation Areas SPG;
- ii. The complete loss of a front garden in a Conservation Area or a Listed Building will not be permitted. In such cases, the loss of part of a garden may not be acceptable, particularly if it is detrimental to the character or appearance of the Conservation Area or the setting of a Listed Building. Front gardens should be consistent with the building line of adjoining buildings and townscape features.

6.4.8 Parking and Services

The use of front gardens for parking and amenity services is discouraged. In instances where the front garden is to be used for parking, or for the storage of dustbins, a landscaping scheme will be required with attention being given to screening between properties and the need to break up and minimise the adverse appearance of forecourt parking. In considering applications for large conversion schemes, the Council will have regard to the parking standards set out in the Plan. For smaller schemes

where off street parking is impractical a reduction in car parking standards will be considered. In certain instances a Section 106 Agreement may be required.

6.5 Other Alterations To Dwellings And Gardens

6.5.1 The following guidance relates to alterations to dwelling houses which, in many cases may be permitted development not requiring express planning permission. The guidance provided is preferred practice and development proposals should seek to achieve the recommended standards.

6.5.2 Carparking and Access

Garages at the front of properties should not normally protrude beyond the line of the house. Side garages should be set back one metre from the building line, leaving at least one metre from the boundary of the adjoining dwelling. Design should respect the character of the house, particularly in terms of materials, proportions, and roof and should not cause problems of overshadowing for adjoining properties. Minimum internal dimensions are 5.5 x 2.75 metres. A minimum of 7.3m clear manoeuvring space in front of the garage (to include forecourt, pavement and carriageway) is also required.

6.5.3 Hardstandings should be avoided where possible as this rarely increases available parking space, detracts from the appearance of the building and street, and can be an intrusive feature for neighbours. If a new crossover is to be built on an A or B class Road, permission would be required. Where hardstandings are to be provided these should be of a minimum dimension of 2.4 x 4.8m, and set back at least 1 metre from the house, with soft landscaping provided on this strip.

6.5.4 Small element materials such as brick pavers or gravel are preferred as these are more attractive and have maintenance advantages. The width of

the access should not exceed 2.4m and should be enclosed by inward opening gates. Permission for new crossovers will be necessary. These should be at least 5 metres from any neighbouring crossover.

6.5.5 Garden Structures and Fences

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. For small or narrow gardens, a lower height is preferable. Garden sheds should be sited at the back of rear gardens to minimise problems of loss of daylight and obstruction of views and should be designed as subordinate features.

6.5.6 Satellite Dishes

Satellite dishes can be obtrusive and discordant features in the townscape. They should be located where they cannot be seen from the street, and cannot be seen against the sky. Suitable sites could include within concealed roof slopes, between parapet walls, on rear extensions or elevations, behind chimney stacks or on back ends of garages. The smallest practical size and an unobtrusive colour should be chosen.

6.5.7 Sharing satellite dishes between several properties is preferred as it avoids clutter. In most cases only one satellite dish per building will be approved. In new multi flat developments a communal satellite area/system will be required (refer to the Telecommunications SPG).

6.5.8 External Appearance

Other 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 designs, and be in proportion to the design of the building.

6.6 Living Above Shops

6.6.1 In most cases, proposals for two or more flats over a commercial development does require a planning permit.

6.6.2 The council will support the retention and conversion of floorspace above shops for residential uses to assist with providing additional housing accommodation and a diversity of choice. Living above a shop housing also assists with revitalising areas by helping to create safer/busier environments and encourages the development of businesses relevant for night-time economy functions.

6.6.3 The Council will encourage developers to use the airspace above retail sheds for residential housing and in particular supports mixed use developments of this kind.

6.6.4 The following points should be considered when assessing an application for living above shops:

- i. New developments, conversions and re-developments should not cause the loss of amenity to adjacent residents and occupiers, or to the surrounding area;
- ii. Parking and servicing provision should be provided on-site where practical and possible.

7 Mixed-Use Developments

7.1 Housing may be provided as part of a mixed use development. For further information on a mix of uses, such as housing and employment, please refer to the Preferred Industrial Locations, Preferred Office Locations and Mixed-Use Development SPG.



7.2 All mixed use developments should be of high quality design and ensure that the residential and other land uses are appropriately separated to ensure the amenity of all occupiers of the site is ensured. In this respect, further design guidance is contained within the Design SPG and Preferred Industrial Locations, Preferred Office Locations and Mixed-Use Development SPG.

7.3 All residential development proposed within a mixed use development is to comply with the standards contained within this SPG for residential flat buildings.

8 Housing To Meet Specific Need

8.1 Supported Housing

8.1.1 Proposals for hostels, cluster flats, refuges and other supported accommodation required to meet the needs of the community should give regard to the following:

- i. Locate in residential areas with good access to necessary services, including public transport and shops;
- ii. Discourage sharing of bedrooms and minimise the degree of sharing involved in longer stay schemes;
- iii. Allow scope for bedsits and smaller one bedroom flats, for interim or medium term accommodation and for certain client groups;
- iv. Encourage longer stay supported housing schemes to have a maximum of 10-12 units;
- v. Ground floor units should be wheelchair accessible or meet Lifetime Homes standards;

- vi. New schemes should include staff office, interview and sleep over facilities where required or justified;
- vii. Purpose built supported housing is preferable to converting larger residential properties;
- viii. Provision of suitable private amenity space for residents;
- ix. Where appropriate, parking will only be required for staff and visitors. Each application will be assessed on its own merit having regard to future resident needs and the type of housing to be provided;
- x. Satisfactory provision of vehicular access.

8.1.2 Proposals for supported housing should also refer and apply where appropriate to the guidelines set out in the Access and Facilities for People with Mobility Disabilities SPG, and in the Standards For Houses in Multiple Occupation.

8.2 Sheltered Housing

8.2.1 Sheltered Housing should be designed to Lifetime Homes (see previous guidance) standards and wheelchair accessible housing should be provided within each development. Housing should be designed to meet the existing and future demand for this type of accommodation.

8.2.2 Conversions of housing stock to sheltered housing would only be supported where demand can be justified and the site is suitably located close to public transport and amenities such as parks, shops and schools. Bedsits are not supported in new sheltered housing developments.

8.3 Travellers Sites

8.3.1 Wherever possible, each individual site (pitch) should contain an area of hardstanding for a caravan and vehicle and an amenity hut. Amenity

huts should provide basic amenities such as a bathroom with bath and basin, a separate WC and a small utility room with a sink unit. Amenity huts are not to be used as a sleeping facility.

8.3.2 All travellers sites should comply with all regulations and requirements for the Storage of liquified petroleum gas and electrical installations. Provision should be made for fire fighting equipment to be installed, along with appropriate fire warning systems. Water supply to the site should be adequate and of a wholesome quality. Connection to foul drainage should be provided for drainage, sanitation and washing facilities.

8.4 Hostels

The requirements for hostels and backpacking accommodation can be found in the Standards For Houses in Multiple Occupation, document that is currently being completed.

9 Links To Other SPGs

The following SPG should be read in conjunction with this guidance when proposing new residential development:

- Design;
- Designing out Crime;
- Planning Obligations;
- Affordable Housing;
- Heritage Conservation;
- Tall Buildings;
- Parking;
- Sustainability;
- Archaeology.

10 Other Relevant References

“Standards for Houses in Multiple Occupation”, London Borough of Southwark, 2002.

11 Contact Information

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Appendix

Relevant Policies In The Southwark Plan

Policy 4.1 – Housing Density

“All residential planning applications should normally increase the number of housing units on site.

Developments should be in accordance with:

- i. Guidelines that relate housing density to the degree of accessibility and the availability of services and infrastructure along with achieving high design standards;*
- ii. Local character and context;*
- iii. All other policies in the Southwark Plan (2002) especially amenity and quality of design.*

More detailed guidance is given in the Residential Design Standards SPG, Design SPG, and the transport section of this Southwark Plan (2002) (Section 5). Residential density requirements are set out in Appendix 4.

Reason

More efficient use of land in areas well served by public transport will facilitate an increased supply of high quality housing with high accessibility and assist in overcoming the shortage of housing in London. By concentrating residential development at particular locations that offer a wide range of services the necessity for travel is reduced.”

Policy 4.2 – Residential Design Standards

“All residential developments, should provide the highest quality design standards in terms of:

- i. Environmental quality;*
- ii. Streetscape;*
- iii. Internal and external living environments.*

The minimum standards required to achieve the above are set out in the Residential Design Standards SPG. These include: floorspace, outdoor space, design, lifetime homes requirements, internal layout and environmental performance. Reference should also be made to the Design and Resources SPGs.

Reason

A consistently high standard of quality housing provision is sought in the borough to improve the overall amenity and quality of life for current and future residents. While the Residential Design Standards SPG provides further information on minimum standards with which all new developments must comply, new developments that exceed the minimum requirements will be encouraged.”

Policy 4.6 – Mix of Dwellings

“New development should aim to satisfy the particular housing needs of the borough and will be required to contain a mix of dwelling types and sizes to cater for a range of potential housing requirements. The Residential Design Standards SPG provides further guidance regarding the required mix of dwellings within new developments.

Reason

There is a need to ensure that a range of dwelling types is provided in every new development to help meet housing need. In particular, the local planning authority will require a mix of dwellings, particularly those capable of accommodating families, when new developments are proposed.”

Policy 4.7 – Specific Housing Needs

“New development should be provided to meet specific housing needs within the borough. This may include facilities that contain specific care or support and short term accommodation. Special care will need to be given to the siting and design of such developments and appropriate levels of amenities and facilities to support the development should be provided. Further guidance on the development of special needs housing is contained within the Residential Design Standards SPG.

Reasons

Housing is required to meet the needs of particular groups in appropriate locations. This may include temporary or semi-permanent accommodation and includes, but is not limited to, supported housing, sheltered housing, travellers sites and hostels.

Further guidance on the development of each of these forms of housing is provided in the Residential Design Standards SPG.”

Policy 4.8 – Houses in Multiple Occupation (HMO)

“The Council will normally resist proposals for the conversion into self-contained accommodation of houses in multiple occupation meeting a known and established need and which comply with, or are capable of reaching, Council standards and controls and the provisions of the Housing Acts.

Reason

The private rented sector performs an important function in the housing market, especially in meeting a need for lower cost housing. This sector has experienced decline due to the conversion into flats for sale of houses in multiple occupation. The Council recognises that certain types of

accommodation meet a specific need and will not normally favour proposals which involve the loss of such accommodation.”