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Housing Design Standards and Small Site Design Codes

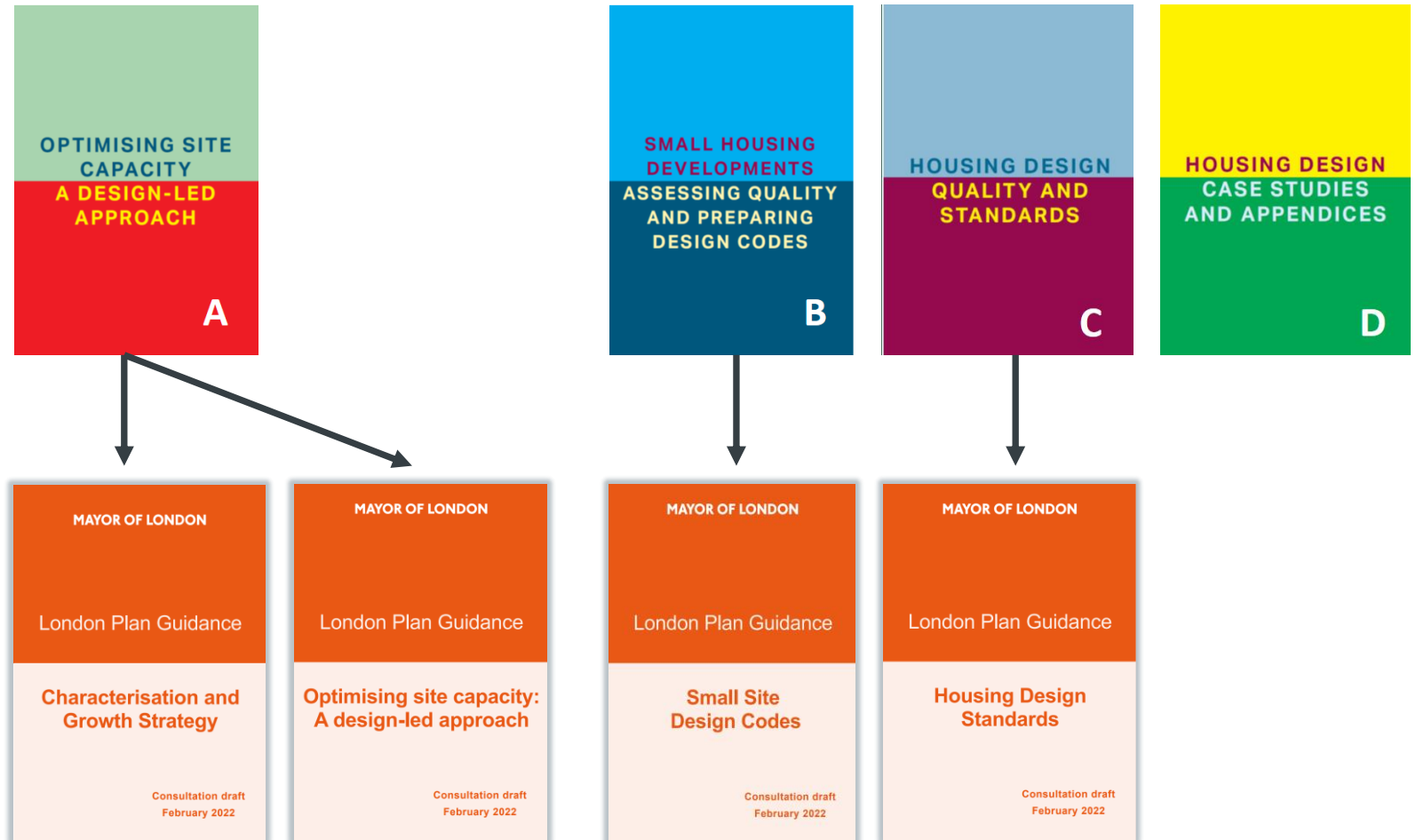
Planning and Regeneration Committee meeting
20th July 2022

DESIGN AND CHARACTERISATION LPGs

These four LPGs supersede the draft Good Quality Homes for All Londoners SPG.

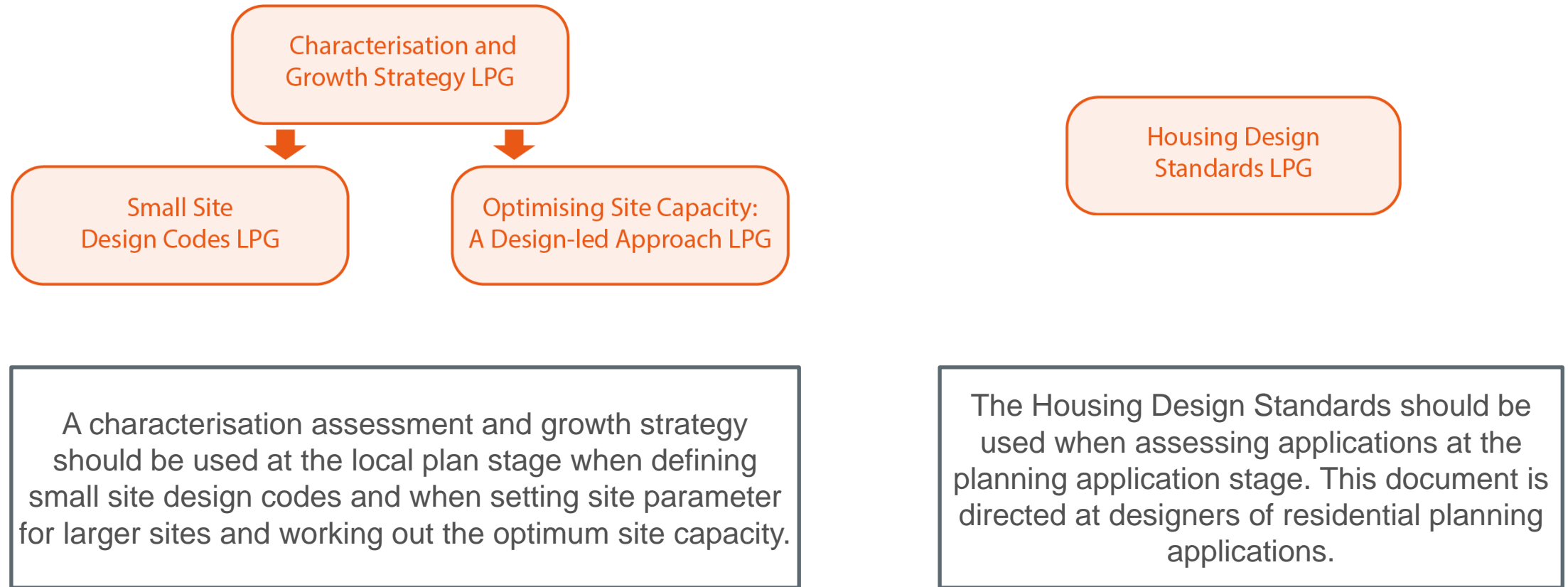
A further round of consultation was held as the documents had changed significantly.

Second consultation closed on 27th March 2022



HOW THE DIFFERENT PARTS OF THE LONDON PLAN GUIDANCE WORK TOGETHER

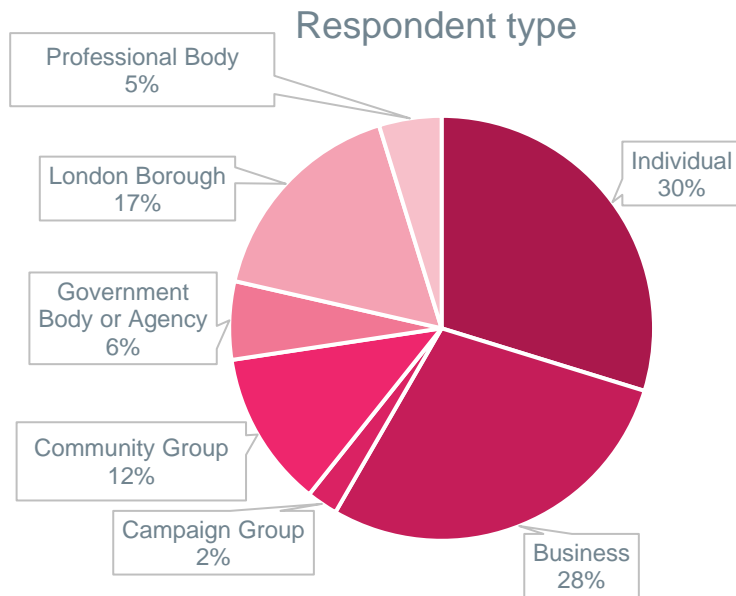
The four documents work together in the following way



PUBLIC CONSULTATIONS – WHO RESPONDED?

First consultation – Closed Jan 2021

- 141 responses from 41 consultees



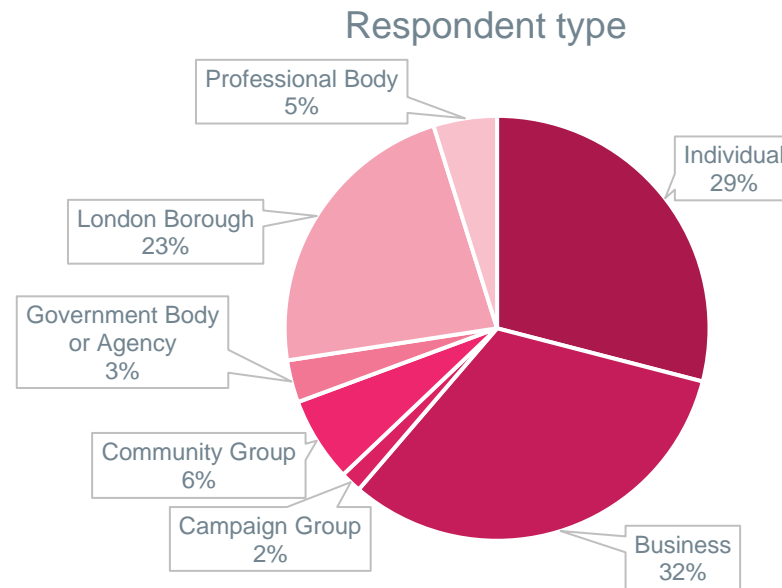
54% of respondents were women

38% were from ethnic minority backgrounds

50% were between 25 – 49 years old

Second consultation – Closed March 2022

- 142 responses from 78 consultees



57% of respondents were women

47% were from ethnic minority backgrounds

65% were between 25 – 49 years old

PROJECT TIMESCALES

- Second public consultation closed on 27th March 2022
- Currently reviewing the consultation responses and engaging with different stakeholders

Next steps

- Revise the documents to reflect feedback
- Aiming to publish final versions of the documents in autumn/winter 2022

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Housing Design Standards LPG

Alan Smithies

Senior Strategic Planner – London Plan Team

AIMS OF THE HOUSING DESIGN STANDARDS LPG

- To continue improving residential quality in London
- Reflect the requirements of the London Plan and be a 'one-stop shop' for designers and architects of residential development in London
- It aims to address the impacts of the Covid pandemic and the risk of and to climate change
- Introduce of a set of 'Best Practice' standards which aim to raise the design quality of residential development further



FIRST CONSULTATION – KEY FEEDBACK AND CHANGES

Key feedback

- Document too lengthy and wordy
- Impact of the Covid-19 Pandemic should be recognised
- Guidance could push further on environmental matters
- Concern about BRE guidance being used as a standard
- Suggested amendments to specific standards

Key changes

- Supporting text has been removed or slimmed down
- The document has been restructured and reordered
- A set of best practice standards have been added
- Reference to BRE guidance has been amended
- Some individual standards have been amended

SECOND CONSULTATION – KEY FEEDBACK

B	Shared spaces and ancillary spaces	
B1	Approach routes and entrances	
B1.1	Private and communal entrances should be visible and clearly identifiable, from the public realm. [NB, CoU]	D3 D6
B1.9	Best Practice: Provide private storage facilities at basement level for residents to store bulky or occasionally used items, in addition to storage within the home. [All]	D6
B2.2	Internal corridors, particularly 'double-banked' corridors (those that serve flats on both sides), should be avoided or kept short and receive daylight and natural ventilation. (This standard is not directly applicable to specialist older persons housing) [NB, CoU]	D6

Key feedback

- Supportive of the reduced length but concern that there has been an increase in the number of standards
- Clarity of some standards could be improved further
- Mixture of support and concern for the best practice standards
- Further suggested amendments to specific standards

ADDRESSING THE CHANGING NEEDS OF LONDONERS

- Requires designers and architects to take account of, and design for, the shift to increased homeworking
- Sets out a new best practice space standard that aims to increase the minimum space standards
- Requires designers and architects to design with flexibility and choice in mind
- Advocates for even greater access and availability to green open space



HOW THIS LPG ENCOURAGES A MORE EQUAL LONDON

- Standard A5.1 states that the public realm to be barrier free, usable by everyone and encourage social interaction
- Standard A5.3 states that development should be tenure blind'
- Standard A5.4 requires non-residential amenities, such as gyms, pools and shared workspaces, to be accessible to all residents, and ideally, to the wider community

A5.1	The public realm should be barrier free, usable by everyone and encourage social interaction. Consider seating, incidental play and places to hold social events during the day and, where appropriate, during the evening and at night. [NB, CoU]	D5 D8
A5.3	Developments should be tenure blind. There should be no perceptible difference in the quality of the design or materials used when housing different tenures. 'Poor doors' and gated forms of development are unacceptable. [All]	D6
A5.4	Where non-residential amenities, such as gyms, pools and shared workspaces are provided, these should be accessible to all residents, and ideally, to the wider community. [All]	D6 S5

C	Homes and private outside space	
C1	Inclusion and accessibility	
C1.1	Development should meet the detailed requirements for the 90% of dwellings that are required to meet M4(2) and the 10% required to meet M4(3) set out in <i>Approved Document M, Volume 1: Dwellings</i> (See standard A34). All require step-free access from the street (or parking/drop-off area) to the main private entrance. In exceptional circumstances (set out in Policy D7) that may not be practical or viable; for example, in some conversions and in small, flatted developments with fewer than 10 homes where the lift service charge would be unaffordable to residents. Exceptions must be justified, and the affected dwellings described as M4(1). [NB] <i>Note: Accessible housing should be clearly identified in the planning application. M4(3) homes should be identified as either M4(3)(2)(a) 'wheelchair adaptable' (and the default option), or (M4(3)(2)(b) 'wheelchair accessible', as set out in ADM.</i>	D7 H2
C1.2	Best Practice: Dwellings that cannot provide step free access from the street [described as M4(1)], should be designed to meet all other M4(2) requirements including step-free access to private outside space. [All]	D5 D6
C1.3	When an M4(3)(2)(a) wheelchair adaptable home is proposed it should be clear how the layout can be adapted to meet the requirements for a wheelchair accessible home in the future. [All]	D7
C1.4	Undertake community engagement to identify any specific cultural requirements within the local community that need to be addressed in the design (for example, a preference for the kitchen to be separated from the living and dining spaces or the need for larger kitchens to accommodate specific cooking and/or eating conventions). [NB, CoU]	D5 D6
C1.5	Best practice: Three bedrooms or more family homes should predominantly be located on the lower floors of buildings (and not above the fifth floor) so that these homes provide safe, convenient access to, and overlooking of, outside play and amenity spaces. [NB, CoU]	D6

ADDRESSING CLIMATE CHANGE

- Environmental sustainability is now a central focus of the LPG
- Part A: Standards centred around circular economy, orientation and layout, thermal efficiency and whole life carbon
- Part B: Standards centred around on-site renewables and supplying energy efficiently (being green and clean)
- Part C: Standards centred around thermal comfort of the home

A1	Response to context and the climate emergency
B8	On-site renewables (being Green)
B7	Supplying energy efficiently (being Clean)
C6	Thermal comfort



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Small Site Design Codes LPG

Alan Smithies

Senior Strategic Planner – London Plan Team

AIMS OF THE SMALL SITE DESIGN CODES LPG

- Encourage incremental intensification
- Front-load design issues and considerations to the plan making stage
- Greater clarity and certainty over the development of small sites
- Encourage more meaningful upfront community engagement on the redevelopment of small sites
- Raise design quality on small sites



FIRST CONSULTATION – KEY FEEDBACK AND CHANGES

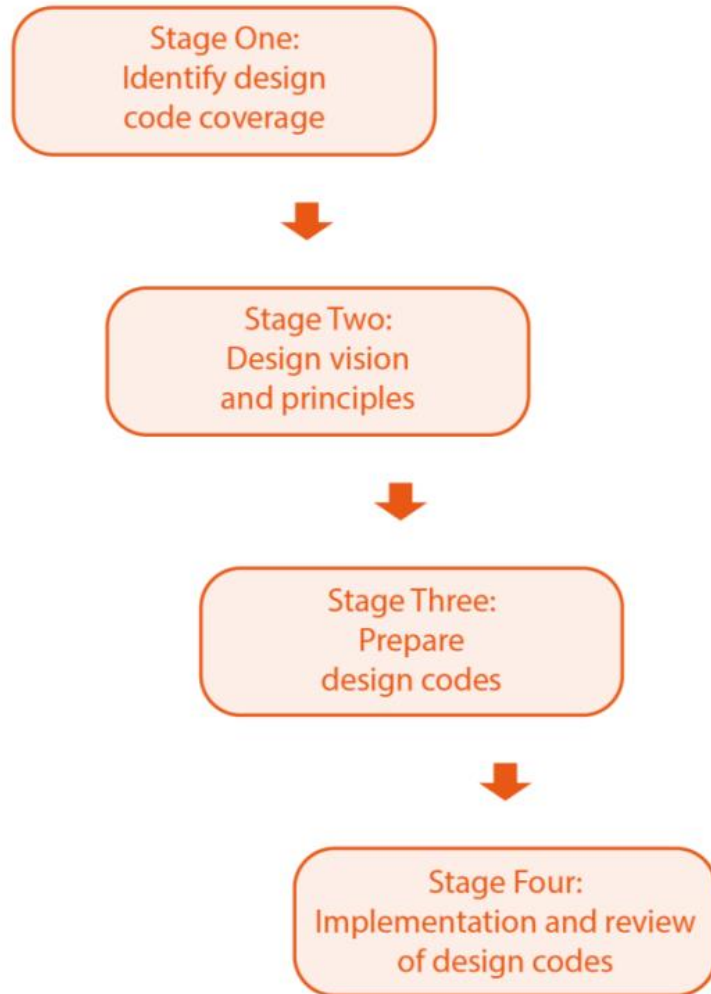
Key feedback

- Further guidance on the process of developing an area-wide design code would be useful
- Provide greater clarity on the expectation to undertake community engagement
- Provide more illustrations and case studies
- Suggestion that small site design codes could be linked to an areas 'character types'

Key changes

- Revised structure to align with the National Model Design Code and introduction of a coding plan
- Provide greater clarity on the expectation to undertake community engagement
- The document has encompassed further illustrations and exemplar small site developments
- Uses 'character types' as a basis for its application

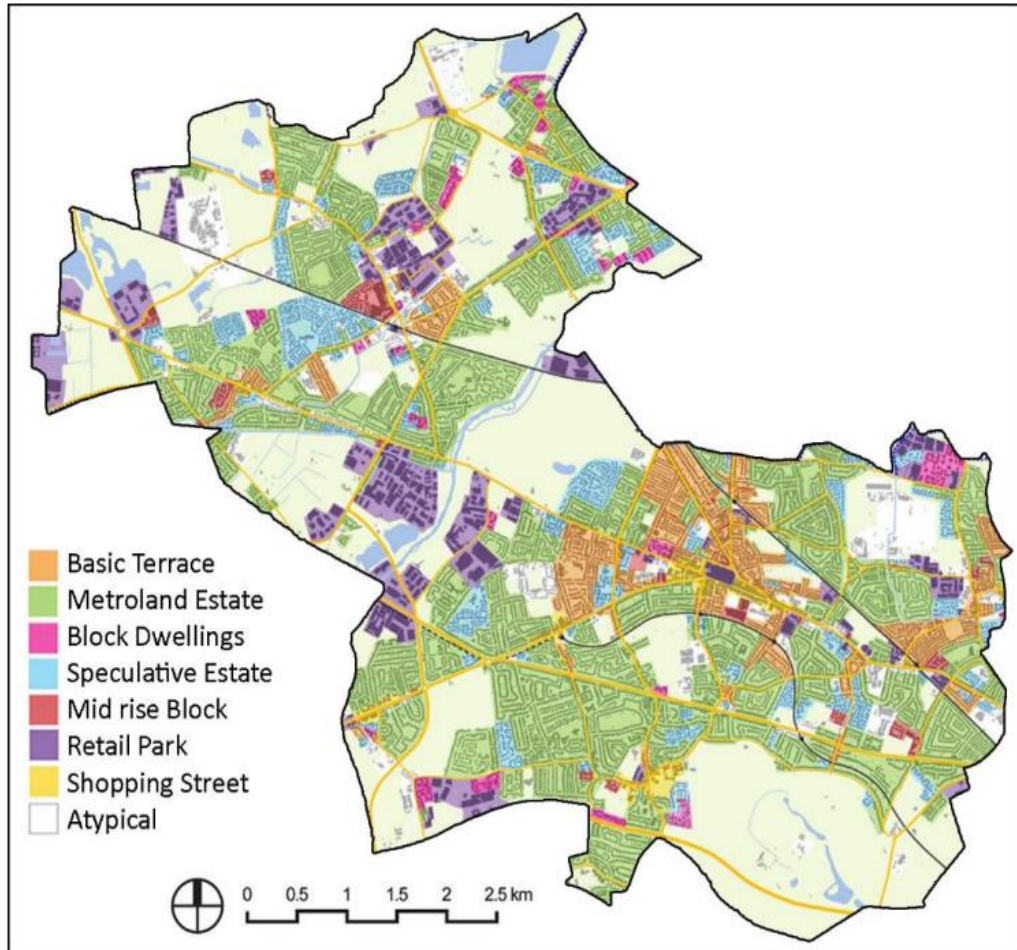
SECOND CONSULTATION – KEY FEEDBACK



Key feedback

- Alignment with the National Model Design Code is welcome
- Continued concern that local planning authorities may not have enough resources and skills to undertake the process
- More guidance on if or how area-wide design codes should be applied to conservation areas
- Further clarity on community engagement section

HOW IS THIS SUPPORTING THE DELIVERY OF SMALL SITES?



- Area-wide design codes are used to support incremental intensification of small sites
- These aim to increase clarity over what is acceptable in terms of the redevelopment and design of sites
- These area-wide design codes apply to the redevelopment of small site within the relevant character type
- Identification and mapping of small sites is aimed at supporting future development of these sites
- Support community-led housing and community land trusts

IMPROVING DESIGN QUALITY OF SMALL SITES

- Design codes aim to improve design quality by providing a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible
- This approach applies a consistent approach to the redevelopment of small site with the same characteristics/site conditions
- Ability to illustrate good practice vs bad practice



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Any questions