

## Circle / Old Ford: Orchard Village, Havering

Scheme #	Scheme Name	Phase	Tenure	Grant Confirmation	Units	Stage	Housing Quality Indicator (HQL) Print	London Housing Design Guide (LHDG) Print
08-534949	Mardyke	Phase 1	Rent	12/10/2009	121	SOS	Y	N/a
08-556442	Mardyke	Phase 2	Rent	21/09/2010	178	SOS	Y	N/a
					299			
08-556443	Orchard Village	Phase 1	Rent	22/12/2010	33	PC	Y	N/a
08-556444	Orchard Village	Phase 1	Rent	22/12/2010	88	PC	Y	N/a
08-579967	Orchard Village	Phase 2a	Rent	21/01/2013	89	PC	Y	N/a
08-579983	Orchard Village	Phase 2b	Rent	21/01/2013	89	PC	Y	N/a
					299			
08-581781	Orchard Village	Phase 3	Rent	22/03/2013	29	SOS	Y	Y
	Orchard Village	Phase 3	Rent	N/a		PC	As SOS	Y - see Scheme Comment below
08-580945	Orchard Village	Phase 3	AHO	22/03/2013	31	SOS	Y	Y
	Orchard Village	Phase 3	AHO	N/a		PC	Y	Y - see Scheme Comment below
					60			
					359		9 Prints	4 Prints

Scheme Log Comment from Circle 04.03.2015 (Final Cost Stage) - Orchard Village Phase 3 - Rented and AHO.

View Comment text - [SAVED]

London Housing Design Guide - as this a transitional scheme the LHDG are not applicable, however the HQL minimum scores are met as well as achieving CSH Level 3.

Final Cost - as instructed by [REDACTED] at the GLA via email on 30/01/15, this scheme is being submitted for approval only and the scheme will be formally logged for payment in 03/2015. The PC date recored in the scheme is system generated and does not represent the actual PC date.

Ok

# LONDON DESIGN STANDARDS

## Design Proforma

Version - November 2012

Please complete a separate design proforma  
for each IMS Scheme Number  
(see further guidance at the end of this page).

**Applicable to the Affordable Homes Programme 2011-15**

### Development Reference Details

Name of Development	Orchard Village Phase 3, Rainham RM13
Location of Development (London Borough)	Havering
Postcode	RM13
Registered Provider (RP)	Old Ford HA
Developer (if not RP)	
Employer's Agent	calfordseaden LLP
Lead Architect	PRP Architects

### Scheme Reference Details

Has scheme been profiled out onto IMS?	Yes
Is this a Transition Scheme (submitted for detailed planning prior to July 2011)	Yes
IMS Site ID (e.g. 4356)	766
IMS Scheme ID (e.g. 234563)	08/ 580945

### Summary Information about Development / Scheme

Is this the only proforma being submitted for this development?	No	
Estimated number of units on total development (within red line of detailed planning consent)	124	Medium
Number of units on this scheme	31	
Scheme components	Shared-Ownership/Equity	
If Other, provide details		
Does scheme include family affordable housing? (Family housing is defined as 3 or more bedrooms)	Yes	
Status of proforma	Confirmation of the standards of an actual design	
Purpose of proforma	Submitted to declare Submitted Standards for Firm Scheme Confirmation Sign-Off	

### Summary of scheme assessment against London Design Standards Ensure the information below is completed prior to agreeing pro-forma

FOR COMPLETION BY GLA			
Overall status of design standards of the scheme:	Not Compliant - Transition Scheme (meets HQIs)	Date pro-forma commitment agreed	20/03/2013
HCA Assessor (enter name):		Scheme Completion Date:	13/02/2015
The information below will automatically update:			
Code for Sustainable Homes performance	Yes		
Secured by Design performance	Yes	Parts A and B	
Number of units meeting all Lifetime Homes requirements	All		31
Number of units meeting London Plan Unit Size requirements	All		31
Number of Dual Aspect units	All		31
Number of units meeting Dual Aspect requirements	All		31
Number of units meeting Balcony Requirements	Partial		21

### Scheme assessment comment by HCA Assessor

New build development of 80 units; 31 AHO units are covered by this design pro forma. Planning for phase 3 received planning in July 2012 as a reserved matters application; outline planning consent having been granted in November 2009, which stated that the standards on the scheme would be HC SDS and CSH3 or better. Circle make the point that the energy strategy for the regeneration of the whole estate was drawn up at the time of the master planning application, followed the London Plan in place at the time and was agreed with the Local Authority. To update the strategy at this stage would necessitate a re-design of the development and potentially impact on buildings constructed in earlier phases. Have discussed with [REDACTED] (Snr.AM) and agreed OK to treat as a Transitional scheme.

HQI scores exceed the minima: Unit Size 56 (41), Unit Layout 59 (32), Unit Noise 50 (22) and Building for Life 70 (60). Non-Compliant Transition Scheme – which meets HQIs & CSH3; sign off by an AM+ is required.

Discussed with [REDACTED] 20/03/13 and agreed to approve design pro forma unconditionally.

[REDACTED] - Area Manager - 20/3/13

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Development Details

**Location and Context of the scheme and its Curtilage. Answer these questions holding in mind the area contained within the red line of the detailed planning consent.**

- 1 London Plan Public Transport Accessibility Level (PTAL) for centre of the development
- 2 Buildings and Curtilage - site area (hectares)
- 3 Number of separate buildings covered on scheme
- 4 Number of units within building(s) (all tenures)
- 5 Number of habitable rooms within building(s) (estimate where unavailable)
- 6 Area of dedicated play space for children within buildings and curtilage (m2)
- 7 Net density of buildings and curtilage (units/ha)
- 8 Net density of buildings and curtilage (habitable rooms/ha)
- 9 Number of dedicated residential car parking spaces
- 10 Average height of buildings (number of storeys, including mixed use, excluding basements)
- 11 Average number of cores in each building
- 12 Average number of lifts in each building

COMMENTS	
2	To Be Confirmed.
1.5	
5	
124	
366	
0	
82.67	
244.00	
60	
6	
1	
1	

**Building Parameters Answer these questions holding in mind the buildings covered by this pro-forma only.**

- 13 Total building footprint (m2)
- 14 Mixed use (only if within residential buildings (ignore if in separate buildings))
- 15 Non-residential gross floor area (m2) (only if within residential buildings)
- 16 Communal amenity on ground or podium level (m2)
- 17 Communal amenity at high level (roof or near roof) (m2)
- 29 Maximum number of family affordable units per core per floor in buildings?

456	
Not Mixed - Residential Only	
0	
60	
0	
0	All 3 bed AHO homes are houses.

**Building Specifications Answer these Questions holding in mind the buildings covered by this pro-forma only.**

- 18 Construction type
- 19 Heating water system
- 20 Hot water system
- 21 Primary fuel type for heating/hot water
- 22 Renewables (main source of renewable energy)
- 23 Water recycling provision

Concrete	
District (ESCO)	
District (ESCO)	
District (ESCO)	
None	
No	

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 1 and 2: Shaping Good Places and Housing for a Diverse City

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
------------	------------	------------------	------------------------------------	-----------------------------------	---------------------

#### Strategic Design Requirements

##### Code for Sustainable Homes

For funding, Code for Sustainable Homes Level 4 **MUST** be achieved. If this is confirmed, then all Funding Criteria labelled **CODE** will be assumed to have been met automatically.

If Code 4 is not to be obtained, then state committed performance here:

##### Lifetime Homes

For funding, a full 4 points **MUST** be achieved for Lifetime Homes within the Code for Sustainable Homes (see London Design Prospectus for further clarification). If this is confirmed, then all Funding Criteria labelled **LTH** will be assumed to have been met.

##### Secured by Design

All Developments: Secured by Design (Part B) certification **MUST** be achieved. This can be confirmed through the Code for Sustainable Homes. If this is confirmed, then all Funding Criteria labelled **SBD** will be assumed to have been met automatically.

Medium and Large Developments: Where total development is 40 units or more, Secured by Design (Part A) certification **SHOULD** be achieved (see London Design Prospectus for further clarification in cases where SBD (Part A) cannot be achieved).

(PL denotes standards which overlap with town planning considerations)

Click boxes below to confirm

Code for Sustainable Homes		
	Code level 3	
Lifetime Homes (4 pts scored in Code)	CONFIRMED	
Secured By Design (Part B only)	CONFIRMED	
Secured By Design (full certification - A+B)	CONFIRMED	We are aiming to achieve full certification for Part A & B.

#### 1.0 Shaping Good Places

##### 1.1 Defining Spaces

###### 1.1.1 Development proposals must demonstrate:

- how the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography;
- how the scheme relates to the identified character of the place and to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.

###### 1.1.2 Development proposals must demonstrate:

- how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths;
- how public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided;
- for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.

##### 1.2 Outdoor spaces

###### 1.2.1 Development proposals must demonstrate that they comply with the borough's open space strategies, ensuring that an audit of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces are taken forward in the design process.

###### 1.2.2 For developments with a potential occupancy of ten children or more, development proposals must make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.

###### 1.2.3 Where communal open space is provided, development proposals must demonstrate that the space:

- is overlooked by surrounding development;
- is accessible to wheelchair users and other disabled people;
- is designed to take advantage of direct sunlight;
- has suitable management arrangements in place.

✓	PL	CONFIRMED	
✓	PL	CONFIRMED	
✓	PL	CONFIRMED	
✓	PL	CONFIRMED	
✓	PL	CONFIRMED	

#### 2.0 Housing for a Diverse City

##### 2.1 Appropriate density

###### 2.1.1 Development proposals must demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.

✓	PL	CONFIRMED	PTAL= 2 Net Density = 82.6666666666667
---	----	-----------	---

2.2 Residential mix

2.2.1 Development proposals must demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.

✓	PL	CONFIRMED	
---	----	-----------	--

--

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 3: From Street to Front Door

To confirm a Standard, click on relevant cell in Column J. To unconfirm or choose 'N/A', click away and then click back on cell in Column J.

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed. Click-away and then re-click box, if Confirmed in error. Add Comments/References to explain non-conformances.		Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
<b>3.0 From Street to Front Door</b>							
<b>3.1 Entrance and approach</b>							
3.1.1	All main entrances to houses, ground floor flats and communal entrance lobbies must be visible from the public realm and clearly identified.	✓		PL		CONFIRMED	
3.1.2	The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core must be kept to a minimum and must be level or gently sloping [Lifetime Homes Criterion 2].	✓		LTH		CONFIRMED	
3.1.3	The approach to all entrances must preferably be level or gently sloping [Lifetime Homes Criterion 3].	✓		LTH		CONFIRMED	
3.1.4	All entrances must be illuminated and have level access over the threshold. Entrance doors must have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances must have weather protection and a level external landing [Lifetime Homes Criterion 4].	✓		LTH		CONFIRMED	
<b>3.2 Shared circulation within buildings</b>							
3.2.1	The number of dwellings accessed from a single core must not exceed eight per floor.		✓		✓	CONFIRMED	Family 0
3.2.2	An access core serving 4 or more dwellings must provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system must be provided where any of the following apply: - more than 25 dwellings are served by one core - the potential occupancy of the dwellings served by one core exceeds 100 bed spaces - more than 8 dwellings are provided per floor.	✓		SBD (B)		CONFIRMED	
3.2.3	Where dwellings are accessed via an internal corridor, the corridor must receive natural light and adequate ventilation where possible.	✓		✓		CONFIRMED	
3.2.4	The minimum width for all paths, corridors and decks for communal circulation is 1200mm [Lifetime Homes Criterion 6].	✓		LTH		CONFIRMED	
3.2.5	For family affordable accommodation, if a lift is not installed, then secure internal storage for prams must be provided proximate to the building entrance (see Prospectus for further clarification).		✓		✓	N/A	The affordable family accommodation on this scheme is houses with own entrances at ground level.
3.2.6	All dwellings entered at the fourth floor (fifth storey) and above must be served by at least one wheelchair accessible lift. All dwellings entered at the seventh floor (eighth storey) and above must be served by more than one lift.	✓		✓		CONFIRMED	
3.2.7	Every designated wheelchair accessible dwelling above the ground floor must be served by at least one wheelchair accessible lift. (If no wheelchair accessible dwellings above ground floor, then tick as confirmed).	✓		✓		CONFIRMED	
3.2.8	Principal access stairs must provide easy access regardless of whether a lift is provided. Where homes are reached by a lift, it must be fully wheelchair accessible [Lifetime Homes Criterion 5].	✓		LTH		CONFIRMED	
<b>3.3 Car parking</b>							
3.3.1	All developments must conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim must be to provide no more than one space per dwelling. Elsewhere parking provision should be broadly as follows depending on location: 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling; 3 bedroom dwellings: 1 - 1.5 spaces per dwelling; 1 - 2 bedroom dwellings: less than 1 per dwelling.	✓		PL		Car Parking Ratio = 0.5	
3.3.2	Each designated wheelchair accessible dwelling must have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to Appendix 3 of the Design Guide for design standards for wheelchair accessible housing. (If no wheelchair accessible housing, then tick as Confirmed).	✓		✓		CONFIRMED	
3.3.3	Careful consideration must be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	✓		PL		CONFIRMED	
3.3.4	Where car parking is within the dwelling plot, at least one car parking space must be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm must be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings [Lifetime Homes Criterion 1].	✓		LTH		CONFIRMED	



**3.4 Cycle storage**

3.4.1 All developments must provide dedicated storage space for cycles at the following levels:

- 1 per 1 or 2 bedroom dwelling; or  
2 per 3 or more bedroom dwelling

3.4.2 Individual or communal cycle storage outside the home must be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it must be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.

**3.5 Refuse, post and deliveries**

3.5.1 Communal refuse and recycling containers, communal bin enclosures and refuse stores must be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location must satisfy local requirements for waste collection and must achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings must be located to limit the nuisance caused by noise and smells and provided with means for cleaning.

3.5.2 Storage facilities for waste and recycling containers within each unit must be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.

**Comments**

✓	CODE	CONFIRMED	
✓	CODE	CONFIRMED	
✓	CODE	CONFIRMED	
✓	CODE	CONFIRMED	

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

31

Internal Floor Area (m2)	Unit Type 1		Unit Type 2		Unit Type 3		Unit Type 4		Unit Type 5		Unit Type 6		Unit Type 7		Unit Type 8		Unit Type 9		Unit Type 10	
Number of units of particular unit type	8		1		1		1		5		5		5		5					
Flat or house?	flat		flat		flat		flat		flat		flat		flat		flat					
Number of bedrooms in unit type	3		2		2		1		2		1		2		1					
Number of bedspaces in unit type	5		3		3		2		4		2		4		2					
Number of bathrooms in unit type	1		1		1		1		1		1		1		1					
No. of WCs or shower rooms in addition to bathroom	2		0		0		0		0		0		0		0					
Number of storeys within the dwelling	3		1		1		1		1		1		1		1					
Number of Double Bedrooms	2		1		1		1		1		1		1		1					
Number of Twin Bedrooms	0		0		0		0		1		0		1		0					
Number of Single Bedrooms	1		1		1		0		0		0		0		0					
Gross committed or designed floor area of unit type	102.5	102	69.1	61	69.7	61	51.7	50	72.9	70	53.4	50	71.5	70	51.7	50				
Does Unit Type meet minimum area requirement?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					

Unit Type Internal Measurements		Unit Type 1 Room Sizes		Unit Type 2 Room Sizes		Unit Type 3 Room Sizes		Unit Type 4 Room Sizes		Unit Type 5 Room Sizes		Unit Type 6 Room Sizes		Unit Type 7 Room Sizes		Unit Type 8 Room Sizes		Unit Type 9 Room Sizes		Unit Type 10 Room Sizes	
Combined area for living + dining + kitchen		25	29	25.22	25	22.71	25	23.32	23	29.15	27	23.09	23	26.32	27	23.32	23				
Minimum width of main sitting area in living room		3.5	3.2	2.8	2.8	3	2.8	3	2.8	3.2	3.2	3	2.8	3.5	3.2	3	2.8				
How many separate living spaces with external windows?		2	2	1	1	2	1	2	1	1	1	1	1	1	1	2	1				
Double Bedroom 1 - Room Size		13.05	11.5	15	11.5	14.43	11.5	14.53	11.5	11.95	11.5	12.41	11.5	12.76	11.5	14.53	11.5				
Double Bedroom 1 - Minimum Width		2.9	2.75	3	2.75	3.7	2.75	2.85	2.75	2.5	2.75	2.75	2.75	2.9	2.75	2.85	2.75				
Double Bedroom 2 - Room Size		15.67	11.5		0		0		0		0		0		0		0				
Double Bedroom 2 - Minimum Width		2.75	2.75		0		0		0		0		0		0		0				
Double Bedroom 3 - Room Size			0		0		0		0		0		0		0		0				
Double Bedroom 3 - Minimum Width			0		0		0		0		0		0		0		0				
Twin Bedroom 1 - Room Size		Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.		0		0		0		12	11.5		0	14.4	11.5		0				
Twin Bedroom 1 - Minimum Width				0		0		0		3.1	2.75		0	3.2	2.75		0				
Twin Bedroom 2 - Room Size				0		0		0			0		0		0		0				
Twin Bedroom 2 - Minimum Width				0		0		0		0		0		0		0		0			
Twin Bedroom 3 - Room Size				0		0		0		0		0		0		0		0			
Twin Bedroom 3 - Minimum Width			0		0		0		0		0		0		0		0				
Single Bedroom 1 - Room Size		11.36	7.5	8	7.5	10.4	7.5		0		0		0		0		0				
Single Bedroom 2 - Room Size			0		0		0		0		0		0		0		0				
Single Bedroom 3 - Room Size			0		0		0		0		0		0		0		0				

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.



Bathroom 1	4.63	4.4	6.82	4.4	6.24	4.4	5.2	4.4	5.7	4.4	4.4	4.4	4.4	4.4	5.2	4.4			
Bathroom 2																			
WC1	3.01	2.4		0		0		0		0		0		0		0			
WC2	3.37	2.4		0		0		0		0		0		0		0			
Ceiling Height	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5			
5.2.1 Is this Unit Dual Aspect?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
5.2.1 Is this Unit required to be Dual Aspect?	Yes		Yes		Yes		No		Yes		No		Yes		Yes				
<b>Do Room Dimensions meet minimum requirements?</b>	<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>				

<b>Additional Unit Requirements?</b>																			
Total gross internal floor area of built-in storage (min ht 2m)	2.1	3	1.19	2	1.6	2	1.37	1.5	2.46	2.5	1.8	1.5	2.5	2.5	1.37	1.5			
<b>Does Unit Type meet storage requirements?</b>	<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>				
Unit private open space (gardens, terraces, balconies) (m <sup>2</sup> )	43.2	8	9.75	6	34.75	6	24.5	5	11.4	7	4.5	5	6.3	7	5.1	5			
Minimum depth of balconies / terraces (m)(put 0 if none)	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.8	1.5	1.5	1.5			
<b>Does Unit Type meet private space requirements?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>No</b>		<b>Yes</b>				
<b>Is combined unit area and private space sufficient?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>				

4.1.2 Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																			
4.3.1 Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6, LTH 7)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.4.4 Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.4.5 Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.4.6 Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.5.3 Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.5.4 Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.6.2 Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.6.3 Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.6.4 Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.8.1 Is adequate space provided to be able to work from home (Code requirement)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.8.2 Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
4.10.2 Are private outdoor spaces at level access from the home (LTH 4)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes				
<b>Have all other dwelling space requirements been met?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>				

Tidy Page **Press****Comments - provide comments for instances of non-compliance**

4.1.2 The homes being developed will not accommodate the furniture, access and activity space requirements set out in the London Housing Design Guide; this is because the standards achievable have been constrained by the outline planning consent granted in November 2009 for the masterplan for the whole estate regeneration.

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

31

	Unit Type 11	Unit Type 12	Unit Type 13	Unit Type 14	Unit Type 15	Unit Type 16	Unit Type 17	Unit Type 18	Unit Type 19	Unit Type 20
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
<b>Does Unit Type meet minimum area requirement?</b>										

Unit Type Internal Measurements	Unit Type 11 Room Sizes	Unit Type 12 Room Sizes	Unit Type 13 Room Sizes	Unit Type 14 Room Sizes	Unit Type 15 Room Sizes	Unit Type 16 Room Sizes	Unit Type 17 Room Sizes	Unit Type 18 Room Sizes	Unit Type 19 Room Sizes	Unit Type 20 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m<sup>2</sup> and for Single Bedrooms 7.5m<sup>2</sup>.

	Bathroom 1																			
	Bathroom 2																			
	WC1																			
	WC2																			
	Ceiling Height																			
5.2.1	Is this Unit Dual Aspect?																			
5.2.1	Is this Unit required to be Dual Aspect?																			
	<b>Do Room Dimensions meet minimum requirements?</b>																			

	<b>Additional Unit Requirements?</b>																			
	Total gross internal floor area of built-in storage (min ht 2m)																			
	<b>Does Unit Type meet storage requirements?</b>																			
	Unit private open space (gardens terraces balconies) (m <sup>2</sup> )																			
	Minimum depth of balconies / terraces (m)(put 0 if none)																			
	<b>Does Unit Type meet private space requirements?</b>																			
	<b>Is combined unit area and private space sufficient?</b>																			

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																			
4.3.1	Does internal circulation within the dwelling meet Lifetime																			
4.4.4	Homes criteria 6 and 7 (LTH 6, LTH 7)?																			
4.3.2	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																			
4.4.5	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																			
4.4.6	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																			
4.5.3	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																			
	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																			
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																			
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																			
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																			
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																			
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																			
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																			
	<b>Have all other dwelling space requirements been met?</b>																			

\* Note on dwelling plans: (Small developments - self-certification)(Medium and Large developments - provide sample floor plans with BfL statement)

Tidy Page

Press

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

31

Internal Floor Area (m2)	Unit Type 21	Unit Type 22	Unit Type 23	Unit Type 24	Unit Type 25	Unit Type 26	Unit Type 27	Unit Type 28	Unit Type 29	Unit Type 30
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
Does Unit Type meet minimum area requirement?										

Unit Type Internal Measurements	Unit Type 21 Room Sizes	Unit Type 22 Room Sizes	Unit Type 23 Room Sizes	Unit Type 24 Room Sizes	Unit Type 25 Room Sizes	Unit Type 26 Room Sizes	Unit Type 27 Room Sizes	Unit Type 28 Room Sizes	Unit Type 29 Room Sizes	Unit Type 30 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										
Bathroom 1										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

	Bathroom 2																			
	WC1																			
	WC2																			
	Ceiling Height																			
5.2.1	Is this Unit Dual Aspect?																			
5.2.1	Is this Unit required to be Dual Aspect?																			
	<b>Do Room Dimensions meet minimum requirements?</b>																			

	<b>Additional Unit Requirements?</b>																			
	Total gross internal floor area of built-in storage (min ht 2m)																			
	<b>Does Unit Type meet storage requirements?</b>																			
	Private open space provision (m <sup>2</sup> )																			
	Minimum depth of balconies / terraces (m)(put 0 if none)																			
	<b>Does Unit Type meet private space requirements?</b>																			
	<b>Is combined unit area and private space sufficient?</b>																			

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide?																			
4.3.1	Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6 LTH 7)?																			
4.4.4	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																			
4.3.2	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																			
4.4.5	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																			
4.4.6	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																			
4.5.3	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																			
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																			
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																			
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																			
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																			
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																			
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																			
	<b>Have all other dwelling space requirements been met?</b>																			

Tidy Page **Press**

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 5 and 6: Home as a Place of Retreat and Climate Change Mitigation

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

#### 5 Home as a Place of Retreat

##### 5.1 Privacy

5.1.1 Design proposals must 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.

##### 5.2 Dual aspect

5.2.1 Developments must avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms.

5.2.2 Developments must avoid single aspect dwellings that are north facing, exposed to noise levels above which significant adverse effects on health and quality of life occur, or contain three or more bedrooms.

##### 5.3 Noise

5.3.1 The layout of adjacent dwellings and the location of lifts and circulation spaces must seek to limit the transmission of noise to sound sensitive rooms within dwellings.

##### 5.4 Daylight and sunlight

5.5.1 Glazing to all habitable rooms must be not less than 20% of the internal floor area of the room.

5.5.2 All homes must provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces must preferably receive direct sunlight.

Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
✓		SBD (B)		CONFIRMED	
✓		✓		CONFIRMED	
✓		✓		Yes	
✓		CODE Hea2		CONFIRMED	
✓		CODE		CONFIRMED	
✓		PL		Not a funding standard	

#### 6 Climate Change Mitigation and Adaptation

##### 6.1 Environmental performance

6.1.1 Designers must seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.

6.1.2 All homes must satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.

##### 6.2 Energy and CO2

6.2.1 Development proposals must be designed in accordance with the London Plan energy hierarchy, and must meet the following minimum targets for carbon dioxide emissions reduction.

Year Improvement on 2006 Building Regulations  
2010 - 2013 44 per cent  
2013 - 2016 65 per cent  
2016 - 2031 Zero carbon

##### 6.3 Overheating

6.3.1 Development proposals must demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.

##### 6.4 Water

6.4.1 New dwellings must be designed to ensure that a maximum of 105 litres of water is consumed per person per day.

6.4.2 Where development is permitted in an area at risk of flooding, it must incorporate flood resilient design in accordance with PPS25.

6.4.3 New development must adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.

6.4.4 New development must incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.

##### 6.5 Materials

6.5.1 All new residential development must meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.

6.5.2 All new residential development must accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.

##### 6.6 Ecology

6.6.1 The design and layout of new residential development must avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.

	✓	CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme.
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	

# LONDON DESIGN STANDARDS

## Design Proforma

Version - November 2012

Please complete a separate design proforma  
for each IMS Scheme Number  
(see further guidance at the end of this page).

**Applicable to the Affordable Homes Programme 2011-15**

### Development Reference Details

Name of Development	Orchard Village Phase 3, Rainham RM13
Location of Development (London Borough)	Havering
Postcode	RM13
Registered Provider (RP)	Old Ford HA
Developer (if not RP)	
Employer's Agent	calfordseaden LLP
Lead Architect	PRP Architects

### Scheme Reference Details

Has scheme been profiled out onto IMS?	Yes
Is this a Transition Scheme (submitted for detailed planning prior to July 2011)	Yes
IMS Site ID (e.g. 4356)	766
IMS Scheme ID (e.g. 234563)	08/ 581781

### Summary Information about Development / Scheme

Is this the only proforma being submitted for this development?	No	
Estimated number of units on total development (within red line of detailed planning consent)	124	Medium
Number of units on this scheme	29	
Scheme components	Affordable	
If Other, provide details		
Does scheme include family affordable housing? (Family housing is defined as 3 or more bedrooms)	No	
Status of proforma	Confirmation of the standards of an actual design	
Purpose of proforma	Submitted to declare Submitted Standards for Firm Scheme Confirmation Sign-Off	

### Summary of scheme assessment against London Design Standards Ensure the information below is completed prior to agreeing pro-forma

FOR COMPLETION BY GLA			
Overall status of design standards of the scheme:	Not Compliant - Transition Scheme (meets HQIs)	Date pro-forma commitment agreed	20/03/2013
HCA Assessor (enter name):		Scheme Completion Date:	13/02/2015
The information below will automatically update:			
Code for Sustainable Homes performance	Yes		
Secured by Design performance	Yes	Parts A and B	
Number of units meeting all Lifetime Homes requirements	All		29
Number of units meeting London Plan Unit Size requirements	All		29
Number of Dual Aspect units	All		29
Number of units meeting Dual Aspect requirements	All		29
Number of units meeting Balcony Requirements	Partial		21

### Scheme assessment comment by HCA Assessor

New build development of 60 units; 29 AR units are covered by this design pro forma. Planning for phase 3 received planning in July 2012 as a reserved matters application; outline planning consent having been granted in November 2009, which stated that the standards on the scheme would be HC SDS and CSH3 or better. Circle make the point that the energy strategy for the regeneration of the whole estate was drawn up at the time of the master planning application, followed the London Plan in place at the time and was agreed with the Local Authority. To update the strategy at this stage would necessitate a re-design of the development and potentially impact on buildings constructed in earlier phases. Have discussed with [redacted] (Snr.AM) and agreed OK to treat as a Transitional scheme.

HQI scores exceed the minima: Unit Size 60 (41), Unit Layout 60 (32), Unit Noise 50 (22) and Building for Life 70 (60). Non-Compliant Transition Scheme – which meets HQIs & CSH3; sign off by an AM+ is required.

Discussed with [redacted] 20/03/13 and agreed to approve design pro forma unconditionally.

[redacted] - Area Manager - 20/3/13



# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Development Details

**Location and Context of the scheme and its Curtilage. Answer these questions holding in mind the area contained within the red line of the detailed planning consent.**

- 1 London Plan Public Transport Accessibility Level (PTAL) for centre of the development
- 2 Buildings and Curtilage - site area (hectares)
- 3 Number of separate buildings covered on scheme
- 4 Number of units within building(s) (all tenures)
- 5 Number of habitable rooms within building(s) (estimate where unavailable)
- 6 Area of dedicated play space for children within buildings and curtilage (m2)
- 7 Net density of buildings and curtilage (units/ha)
- 8 Net density of buildings and curtilage (habitable rooms/ha)
- 9 Number of dedicated residential car parking spaces
- 10 Average height of buildings (number of storeys, including mixed use, excluding basements)
- 11 Average number of cores in each building
- 12 Average number of lifts in each building

COMMENTS	
2	To Be Confirmed.
1.5	
5	
124	
366	
0	
82.67	
244.00	
60	
6	
3	
2	

**Building Parameters Answer these questions holding in mind the buildings covered by this pro-forma only.**

- 13 Total building footprint (m2)
- 14 Mixed use (only if within residential buildings (ignore if in separate buildings))
- 15 Non-residential gross floor area (m2) (only if within residential buildings)
- 16 Communal amenity on ground or podium level (m2)
- 17 Communal amenity at high level (roof or near roof) (m2)
- 29 Maximum number of family affordable units per core per floor in buildings?

701	
Not Mixed - Residential Only	
0	
378	
0	
4	

**Building Specifications Answer these Questions holding in mind the buildings covered by this pro-forma only.**

- 18 Construction type
- 19 Heating water system
- 20 Hot water system
- 21 Primary fuel type for heating/hot water
- 22 Renewables (main source of renewable energy)
- 23 Water recycling provision

Concrete	
District (ESCO)	
District (ESCO)	
District (ESCO)	
None	
No	

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 1 and 2: Shaping Good Places and Housing for a Diverse City

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
------------	------------	------------------	------------------------------------	-----------------------------------	---------------------

#### Strategic Design Requirements

##### Code for Sustainable Homes

For funding, Code for Sustainable Homes Level 4 **MUST** be achieved. If this is confirmed, then all Funding Criteria labelled **CODE** will be assumed to have been met automatically.

If Code 4 is not to be obtained, then state committed performance here:

##### Lifetime Homes

For funding, a full 4 points **MUST** be achieved for Lifetime Homes within the Code for Sustainable Homes (see London Design Prospectus for further clarification). If this is confirmed, then all Funding Criteria labelled **LTH** will be assumed to have been met.

##### Secured by Design

All Developments: Secured by Design (Part B) certification **MUST** be achieved. This can be confirmed through the Code for Sustainable Homes. If this is confirmed, then all Funding Criteria labelled **SBD** will be assumed to have been met automatically.

Medium and Large Developments: Where total development is 40 units or more, Secured by Design (Part A) certification **SHOULD** be achieved (see London Design Prospectus for further clarification in cases where SBD (Part A) cannot be achieved).

(PL denotes standards which overlap with town planning considerations)

Click boxes below to confirm

Code for Sustainable Homes		
	Code level 3	
Lifetime Homes (4 pts scored in Code)	CONFIRMED	
Secured By Design (Part B only)	CONFIRMED	
Secured By Design (full certification - A+B)	CONFIRMED	We are aiming to achieve full certification for Part A & B.

#### 1.0 Shaping Good Places

##### 1.1 Defining Spaces

###### 1.1.1 Development proposals must demonstrate:

- how the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography;
- how the scheme relates to the identified character of the place and to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.

###### 1.1.2 Development proposals must demonstrate:

- how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths;
- how public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided;
- for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.

##### 1.2 Outdoor spaces

###### 1.2.1 Development proposals must demonstrate that they comply with the borough's open space strategies, ensuring that an audit of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces are taken forward in the design process.

###### 1.2.2 For developments with a potential occupancy of ten children or more, development proposals must make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.

###### 1.2.3 Where communal open space is provided, development proposals must demonstrate that the space:

- is overlooked by surrounding development;
- is accessible to wheelchair users and other disabled people;
- is designed to take advantage of direct sunlight;
- has suitable management arrangements in place.

✓	PL	CONFIRMED	
✓	PL	CONFIRMED	
✓	PL	CONFIRMED	
✓	PL	CONFIRMED	
✓	PL	CONFIRMED	

#### 2.0 Housing for a Diverse City

##### 2.1 Appropriate density

###### 2.1.1 Development proposals must demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.

✓	PL	CONFIRMED	PTAL= 2 Net Density = 82.6666666666667
---	----	-----------	---

2.2 Residential mix

2.2.1 Development proposals must demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.

✓	PL	CONFIRMED	
---	----	-----------	--

--

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 3: From Street to Front Door

To confirm a Standard, click on relevant cell in Column J. To unconfirm or choose 'N/A', click away and then click back on cell in Column J.

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed. Click-away and then re-click box, if Confirmed in error. Add Comments/References to explain non-conformances.		Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
<b>3.0 From Street to Front Door</b>							
<b>3.1 Entrance and approach</b>							
3.1.1 All main entrances to houses, ground floor flats and communal entrance lobbies must be visible from the public realm and clearly identified.	✓		PL			CONFIRMED	
3.1.2 The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core must be kept to a minimum and must be level or gently sloping [Lifetime Homes Criterion 2].	✓		LTH			CONFIRMED	
3.1.3 The approach to all entrances must preferably be level or gently sloping [Lifetime Homes Criterion 3].	✓		LTH			CONFIRMED	
3.1.4 All entrances must be illuminated and have level access over the threshold. Entrance doors must have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances must have weather protection and a level external landing [Lifetime Homes Criterion 4].	✓		LTH			CONFIRMED	
<b>3.2 Shared circulation within buildings</b>							
3.2.1 The number of dwellings accessed from a single core must not exceed eight per floor.		✓		✓		N/A	No Family 4
3.2.2 An access core serving 4 or more dwellings must provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system must be provided where any of the following apply: - more than 25 dwellings are served by one core - the potential occupancy of the dwellings served by one core exceeds 100 bed spaces - more than 8 dwellings are provided per floor.	✓		SBD (B)			CONFIRMED	
3.2.3 Where dwellings are accessed via an internal corridor, the corridor must receive natural light and adequate ventilation where possible.	✓		✓			CONFIRMED	
3.2.4 The minimum width for all paths, corridors and decks for communal circulation is 1200mm [Lifetime Homes Criterion 6].	✓		LTH			CONFIRMED	
3.2.5 For family affordable accommodation, if a lift is not installed, then secure internal storage for prams must be provided proximate to the building entrance (see Prospectus for further clarification).		✓		✓		N/A	No affordable family accommodation on this scheme.
3.2.6 All dwellings entered at the fourth floor (fifth storey) and above must be served by at least one wheelchair accessible lift. All dwellings entered at the seventh floor (eighth storey) and above must be served by more than one lift.	✓		✓			CONFIRMED	
3.2.7 Every designated wheelchair accessible dwelling above the ground floor must be served by at least one wheelchair accessible lift. (If no wheelchair accessible dwellings above ground floor, then tick as confirmed).	✓		✓			CONFIRMED	
3.2.8 Principal access stairs must provide easy access regardless of whether a lift is provided. Where homes are reached by a lift, it must be fully wheelchair accessible [Lifetime Homes Criterion 5].	✓		LTH			CONFIRMED	
<b>3.3 Car parking</b>							
3.3.1 All developments must conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim must be to provide no more than one space per dwelling. Elsewhere parking provision should be broadly as follows depending on location: 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling; 3 bedroom dwellings: 1 - 1.5 spaces per dwelling; 1 - 2 bedroom dwellings: less than 1 per dwelling.	✓		PL			Car Parking Ratio = 0.5	
3.3.2 Each designated wheelchair accessible dwelling must have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to Appendix 3 of the Design Guide for design standards for wheelchair accessible housing. (If no wheelchair accessible housing, then tick as Confirmed).	✓		✓			CONFIRMED	
3.3.3 Careful consideration must be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	✓		PL			CONFIRMED	
3.3.4 Where car parking is within the dwelling plot, at least one car parking space must be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm must be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings [Lifetime Homes Criterion 1].	✓		LTH			CONFIRMED	
<b>3.4 Cycle storage</b>							

3.4.1	All developments must provide dedicated storage space for cycles at the following levels: 1 per 1 or 2 bedroom dwelling; or 2 per 3 or more bedroom dwelling	✓		CODE	CONFIRMED	
3.4.2	Individual or communal cycle storage outside the home must be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it must be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.		✓	CODE	CONFIRMED	
3.5	<b>Refuse, post and deliveries</b>					
3.5.1	Communal refuse and recycling containers, communal bin enclosures and refuse stores must be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location must satisfy local requirements for waste collection and must achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings must be located to limit the nuisance caused by noise and smells and provided with means for cleaning.	✓		CODE	CONFIRMED	
3.5.2	Storage facilities for waste and recycling containers within each unit must be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.	✓		CODE	CONFIRMED	

Comments

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

29

Internal Floor Area (m2)	Unit Type 1		Unit Type 2		Unit Type 3		Unit Type 4		Unit Type 5		Unit Type 6		Unit Type 7		Unit Type 8		Unit Type 9		Unit Type 10	
Number of units of particular unit type	1		1		2		1		2		5		5		6		6			
Flat or house?	flat		flat		flat		flat		flat		flat		flat		flat		flat			
Number of bedrooms in unit type	1		1		1		2		1		2		1		1		1			
Number of bedspaces in unit type	2		2		2		3		2		4		2		2		2			
Number of bathrooms in unit type	1		1		1		1		1		1		1		1		1			
No. of WCs or shower rooms in addition to bathroom	0		0		0		0		0		0		0		0		0			
Number of storeys within the dwelling	1		1		1		1		1		1		1		1		1			
Number of Double Bedrooms	1		1		1		1		1		1		1		1		1			
Number of Twin Bedrooms	0		0		0		0		0		1		0		0		0			
Number of Single Bedrooms	0		0		0		1		0		0		0		0		0			
Gross committed or designed floor area of unit type	54.8	50	64.4	50	55	50	66	61	51.2	50	73.1	70	54.2	50	51.7	50	54	50		
Does Unit Type meet minimum area requirement?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			

Unit Type Internal Measurements		Unit Type 1 Room Sizes		Unit Type 2 Room Sizes		Unit Type 3 Room Sizes		Unit Type 4 Room Sizes		Unit Type 5 Room Sizes		Unit Type 6 Room Sizes		Unit Type 7 Room Sizes		Unit Type 8 Room Sizes		Unit Type 9 Room Sizes		Unit Type 10 Room Sizes	
Combined area for living + dining + kitchen		25.44	23	25.29	23	23.52	23	26.83	25	21.56	23	27.09	27	26.62	23	25.22	23	26.05	23		
Minimum width of main sitting area in living room		2.6	2.8	2.5	2.8	3.2	2.8	3.3	2.8	2.6	2.8	3.3	3.2	2.8	2.8	3	2.8	3	2.8		
How many separate living spaces with external windows?		1	1	2	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1		
Double Bedroom 1 - Room Size		11.72	11.5	15	11.5	13	11.5	11.37	11.5	14.77	11.5	13	11.5	11.81	11.5	11.58	11.5	11.89	11.5		
Double Bedroom 1 - Minimum Width		3.35	2.75	3	2.75	3.25	2.75	3.25	2.75	2.1	2.75	3.1	2.75	2.9	2.75	2.9	2.75	2.9	2.75		
Double Bedroom 2 - Room Size			0		0		0		0		0		0		0		0		0		
Double Bedroom 2 - Minimum Width			0		0		0		0		0		0		0		0		0		
Double Bedroom 3 - Room Size			0		0		0		0		0		0		0		0		0		
Double Bedroom 3 - Minimum Width			0		0		0		0		0		0		0		0		0		
Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.			0		0		0		0		0	14.16	11.5		0		0		0		
			0		0		0		0		0	3.4	2.75		0		0		0		
			0		0		0		0		0		0		0		0		0		
			0		0		0		0		0		0		0		0		0		
			0		0		0		0		0		0		0		0		0		
Single Bedroom 1 - Room Size			0		0		0	8.28	7.5		0		0		0		0		0		
Single Bedroom 2 - Room Size			0		0		0		0		0		0		0		0		0		
Single Bedroom 3 - Room Size			0		0		0		0		0		0		0		0		0		

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

Bathroom 1	4.2	4.4	7.8	4.4	4.2	4.4	4.2	4.4	4.2	4.4	4.83	4.4	4.2	4.4	5.17	4.4	4.2	4.4		
Bathroom 2																				
WC1		0		0		0		0		0		0		0		0		0		
WC2		0		0		0		0		0		0		0		0		0		
Ceiling Height	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5		
5.2.1 Is this Unit Dual Aspect?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
5.2.1 Is this Unit required to be Dual Aspect?	No		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
<b>Do Room Dimensions meet minimum requirements?</b>	<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>			

<b>Additional Unit Requirements?</b>																				
Total gross internal floor area of built-in storage (min ht 2m)	1.82	1.5	1.44	1.5	1.9	1.5	1.44	2	1.89	1.5	2.76	2.5	1.32	1.5	1.3	1.5	1.32	1.5		
<b>Does Unit Type meet storage requirements?</b>	<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>No</b>		<b>No</b>			
Unit private open space (gardens, terraces, balconies) (m <sup>2</sup> )	7.5	5	37	5	9.75	5	10	6	4.75	5	7.8	7	9.77	5	4.75	5	9.77	5		
Minimum depth of balconies / terraces (m)(put 0 if none)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.9	1.5	1.5	1.5	1.5	1.5	1.9	1.5	1.5	1.5		
<b>Does Unit Type meet private space requirements?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>Yes</b>			
<b>Is combined unit area and private space sufficient?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>			

4.1.2 Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																				
4.3.1 Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6, LTH 7)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.4.4 Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.4.5 Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.4.6 Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.5.3 Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.5.4 Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.6.2 Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.6.3 Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.6.4 Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.8.1 Is adequate space provided to be able to work from home (Code requirement)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.8.2 Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
4.10.2 Are private outdoor spaces at level access from the home (LTH 4)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
<b>Have all other dwelling space requirements been met?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>			

Tidy Page **Press****Comments - provide comments for instances of non-compliance**

4.1.2 The homes being developed will not accommodate the furniture, access and activity space requirements set out in the London Housing Design Guide; this is because the standards achievable have been constrained by the outline planning consent granted in November 2009 for the masterplan for the whole estate regeneration.



# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

29

	Unit Type 11	Unit Type 12	Unit Type 13	Unit Type 14	Unit Type 15	Unit Type 16	Unit Type 17	Unit Type 18	Unit Type 19	Unit Type 20
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
<b>Does Unit Type meet minimum area requirement?</b>										

Unit Type Internal Measurements	Unit Type 11 Room Sizes	Unit Type 12 Room Sizes	Unit Type 13 Room Sizes	Unit Type 14 Room Sizes	Unit Type 15 Room Sizes	Unit Type 16 Room Sizes	Unit Type 17 Room Sizes	Unit Type 18 Room Sizes	Unit Type 19 Room Sizes	Unit Type 20 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m<sup>2</sup> and for Single Bedrooms 7.5m<sup>2</sup>.

	Bathroom 1																		
	Bathroom 2																		
	WC1																		
	WC2																		
	Ceiling Height																		
5.2.1	Is this Unit Dual Aspect?																		
5.2.1	Is this Unit required to be Dual Aspect?																		
	<b>Do Room Dimensions meet minimum requirements?</b>																		

	<b>Additional Unit Requirements?</b>																		
	Total gross internal floor area of built-in storage (min ht 2m)																		
	<b>Does Unit Type meet storage requirements?</b>																		
	Unit private open space (gardens terraces balconies) (m <sup>2</sup> )																		
	Minimum depth of balconies / terraces (m)(put 0 if none)																		
	<b>Does Unit Type meet private space requirements?</b>																		
	<b>Is combined unit area and private space sufficient?</b>																		

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																		
4.3.1	Does internal circulation within the dwelling meet Lifetime																		
4.4.4	Homes criteria 6 and 7 (LTH 6, LTH 7)?																		
4.3.2	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																		
4.4.5	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																		
4.4.6	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																		
4.5.3	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																		
	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																		
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																		
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																		
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																		
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																		
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																		
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																		
	<b>Have all other dwelling space requirements been met?</b>																		

\* Note on dwelling plans: (Small developments - self-certification)(Medium and Large developments - provide sample floor plans with BfL statement)

Tidy Page

Press

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

29

Internal Floor Area (m2)	Unit Type 21	Unit Type 22	Unit Type 23	Unit Type 24	Unit Type 25	Unit Type 26	Unit Type 27	Unit Type 28	Unit Type 29	Unit Type 30
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
Does Unit Type meet minimum area requirement?										

Unit Type Internal Measurements	Unit Type 21 Room Sizes	Unit Type 22 Room Sizes	Unit Type 23 Room Sizes	Unit Type 24 Room Sizes	Unit Type 25 Room Sizes	Unit Type 26 Room Sizes	Unit Type 27 Room Sizes	Unit Type 28 Room Sizes	Unit Type 29 Room Sizes	Unit Type 30 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										
Bathroom 1										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

	Bathroom 2																			
	WC1																			
	WC2																			
	Ceiling Height																			
5.2.1	Is this Unit Dual Aspect?																			
5.2.1	Is this Unit required to be Dual Aspect?																			
	<b>Do Room Dimensions meet minimum requirements?</b>																			

	<b>Additional Unit Requirements?</b>																			
	Total gross internal floor area of built-in storage (min ht 2m)																			
	<b>Does Unit Type meet storage requirements?</b>																			
	Private open space provision (m <sup>2</sup> )																			
	Minimum depth of balconies / terraces (m)(put 0 if none)																			
	<b>Does Unit Type meet private space requirements?</b>																			
	<b>Is combined unit area and private space sufficient?</b>																			

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide?																			
4.3.1	Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6 LTH 7)?																			
4.4.4	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																			
4.3.2	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																			
4.4.5	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																			
4.4.6	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																			
4.5.3	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																			
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																			
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																			
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																			
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																			
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																			
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																			
	<b>Have all other dwelling space requirements been met?</b>																			

Tidy Page **Press**

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 5 and 6: Home as a Place of Retreat and Climate Change Mitigation

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

#### 5 Home as a Place of Retreat

##### 5.1 Privacy

5.1.1 Design proposals must 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.

##### 5.2 Dual aspect

5.2.1 Developments must avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms.

5.2.2 Developments must avoid single aspect dwellings that are north facing, exposed to noise levels above which significant adverse effects on health and quality of life occur, or contain three or more bedrooms.

##### 5.3 Noise

5.3.1 The layout of adjacent dwellings and the location of lifts and circulation spaces must seek to limit the transmission of noise to sound sensitive rooms within dwellings.

##### 5.4 Daylight and sunlight

5.5.1 Glazing to all habitable rooms must be not less than 20% of the internal floor area of the room.

5.5.2 All homes must provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces must preferably receive direct sunlight.

Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
✓		SBD (B)		CONFIRMED	
✓		✓		CONFIRMED	
✓		✓		Yes	
✓		CODE Hea2		CONFIRMED	
✓		CODE		CONFIRMED	
✓		PL		Not a funding standard	

#### 6 Climate Change Mitigation and Adaptation

##### 6.1 Environmental performance

6.1.1 Designers must seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.

6.1.2 All homes must satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.

##### 6.2 Energy and CO2

6.2.1 Development proposals must be designed in accordance with the London Plan energy hierarchy, and must meet the following minimum targets for carbon dioxide emissions reduction.

Year Improvement on 2006 Building Regulations  
2010 - 2013 44 per cent  
2013 - 2016 65 per cent  
2016 - 2031 Zero carbon

##### 6.3 Overheating

6.3.1 Development proposals must demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.

##### 6.4 Water

6.4.1 New dwellings must be designed to ensure that a maximum of 105 litres of water is consumed per person per day.

6.4.2 Where development is permitted in an area at risk of flooding, it must incorporate flood resilient design in accordance with PPS25.

6.4.3 New development must adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.

6.4.4 New development must incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.

##### 6.5 Materials

6.5.1 All new residential development must meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.

6.5.2 All new residential development must accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.

##### 6.6 Ecology

6.6.1 The design and layout of new residential development must avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.

	✓	CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme.
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE		CONFIRMED	
✓		CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme and these points were not targeted to achieve CfSH level 3
✓		CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme and these points were not targeted to achieve CfSH level 3
✓		CODE		CONFIRMED	

# LONDON DESIGN STANDARDS

## Design Proforma

Version - November 2012

Please complete a separate design proforma  
for each IMS Scheme Number  
(see further guidance at the end of this page).

**Applicable to the Affordable Homes Programme 2011-15**

### Development Reference Details

Name of Development	Orchard Village Phase 3, Rainham RM13
Location of Development (London Borough)	City of London
Postcode	RM13
Registered Provider (RP)	Circle Anglia
Developer (if not RP)	
Employer's Agent	calfordseaden LLP
Lead Architect	PRP Architects

### Scheme Reference Details

Has scheme been profiled out onto IMS?	No
Is this a Transition Scheme (submitted for detailed planning prior to July 2011)	Yes
IMS Site ID (e.g. 4356)	766
IMS Scheme ID (e.g. 234563)	08/ 580945

### Summary Information about Development / Scheme

Is this the only proforma being submitted for this development?	No	
Estimated number of units on total development (within red line of detailed planning consent)	31	Small
Number of units on this scheme	31	
Scheme components	Shared-Ownership/Equity	
If Other, provide details		
Does scheme include family affordable housing? (Family housing is defined as 3 or more bedrooms)	No	
Status of proforma	Confirmation of the standards of a constructed development	
Purpose of proforma	Submitted to accompany a Final Grant Completion Claim at Practical Completion	

### Summary of scheme assessment against London Design Standards Ensure the information below is completed prior to agreeing pro-forma

FOR COMPLETION BY GLA		
Overall status of design standards of the scheme:		Date pro-forma commitment agreed
HCA Assessor (enter name):		Scheme Completion Date:
The information below will automatically update:		
Code for Sustainable Homes performance	Yes	
Secured by Design performance	Yes	Parts A and B
Number of units meeting all Lifetime Homes requirements	All	31
Number of units meeting London Plan Unit Size requirements	All	31
Number of Dual Aspect units	All	31
Number of units meeting Dual Aspect requirements	All	31
Number of units meeting Balcony Requirements	Partial	26

### Scheme assessment comment by HCA Assessor

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Development Details

**Location and Context of the scheme and its Curtilage. Answer these questions holding in mind the area contained within the red line of the detailed planning consent.**

- 1 London Plan Public Transport Accessibility Level (PTAL) for centre of the development
- 2 Buildings and Curtilage - site area (hectares)
- 3 Number of separate buildings covered on scheme
- 4 Number of units within building(s) (all tenures)
- 5 Number of habitable rooms within building(s) (estimate where unavailable)
- 6 Area of dedicated play space for children within buildings and curtilage (m2)
- 7 Net density of buildings and curtilage (units/ha)
- 8 Net density of buildings and curtilage (habitable rooms/ha)
- 9 Number of dedicated residential car parking spaces
- 10 Average height of buildings (number of storeys, including mixed use, excluding basements)
- 11 Average number of cores in each building
- 12 Average number of lifts in each building

#### COMMENTS

2	To Be Confirmed.
0.1701	
2	
60	
154	
0	
352.73	
905.35	
60	
6	
1	
1	

**Building Parameters Answer these questions holding in mind the buildings covered by this pro-forma only.**

- 13 Total building footprint (m2)
- 14 Mixed use (only if within residential buildings (ignore if in separate buildings))
- 15 Non-residential gross floor area (m2) (only if within residential buildings)
- 16 Communal amenity on ground or podium level (m2)
- 17 Communal amenity at high level (roof or near roof) (m2)
- 29 Maximum number of family affordable units per core per floor in buildings?

456	
Not Mixed - Residential Only	
0	
60	
0	
0	

**Building Specifications Answer these Questions holding in mind the buildings covered by this pro-forma only.**

- 18 Construction type
- 19 Heating water system
- 20 Hot water system
- 21 Primary fuel type for heating/hot water
- 22 Renewables (main source of renewable energy)
- 23 Water recycling provision

Concrete	
District (ESCO)	
District (ESCO)	
District (ESCO)	
None	
No	



# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 1 and 2: Shaping Good Places and Housing for a Diverse City

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
------------	------------	------------------	------------------------------------	-----------------------------------	---------------------

#### Strategic Design Requirements

##### Code for Sustainable Homes

For funding, Code for Sustainable Homes Level 4 **MUST** be achieved. If this is confirmed, then all Funding Criteria labelled **CODE** will be assumed to have been met automatically.

If Code 4 is not to be obtained, then state committed performance here:

Code for Sustainable Homes

Click boxes below to confirm

Code level 3

This project is currently aiming to achieve Code Level 3.

##### Lifetime Homes

For funding, a full 4 points **MUST** be achieved for Lifetime Homes within the Code for Sustainable Homes (see London Design Prospectus for further clarification). If this is confirmed, then all Funding Criteria labelled **LTH** will be assumed to have been met.

Lifetime Homes  
(4 pts scored in Code)

CONFIRMED

##### Secured by Design

All Developments: Secured by Design (Part B) certification **MUST** be achieved. This can be confirmed through the Code for Sustainable Homes. If this is confirmed, then all Funding Criteria labelled **SBD** will be assumed to have been met automatically.

Medium and Large Developments: Where total development is 40 units or more, Secured by Design (Part A) certification **SHOULD** be achieved (see London Design Prospectus for further clarification in cases where SBD (Part A) cannot be achieved).

(PL denotes standards which overlap with town planning considerations)

Secured By Design  
(Part B only)

CONFIRMED

Secured By Design  
(full certification - A+B)

CONFIRMED

We are aiming to achieve full certification for Part A & B.

#### 1.0 Shaping Good Places

##### 1.1 Defining Spaces

###### 1.1.1 Development proposals must demonstrate:

- how the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography;
- how the scheme relates to the identified character of the place and to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.

✓

PL

CONFIRMED

###### 1.1.2 Development proposals must demonstrate:

- how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths;
- how public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided;
- for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.

✓

PL

CONFIRMED

##### 1.2 Outdoor spaces

###### 1.2.1 Development proposals must demonstrate that they comply with the borough's open space strategies, ensuring that an audit of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces are taken forward in the design process.

✓

PL

CONFIRMED

###### 1.2.2 For developments with a potential occupancy of ten children or more, development proposals must make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.

✓

PL

CONFIRMED

###### 1.2.3 Where communal open space is provided, development proposals must demonstrate that the space:

- is overlooked by surrounding development;
- is accessible to wheelchair users and other disabled people;
- is designed to take advantage of direct sunlight;
- has suitable management arrangements in place.

✓

PL

CONFIRMED

#### 2.0 Housing for a Diverse City

##### 2.1 Appropriate density

###### 2.1.1 Development proposals must demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.

✓

PL

CONFIRMED

PTAL= 2  
Net Density = 352.733686067019

2.2 Residential mix

2.2.1 Development proposals must demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.

✓	PL	CONFIRMED	
---	----	-----------	--

--

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 3: From Street to Front Door

To confirm a Standard, click on relevant cell in Column J. To unconfirm or choose 'N/A', click away and then click back on cell in Column J.

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed. Click-away and then re-click box, if Confirmed in error. Add Comments/References to explain non-conformances.		Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
<b>3.0 From Street to Front Door</b>							
<b>3.1 Entrance and approach</b>							
3.1.1 All main entrances to houses, ground floor flats and communal entrance lobbies must be visible from the public realm and clearly identified.	✓		PL			CONFIRMED	
3.1.2 The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core must be kept to a minimum and must be level or gently sloping [Lifetime Homes Criterion 2].	✓		LTH			CONFIRMED	
3.1.3 The approach to all entrances must preferably be level or gently sloping [Lifetime Homes Criterion 3].	✓		LTH			CONFIRMED	
3.1.4 All entrances must be illuminated and have level access over the threshold. Entrance doors must have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances must have weather protection and a level external landing [Lifetime Homes Criterion 4].	✓		LTH			CONFIRMED	
<b>3.2 Shared circulation within buildings</b>							
3.2.1 The number of dwellings accessed from a single core must not exceed eight per floor.		✓		✓		N/A	No Family 0
3.2.2 An access core serving 4 or more dwellings must provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system must be provided where any of the following apply: - more than 25 dwellings are served by one core - the potential occupancy of the dwellings served by one core exceeds 100 bed spaces - more than 8 dwellings are provided per floor.	✓		SBD (B)			CONFIRMED	
3.2.3 Where dwellings are accessed via an internal corridor, the corridor must receive natural light and adequate ventilation where possible.	✓		✓			CONFIRMED	
3.2.4 The minimum width for all paths, corridors and decks for communal circulation is 1200mm [Lifetime Homes Criterion 6].	✓		LTH			CONFIRMED	
3.2.5 For family affordable accommodation, if a lift is not installed, then secure internal storage for prams must be provided proximate to the building entrance (see Prospectus for further clarification).		✓		✓		N/A	
3.2.6 All dwellings entered at the fourth floor (fifth storey) and above must be served by at least one wheelchair accessible lift. All dwellings entered at the seventh floor (eighth storey) and above must be served by more than one lift.	✓		✓			CONFIRMED	
3.2.7 Every designated wheelchair accessible dwelling above the ground floor must be served by at least one wheelchair accessible lift. (If no wheelchair accessible dwellings above ground floor, then tick as confirmed).	✓		✓			CONFIRMED	
3.2.8 Principal access stairs must provide easy access regardless of whether a lift is provided. Where homes are reached by a lift, it must be fully wheelchair accessible [Lifetime Homes Criterion 5].	✓		LTH			CONFIRMED	
<b>3.3 Car parking</b>							
3.3.1 All developments must conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim must be to provide no more than one space per dwelling. Elsewhere parking provision should be broadly as follows depending on location: 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling; 3 bedroom dwellings: 1 - 1.5 spaces per dwelling; 1 - 2 bedroom dwellings: less than 1 per dwelling.	✓		PL			Car Parking Ratio = 1	
3.3.2 Each designated wheelchair accessible dwelling must have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to Appendix 3 of the Design Guide for design standards for wheelchair accessible housing. (If no wheelchair accessible housing, then tick as Confirmed).	✓		✓			CONFIRMED	
3.3.3 Careful consideration must be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	✓		PL			CONFIRMED	
3.3.4 Where car parking is within the dwelling plot, at least one car parking space must be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm must be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings [Lifetime Homes Criterion 1].	✓		LTH			CONFIRMED	
<b>3.4 Cycle storage</b>							

3.4.1	All developments must provide dedicated storage space for cycles at the following levels: 1 per 1 or 2 bedroom dwelling; or 2 per 3 or more bedroom dwelling	✓	CODE	CONFIRMED	
3.4.2	Individual or communal cycle storage outside the home must be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it must be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.		✓	CODE	CONFIRMED
3.5	<b>Refuse, post and deliveries</b>				
3.5.1	Communal refuse and recycling containers, communal bin enclosures and refuse stores must be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location must satisfy local requirements for waste collection and must achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings must be located to limit the nuisance caused by noise and smells and provided with means for cleaning.	✓	CODE	CONFIRMED	
3.5.2	Storage facilities for waste and recycling containers within each unit must be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.	✓	CODE	CONFIRMED	
<b>Comments</b> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>					

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

31

Internal Floor Area (m2)	Unit Type 1		Unit Type 2		Unit Type 3		Unit Type 4		Unit Type 5		Unit Type 6		Unit Type 7		Unit Type 8		Unit Type 9		Unit Type 10	
Number of units of particular unit type	8		1		1		1		5		5		5		5					
Flat or house?	house		flat		flat		flat		flat		flat		flat		flat					
Number of bedrooms in unit type	3		2		2		1		2		1		2		1					
Number of bedspaces in unit type	5		3		3		2		4		2		4		2					
Number of bathrooms in unit type	1		1		1		1		1		1		1		1					
No. of WCs or shower rooms in addition to bathroom	2		0		0		0		0		0		0		0					
Number of storeys within the dwelling	3		1		1		1		1		1		1		1					
Number of Double Bedrooms	2		1		1		1		1		1		1		1					
Number of Twin Bedrooms	0		0		0		0		1		0		1		0					
Number of Single Bedrooms	1		1		1		0		0		0		0		0					
Gross committed or designed floor area of unit type	102.9	102	68.3	61	69.6	61	51.7	50	72.6	70	54.2	50	71.8	70	51.7	50				
Does Unit Type meet minimum area requirement?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					

Unit Type Internal Measurements		Unit Type 1 Room Sizes		Unit Type 2 Room Sizes		Unit Type 3 Room Sizes		Unit Type 4 Room Sizes		Unit Type 5 Room Sizes		Unit Type 6 Room Sizes		Unit Type 7 Room Sizes		Unit Type 8 Room Sizes		Unit Type 9 Room Sizes		Unit Type 10 Room Sizes	
Combined area for living + dining + kitchen		23.74	29	25.08	25	21.9	25	21.84	23	31	27	23	23	25.04	27	21.84	23				
Minimum width of main sitting area in living room		3.2	3.2	2.8	2.8	2.8	2.8	3	2.8	3.2	3.2	2.8	2.8	3.2	3.2	3	2.8				
How many separate living spaces with external windows?		2	2	1	1	1	1	2	1	1	1	1	1	1	1	2	1				
Double Bedroom 1 - Room Size		12.32	11.5	14.21	11.5	13.68	11.5	13.86	11.5	11.55	11.5	12	11.5	12.18	11.5	13.86	11.5				
Double Bedroom 1 - Minimum Width		2.8	2.75	2.9	2.75	3.6	2.75	2.85	2.75	2.5	2.75	2.75	2.75	2.8	2.75	2.85	2.75				
Double Bedroom 2 - Room Size		14.3	11.5		0		0		0		0		0		0		0				
Double Bedroom 2 - Minimum Width		2.75	2.75		0		0		0		0		0		0		0				
Double Bedroom 3 - Room Size			0		0		0		0		0		0		0		0				
Double Bedroom 3 - Minimum Width			0		0		0		0		0		0		0		0				
Twin Bedroom 1 - Room Size		Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.		0		0		0		11.5	11.5		0	14.08	11.5		0				
Twin Bedroom 1 - Minimum Width				0		0		0		3	2.75		0	3.2	2.75		0				
Twin Bedroom 2 - Room Size				0		0		0			0		0		0		0				
Twin Bedroom 2 - Minimum Width				0		0		0			0		0		0		0				
Twin Bedroom 3 - Room Size				0		0		0			0		0		0		0				
Twin Bedroom 3 - Minimum Width			0		0		0		0		0		0		0		0				
Single Bedroom 1 - Room Size		11.57	7.5	7.5	7.5	9.8	7.5		0		0		0		0		0				
Single Bedroom 2 - Room Size			0		0		0		0		0		0		0		0				
Single Bedroom 3 - Room Size			0		0		0		0		0		0		0		0				

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

Bathroom 1	4.2	4.4	6.76	4.4	5.87	4.4	4.65	4.4	4.2	4.4	4.2	4.4	4.2	4.4	4.65	4.4				
Bathroom 2																				
WC1	2.94	2.4		0		0		0		0		0		0		0				
WC2	3.56	2.4		0		0		0		0		0		0		0				
Ceiling Height	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5				
5.2.1 Is this Unit Dual Aspect?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
5.2.1 Is this Unit required to be Dual Aspect?	Yes		Yes		Yes		No		Yes		No		Yes		Yes					
<b>Do Room Dimensions meet minimum requirements?</b>	<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>					

<b>Additional Unit Requirements?</b>																				
Total gross internal floor area of built-in storage (min ht 2m)	2	3	1.3	2	1.5	2	1.39	1.5	1.3	2.5	1.6	1.5	2.25	2.5	1.39	1.5				
<b>Does Unit Type meet storage requirements?</b>	<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>Yes</b>		<b>No</b>		<b>No</b>					
Unit private open space (gardens, terraces, balconies) (m <sup>2</sup> )	64	8	29.35	6	37.81	6	28.67	5	11.38	7	4.53	5	7.88	7	5.1	5				
Minimum depth of balconies / terraces (m)(put 0 if none)	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.8	1.5	1.5	1.5				
<b>Does Unit Type meet private space requirements?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>Yes</b>					
<b>Is combined unit area and private space sufficient?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>					

4.1.2 Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																				
4.3.1 Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6, LTH 7)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.4.4 Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.3.2 Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.4.5 Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.5.3 Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.5.4 Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.6.2 Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.6.3 Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.6.4 Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.8.1 Is adequate space provided to be able to work from home (Code requirement)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.8.2 Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
4.10.2 Are private outdoor spaces at level access from the home (LTH 4)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes					
<b>Have all other dwelling space requirements been met?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>					

Tidy Page **Press****Comments - provide comments for instances of non-compliance**

4.1.2 The homes being developed will not accommodate the furniture, access and activity space requirements set out in the London Housing Design Guide; this is because the standards achievable have been constrained by the outline planning consent granted in November 2009 for the masterplan for the whole estate regeneration.

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

31

	Unit Type 11	Unit Type 12	Unit Type 13	Unit Type 14	Unit Type 15	Unit Type 16	Unit Type 17	Unit Type 18	Unit Type 19	Unit Type 20
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
<b>Does Unit Type meet minimum area requirement?</b>										

Unit Type Internal Measurements	Unit Type 11 Room Sizes	Unit Type 12 Room Sizes	Unit Type 13 Room Sizes	Unit Type 14 Room Sizes	Unit Type 15 Room Sizes	Unit Type 16 Room Sizes	Unit Type 17 Room Sizes	Unit Type 18 Room Sizes	Unit Type 19 Room Sizes	Unit Type 20 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m<sup>2</sup> and for Single Bedrooms 7.5m<sup>2</sup>.



	Bathroom 1																		
	Bathroom 2																		
	WC1																		
	WC2																		
	Ceiling Height																		
5.2.1	Is this Unit Dual Aspect?																		
5.2.1	Is this Unit required to be Dual Aspect?																		
	<b>Do Room Dimensions meet minimum requirements?</b>																		

	<b>Additional Unit Requirements?</b>																		
	Total gross internal floor area of built-in storage (min ht 2m)																		
	<b>Does Unit Type meet storage requirements?</b>																		
	Unit private open space (gardens terraces balconies) (m <sup>2</sup> )																		
	Minimum depth of balconies / terraces (m)(put 0 if none)																		
	<b>Does Unit Type meet private space requirements?</b>																		
	<b>Is combined unit area and private space sufficient?</b>																		

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																		
4.3.1	Does internal circulation within the dwelling meet Lifetime																		
4.4.4	Homes criteria 6 and 7 (LTH 6, LTH 7)?																		
4.3.2	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																		
4.4.5	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																		
4.4.6	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																		
4.5.3	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																		
	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																		
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																		
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																		
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																		
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																		
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																		
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																		
	<b>Have all other dwelling space requirements been met?</b>																		

\* Note on dwelling plans: (Small developments - self-certification)(Medium and Large developments - provide sample floor plans with BfL statement)

Tidy Page

Press

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

31

Internal Floor Area (m2)	Unit Type 21	Unit Type 22	Unit Type 23	Unit Type 24	Unit Type 25	Unit Type 26	Unit Type 27	Unit Type 28	Unit Type 29	Unit Type 30
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
Does Unit Type meet minimum area requirement?										

Unit Type Internal Measurements	Unit Type 21 Room Sizes	Unit Type 22 Room Sizes	Unit Type 23 Room Sizes	Unit Type 24 Room Sizes	Unit Type 25 Room Sizes	Unit Type 26 Room Sizes	Unit Type 27 Room Sizes	Unit Type 28 Room Sizes	Unit Type 29 Room Sizes	Unit Type 30 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										
Bathroom 1										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

	Bathroom 2																			
	WC1																			
	WC2																			
	Ceiling Height																			
5.2.1	Is this Unit Dual Aspect?																			
5.2.1	Is this Unit required to be Dual Aspect?																			
	<b>Do Room Dimensions meet minimum requirements?</b>																			

	<b>Additional Unit Requirements?</b>																			
	Total gross internal floor area of built-in storage (min ht 2m)																			
	<b>Does Unit Type meet storage requirements?</b>																			
	Private open space provision (m <sup>2</sup> )																			
	Minimum depth of balconies / terraces (m)(put 0 if none)																			
	<b>Does Unit Type meet private space requirements?</b>																			
	<b>Is combined unit area and private space sufficient?</b>																			

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide?																			
4.3.1	Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6 LTH 7)?																			
4.4.4	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																			
4.3.2	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																			
4.4.5	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																			
4.4.6	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																			
4.5.3	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																			
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																			
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																			
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																			
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																			
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																			
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																			
	<b>Have all other dwelling space requirements been met?</b>																			

Tidy Page **Press**

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 5 and 6: Home as a Place of Retreat and Climate Change Mitigation

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

	Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
<b>5 Home as a Place of Retreat</b>						
<b>5.1 Privacy</b>						
5.1.1 Design proposals must 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.	✓		SBD (B)		CONFIRMED	
<b>5.2 Dual aspect</b>						
5.2.1 Developments must avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms.	✓		✓		CONFIRMED	
5.2.2 Developments must avoid single aspect dwellings that are north facing, exposed to noise levels above which significant adverse effects on health and quality of life occur, or contain three or more bedrooms.	✓		✓		Yes	
<b>5.3 Noise</b>						
5.3.1 The layout of adjacent dwellings and the location of lifts and circulation spaces must seek to limit the transmission of noise to sound sensitive rooms within dwellings.	✓		CODE Hea2		CONFIRMED	Hea2 Assumed 8db improvement over building regulations.
<b>5.5 Daylight and sunlight</b>						
5.5.1 Glazing to all habitable rooms must be not less than 20% of the internal floor area of the room.	✓		CODE		CONFIRMED	Hea1 Assumed 2 credits
5.5.2 All homes must provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces must preferably receive direct sunlight.	✓		PL		Not a funding standard	
<b>6 Climate Change Mitigation and Adaptation</b>						
<b>6.1 Environmental performance</b>						
6.1.1 Designers must seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.		✓	CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme.
6.1.2 All homes must satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	✓		CODE		CONFIRMED	
<b>6.2 Energy and CO2</b>						
6.2.1 Development proposals must be designed in accordance with the London Plan energy hierarchy, and must meet the following minimum targets for carbon dioxide emissions reduction. Year Improvement on 2006 Building Regulations 2010 - 2013 44 per cent 2013 - 2016 65 per cent 2016 - 2031 Zero carbon	✓		CODE		CONFIRMED	
<b>6.3 Overheating</b>						
6.3.1 Development proposals must demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.	✓		CODE		CONFIRMED	
<b>6.4 Water</b>						
6.4.1 New dwellings must be designed to ensure that a maximum of 105 litres of water is consumed per person per day.	✓		CODE		CONFIRMED	
6.4.2 Where development is permitted in an area at risk of flooding, it must incorporate flood resilient design in accordance with PPS25.	✓		CODE		CONFIRMED	
6.4.3 New development must adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.	✓		CODE		CONFIRMED	
6.4.4 New development must incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.	✓		CODE		CONFIRMED	
<b>6.5 Materials</b>						
6.5.1 All new residential development must meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.		✓	CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme and these points were not targeted to achieve CfSH level 3
6.5.2 All new residential development must accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.	✓		CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme and these points were not targeted to achieve CfSH level 3
<b>6.6 Ecology</b>						
6.6.1 The design and layout of new residential development must avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.	✓		CODE		CONFIRMED	

# LONDON DESIGN STANDARDS

## Design Proforma

Version - November 2012

Please complete a separate design proforma  
for each IMS Scheme Number  
(see further guidance at the end of this page).

**Applicable to the Affordable Homes Programme 2011-15**

### Development Reference Details

Name of Development	Orchard Village Phase 3, Rainham RM13
Location of Development (London Borough)	City of London
Postcode	RM13
Registered Provider (RP)	Circle Anglia
Developer (if not RP)	
Employer's Agent	calfordseaden LLP
Lead Architect	PRP Architects

### Scheme Reference Details

Has scheme been profiled out onto IMS?	No
Is this a Transition Scheme (submitted for detailed planning prior to July 2011)	Yes
IMS Site ID (e.g. 4356)	766
IMS Scheme ID (e.g. 234563)	08/ 587781

### Summary Information about Development / Scheme

Is this the only proforma being submitted for this development?	No	
Estimated number of units on total development (within red line of detailed planning consent)	29	Small
Number of units on this scheme	29	
Scheme components	Affordable	
If Other, provide details		
Does scheme include family affordable housing? (Family housing is defined as 3 or more bedrooms)	No	
Status of proforma	Confirmation of the standards of a constructed development	
Purpose of proforma	Submitted to accompany a Final Grant Completion Claim at Practical Completion	

### Summary of scheme assessment against London Design Standards Ensure the information below is completed prior to agreeing pro-forma

#### FOR COMPLETION BY GLA

Overall status of design standards of the scheme:		Date pro-forma commitment agreed	
HCA Assessor (enter name):		Scheme Completion Date:	
The information below will automatically update:			
Code for Sustainable Homes performance	Yes		
Secured by Design performance	Yes	Parts A and B	
Number of units meeting all Lifetime Homes requirements	All	29	
Number of units meeting London Plan Unit Size requirements	All	29	
Number of Dual Aspect units	All	29	
Number of units meeting Dual Aspect requirements	All	29	
Number of units meeting Balcony Requirements	Partial	15	

#### Scheme assessment comment by HCA Assessor

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Development Details

**Location and Context of the scheme and its Curtilage. Answer these questions holding in mind the area contained within the red line of the detailed planning consent.**

- 1 London Plan Public Transport Accessibility Level (PTAL) for centre of the development
- 2 Buildings and Curtilage - site area (hectares)
- 3 Number of separate buildings covered on scheme
- 4 Number of units within building(s) (all tenures)
- 5 Number of habitable rooms within building(s) (estimate where unavailable)
- 6 Area of dedicated play space for children within buildings and curtilage (m2)
- 7 Net density of buildings and curtilage (units/ha)
- 8 Net density of buildings and curtilage (habitable rooms/ha)
- 9 Number of dedicated residential car parking spaces
- 10 Average height of buildings (number of storeys, including mixed use, excluding basements)
- 11 Average number of cores in each building
- 12 Average number of lifts in each building

#### COMMENTS

	2	
	0.1925	
	2	
	60	
	154	
	0	
	311.69	
	800.00	
	60	
	6	
	3	
	2	

**Building Parameters Answer these questions holding in mind the buildings covered by this pro-forma only.**

- 13 Total building footprint (m2)
- 14 Mixed use (only if within residential buildings (ignore if in separate buildings))
- 15 Non-residential gross floor area (m2) (only if within residential buildings)
- 16 Communal amenity on ground or podium level (m2)
- 17 Communal amenity at high level (roof or near roof) (m2)
- 29 Maximum number of family affordable units per core per floor in buildings?

	701	
Not Mixed - Residential Only		
	0	
	378	
	0	
	4	

**Building Specifications Answer these Questions holding in mind the buildings covered by this pro-forma only.**

- 18 Construction type
- 19 Heating water system
- 20 Hot water system
- 21 Primary fuel type for heating/hot water
- 22 Renewables (main source of renewable energy)
- 23 Water recycling provision

Concrete	
District (ESCO)	
District (ESCO)	
District (ESCO)	
None	
No	

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 1 and 2: Shaping Good Places and Housing for a Diverse City

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed.  
Click-away and then re-click box, if Confirmed in error.  
Add Comments/References to explain non-conformances.

Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
------------	------------	------------------	------------------------------------	-----------------------------------	---------------------

#### Strategic Design Requirements

##### Code for Sustainable Homes

For funding, Code for Sustainable Homes Level 4 **MUST** be achieved. If this is confirmed, then all Funding Criteria labelled **CODE** will be assumed to have been met automatically.

If Code 4 is not to be obtained, then state committed performance here:

Code for Sustainable Homes

Click boxes below to confirm

Code level 3

This project is currently aiming to achieve Code Level 3.

##### Lifetime Homes

For funding, a full 4 points **MUST** be achieved for Lifetime Homes within the Code for Sustainable Homes (see London Design Prospectus for further clarification). If this is confirmed, then all Funding Criteria labelled **LTH** will be assumed to have been met.

Lifetime Homes  
(4 pts scored in Code)

CONFIRMED

##### Secured by Design

All Developments: Secured by Design (Part B) certification **MUST** be achieved. This can be confirmed through the Code for Sustainable Homes. If this is confirmed, then all Funding Criteria labelled **SBD** will be assumed to have been met automatically.

Medium and Large Developments: Where total development is 40 units or more, Secured by Design (Part A) certification **SHOULD** be achieved (see London Design Prospectus for further clarification in cases where SBD (Part A) cannot be achieved).

(PL denotes standards which overlap with town planning considerations)

Secured By Design  
(Part B only)

CONFIRMED

Secured By Design  
(full certification - A+B)

CONFIRMED

We are aiming to achieve full certification for Part A & B.

#### 1.0 Shaping Good Places

##### 1.1 Defining Spaces

###### 1.1.1 Development proposals must demonstrate:

- how the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography;
- how the scheme relates to the identified character of the place and to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.

✓

PL

CONFIRMED

###### 1.1.2 Development proposals must demonstrate:

- how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths;
- how public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided;
- for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.

✓

PL

CONFIRMED

##### 1.2 Outdoor spaces

###### 1.2.1 Development proposals must demonstrate that they comply with the borough's open space strategies, ensuring that an audit of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces are taken forward in the design process.

✓

PL

CONFIRMED

###### 1.2.2 For developments with a potential occupancy of ten children or more, development proposals must make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.

✓

PL

CONFIRMED

###### 1.2.3 Where communal open space is provided, development proposals must demonstrate that the space:

- is overlooked by surrounding development;
- is accessible to wheelchair users and other disabled people;
- is designed to take advantage of direct sunlight;
- has suitable management arrangements in place.

✓

PL

CONFIRMED

#### 2.0 Housing for a Diverse City

##### 2.1 Appropriate density

###### 2.1.1 Development proposals must demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.

✓

PL

CONFIRMED

PTAL= 2  
Net Density = 311.688311688312

<b>2.2 Residential mix</b>					
2.2.1	Development proposals must demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.	✓	PL	CONFIRMED	



# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 3: From Street to Front Door

To confirm a Standard, click on relevant cell in Column J. To unconfirm or choose 'N/A', click away and then click back on cell in Column J.

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed. Click-away and then re-click box, if Confirmed in error. Add Comments/References to explain non-conformances.		Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
<b>3.0 From Street to Front Door</b>							
<b>3.1 Entrance and approach</b>							
3.1.1 All main entrances to houses, ground floor flats and communal entrance lobbies must be visible from the public realm and clearly identified.	✓		PL			CONFIRMED	
3.1.2 The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core must be kept to a minimum and must be level or gently sloping [Lifetime Homes Criterion 2].	✓		LTH			CONFIRMED	
3.1.3 The approach to all entrances must preferably be level or gently sloping [Lifetime Homes Criterion 3].	✓		LTH			CONFIRMED	
3.1.4 All entrances must be illuminated and have level access over the threshold. Entrance doors must have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances must have weather protection and a level external landing [Lifetime Homes Criterion 4].	✓		LTH			CONFIRMED	
<b>3.2 Shared circulation within buildings</b>							
3.2.1 The number of dwellings accessed from a single core must not exceed eight per floor.		✓		✓		N/A	No Family 4
3.2.2 An access core serving 4 or more dwellings must provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system must be provided where any of the following apply: - more than 25 dwellings are served by one core - the potential occupancy of the dwellings served by one core exceeds 100 bed spaces - more than 8 dwellings are provided per floor.	✓		SBD (B)			CONFIRMED	
3.2.3 Where dwellings are accessed via an internal corridor, the corridor must receive natural light and adequate ventilation where possible.	✓		✓			CONFIRMED	
3.2.4 The minimum width for all paths, corridors and decks for communal circulation is 1200mm [Lifetime Homes Criterion 6].	✓		LTH			CONFIRMED	
3.2.5 For family affordable accommodation, if a lift is not installed, then secure internal storage for prams must be provided proximate to the building entrance (see Prospectus for further clarification).		✓		✓		N/A	
3.2.6 All dwellings entered at the fourth floor (fifth storey) and above must be served by at least one wheelchair accessible lift. All dwellings entered at the seventh floor (eighth storey) and above must be served by more than one lift.	✓		✓			CONFIRMED	
3.2.7 Every designated wheelchair accessible dwelling above the ground floor must be served by at least one wheelchair accessible lift. (If no wheelchair accessible dwellings above ground floor, then tick as confirmed).	✓		✓			CONFIRMED	
3.2.8 Principal access stairs must provide easy access regardless of whether a lift is provided. Where homes are reached by a lift, it must be fully wheelchair accessible [Lifetime Homes Criterion 5].	✓		LTH			CONFIRMED	
<b>3.3 Car parking</b>							
3.3.1 All developments must conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim must be to provide no more than one space per dwelling. Elsewhere parking provision should be broadly as follows depending on location: 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling; 3 bedroom dwellings: 1 - 1.5 spaces per dwelling; 1 - 2 bedroom dwellings: less than 1 per dwelling.	✓		PL			Car Parking Ratio = 1	
3.3.2 Each designated wheelchair accessible dwelling must have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to Appendix 3 of the Design Guide for design standards for wheelchair accessible housing. (If no wheelchair accessible housing, then tick as Confirmed).	✓		✓			CONFIRMED	
3.3.3 Careful consideration must be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	✓		PL			CONFIRMED	
3.3.4 Where car parking is within the dwelling plot, at least one car parking space must be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm must be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings [Lifetime Homes Criterion 1].	✓		LTH			CONFIRMED	
<b>3.4 Cycle storage</b>							

3.4.1	All developments must provide dedicated storage space for cycles at the following levels: 1 per 1 or 2 bedroom dwelling; or 2 per 3 or more bedroom dwelling	✓	CODE	CONFIRMED	
3.4.2	Individual or communal cycle storage outside the home must be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it must be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.		✓	CODE	CONFIRMED
3.5	<b>Refuse, post and deliveries</b>				
3.5.1	Communal refuse and recycling containers, communal bin enclosures and refuse stores must be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location must satisfy local requirements for waste collection and must achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings must be located to limit the nuisance caused by noise and smells and provided with means for cleaning.	✓	CODE	CONFIRMED	
3.5.2	Storage facilities for waste and recycling containers within each unit must be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.	✓	CODE	CONFIRMED	
<b>Comments</b> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>					

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

29

Internal Floor Area (m2)	Unit Type 1		Unit Type 2		Unit Type 3		Unit Type 4		Unit Type 5		Unit Type 6		Unit Type 7		Unit Type 8		Unit Type 9		Unit Type 10	
Number of units of particular unit type	1		1		2		1		2		2		5		3		6		3	
Flat or house?	flat		flat		flat		flat		flat		flat		flat		flat		flat		flat	
Number of bedrooms in unit type	1		1		1		2		1		2		1		1		1		1	
Number of bedspaces in unit type	2		2		2		3		2		4		2		2		2		2	
Number of bathrooms in unit type	1		1		1		1		1		1		1		1		1		1	
No. of WCs or shower rooms in addition to bathroom	0		0		0		0		0		0		0		0		0		0	
Number of storeys within the dwelling	1		1		1		1		1		1		1		1		1		1	
Number of Double Bedrooms	1		1		1		1		1		1		1		1		1		1	
Number of Twin Bedrooms	0		0		0		0		0		1		0		0		0		0	
Number of Single Bedrooms	0		0		0		1		0		0		0		0		0		0	
Gross committed or designed floor area of unit type	54.3	50	64.7	50	52.4	50	66.9	61	51.3	50	73.5	70	53.9	50	51.9	50	52.1	50	58.9	50
Does Unit Type meet minimum area requirement?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	

Unit Type Internal Measurements	Unit Type 1 Room Sizes		Unit Type 2 Room Sizes		Unit Type 3 Room Sizes		Unit Type 4 Room Sizes		Unit Type 5 Room Sizes		Unit Type 6 Room Sizes		Unit Type 7 Room Sizes		Unit Type 8 Room Sizes		Unit Type 9 Room Sizes		Unit Type 10 Room Sizes	
Combined area for living + dining + kitchen	25.44	23	23.71	23	25.6	23	25	25	21	23	27	27	24.15	23	23.96	23	23	23	25.36	23
Minimum width of main sitting area in living room	2.8	2.8	2.8	2.8	3	2.8	3	2.8	2.6	2.8	3.2	3.2	2.8	2.8	2.8	2.8	3	2.8	3	2.8
How many separate living spaces with external windows?	1	1	2	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	2	1
Double Bedroom 1 - Room Size	11.22	11.5	14.5	11.5	11.5	11.5	11.5	11.5	13.87	11.5	13	11.5	11.5	11.5	10.73	11.5	11.9	11.5	11.68	11.5
Double Bedroom 1 - Minimum Width	3.3	2.75	2.9	2.75	3	2.75	3.2	2.75	2.75	2.75	3.2	2.75	3	2.75	2.9	2.75	2.9	2.75	3	2.75
Double Bedroom 2 - Room Size		0		0		0		0		0		0		0		0		0		0
Double Bedroom 2 - Minimum Width		0		0		0		0		0		0		0		0		0		0
Double Bedroom 3 - Room Size		0		0		0		0		0		0		0		0		0		0
Double Bedroom 3 - Minimum Width		0		0		0		0		0		0		0		0		0		0
Twin Bedroom 1 - Room Size		0		0		0		0		0	12.71	11.5		0		0		0		0
Twin Bedroom 1 - Minimum Width		0		0		0		0		0	3.1	2.75		0		0		0		0
Twin Bedroom 2 - Room Size		0		0		0		0		0		0		0		0		0		0
Twin Bedroom 2 - Minimum Width		0		0		0		0		0		0		0		0		0		0
Twin Bedroom 3 - Room Size		0		0		0		0		0		0		0		0		0		0
Twin Bedroom 3 - Minimum Width		0		0		0		0		0		0		0		0		0		0
Single Bedroom 1 - Room Size		0		0		0	7.5	7.5		0		0		0		0		0		0
Single Bedroom 2 - Room Size		0		0		0		0		0		0		0		0		0		0
Single Bedroom 3 - Room Size		0		0		0		0		0		0		0		0		0		0

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

Bathroom 1	4.3	4.4	7.1	4.4	4.3	4.4	4.2	4.4	4.2	4.4	4.2	4.4	4.2	4.4	4.5	4.4	4.2	4.4	4.8	4.4
Bathroom 2																				
WC1		0		0		0		0		0		0		0		0		0		0
WC2		0		0		0		0		0		0		0		0		0		0
Ceiling Height	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5	2.4	2.5
5.2.1 Is this Unit Dual Aspect?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
5.2.1 Is this Unit required to be Dual Aspect?	No		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
<b>Do Room Dimensions meet minimum requirements?</b>	<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>	

<b>Additional Unit Requirements?</b>																				
Total gross internal floor area of built-in storage (min ht 2m)	1.56	1.5	1.36	1.5	1.75	1.5	1.36	2	1.5	1.5	2.5	2.5	1.3	1.5	1.3	1.5	1.365	1.5	1.3	1.5
<b>Does Unit Type meet storage requirements?</b>	<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>No</b>		<b>No</b>		<b>No</b>	
Unit private open space (gardens, terraces, balconies) (m <sup>2</sup> )	22.19	5	42.86	5	25.89	5	30.62	6	4.77	5	7.1	7	9.9	5	4.76	5	4.76	5	4.75	5
Minimum depth of balconies / terraces (m)(put 0 if none)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
<b>Does Unit Type meet private space requirements?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>Yes</b>		<b>Yes</b>		<b>No</b>		<b>No</b>		<b>No</b>	
<b>Is combined unit area and private space sufficient?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>	

4.1.2 Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																				
4.3.1 Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6, LTH 7)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.4.4 Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.3.2 Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.4.5 Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.5.3 Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.5.4 Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.6.2 Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.6.3 Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.6.4 Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.8.1 Is adequate space provided to be able to work from home (Code requirement)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.8.2 Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
4.10.2 Are private outdoor spaces at level access from the home (LTH 4)?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
<b>Have all other dwelling space requirements been met?</b>	<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>		<b>Yes</b>	

Tidy Page **Press****Comments - provide comments for instances of non-compliance**

4.1.2 The homes being developed will not accommodate the furniture, access and activity space requirements set out in the London Housing Design Guide; this is because the standards achievable have been constrained by the outline planning consent granted in November 2009 for the masterplan for the whole estate regeneration.

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

29

	Unit Type 11	Unit Type 12	Unit Type 13	Unit Type 14	Unit Type 15	Unit Type 16	Unit Type 17	Unit Type 18	Unit Type 19	Unit Type 20
Number of units of particular unit type	3									
Flat or house?	flat									
Number of bedrooms in unit type	2									
Number of bedspaces in unit type	4									
Number of bathrooms in unit type	1									
No. of WCs or shower rooms in addition to bathroom	0									
Number of storeys within the dwelling	1									
Number of Double Bedrooms	1									
Number of Twin Bedrooms	1									
Number of Single Bedrooms	0									
Gross committed or designed floor area of unit type	81.4	70								
Does Unit Type meet minimum area requirement?	Yes									

Unit Type Internal Measurements	Unit Type 11 Room Sizes	Unit Type 12 Room Sizes	Unit Type 13 Room Sizes	Unit Type 14 Room Sizes	Unit Type 15 Room Sizes	Unit Type 16 Room Sizes	Unit Type 17 Room Sizes	Unit Type 18 Room Sizes	Unit Type 19 Room Sizes	Unit Type 20 Room Sizes
Combined area for living + dining + kitchen	28	27								
Minimum width of main sitting area in living room	3.2	3.2								
How many separate living spaces with external windows?	1	1								
Double Bedroom 1 - Room Size	13.2	11.5								
Double Bedroom 1 - Minimum Width	2.75	2.75								
Double Bedroom 2 - Room Size		0								
Double Bedroom 2 - Minimum Width		0								
Double Bedroom 3 - Room Size		0								
Double Bedroom 3 - Minimum Width		0								
Twin Bedroom 1 - Room Size	14.4	11.5								
Twin Bedroom 1 - Minimum Width	3.2	2.75								
Twin Bedroom 2 - Room Size		0								
Twin Bedroom 2 - Minimum Width		0								
Twin Bedroom 3 - Room Size		0								
Twin Bedroom 3 - Minimum Width		0								
Single Bedroom 1 - Room Size		0								
Single Bedroom 2 - Room Size		0								
Single Bedroom 3 - Room Size		0								

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m<sup>2</sup> and for Single Bedrooms 7.5m<sup>2</sup>.

	Bathroom 1	4.4	4.4																
	Bathroom 2																		
	WC1		0																
	WC2		0																
	Ceiling Height	2.4	2.5																
5.2.1	Is this Unit Dual Aspect?	Yes																	
5.2.1	Is this Unit required to be Dual Aspect?	Yes																	
	<b>Do Room Dimensions meet minimum requirements?</b>	No																	

<b>Additional Unit Requirements?</b>																			
	Total gross internal floor area of built-in storage (min ht 2m)	2.6	2.5																
	<b>Does Unit Type meet storage requirements?</b>	Yes																	
	Unit private open space (gardens terraces balconies) (m <sup>2</sup> )	7.1	7																
	Minimum depth of balconies / terraces (m)(put 0 if none)	1.5	1.5																
	<b>Does Unit Type meet private space requirements?</b>	Yes																	
	<b>Is combined unit area and private space sufficient?</b>	Yes																	

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide*?																		
4.3.1	Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6, LTH 7)?	Yes																	
4.3.2	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?	Yes																	
4.4.5	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?	Yes																	
4.4.6	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?	Yes																	
4.5.3	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?	Yes																	
	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?	Yes																	
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?	Yes																	
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?	Yes																	
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?	Yes																	
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?	Yes																	
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?	Yes																	
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?	Yes																	
	<b>Have all other dwelling space requirements been met?</b>	Yes																	

\* Note on dwelling plans: (Small developments - self-certification)(Medium and Large developments - provide sample floor plans with BfL statement)

Tidy Page **Press**

Comments - provide comments for instances of non-compliance

# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Section 4: Dwelling Space Standards

Note that text provided on this page may be shortened. See London Design Prospectus for definitive requirements.

#### 4.0 Dwelling Space Assessment

Total number of units in the scheme

29

Internal Floor Area (m2)	Unit Type 21	Unit Type 22	Unit Type 23	Unit Type 24	Unit Type 25	Unit Type 26	Unit Type 27	Unit Type 28	Unit Type 29	Unit Type 30
Number of units of particular unit type										
Flat or house?										
Number of bedrooms in unit type										
Number of bedspaces in unit type										
Number of bathrooms in unit type										
No. of WCs or shower rooms in addition to bathroom										
Number of storeys within the dwelling										
Number of Double Bedrooms										
Number of Twin Bedrooms										
Number of Single Bedrooms										
Gross committed or designed floor area of unit type										
Does Unit Type meet minimum area requirement?										

Unit Type Internal Measurements	Unit Type 21 Room Sizes	Unit Type 22 Room Sizes	Unit Type 23 Room Sizes	Unit Type 24 Room Sizes	Unit Type 25 Room Sizes	Unit Type 26 Room Sizes	Unit Type 27 Room Sizes	Unit Type 28 Room Sizes	Unit Type 29 Room Sizes	Unit Type 30 Room Sizes
Combined area for living + dining + kitchen										
Minimum width of main sitting area in living room										
How many separate living spaces with external windows?										
Double Bedroom 1 - Room Size										
Double Bedroom 1 - Minimum Width										
Double Bedroom 2 - Room Size										
Double Bedroom 2 - Minimum Width										
Double Bedroom 3 - Room Size										
Double Bedroom 3 - Minimum Width										
Twin Bedroom 1 - Room Size										
Twin Bedroom 1 - Minimum Width										
Twin Bedroom 2 - Room Size										
Twin Bedroom 2 - Minimum Width										
Twin Bedroom 3 - Room Size										
Twin Bedroom 3 - Minimum Width										
Single Bedroom 1 - Room Size										
Single Bedroom 2 - Room Size										
Single Bedroom 3 - Room Size										
Bathroom 1										

Note on bedroom sizes: For funding, the minimum Double or Twin Bedroom size is 11.5m2 and for Single Bedrooms 7.5m2.

	Bathroom 2																			
	WC1																			
	WC2																			
	Ceiling Height																			
5.2.1	Is this Unit Dual Aspect?																			
5.2.1	Is this Unit required to be Dual Aspect?																			
	<b>Do Room Dimensions meet minimum requirements?</b>																			

	<b>Additional Unit Requirements?</b>																			
	Total gross internal floor area of built-in storage (min ht 2m)																			
	<b>Does Unit Type meet storage requirements?</b>																			
	Private open space provision (m <sup>2</sup> )																			
	Minimum depth of balconies / terraces (m)(put 0 if none)																			
	<b>Does Unit Type meet private space requirements?</b>																			
	<b>Is combined unit area and private space sufficient?</b>																			

4.1.2	Do dwelling plans demonstrate that unit type will accommodate the furniture, access and activity space requirements set out in London Housing Design Guide?																			
4.3.1	Does internal circulation within the dwelling meet Lifetime Homes criteria 6 and 7 (LTH 6 LTH 7)?																			
4.4.4	Does the design of the dwelling incorporate potential for a stair lift to be installed and suitable space provided for a through-the-floor lift (LTH 12)?																			
4.3.2	Is there a living room, living space or kitchen-dining room at entrance level (LTH 8)?																			
4.4.5	Are windows in the principal living space no higher than 800mm above finished floor level (LTH 15)?																			
4.4.6	Is there space on the entrance level that could be used as a convenient temporary bed space (LTH 9)?																			
4.5.3	Is there structure above main bedroom, etc, capable of supporting a ceiling hoist (LTH 13)?																			
4.6.2	Is there a wheelchair accessible WC with potential for a shower provided at the entrance level (LTH 10)?																			
4.6.3	Is there a wheelchair accessible bathroom on the same storey as the main bedroom (LTH 14)?																			
4.6.4	Are walls in bathrooms and WCs capable of taking adaptations such as handrails (LTH 11)?																			
4.8.1	Is adequate space provided to be able to work from home (Code requirement)?																			
4.8.2	Are service controls within a height band of 450mm to 1200mm from the floor (LTH 16)?																			
4.10.2	Are private outdoor spaces at level access from the home (LTH 4)?																			
	<b>Have all other dwelling space requirements been met?</b>																			

Tidy Page **Press**

Comments - provide comments for instances of non-compliance



# LONDON DESIGN STANDARDS

## Funding Design Proforma

### Design Guide Sections 5 and 6: Home as a Place of Retreat and Climate Change Mitigation

Just click the box in Column J to confirm whether the required Performance has been Committed or Designed. Click-away and then re-click box, if Confirmed in error. Add Comments/References to explain non-conformances.		Priority 1	Priority 2	Funding Criteria	Additional Family Funding Criteria	Committed or Designed Performance	Comment / Reference
<b>5 Home as a Place of Retreat</b>							
<b>5.1 Privacy</b>							
5.1.1	Design proposals must 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.	✓		SBD (B)		CONFIRMED	
<b>5.2 Dual aspect</b>							
5.2.1	Developments must avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms.	✓		✓		CONFIRMED	
5.2.2	Developments must avoid single aspect dwellings that are north facing, exposed to noise levels above which significant adverse effects on health and quality of life occur, or contain three or more bedrooms.	✓		✓		Yes	
<b>5.3 Noise</b>							
5.3.1	The layout of adjacent dwellings and the location of lifts and circulation spaces must seek to limit the transmission of noise to sound sensitive rooms within dwellings.	✓		CODE Hea2		CONFIRMED	
<b>5.5 Daylight and sunlight</b>							
5.5.1	Glazing to all habitable rooms must be not less than 20% of the internal floor area of the room.	✓		CODE		CONFIRMED	
5.5.2	All homes must provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces must preferably receive direct sunlight.	✓		PL		Not a funding standard	
<b>6 Climate Change Mitigation and Adaptation</b>							
<b>6.1 Environmental performance</b>							
6.1.1	Designers must seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.		✓	CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme.
6.1.2	All homes must satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	✓		CODE		CONFIRMED	
<b>6.2 Energy and CO2</b>							
6.2.1	Development proposals must be designed in accordance with the London Plan energy hierarchy, and must meet the following minimum targets for carbon dioxide emissions reduction. Year Improvement on 2006 Building Regulations 2010 - 2013 44 per cent 2013 - 2016 65 per cent 2016 - 2031 Zero carbon	✓		CODE		CONFIRMED	
<b>6.3 Overheating</b>							
6.3.1	Development proposals must demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.	✓		CODE		CONFIRMED	
<b>6.4 Water</b>							
6.4.1	New dwellings must be designed to ensure that a maximum of 105 litres of water is consumed per person per day.	✓		CODE		CONFIRMED	
6.4.2	Where development is permitted in an area at risk of flooding, it must incorporate flood resilient design in accordance with PPS25.	✓		CODE		CONFIRMED	
6.4.3	New development must adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.	✓		CODE		CONFIRMED	
6.4.4	New development must incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.	✓		CODE		CONFIRMED	
<b>6.5 Materials</b>							
6.5.1	All new residential development must meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.		✓	CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme and these points were not targeted to achieve CfSH level 3
6.5.2	All new residential development must accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.	✓		CODE			Due to the constraints imposed by the outline planning consent granted in November 2009 for the regeneration of the wider estate, code level 4 was not achievable on this scheme and these points were not targeted to achieve CfSH level 3
<b>6.6 Ecology</b>							
6.6.1	The design and layout of new residential development must avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.	✓		CODE		CONFIRMED	

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 96838

Mardyke PH 1 (GN) - SOS

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
231 London Borough of Tower Hamlets

Is this project in a conservation area?

Room matrix method used? **Y**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **121**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**26 Jun 2009**

Name of assessor



## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
154370	14	New	5	3	Flat	2 Terraced	98
154371	5	New	2	1	Flat	1 Terraced	51
154375	2	New	4	2	Flat	1 Terraced	76
154376	2	New	5	3	Flat	2 Terraced	102
154379	1	New	2	1	Flat	1 Terraced	51
154381	1	New	2	1	Flat	1 Terraced	51
154382	4	New	4	2	Flat	1 Terraced	76
154386	4	New	4	2	Flat	1 Terraced	69
154387	4	New	2	1	Flat	1 Terraced	64
154388	11	New	5	3	Flat	2 Terraced	101
154390	2	New	4	3	Flat	1 Terraced	115
154394	2	New	4	3	Flat	1 Terraced	95
154395	1	New	4	2	Flat	1 Terraced	78
154402	6	New	2	1	Flat	1 Terraced	56
154403	16	New	2	1	Flat	1 Terraced	56
154404	22	New	4	2	Flat	1 Terraced	74
154405	6	New	2	1	Flat	1 Terraced	53
154406	6	New	4	2	Flat	1 Terraced	73
154407	4	New	4	2	Flat	1 Terraced	77
154408	4	New	5	3	Flat	2 Terraced	101
154409	2	New	4	2	Flat	1 Terraced	74
154410	2	New	2	1	Flat	1 Terraced	69
<b>Total</b>	<b>121</b>		<b>433</b>	<b>236</b>			<b>9138</b>

## Results Summary

Indicator		Score using default weighting
1	Location	65%
2	Site: Visual Impact, Layout and Landscaping	73%
3	Site: Open Space	45%
4	Site: Routes and Movement	80%
5	Unit Size	66%
6	Unit Layout	63%
7	Unit Noise Control,Light Quality,Services	52%
8	Accessibility within the Unit	80%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>64%</b>

## **Indicator 1: Location**

**Post code used for location is RM13 8QD**

### **Support Services (20.00%)**

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	<b>Y</b>
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	<b>Y</b>
1.1.3	Is there a public house, restaurant or cafe within 1km?	<b>Y</b>
1.1.4	Is there a place of worship or community hall or centre within 1km?	<b>N</b>

### **Retail (20.00%)**

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	<b>Y</b>
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	<b>Y</b>
1.1.7	Is there a post office very near (within 500m)?	<b>N</b>
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	<b>N</b>
1.1.9	Is there a public telephone very near (within 500m)?	<b>N</b>
1.1.10	Is there a cash-point/bank very near (within 500m)?	<b>Y</b>
1.1.11	Is there a major commercial centre or high street within 2 km?	<b>N</b>

### **Schools (10.00%)**

1.1.12	Is there a pre-school/nursery very near (within 500m)?	<b>N</b>
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	<b>N</b>
1.1.14	Is there a primary school very near (within 500m)?	<b>Y</b>
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	<b>N</b>
1.1.16	Is there a secondary school within 1km?	<b>N</b>

1.1.17	Is there a secondary school more than 1km but within 2 km?	Y
--------	--	---

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
--------	---	---

1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
--------	--	---

1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
--------	--	---

1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
--------	---	---

1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
--------	---	---

1.1.23	Is there a park/public open space within 1 km?	Y
--------	--	---

1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y
--------	---	---

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
--------	--	---

1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
--------	--	---

1.1.27	Is there a train or underground station very near (within 500m)?	N
--------	--	---

1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N
--------	--	---

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
-------	--	---

1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
-------	---	---

1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
-------	--	---

1.2.4	Are there high voltage overhead power lines within 500m?	N
-------	--	---

1.2.5	Are there polluted waterways within 250m?	N
-------	---	---

1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N
-------	--	---

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## **Indicator 2: Site: Visual Impact, Layout and Landscaping**

**Q 2.22 - Currently assumed planting not related to climatic conditions to provided wind protection and shade.**

**Q 2.24 - Currently assumed screening is not provided for in-curtilage and grouped parking.**

**Q 2.25 - Currently assumed planted/grassed areas are not sufficiently large to be viable (approximately equivalent to a dwelling plot)**

**Q 2.28 - Currently assumed hard surfaces are not varied to suit relation to buildings or larger areas with different uses.**

### **Visual Impact (33.33%)**

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### **Layout (33.33%)**

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor	Y



areas and in dwellings?

2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical access route in a block of flats always 15 or fewer?	Y
2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	Y
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	Y
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	Y
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas	N

with different uses?

2.29	Is landscaping able to be easily and cost effectively maintained?	<b>Y</b>
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	<b>N</b>
2.31	Do all the Yes answers apply to 100% of the site?	<b>Y</b>

### **Indicator 3: Site: Open Space**

**Q 3.2.14 - Currently assumed there is only lockable external storage for bicycles provided for the flats in Block B.**

**Q 3.2.15 - Currently assumed there are no facilities for water recycling for garden use provided.**

**Q 3.3.14 - Currently assumed the only car parking spaces secure is in the underground parking in Block B.**

**Q 3.3.18 - Currently assumed there are no clearly defined visitor parking provided.**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	Y
3.1.2	Are boundaries between public and private spaces clear?	Y
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	Y
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	Y
3.1.5	Is site route network designed to discourage strangers and hinder escape?	Y
3.1.6	Is best advantage taken of opportunities for private open space?	Y
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	Y
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	Y
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	Y
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	N
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	Y

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	Y
--------	--	---

3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of flats?	<b>Y</b>
3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>

### **Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>Y</b>
3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>Y</b>
3.1.23	Do all the Yes answers above apply to 100% of the site	<b>N</b>

### **Open Space 1 (16.00%)**

3.2.1	No private open space	<b>0</b>
3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>84</b>
3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>37</b>
3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>0</b>
3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
3.2.6	Private open space over 200 sq m	<b>0</b>

3.2.7	No shared open space or no second private open space	0
3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	121
3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	0

### **Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	121
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	121
3.2.14	External lockable storage suitable for large items (eg bicycles)	88
3.2.15	Facilities for water recycling for garden use in open space	0
3.2.16	Outside tap with suitable drainage	34
3.2.17	Outside electricity supply	0
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	121

### **Car Parking (25.00%)**

#### **Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	0

3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	<b>52</b>
3.3.6	Grouped hard standing within 30m of unit	<b>69</b>
3.3.7	Grouped garages within 30m of unit or block (flats)	<b>0</b>
3.3.8	Hardstanding outside building plot but clearly related to dwelling	<b>0</b>
3.3.9	Hardstanding within unit or building plot	<b>0</b>
3.3.10	Car port within unit or building plot	<b>0</b>
3.3.11	Garage within unit or building plot	<b>0</b>

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	<b>10</b>
3.3.13	Car space further than 2m from window of a habitable room	<b>121</b>
3.3.14	Car space is secure	<b>52</b>
3.3.15	Car space provides easy access directly to garden without passing through dwelling	<b>X</b>
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	<b>121</b>
3.3.17	Grouped parking is clearly identified with the dwellings it serves	<b>121</b>

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	<b>N</b>
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	<b>N</b>

## **Indicator 4: Site: Routes and Movement**

### **Q 4.1.9 - Currently assumed routes do not facilitate and encourage cycling.**

#### **Site Routes (50.00%)**

##### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

##### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>Y</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

##### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |

4.1.14	Do all the answers in 4.1 above apply to 100% of the site?	Y
--------	--	---

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	Y
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	Y
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	Y
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y



4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y
4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	Y

#### **Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	Y
4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	N
4.2.20	Lift to all dwellings with entrances above ground level	Y
4.2.21	All dwellings with private entrance at ground floor level	Y
4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	Y
4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	N

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m	28	13			
5.1.4	4 bedspace 67 to 75 sq m	4	11	34		
5.1.6	5 bedspace 2 storey 82 to 85 sq m	31				

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	121
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	4
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	37

## Indicator 6: Unit Layout

**Q 6.1.12 - Currently assumed there is no external storage provided.**

**Q 6.2.22 - Currently assumed drawers or varying depth not provided in the kitchen units.**

**Q 6.2.38 - Currently assumed the minimum floor to ceiling height is lower then 2.5m.**

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	83		32	6	
6.1.2	Living room - access/activity zones	88	26			7
6.1.3	Dining space - furniture		28	37	8	
6.1.4	Dining space - access/activity zones			2	4	67
6.1.5	Bedrooms - furniture	37	69	15		
6.1.6	Bedrooms - access/activity zones	121				
6.1.7	Bathroom - furniture	8	34	79		
6.1.8	Bathroom - access/activity zones	66	55			
6.1.9	Kitchen - furniture	19	28	24	30	20
6.1.10	Kitchen - access/activity zones	37	12	20	4	48
6.1.11	Storage - internal			121		
6.1.12	Storage - external					121

### Additional Features (50.00%)

## **Living and Dining Space**

6.2.1	Living room not an essential part of circulation	<b>84</b>
6.2.2	Space for future focal point fire installation or actual fire or other features in living room	<b>121</b>
6.2.3	Some storage space not in living room	<b>121</b>
6.2.4	Space for PC in living room	<b>61</b>
6.2.5	Two separate living rooms or areas are possible or provided	<b>0</b>
6.2.6	Direct access or via lobby from living to private open space is possible or provided	<b>121</b>
6.2.7	Dining space is separate (not in kitchen/living room)	<b>0</b>
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	<b>0</b>

## **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	<b>113</b>
6.2.10	Beds (in all rooms) can be in more than one position	<b>121</b>
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	<b>121</b>
6.2.12	Double room can accommodate twin beds	<b>121</b>
6.2.13	One or more twin or double bedrooms can subdivide into two singles	<b>0</b>
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	<b>0</b>
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	<b>121</b>
6.2.16	A separate shower cubicle is provided	<b>0</b>

## **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	<b>0</b>
--------	--	----------

6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	121
6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	121
6.2.21	Min 1200mm run between cooker and sink in kitchen	49
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	102
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	121
6.2.25	500mm min. clear work top each side of cooker	121

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	121
6.2.27	Hanging for outdoor clothes by external doors	121
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	121
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	121
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	121
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	121

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	121
6.2.33	Restrictors on upper floor casement windows	86
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	121
6.2.35	Hard wired smoke alarm on every floor of the unit	121

6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	<b>121</b>
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	<b>121</b>
6.2.38	A minimum floor to ceiling height of 2.5m is provided	<b>0</b>

## **Indicator 7: Unit Noise Control,Light Quality,Services**

**7.1.2 Assumed the units are not designed to exceed the requirements of the Building Regulations**

**7.1.3 Sound test results awaited**

**7.3.1 to 7.3.8 Assumed all services meet the minimum standards**

**7.4.4 - Currently assumed fused spur for security alarm not provided.**

**Q 7.4.5 - Currently assumed fused spur for future stair lift not provided.**

**Q 7.4.8 - Currently assumed additional/new cabling cannot be easily installed.**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	<b>121</b>
7.1.2	Designed to exceed the requirements of Building Regulations	<b>0</b>
7.1.3	Sound reduction compliance demonstrated by testing	<b>0</b>
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	<b>48</b>
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	<b>76</b>
7.1.6	Windows more than 3m horizontal distance from a public route or space	<b>121</b>
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	<b>93</b>
7.1.8	Effective buffer between building and any noise source identified in 1.3.	<b>X</b>
7.1.9	Triple glazing to combat noise	<b>X</b>

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	<b>121</b>
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	<b>0</b>
7.2.3	Living room window within 30 degrees of South or gets good daylight	<b>121</b>
7.2.4	Kitchen has a window	<b>104</b>

7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	38
7.2.6	All bathrooms have a window	8

### Services 1 (30.00%)

#### Standard of Service Provision

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			121		
7.3.2	Sockets in consistent location			121		
7.3.3	Appliance spurs			121		
7.3.4	Shaver sockets 240/115 volt			121		
7.3.5	TV aerial point with conduit and draw wire			121		
7.3.6	Phone/data points, Digital/Broadband			121		
7.3.7	Switches in consistent location and height			121		
7.3.8	Two way switches			121		

### Services 2 (8.18%)

#### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply	121
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m	121
7.4.3	Unobtrusive pipework and ductwork	121
7.4.4	Fused spur for security alarm	0
7.4.5	Fused spur for stair lift	0



7.4.6	In flood risk location, electric sockets fed from above	<b>X</b>
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling	<b>0</b>
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration	<b>0</b>
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of multimedia	<b>121</b>

### **Adaptability (1.82%)**

7.5.1	Designed to allow for future roof space expansion	<b>0</b>
7.5.2	Incorporates a basement	<b>0</b>

## **Indicator 8: Accessibility within the Unit**

### **Wheelchair Designed**

**Q 8.3.1 - Currently assumed not all units are applicable in the development.**

### **Lifetimes Homes Standard**

**Q 8.4 - Currently assumed all homes in the development meets all requirements of Lifetime Homes.**

#### **Accessibility (100.00%)**

8.1	Is there an Access Statement for this development?	<b>Y</b>
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	<b>Y</b>
8.2.2	Lift provided to unit entrance level above 3 storeys.	<b>Y</b>
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	<b>N</b>
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	<b>Y</b>

#### **Lifetime Homes 1**

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	<b>Y</b>
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	<b>N</b>
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	<b>N</b>
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	<b>N</b>
8.4.4	External Entrances: All entrances should be illuminated.	<b>N</b>
8.4.5	External Entrances: All entrances should have level access over the threshold.	<b>N</b>
8.4.6	External Entrances: All entrances should have a covered main entrance.	<b>N</b>
8.4.7	Communal Stairs: should provide easy access.	<b>N</b>

8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	N
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N
8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	N
8.4.11	Living Room: The living room should be at entrance level.	N

## **Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N
8.4.13	WC: There should be a wheelchair accessible entrance level WC.	N
8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	N
8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	N
8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	N
8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	N
8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	N
8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the	N

floor).

## Indicator 11: Sustainability

**Q 9.2 - Currently assumed the code sustainability level will achieve level 3 - Certificate awaited.**

### **Sustainability (0.00%)**

9.1	Code for Sustainable Homes	<b>Y</b>
9.2	Ecohomes	<b>N</b>
9.3	Rehabilitation	<b>N</b>

### **Code for Sustainable Homes (100.00%)**

9.1.0	None	<b>0</b>
9.1.1	Level 1	<b>0</b>
9.1.2	Level 2	<b>0</b>
9.1.3	Level 3	<b>121</b>
9.1.4	Level 4	<b>0</b>
9.1.5	Level 5	<b>0</b>
9.1.6	Level 6	<b>0</b>

## Indicator 12: Building for Life

**The Building for Life Indicator was completed by PRP architects.**

### **Character (25.00%)**

10.1	Does the scheme feel like a place with distinctive character?	Y
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### **Roads, Parks and Pedestrianisation (25.00%)**

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	Y
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	N

### **Design and Construction (25.00%)**

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	N
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>Y</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>N</b>

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 107632

Mardyke Phase 2 (GN) - SOS

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
217 London Borough of Havering

Is this project in a conservation area?

Room matrix method used? **N**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **178**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

Name of assessor

**1 Sep 2010**



## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
196247	15	New	5	3	Flat	2 Terraced	100
196248	2	New	2	1	Flat	1 Terraced	63
196249	3	New	2	1	Flat	1 Terraced	65
196250	1	New	2	1	Flat	1 Terraced	59
196251	5	New	2	1	Flat	1 Terraced	52
196252	1	New	3	2	Flat	1 Terraced	68
196253	9	New	2	1	Flat	1 Terraced	52
196254	3	New	2	1	Flat	1 Terraced	51
196255	3	New	2	1	Flat	1 Terraced	56
196256	6	New	5	3	Flat	1 Terraced	94
196257	11	New	4	2	Flat	1 Terraced	74
196261	6	New	4	2	Flat	1 Terraced	69
196262	3	New	4	2	Flat	1 Terraced	79
196267	2	New	4	2	Flat	2 Terraced	86
196268	13	New	2	1	Flat	1 Terraced	57
196269	5	New	2	1	Flat	1 Terraced	59
196276	3	New	2	1	Flat	1 Terraced	56
196278	9	New	4	2	Flat	1 Terraced	70
196279	9	New	4	2	Flat	1 Terraced	70
196282	2	New	4	2	Flat	2 Terraced	83
196293	3	New	4	2	Flat	2 Terraced	84
196294	2	New	4	2	Flat	2 Terraced	83
196295	5	New	3	2	Flat	1 Terraced	69
196296	4	New	5	3	Flat	2 Terraced	112
196297	2	New	5	3	Flat	2 Terraced	114
196298	3	New	5	3	Flat	2 Terraced	116
196299	1	New	5	3	House	3 Semi	112

196300	1	New	4	3	Flat	1	Terraced	96
196301	2	New	5	3	Flat	2	Terraced	102
196302	1	New	5	3	Flat	2	Terraced	108
196303	2	New	5	3	Flat	2	Terraced	92
196304	2	New	5	3	Flat	2	Terraced	99
196305	1	New	3	2	Flat	1	Terraced	72
196306	4	New	4	2	Flat	2	Terraced	72
196307	1	New	4	2	Flat	2	Terraced	94
196308	1	New	4	2	Flat	2	Terraced	81
196309	1	New	2	1	Flat	1	Terraced	56
196310	3	New	4	2	Flat	1	Terraced	73
196311	1	New	5	3	Flat	2	Terraced	112
196312	1	New	5	3	Flat	2	Terraced	115
196313	1	New	5	3	Flat	2	Terraced	108
196314	4	New	5	3	Flat	1	Terraced	90
196315	5	New	2	1	Flat	1	Terraced	51
196316	1	New	2	1	Flat	1	Terraced	53
196317	1	New	5	3	Flat	2	Terraced	92
196318	1	New	5	3	Flat	2	Terraced	99
196319	1	New	4	2	Flat	1	Terraced	76
196320	12	New	4	2	Flat	1	Terraced	73
<b>Total</b>	<b>178</b>		<b>644</b>	<b>350</b>				<b>13462</b>

## Results Summary

Indicator		Score using default weighting
1	Location	56%
2	Site: Visual Impact, Layout and Landscaping	51%
3	Site: Open Space	31%
4	Site: Routes and Movement	71%
5	Unit Size	63%
6	Unit Layout	49%
7	Unit Noise Control,Light Quality,Services	43%
8	Accessibility within the Unit	63%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>54%</b>

## **Indicator 1: Location**

**Post code used for Location is RM13 8PR**

### **Support Services (20.00%)**

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	<b>N</b>
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	<b>Y</b>
1.1.3	Is there a public house, restaurant or cafe within 1km?	<b>Y</b>
1.1.4	Is there a place of worship or community hall or centre within 1km?	<b>N</b>

### **Retail (20.00%)**

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	<b>Y</b>
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	<b>N</b>
1.1.7	Is there a post office very near (within 500m)?	<b>N</b>
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	<b>N</b>
1.1.9	Is there a public telephone very near (within 500m)?	<b>N</b>
1.1.10	Is there a cash-point/bank very near (within 500m)?	<b>Y</b>
1.1.11	Is there a major commercial centre or high street within 2 km?	<b>N</b>

### **Schools (10.00%)**

1.1.12	Is there a pre-school/nursery very near (within 500m)?	<b>Y</b>
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	<b>N</b>
1.1.14	Is there a primary school very near (within 500m)?	<b>Y</b>
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	<b>N</b>
1.1.16	Is there a secondary school within 1km?	<b>N</b>

1.1.17	Is there a secondary school more than 1km but within 2 km?	Y
--------	--	---

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
--------	---	---

1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
--------	--	---

1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
--------	--	---

1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
--------	---	---

1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
--------	---	---

1.1.23	Is there a park/public open space within 1 km?	N
--------	--	---

1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y
--------	---	---

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
--------	--	---

1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
--------	--	---

1.1.27	Is there a train or underground station very near (within 500m)?	N
--------	--	---

1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N
--------	--	---

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
-------	--	---

1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
-------	---	---

1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
-------	--	---

1.2.4	Are there high voltage overhead power lines within 500m?	N
-------	--	---

1.2.5	Are there polluted waterways within 250m?	N
-------	---	---

1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N
-------	--	---

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

**Q 2.24 - Currently assumed screening is not provided for in-curtilage and grouped parking.**

**Q 2.27 - Currently assumed there has been no qualified landscape architect used to create or assess the landscape design.**

**Q 2.28 - Currently assumed hard surfaces are not varied to suit relation to buildings or larger areas with different uses.**

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y

2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical access route in a block of flats always 15 or fewer?	Y
2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	N
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	N
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	N
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N



2.29	Is landscaping able to be easily and cost effectively maintained?	<b>Y</b>
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	<b>N</b>
2.31	Do all the Yes answers apply to 100% of the site?	<b>N</b>

### Indicator 3: Site: Open Space

**Q 3.2.18 to 3.1.20 - Currently assumed there are no childrens play areas within sight of family dwellings for 2-5 years and 5-12 years fitted with suitable play equipment for the age range.**

**Q 3.2.13 - Currently assumed there are no lockable gates provided.**

**Q 3.2.16 - Currently assumed there is no outside tap with suitable drainage provided.**

**Q 3.3.18 - Currently assumed there is no clearly defined visitor parking provided.**

#### Site Security (20.00%)

3.1.1	Are spaces between buildings planned for specific uses?	Y
3.1.2	Are boundaries between public and private spaces clear?	Y
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	X
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	Y
3.1.5	Is site route network designed to discourage strangers and hinder escape?	N
3.1.6	Is best advantage taken of opportunities for private open space?	Y
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	Y
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	Y
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	Y
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	X
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	Y

#### Shared Area in Flat (10.00%)

##### Shared Areas in Flats

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	Y
--------	--	---

3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of flats?	<b>Y</b>
3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>

### **Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>N</b>
3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>N</b>
3.1.23	Do all the Yes answers above apply to 100% of the site	<b>N</b>

### **Open Space 1 (16.00%)**

3.2.1	No private open space	<b>26</b>
3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>147</b>
3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>5</b>
3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>0</b>
3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
3.2.6	Private open space over 200 sq m	<b>0</b>

3.2.7	No shared open space or no second private open space	178
3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	0
3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	0

### **Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	5
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	X
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	6
3.2.13	Lockable gates to open space same height as open space boundaries	0
3.2.14	External lockable storage suitable for large items (eg bicycles)	178
3.2.15	Facilities for water recycling for garden use in open space	0
3.2.16	Outside tap with suitable drainage	5
3.2.17	Outside electricity supply	0
3.2.18	Secure access from front to rear open space without going through house	5
3.2.19	Clothes drying facility with access path with no level change	5

### **Car Parking (25.00%)**

#### **Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	15
3.3.4	Only public road hard standing available - within 30m of front door	0

3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	163
3.3.7	Grouped garages within 30m of unit or block (flats)	0
3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	9
3.3.13	Car space further than 2m from window of a habitable room	178
3.3.14	Car space is secure	94
3.3.15	Car space provides easy access directly to garden without passing through dwelling	5
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	163
3.3.17	Grouped parking is clearly identified with the dwellings it serves	163

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## Indicator 4: Site: Routes and Movement

**Q 4.2.4 - Currently assumed where ramps are used there are no alternative steps with handrails provided.**

**Q 4.2.5 - Currently assumed there are no rails for essential steps that rise maximum 170mm plus going minimum 280mm.**

**Q 4.2.6 - Currently assumed there are no level changes protected from adjacent drop by handrail if the drop exceeds 380mm.**

**Q 4.2.19 - Currently assumed there is no convenient wheelchair accessible parking for 100% of the units within 30m of the main entrance provided.**

### Site Routes (50.00%)

#### General

- |       |  |   |
|-------|--|---|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | Y |
| 4.1.2 | Is the hierarchy of routes clear?  | Y |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | Y |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | N |

#### Vehicles

- |       |   |   |
|-------|---|---|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | N |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | Y |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | Y |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | Y |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | N |

#### Pedestrians

- |        |   |   |
|--------|---|---|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes? | Y |
|--------|---|---|

4.1.11	Is lighting appropriately related to buildings and easy to maintain?	Y
4.1.12	Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats?	Y
4.1.13	Are kerbs dropped where foot paths cross roads?	Y
4.1.14	Do all the answers in 4.1 above apply to 100% of the site?	Y

### **Access to Unit (50.00%)**

#### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

#### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y

4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y
4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	Y

### **Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	Y
4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	N
4.2.20	Lift to all dwellings with entrances above ground level	Y
4.2.21	All dwellings with private entrance at ground floor level	Y
4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	Y
4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	N



## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m	31	23			
5.1.3	3 bedspace 57 to 67 sq m		7			
5.1.4	4 bedspace 67 to 75 sq m	11	5	54		
5.1.5	5 bedspace 1 storey 75 to 85 sq m	6	4			
5.1.6	5 bedspace 2 storey 82 to 85 sq m	33	3			
5.1.7	5 bedspace 3 storey 85 to 95 sq m	1				

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	178
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	36

## Indicator 6: Unit Layout

### Unit Types C017 & C019

At present the Kitchen width is 1.5m, this fails to meet the minimum requirement which is 2m.

At present the single bedroom width is 1.7m, this fails to meet the minimum requirement which is 2m.

### Unit Type C017

At present the single bedroom width is 1.8m, this fails to meet the minimum requirement which is 2m.

### Unit Type C026

At present the Kitchen width is 1.8m, this fails to meet the minimum requirement which is 2m.

## Furniture Provision (50.00%)

### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	87	6	16	9	60
6.1.2	Living room - access/activity zones	83	6	26	4	59
6.1.3	Dining space - furniture			24	29	12
6.1.4	Dining space - access/activity zones			1		64
6.1.5	Bedrooms - furniture	25	35	27	42	49
6.1.6	Bedrooms - access/activity zones	110	10	2	25	31
6.1.7	Bathroom - furniture	10	18	71	28	51
6.1.8	Bathroom - access/activity zones	36	66	76		
6.1.9	Kitchen - furniture	7	20	41	33	77
6.1.10	Kitchen - access/activity zones	72	3	19	8	76

6.1.11	Storage - internal	178	
6.1.12	Storage - external	5	173

### **Additional Features (50.00%)**

#### **Living and Dining Space**

6.2.1	Living room not an essential part of circulation		113
6.2.2	Space for future focal point fire installation or actual fire or other features in living room	178	
6.2.3	Some storage space not in living room	178	
6.2.4	Space for PC in living room	93	
6.2.5	Two separate living rooms or areas are possible or provided	0	
6.2.6	Direct access or via lobby from living to private open space is possible or provided	152	
6.2.7	Dining space is separate (not in kitchen/living room)	0	
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0	

#### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	100	
6.2.10	Beds (in all rooms) can be in more than one position	178	
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	178	
6.2.12	Double room can accommodate twin beds	85	
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0	
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	0	
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	178	

6.2.16	A separate shower cubicle is provided	0
<b>Kitchen</b>		
6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	178
6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	178
6.2.21	Min 1200mm run between cooker and sink in kitchen	0
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	98
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	0
6.2.25	500mm min. clear work top each side of cooker	178
<b>Circulation and Storage</b>		
6.2.26	Halls and corridors well planned and lit	178
6.2.27	Hanging for outdoor clothes by external doors	178
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	72
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	178
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	178
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	178
<b>Safety and General</b>		
6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	178
6.2.33	Restrictors on upper floor casement windows	169

6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	<b>0</b>
6.2.35	Hard wired smoke alarm on every floor of the unit	<b>178</b>
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	<b>178</b>
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	<b>178</b>
6.2.38	A minimum floor to ceiling height of 2.5m is provided	<b>0</b>

## **Indicator 7: Unit Noise Control,Light Quality,Services**

**7.1.1 Assumed the units are not designed in accordance with Robust Detail standards**

**7.1.2 Assumed the units are not designed to exceed the requirements of the Building Regulations**

**7.1.3 Sound test results awaited**

**7.3.1 to 7.3.8 Assumed all services meet the minimum standards**

**7.4.4 - Currently assumed fused spur for security alarm not provided.**

**7.4.5 - Currently assumed fused spur for future stair lift not provided.**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	0
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	11
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	158
7.1.6	Windows more than 3m horizontal distance from a public route or space	178
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	156
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	178
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	178
7.2.4	Kitchen has a window	56

7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	48
7.2.6	All bathrooms have a window	0

### Services 1 (30.00%)

#### Standard of Service Provision

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			178		
7.3.2	Sockets in consistent location			178		
7.3.3	Appliance spurs			178		
7.3.4	Shaver sockets 240/115 volt			178		
7.3.5	TV aerial point with conduit and draw wire			178		
7.3.6	Phone/data points, Digital/Broadband			178		
7.3.7	Switches in consistent location and height			178		
7.3.8	Two way switches			178		

### Services 2 (8.18%)

#### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply	178
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m	0
7.4.3	Unobtrusive pipework and ductwork	178
7.4.4	Fused spur for security alarm	0
7.4.5	Fused spur for stair lift	0

7.4.6	In flood risk location, electric sockets fed from above	<b>X</b>
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling	<b>0</b>
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration	<b>0</b>
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of multimedia	<b>173</b>

### **Adaptability (1.82%)**

7.5.1	Designed to allow for future roof space expansion	<b>0</b>
7.5.2	Incorporates a basement	<b>0</b>



## **Indicator 8: Accessibility within the Unit**

### **Inclusive Environment**

**Q 8.1 - Currently assumed there is no Access Statement for this development.**

### **Lifetime Homes Standard**

**Q 8.4 - Currently assumed all homes in the development do not meet all the requirements of Lifetime Homes.**

### **Car Parking**

**Q 8.4.1 - Currently assumed where there is car parking adjacent to the home, it is not capable of enlargement to attain 3300mm width.**

### **Accessibility (100.00%)**

8.1	Is there an Access Statement for this development?	N
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### **Lifetime Homes 1**

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	N
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Y
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	Y
8.4.4	External Entrances: All entrances should be illuminated.	Y
8.4.5	External Entrances: All entrances should have level access over the threshold.	Y
8.4.6	External Entrances: All entrances should have a covered main entrance.	Y
8.4.7	Communal Stairs: should provide easy access.	Y

8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	Y
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N
8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Y
8.4.11	Living Room: The living room should be at entrance level.	Y

## **Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N
8.4.13	WC: There should be a wheelchair accessible entrance level WC.	Y
8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	Y
8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Y
8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Y
8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Y
8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Y

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Y
--------	--	---

## Indicator 11: Sustainability

**Q 9.2 - Currently assumed the Code Sustainability level will achieve 'Level 3' - Certificate awaited.**

### **Sustainability (0.00%)**

9.1	Code for Sustainable Homes	<b>Y</b>
-----	----------------------------	----------

9.2	Ecohomes	<b>N</b>
-----	----------	----------

9.3	Rehabilitation	<b>N</b>
-----	----------------	----------

### **Code for Sustainable Homes (100.00%)**

9.1.0	None	<b>0</b>
-------	------	----------

9.1.1	Level 1	<b>0</b>
-------	---------	----------

9.1.2	Level 2	<b>0</b>
-------	---------	----------

9.1.3	Level 3	<b>178</b>
-------	---------	------------

9.1.4	Level 4	<b>0</b>
-------	---------	----------

9.1.5	Level 5	<b>0</b>
-------	---------	----------

9.1.6	Level 6	<b>0</b>
-------	---------	----------

## Indicator 12: Building for Life

**The Building for Life Indicator was completed by PRP architects.**

### **Character (25.00%)**

10.1	Does the scheme feel like a place with distinctive character?	N
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### **Roads, Parks and Pedestrianisation (25.00%)**

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	N
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	Y

### **Design and Construction (25.00%)**

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	Y
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>N</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>Y</b>

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 125260

Orchard Village PH 1 - 33 units - PC

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
231 London Borough of Tower Hamlets

Is this project in a conservation area?

Room matrix method used? **Y**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **33**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**21 Mar 2011**

Name of assessor

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
228222	4	New	5	3	Flat	2 Terraced	98
228223	5	New	2	1	Flat	1 Terraced	52
228224	2	New	4	2	Flat	1 Terraced	74
228225	2	New	5	3	Flat	2 Terraced	103
228226	1	New	2	1	Flat	1 Terraced	52
228227	1	New	2	1	Flat	1 Terraced	52
228228	4	New	4	2	Flat	1 Terraced	75
228229	2	New	4	2	Flat	1 Terraced	69
231763	2	New	4	2	Flat	1 Terraced	67
231764	5	New	7	4	House	3 Terraced	121
231765	1	New	5	3	Flat	2 Terraced	98
231766	3	New	5	3	Flat	2 Terraced	100
231767	1	New	5	3	Flat	2 Terraced	105
<b>Total</b>	<b>33</b>		<b>144</b>	<b>80</b>			<b>2782</b>



## Results Summary

Indicator		Score using default weighting
1	Location	65%
2	Site: Visual Impact, Layout and Landscaping	73%
3	Site: Open Space	45%
4	Site: Routes and Movement	75%
5	Unit Size	63%
6	Unit Layout	61%
7	Unit Noise Control,Light Quality,Services	57%
8	Accessibility within the Unit	60%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>61%</b>

## **Indicator 1: Location**

**Post code used for location is RM13 8QD**

### **Support Services (20.00%)**

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	<b>Y</b>
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	<b>Y</b>
1.1.3	Is there a public house, restaurant or cafe within 1km?	<b>Y</b>
1.1.4	Is there a place of worship or community hall or centre within 1km?	<b>N</b>

### **Retail (20.00%)**

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	<b>Y</b>
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	<b>Y</b>
1.1.7	Is there a post office very near (within 500m)?	<b>N</b>
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	<b>N</b>
1.1.9	Is there a public telephone very near (within 500m)?	<b>N</b>
1.1.10	Is there a cash-point/bank very near (within 500m)?	<b>Y</b>
1.1.11	Is there a major commercial centre or high street within 2 km?	<b>N</b>

### **Schools (10.00%)**

1.1.12	Is there a pre-school/nursery very near (within 500m)?	<b>N</b>
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	<b>N</b>
1.1.14	Is there a primary school very near (within 500m)?	<b>Y</b>
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	<b>N</b>
1.1.16	Is there a secondary school within 1km?	<b>N</b>

1.1.17	Is there a secondary school more than 1km but within 2 km?	Y
--------	--	---

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
--------	---	---

1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
--------	--	---

1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
--------	--	---

1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
--------	---	---

1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
--------	---	---

1.1.23	Is there a park/public open space within 1 km?	Y
--------	--	---

1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y
--------	---	---

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
--------	--	---

1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
--------	--	---

1.1.27	Is there a train or underground station very near (within 500m)?	N
--------	--	---

1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N
--------	--	---

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
-------	--	---

1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
-------	---	---

1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
-------	--	---

1.2.4	Are there high voltage overhead power lines within 500m?	N
-------	--	---

1.2.5	Are there polluted waterways within 250m?	N
-------	---	---

1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N
-------	--	---

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y

access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	Y
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	Y
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	Y
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	Y



## Indicator 3: Site: Open Space

### Site Security (20.00%)

3.1.1	Are spaces between buildings planned for specific uses?	Y
3.1.2	Are boundaries between public and private spaces clear?	Y
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	Y
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	Y
3.1.5	Is site route network designed to discourage strangers and hinder escape?	Y
3.1.6	Is best advantage taken of opportunities for private open space?	Y
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	Y
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	Y
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	Y
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	N
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	Y

### Shared Area in Flat (10.00%)

#### Shared Areas in Flats

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	Y
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	Y
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	N
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	Y



flats?

3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>
--------	---	----------

**Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
--------	--	----------

3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
--------	---	----------

3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>Y</b>
--------	--	----------

3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
--------	--	----------

3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
--------	--	----------

3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>Y</b>
--------	---	----------

3.1.23	Do all the Yes answers above apply to 100% of the site	<b>N</b>
--------	--	----------

**Open Space 1 (16.00%)**

3.2.1	No private open space	<b>0</b>
3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>19</b>
3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>14</b>
3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>0</b>
3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
3.2.6	Private open space over 200 sq m	<b>0</b>
3.2.7	No shared open space or no second private open space	<b>0</b>
3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	<b>33</b>
3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	<b>0</b>

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	33
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	33
3.2.14	External lockable storage suitable for large items (eg bicycles)	33
3.2.15	Facilities for water recycling for garden use in open space	0
3.2.16	Outside tap with suitable drainage	14
3.2.17	Outside electricity supply	0
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	X

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	0
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	33
3.3.7	Grouped garages within 30m of unit or block (flats)	0

3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	10
3.3.13	Car space further than 2m from window of a habitable room	33
3.3.14	Car space is secure	0
3.3.15	Car space provides easy access directly to garden without passing through dwelling	X
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	33
3.3.17	Grouped parking is clearly identified with the dwellings it serves	33

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>Y</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y

4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m		7			
5.1.4	4 bedspace 67 to 75 sq m			10		
5.1.6	5 bedspace 2 storey 82 to 85 sq m	11				
5.1.11	7 bedspace 2+ storey 108 to 115 sq m		5			

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	33
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	25

## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	16	5	8	4	
6.1.2	Living room - access/activity zones	27	2			4
6.1.3	Dining space - furniture			13	4	5
6.1.4	Dining space - access/activity zones					22
6.1.5	Bedrooms - furniture	7	21		5	
6.1.6	Bedrooms - access/activity zones	33				
6.1.7	Bathroom - furniture		16	17		
6.1.8	Bathroom - access/activity zones	26	7			
6.1.9	Kitchen - furniture		2	2	9	20
6.1.10	Kitchen - access/activity zones	4		5	4	20
6.1.11	Storage - internal			33		
6.1.12	Storage - external					33

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					26
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					33



6.2.3	Some storage space not in living room	33
6.2.4	Space for PC in living room	29
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	33
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	33
6.2.10	Beds (in all rooms) can be in more than one position	33
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	33
6.2.12	Double room can accommodate twin beds	33
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	0
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	33
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	33

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	33
6.2.21	Min 1200mm run between cooker and sink in kitchen	21
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	25
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	33
6.2.25	500mm min. clear work top each side of cooker	33

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	33
6.2.27	Hanging for outdoor clothes by external doors	33
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	33
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	33
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	33
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	33

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	33
6.2.33	Restrictors on upper floor casement windows	33
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	33
6.2.35	Hard wired smoke alarm on every floor of the unit	33
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	33
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	33
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0



## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	33
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	15
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	29
7.1.6	Windows more than 3m horizontal distance from a public route or space	33
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	24
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	33
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	33
7.2.4	Kitchen has a window	33
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	29
7.2.6	All bathrooms have a window	7

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			33		
7.3.2	Sockets in consistent location			33		
7.3.3	Appliance spurs			33		
7.3.4	Shaver sockets 240/115 volt			33		
7.3.5	TV aerial point with conduit and draw wire			33		
7.3.6	Phone/data points, Digital/Broadband			33		
7.3.7	Switches in consistent location and height			33		
7.3.8	Two way switches			33		

## Services 2 (8.18%)

### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					33
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					33
7.4.3	Unobtrusive pipework and ductwork					33
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					0
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					33

multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	Y
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	N

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	Y
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	N
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	N
8.4.4	External Entrances: All entrances should be illuminated.	N
8.4.5	External Entrances: All entrances should have level access over the threshold.	N
8.4.6	External Entrances: All entrances should have a covered main entrance.	N
8.4.7	Communal Stairs: should provide easy access.	N
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	N
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N

8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	N
--------	---	---

8.4.11	Living Room: The living room should be at entrance level.	N
--------	---	---

**Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N
--------	--	---

8.4.13	WC: There should be a wheelchair accessible entrance level WC.	N
--------	--	---

8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	N
--------	--	---

8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	N
--------	--	---

8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
--------	---	---

8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
--------	--	---

8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	N
--------	---	---

8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	N
--------	--	---

8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	N
--------	--	---

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	N
--------	--	---



## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
9.2	Ecohomes	N
9.3	Rehabilitation	N

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
9.1.1	Level 1	0
9.1.2	Level 2	0
9.1.3	Level 3	33
9.1.4	Level 4	0
9.1.5	Level 5	0
9.1.6	Level 6	0

## Indicator 12: Building for Life

**The Building for Life Indicator was completed by PRP architects.**

### **Character (25.00%)**

10.1	Does the scheme feel like a place with distinctive character?	Y
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### **Roads, Parks and Pedestrianisation (25.00%)**

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	Y
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	N

### **Design and Construction (25.00%)**

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	N
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>Y</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>N</b>

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 125261

Orchard Village PH 1 - 88 units - PC

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
231 London Borough of Tower Hamlets

Is this project in a conservation area?

Room matrix method used? **Y**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **88**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**11 Mar 2011**

Name of assessor

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
228252	4	New	2	1	Flat	1 Terraced	64
228253	11	New	5	3	Flat	2 Terraced	101
228254	2	New	4	3	Flat	1 Terraced	115
228255	2	New	4	3	Flat	1 Terraced	95
228256	1	New	4	2	Flat	1 Terraced	78
228257	6	New	2	1	Flat	1 Terraced	56
228258	16	New	2	1	Flat	1 Terraced	56
228259	22	New	4	2	Flat	1 Terraced	74
228260	6	New	2	1	Flat	1 Terraced	53
228261	6	New	4	2	Flat	1 Terraced	73
228262	4	New	4	2	Flat	1 Terraced	77
228263	4	New	5	3	Flat	2 Terraced	101
228264	2	New	4	2	Flat	1 Terraced	74
228265	2	New	2	1	Flat	1 Terraced	69
<b>Total</b>	<b>88</b>		<b>299</b>	<b>161</b>			<b>6472</b>

## Results Summary

Indicator		Score using default weighting
1	Location	65%
2	Site: Visual Impact, Layout and Landscaping	73%
3	Site: Open Space	46%
4	Site: Routes and Movement	80%
5	Unit Size	66%
6	Unit Layout	65%
7	Unit Noise Control,Light Quality,Services	53%
8	Accessibility within the Unit	80%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>64%</b>

## Indicator 1: Location

**Post code used for location is RM13 8QD**

### **Support Services (20.00%)**

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	Y
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	Y
1.1.3	Is there a public house, restaurant or cafe within 1km?	Y
1.1.4	Is there a place of worship or community hall or centre within 1km?	N

### **Retail (20.00%)**

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	Y
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	Y
1.1.7	Is there a post office very near (within 500m)?	N
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	N
1.1.9	Is there a public telephone very near (within 500m)?	N
1.1.10	Is there a cash-point/bank very near (within 500m)?	Y
1.1.11	Is there a major commercial centre or high street within 2 km?	N

### **Schools (10.00%)**

1.1.12	Is there a pre-school/nursery very near (within 500m)?	N
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	N
1.1.14	Is there a primary school very near (within 500m)?	Y
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	N
1.1.16	Is there a secondary school within 1km?	N

1.1.17	Is there a secondary school more than 1km but within 2 km?	Y
--------	--	---

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
--------	---	---

1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
--------	--	---

1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
--------	--	---

1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
--------	---	---

1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
--------	---	---

1.1.23	Is there a park/public open space within 1 km?	Y
--------	--	---

1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y
--------	---	---

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
--------	--	---

1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
--------	--	---

1.1.27	Is there a train or underground station very near (within 500m)?	N
--------	--	---

1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N
--------	--	---

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
-------	--	---

1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
-------	---	---

1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
-------	--	---

1.2.4	Are there high voltage overhead power lines within 500m?	N
-------	--	---

1.2.5	Are there polluted waterways within 250m?	N
-------	---	---

1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N
-------	--	---



**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y

access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	Y
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	Y
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	Y
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	Y



### **Indicator 3: Site: Open Space**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	Y
3.1.2	Are boundaries between public and private spaces clear?	Y
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	Y
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	Y
3.1.5	Is site route network designed to discourage strangers and hinder escape?	Y
3.1.6	Is best advantage taken of opportunities for private open space?	Y
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	Y
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	Y
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	Y
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	N
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	Y

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	Y
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	Y
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	N
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	Y

flats?

3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>
--------	---	----------

**Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
--------	--	----------

3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
--------	---	----------

3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>Y</b>
--------	--	----------

3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
--------	--	----------

3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
--------	--	----------

3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>Y</b>
--------	---	----------

3.1.23	Do all the Yes answers above apply to 100% of the site	<b>N</b>
--------	--	----------

**Open Space 1 (16.00%)**

3.2.1	No private open space	<b>0</b>
3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>65</b>
3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>23</b>
3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>0</b>
3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
3.2.6	Private open space over 200 sq m	<b>0</b>
3.2.7	No shared open space or no second private open space	<b>0</b>
3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	<b>88</b>
3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	<b>0</b>

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	88
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	88
3.2.14	External lockable storage suitable for large items (eg bicycles)	88
3.2.15	Facilities for water recycling for garden use in open space	0
3.2.16	Outside tap with suitable drainage	X
3.2.17	Outside electricity supply	X
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	X

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	0
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	52
3.3.6	Grouped hard standing within 30m of unit	36
3.3.7	Grouped garages within 30m of unit or block (flats)	0

3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	10
3.3.13	Car space further than 2m from window of a habitable room	88
3.3.14	Car space is secure	52
3.3.15	Car space provides easy access directly to garden without passing through dwelling	X
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	88
3.3.17	Grouped parking is clearly identified with the dwellings it serves	88

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N



## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>Y</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	Y
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	Y
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	Y
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y

4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m	28	6			
5.1.4	4 bedspace 67 to 75 sq m	4	5	30		
5.1.6	5 bedspace 2 storey 82 to 85 sq m	15				

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	88
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	65

## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	62		24	2	
6.1.2	Living room - access/activity zones	61	24			3
6.1.3	Dining space - furniture		28	19	4	
6.1.4	Dining space - access/activity zones			2	4	45
6.1.5	Bedrooms - furniture	30	43	15		
6.1.6	Bedrooms - access/activity zones	88				
6.1.7	Bathroom - furniture	8	18	62		
6.1.8	Bathroom - access/activity zones	40	48			
6.1.9	Kitchen - furniture	19	26	22	21	
6.1.10	Kitchen - access/activity zones	33	12	15		28
6.1.11	Storage - internal			88		
6.1.12	Storage - external					88

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					70
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					88

6.2.3	Some storage space not in living room	88
6.2.4	Space for PC in living room	63
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	88
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	88
6.2.10	Beds (in all rooms) can be in more than one position	88
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	88
6.2.12	Double room can accommodate twin beds	88
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	0
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	88
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	88

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	88
6.2.21	Min 1200mm run between cooker and sink in kitchen	29
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	72
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	88
6.2.25	500mm min. clear work top each side of cooker	88

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	88
6.2.27	Hanging for outdoor clothes by external doors	88
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	88
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	88
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	88
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	88

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	88
6.2.33	Restrictors on upper floor casement windows	88
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	88
6.2.35	Hard wired smoke alarm on every floor of the unit	88
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	88
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	88
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0





## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	88
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	40
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	52
7.1.6	Windows more than 3m horizontal distance from a public route or space	88
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	61
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	88
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	88
7.2.4	Kitchen has a window	77
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	60
7.2.6	All bathrooms have a window	0

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			88		
7.3.2	Sockets in consistent location			88		
7.3.3	Appliance spurs			88		
7.3.4	Shaver sockets 240/115 volt			88		
7.3.5	TV aerial point with conduit and draw wire			88		
7.3.6	Phone/data points, Digital/Broadband			88		
7.3.7	Switches in consistent location and height			88		
7.3.8	Two way switches			88		

## Services 2 (8.18%)

### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					88
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					88
7.4.3	Unobtrusive pipework and ductwork					88
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					0
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					88

multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	Y
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	Y
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	N
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	N
8.4.4	External Entrances: All entrances should be illuminated.	N
8.4.5	External Entrances: All entrances should have level access over the threshold.	N
8.4.6	External Entrances: All entrances should have a covered main entrance.	N
8.4.7	Communal Stairs: should provide easy access.	N
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	N
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N

8.4.10 Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. N

8.4.11 Living Room: The living room should be at entrance level. N

## **Lifetime Homes 2**

8.4.12 Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space. N

8.4.13 WC: There should be a wheelchair accessible entrance level WC. N

8.4.14 WC: There should be drainage provision enabling a shower to be fitted in the future. N

8.4.15 Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails. N

8.4.16 Lift Capability: The design should incorporate a provision of a stair lift. N

8.4.17 Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. N

8.4.18 Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom. N

8.4.19 Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. N

8.4.20 Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. N

8.4.21 Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor). N

## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
-----	----------------------------	---

9.2	Ecohomes	N
-----	----------	---

9.3	Rehabilitation	N
-----	----------------	---

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
-------	------	---

9.1.1	Level 1	0
-------	---------	---

9.1.2	Level 2	0
-------	---------	---

9.1.3	Level 3	88
-------	---------	----

9.1.4	Level 4	0
-------	---------	---

9.1.5	Level 5	0
-------	---------	---

9.1.6	Level 6	0
-------	---------	---

## Indicator 12: Building for Life

**The Building for Life Indicator was completed by PRP architects.**

### **Character (25.00%)**

10.1	Does the scheme feel like a place with distinctive character?	Y
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### **Roads, Parks and Pedestrianisation (25.00%)**

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	Y
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	N

### **Design and Construction (25.00%)**

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	N
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>Y</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>N</b>

- End Report -



# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 147074

Orchard Village Phase 2, Blocks D&J - PC

**Type of housing** Unknown

**Site Location** Rural

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
217 London Borough of Havering

Is this project in a conservation area?

Room matrix method used? **N**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **89**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**17 Oct 2012**

Name of assessor

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
281451	1	New	3	2	Flat	1 Terraced	75
281452	5	New	4	2	Flat	1 Terraced	68
281453	5	New	2	1	Flat	1 Terraced	59
281454	9	New	4	2	Flat	1 Terraced	71
281455	1	New	4	2	Flat	1 Terraced	71
281456	4	New	5	3	Flat	2 Terraced	112
281457	3	New	4	2	Flat	2 Terraced	82
281458	3	New	4	2	Flat	2 Terraced	86
281459	1	New	5	3	Flat	2 Terraced	108
281460	1	New	4	2	Flat	2 Terraced	83
281461	2	New	5	3	Flat	2 Terraced	116
281462	2	New	4	2	Flat	1 Terraced	75
281463	1	New	4	2	Flat	2 Terraced	83
281464	1	New	4	2	Flat	1 Terraced	77
281465	1	New	4	2	Flat	2 Terraced	83
281466	4	New	2	1	Flat	1 Terraced	56
281467	4	New	2	1	Flat	1 Terraced	57
281468	2	New	2	1	Flat	1 Terraced	58
281469	3	New	2	1	Flat	1 Terraced	66
281470	3	New	2	1	Flat	1 Terraced	56
281471	4	New	3	2	Flat	1 Terraced	70
281472	1	New	5	3	Flat	2 Terraced	113
281473	2	New	5	3	Flat	2 Terraced	114
281474	1	New	5	3	Flat	2 Terraced	116
281475	1	New	5	3	House	3 Semi	113
281476	1	New	4	3	Flat	1 Terraced	96
281477	2	New	5	3	Flat	2 Terraced	102

281478	1	New	3	2	Flat	1	Terraced	72
281479	1	New	5	3	Flat	2	Terraced	93
281480	1	New	5	3	Flat	2	Terraced	99
281481	1	New	4	2	Flat	2	Terraced	94
281482	1	New	4	2	Flat	2	Terraced	81
281483	1	New	2	1	Flat	1	Terraced	52
281484	4	New	4	2	Flat	2	Terraced	76
281485	1	New	2	1	Flat	1	Terraced	57
281486	1	New	5	3	Flat	2	Terraced	106
281487	2	New	5	3	Flat	2	Terraced	99
281488	2	New	5	3	Flat	2	Terraced	92
281489	1	New	5	3	Flat	2	Terraced	108
281490	1	New	4	2	Flat	1	Terraced	77
281491	1	New	4	2	Flat	1	Terraced	77
281492	1	New	4	2	Flat	1	Terraced	70
281493	1	New	4	2	Flat	1	Terraced	75
<b>Total</b>	<b>89</b>		<b>326</b>	<b>178</b>				<b>7023</b>

## Results Summary

Indicator		Score using default weighting
1	Location	56%
2	Site: Visual Impact, Layout and Landscaping	51%
3	Site: Open Space	38%
4	Site: Routes and Movement	71%
5	Unit Size	69%
6	Unit Layout	52%
7	Unit Noise Control,Light Quality,Services	42%
8	Accessibility within the Unit	68%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>56%</b>

## **Indicator 1: Location**

**Postcode used for Location is RM13 8PR**

### **Support Services (20.00%)**

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	<b>N</b>
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	<b>Y</b>
1.1.3	Is there a public house, restaurant or cafe within 1km?	<b>Y</b>
1.1.4	Is there a place of worship or community hall or centre within 1km?	<b>N</b>

### **Retail (20.00%)**

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	<b>Y</b>
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	<b>N</b>
1.1.7	Is there a post office very near (within 500m)?	<b>N</b>
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	<b>N</b>
1.1.9	Is there a public telephone very near (within 500m)?	<b>N</b>
1.1.10	Is there a cash-point/bank very near (within 500m)?	<b>Y</b>
1.1.11	Is there a major commercial centre or high street within 2 km?	<b>N</b>

### **Schools (10.00%)**

1.1.12	Is there a pre-school/nursery very near (within 500m)?	<b>Y</b>
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	<b>N</b>
1.1.14	Is there a primary school very near (within 500m)?	<b>Y</b>
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	<b>N</b>
1.1.16	Is there a secondary school within 1km?	<b>N</b>

1.1.17	Is there a secondary school more than 1km but within 2 km?	Y
--------	--	---

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
--------	---	---

1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
--------	--	---

1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
--------	--	---

1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
--------	---	---

1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
--------	---	---

1.1.23	Is there a park/public open space within 1 km?	N
--------	--	---

1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y
--------	---	---

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
--------	--	---

1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
--------	--	---

1.1.27	Is there a train or underground station very near (within 500m)?	N
--------	--	---

1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N
--------	--	---

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
-------	--	---

1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
-------	---	---

1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
-------	--	---

1.2.4	Are there high voltage overhead power lines within 500m?	N
-------	--	---

1.2.5	Are there polluted waterways within 250m?	N
-------	---	---

1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N
-------	--	---

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y



access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	N
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	N
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	N
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	N



### **Indicator 3: Site: Open Space**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	<b>Y</b>
3.1.2	Are boundaries between public and private spaces clear?	<b>Y</b>
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	<b>X</b>
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	<b>Y</b>
3.1.5	Is site route network designed to discourage strangers and hinder escape?	<b>X</b>
3.1.6	Is best advantage taken of opportunities for private open space?	<b>Y</b>
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	<b>Y</b>
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	<b>Y</b>
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	<b>Y</b>
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	<b>X</b>
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	<b>Y</b>

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	<b>Y</b>
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	<b>Y</b>

flats?

3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>
--------	---	----------

**Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
--------	--	----------

3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
--------	---	----------

3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>N</b>
--------	--	----------

3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
--------	--	----------

3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
--------	--	----------

3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>N</b>
--------	---	----------

3.1.23	Do all the Yes answers above apply to 100% of the site	<b>Y</b>
--------	--	----------

**Open Space 1 (16.00%)**

3.2.1	No private open space	<b>5</b>
-------	-----------------------	----------

3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>79</b>
-------	---	-----------

3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>5</b>
-------	---	----------

3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>0</b>
-------	--	----------

3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
-------	---	----------

3.2.6	Private open space over 200 sq m	<b>0</b>
-------	----------------------------------	----------

3.2.7	No shared open space or no second private open space	<b>89</b>
-------	--	-----------

3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	<b>0</b>
-------	---	----------

3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	<b>0</b>
-------	---	----------

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	6
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	X
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	6
3.2.13	Lockable gates to open space same height as open space boundaries	X
3.2.14	External lockable storage suitable for large items (eg bicycles)	89
3.2.15	Facilities for water recycling for garden use in open space	0
3.2.16	Outside tap with suitable drainage	6
3.2.17	Outside electricity supply	0
3.2.18	Secure access from front to rear open space without going through house	6
3.2.19	Clothes drying facility with access path with no level change	6

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	10
3.3.4	Only public road hard standing available - within 30m of front door	0
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	79
3.3.7	Grouped garages within 30m of unit or block (flats)	0

3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	5
3.3.13	Car space further than 2m from window of a habitable room	89
3.3.14	Car space is secure	0
3.3.15	Car space provides easy access directly to garden without passing through dwelling	6
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	89
3.3.17	Grouped parking is clearly identified with the dwellings it serves	79

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>N</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y



4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m	22	1			
5.1.3	3 bedspace 57 to 67 sq m	1	5			
5.1.4	4 bedspace 67 to 75 sq m	8	14	16		
5.1.6	5 bedspace 2 storey 82 to 85 sq m	18	3			
5.1.7	5 bedspace 3 storey 85 to 95 sq m	1				

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	89
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	50

## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	25	5	4	9	46
6.1.2	Living room - access/activity zones	55	6	7	4	17
6.1.3	Dining space - furniture				23	21
6.1.4	Dining space - access/activity zones			1		43
6.1.5	Bedrooms - furniture	16	21	20	31	1
6.1.6	Bedrooms - access/activity zones	47	5	2	10	25
6.1.7	Bathroom - furniture			89		
6.1.8	Bathroom - access/activity zones	30	56	3		
6.1.9	Kitchen - furniture	7	17	22	12	31
6.1.10	Kitchen - access/activity zones	45	3	10	1	30
6.1.11	Storage - internal			89		
6.1.12	Storage - external			5		84

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					55
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					89

6.2.3	Some storage space not in living room	89
6.2.4	Space for PC in living room	34
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	84
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	57
6.2.10	Beds (in all rooms) can be in more than one position	89
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	89
6.2.12	Double room can accommodate twin beds	50
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	0
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	89
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	89

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	89
6.2.21	Min 1200mm run between cooker and sink in kitchen	32
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	74
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	21
6.2.25	500mm min. clear work top each side of cooker	89

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	89
6.2.27	Hanging for outdoor clothes by external doors	89
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	53
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	89
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	89
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	89

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	89
6.2.33	Restrictors on upper floor casement windows	83
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	0
6.2.35	Hard wired smoke alarm on every floor of the unit	89
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	89
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	89
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0



## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	0
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	6
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	65
7.1.6	Windows more than 3m horizontal distance from a public route or space	89
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	75
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	89
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	89
7.2.4	Kitchen has a window	22
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	22
7.2.6	All bathrooms have a window	0

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			89		
7.3.2	Sockets in consistent location			89		
7.3.3	Appliance spurs			89		
7.3.4	Shaver sockets 240/115 volt			89		
7.3.5	TV aerial point with conduit and draw wire			89		
7.3.6	Phone/data points, Digital/Broadband			89		
7.3.7	Switches in consistent location and height			89		
7.3.8	Two way switches			89		

## Services 2 (8.18%)

### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					89
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					0
7.4.3	Unobtrusive pipework and ductwork					89
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					0
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					89



multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	Y
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	N
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Y
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	Y
8.4.4	External Entrances: All entrances should be illuminated.	Y
8.4.5	External Entrances: All entrances should have level access over the threshold.	Y
8.4.6	External Entrances: All entrances should have a covered main entrance.	Y
8.4.7	Communal Stairs: should provide easy access.	Y
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	Y
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N

8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Y
--------	---	---

8.4.11	Living Room: The living room should be at entrance level.	Y
--------	---	---

**Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N
--------	--	---

8.4.13	WC: There should be a wheelchair accessible entrance level WC.	Y
--------	--	---

8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	Y
--------	--	---

8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Y
--------	--	---

8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
--------	---	---

8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
--------	--	---

8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Y
--------	---	---

8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Y
--------	--	---

8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Y
--------	--	---

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Y
--------	--	---

## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
9.2	Ecohomes	N
9.3	Rehabilitation	N

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
9.1.1	Level 1	0
9.1.2	Level 2	0
9.1.3	Level 3	89
9.1.4	Level 4	0
9.1.5	Level 5	0
9.1.6	Level 6	0

## Indicator 12: Building for Life

**The Building for Life Indicator was completed by PRP architects.**

### **Character (25.00%)**

10.1	Does the scheme feel like a place with distinctive character?	N
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### **Roads, Parks and Pedestrianisation (25.00%)**

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	N
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	Y

### **Design and Construction (25.00%)**

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	Y
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>N</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>Y</b>

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 147075

Orchard Village Phase 2 - Block C - PC

**Type of housing** Unknown

**Site Location** Rural

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
217 London Borough of Havering

Is this project in a conservation area?

Room matrix method used? **N**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **89**

Number of Sites  
Area in hectares

Are there any non-housing uses in the project  
Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :  
0% frail elderly  
0% wheelchair housing  
0% other special needs  
0% other uses

Density dwellings/hectare of general needs housing  
Density bedspaces/hectare of general needs housing

Date of assessment  
Name of assessor

**15 Oct 2012**

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
281494	6	New	5	3	Flat	2 Terraced	100
281495	9	New	5	3	Flat	2 Terraced	101
281496	2	New	2	1	Flat	1 Terraced	63
281497	1	New	2	1	Flat	1 Terraced	58
281498	1	New	2	1	Flat	1 Terraced	65
281499	1	New	2	1	Flat	1 Terraced	51
281500	1	New	2	1	Flat	1 Terraced	67
281501	2	New	2	1	Flat	1 Terraced	53
281502	2	New	2	1	Flat	1 Terraced	52
281503	1	New	2	1	Flat	1 Terraced	63
281504	1	New	3	2	Flat	1 Terraced	72
281505	3	New	4	2	Flat	1 Terraced	70
281506	3	New	5	3	Flat	1 Terraced	91
281507	3	New	4	2	Flat	1 Terraced	73
281508	3	New	2	1	Flat	1 Terraced	52
281509	6	New	5	3	Flat	1 Terraced	94
281510	6	New	4	2	Flat	1 Terraced	69
281511	6	New	4	2	Flat	1 Terraced	74
281512	5	New	2	1	Flat	1 Terraced	52
281513	5	New	4	2	Flat	1 Terraced	71
281514	3	New	2	1	Flat	1 Terraced	57
281515	3	New	4	2	Flat	1 Terraced	79
281516	3	New	2	1	Flat	1 Terraced	53
281517	6	New	4	2	Flat	1 Terraced	74
281518	3	New	2	1	Flat	1 Terraced	51
281519	3	New	2	1	Flat	1 Terraced	52
281520	1	New	5	3	Flat	1 Terraced	89



<b>Total</b>	<b>89</b>	<b>318</b>	<b>172</b>	<b>6518</b>
--------------	-----------	------------	------------	-------------

## Results Summary

Indicator		Score using default weighting
1	Location	56%
2	Site: Visual Impact, Layout and Landscaping	51%
3	Site: Open Space	39%
4	Site: Routes and Movement	71%
5	Unit Size	63%
6	Unit Layout	47%
7	Unit Noise Control,Light Quality,Services	43%
8	Accessibility within the Unit	63%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>55%</b>

## **Indicator 1: Location**

**Postcode used for Location is RM13 8PR**

### **Support Services (20.00%)**

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	<b>N</b>
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	<b>Y</b>
1.1.3	Is there a public house, restaurant or cafe within 1km?	<b>Y</b>
1.1.4	Is there a place of worship or community hall or centre within 1km?	<b>N</b>

### **Retail (20.00%)**

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	<b>Y</b>
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	<b>N</b>
1.1.7	Is there a post office very near (within 500m)?	<b>N</b>
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	<b>N</b>
1.1.9	Is there a public telephone very near (within 500m)?	<b>N</b>
1.1.10	Is there a cash-point/bank very near (within 500m)?	<b>Y</b>
1.1.11	Is there a major commercial centre or high street within 2 km?	<b>N</b>

### **Schools (10.00%)**

1.1.12	Is there a pre-school/nursery very near (within 500m)?	<b>Y</b>
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	<b>N</b>
1.1.14	Is there a primary school very near (within 500m)?	<b>Y</b>
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	<b>N</b>
1.1.16	Is there a secondary school within 1km?	<b>N</b>

1.1.17	Is there a secondary school more than 1km but within 2 km?	Y
--------	--	---

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
--------	---	---

1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
--------	--	---

1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
--------	--	---

1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
--------	---	---

1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
--------	---	---

1.1.23	Is there a park/public open space within 1 km?	N
--------	--	---

1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y
--------	---	---

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
--------	--	---

1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
--------	--	---

1.1.27	Is there a train or underground station very near (within 500m)?	N
--------	--	---

1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N
--------	--	---

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
-------	--	---

1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
-------	---	---

1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
-------	--	---

1.2.4	Are there high voltage overhead power lines within 500m?	N
-------	--	---

1.2.5	Are there polluted waterways within 250m?	N
-------	---	---

1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N
-------	--	---

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y

access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	N
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	N
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	N
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	N





### **Indicator 3: Site: Open Space**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	<b>Y</b>
3.1.2	Are boundaries between public and private spaces clear?	<b>Y</b>
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	<b>X</b>
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	<b>Y</b>
3.1.5	Is site route network designed to discourage strangers and hinder escape?	<b>X</b>
3.1.6	Is best advantage taken of opportunities for private open space?	<b>Y</b>
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	<b>Y</b>
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	<b>Y</b>
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	<b>Y</b>
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	<b>X</b>
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	<b>Y</b>

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	<b>Y</b>
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	<b>Y</b>

flats?

3.1.16 Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks? **N**

### **Children's Play (20.00%)**

3.1.17 Is the housing designed for households with children? If No go to Q 3.1.23 **Y**

3.1.18 Are play areas provided for 2-5 year olds within sight of 100% of family dwellings? **N**

3.1.19 Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings? **N**

3.1.20 Are play areas fitted with play equipment for the age group? **N**

3.1.21 Is energetic play provided for - e.g. by adventure playground, cycle paths, etc? **N**

3.1.22 Are play areas and public spaces sited to avoid nuisance to neighbours? **N**

3.1.23 Do all the Yes answers above apply to 100% of the site **Y**

### **Open Space 1 (16.00%)**

3.2.1 No private open space **21**

3.2.2 Principal (usually rear) private open space of up to 8 sq m **68**

3.2.3 Principal (usually rear) private open space 8-20 sq m **0**

3.2.4 Principal (usually rear) private open space 21-50 sq m **0**

3.2.5 Principal (usually rear) private open space 51-200 sq m **0**

3.2.6 Private open space over 200 sq m **0**

3.2.7 No shared open space or no second private open space **89**

3.2.8 Second private open space less than 8 sq m or shared open space less than 8 sq m per unit **0**

3.2.9 Second private open space over 8 sq m or shared open space over 8 sq m per unit **0**

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	X
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	X
3.2.14	External lockable storage suitable for large items (eg bicycles)	89
3.2.15	Facilities for water recycling for garden use in open space	X
3.2.16	Outside tap with suitable drainage	0
3.2.17	Outside electricity supply	0
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	X

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	19
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	70
3.3.7	Grouped garages within 30m of unit or block (flats)	0

3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	10
3.3.13	Car space further than 2m from window of a habitable room	89
3.3.14	Car space is secure	56
3.3.15	Car space provides easy access directly to garden without passing through dwelling	0
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	89
3.3.17	Grouped parking is clearly identified with the dwellings it serves	56

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>N</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y

4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m	9	22			
5.1.3	3 bedspace 57 to 67 sq m		1			
5.1.4	4 bedspace 67 to 75 sq m		3	29		
5.1.5	5 bedspace 1 storey 75 to 85 sq m	6	4			
5.1.6	5 bedspace 2 storey 82 to 85 sq m	15				

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	89
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	68



## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	24	1	12	22	30
6.1.2	Living room - access/activity zones	28		19		42
6.1.3	Dining space - furniture			27	6	17
6.1.4	Dining space - access/activity zones					50
6.1.5	Bedrooms - furniture	9	14	7	11	48
6.1.6	Bedrooms - access/activity zones	33	5		15	36
6.1.7	Bathroom - furniture			89		
6.1.8	Bathroom - access/activity zones	6	10	73		
6.1.9	Kitchen - furniture		3	19	21	46
6.1.10	Kitchen - access/activity zones	27		9	7	46
6.1.11	Storage - internal			89		
6.1.12	Storage - external					89

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					58
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					89

6.2.3	Some storage space not in living room	89
6.2.4	Space for PC in living room	37
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	68
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	45
6.2.10	Beds (in all rooms) can be in more than one position	89
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	89
6.2.12	Double room can accommodate twin beds	20
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	0
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	89
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	89

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	89
6.2.21	Min 1200mm run between cooker and sink in kitchen	43
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	83
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	46
6.2.25	500mm min. clear work top each side of cooker	89

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	89
6.2.27	Hanging for outdoor clothes by external doors	89
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	64
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	89
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	89
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	89

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	89
6.2.33	Restrictors on upper floor casement windows	85
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	0
6.2.35	Hard wired smoke alarm on every floor of the unit	89
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	89
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	89
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0



## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	0
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	11
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	70
7.1.6	Windows more than 3m horizontal distance from a public route or space	89
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	74
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	89
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	89
7.2.4	Kitchen has a window	34
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	28
7.2.6	All bathrooms have a window	0

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			89		
7.3.2	Sockets in consistent location			89		
7.3.3	Appliance spurs			89		
7.3.4	Shaver sockets 240/115 volt			89		
7.3.5	TV aerial point with conduit and draw wire			89		
7.3.6	Phone/data points, Digital/Broadband			89		
7.3.7	Switches in consistent location and height			89		
7.3.8	Two way switches			89		

## Services 2 (8.18%)

### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					89
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					0
7.4.3	Unobtrusive pipework and ductwork					89
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					0
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					89

multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	N
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	N
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Y
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	Y
8.4.4	External Entrances: All entrances should be illuminated.	Y
8.4.5	External Entrances: All entrances should have level access over the threshold.	Y
8.4.6	External Entrances: All entrances should have a covered main entrance.	Y
8.4.7	Communal Stairs: should provide easy access.	Y
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	Y
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N



8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Y
--------	---	---

8.4.11	Living Room: The living room should be at entrance level.	Y
--------	---	---

## **Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N
--------	--	---

8.4.13	WC: There should be a wheelchair accessible entrance level WC.	Y
--------	--	---

8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	Y
--------	--	---

8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Y
--------	--	---

8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
--------	---	---

8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
--------	--	---

8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Y
--------	---	---

8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Y
--------	--	---

8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Y
--------	--	---

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Y
--------	--	---

## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
9.2	Ecohomes	N
9.3	Rehabilitation	N

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
9.1.1	Level 1	0
9.1.2	Level 2	0
9.1.3	Level 3	89
9.1.4	Level 4	0
9.1.5	Level 5	0
9.1.6	Level 6	0

## Indicator 12: Building for Life

The Building for Life Indicator was completed by PRP architects.

### Character (25.00%)

10.1	Does the scheme feel like a place with distinctive character?	N
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### Roads, Parks and Pedestrianisation (25.00%)

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	N
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	Y

### Design and Construction (25.00%)

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	Y
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>N</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>Y</b>

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 164458

Orchard Village Phase 3 (AHO) PC

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
231 London Borough of Tower Hamlets

Is this project in a conservation area?

Room matrix method used? **N**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **31**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**19 Feb 2015**

Name of assessor

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
346637	1	New	3	2	Flat	1 Terraced	68
346638	1	New	3	2	Flat	1 Terraced	70
346639	1	New	2	1	Flat	1 Terraced	52
346640	5	New	4	2	Flat	1 Terraced	73
346641	5	New	2	1	Flat	1 Terraced	54
346642	5	New	4	2	Flat	1 Terraced	72
346643	8	New	5	3	Flat	3 Terraced	103
346685	5	New	2	1	Flat	1 Terraced	52
<b>Total</b>	<b>31</b>		<b>108</b>	<b>59</b>			<b>2264</b>

## Results Summary

Indicator		Score using default weighting
1	Location	66%
2	Site: Visual Impact, Layout and Landscaping	66%
3	Site: Open Space	44%
4	Site: Routes and Movement	71%
5	Unit Size	56%
6	Unit Layout	59%
7	Unit Noise Control,Light Quality,Services	50%
8	Accessibility within the Unit	71%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>60%</b>

## Indicator 1: Location

### Support Services (20.00%)

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	N
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	Y
1.1.3	Is there a public house, restaurant or cafe within 1km?	Y
1.1.4	Is there a place of worship or community hall or centre within 1km?	Y

### Retail (20.00%)

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	Y
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	Y
1.1.7	Is there a post office very near (within 500m)?	N
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	N
1.1.9	Is there a public telephone very near (within 500m)?	N
1.1.10	Is there a cash-point/bank very near (within 500m)?	Y
1.1.11	Is there a major commercial centre or high street within 2 km?	Y

### Schools (10.00%)

1.1.12	Is there a pre-school/nursery very near (within 500m)?	Y
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	N
1.1.14	Is there a primary school very near (within 500m)?	Y
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	Y
1.1.16	Is there a secondary school within 1km?	N
1.1.17	Is there a secondary school more than 1km but within 2 km?	Y



**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
1.1.23	Is there a park/public open space within 1 km?	Y
1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
1.1.27	Is there a train or underground station very near (within 500m)?	N
1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
1.2.4	Are there high voltage overhead power lines within 500m?	N
1.2.5	Are there polluted waterways within 250m?	N
1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y

access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	X
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	N
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	N
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	Y



### **Indicator 3: Site: Open Space**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	<b>Y</b>
3.1.2	Are boundaries between public and private spaces clear?	<b>Y</b>
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	<b>X</b>
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	<b>Y</b>
3.1.5	Is site route network designed to discourage strangers and hinder escape?	<b>X</b>
3.1.6	Is best advantage taken of opportunities for private open space?	<b>Y</b>
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	<b>Y</b>
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	<b>Y</b>
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	<b>Y</b>
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	<b>X</b>
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	<b>Y</b>

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	<b>Y</b>
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	<b>Y</b>

flats?

3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>
--------	---	----------

**Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
--------	--	----------

3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
--------	---	----------

3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>N</b>
--------	--	----------

3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
--------	--	----------

3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
--------	--	----------

3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>N</b>
--------	---	----------

3.1.23	Do all the Yes answers above apply to 100% of the site	<b>Y</b>
--------	--	----------

**Open Space 1 (16.00%)**

3.2.1	No private open space	<b>0</b>
3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>15</b>
3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>5</b>
3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>3</b>
3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>8</b>
3.2.6	Private open space over 200 sq m	<b>0</b>
3.2.7	No shared open space or no second private open space	<b>31</b>
3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	<b>0</b>
3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	<b>0</b>

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	X
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	X
3.2.14	External lockable storage suitable for large items (eg bicycles)	31
3.2.15	Facilities for water recycling for garden use in open space	X
3.2.16	Outside tap with suitable drainage	X
3.2.17	Outside electricity supply	X
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	X

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	0
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	31
3.3.7	Grouped garages within 30m of unit or block (flats)	0



3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	5
3.3.13	Car space further than 2m from window of a habitable room	31
3.3.14	Car space is secure	0
3.3.15	Car space provides easy access directly to garden without passing through dwelling	0
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	31
3.3.17	Grouped parking is clearly identified with the dwellings it serves	31

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>N</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y

4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m		11			
5.1.3	3 bedspace 57 to 67 sq m		2			
5.1.4	4 bedspace 67 to 75 sq m			10		
5.1.7	5 bedspace 3 storey 85 to 95 sq m		8			

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	31
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	8
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	15

## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	16	2	5		8
6.1.2	Living room - access/activity zones	18	5	8		
6.1.3	Dining space - furniture			15		5
6.1.4	Dining space - access/activity zones			5		15
6.1.5	Bedrooms - furniture	26		5		
6.1.6	Bedrooms - access/activity zones	31				
6.1.7	Bathroom - furniture	1	9	21		
6.1.8	Bathroom - access/activity zones	21	10			
6.1.9	Kitchen - furniture		1	21	9	
6.1.10	Kitchen - access/activity zones	15		1	1	14
6.1.11	Storage - internal			16	15	
6.1.12	Storage - external			8	8	15

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					20
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					18

6.2.3	Some storage space not in living room	31
6.2.4	Space for PC in living room	31
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	31
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	26
6.2.10	Beds (in all rooms) can be in more than one position	31
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	31
6.2.12	Double room can accommodate twin beds	26
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	8
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	31
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	31

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	31
6.2.21	Min 1200mm run between cooker and sink in kitchen	16
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	21
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	0
6.2.25	500mm min. clear work top each side of cooker	31

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	31
6.2.27	Hanging for outdoor clothes by external doors	31
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	26
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	31
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	31
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	8

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	31
6.2.33	Restrictors on upper floor casement windows	26
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	0
6.2.35	Hard wired smoke alarm on every floor of the unit	31
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	31
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	31
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0





## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	0
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	18
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	23
7.1.6	Windows more than 3m horizontal distance from a public route or space	31
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	19
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	31
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	31
7.2.4	Kitchen has a window	31
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	25
7.2.6	All bathrooms have a window	1

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			31		
7.3.2	Sockets in consistent location			31		
7.3.3	Appliance spurs			31		
7.3.4	Shaver sockets 240/115 volt			31		
7.3.5	TV aerial point with conduit and draw wire			31		
7.3.6	Phone/data points, Digital/Broadband			31		
7.3.7	Switches in consistent location and height			31		
7.3.8	Two way switches			31		

## Services 2 (8.18%)

### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					31
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					0
7.4.3	Unobtrusive pipework and ductwork					31
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					0
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					31

multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	Y
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	N
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Y
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	Y
8.4.4	External Entrances: All entrances should be illuminated.	Y
8.4.5	External Entrances: All entrances should have level access over the threshold.	Y
8.4.6	External Entrances: All entrances should have a covered main entrance.	Y
8.4.7	Communal Stairs: should provide easy access.	Y
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	Y
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N

8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Y
--------	---	---

8.4.11	Living Room: The living room should be at entrance level.	Y
--------	---	---

**Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	Y
--------	--	---

8.4.13	WC: There should be a wheelchair accessible entrance level WC.	Y
--------	--	---

8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	Y
--------	--	---

8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Y
--------	--	---

8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
--------	---	---

8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
--------	--	---

8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Y
--------	---	---

8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Y
--------	--	---

8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Y
--------	--	---

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Y
--------	--	---

## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
-----	----------------------------	---

9.2	Ecohomes	N
-----	----------	---

9.3	Rehabilitation	N
-----	----------------	---

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
-------	------	---

9.1.1	Level 1	0
-------	---------	---

9.1.2	Level 2	0
-------	---------	---

9.1.3	Level 3	31
-------	---------	----

9.1.4	Level 4	0
-------	---------	---

9.1.5	Level 5	0
-------	---------	---

9.1.6	Level 6	0
-------	---------	---

## Indicator 12: Building for Life

**The Building for Life Indicator was completed by PRP architects.**

### **Character (25.00%)**

10.1	Does the scheme feel like a place with distinctive character?	N
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### **Roads, Parks and Pedestrianisation (25.00%)**

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	N
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	Y

### **Design and Construction (25.00%)**

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	Y
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N



**Environment and Community (25.00%)**

10.16	Does the development have easy access to public transport?	<b>Y</b>
10.17	Does the development have any features that reduce its environmental impact?	<b>Y</b>
10.18	Is there a tenure mix that reflects the needs of the local community?	<b>Y</b>
10.19	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<b>N</b>
10.20	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?	<b>Y</b>

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 148694

Orchard Village Phase 3 (AHO) - SOS

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
231 London Borough of Tower Hamlets

Is this project in a conservation area?

Room matrix method used? **Y**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **31**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**6 Mar 2013**

Name of assessor

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
294456	1	New	3	2	Flat	1 Terraced	69
294457	1	New	3	2	Flat	1 Terraced	70
294458	6	New	2	1	Flat	1 Terraced	52
294459	5	New	4	2	Flat	1 Terraced	73
294460	5	New	2	1	Flat	1 Terraced	53
294461	5	New	4	2	Flat	1 Terraced	72
294462	8	New	5	3	Flat	3 Terraced	103
<b>Total</b>	<b>31</b>		<b>108</b>	<b>59</b>			<b>2258</b>

## Results Summary

Indicator		Score using default weighting
1	Location	66%
2	Site: Visual Impact, Layout and Landscaping	66%
3	Site: Open Space	43%
4	Site: Routes and Movement	71%
5	Unit Size	56%
6	Unit Layout	59%
7	Unit Noise Control,Light Quality,Services	50%
8	Accessibility within the Unit	71%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>60%</b>

## Indicator 1: Location

### Support Services (20.00%)

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	N
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	Y
1.1.3	Is there a public house, restaurant or cafe within 1km?	Y
1.1.4	Is there a place of worship or community hall or centre within 1km?	Y

### Retail (20.00%)

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	Y
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	Y
1.1.7	Is there a post office very near (within 500m)?	N
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	N
1.1.9	Is there a public telephone very near (within 500m)?	N
1.1.10	Is there a cash-point/bank very near (within 500m)?	Y
1.1.11	Is there a major commercial centre or high street within 2 km?	Y

### Schools (10.00%)

1.1.12	Is there a pre-school/nursery very near (within 500m)?	Y
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	N
1.1.14	Is there a primary school very near (within 500m)?	Y
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	Y
1.1.16	Is there a secondary school within 1km?	N
1.1.17	Is there a secondary school more than 1km but within 2 km?	Y

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
1.1.23	Is there a park/public open space within 1 km?	Y
1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
1.1.27	Is there a train or underground station very near (within 500m)?	N
1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
1.2.4	Are there high voltage overhead power lines within 500m?	N
1.2.5	Are there polluted waterways within 250m?	N
1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y



access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	X
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	N
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	N
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	Y



### **Indicator 3: Site: Open Space**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	<b>Y</b>
3.1.2	Are boundaries between public and private spaces clear?	<b>Y</b>
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	<b>X</b>
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	<b>Y</b>
3.1.5	Is site route network designed to discourage strangers and hinder escape?	<b>X</b>
3.1.6	Is best advantage taken of opportunities for private open space?	<b>Y</b>
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	<b>Y</b>
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	<b>Y</b>
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	<b>Y</b>
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	<b>X</b>
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	<b>Y</b>

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	<b>Y</b>
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	<b>Y</b>

flats?

3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>
--------	---	----------

**Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
--------	--	----------

3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
--------	---	----------

3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>N</b>
--------	--	----------

3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
--------	--	----------

3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
--------	--	----------

3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>N</b>
--------	---	----------

3.1.23	Do all the Yes answers above apply to 100% of the site	<b>Y</b>
--------	--	----------

**Open Space 1 (16.00%)**

3.2.1	No private open space	<b>0</b>
3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>15</b>
3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>8</b>
3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>8</b>
3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
3.2.6	Private open space over 200 sq m	<b>0</b>
3.2.7	No shared open space or no second private open space	<b>31</b>
3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	<b>0</b>
3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	<b>0</b>

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	X
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	X
3.2.14	External lockable storage suitable for large items (eg bicycles)	31
3.2.15	Facilities for water recycling for garden use in open space	X
3.2.16	Outside tap with suitable drainage	X
3.2.17	Outside electricity supply	X
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	X

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	0
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	31
3.3.7	Grouped garages within 30m of unit or block (flats)	0

3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	5
3.3.13	Car space further than 2m from window of a habitable room	31
3.3.14	Car space is secure	0
3.3.15	Car space provides easy access directly to garden without passing through dwelling	0
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	31
3.3.17	Grouped parking is clearly identified with the dwellings it serves	31

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>N</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y



4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m		11			
5.1.3	3 bedspace 57 to 67 sq m		2			
5.1.4	4 bedspace 67 to 75 sq m			10		
5.1.7	5 bedspace 3 storey 85 to 95 sq m		8			

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	31
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	8
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	15

## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	16	2	5		8
6.1.2	Living room - access/activity zones	18	5	8		
6.1.3	Dining space - furniture			15		
6.1.4	Dining space - access/activity zones			5		10
6.1.5	Bedrooms - furniture	26		5		
6.1.6	Bedrooms - access/activity zones	31				
6.1.7	Bathroom - furniture	1	9	21		
6.1.8	Bathroom - access/activity zones	21	10			
6.1.9	Kitchen - furniture	1	1	21	8	
6.1.10	Kitchen - access/activity zones	15	1	1		14
6.1.11	Storage - internal			16	15	
6.1.12	Storage - external			8	8	15

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					20
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					18

6.2.3	Some storage space not in living room	31
6.2.4	Space for PC in living room	31
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	31
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	26
6.2.10	Beds (in all rooms) can be in more than one position	31
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	31
6.2.12	Double room can accommodate twin beds	26
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	8
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	31
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	31

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	31
6.2.21	Min 1200mm run between cooker and sink in kitchen	16
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	21
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	0
6.2.25	500mm min. clear work top each side of cooker	31

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	31
6.2.27	Hanging for outdoor clothes by external doors	31
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	26
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	31
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	31
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	8

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	31
6.2.33	Restrictors on upper floor casement windows	26
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	0
6.2.35	Hard wired smoke alarm on every floor of the unit	31
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	31
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	31
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0



## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	0
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	18
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	23
7.1.6	Windows more than 3m horizontal distance from a public route or space	31
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	19
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	31
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	31
7.2.4	Kitchen has a window	31
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	25
7.2.6	All bathrooms have a window	1

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			31		
7.3.2	Sockets in consistent location			31		
7.3.3	Appliance spurs			31		
7.3.4	Shaver sockets 240/115 volt			31		
7.3.5	TV aerial point with conduit and draw wire			31		
7.3.6	Phone/data points, Digital/Broadband			31		
7.3.7	Switches in consistent location and height			31		
7.3.8	Two way switches			31		

## **Services 2 (8.18%)**

### **Services - Additional Desirable Features**

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					31
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					0
7.4.3	Unobtrusive pipework and ductwork					31
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					0
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					31



multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	Y
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	N
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Y
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	Y
8.4.4	External Entrances: All entrances should be illuminated.	Y
8.4.5	External Entrances: All entrances should have level access over the threshold.	Y
8.4.6	External Entrances: All entrances should have a covered main entrance.	Y
8.4.7	Communal Stairs: should provide easy access.	Y
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	Y
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N

8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Y
--------	---	---

8.4.11	Living Room: The living room should be at entrance level.	Y
--------	---	---

**Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	Y
--------	--	---

8.4.13	WC: There should be a wheelchair accessible entrance level WC.	Y
--------	--	---

8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	Y
--------	--	---

8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Y
--------	--	---

8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	N
--------	---	---

8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	N
--------	--	---

8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Y
--------	---	---

8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Y
--------	--	---

8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Y
--------	--	---

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Y
--------	--	---

## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
9.2	Ecohomes	N
9.3	Rehabilitation	N

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
9.1.1	Level 1	0
9.1.2	Level 2	0
9.1.3	Level 3	31
9.1.4	Level 4	0
9.1.5	Level 5	0
9.1.6	Level 6	0

## Indicator 12: Building for Life

### Character (25.00%)

10.1	Does the scheme feel like a place with distinctive character?	N
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### Roads, Parks and Pedestrianisation (25.00%)

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	N
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	Y

### Design and Construction (25.00%)

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	Y
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

### Environment and Community (25.00%)

10.16	Does the development have easy access to public transport?	Y
-------	--	---

- |       |   |          |
|-------|---|----------|
| 10.17 | Does the development have any features that reduce its environmental impact?  | <b>Y</b> |
| 10.18 | Is there a tenure mix that reflects the needs of the local community?   | <b>Y</b> |
| 10.19 | Is there an accommodation mix that reflects the needs and aspirations of the local community?   | <b>N</b> |
| 10.20 | Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes? | <b>Y</b> |

- End Report -

# HQI - Housing Quality Indicators

## Project Description

**Site Reference:** 148693

Orchard Village Phase 3 (AR) - SOS

**Type of housing** Unknown

**Site Location** Urban

**Developer:** 3487210  
Old Ford Housing Association  
2 Pancras Square  
Kings Cross  
London  
N1C 4AG

**Local / Planning Authority:**  
231 London Borough of Tower Hamlets

Is this project in a conservation area?

Room matrix method used? **Y**

Has the scheme been sampled? **N**

Do you expect all units to be fully occupied? **Y**

Total number of units being scored **29**

Number of Sites

Area in hectares

Are there any non-housing uses in the project

Is this a scheme with mixed tenure/use types

Use as % (of floor area) of housing :

0%	frail elderly
0%	wheelchair housing
0%	other special needs
0%	other uses

Density dwellings/hectare of general needs housing

Density bedspaces/hectare of general needs housing

Date of assessment

**6 Mar 2013**

Name of assessor

## Unit Breakdown

Type	No.	Ref/New	Bedspace	Bedrooms	Fl/Ho	St. Ter/Semi	Area <sup>m2</sup>
294419	1	New	2	1	Flat	1 Terraced	55
294420	1	New	2	1	Flat	1 Terraced	64
294421	2	New	2	1	Flat	1 Terraced	55
294422	1	New	3	2	Flat	1 Terraced	66
294424	2	New	2	1	Flat	1 Terraced	51
294425	5	New	4	2	Flat	1 Terraced	73
294427	5	New	2	1	Flat	1 Terraced	54
294428	6	New	2	1	Flat	1 Terraced	52
294429	6	New	2	1	Flat	1 Terraced	54
<b>Total</b>	<b>29</b>		<b>69</b>	<b>35</b>			<b>1668</b>



## Results Summary

Indicator		Score using default weighting
1	Location	66%
2	Site: Visual Impact, Layout and Landscaping	66%
3	Site: Open Space	41%
4	Site: Routes and Movement	71%
5	Unit Size	60%
6	Unit Layout	60%
7	Unit Noise Control,Light Quality,Services	50%
8	Accessibility within the Unit	68%
11	Sustainability	45%
12	Building for Life	70%
<b>Final Score</b>		<b>60%</b>

## Indicator 1: Location

### Support Services (20.00%)

1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	N
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	Y
1.1.3	Is there a public house, restaurant or cafe within 1km?	Y
1.1.4	Is there a place of worship or community hall or centre within 1km?	Y

### Retail (20.00%)

1.1.5	Are there local retail outlets - e.g. food or newsagent - very near (within 500m)?	Y
1.1.6	Are there local retail outlets - e.g. food or newsagent - fairly near (500m to 1km)?	Y
1.1.7	Is there a post office very near (within 500m)?	N
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	N
1.1.9	Is there a public telephone very near (within 500m)?	N
1.1.10	Is there a cash-point/bank very near (within 500m)?	Y
1.1.11	Is there a major commercial centre or high street within 2 km?	Y

### Schools (10.00%)

1.1.12	Is there a pre-school/nursery very near (within 500m)?	Y
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	N
1.1.14	Is there a primary school very near (within 500m)?	Y
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	Y
1.1.16	Is there a secondary school within 1km?	N
1.1.17	Is there a secondary school more than 1km but within 2 km?	Y

**Play and Leisure (10.00%)**

1.1.18	Are there toddler play areas within sight of family houses?	N
1.1.19	Are there play facilities for 5 - 12s very near (within 500m)?	Y
1.1.20	Are there play facilities for 5 - 12s fairly near (between 500m and 1 km)?	N
1.1.21	Are there play facilities for over 12s very near (within 500m)?	Y
1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	N
1.1.23	Is there a park/public open space within 1 km?	Y
1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Y

**Public Transport (20.00%)**

1.1.25	Is there a bus or tram stop very near (within 500m)?	Y
1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	Y
1.1.27	Is there a train or underground station very near (within 500m)?	N
1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	N

**Liabilities (10.00%)**

1.2.1	Is there a refuse tip and/or ground contamination within 500m?	N
1.2.2	Is there an industry generating smells or potential health hazards within 500m?	N
1.2.3	Is there a derelict site - institutional/industrial/other within 500m?	N
1.2.4	Are there high voltage overhead power lines within 500m?	N
1.2.5	Are there polluted waterways within 250m?	N
1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	N

**Noise Sources (10.00%)**

1.3.1	Is there a bus route or major road within 20m?	N
1.3.2	Is there a major road within 50m?	N
1.3.3	Is there a motorway within 150m?	N
1.3.4	Is there a railway within 150m?	N
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	N
1.3.6	Is there industry generating noise within 150m?	N
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	N

## Indicator 2: Site: Visual Impact, Layout and Landscaping

### Visual Impact (33.33%)

2.1	Does the site scale and concept fit well with the surrounding area?	Y
2.2	Are the buildings in context with local buildings, street patterns (form, mass, detail and materials)? (When the local environment is of poor visual quality enter n/a for questions 2.1, 2.2).	Y
2.3	Do the buildings enhance the local environment?	Y
2.4	Are elements associated with the overall site (lighting, street furniture, street names and direction signs, curbs, benches/seats etc) well detailed, co-ordinated with each other and carefully located?	Y
2.5	Are external elements associated with the dwellings (walls and fences, garages, refuse bin screening, electricity meter boxes, drainpipes, handrails etc) well detailed and co-ordinated?	Y
2.6	Are existing important elements (natural or man-made) protected, to give the site maturity?	Y
2.7	Are any elements that could confer a special identity to the site used to do so?	N
2.8	Is it easy to understand how to enter and move about the site?	Y

### Layout (33.33%)

2.9	Is overlooking of habitable rooms avoided e.g. 50% of units with at least 10m away from other buildings or public spaces, including pedestrian routes?	Y
2.10	Are buildings (houses, flats, garages, others) arranged to protect residents from external noise ?	Y
2.11	Are units grouped to take best advantage of local topography?	Y
2.12	Has full advantage been taken of sunshine for views, heat and light in outdoor areas and in dwellings?	Y
2.13	Are there distant or varied views from public areas?	N
2.14	Is the number of dwellings that share access (e.g. houses: driveway or courtyard; flats: landing or corridor) always 5 or fewer?	N
2.15	Is the number of dwellings that share access from a cul-de-sac, or vertical	Y

access route in a block of flats always 15 or fewer?

2.16	Is the private/shared open space enclosed within unit boundaries, well designed in shape, dimension and location?	Y
2.17	Do different public areas have specific differentiated characters?	X
2.18	Are refuse and bin storage areas convenient and inconspicuous?	Y
2.19	Is communal bin storage serviced by tap and drainage for cleaning?	Y

### **Landscaping (33.33%)**

2.20	Are there hard surfaces or soft landscaping in the scheme? If No go to Q 2.31	Y
2.21	Is there varied planting to create visual interest in different seasons using height, colour, texture?	N
2.22	Has planting been related to climatic conditions to provide wind protection, shade?	N
2.23	Are there trees in the public open areas or streets?	Y
2.24	Is screening provided for in-curtilage and grouped parking (rails, fences, planting)?	N
2.25	Are planted/grassed areas sufficiently large to be viable (approximately equivalent to a dwelling plot)?	N
2.26	Does layout of site discourage cutting corners across landscape and/or private space?	Y
2.27	Has a qualified landscape architect been used to create or assess the landscape design?	N
2.28	Are hard surfaces varied - to suit relation to buildings or identify larger areas with different uses?	N
2.29	Is landscaping able to be easily and cost effectively maintained?	Y
2.30	Is water (e.g. pool, stream, fountain etc) incorporated into the site and appropriately protected?	N
2.31	Do all the Yes answers apply to 100% of the site?	Y



### **Indicator 3: Site: Open Space**

#### **Site Security (20.00%)**

3.1.1	Are spaces between buildings planned for specific uses?	<b>Y</b>
3.1.2	Are boundaries between public and private spaces clear?	<b>Y</b>
3.1.3	Are spaces that are to be shared by residents but not for the general public clearly defined?	<b>X</b>
3.1.4	Is casual intrusion by non-residents beyond clearly defined public areas discouraged - eg using barriers, gates, concierges or security systems?	<b>Y</b>
3.1.5	Is site route network designed to discourage strangers and hinder escape?	<b>X</b>
3.1.6	Is best advantage taken of opportunities for private open space?	<b>Y</b>
3.1.7	Do unit boundaries consist of strongly built walls or railings to deter intruders and vandalism?	<b>Y</b>
3.1.8	Is main entrance clearly visible and hiding places near front doors and pedestrian routes, avoided?	<b>Y</b>
3.1.9	Does building grouping, position of windows or cameras allow surveillance of unexpected visitors?	<b>Y</b>
3.1.10	Does building grouping and position of windows allow supervision of open space and play?	<b>X</b>
3.1.11	Are vulnerable points on buildings visible by other residents or passers by?	<b>Y</b>

#### **Shared Area in Flat (10.00%)**

##### **Shared Areas in Flats**

3.1.12	Are flats with shared areas provided? If No go to Q 3.1.17	<b>Y</b>
3.1.13	Are halls and corridors in blocks of flats well lit (both natural and artificial light)?	<b>Y</b>
3.1.14	Are vandal and graffiti resistant glass/finishes used to 2000mm from the ground?	<b>N</b>
3.1.15	Is there an entry phone or other security system to main entrances of blocks of	<b>Y</b>



flats?

3.1.16	Is 9 sq m or more available for a concierge desk in the main entrance hall of large (20+) blocks?	<b>N</b>
--------	---	----------

**Children's Play (20.00%)**

3.1.17	Is the housing designed for households with children? If No go to Q 3.1.23	<b>Y</b>
--------	--	----------

3.1.18	Are play areas provided for 2-5 year olds within sight of 100% of family dwellings?	<b>N</b>
--------	---	----------

3.1.19	Are play areas provided for 5-12 year olds - at a minimum of one for 40 dwellings?	<b>N</b>
--------	--	----------

3.1.20	Are play areas fitted with play equipment for the age group?	<b>N</b>
--------	--	----------

3.1.21	Is energetic play provided for - e.g. by adventure playground, cycle paths, etc?	<b>N</b>
--------	--	----------

3.1.22	Are play areas and public spaces sited to avoid nuisance to neighbours?	<b>N</b>
--------	---	----------

3.1.23	Do all the Yes answers above apply to 100% of the site	<b>Y</b>
--------	--	----------

**Open Space 1 (16.00%)**

3.2.1	No private open space	<b>0</b>
-------	-----------------------	----------

3.2.2	Principal (usually rear) private open space of up to 8 sq m	<b>29</b>
-------	---	-----------

3.2.3	Principal (usually rear) private open space 8-20 sq m	<b>0</b>
-------	---	----------

3.2.4	Principal (usually rear) private open space 21-50 sq m	<b>0</b>
-------	--	----------

3.2.5	Principal (usually rear) private open space 51-200 sq m	<b>0</b>
-------	---	----------

3.2.6	Private open space over 200 sq m	<b>0</b>
-------	----------------------------------	----------

3.2.7	No shared open space or no second private open space	<b>29</b>
-------	--	-----------

3.2.8	Second private open space less than 8 sq m or shared open space less than 8 sq m per unit	<b>0</b>
-------	---	----------

3.2.9	Second private open space over 8 sq m or shared open space over 8 sq m per unit	<b>0</b>
-------	---	----------

**Open Space 2 (9.00%)**

3.2.10	Robust principal (usually rear) private open space, boundary fences or walls 1.2 m side, 1.8 m rear	0
3.2.11	Second private open space or shared open space with boundary fences/walls not less than 700 mm high	X
3.2.12	Privacy screen 1.8 m high to within 2 m of house wall	X
3.2.13	Lockable gates to open space same height as open space boundaries	X
3.2.14	External lockable storage suitable for large items (eg bicycles)	29
3.2.15	Facilities for water recycling for garden use in open space	X
3.2.16	Outside tap with suitable drainage	X
3.2.17	Outside electricity supply	X
3.2.18	Secure access from front to rear open space without going through house	X
3.2.19	Clothes drying facility with access path with no level change	X

**Car Parking (25.00%)****Car parking 1**

3.3.1	No provision within 100m of front door	0
3.3.2	Underground garages	0
3.3.3	Only public road hard standing available - 30 to 100m beyond front door	0
3.3.4	Only public road hard standing available - within 30m of front door	0
3.3.5	Grouped hard standing more than 30m from unit or block (flats) or underground garages only accessible by residents	0
3.3.6	Grouped hard standing within 30m of unit	29
3.3.7	Grouped garages within 30m of unit or block (flats)	0

3.3.8	Hardstanding outside building plot but clearly related to dwelling	0
3.3.9	Hardstanding within unit or building plot	0
3.3.10	Car port within unit or building plot	0
3.3.11	Garage within unit or building plot	0

### **Car parking 2**

3.3.12	Where in dwelling curtilage, a large car space is provided (3.3m x 4.8m) or easily capable of achieving 3.3m in width	5
3.3.13	Car space further than 2m from window of a habitable room	29
3.3.14	Car space is secure	0
3.3.15	Car space provides easy access directly to garden without passing through dwelling	0
3.3.16	Car space does not dominate elevation - eg less than half width of elevation	29
3.3.17	Grouped parking is clearly identified with the dwellings it serves	29

### **Car parking 3**

3.3.18	Small amount of clearly defined visitor parking provided (less than one space per three dwellings)	N
3.3.19	Fair amount of clearly defined visitor parking provided (more than one space per three dwellings)	N

## **Indicator 4: Site: Routes and Movement**

### **Site Routes (50.00%)**

#### **General**

- |       |  |          |
|-------|--|----------|
| 4.1.1 | Do routes connect with the surrounding neighbourhood (eg cul-de-sacs accessing more than 25 units avoided)?                      | <b>Y</b> |
| 4.1.2 | Is the hierarchy of routes clear?  | <b>Y</b> |
| 4.1.3 | Are road, place and building names and unit numbers clear, visible and legible and sited appropriately in relation to buildings? | <b>Y</b> |
| 4.1.4 | Do routes take advantage of vistas/landmarks within or around the project site?  | <b>N</b> |

#### **Vehicles**

- |       |   |          |
|-------|---|----------|
| 4.1.5 | Are appropriate traffic calming measures used to control vehicle speed?                           | <b>N</b> |
| 4.1.6 | Is vehicle segregation possible to help pedestrians (eg young children) to use safe routes?       | <b>Y</b> |
| 4.1.7 | Can large, emergency or service vehicles come within 30m of all front doors of units or flats?    | <b>Y</b> |
| 4.1.8 | Are there spaces for refuse and service/delivery vehicles to stand without blocking routes?       | <b>Y</b> |
| 4.1.9 | Do routes facilitate and encourage cycling (cycle lanes, barriers to cars that cyclist can pass)? | <b>N</b> |

#### **Pedestrians**

- |        |  |          |
|--------|--|----------|
| 4.1.10 | Are public spaces connected by clear, well lit and hard surface routes?  | <b>Y</b> |
| 4.1.11 | Is lighting appropriately related to buildings and easy to maintain?   | <b>Y</b> |
| 4.1.12 | Does position of lighting prevent pools of darkness where people walk both outside and in common parts of flats? | <b>Y</b> |
| 4.1.13 | Are kerbs dropped where foot paths cross roads?  | <b>Y</b> |
| 4.1.14 | Do all the answers in 4.1 above apply to 100% of the site?   | <b>Y</b> |

## **Access to Unit (50.00%)**

### **Requirement - Site as a Whole**

4.2.1	Pedestrian routes and garden paths - firm, even, slip-resistant finish, distinctive texture/colour	Y
4.2.2	Pedestrian routes and garden paths - width 900mm minimum	Y
4.2.3	Gradient on access routes from car parking - max 5m at 1:12 or 10m at 1:15 or 1:20 if over 10m.	Y
4.2.4	Where ramps are used, are alternative steps with handrails provided?	N
4.2.5	Rails for essential steps and communal stairs with rise max. 170mm plus going min 280mm	N
4.2.6	Level changes protected from adjacent drop by handrail if drop exceeds 380mm	N
4.2.7	Dropped kerbs for main footpaths and dwelling access positions	Y
4.2.8	Paths with gradients of less than 1:12 throughout	Y
4.2.9	Paths with minimum width of 1000mm	Y

### **Recommended Standards - Site as a Whole**

4.2.10	Gateways min width 850mm and no step	Y
4.2.11	Convenient wheelchair accessible parking space within 30m of main entrance for 10% of units	Y
4.2.12	Any slope to external doors to be gentle with level platform 1200x1200mm clear of door swing	Y
4.2.13	Canopy/porch over main entrance with light.	Y
4.2.14	External thresholds nominally flat - max. 15mm upstand weather bar	Y
4.2.15	Main front door 800mm clear width between blade and stop-swings	Y
4.2.16	Other external doors 750 mm clear between blade and stop-swings	Y

4.2.17	Lifts for dwellings with entrances over 3m from ground level for wheelchair plus accompanying person, i.e. min 1100mm x 1400mm	<b>Y</b>
--------	--	----------

**Requirements - Dwelling Entrance Approach**

4.2.18	Approach to all external doors to be level	<b>Y</b>
--------	--	----------

4.2.19	Convenient wheelchair accessible parking space within 30m of main entrance for 100% of units	<b>N</b>
--------	--	----------

4.2.20	Lift to all dwellings with entrances above ground level	<b>Y</b>
--------	---	----------

4.2.21	All dwellings with private entrance at ground floor level	<b>Y</b>
--------	---	----------

4.2.22	Main front doors with a 300mm return (in addition to the required 800mm width)	<b>Y</b>
--------	--	----------

4.2.23	Do all the yes answers to questions 4.2.1 - 4.2.22 (excl. 4.2.11) above apply to 100% of the site?	<b>N</b>
--------	--	----------

## Indicator 5: Unit Size

### Unit Type (75.00%)

#### Unit Type by Area

		Exceeds the upper figure by over 10%	Exceeds the upper figure by 1 - 10%	Meets - falls within range	Falls short of the lower figure by 1 - 10%	Falls short of the lower figure over 10%
5.1.2	2 bedspace 45 to 50 sq m	1	22			
5.1.3	3 bedspace 57 to 67 sq m			1		
5.1.4	4 bedspace 67 to 75 sq m			5		

### Living Space (25.00%)

#### By Living Spaces

5.2.1	At least the number of rooms required for the unit size are provided	29
5.2.2	Additional bedroom above minimum required is provided	0
5.2.3	Additional WC above minimum required is provided	0
5.2.4	Additional bath/shower facility is provided in separate room from main bathroom	0
5.2.5	Study/ separate work area is provided	0
5.2.6	Separate utility room or separable utility space is possible	0
5.2.7	Conservatory/enclosed sun porch /balcony (min 3 sqm) is provided	24

## Indicator 6: Unit Layout

### Furniture Provision (50.00%)

#### Furniture, Access, Passing and Activity Zones

		Exceeds by more than one item or 10%	Exceeds by one item or up to 10%	Meets the requirement	Falls short by one item or up to 10%	Falls short by more than one item or 10%
6.1.1	Living room - furniture	15		14		
6.1.2	Living room - access/activity zones	15	14			
6.1.3	Dining space - furniture		6	16	5	
6.1.4	Dining space - access/activity zones			12	6	9
6.1.5	Bedrooms - furniture	9	20			
6.1.6	Bedrooms - access/activity zones	29				
6.1.7	Bathroom - furniture	1		28		
6.1.8	Bathroom - access/activity zones	1	28			
6.1.9	Kitchen - furniture	6	1	16	6	
6.1.10	Kitchen - access/activity zones	19			3	7
6.1.11	Storage - internal			17	12	
6.1.12	Storage - external					29

### Additional Features (50.00%)

#### Living and Dining Space

6.2.1	Living room not an essential part of circulation					24
6.2.2	Space for future focal point fire installation or actual fire or other features in living room					15



6.2.3	Some storage space not in living room	29
6.2.4	Space for PC in living room	29
6.2.5	Two separate living rooms or areas are possible or provided	0
6.2.6	Direct access or via lobby from living to private open space is possible or provided	29
6.2.7	Dining space is separate (not in kitchen/living room)	0
6.2.8	Casual eating for 2 people in kitchen (if household dining space not in kitchen)	0

### **Bedrooms and Bathrooms**

6.2.9	Space for occasional cot in at least one double bedroom	29
6.2.10	Beds (in all rooms) can be in more than one position	29
6.2.11	Beds (in all rooms) have one position with bedhead NOT under window	29
6.2.12	Double room can accommodate twin beds	29
6.2.13	One or more twin or double bedrooms can subdivide into two singles	0
6.2.14	A main bedroom has direct access, or adjacent bedroom/bathroom door to easily adaptable for washing/WC	0
6.2.15	Shower over the (main) bath with necessary wall tiling and screening	29
6.2.16	A separate shower cubicle is provided	0

### **Kitchen**

6.2.17	View from kitchen of outdoor area suitable for toddler play or sitting	0
6.2.18	Direct access or via lobby from kitchen to private open space	0
6.2.19	Kitchen sequence storage/prep: cook/serve: waste/wash-up	29

6.2.20	Kitchen worksurface not interrupted by circulation or tall fittings	29
6.2.21	Min 1200mm run between cooker and sink in kitchen	16
6.2.22	Drawers of varying depth provided in kitchen units	0
6.2.23	Facing kitchen units 1200mm apart or more	21
6.2.24	Space for auxiliary equipment, (eg dishwasher) provided	0
6.2.25	500mm min. clear work top each side of cooker	29

### **Circulation and Storage**

6.2.26	Halls and corridors well planned and lit	29
6.2.27	Hanging for outdoor clothes by external doors	29
6.2.28	Large item (e.g. push chair, wheelchair) park by external doors	28
6.2.29	Recyclable materials store in kitchen, hall, or external lockable store	29
6.2.30	Tall storage in or adjacent to kitchen (or to utility room if this is provided)	29
6.2.31	Provision of fitted storage - eg in bedroom, under stairs etc	0

### **Safety and General**

6.2.32	Suitable floors in wet areas (bath/shower rooms, WCs, kitchen, utility)	29
6.2.33	Restrictors on upper floor casement windows	24
6.2.34	Reversible childproof hinges on casement windows to allow safe cleaning	0
6.2.35	Hard wired smoke alarm on every floor of the unit	29
6.2.36	Secure storage for harmful substances, eg medicines, cleaning/gardening items	29
6.2.37	Glazing line in living rooms no higher than 800mm from floor level	29
6.2.38	A minimum floor to ceiling height of 2.5m is provided	0



## **Indicator 7: Unit Noise Control,Light Quality,Services**

### **Noise Reduction (30.00%)**

#### **Noise Reduction Characteristics**

7.1.1	Designed in accordance with Robust Details Standards.	0
7.1.2	Designed to exceed the requirements of Building Regulations	0
7.1.3	Sound reduction compliance demonstrated by testing	0
7.1.4	Living/sleeping areas are not adjacent to shared internal areas	12
7.1.5	Bedrooms protected - not adjacent to neighbours bath/living areas	21
7.1.6	Windows more than 3m horizontal distance from a public route or space	29
7.1.7	Noisy communal equipment is >3m from doors/windows (eg lifts, plant)	17
7.1.8	Effective buffer between building and any noise source identified in 1.3.	X
7.1.9	Triple glazing to combat noise	X

### **Light Quality (30.00%)**

#### **Quality of Light, Aspect and Prospect**

7.2.1	Principal rooms have windows that do not look out on wall within 3m	29
7.2.2	At least one main living area has urban views of over 50m OR distant or rural views	0
7.2.3	Living room window within 30 degrees of South or gets good daylight	29
7.2.4	Kitchen has a window	29
7.2.5	Kitchen window is within 30 degrees of South or gets good daylight	22
7.2.6	All bathrooms have a window	6

### **Services 1 (30.00%)**

#### **Standard of Service Provision**

		Exceeds by more than one increment	Exceeds by one increment	Meets the standard	Falls short by one increment	Falls short by more than one increment
7.3.1	Double switched sockets			29		
7.3.2	Sockets in consistent location			29		
7.3.3	Appliance spurs			29		
7.3.4	Shaver sockets 240/115 volt			29		
7.3.5	TV aerial point with conduit and draw wire			29		
7.3.6	Phone/data points, Digital/Broadband			29		
7.3.7	Switches in consistent location and height			29		
7.3.8	Two way switches			29		

## Services 2 (8.18%)

### Services - Additional Desirable Features

7.4.1	Hot water taps to fittings have a thermostatically controlled supply					29
7.4.2	Switched lights in storage spaces with volume over 1.2 cu m					0
7.4.3	Unobtrusive pipework and ductwork					29
7.4.4	Fused spur for security alarm					0
7.4.5	Fused spur for stair lift					X
7.4.6	In flood risk location, electric sockets fed from above					X
7.4.7	Domestic sprinkler system installed in the internal environment of the dwelling					0
7.4.8	Additional/new cabling can be installed with minimal disturbance to decoration					0
7.4.9	In blocks of flats conduits/ducting provided for broadband and other forms of					29

multimedia

**Adaptability (1.82%)**

7.5.1 Designed to allow for future roof space expansion 0

7.5.2 Incorporates a basement 0

## Indicator 8: Accessibility within the Unit

### Accessibility (100.00%)

8.1	Is there an Access Statement for this development?	Y
8.2.1	Passenger lift capable of accommodating a wheelchair and an accompanying person?	Y
8.2.2	Lift provided to unit entrance level above 3 storeys.	Y
8.3.1	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to ALL units in the development.	N
8.3.2	Are wheelchair designed units in full compliance to the latest Wheelchair Design Guide and applicable to SOME units in the development	Y

### Lifetime Homes 1

8.4	ALL homes in the development meets ALL requirement of Lifetime Homes	N
8.4.1	Car Parking: Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	N
8.4.2	Access from Car Parking: The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	Y
8.4.3	Approach: The approach to all entrances should be level or gently sloping.	Y
8.4.4	External Entrances: All entrances should be illuminated.	Y
8.4.5	External Entrances: All entrances should have level access over the threshold.	Y
8.4.6	External Entrances: All entrances should have a covered main entrance.	Y
8.4.7	Communal Stairs: should provide easy access.	Y
8.4.8	Communal Stairs: Where homes are reached by a lift, it should be fully accessible.	Y
8.4.9	Doorways & Hallways: The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	N

8.4.10	Wheelchair Accessibility: There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Y
--------	---	---

8.4.11	Living Room: The living room should be at entrance level.	Y
--------	---	---

## **Lifetime Homes 2**

8.4.12	Two or More Storey Requirements: In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N
--------	--	---

8.4.13	WC: There should be a wheelchair accessible entrance level WC.	Y
--------	--	---

8.4.14	WC: There should be drainage provision enabling a shower to be fitted in the future.	Y
--------	--	---

8.4.15	Bathroom and WC Walls: Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Y
--------	--	---

8.4.16	Lift Capability: The design should incorporate a provision of a stair lift.	X
--------	---	---

8.4.17	Lift Capability: The design should incorporate a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	X
--------	--	---

8.4.18	Main Bedroom: The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Y
--------	---	---

8.4.19	Bathroom Layout: The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Y
--------	--	---

8.4.20	Window Specifications: Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	Y
--------	--	---

8.4.21	Fixtures and Fittings: Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Y
--------	--	---



## Indicator 11: Sustainability

### Sustainability (0.00%)

9.1	Code for Sustainable Homes	Y
9.2	Ecohomes	N
9.3	Rehabilitation	N

### Code for Sustainable Homes (100.00%)

9.1.0	None	0
9.1.1	Level 1	0
9.1.2	Level 2	0
9.1.3	Level 3	29
9.1.4	Level 4	0
9.1.5	Level 5	0
9.1.6	Level 6	0

## Indicator 12: Building for Life

### Character (25.00%)

10.1	Does the scheme feel like a place with distinctive character?	N
10.2	Do building exhibit architectural quality?	Y
10.3	Are streets defined by a well-structured building layout?	Y
10.4	Do the building and layout make it easy to find your way around?	Y
10.5	Does the scheme exploit existing buildings, landscapes or topography	N

### Roads, Parks and Pedestrianisation (25.00%)

10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	N
10.7	Are the streets pedestrian, cycle and vehicle friendly?	Y
10.8	Is the car parking well integrated and situated so it supports the street scene?	Y
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	Y
10.10	Are public spaces and pedestrian routes overlooked and do they feel safe?	Y

### Design and Construction (25.00%)

10.11	Is the design specific to the scheme?	Y
10.12	Is public space well designed and does it have suitable management arrangements in place?	Y
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	N
10.14	Has the scheme made use of advances in construction in technology that enhance its performance, quality and attractiveness?	Y
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	N

### Environment and Community (25.00%)

10.16	Does the development have easy access to public transport?	Y
-------	--	---

- |       |   |          |
|-------|---|----------|
| 10.17 | Does the development have any features that reduce its environmental impact?  | <b>Y</b> |
| 10.18 | Is there a tenure mix that reflects the needs of the local community?   | <b>Y</b> |
| 10.19 | Is there an accommodation mix that reflects the needs and aspirations of the local community?   | <b>N</b> |
| 10.20 | Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes? | <b>Y</b> |

- End Report -