

MAYOR OF LONDON HOUSING SPG: SCHEDULE OF DESIGN STANDARDS (MARCH 2016)

THE MAYOR IS CLEAR THAT ONE OF HIS KEY PLANNING PRIORITIES IS “TO IMPROVE STANDARDS FOR THE QUALITY AND DESIGN OF HOUSING, MAKING SURE THAT HOMES MEET THE NEEDS OF A CHANGING POPULATION THROUGHOUT THEIR LIVES, AND ARE BUILT TO THE HIGHEST ENVIRONMENTAL STANDARDS”¹.

The following schedule collates the 41 Housing Standards as set out in Part 2 of the Mayor of London’s Housing Supplementary Planning Guidance adopted in March 2016.

Defining Good Places	
Standard 1	<p>Development proposals should demonstrate:</p> <ul style="list-style-type: none"> a. 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. b. How the scheme relates to the identified character of the place, 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.
Standard 2	<p>Development proposals should demonstrate:</p> <ul style="list-style-type: none"> a. How the scheme complements the local network of public spaces, including how it integrates with existing streets and paths. b. How public spaces and pedestrian routes are designed to be overlooked and safe, and blank elevations onto the public realm at ground floor have been avoided. c. 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 any new spaces relate to the local vision and strategy for the area.
Communal and Public Open Space	
Standard 3	<p>Development proposals should demonstrate that they comply with the LPAs’ open space strategies, ensuring that an audit of surrounding open space is undertaken and that where appropriate, opportunities to help address a deficiency in provision by providing new public open spaces are taken forward in the design process.</p>
Standard 4	<p>Where communal open space is provided, development proposals should demonstrate that the space:</p> <ul style="list-style-type: none"> a. is overlooked by surrounding development; b. is accessible disabled people including people who require level access and wheelchair users; c. is designed to take advantage of direct sunlight; d. has suitable management arrangements in place.
Play Space	
Standard 5 (and policy 3.6)	<p>For developments with an estimated occupancy of ten children or more, development proposals should make appropriate play provision in accordance with the Mayor’s Play and Informal Recreation SPG.</p>

¹ Mayor of London. Planning for a Better London. GLA, 2008

Density																																
Standard 6 (and policy 3.4)	Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport access levels and the accessibility of local amenities and services, and is appropriate to the location.																															
Residential Mix																																
Standard 7 (and policy 3.8)	Development proposals should demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local need and are appropriate to the location.																															
Entrance and Approach																																
Standard 8	All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm.																															
Standard 9	The distance from the accessible car parking space of standard 18 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be preferably level or where level is not possible, gently sloping (1:60 – 1:20) on a suitable ground surface.																															
Active Frontages																																
Standard 10	Active frontages should be maximised and inactive frontages minimised on the ground floor of buildings facing publically accessible space, in order to provide natural surveillance and activity.																															
Access																																
Standard 11	90 per cent of new build housing should meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’ with the remaining 10 per cent meeting Building Regulation requirement M4(3) ‘wheelchair user dwellings’.																															
Shared Circulation																																
Standard 12	Each core should be accessible to generally no more than eight units on each floor.																															
Standard 13	An access core serving 4 or more dwellings should 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 should be provided where any of the following apply: <ul style="list-style-type: none"> • More than 25 dwellings are served by one core; or • The potential occupancy of the dwellings served by one core exceeds 100 bed spaces; or • More than 8 dwellings are provided per floor². 																															
Standard 14	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation where possible.																															
Standard 15	All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.																															
Standard 16	It is desirable that every wheelchair user dwelling is served by more than one lift.																															
Car Parking																																
Standard 17	<p>The maximum standards set out below should be the basis for considering Planning Applications:</p> <p><i>Parking for residential development</i></p> <table border="1"> <thead> <tr> <th></th> <th>PTAL 0 to 1</th> <th>PTAL 2 to 4</th> <th>PTAL 5 to 6</th> </tr> </thead> <tbody> <tr> <td>Suburban</td> <td>150-200 hr/ha 3.8-4.6 hr/unit 35-55 u/ha 3.1-3.7 hr/unit 40-65 u/ha 2.7-3.0 hr/unit 50-75 u/ha</td> <td>Parking provision 150-250 hr/ha 35-65 u/ha 40-80 u/ha 50-95 u/ha</td> <td>Parking provision 200-350 hr/ha 45-90 u/ha 55-115 u/ha 70-130 u/ha</td> <td>Parking provision 200-700 hr/ha 45-185 u/ha 55-225 u/ha 70-260 u/ha</td> </tr> <tr> <td>Urban</td> <td>150-250 hr/ha 3.8-4.6 hr/unit 35-65 u/ha 3.1-3.7 hr/unit 40-80 u/ha 2.7-3.0 hr/unit 50-95 u/ha</td> <td>Parking provision 200-450 hr/ha 45-120 u/ha 55-145 u/ha 70-170 u/ha</td> <td>Parking provision 200-700 hr/ha 45-185 u/ha 55-225 u/ha 70-260 u/ha</td> <td>Parking provision 200-700 hr/ha 45-185 u/ha 55-225 u/ha 70-260 u/ha</td> </tr> <tr> <td>Central</td> <td>150-300 hr/ha 3.8-4.6 hr/unit 35-80 u/ha 3.1-3.7 hr/unit 40-100 u/ha 2.7-3.0 hr/unit 50-110 u/ha</td> <td>Parking provision 300-650 hr/ha 65-170 u/ha 80-210 u/ha 100-240 u/ha</td> <td>Parking provision 300-650 hr/ha 65-170 u/ha 80-210 u/ha 100-240 u/ha</td> <td>Parking provision 650-1100 hr/ha 140-290 u/ha 175-355 u/ha 215-405 u/ha</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Maximum residential parking standards</th> </tr> </thead> <tbody> <tr> <td>number of beds</td> <td>4 or more</td> <td>3</td> <td>1-2</td> </tr> <tr> <td>parking spaces</td> <td>up to 2 per unit</td> <td>up to 1.5 per unit</td> <td>less than 1 per unit</td> </tr> </tbody> </table> <p>Notes:</p> <p>All developments in areas of good public transport accessibility should aim for significantly less than 1 space per unit</p> <p>Adequate parking spaces for disabled people must be provided preferably on-site¹</p> <p>20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.</p> <p>¹ Mayor of London. Housing Supplementary Planning Guidance. GLA, 2012. Mayor of London. Accessible London. Supplementary Planning Guidance. GLA, 2014.</p>		PTAL 0 to 1	PTAL 2 to 4	PTAL 5 to 6	Suburban	150-200 hr/ha 3.8-4.6 hr/unit 35-55 u/ha 3.1-3.7 hr/unit 40-65 u/ha 2.7-3.0 hr/unit 50-75 u/ha	Parking provision 150-250 hr/ha 35-65 u/ha 40-80 u/ha 50-95 u/ha	Parking provision 200-350 hr/ha 45-90 u/ha 55-115 u/ha 70-130 u/ha	Parking provision 200-700 hr/ha 45-185 u/ha 55-225 u/ha 70-260 u/ha	Urban	150-250 hr/ha 3.8-4.6 hr/unit 35-65 u/ha 3.1-3.7 hr/unit 40-80 u/ha 2.7-3.0 hr/unit 50-95 u/ha	Parking provision 200-450 hr/ha 45-120 u/ha 55-145 u/ha 70-170 u/ha	Parking provision 200-700 hr/ha 45-185 u/ha 55-225 u/ha 70-260 u/ha	Parking provision 200-700 hr/ha 45-185 u/ha 55-225 u/ha 70-260 u/ha	Central	150-300 hr/ha 3.8-4.6 hr/unit 35-80 u/ha 3.1-3.7 hr/unit 40-100 u/ha 2.7-3.0 hr/unit 50-110 u/ha	Parking provision 300-650 hr/ha 65-170 u/ha 80-210 u/ha 100-240 u/ha	Parking provision 300-650 hr/ha 65-170 u/ha 80-210 u/ha 100-240 u/ha	Parking provision 650-1100 hr/ha 140-290 u/ha 175-355 u/ha 215-405 u/ha	Maximum residential parking standards				number of beds	4 or more	3	1-2	parking spaces	up to 2 per unit	up to 1.5 per unit	less than 1 per unit
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² Based on: Secured by Design, ibid

Standard 18	Each designated wheelchair accessible dwelling should have a car parking space that complies with Part M4(3).
Standard 19	Careful consideration should 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.
Cycle Storage	
Standard 20	All developments should provide dedicated storage space for cycles at the following level: <ul style="list-style-type: none"> • 1 per studio and one bed dwelling • 2 per all other dwellings • In addition, 1 short stay cycle parking space should be provided per 40 units.
Standard 21	Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should 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 .
Refuse and Recycling Facilities	
Standard 22	Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.
Standard 23	Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.
Dwelling Space Standards	
Standard 24	All new dwellings should meet the nationally described space standard ⁴ .
Standard 25	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M.
Private Open Space	
Standard 26	A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.
Standard 27	The minimum depth and width for all balconies and other private external spaces should be 1500mm.
Privacy	
Standard 28	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces ⁵ .
Dual Aspect	
Standard 29	Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided ⁶ .
Noise	
Standard 30 (and policy 7.15)	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.
Floor to Ceiling Heights	
Standard 31	A minimum ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged.
Daylight and Sunlight	
Standard 32	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.
Air Quality	
Standard 33 (and policy 7.14)	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality : be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)).

³ For more details see: Transport for London Cycle Design Standards available from <https://tfl.gov.uk/rate/publications-and-reports/cycling>

⁴ DCLG, Technical housing standards – nationally described space standard, 2015

⁵ Based on: Secured by Design op cit

⁶ PPG 24 1994 ibid. See also CLG NPPF 2012 ibid para 123 DEFRA, Noise Policy Statement for England, Explanatory Note, DEFRA, 2010

Environmental Performance	
Standard 34 (and policy 5.3)	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.
Energy and CO2	
Standard 35 (and policy 5.2)	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. Improvement on 2013 Building Regulations <ul style="list-style-type: none"> • 2014 - 2016 - 35 per cent⁷ • 2016 - 2036 - Zero carbon
Overheating	
Standard 36 (and policy 5.9)	Development proposals should demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems.
Water	
Standard 37 (and policy 5.15)	New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day in line with the optional requirement of Part G ⁸ .
Flooding and Drainage	
Standard 38 (and policy 5.12)	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance ⁹ whilst ensuring level access is maintained.
Standard 39 (and policies 5.11 & 5.13)	New development should incorporate Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality. Surface water run-off is to be managed as close to source as possible.
Ecology	
Standard 40 (and policy 7.19)	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.
Design Process	
Standard 41	Developments should manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.

⁷ As set out in the Mayor's Sustainable Design and Construction SPG 2014 (paragraph 2.4.3) and the Energy Planning – GLA Guidance on preparing energy assessments.

⁸ Excluding an allowance of 5 litres or less per head per day for external water use (as set out in MALP and 'optional' Requirement G2 of Schedule 1 to the Building Regulations 2010)

⁹ Technical Guidance to the NPPF, Department for Communities and Local Government, March 2012 or any subsequent guidance on flood risk issued in support of the NPPF

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