

Quality Review

London Housing Design Guide

Note the Guide incorporates key components of the following standards:

- The Lifetime Homes Standard
- Building for Life
- Secure by Design
- Code for Sustainable Homes.

1.2 Outdoor space

Residents garden add private amenity for residents. Communal space, both Public and Private, is overlooked, accessible to all, orientated to/and benefit from good daylight/sunlight.

2.0 Housing for a Diverse City

2.1 Appropriate Density.

The proposals optimise the site both in resident provision.

2.2 The proposals allow for a mix of 1 and 2 bed units.

3.0 From Street to Front Door

3.1 Entrance and Approach: Lifetime Homes.

Entrances to ground floor flats/communal entrances visible from the public realm and clearly identified.

All entry approaches are level, clearly marked and maintained. Entrances to units are over a level threshold with allowance for 300mm of clear pull space.

3.2 Shared circulation within Buildings

The number of dwellings do not exceed 8 per core.

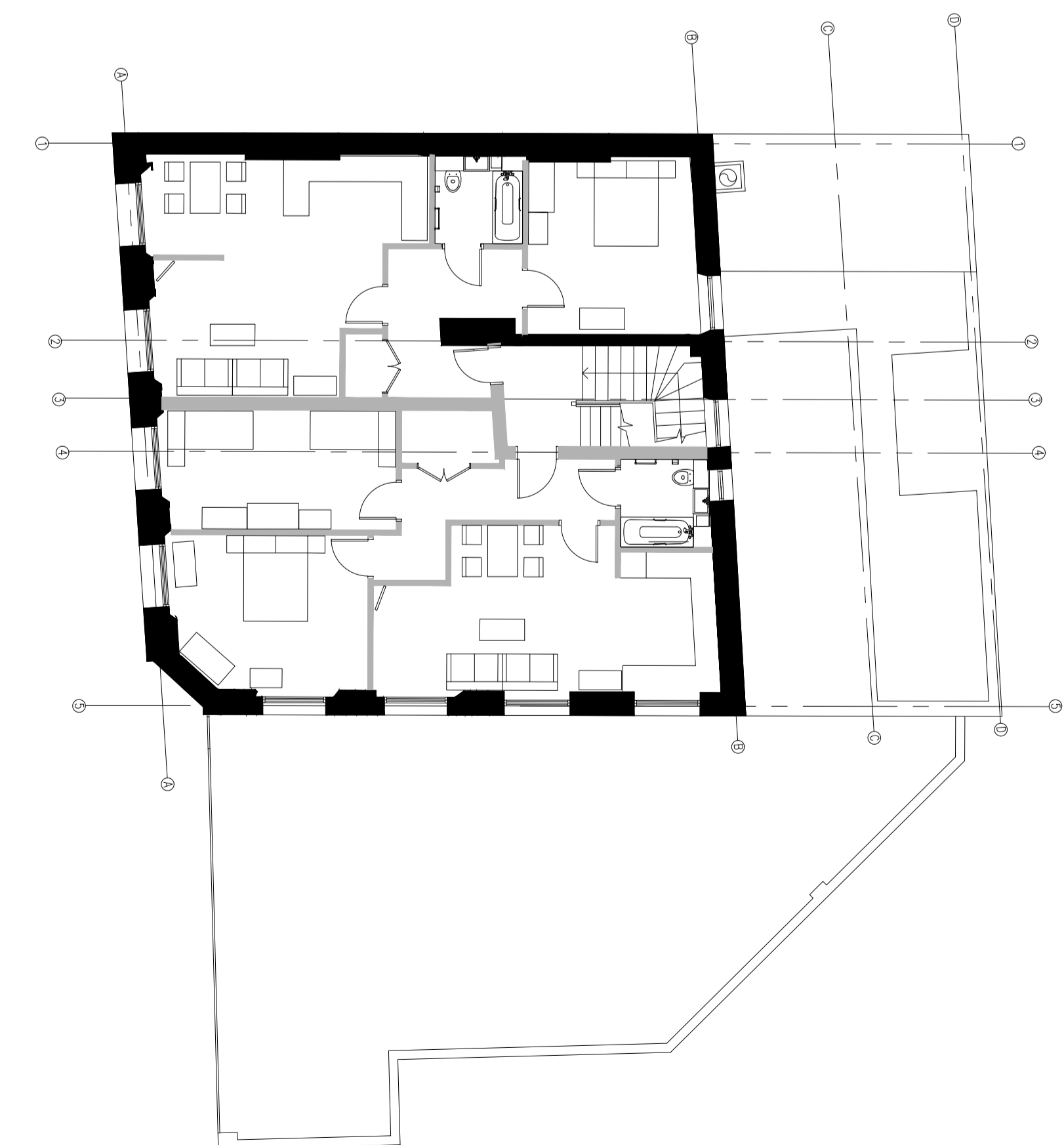
An entry phone system will be linked to the individual units. Access Corridors receive natural light and are between 1200-1500mm wide.

3.4 Cycle Storage

Secure Cycle Storage provided in the basement as per requirements.

3.5 Refuse, Post and Deliveries

A managed refuse system is catered for, with mixed collection areas, a central store and controlled collection agreed with the local authority.



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4.0 Dwelling Space Standards

4.1.1 Internal Floor Area

All dwellings meet and, in some cases, exceed the minimum space standards.

The layouts provided can accommodate the furniture access and activity standards.

Layouts have been tested to display flexibility of use.

4.2 Flexibility/Adaptability

Layouts have been developed to provide variety and flexibility with alternates available.

4.3 Circulation in the Home

The width of corridors and doorways meet current Lifetime Homes standards.

4.4 Living ,Dining and Kitchen Areas

The areas designed for the living/dining/kitchen areas are designed with the area targets given and, for the most part, exceed significantly.

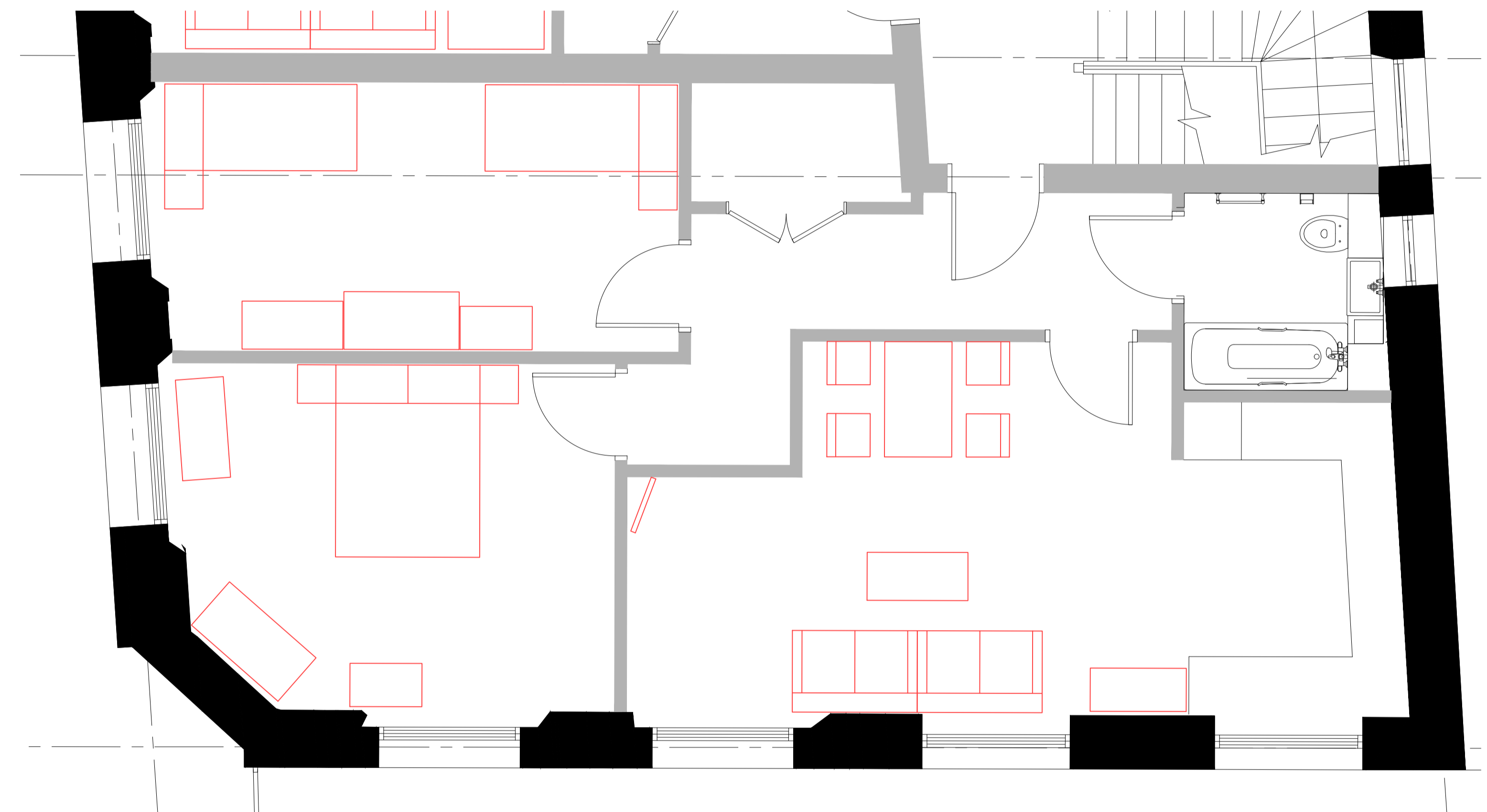
The minimum widths relating to individual rooms are in correlation with the guide, with significant improvements within the layouts designed to maximise clarity, flexibility, space and orientation.

Lifetime homes standards for wheelchair turning areas, accessible windows and a main living area at access level are met.

4.5 Bedrooms

The minimum widths relating to individual rooms correlate with the Guide with significant improvements.

Structure allows for a potential hoist route between bed and bathroom.



Internal Flat Layout Example

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4.0 Dwelling Space Standards

4.6 Bathrooms and W.C.s

Dwellings designed to provide and exceed provision standard in terms of volume, and location.
Bathrooms/Shower rooms provided as required with allowance for adaptations such as handrails.

4.7 Storage and Utility

Designed storage provided as required, from 1.5sqm upwards.

4.8 Study and Work

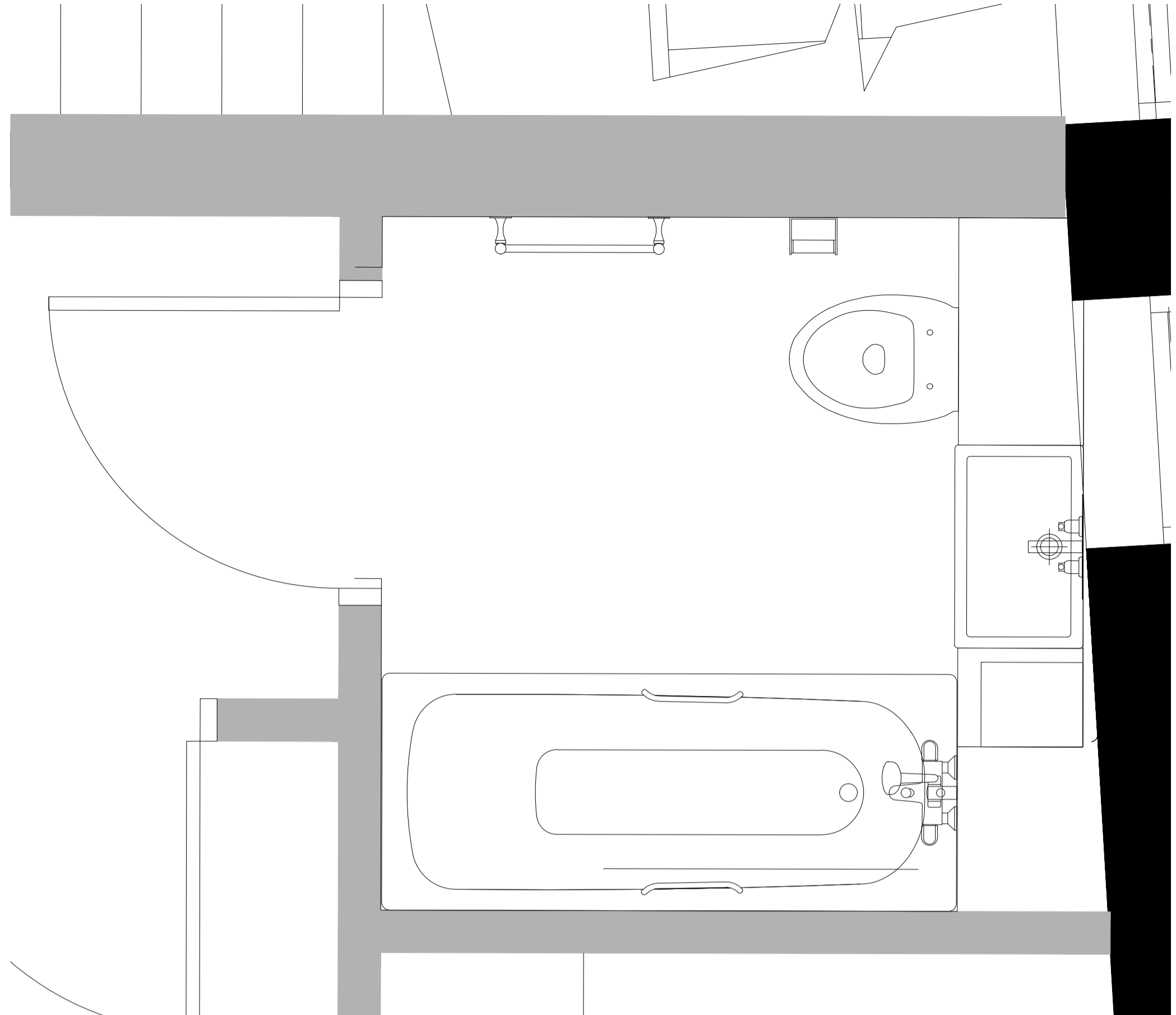
A work space is identified as required by the Code for Sustainable Homes and service controls are positioned to ensure ease of use. Lifetime homes note.

4.9 Wheelchair Use Dwellings

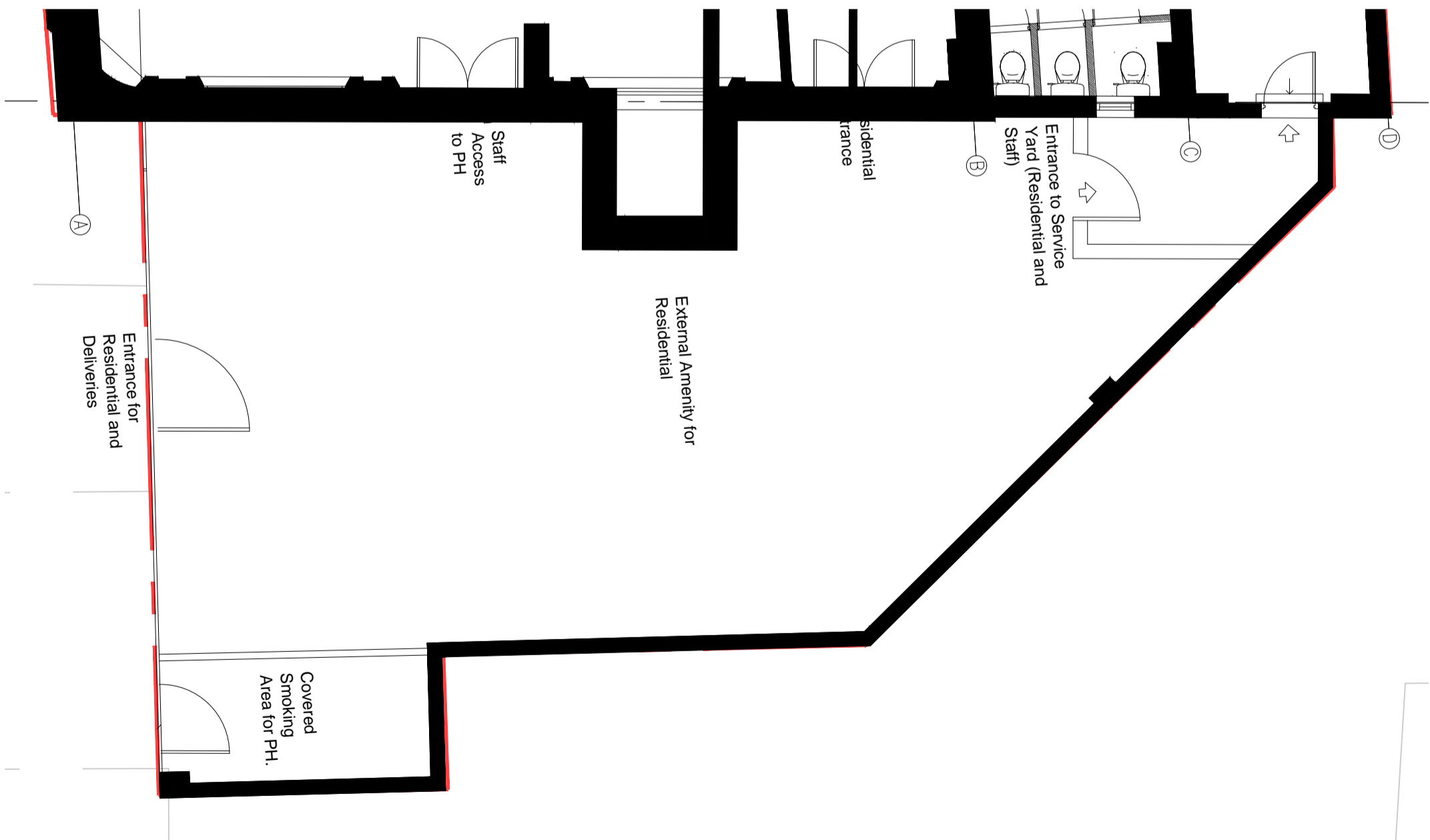
Not applicable for the size of this development.

4.10 Private open Space

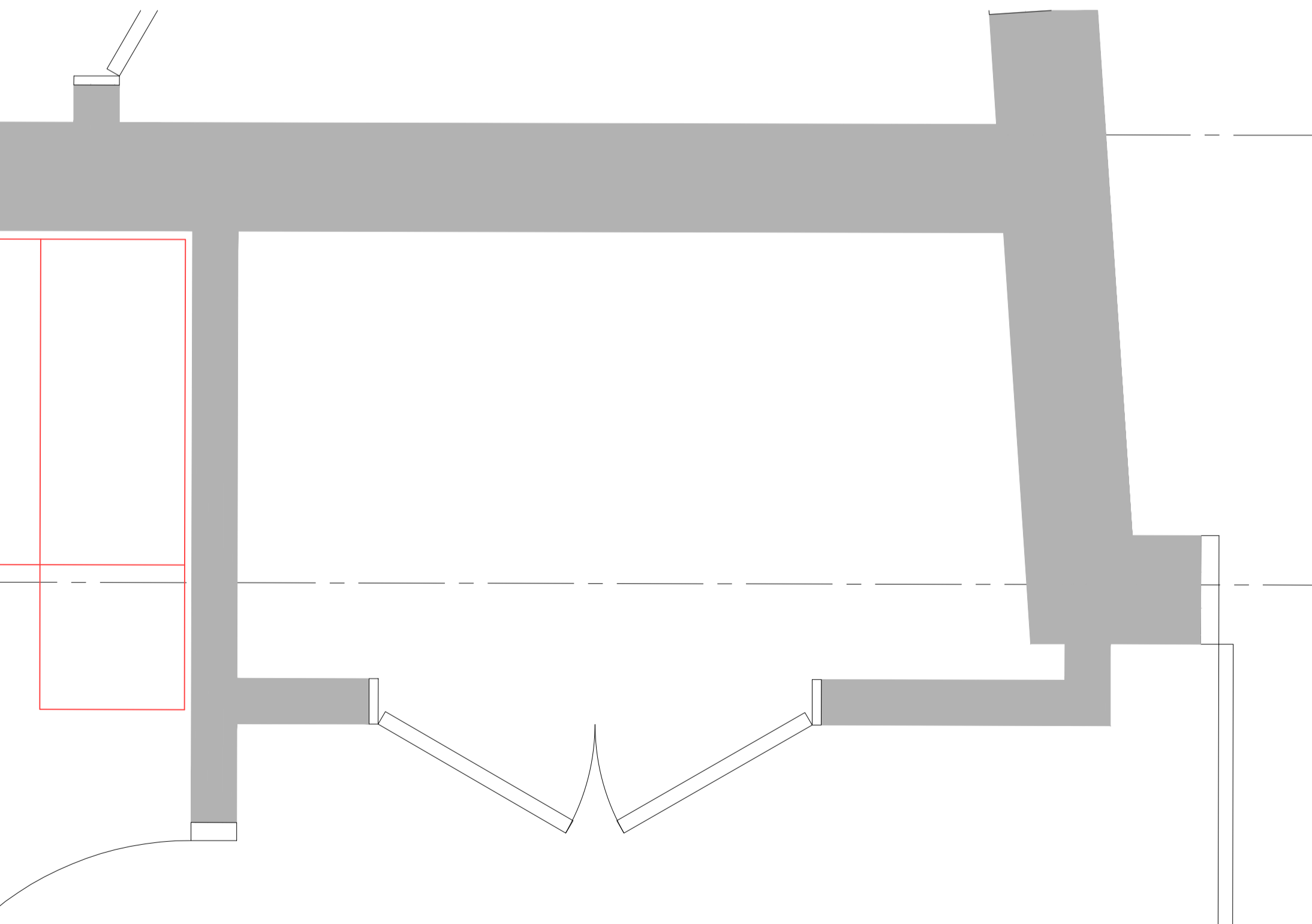
Private outdoor amenity space provided to all units and meet/exceed the minimum standards.



Bathrooms and WC's



Private Amenity space



Storage

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5.0 Homes as a place of Retreat

5.1 Privacy

The design allows for privacy to habitable rooms, both in the location of rooms relative to the existing fenestration and outdoor space. Ground/ Level access housing is provided.

5.2 Dual Aspect

The design of the blocks allow for breaks between to provide light, limit the number of units off the core and reduce single aspect.

Principally the 1 beds are considered for single aspect units which are north facing which is the significant aspect because south is the rear of the block.

All the units have been designed to maximise aspect, daylighting to habitable rooms, good ventilation and privacy.

5.3 Noise

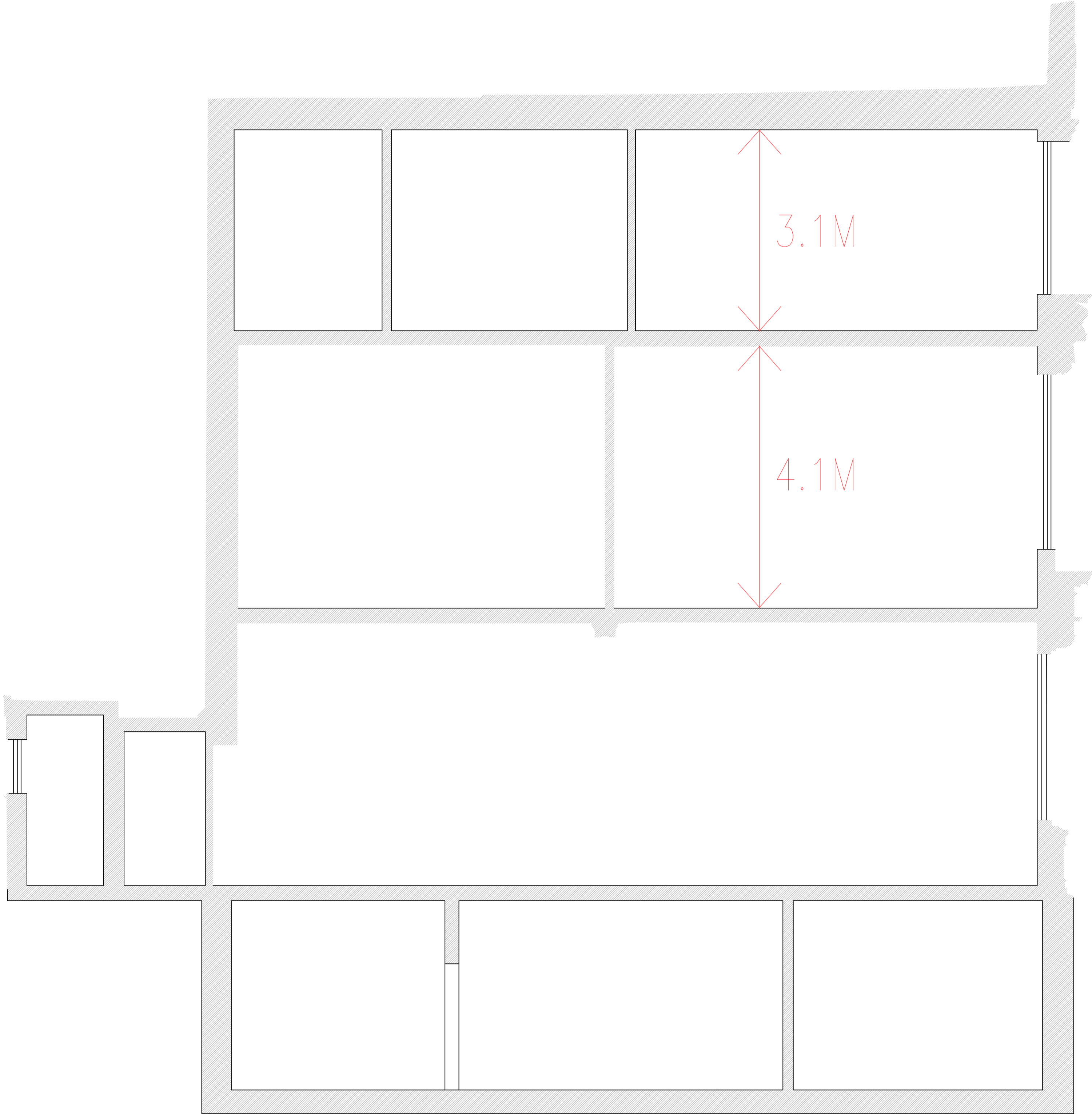
Noise intrusion, both internally and externally generated, is limited, mitigated and accounted for. Refer to the acoustic reports within the planning documents.

5.4 Floor to ceiling heights

The existing building provides ceiling heights to the first floor units of 4.1M and 3.1M to the Second floor.

5.5 Daylight and Sunlight

Glazing to all habitable rooms exceed 20% of the floor area of that room and double aspect rooms are provided to the 2 bed units.



Building section showing floor to ceiling heights