

21-31 New Oxford Street

London Housing Design Guide Audit

AHMM					21-31 New Oxford Street	London Housing Design Guide Compliance Schedule	
					Residential Proposals		
		Issue Date:			04.09.2014		
		PRIORITY 1	PRIORITY 2	COMPLY		NOTES	ACTION
				Affordable Rent	Intermediate Rent		
1.0	Shaping Good Places						
1.1	Defining Places					The project involves the retrofit of an existing building. The proposed scheme responds to context and local building patterns, relates to the identified character of the place and to local planning policy. For more information on the Architectural and Urban proposals please refer to the DAS.	
1.1.1	Development proposals should demonstrate: - how the design responds to the 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 should 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 with the local movement network, and how new spaces relate to the local vision and strategy for the area.	√		√	√		
1.2	Outdoor Spaces					The shared south-facing private rooftop residential amenity space is not overlooked by the office development and adjacent buildings, accessible for wheelchair users and takes advantage of direct sun. The required playspace has been calculated and using the GLA methodology. For more information on the specific playspace provisions please refer to the landscape DAS.	
1.2.1	Development proposals should demonstrate that they comply with the borough's open space strategies, ensuring that a review of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces relate to the local vision and strategy for the area.	√		√	√	The development complies with London Borough of Camden Policy for amenity space through the provision of wintergardens and a shared private roof terrace. For more information please refer to the planning statement.	
1.2.2	For developments with a potential occupancy of ten children or more, development proposals should make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.	√		√	√	The proposed amenity space is sufficient to provide play provision on site for under 5 and 5-12 year olds within the shared private terrace.	
2.0	Housing for a Diverse City						
2.1	Appropriate Density					The site is located in a prime inner London location and involves the retrofit of an existing building. London Borough of Camden policy requires 50% of the development uplift in area to be provided as residential accommodation with 25% of the development uplift being affordable housing provided on site. The PTAL for this site is PTAL level 6b where densities of 650-1100 habitable rooms per hectare are considered appropriate. The proposed development will provide 56 habitable rooms per hectare. It is recognised that this is lower than the guidance within Policy 3.4, however, consideration must be given to the existing building and existing non-residential use. In light of this, it is considered that the proposed residential density is acceptable.	
2.1.1	Development proposals should 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.	√		N	N		
2.2	Residential mix					The proposed mix of unit sizes and tenures has been confirmed as acceptable by the London Borough of Camden.	
2.2.1	Development proposals should demonstrate how the mix of dwelling sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.	√		√	√		

		PRIORITY 1	PRIORITY 2	COMPLY		NOTES	ACTION
3.0	From Street to Front Door						
3.1	Entrance and Approach					The entrance is clearly visible from the public realm (High Holborn) covered and illuminated. Disabled car parking to the rear of the residential reception is within close proximity to the core with level access. The routes leading up to the entrance are designed to meet Part M and lifetime home requirements.	
3.1.1	All main entrances to houses, ground floor flats and communal entrance lobbies should be visible from the public realm and clearly identified.	√		√	√		
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 core lift should be kept to a minimum and should be level or gently sloping (Lifetime Homes Criterion 2).	√		√	√		
3.1.3	The approach to all entrances should preferably be level or gently sloping (Lifetime Homes Criterion 3).	√		√	√		
3.1.4	All entrances should be illuminated and have level access over the threshold. Entrance doors should 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 should have weather protection and a level external landing (Lifetime Homes Criterion 4).	√		√	√		
3.2	Shared Circulation within Buildings					There are 3 dwellings per core, with the communal corridors having a minimum width of at least 1200mm and adequate ventilation. An access control system that meets the requirements will be installed, audio-visual will also be considered.	
3.2.1	The number of dwellings accessed from a single core should not exceed eight per floor.		√	√	√		
3.2.2	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: - 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.	√		√	√		
3.2.3	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation.	√		N	N	The project is a retrofit project and therefore there is an existing floorplate within the new dwellings are located. The existing deep plan, results in the requirement for an internal corridor to access the units.	
3.2.4	The minimum width for all paths, corridors and decks for communal circulation is 1200mm. The preferred minimum width is 1500mm, and is considered particularly important where corridors are double loaded (they serve dwellings on each side) and where wheelchair accessible dwellings are provided.	√		√	√		
3.2.5	For buildings with dwellings entered from communal circulation at the first, second or third floor where lifts are not provided, space should be identified within or adjacent to the circulation cores for the future installation of a wheelchair accessible lift.		√	√	√		
3.2.6	All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift. All dwellings entered at the seventh floor (eight storey) and above should be served by at least two lifts.	√		√	√	The London Housing Design Guide states that it is desirable for two lifts to be provided from the 7th floor and above. Although it is recognised that two lifts are preferred, only one has been provided within this building, as a result of the small numbers of units per floor that it serves. The lift provided will have internal car dimensions of 1200mm by 2300mm, which will accommodate wheelchair users and ambulant disabled people, as required within the WHDB.	
3.2.7	Every designated wheelchair accessible dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by at least two such lifts.	√		√	√	The London Housing Design Guide states that it is desirable for two lifts to be provided from the 7th floor and above. Although it is recognised that two lifts are preferred, only one has been provided within this building, as a result of the small numbers of units per floor that it serves. The lift provided will have internal car dimensions of 1200mm by 2300mm, which will accommodate wheelchair users and ambulant disabled people, as required within the WHDB.	
3.2.8	Principle access stairs should provide easy access* regardless of whether a lift is provided. Where homes are reached by a lift, it should be fully wheelchair accessible (Lifetime Homes Criterion 5).	√		√	√		
3.3	Car Parking					The site has excellent access to public transport and is designed as a car free development. 1 x disabled parking bay will be provided for use by the wheelchair units.	
3.3.1	All developments should conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim should be to provide less than one space per dwelling. Elsewhere parking provision should be as follows: - 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	√		√	√		

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3.3.2	Each designated wheelchair accessible dwelling should have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to appendix 3 for design standards for wheelchair accessible housing.	√		N	N	The intention is to provide two Blue Badge bays in total at ground floor: one for the office use, and one for the residential units, at a rate of 5% Blue Badge provision rather than 10% for the residential units. Experience of other schemes has shown that 5% Blue Badge provision reflects actual demand in an area of high public transport accessibility and is acceptable to LBC. The residential blue badge bay will have direct access from the car park to the residential core. The accessible car parking bays will be 4000mm by 6600mm in size, as recommended in the Camden Wheelchair Housing Design Brief.																																							
3.3.3	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.	√		√	√																																								
3.3.4	Where car parking is within the dwelling plot, at least one car parking space should 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 should be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings (Lifetime Homes Criterion 1).	√		√	√																																								
3.4	Cycle Storage					Secure, communal cycle storage is provided at basement level accessed via the residential core. For more information please refer to the transport statement and/or the transport section of the DAS																																							
3.4.1	All developments should 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 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.		√	√	√																																								
3.5	Refuse, Post and Deliveries					The internal bins stores are accessible to all residents and provided at basement level accessed via the residential core.. The location satisfies the local requirements for waste collection and achieves full credits under the Code for Sustainable Homes Technical Guide.																																							
3.5.1	Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy requirements for waste collection and should achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings should 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 should be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.	√		√	√																																								
4.0	Dwelling Space Standards																																												
4.1	Internal Floor Area					All flats meet the minimum space standards. Please refer to the end of this document for detailed layouts for the proposed 1, 2, and 3 bedroom layout.																																							
4.1.1	All developments should meet the following minimum space standards. <table border="1" data-bbox="273 1388 620 1829"> <thead> <tr> <th></th> <th>Dwelling type (bedroom / persons)</th> <th>Essential GIA (m²)</th> </tr> </thead> <tbody> <tr> <td rowspan="7">Single Storey dwelling</td> <td>1b2p</td> <td>50</td> </tr> <tr> <td>2b3p</td> <td>61</td> </tr> <tr> <td>2b4p</td> <td>70</td> </tr> <tr> <td>3b4p</td> <td>74</td> </tr> <tr> <td>3b5p</td> <td>86</td> </tr> <tr> <td>3b6p</td> <td>95</td> </tr> <tr> <td>4b5p</td> <td>90</td> </tr> <tr> <td>4b6p</td> <td>99</td> </tr> <tr> <td rowspan="4">Two storey dwelling</td> <td>2b4p</td> <td>83</td> </tr> <tr> <td>3b4p</td> <td>87</td> </tr> <tr> <td>3b5p</td> <td>96</td> </tr> <tr> <td>4b5p</td> <td>100</td> </tr> <tr> <td rowspan="2">Three storey dwelling</td> <td>4b6p</td> <td>107</td> </tr> <tr> <td>3b5p</td> <td>102</td> </tr> <tr> <td>4b5p</td> <td>106</td> </tr> <tr> <td>4b6p</td> <td>113</td> </tr> </tbody> </table> For dwellings designed for more than 6 people, at least 10m ² gross internal area should be added for each additional person.		Dwelling type (bedroom / persons)	Essential GIA (m ²)	Single Storey dwelling	1b2p	50	2b3p	61	2b4p	70	3b4p	74	3b5p	86	3b6p	95	4b5p	90	4b6p	99	Two storey dwelling	2b4p	83	3b4p	87	3b5p	96	4b5p	100	Three storey dwelling	4b6p	107	3b5p	102	4b5p	106	4b6p	113	√		√	√		
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4.1.2	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy. Refer to appendix 3 for design standards for wheelchair accessible housing.	√		√	√														
4.2	Flexibility and Adaptability					The flats are designed to allow for alternative furniture arrangements in bedrooms and living rooms.													
4.2.1	Dwelling plans should demonstrate that dwelling types provide flexibility by allowing for alternative seating arrangements in living rooms and by accommodating double or twin beds in at least one double bedroom.	√		√	√														
4.3	Circulation in the Home					The flats have all been designed to meet the requirements of Lifetime homes.													
4.3.1	The minimum width of hallways and other circulation spaces inside the home should be 900mm. This may reduce to 750mm at 'pinch points' e.g. next to radiators, where doorway widths meet the following specification: <table border="1" data-bbox="273 548 911 680"> <tr> <td>Minimum clear opening width of doorway (mm)</td> <td>Minimum approach width (when approach is not head on) (mm)</td> </tr> <tr> <td>750</td> <td>1200</td> </tr> <tr> <td>775</td> <td>1050</td> </tr> <tr> <td>900</td> <td>900</td> </tr> </table> Where a hallway is at least 900mm wide and the approach to the door is head-on, a minimum clear opening door width of 750mm should be provided (Lifetime Homes Criterion 6).	Minimum clear opening width of doorway (mm)	Minimum approach width (when approach is not head on) (mm)	750	1200	775	1050	900	900	√		√	√						
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750	1200																		
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4.3.2	The design of dwellings of more than one storey should incorporate potential for a stair lift to be installed and a suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and an accessible bathroom (Lifetime Homes Criterion 12).	√		√	√														
4.4	Living, Dining and Kitchen Areas					The minimum area and minimum dimensions have been achieved.													
4.4.1	The following combined floor areas for living / kitchen / dining space should be met: <table border="1" data-bbox="273 942 911 1096"> <tr> <td>Designed level of occupancy</td> <td>Minimum combined floor area of living, dining and kitchen spaces (m²)</td> </tr> <tr> <td>2 person</td> <td>23</td> </tr> <tr> <td>3 person</td> <td>25</td> </tr> <tr> <td>4 person</td> <td>27</td> </tr> <tr> <td>5 person</td> <td>29</td> </tr> <tr> <td>6 person</td> <td>31</td> </tr> </table>	Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (m ²)	2 person	23	3 person	25	4 person	27	5 person	29	6 person	31		√	√	√		
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2 person	23																		
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4.4.2	The minimum width of the main sitting area should be 2.8m in 2-3 person dwellings and 3.2m in dwellings designed for four or more people.		√	√	√														
4.4.3	Dwellings with three or more bedrooms should have two living spaces, for example a living room and a kitchen-dining room. Both rooms should have external windows. If a kitchen is adjacent to a living room, the internal partition between rooms should not be load-bearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.		√	√	√	3+ bedroom flats have been provided with the optional separate kitchen and living spaces. These spaces have been designed such that they can be reconfigured into an open plan living / kitchen / dining space.													
4.4.4	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchairs elsewhere (Lifetime Homes Criterion 7).	√		√	√														
4.4.5	A living room, living space or kitchen-dining room should be at entrance level (Lifetime Homes Standard 8).	√		√	√														
4.4.6	Windows in the principal living space should start 800mm above finished floor level (+/- 50mm) to allow people to see out while seated. At least one opening window should be easy to approach and operate by people with restricted movement and reach (Lifetime Homes Criterion 15).	√		√	√														
4.5	Bedrooms					The minimum area and minimum dimensions have been achieved. Provisions will be made for future installation for hoists.													
4.5.1	The minimum area of a single bedroom should be 8m ² . The minimum area of a double or twin bedroom should be 12m ² .		√	√	√														
4.5.2	The minimum width of double or twin bedrooms should be 2.75m in most of the length of the room.		√	√	√														
4.5.3	In homes of two or more storeys with no permanent bedroom at entrance level**, there should be space on the entrance level that could be used as a convenient temporary bed space (Lifetime Homes Criterion 13).	√		√	√														
4.5.4	Structure above a main bedroom and an accessible bathroom should be capable of supporting a ceiling hoist and the design should allow a reasonable route between this bedroom and bathroom (Lifetime Homes Criterion 13).	√		√	√														
4.6	Bathrooms and WCs					Apartments with 5 or more occupants are provided with one bathroom and an additional WC. Accessible bathrooms are located at entrance level in all apartments and walls in bathrooms will be reinforced to allow for future adaptations.													

		PRIORITY 1	PRIORITY 2	COMPLY		NOTES	ACTION
4.6.1	Dwellings designed for an occupancy of five or more people should provide a minimum of one bathroom with WC and one additional WC.		√	√	√		
4.6.2	Where there is no accessible bathroom at entrance level**, a wheelchair accessible WC with potential for a shower to be installed should be provided at entrance level****(Lifetime Homes Criterion 10).	√		√	√		
4.6.3	An accessible bathroom should be provided in every dwelling on the same storey as a main bedroom (Lifetime Homes Criterion 14).	√		√	√		
4.6.4	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails****(Lifetime Homes Criterion 11).	√		√	√		
4.7	Storage and Utility					All flats have been designed to meet the required storage area.	
4.7.1	Built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5m ² should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5m ² of storage space is required.	√		√	√		
4.8	Study and Work					All apartments provide sufficient area to incorporate a study space.	
4.8.1	Dwelling plans should demonstrate that all homes are provided with adequate space and services to be able to work from home. The Code for Sustainable Homes guidance on working from home is recommended as a reference.	√		√	√		
4.8.2	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner (Lifetime Homes Criterion 16).	√		√	√		
4.9	Wheelchair User Dwellings					10% of apartments are wheelchair accessible.	
4.9.1	Ten percent of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with the GLA Best Practice Guide, Wheelchair Accessible Housing. Refer to appendix 3 for design standards for wheelchair accessible housing.	√		√	√		
4.10	Private Open Space					All apartments meet or exceed the minimum private amenity standards. All wintergardens have a minimum depth of 1500mm.	
4.10.1	A minimum of 5m ² of private outdoor space should be provided for 1-2 person dwellings and an extra 1m ² should be provided for each additional occupant.	√		√	√		
4.10.2	Private outdoor spaces should have level access from the home***(Lifetime Homes Criterion 4).	√		√	√		
4.10.3	The minimum depth and width of all balconies and other private external spaces is 1500mm.	√		√	√		
5.0	Home as a Place of Retreat						
5.1	Privacy					The habitable rooms overlook non-residential buildings.	
5.1.1	Design proposals should 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					All units are south-facing with the three bedroom units having dual aspect.	
5.2.1	Developments should 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	Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.	√		√	√		
5.3	Noise					Internal apartment layouts are arranged with bathrooms next to lifts/ core.	
5.3.1	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.	√		√	√		
5.4	Floor to Ceiling Heights					The floor to ceiling heights in habitable rooms are 2500 mm or more.	
5.4.1	The minimum floor to ceiling height in habitable rooms is 2.5m between finished floor level and finished ceiling level. A minimum floor to ceiling height of 2.6m is considered desirable and taller ceiling heights are encouraged in ground floor dwellings.	√		√	√		
5.5	Daylight and Sunlight						
5.5.1	Glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.		√	√	√		
5.5.2	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.		√	√	√		
6.0	Climate Change Mitigation and Adaptation						
6.1	Environmental Performance					For more detail regarding environmental performance please refer to the Sustainability Statement.	
6.1.1	Designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.		√	√	√		
6.1.2	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.	√		√	√		
6.2	Energy and CO2						

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6.2.1	Development proposals should be designed in accordance with the London Plan energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. <table border="1" data-bbox="273 325 917 428"> <tr> <td>Year</td> <td>Improvement on 2006 Building Regulations</td> </tr> <tr> <td>2010 - 2013</td> <td>44 per cent</td> </tr> <tr> <td>2013 - 2016</td> <td>55 per cent</td> </tr> <tr> <td>2016 – 2031</td> <td>Zero carbon</td> </tr> </table>	Year	Improvement on 2006 Building Regulations	2010 - 2013	44 per cent	2013 - 2016	55 per cent	2016 – 2031	Zero carbon	√		√	√	The design of the building has followed the energy hierarchy in order to reduce overall CO2 emissions. A combination of passive design measures, efficient systems and appropriate renewable technologies are proposed which result in a 27.4% for the residential scheme against the Building Regulations Part L 2010 notional buildings.	
Year	Improvement on 2006 Building Regulations														
2010 - 2013	44 per cent														
2013 - 2016	55 per cent														
2016 – 2031	Zero carbon														
6.3	Overheating					Due to the high level of noise on High Holborn, it has been agreed with LBC officers that the residential units will be ventilated by mechanical ventilation.									
6.3.1	Development proposals should demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.	√		N	N										
6.4	Water					Please refer to the Sustainability Statement for more detail.									
6.4.1	New dwellings should 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 should incorporate flood resilient design in accordance with PPS25.	√		√	√										
6.4.3	New development should adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.	√		√	√										
6.4.4	New development should incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.	√		√	√										
6.5	Materials					Please refer to the Sustainability Statement for more detail.									
6.5.1	All new residential development should 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 should 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					Please refer to the Sustainability Statement for more detail.									
6.6.1	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.	√		√	√										