PAUL BROOKES ARCHITECTS

Proposed development at 131 Lyham Road, Lambeth London SW2 5PY

Planning Application Supporting Document

Goldcrest Land (UK) Ltd

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Job No 4474

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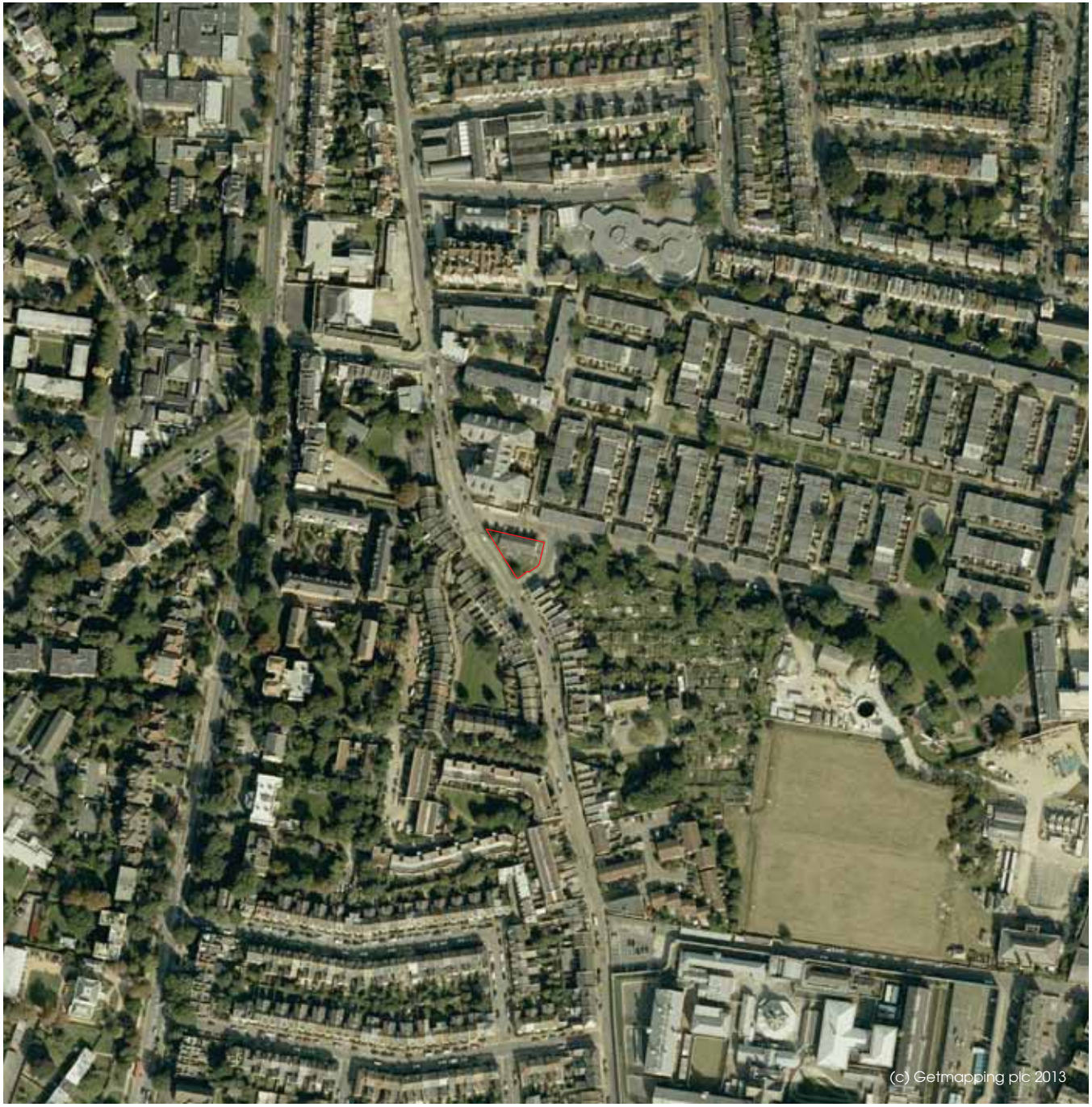
Contents

1 Aerial photograph



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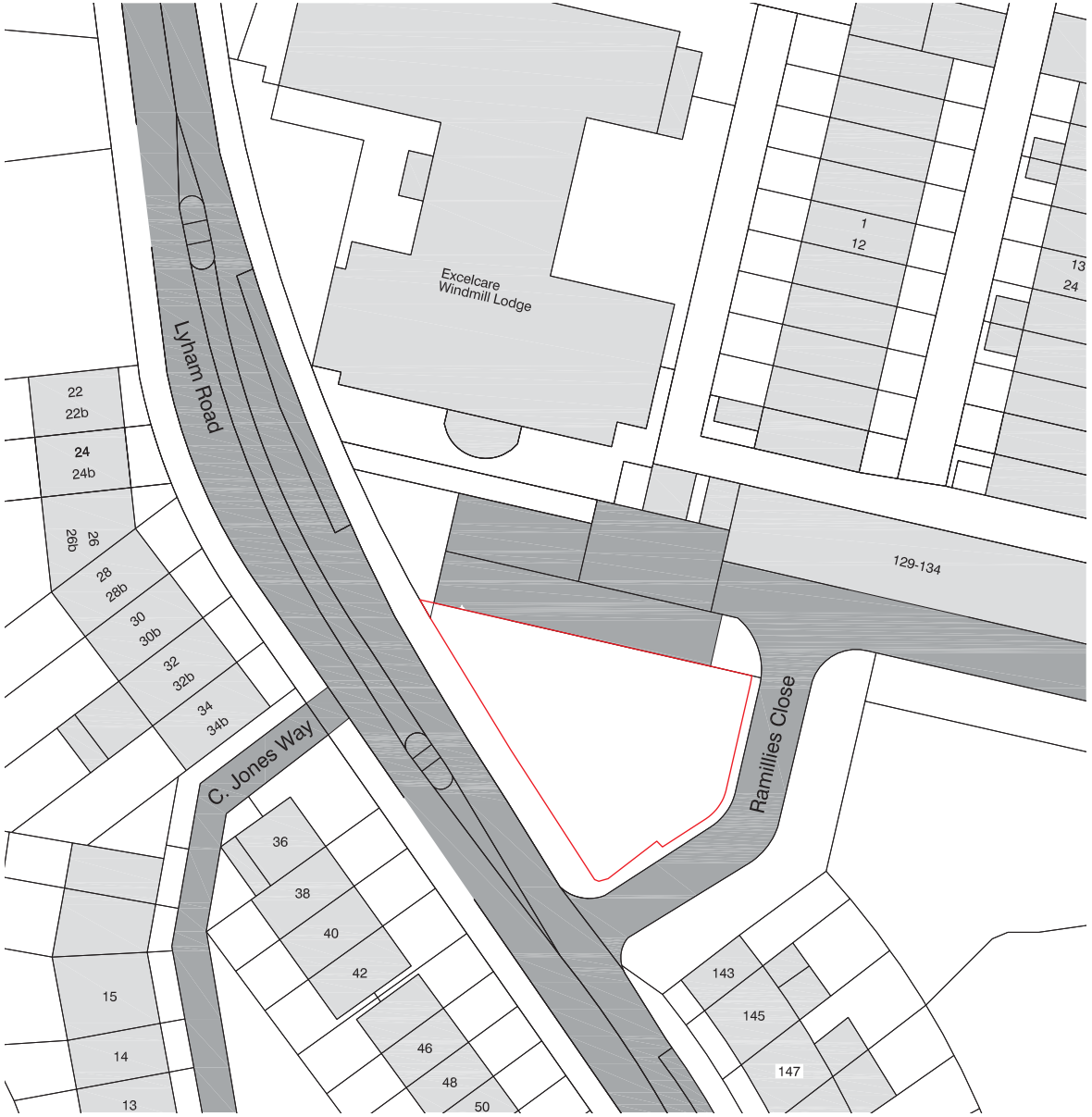
2 Site location plan



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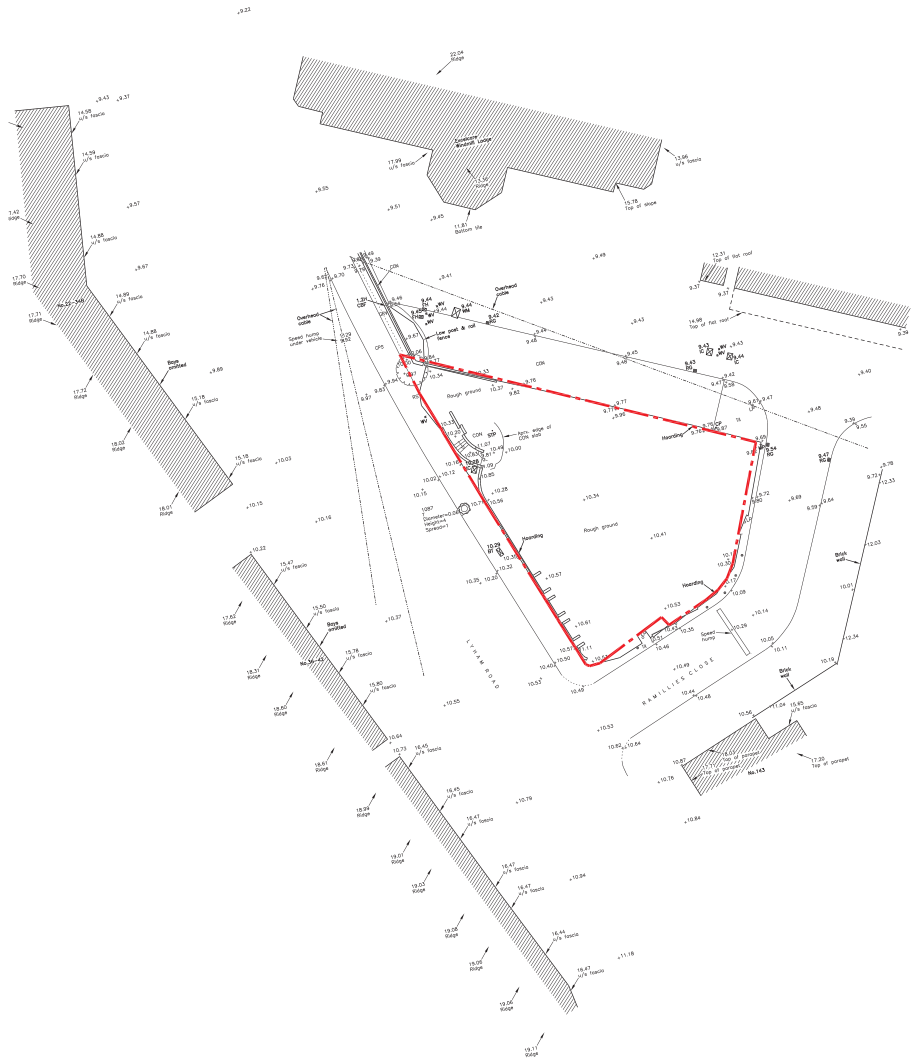
3 Topographical survey



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0 10 20

4 Photographs of the surrounding area

1. Context to the north west along Lyham Road

2. Context to the north west along Lyham Road

3. Corridor to the north of Windmill Lodge Care Centre

4. Development at the junction of Lyham Road and Crescent Lane

5. View of Lyham Road towards the south east

6. Row of terraced houses along Lyham Road, opposite the site

7. Context to the south west

8. Context to the south west

9. Context to the south west

10. Context to the south west looking towards the site

11. South east boundary looking towards Lyham Road

12. Context to the east

5 Site photographs

1. View from Lyham Road towards the south east

2. View from the junction of Ramilles Close and Lyham Road towards the south east

3. Carpark to rear of site boundary with Ramilles Close. View towards the south east

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5. View from the junction of Claudia Jones Way with Lyham Road

6. View of the site from Lyham Road towards the east

7. View from Lyham Road towards the north east

8. View from south corner of the site towards the north

9. View from the east corner of the site towards Lyham Road

10. View from south corner of the site towards the north

11. View from Lyham Road towards the north

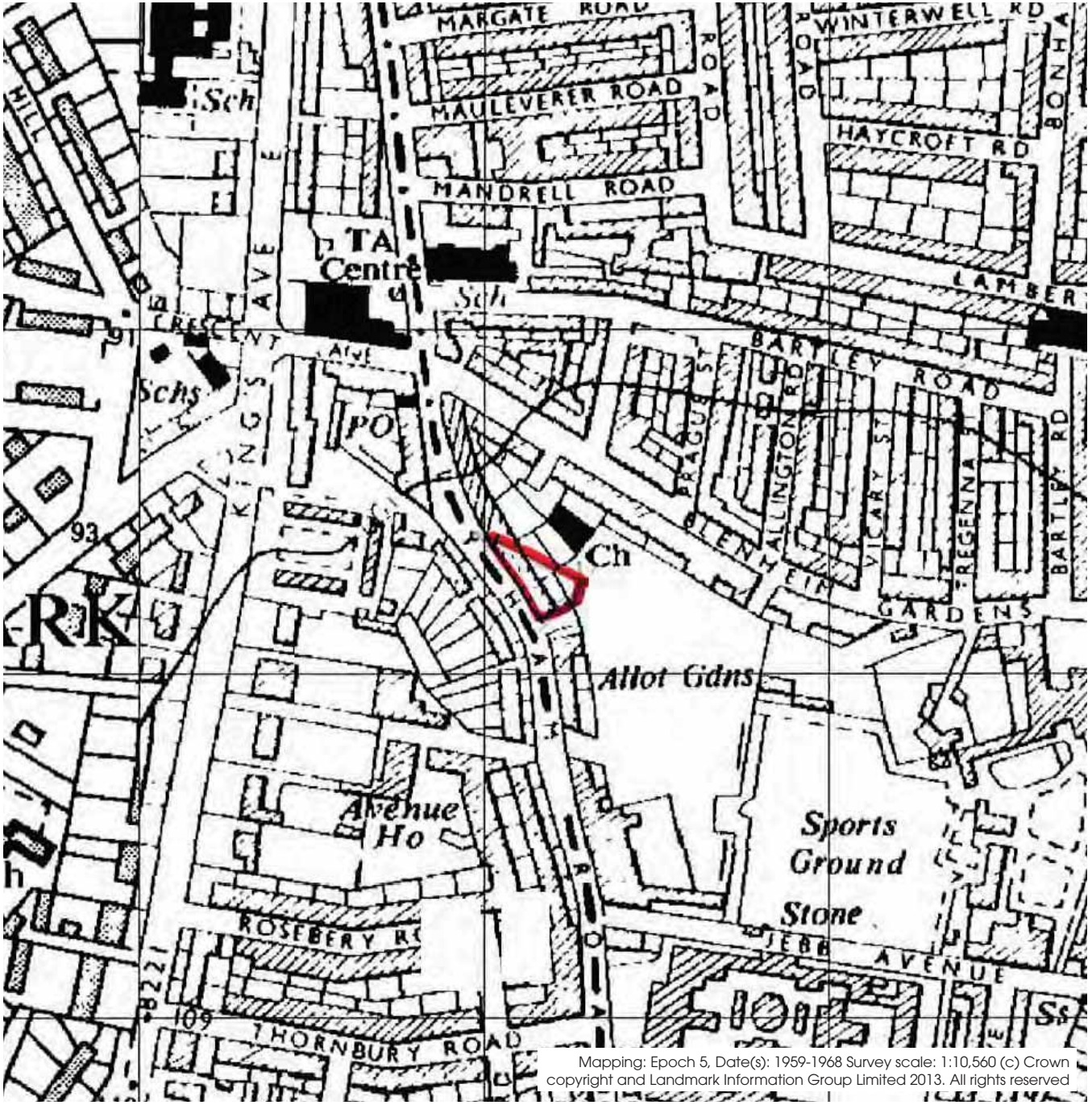
10. View from the east corner of the site towards Lyham Road

6 Site analysis

Introduction

This document supports the planning application for four proposed new build houses on the triangular site at 131 Lyham Road, Lambeth.

The site has most recently been in community use but was historically occupied by a residential terrace as evident on Ordnance Survey data from 1959-1968.



Mapping: Epoch 5, Date(s): 1959-1968 Survey scale: 1:10,560 (c) Crown copyright and Landmark Information Group Limited 2013. All rights reserved

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0 50 100

Immediate Context

Lyham Road is predominantly residential with approximately 400 residential properties with over half being flats, apartments or maisonettes.

To the north west of the site is the Windmill Lodge Care Centre *(see photographs of the surrounding area – photograph 1)*. This is a three and a half storey building characterised by its bright, two toned elevations, single storey entrance and dormer windows.

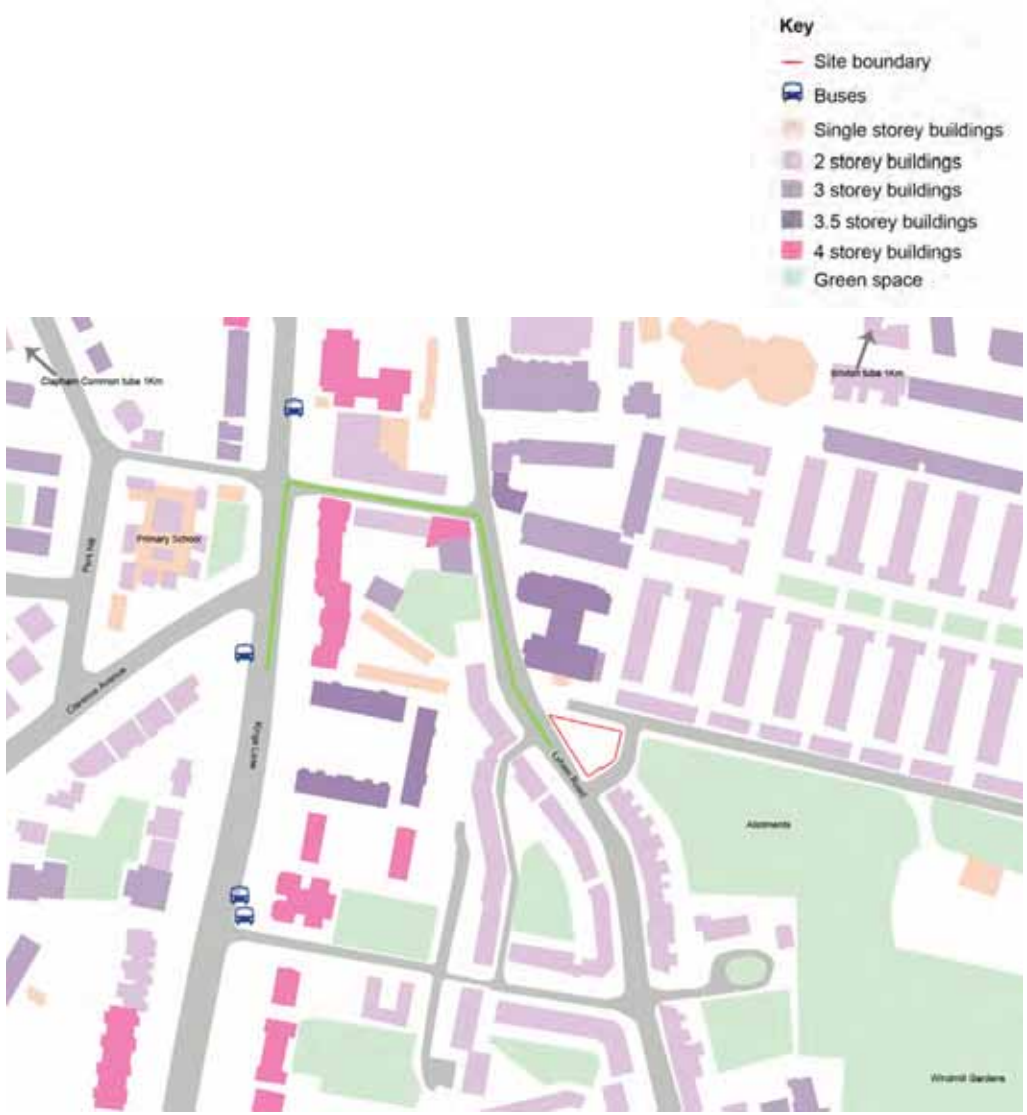
To the south west of the site *(see photographs of the surrounding area - photographs 8 and 10)*, is a terrace of two storey period housing, regular in form and pattern with a mixture of brick and rendered façades, flat roofs and a strong line of parapets.

To the north east of the site is an estate of council properties along Ramilles Close with garages to the ground floor *(see photographs of the surrounding area - photograph 12)*. The close can be accessed from Lyham Road along the eastern boundary of the site.

To the south east of the site is a mixture of late 20th Century buildings ranging from brick terraces with pitched, slate roofs to more contemporary rendered apartments *(see photographs of the surrounding area - photographs 4-6)*.

Urban Grain

As shown in the adjacent diagram and the aerial photograph (next page), there is a mixture of building scales along Lyham Road and in the surrounding context with a variety of terraces, detached buildings with no prevailing pattern.



The Site

The site is a triangular plot approximately 492m^2 and is currently unoccupied with no existing buildings. There is a change in level from south to north on Lyham Road of approximately 300mm and the site then falls approximately 600mm from front to rear *(see topographical survey)*. The site lies on a prominent bend about halfway along Lyham Road between Windmill Lodge and a terrace of houses *(see site photographs and site location plan)*.

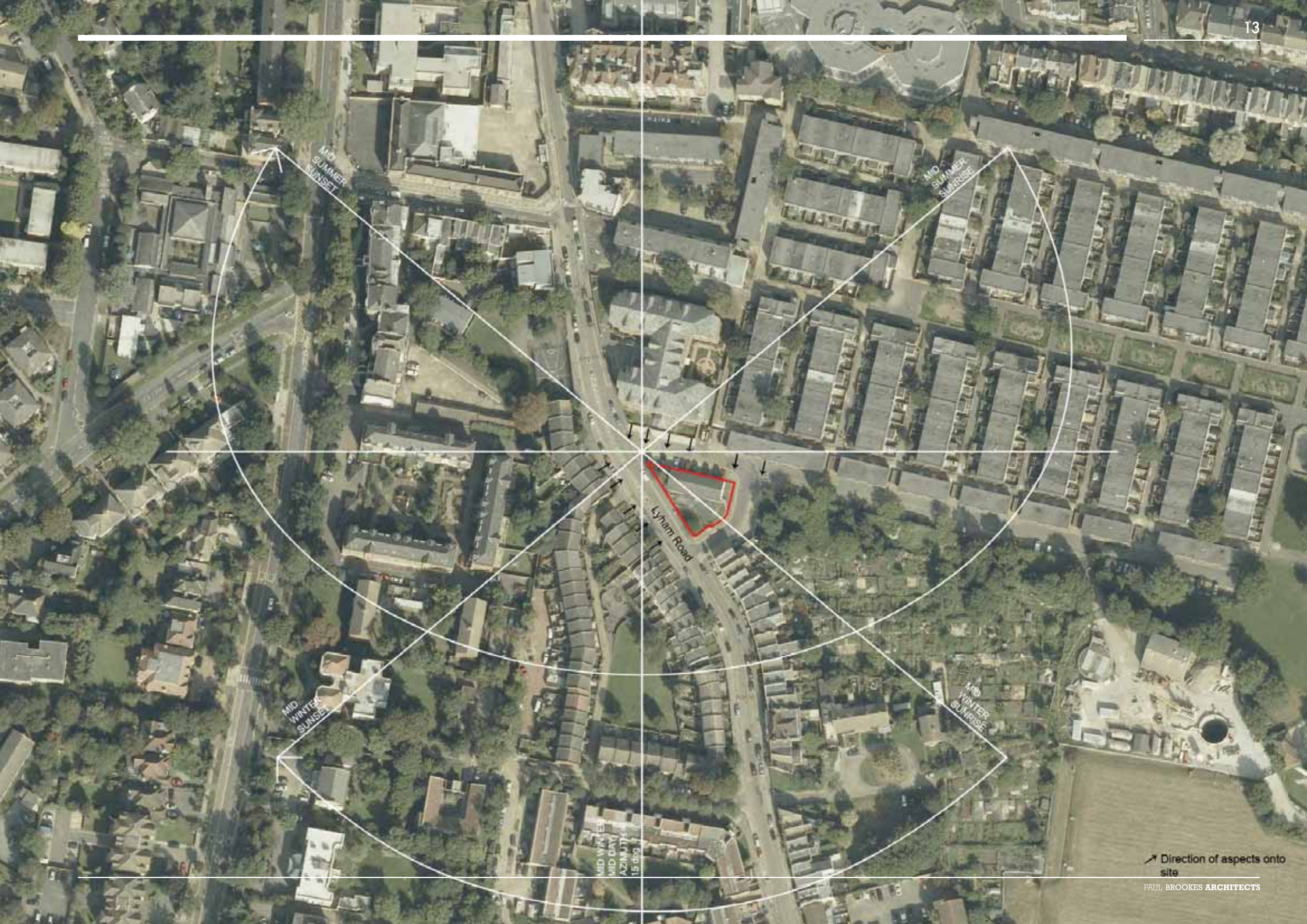
The diagram opposite shows an analysis of the sites orientation and aspect.

Opportunities

- There is a strong precedent for houses in the immediate context and as shown on the historical map. There is an identified need for more family accommodation within the borough and, as noted above, there is already a significant number of flats and apartments on Lyham Road.
- There is an opportunity to create a series of houses that provide a transitional building between the adjacent structures and act as a focal point along the road.
- The site has good public transportation links and a range of local amenities including a primary school and health services with further amenities within easy walking distance.

Constraints

- The triangular form of the plot and the existing building line along the street.
- Access restricted by the parking to the north east of the site between the boundary and Windmill Lodge.
- The site is bound by the existing curb to the back of the plot which forms the bend on Ramilles Close.


MID SUMMER SUNSET
MID SUMMER SUNRISE
Lyham Road
MID WINTER SUNSET
MID WINTER SUNRISE
Direction of aspects onto site

7 Design response

Amount

The proposed scheme comprises three 3 bed units and one 2 bed unit with accommodation over two and a half storeys (*see accommodation schedule).*

Layout

The layout reflects a typical terraced house arrangement with living accommodation on the ground floor, bedrooms to the first floor and roof space. All habitable rooms comply with area requirements of The London Plan and are designed to meet Lifetime Homes standards.

Scale

As mentioned above, the accommodation is split over two and a half storeys, allowing the maximum amount of floor space to be utilised, whilst still maintaining well-proportioned spaces with generous floor to ceiling heights. The houses have been designed to stand as a terrace and in order to act as a focal point on the bend of the road, the two central houses are stepped slightly forward. The end houses are then stepped back and lower in level to the south east, responding the rhythm of the street and adjacent buildings where the street condition changes.

Appearance

The proposal reflects positive attributes found in the area with traditional pitched roofs, clipped eaves and a rendered feature band, similar to the parapet of the adjacent terraced houses. The proportions and windows are in keeping with the period properties to the south with rendered window surrounds. It is proposed that the houses will be built in brick with slate roofs to reflect materials used in the immediate context.

Landscaping

Each plot will be demarcated to the street by a low wall with railings and soft landscaping behind, which is typical of the area. The remaining boundaries will be finished in brickwork with a variety of additional trees and planting to soften the edge and give privacy to the gardens. All houses will have private amenity space to the rear as indicated on the proposed site plan.

Key design considerations

Proposed dwellings in line with established building line

Proposed front gardens reflect existing street pattern

Proposed gable depth follows the adjacent terrace and further articulation added on the south east flank to add interest

Width of terrace and party wall lines driven by the adjacent terrace.

Proposed dwellings stepped on party wall lines to accommodate road level changes as reflected in the existing line of houses to the south east along Lyham Road

Rear gardens

Access

In line with Lifetime Homes, each house will comply and exceed the requirements of Part M of the Building Regulations. The applicant is committed to creating an environment where everyone can access and benefit from the range of opportunities available to all.

This proposal is intended to be inclusive and will:

- Provides equitable access
- Allocates appropriate space for people
- Requires minimal stress, physical strength and effort
- Achieves a safe, comfortable and healthy environment

The applicant recognises that the way buildings are designed has a particular impact on disabled people, elderly people and parents with children. By addressing the access needs of these groups, everyone will benefit from a more easily accessible built environment as accessible design is invariably good design for all.

Sustainability

The scheme will aim to meet Code for Sustainable Homes Level 4. Please see the accompanying sustainability statement by Iceni for more details.

Conclusion

This application demonstrates the consideration of the site context, together with the applicant's desire to create good quality, well designed housing that meet current standards required by The London Plan. The design and layout of the houses respond to an analysis of the immediate context and demonstrates the potential for the site to provide four new dwellings. The massing and scale of the proposal respond to the conditions set by the adjacent structures and the overall concept is to create an appropriate focal pointat this point along Lyham Road. The overall appearance of the scheme will reflect key features of the existing streetscape and will be in keeping and sympathetic to its surroundings.

8 Accommodation schedule

	Unit Size		GIA		Amenity Space		Living / Dining		Kitchen		Bedroom 1		Bedroom 2		Bedroom 3	
	Beds	**Persons**	**m²**	**f²**	**m²**	**f²**	**m²**	**f²**	**m²**	**f²**	**m²**	**f²**	**m²**	**f²**	**m²**	**f²**
1	3	6	129	1385	83	891	23	248	10	108	21	226	14	151	14	151
2	3	6	136	1464	56	605	31	334	8	86	21	226	14	151	13	140
3	3	6	136	1464	58	624	31	334	8	86	21	226	14	151	13	140
4	2	4	117	1263	52	562	27	291	7	75	20	215	16	172	N/A	N/A

Total density= 386hrha

All areas are approximate

9 Proposed scheme

Site plan

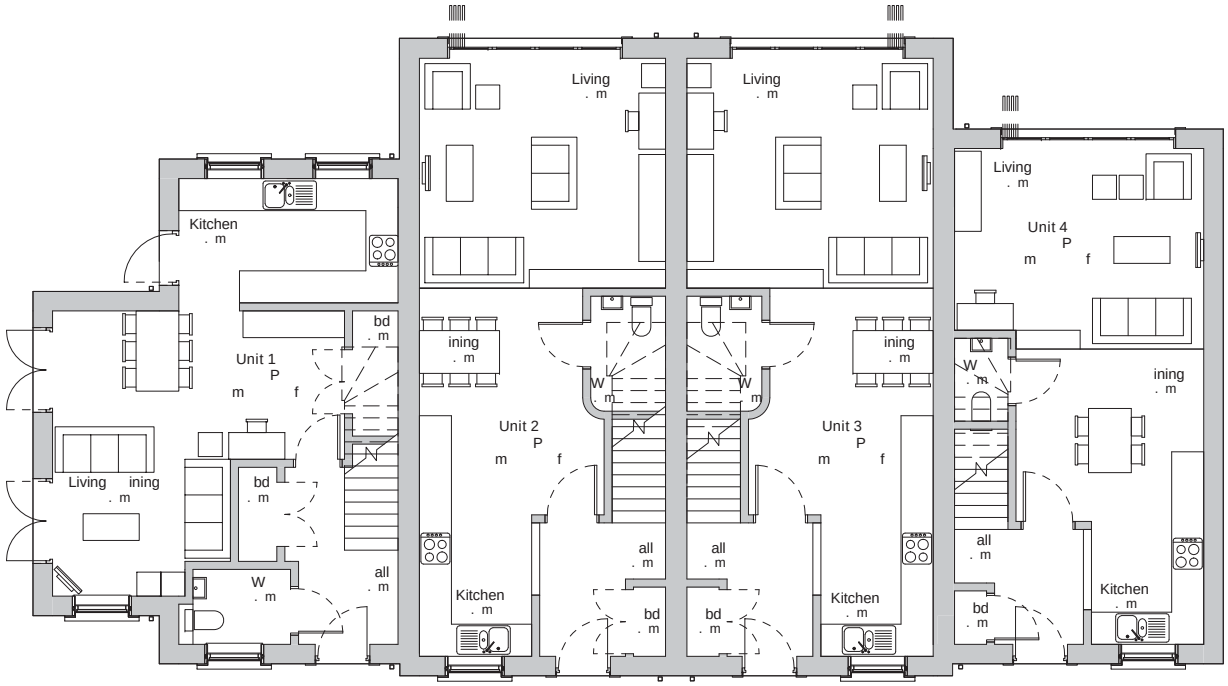
All areas are approximate

Ground floor plan

Floor to ceiling heights

Unit 1 - 2.7m
Unit 2 - 2.7m to entrance hall. 3.075m to living room
Unit 3 - 2.7m to entrance hall. 3.075m to living room
Unit 4 - 2.55m to entrance hall. 2.925m to living room

All areas and dimensions are approximate



SCALE 1:100

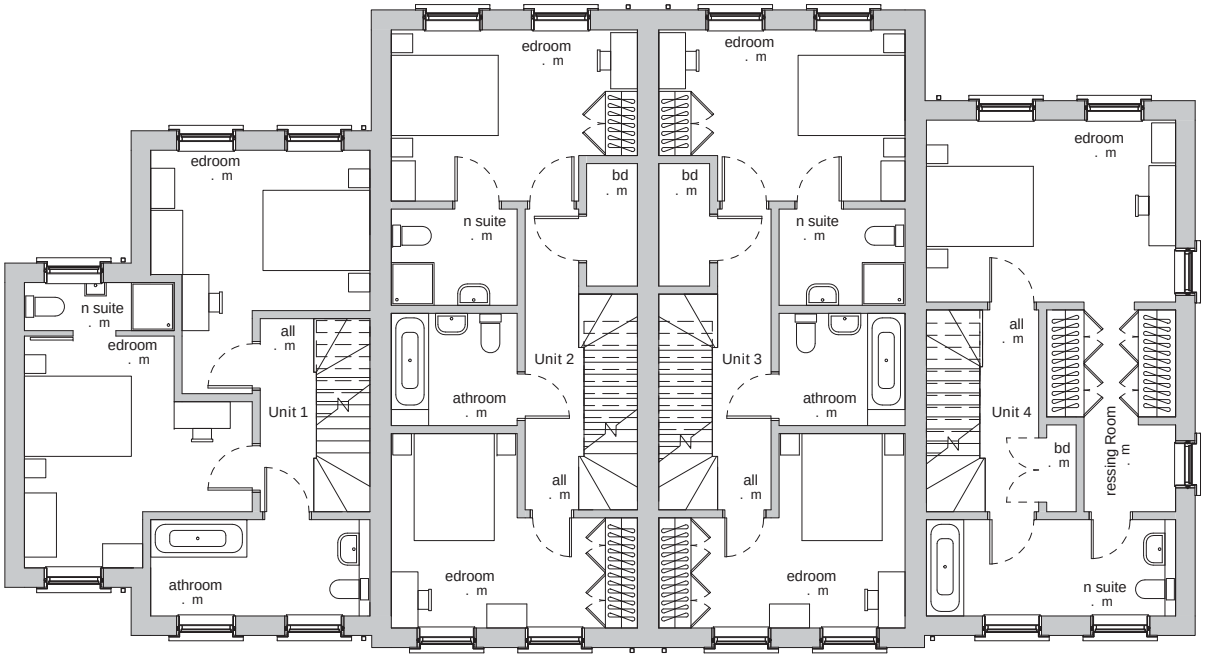
0 2 4

First floor plan

Floor to ceiling heights

Unit 1 - 2.55m
Unit 2 - 2.55m
Unit 3 - 2.55m
Unit 4 - 2.55m

All areas and dimensions are approximate



SCALE 1:100

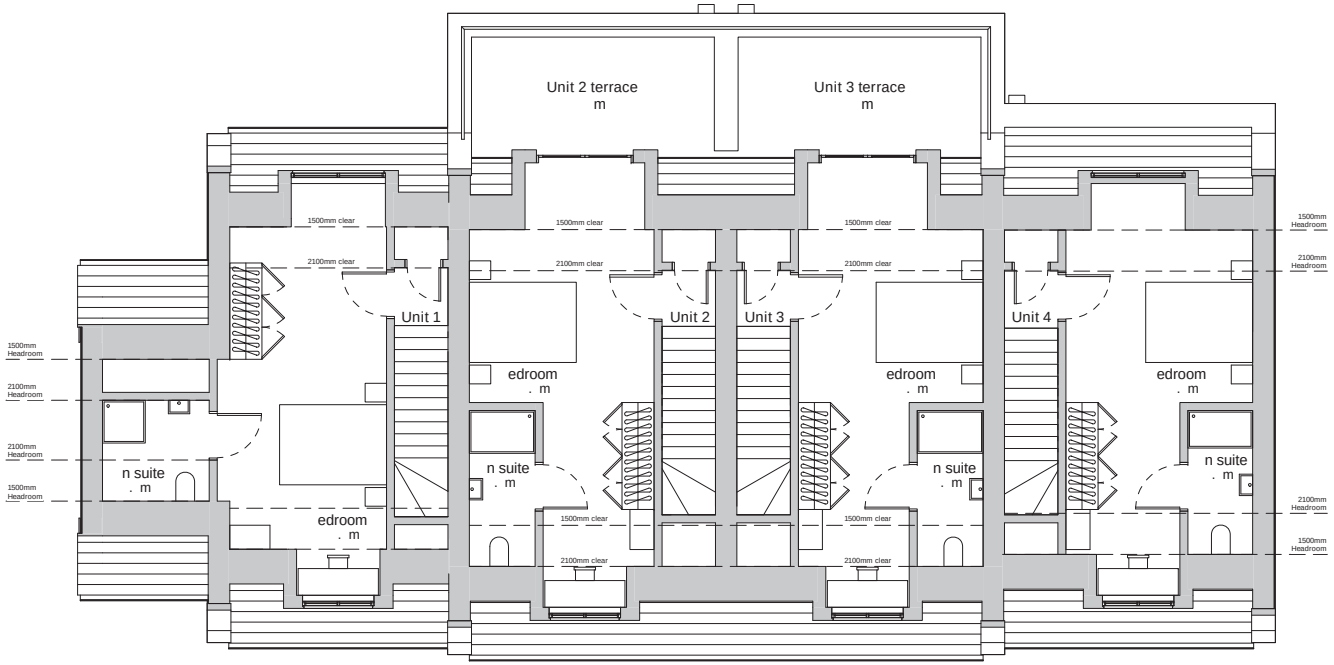
0 2 4

Second floor plan

Floor to ceiling heights

Unit 1 - 2.7m (min 1.5m)
Unit 2 - 2.7m (min 1.5m)
Unit 3 - 2.7m (min 1.5m)
Unit 4 - 2.7m (min 1.5m)

All areas and dimensions are approximate



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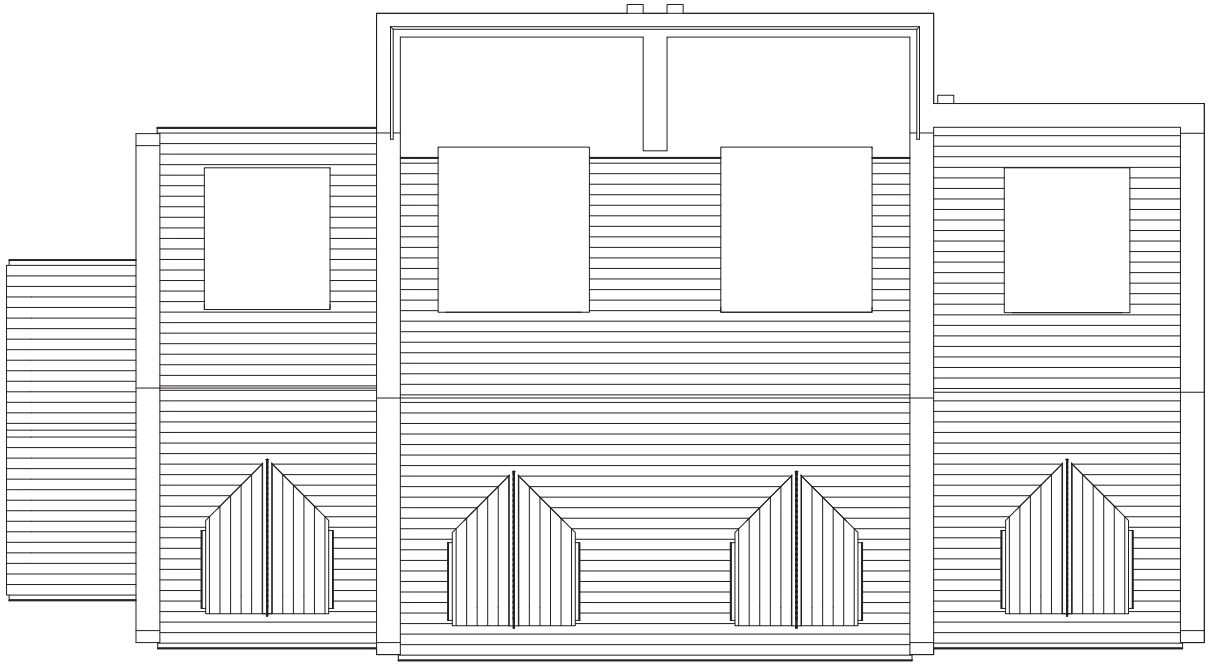
Roof plan



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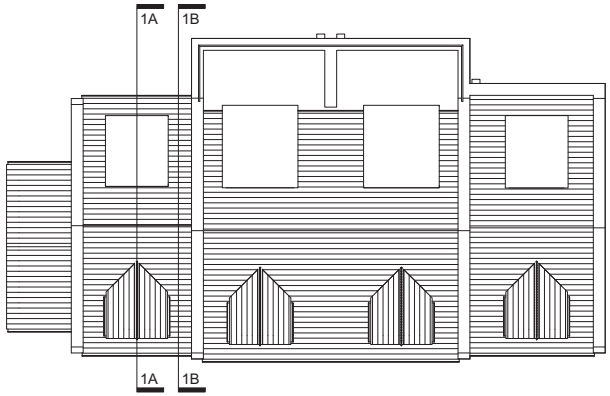
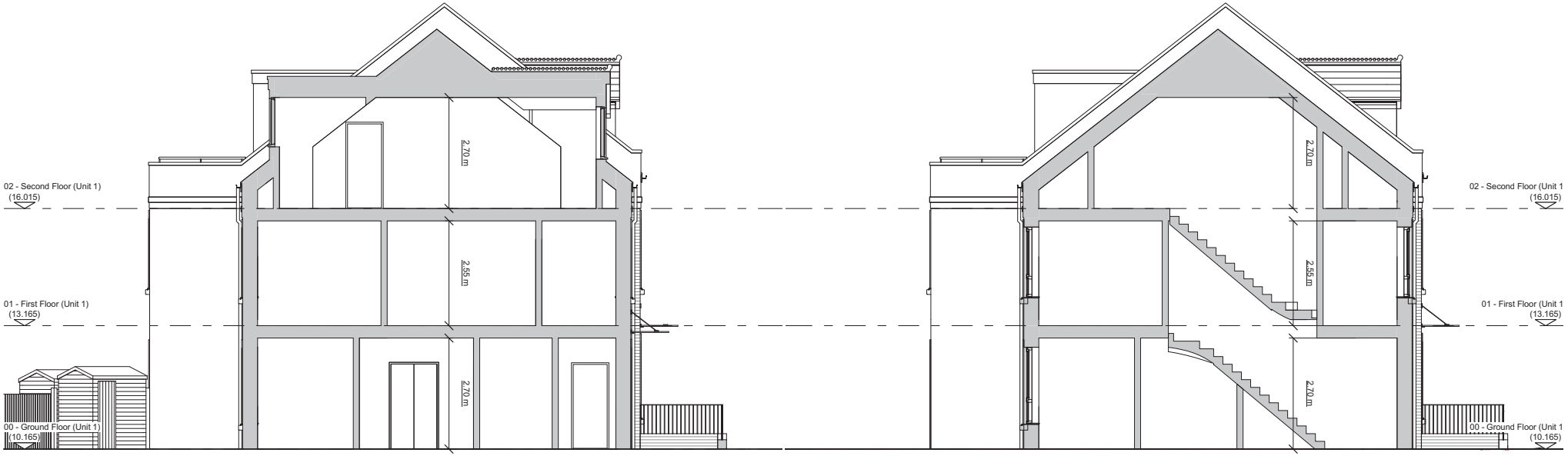
Unit 1 sections





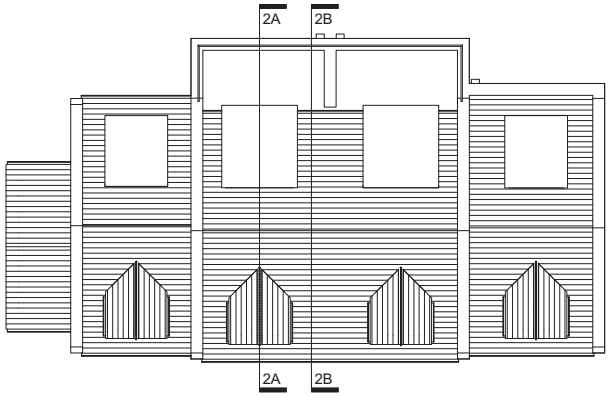
Section 1A

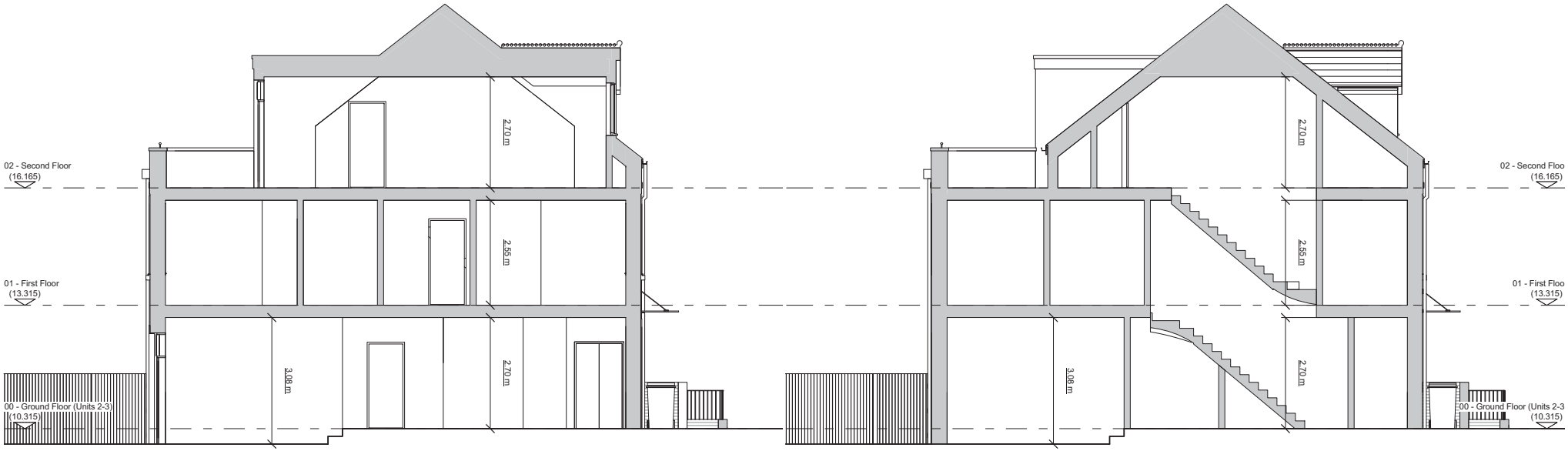
Section 1B

SCALE 1:100

0 2 4

Unit 2 sections





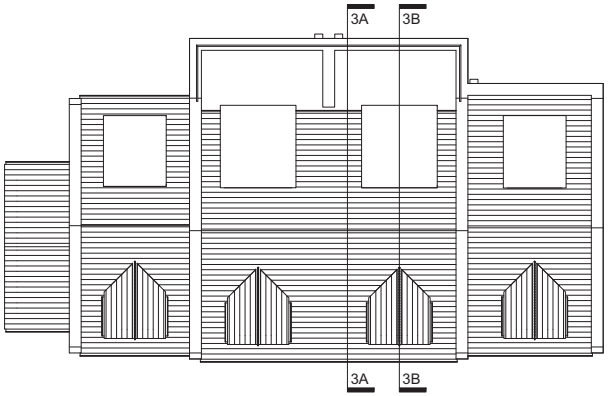
Section 2A

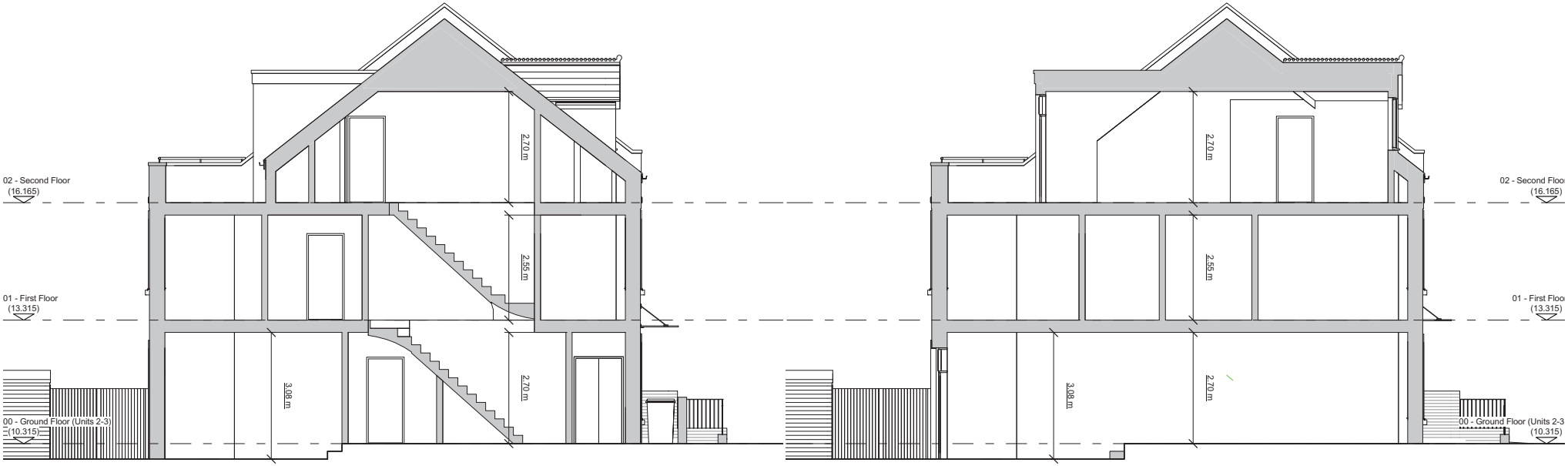
Section 2B

SCALE 1:100

0 2 4

Unit 3 sections





Section 3A

Section 3B

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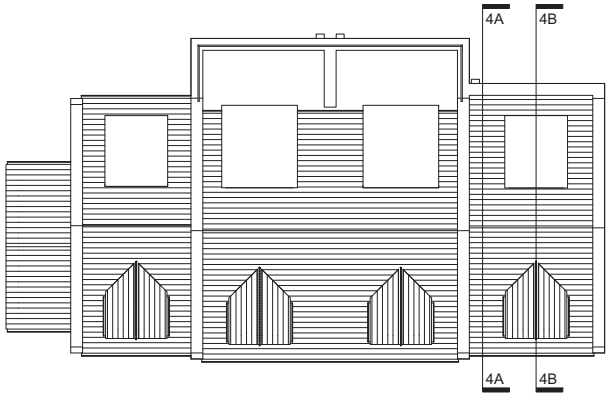
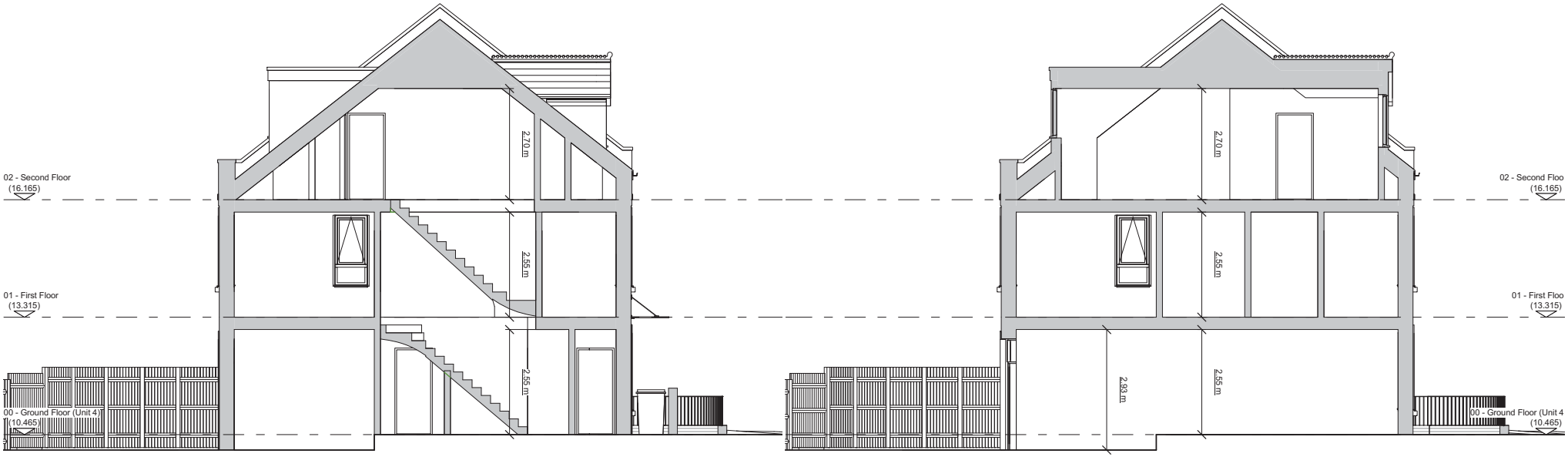
Unit 4 sections





Section 4A

Section 4B

SCALE 1:100

0 2 4

Front elevation

SCALE 1:100

0 2 4

Rear elevation

SCALE 1:100

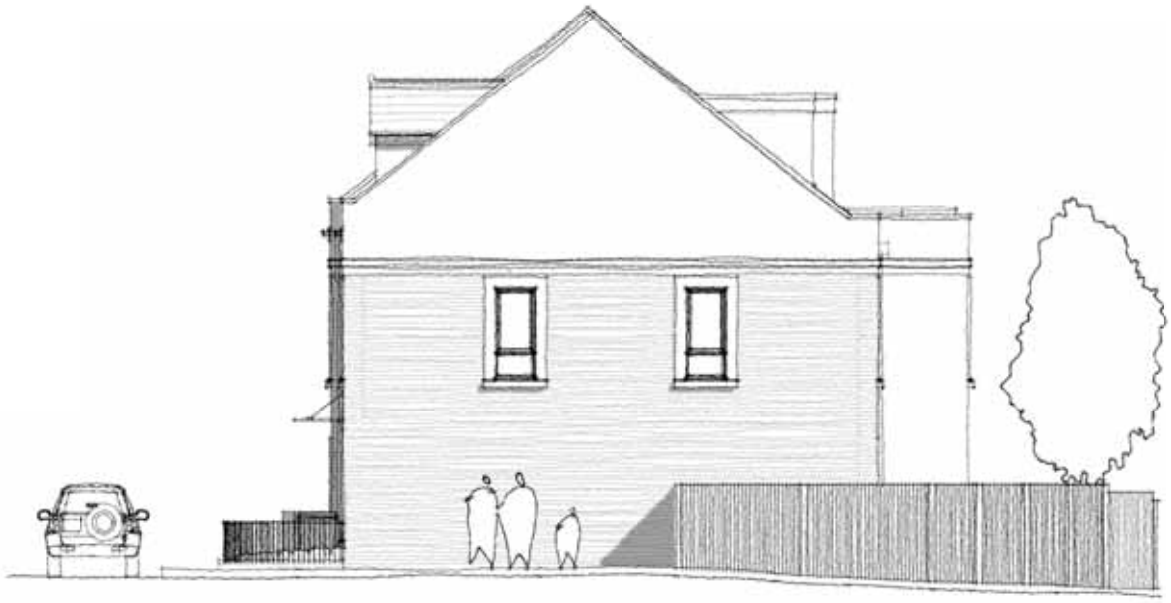
0 2 4

Flank elevation (north west)

SCALE 1:100

0 2 4

Flank elevation (south east)



SCALE 1:100

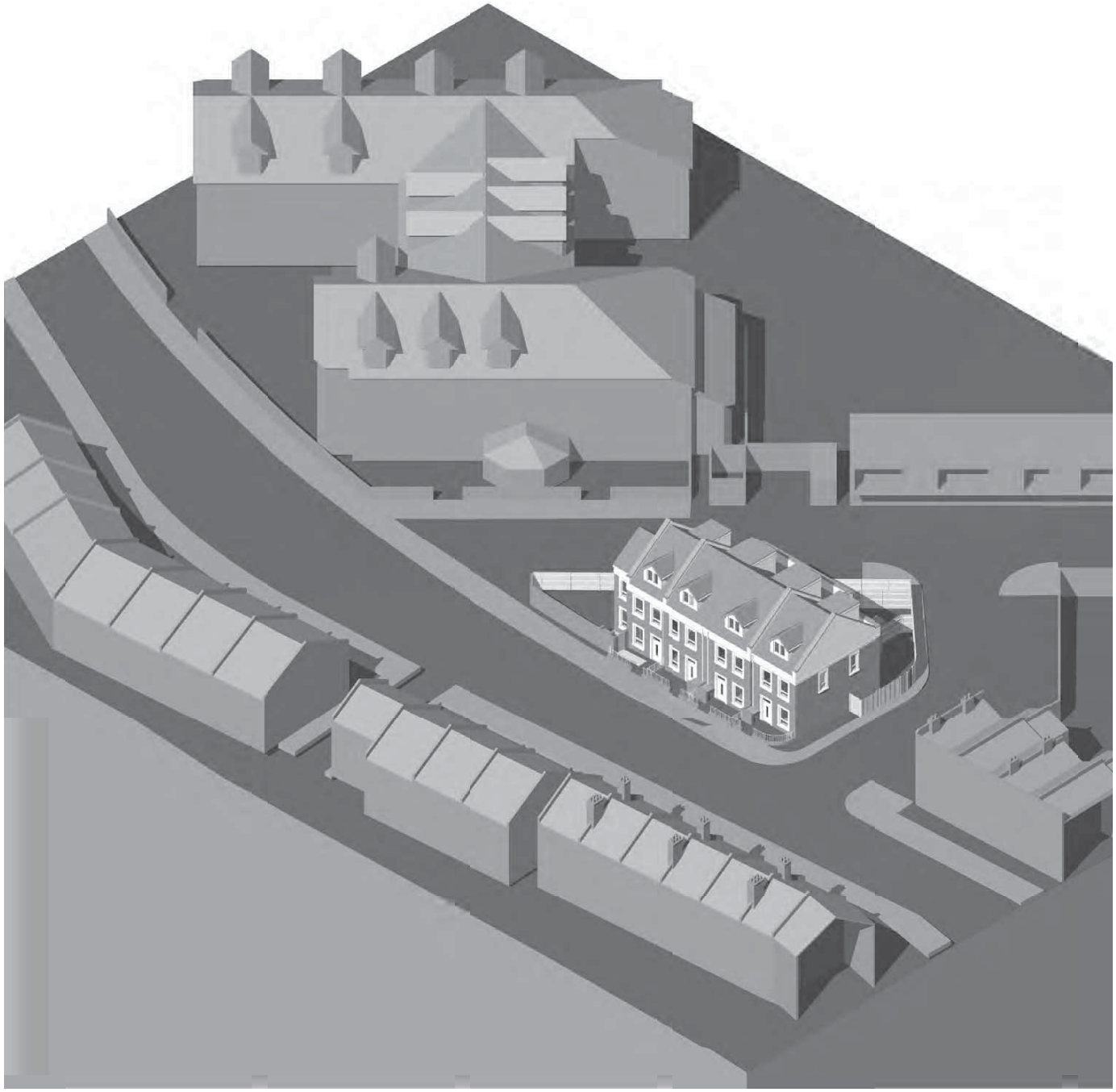
0 2 4

Street elevation

SCALE 1:200

0 4 8

Context massing model



Perspective views

Existing

Proposed

Existing

Proposed

10 GLA Housing SPG checklist

Key

No pass

Pass

UNIT REFERENCE				UNIT 1	UNIT 2	UNIT 3	UNIT 4	Comments
BEDROOMS				3B	3B	3B	2B	-
PERSONS				6P	6P	6P	4P	-
GROSS INTERNAL AREA (sqm - all areas are approximate)				129	136	136	117	-
Section Reference	**Section Title**	**Priority 1**	**Priority 2**					
1.0								
1.1	**Defining Places**							
1.1.1	Development proposals should 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.	•		•	•	•	•	Refer to drawings.
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 within the local movement network, and how new spaces relate to the local vision and strategy for the area.	•		•	•	•	•	Refer to drawings.
1.2	**Outdoor Spaces**							
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 are taken forward in the design process.	•		•	•	•	•	Refer to drawings.
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.	•		N/A	N/A	N/A	N/A	
1.2.3	Where communal open space is provided, development proposals should 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.	•		N/A	N/A	N/A	N/A	
2.0	**Housing for a Diverse City**							
2.1	**Appropriate Density**							
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.			•	•	•	•	See Transport Statement by COTTEE Transport Planning Consulting.
2.2	**Residential Mix**							
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.			•	•	•	•	Refer to Planning Statement.
3.0	**From Street to Front Door**							
3.1	**Entrance Approach**							
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 lift core should be kept to a minimum and should be level or gently sloping.	•		•	•	•	•	
3.1.3	The approach to all entrances should preferably be level or gently sloping.	•		•	•	•	•	
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	•		•	•	•	•	
3.2	**Shared Circulation Within Buildings**							
3.2.1	The number of dwellings accessed from a single core should not exceed eight per floor.		•	N/A	N/A	N/A	N/A	

: All areas are shown in square metres and are approximate.

UNIT REFERENCE				UNIT 1	UNIT 2	UNIT 3	UNIT 4	Comments
BEDROOMS				3B	3B	3B	2B	-
PERSONS				6P	6P	6P	4P	-
GROSS INTERNAL AREA (sqm - all areas are approximate)				129	136	136	117	-
Section Reference	Section Title	Priority 1	Priority 2					
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.	●		N/A	N/A	N/A	N/A	
3.2.3	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation.	●		N/A	N/A	N/A	N/A	
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.	●		N/A	N/A	N/A	N/A	
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.		●	N/A	N/A	N/A	N/A	
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 (eighth storey) and above should be served by at least two lifts.	●		N/A	N/A	N/A	N/A	
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.	●		N/A	N/A	N/A	N/A	
3.2.8	Principal 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.	●		N/A	N/A	N/A	N/A	
3.3	**Car Parking**							
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.	●		N/A	N/A	N/A	N/A	No on-site parking proposed. See Transport Stement by COTTEE Transport consulting.
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/A	N/A	N/A	N/A	No on-site parking proposed. See Transport Stement by COTTEE Transport consulting.
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.	●		N/A	N/A	N/A	N/A	No on-site parking proposed. See Transport Stement by COTTEE Transport consulting.
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.	●		N/A	N/A	N/A	N/A	No on-site parking proposed. See Transport Stement by COTTEE Transport consulting.
3.4	**Cycle Storage**							

: All areas are shown in square metres and are approximate.

UNIT REFERENCE				UNIT 1	UNIT 2	UNIT 3	UNIT 4	Comments
BEDROOMS				3B	3B	3B	2B	-
PERSONS				6P	6P	6P	4P	-
GROSS INTERNAL AREA (sqm - all areas are approximate)				129	136	136	117	-
Section Reference	**Section Title**	**Priority 1**	**Priority 2**					
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	●		●	●	●	●	8 cycle spaces provided
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.		●	●	●	●	●	8 cycle spaces provided in gardens secured and covered.
3.5	**Refuse, Post and Deliveries**							
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 local 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.	●		N/A	N/A	N/A	N/A	
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**							
4.1.1	All developments should meet the minimum space standards	●		●	●	●	●	
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.	●		●	●	●	●	
4.2	**Flexibility and Adaptability**							
4.2.1	Dwelling plans should demonstrate that dwellings 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**							
4.3.1	Minimum hallway widths to be provided as per table	●		●	●	●	●	
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	●		●	●	●	●	
4.4	**Living, Dining and Kitchen Areas**							
4.4.1	Combined floor areas to be met		●	●	●	●	●	
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 3 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 the living room, the internal partition between the rooms should not be loadbearing,to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces		●				N/A	
4.4.4	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchairs elsewhere	●		●	●	●	●	
4.4.5	A living room, living space or kitchen-dining room should be at entrance level	●		●	●	●	●	
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.	●		●	●	●	●	
4.5	**Bedrooms**							
4.5.1	The minimum area of a single bedroom should be 8 sq m. The minimum area of a double or twin bedroom should be 12 sq m.		●	●	●	●	●	

: All areas are shown in square metres and are approximate.

UNIT REFERENCE				UNIT 1	UNIT 2	UNIT 3	UNIT 4	Comments
BEDROOMS				3B	3B	3B	2B	-
PERSONS				6P	6P	6P	4P	-
GROSS INTERNAL AREA (sqm - all areas are approximate)				129	136	136	117	-
Section Reference	Section Title	Priority 1	Priority 2					
4.5.2	The minimum width of double and 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.	•		•	•	•	•	
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 for a reasonable route between this bedroom and bathroom	•		•	•	•	•	
4.6	**Bathrooms**							
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.		•	•	•	•	N/A	
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.	•		•	•	•	•	Accessible WC's provided to ground floor of all units
4.6.3	An accessible bathroom should be provided in every dwelling on the same storey as a main bedroom.	•		•	•	•	•	
4.6.4	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	•		•	•	•	•	
4.7	**Storage and Utility**							
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 1.5 sq m should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required.	•		•	•	•	•	
4.8	**Study and Work**							
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	•		•	•	•	•	
4.9	**Wheelchair User Dwellings**							
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.	•		N/A	N/A	N/A	N/A	
4.10	**Private Open Space**							
4.10.1	A minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.	•		•	•	•	•	
4.10.2	Private outdoor spaces should have level access from the home	•		•	•	•	•	
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**							
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.	•		•	•	•	•	Refer to drawings.
5.2	**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.	•		•	•	•	•	

: All areas are shown in square metres and are approximate.

UNIT REFERENCE				UNIT 1	UNIT 2	UNIT 3	UNIT 4	Comments
BEDROOMS				3B	3B	3B	2B	-
PERSONS				6P	6P	6P	4P	-
GROSS INTERNAL AREA (sqm - all areas are approximate)				129	136	136	117	-
Section Reference	**Section Title**	**Priority 1**	**Priority 2**					
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.	●		N/A	N/A	N/A	N/A	Refer to drawings.
5.3	**Noise**							
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**							
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 in habitable rooms 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 Adaption**							
6.1	**Environmental Performance**							
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**							
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.	●		●	●	●	●	
6.3	**Overheating**							
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.	●		●	●	●	●	
6.4	**Water**							
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.	●		N/A	N/A	N/A	N/A	
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**							
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**							
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.	●		●	●	●	●	

: All areas are shown in square metres and are approximate.

11 Lifetime Homes checklist

Key

No pass

Pass

UNIT REFERENCE		UNIT 1	UNIT 2	UNIT 3	UNIT 4
BEDROOMS		3B	3B	3B	2B
Criterion	Title				
1	**Parking (width or widening capacity)**				
1a - 'On plot' (non-communal) parking	Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	N/A	N/A	N/A	N/A
1b - Communal or shared parking	Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.	N/A	N/A	N/A	N/A
2	**Approach to dwelling from parking (distance, gradients and widths)**				
	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	●	●	●	●
3	**Approach to all entrances**				
	The approach to all entrances should preferably be level or gently sloping	●	●	●	●
4	**Entrances**				
	All entrances should: a) Be illuminated b) Have level access over the threshold; and c) Have effective clear opening widths and nibs as specified below. In addition, main entrances should also: d) Have adequate weather protection* e) Have a level external landing.*	●	●	●	●
5	**Communal stairs and lifts**				
5a - Communal Stairs	Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.	N/A	N/A	N/A	N/A
5b Communal Lifts	Where a dwelling is reached by a lift, it should be fully accessible.	N/A	N/A	N/A	N/A
6	**Internal doorways and hallways**				
	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification	●	●	●	●
7	**Ciculation Space**				
3.2.3	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	●	●	●	●
8	**Entrance level living space**				
	A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').	●	●	●	●
9	**Potential for entrance level bed-space**				
	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	●	●	●	●
10	**Entrance level WC and shower drainage**				
	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed. (See Appendix 1 for definition of entrance level).	●	●	●	●
11	**WC and bathroom walls**				
	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	●	●	●	●
12	**Stairs and potential through-floor lift in dwellings**				
	The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; and, b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	●	●	●	●
13	**Potential for fitting hoists and bedroom / bathroom relationship**				
	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	●	●	●	●
14	**Bathrooms**				
	An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.	●	●	●	●
15	**Glazing and window handle heights**				
	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).	●	●	●	●
16	**Location of service controls**				
	Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.	●	●	●	●