

**London Borough of Lambeth  
Unitary Development Plan**

**Supplementary Planning Document**

**Guidance and Standards for Housing  
Development and House Conversions**

**July 2008**

## Status and application of this SPD

(i) This Supplementary Planning Document (SPD) has been prepared in accordance with Sections 17; 19; 23; and 24 of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, and the guidance in Planning Policy Statement 12.

(ii) This SPD was approved by the Council on the 28<sup>th</sup> of July 2008 following public consultation. The comments received were taken into account in finalising the guidance and advice contained within it. The details of the consultation and responses are available on the Council's website.

<http://www.lambeth.gov.uk/moderngov/ieDocHome.aspx?Categories=&J=2>

(iii) The SPD provides guidance for applicants in the preparation of schemes. It explains and provides further guidance to the interpretation and application of Lambeth UDP policies, the London Plan and relevant Government policies. It is a material consideration in the determination of applications involving all forms of residential development including the conversion of houses into flats, conversion of buildings formerly in other uses into residential use, and residential new build. Details of further sources of information and further guidance are contained in Section 8 of this document.

(iv) Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that Local Planning Authorities must determine planning applications in accordance with the statutory development plan, unless material considerations indicate otherwise. The SPD is linked to the policies on housing development and house conversions in the adopted Lambeth UDP (2007). It provides guidance on the meaning and implementation of these policies and is an important document as it provides detailed guidance on design and standards sought by UDP policies.

(v) In circumstances where proposals do not fully meet relevant guidance in the SPD, on minimum floorspace for room sizes and overall floor areas, it will be for developers to demonstrate through their design and access statements that their proposals are of sufficiently high quality and design to meet the overall policy objectives of ensuring acceptable standards of accommodation to justify the relevant guidance being relaxed in the determination of the proposal.

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## Purpose

- 1.1 The Council requires all new residential schemes to be of a high quality, to be well designed and built to a high standard as specified in PPS1 Delivering Sustainable Development and PPS3 Housing (paragraph 10). In relation to design and quality, schemes should also comply with the requirements of UDP Policy 33 Building Scale and Design, Policy 38 Design in Existing Residential/Mixed Use Areas and Policy 17 Flat Conversions.

## Application

- 1.2 This guidance applies to residential development involving new build, conversions, extensions and changes of use.

## Guidance

- 1.3 'Form follows function' – that is all rooms should be designed according to their use. They should have an adequate area, width, length, shape, door arrangement, height, insulation for noise and natural lighting and ventilation. There should be adequate circulation space, in the form of a hallway or lobby, so that it is possible to enter or leave one habitable room without passing through another habitable room.
- 1.4 Wherever possible dwellings should have dual aspect orientation, subject to the constraints of the site and where appropriate to the overall form and design, in order to maximise opportunities for cross ventilation and solar gain. Natural ventilation to all rooms in the form of windows is preferred.
- 1.5 Rooms that are permanently separated are preferable.
- 1.6 Though this is common sense, the following factors will determine whether a dwelling has sufficient internal space for occupiers and visitors:
- space for furniture and equipment;
  - space to access/use furniture and equipment, doors and windows;
  - space to move around the home;
  - space to undertake normal activities such as washing, dressing, cooking, eating, playing and socialising;
  - space for storage of household items and recyclables;
  - sufficient separation of rooms to allow the required level of privacy.

### **Bedrooms**

- 1.7 The minimum floor area for bedrooms to be no less than 7m<sup>2</sup> for a single bedroom and 12m<sup>2</sup> for a double/twin bedroom. Ensuite bathrooms or shower rooms do not count towards this minimum.

### **Ceiling Height**

- 1.8 All habitable rooms should have a minimum floor to ceiling height of at least 2.3 metres. In all rooms (as listed in Figure 2) with sloping ceilings, at least 50% of

the floor area should have a floor to ceiling height of at least 2m to ensure their usability.

### Provision of Internal Storage Space

- 1.9 There should be adequate internal storage space for all occupants' requirements. For example, space for general household needs such as buggies and other children's equipment in family sized housing and for storing recyclables.

### Minimum overall floor areas

- 1.10 The minimum space standards by overall floorspace are set out in the table below.

**Figure 1 - Minimum overall floor area for new build, conversions and changes of use\***

	No. of beds	minimum floor area m2
	1 bed 1 - 2 persons	45
	2 bed 3 persons	60
	3 bed 4 persons	70
	4 bed 5 persons or more	85
new build only	1 bed 1 person	37

### Minimum space standards m2

- 1.11 New dwellings and conversions should meet and preferably exceed the minimum room sizes set out below. The floor areas set out in the table below are in square metres.

**Figure 2 - Minimum room sizes for new build and conversions\***

	1 Bed 1 person <sup>1</sup>	1 Bed 2 persons	2 Bed 3 persons	3 Bed 4 persons	4 Bed 5 persons or more
Main bedroom (double)	---	12.0	12.0	12.0	12.0
Single bedroom	7.0	---	7.0	7.0	7.0
Living Room	12.0	12.0	13.0	14.0	15.0
Dining Room	---	5.0	6.0	6.0	7.0
Living/Dining	---	15.5	17.5	18.5	18.5
Kitchen	6.0	6.0	8.0	8.0	8.0
Kitchen diner	10.5	10.5	12.5	12.5	13.0
Bathroom/wc combined	3.5	3.5	3.5	3.5	3.5
Storage	In addition to the floor areas above, storage space to be provided for all household needs, including internal space for storing recyclables. Space will need to be considered according to the type of home. The requirement for family homes will be more generous.				
Circulation	There should be sufficient circulation space to allow access between habitable rooms.				
Overall floor area	37	45	60	70	85

\* Please refer to page 1, paragraph (iii) on the application of floorspace guidance.

<sup>1</sup> Only applicable in new build housing.

- 1.12 At the planning application stage, applicants should provide details of proposed overall floorspace and a breakdown of room sizes.

**Safety and Security**

- 1.13 Under Section 17 of the Crime and Disorder Act the Council has a responsibility to ensure that all new developments comply with Secured by Design standards. Further details on this can be found in the SPD on Safer Built Environments.

# Amenity Space and Play Space for New Developments

## 2

### Purpose

- 2.1 This guidance seeks to ensure that new housing developments provide an appropriate standard of amenity space for its occupiers.
- 2.2 It relates to PPS3 (paragraphs 16 and 17), which states that development should provide private outdoor space such as gardens, patios and balconies. For family housing, PPS3 advises provision of recreational areas, private gardens, play areas and informal play space.
- 2.3 It also relates to London Plan Policy 3D.13 Children and Young People's Play and Informal Recreation Strategies, UDP Policy 33 Building Scale and Design (d) (xiii) and UDP Policy 50 Open Space and Sports Facilities.

### Application

- 2.4 The guidance applies to proposals for new build residential schemes, mixed use schemes with elements of residential development and change of use to residential.
- 2.5 The objectives in government guidance are to be applied together with UDP Policies and London Plan policies.

### Guidance

- 2.6 Sufficient outdoor amenity space should be provided in new residential developments, where appropriate and particularly in areas of open space deficiency. It can be provided in the form of private garden space or as communal amenity space. The expectation is for provision to be made on site though, if not feasible, financial contributions will be required for off-site provision. This will be sought through S106 Agreements. The standards of provision shown below apply to all new residential development, mixed use schemes which provide new housing and any changes of use to residential.

#### **Houses**

- 2.7 For new houses, the minimum area required as private amenity/garden space is 30m<sup>2</sup> per house.

#### **Flats**

- 2.8 For new flatted developments, shared amenity space of at least 50m<sup>2</sup> per scheme should be provided. A further 10 sq m per flat should also be provided, either as a balcony/terrace/private garden or consolidated with the communal space.

- 2.9 Communal gardens should comply with the following standards:

- (i) receive natural light;

- (ii) be screened from parking areas;
- (iii) be easily accessible to all occupants;
- (iv) be overlooked by habitable rooms to ensure safety and surveillance; and
- (v) have a landscape, management and maintenance plan.

2.10 Balconies and terraces should be located or designed so that they do not result in the unacceptable loss of privacy to existing residential properties. They should be designed as an integrated part of a building's elevation.

2.11 All planning applications for residential development, including those that form part of a mixed use scheme, should be supported by a landscape design scheme and a management/maintenance programme will need to be submitted before work on site commences. Compliance with this aspect of the guidance will be secured through a Section 106 Agreement.

#### **Children and young people's play space**

2.12. In accordance with UDP Policy 50 (i) the provision of suitable play areas for pre-school and junior children will be sought, where appropriate, in residential developments of 10 or more units, or on sites of 0.1 Ha or more, or in large mixed use developments. Children and young people's play space should be considered as part of the overall open space provision rather than 'over and above' the requirements or private or shared amenity space as set out above. Where provision is not feasible on site, contributions to provision elsewhere may be acceptable.

2.13 Further guidance on the amount of provision is provided in the GLA's Supplementary Planning Guidance *Providing for Children and Young People's Play and Informal Recreation* (adopted March 2008). This indicates that new residential development generating more than 10 children (as determined by the application of child occupancy assessments) should provide suitable play space as part of the development scheme. It states that provision should be based on 10m<sup>2</sup> per child. This should be considered as part of the amenity space requirement set out in this SPD, in paragraph 2.8.

2.14 Play areas should be easily accessible, overlooked by habitable rooms and enclosed either through fencing, railings or other safety features. Appropriate play equipment that complies with current safety standards should be installed.

2.15 Arrangements for the provision and maintenance of off-site play areas will be secured through S106 Agreements.

## Purpose

- 3.1 Good standards of daylight and sunlight should be achieved for new buildings and extensions.
- 3.2 This guidance relates to UDP Policy 33 Building Scale and Design, part (d).

## Application

- 3.3 The guidance applies to all applications for new build and other proposals where this is an issue.

## Guidance

- 3.4 The Building Research Establishment Report: Site layout and planning for daylight and sunlight – a guide to good practice (1991) provides advice on site layout planning to achieve good sunlighting and daylighting within buildings and in the open spaces between them. The Council will take account of the standards and guidelines recommended in this BRE Report in determining applications. See <http://www.bre.co.uk> for further information.

## Purpose

- 4.1 This guidance aims to provide advice to ensure the construction of new buildings and/or the alteration or extension of existing buildings do not unnecessarily or unreasonably impact on the privacy of neighbouring properties.
- 4.2 This guidance relates to UDP Policy 33 Building Scale and Design, Part (d).

## Application

- 4.3 The guidance applies to all planning applications for residential development.

## Guidance

- Overlooking and privacy**
- 4.4 The layout of residential development should provide adequate privacy for residents in the dwelling, in the garden and in adjoining properties. Rooms and gardens that are overlooked lack privacy.
- 4.5 Windows should not overlook a habitable room or garden of a neighbouring dwelling to an unreasonable degree. However, within a development, public spaces and communal areas can benefit from a degree of overlooking due to surveillance.
- 4.6 The degree of overlooking is affected by distance and the horizontal and vertical angles of view. With taller buildings, the possibility of overlooking is greater.
- Minimum distances**
- 4.7 In order to ensure privacy, there should normally be a sufficient minimum distance between the windows of habitable rooms of different units that directly face each other. This distance will be dependent on the existing character and built form of an area. Technical guidance is provided in the Department for Transport's Publication - *Manual for Streets (March 2007)* which sets out a design led approach to distances between buildings. There are no fixed rules but account should be taken of the range of activities taking place in the street and the scale of buildings on either side.
- 4.8 Privacy may be achieved through separation by distance, orientation and design. In some cases a design-led solution may be sufficient to overcome privacy and overlooking issues, for example through the use of angled windows and obscure glazing.
- 4.9 Backland development can cause a loss of amenity to the rear of existing dwellings. To be acceptable, backland developments should therefore design window treatment to look into the proposal site, rather than outward if possible.

4.10 Examples of design solutions to retain privacy and protect existing residents' amenity:

- rooms needing less privacy such as living rooms and kitchens, can face the street with bedrooms and bathrooms located towards more private parts of homes;
- windows can be designed in relation to the function of the room. Generous windows for living rooms overlooking a garden; frosted windows for bathrooms and smaller windows for bedrooms. Bay windows provide oblique views down a street; 'v' shaped windows allow for single aspect views;
- careful orientation of primary and secondary windows can enable dwellings to be drawn close together while still providing surveillance of the public realm;
- screening and landscape planting can limit overlooking between front and rear windows

## Purpose

- 5.1 This guidance relates to UDP Policy 17 Flat Conversions, PPS1 and PPS3.
- 5.2 House conversions, like new build residential schemes are expected to contribute to the creation of sustainable, liveable and mixed communities, as stated in PPS1.
- 5.3 Conversions can make more effective use of urban land. However they can harm the amenity of neighbouring occupiers through increased noise, disturbance and activity due to an intensification of use. This part of the SPD requires high standards to be applied to house conversions to ensure that proposals which provide sub-standard accommodation for occupiers, result in harm to neighbours or damage to the character and appearance of an area do not come forward.

## Application

- 5.4 This part of the guidance applies to all planning applications which involve the sub-division or conversion of a single family dwelling house to flats.
- 5.5 It also applies to existing flats being further subdivided. In such cases the proposed units must comply with the requirements of Policy 17 and the minimum room sizes and floor areas set out in this SPD.

## Guidance

- 5.6 Minimum floor area**

As stated in Policy 17 (a) of the UDP, dwellings being considered for conversion to flats must have an original (un-extended) floor area of at least 120m<sup>2</sup>. This is to ensure that new units created provide an acceptable standard of accommodation, in terms of internal arrangements and room sizes and to safeguard family sized houses.

- 5.7 Definition of original floor area**

To be acceptable for conversion, a dwelling must have a pre-1948 floor area of 120m<sup>2</sup> or as originally built. This floor area is calculated to exclude any extensions, garages or loft conversions added at a later date to the original property. Only floorspace with existing headroom of at least 2m is counted.

- 5.8 Conversion of listed buildings or buildings in conservation areas**

Conversions should retain the original internal form of a building and its special features. The conversion of a listed building will not be permitted where it would adversely affect its character as a building of special architectural or historical interest. The conversion of a building in a conservation area will not be permitted where it would adversely affect the character or appearance of a conservation area. This is to comply with the requirements of Policy 17 (a).

### **Over-intensification\***

- 5.9 The aim of Policy 17 is to allow conversions provided the property is large enough for the number of flats proposed and that they are of a satisfactory size. Examples of over-intensification are where extensions are required in order to meet minimum floorspace standards for the resulting units; where awkwardly shaped or arranged flats are proposed; where flats do not have satisfactory light, including solely north facing aspect or include wholly internal kitchens or kitchen areas or basement flats; or where the conversion has a dominance of kitchens which form part of an open living, dining, kitchen area.
- 5.10 Extensions will need to comply with Policy 36, which deals with the principles of the design of extensions; subordination; roof, side, front and rear extensions as well as filling in gaps. Further guidance on this is provided in the Council's SPD on Residential Alterations and Extensions.
- 5.11 Over-intensive schemes can have a detrimental effect on the character and amenity of an area. The proliferation of rubbish bins, recycling bins, external meter boxes, extra cars in front gardens can lead to a cluttered and untidy street scene.
- 5.12 The Council recognises that individually such harm may appear to be small. However, cumulatively there may be a serious, damaging impact upon a local area, the wider area, and their residents. The Council wishes to avoid this cumulative effect.
- 5.13 Policy 17(b) makes it clear that where large extensions at roof or ground level are proposed which would result in the over-intensification of the development, permission will be refused. The use of other extensions and loft conversions to increase the number of units over and above that which might otherwise be possible will be carefully assessed in relation to its impact on neighbours

### **Mix of units**

- 5.14 Conversions should include a full mix of unit sizes wherever this is practical while complying with the rest of Policy 17. A family sized unit of two or more bedrooms (at least 60m<sup>2</sup>) on the ground floor/semi-basement should be included with direct access to a garden. Where there is more than one other unit, a range of units should be provided.

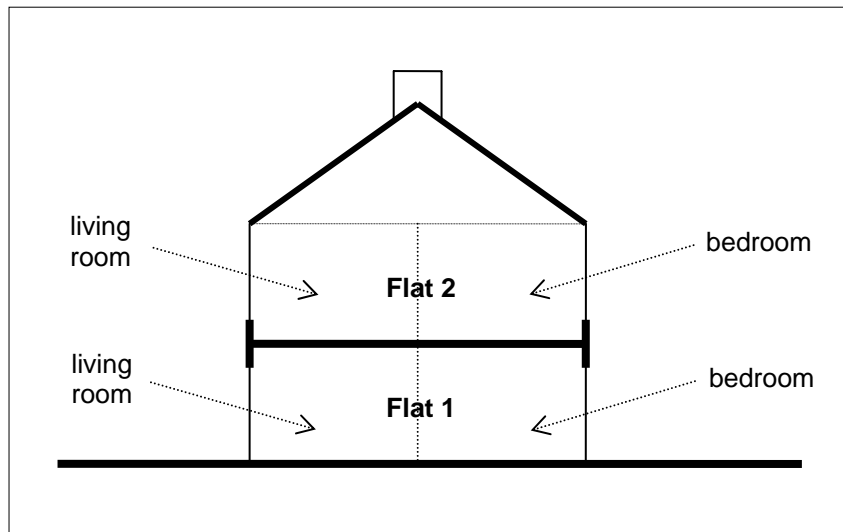
### **Handing and stacking of rooms**

- 5.15 The internal layout of development should be designed to ensure privacy and minimise noise and disturbance to neighbours adjacent, below and above a dwelling. This can be achieved by the vertical stacking of similar rooms. For example, in a 2 storey building, the living room in Flat 1 should be placed above the living room in Flat 2 and similarly the bedroom over bedroom.

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\* Please refer to page 1, paragraph (iii) on the application of floorspace guidance.

**Fig. 3 Stacking of rooms in a 2 flat conversion**



**Noise insulation**

- 5.16 Residents in converted flats are particularly vulnerable to noise problems. Simple partition walls and floors, that previously separated bedrooms and living rooms in a family house become party walls and floors in a conversion. The walls should be improved, as they are inadequate as sound barriers between independent households.
- 5.17 Party walls and floors of flats created by conversion must be adequately sound-proofed. The Building Regulations Part E - Resistance to the passage of sound sets down minimum levels of soundproofing. Building Regulations require conversions to meet specific standards of noise insulation. However, issues can arise about noise transmission between the converted property and adjoining houses. Therefore higher levels of sound insulation are encouraged to meet as closely as possible the same standards as are required for new flats under the Building Regulations. This would help to minimise disputes and noise complaints and improve the quality of converted homes. Advice can be obtained from the **Building Control Section on 020 7926 9000**.
- 5.18 Special noise insulation measures will be sought where it has not been possible to meet the Council's requirements with regard to stacking and handling

**Access to flats**

- 5.19 Ideally, access to the building should be through one front door - the original, main entrance - unless the proposal involves a basement. All access points to the flats should be internal, ie through a shared hallway or landing and not through external staircases. The entrance hall and landing areas should be large enough to provide sufficient circulation space for occupiers' day to day needs such as manoeuvring a pushchair, shopping bags and luggage.

**External appearance**

- 5.20 The original exterior of the building should be retained without any significant alterations such as the addition of external staircases and dominant extensions. The siting of meter boxes in prominent positions has damaged the appearance of many properties. If they are to be placed on the wall, an inconspicuous location should be found.

### **Front Gardens**

- 5.21 Original front gardens should be retained as specified in UDP Policy 39 (e). If there is a requirement to provide car parking on site, there should be a balance between the area of hardstanding and the amount of greenery to be retained, as the removal of all greenery can detract from an area's appearance and significantly reduce its ability to absorb heavy rainfall. The parking surface used should be permeable to allow surface water to be absorbed into the ground.
- 5.22 Boundaries and thresholds to buildings should give adequate privacy to the ground floor and mediate between public and private space. This should be achieved through the use of railings and planting. Solid boundaries should be avoided.

### **Room sizes and overall floor area\***

- 5.23 The minimum standards for room sizes and overall floor area requirements for house conversions are set out at paragraphs 1.10 and 1.11 and the relevant parts are shown here for ease of reference.

<b>No. of beds</b>	<b>minimum floor area m2</b>
1 bed 1- 2 persons	45
2 bed 3 persons	60
3 bed 4 persons	70
4 bed 5 persons or more	85

### **Cycle parking**

- 5.24 Secure cycle storage facilities should be provided, in line with Policy 17 (d)(iv), where practical. Cycle storage in front gardens should be avoided in sensitive locations, especially conservation areas and in the curtilage of listed buildings.

### **Parking and access arrangements**

- 5.25 Parking and access arrangements should comply with standards set out at Policy 14, Table 6, unless the site is in a Controlled Parking Zone (CPZ), in which case Policy 14 (g) applies. It encourages car-free developments in areas of high public transport accessibility (high PTAL scores). In these cases, the development will be "permit-free", ie occupiers will not be eligible for Council parking permits if the development is in a CPZ. However developers may be asked to make contributions to facilitate a new or existing car club.
- 5.26 In line with Policy 14 (e) of the UDP, parking associated with conversions may be provided on-street where it does not interfere with general vehicular movement, including bus routes. Financial contributions may be required to fund new or improved parking controls or traffic management measures.

### **Bin stores**

- 5.27 It is also important to consider the location of refuse storage bins and recycling boxes. Bin stores in front gardens should be avoided in sensitive locations, especially in conservation areas and in the curtilage of listed buildings. If possible, bins and boxes should be located behind the building line of the property. However, if this is not possible, a screened bin store could be provided as part of the forecourt layout behind a front boundary or integrated into the front or side of the property. Bin storage should be flexible enough to allow for future

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\* Please refer to page 1, paragraph (iii) on the application of floorspace guidance.

recycling needs and space requirements. Wherever possible the front of the property should have easy, unstepped access to the pavement to ensure that bins are stored off the pavement.

**Rear Gardens**

- 5.28 Policy 17 (d)(v) states that where possible, rear gardens should be required or provided, without sub-division. Any ground floor family units which are provided should have direct access to the garden.

## Purpose

- 6.1 This guidance relates to UDP Policy 36 (f) parts (ii) and (iii) roof extensions and additional floors. Additional floors are often difficult to achieve satisfactorily, and this section therefore provides further guidance.

## Application

- 6.2 This guidance applies to proposals for additional floors on existing residential buildings.

## Guidance

### **Stacking of rooms**

- 6.3 Additional floors on existing buildings should be designed to ensure that there are no problems of noise disturbance between flats by using vertical stacking as well as by sound insulation. For example placing bedroom above bedroom, living room above living room and so on. Bedrooms should not be placed above, below or next to potentially noisy rooms, circulation areas of adjacent dwellings or noisy equipment, such as lifts.

### **Visual impact**

- 6.4 The visual impact of additional floors will be one of the considerations in the assessment of a planning application. This includes both the impact on the building itself and on its setting and the street scene. As a guide, additional floors should respect the scale, proportions and architectural form of the existing building and retain and reuse existing materials and features of interest. The effect of additional floors on parking and amenity provision should also be carefully considered.

## Purpose

- 7.1 This part of the SPD is in line with the GLA Policy on Lifetime Homes which seeks to make homes more accessible to all.
- 7.2 GLA policy 3A.4 Housing Choice and UDP Policy 33 provide guidance on Lifetime Homes and wheelchair accessible housing.

## Application

- 7.3 Lambeth will seek to ensure that all new housing is built to Lifetime Homes.
- 7.4 In addition, within a development, ten per cent of all new homes should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.
- 7.5 Where practicable, all conversions should be designed to be accessible to disabled persons.

## Guidance

- 7.6 The following accessibility requirements apply to residential development in Lambeth:
  - Part M of the Building Regulations;
  - Lifetime Homes; and
  - Wheelchair accessible housing.

### **Part M of the Building Regulations**

- 7.7 Part M applies to housing developments and sets minimum requirements for building standards in new residential dwellings. They include elements such as a level entrance, wider doorways to provide for wheelchair access, a downstairs toilet and the placement of electric sockets and switches at easy to reach heights.
- 7.8 The requirements apply at the Building Regulations approval stage. However it is advisable that these issues are fully addressed at the planning application stage so that the need to revise schemes at a later stage is avoided.

### **Lifetime Homes**

- 7.9 All new dwellings, whether new build, additions to existing buildings, conversions, or changes of use, should be built to Lifetime Homes standards wherever possible while taking account of other legislation such as Listed Building requirements. The Lifetime Homes standards go a little further than the Building Regulations in their requirements. A Lifetime Home is an ordinary home incorporating 16 design features for accessible living.
- 7.10 Lifetime Homes ensure a good level of accessibility from the outset, but they also allow a dwelling to be easily adapted for even higher levels of accessibility

in the future should the need arise. A lifetime home can therefore support changing needs throughout a family's life cycle - from raising young children to declining mobility in old age - essentially allowing people to live in their home for their lifetime.

- 7.11 Lifetime Homes are not designed specifically for disabled people. They simply allow for accessibility features to be easily incorporated at a later date if needed. In very dense areas such as inner London where space is at a premium, Lifetime Homes enhance choice, enable independent living and help to create more balanced and inclusive communities.
- 7.12 By planning for accessibility at the earliest stage, the 16 features can be incorporated into the design of a dwelling without significant additional cost and can result in major cost savings to the building's occupants in the long run.
- 7.13 The 16 Lifetime Homes standards identified by the Joseph Rowntree Foundation are set out in the table on the following pages.

**Wheelchair accessible housing**

- 7.14 Policy 3A.4 of the London Plan seeks to ensure that 10% of new housing is designed to be wheelchair accessible or easily adaptable for wheelchair users. Planning applications will need to show which units are wheelchair accessible and how they are wheelchair accessible.
- 7.15 For further design guidance on Lifetime Homes and on wheelchair housing please refer to the Mayor of London's Supplementary Planning Guidance: *Accessible London – Achieving an Inclusive Environment*. Also the Mayor has produced a best practice guide on wheelchair accessible housing. These are available on the GLA website – <http://www.london.gov.uk/mayor/strategies/sds>

## Lifetime Homes Standards

(These features have been developed by the Joseph Rowntree Foundation, see their web link for further information:

[www.jrf.org.uk/housingandcare/lifetimehomes](http://www.jrf.org.uk/housingandcare/lifetimehomes) )

Lifetime Homes standards	Specifications and dimensions which meet Lifetime Homes standards	
1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e. g. a grass verge) for enlarging the overall width to 3300mm at a later date	
2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1: 12 is permissible on an individual slope of less than 5 metres or 1: 15 if it is between 5 and 10m, and 1: 20 where it is more than 10m.* Paths should be a minimum of 900mm width	
3 The approach to all entrances should be level or gently sloping	See standard 2 above for the definition of gently sloping	
4 All entrances should: a) be illuminated relevant parts of 1.3.1.2 E b) have level access over the threshold and c) have a covered main entrance	The threshold upstand should not exceed 15mm	
5 a) Communal stairs should provide easy access and b) where homes are reached by a lift, it should be fully wheelchair accessible	<p><i>Minimum dimensions for communal stairs</i> Uniform rise not more than 170mm Uniform going not less than 250mm Handrails extend 300mm beyond top and bottom step Handrail height 900mm from each nosing</p> <p><i>Minimum dimensions for lifts</i> Clear landing entrances 1500x1500mm Min. internal dimensions 1100x1400mm Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall</p>	
6 The width of the doorways and hallways should conform to the specifications in the next column	<p><i>Doorway clear opening width (mm)</i></p> <p>750 or wider 750 775 900</p>	<p><i>Corridor/ passageway width (mm)</i></p> <p>900 (when approach is head- on) 1200 (when approach is not head- on) 1050 (when approach is not head- on) 900 (when approach is not head- on)</p>

		The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors on the entrance level
7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	A turning circle of 1500mm diameter or a 1700x1400mm ellipse is required	
8 The living room should be at entrance level		
9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed- space		
10 There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	<p>The drainage provision for a future shower should be provided in all dwellings</p> <p><i>Dwellings of three or more bedrooms</i> For dwellings with three or more bedrooms, or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet (the WC could be an integral part of the bathroom in a flat or bungalow)**</p> <p><i>Dwellings of two or fewer bedrooms</i> In small two- bedroom dwellings where the design has failed to achieve this fully accessible WC, the Part M standard WC will meet this standard</p>	
11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Wall reinforcements should be located between 300 and 1500mm from the floor	
12 The design should incorporate: a) provision for a future stair lift b) 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	There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/ balustrade. Unobstructed 'landings' are needed at top and bottom of stairs	
13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement	
14 The bathroom should be designed to	Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so	

incorporate ease of access to the bath, WC and wash basin	that a wheelchair user could use the bathroom
15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operat	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room
16 Switches, sockets, ventilation and service controls should be at a height usable by all (i. e. between 450 and 1200mm from the floor)	This applies to all rooms including the kitchen and bathroom

\* Providing there are top, bottom and intermediate landings of not less than 1.2m excluding the swing of doors and gates.

\*\* But please note that it is important to meet the Part M dimensions specified to each side of the WC bowl in entrance level WCs (diagrams 10a and 10b). The Lifetime Homes standards for houses of three bedrooms or more require full side transfer from at least one side of the WC.

## Purpose

- 8.1 The Council's powers to control development are set out in the various Planning Acts and their accompanying regulations. There are a number of issues in the development of new housing that the Council recognises that it has no control over but nevertheless wishes to encourage developers to consider. These are set out below.

## Application

- 8.2 Clearly numbering and identifying flats and houses, together with separately labelled letter boxes is sound good practice and the Council actively encourages this.
- 8.3 In all conversions the Council will seek higher noise insulation standards than those set out in the Building Regulations to try and minimise future noise disturbance.
- 8.4 The Council will encourage utility companies to site new meter boxes in places which are inconspicuous, to reduce their visual impact.
- 8.5 External pipework at the front of the property should be avoided.

# Contacts and Further Information

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## Council contacts

### *General planning advice*

For advice on making planning applications and all planning related enquiries, contact:

Town Planning Advice Centre  
020 7926 1180  
[tpac@lambeth.gov.uk](mailto:tpac@lambeth.gov.uk)

Address: Planning Division  
Housing, Regeneration and Environment Department  
Lambeth Council  
Phoenix House  
10 Wandsworth Road  
London SW8 2LL

Council website: [www.lambeth.gov.uk](http://www.lambeth.gov.uk)

### *Conservation areas and listed buildings*

For advice on listed buildings and development within conservation areas, contact:

Conservation and Urban Design  
020 7926 4065  
[planningconservation@lambeth.gov.uk](mailto:planningconservation@lambeth.gov.uk)

### *Building Control*

For advice on energy efficiency, sound insulation and Building Regulations approval, contact:

Building Control  
020 7926 9000  
[buildingcontrol@lambeth.gov.uk](mailto:buildingcontrol@lambeth.gov.uk)

## Other sources of information

### *Better Places to Live: by design* (September 2001)

Department for Transport Local Government and the Regions  
A guide to thinking creatively about the design and layout of new housing development.

### *Lifetime Homes*

Joseph Rowntree Foundation  
[www.jrf.org.uk/housingandcare/lifetimehomes](http://www.jrf.org.uk/housingandcare/lifetimehomes)

### *The London Plan: Spatial Development Strategy for Greater London, Consolidated with Alterations since 2004* (February 2008)

Greater London Authority  
[www.london.gov.uk](http://www.london.gov.uk)

*Manual for Streets* (March 2007)

Department for Transport, Department for Communities and Local Government  
It shows how the design of residential streets can be enhanced to create better places. Supersedes Design Bulletin 32 and its companion guide *Places, Streets and Movement*.

[www.communities.gov.uk](http://www.communities.gov.uk)

*Planning Policy Statement 1: Delivering Sustainable Development* (2005)

*Planning Policy Statement 3: Housing* (2005)

All statutory planning documents such as planning policy statements and national guidance can be viewed at [www.communities.gov.uk](http://www.communities.gov.uk).

*Providing for Children and Young People's Play and Informal Recreation, Supplementary Planning Guidance* (March 2008)

Greater London Authority

[www.london.gov.uk](http://www.london.gov.uk)

*Site layout and planning for daylight and sunlight – a guide to good practice* (1991)

Building Research Establishment

[www.bre.co.uk](http://www.bre.co.uk)

*Lambeth Unitary Development Plan* (August 2007)

London Borough of Lambeth

[www.lambeth.gov.uk/planning](http://www.lambeth.gov.uk/planning)

*Wheelchair housing design guide* (2006)

Stephen Thorpe and Habinteg Housing Association

*Accessible London – Achieving an Inclusive Environment*

Supplementary Planning Guidance: (April 2004)

Greater London Authority

[www.london.gov.uk](http://www.london.gov.uk)

**For further information contact:  
Lambeth Council Planning Division**

Phoenix House  
10 Wandsworth Road  
London  
SW8 2LL

Tel: 020 7926 1180

Email: [PlanningPolicy@lambeth.gov.uk](mailto:PlanningPolicy@lambeth.gov.uk)

Web: [www.lambeth.gov.uk/Planning](http://www.lambeth.gov.uk/Planning)

**Spanish**

Si desea esta información en otro idioma,  
rogamos nos llame al **020 7926 1180**

**Portuguese**

Se desejar esta informação noutro idioma  
é favor telefonar para **020 7926 1180**

**French**

Si vous souhaitez ces informations dans une  
autre langue veuillez nous contacter au **020 7926 1180**

If you would like this information in large print, Braille, audio tape or another  
language, please contact us on **020 7926 1180**

**Bengali**

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন  
হলে অনুগ্রহ করে ফোন করুন **020 7926 1180**

**Twi**

Se wope saa nkaeboy yi wo kasa foforo  
mu a fre **020 7926 1180**

**Yoruba**

Tí ẹ ba ẹ ìmoràn yìí, ní èdè Òmíràn, ẹjò,  
ẹ kàn wà l'ágogo **020 7926 1180**