This Easi-guide summarises the current GLA standards for all new housing in London. The full set of 41 standards set out in Part 2: Quality, of the Supplementary Planning Guidance (SPG March 2016) are reproduced on the inside pages, with helpful tips and extra information alongside.

For planning purposes, these are the standards we should now be working to for any project in London that didn’t get planning approval before 1st October 2015. Read it with the Easi-guide to wheelchair housing (Category 3). The standards are also reproduced in our new Audit Tracker.

Background

As a result of the Government’s 2012-15 review of housing standards (HSR), draft minor amendments were made to the London Plan (which sets out the Mayor’s strategic polices for London-wide issues) and to the Housing SPG (the implementation framework for housing policies).

Both were subject to public consultation, and an Examination in Public (EiP) on the London Plan was held at the end of last year. We responded to both consultations and attended the EiP, and our suggestions have been largely taken up.

In March 2016, the final minor amendments to the London Plan (MALP 2016) and the new Housing SPG 2016 were published. Part 2 of the new Housing SPG 2016 interprets the relevant policies of the MALP into a set of specific standards accompanied by explanatory text.

These standards supersede all previous London housing standards, including the London Housing Design Guide (LHDG). From now on, the LHDG should only be used for legacy projects (those which received planning approval before 1st October 2015). Make sure you are familiar with the scope of the London Plan and the SPG, in particular Part 2.

Other standards may apply

As far as we know, there are no longer any additional funding standards in London. When installed, the new Mayor is expected to instigate a full review of the London Plan. This may impact on housing standards but is unlikely to happen before 2018.

Apart from the Building Regulations, the only other ‘published’ standards we now have to meet are those set out in local planning policy.

Check the Local Plan in the borough in which you are working and copy across any additional policy requirements into the Audit Tracker.

Not all Local Plans have been updated since the HSR so, if you are in any doubt, talk directly to a planner to find out where they are in the updating process, and which documents you should be working to.

Additional client requirements

Unless you get a comprehensive and up-to-date brief, tease out any additional client requirements as early as possible. Add these to the Audit Tracker to build up a complete list of all requirements.

Like the boroughs, not all clients are fully up to date and may be relying on you. If your client talks about the Code, HQIs, Lifetime Homes or the Wheelchair Housing Design Guide (WHDG) they probably mean the equivalent new standard. If they really want you to work to any of the old standards, find out which parts - and why. Make sure you’ve read the Easi-guide to Category 3 wheelchair housing and ask the questions set out in the section headed ‘Talk to your Client’.

General good practice

As a practice we aim to produce the best housing we can within the constraints of our client’s budget and aspirations. Published standards represent a minimum level which we often expect to exceed. There are many areas that aren’t covered by standards but still need to be considered.

The NHF Housing Standards Handbook combines the current national standards and regulations that have to be met, with additional, good practice discretionary standards that clients/designers may choose to meet, but at least need to consider.

These are included in the Audit Tracker. Treat it as a set of helpful prompts; look again at any areas where your scheme is falling short and satisfy yourself that there are good reasons for this.
Summary of main changes

This was not a full, planned review of the SPG so changes are confined to the impact of the Housing Standards Review, and parking. Most changes are omissions. Standards that are now nationally defined or taken into regulation have been removed; reducing the overall number from 76 to 41. Numbering is now simply 1, 2, 3 etc. as there is no need to align with the LHDG.

01. All standards now have similar status
No longer a two-tier system (previously comprised ‘baseline’ standards for all new housing and extra ‘good practice’ standards for affordable housing).

02. References to Code and Lifetime Homes removed
Requirement to meet Code Level 4, and other standards relating to materials and surface water run-off have been omitted, or re-phrased to avoid reference to the Code. References to Lifetime Homes (LTH) have also been removed.

03. Accessibility standards removed
All accessibility standards except wheelchair parking and percentage requirements (90% of new dwellings to be Category 2 and 10% to be Category 3) have been omitted to avoid doubling up with ADM.

04. Step-free access to all new dwellings
Unlike LTH, which it replaces, the new Category 2 standard (optional requirement M4(2)) requires step-free access to the dwelling entrance. Taken at face value, that means all upper floor flats and maisonettes must be served by a lift. However, the explanatory text in the SPG accepts that this won’t always be possible (e.g. due to topography or service charges) and that in these cases, the Category 1 standard is acceptable. Tips in the inside pages about dealing with this.

05. Daylight standard removed
Requirement for windows to habitable rooms be 20% of floor area removed. (That doesn’t mean we don’t need windows though!)的不足之处

06. Space standards removed
Removed to avoid duplication/clashes with the new Nationally Described Space Standard (NDSS), although the GLA is ‘encouraging’ a ceiling height of 2.5m (NDSS only requires 2.3m). Furnished layouts are still required though the GLA may be forced by DCLG to remove this standard.

07. Noise standard removed
Soundproofing already in regulation (Part E) and a technical issue so outside the remit of planning policy. The old standard was weak so no real loss, but we should aim to exceed the minimum regulation.

08. Parking standards increased
Parking standards now related directly to PTAL with levels in suburban areas increased. 20% of all spaces must be for electric cars + 20% ‘passive provision’ for future electric cars. See standard 17 and table.

09. Cycle storage increased
This happened last year, but in case you missed it, cycle storage was increased. See standard 20.

10. Zero Carbon happening now
ZC by 2016 has been a London Plan target since 2014 so escaped scrutiny under the EiP, despite the Government crack-down on anything above Code Level 4. Very difficult to meet on-site even with a combined heat and power plant (CHP) but Clare is here to help! Follow her advice in the inside pages.
1. Public realm
   - Mitigating the effects of climate change and energy from renewable sources.
   - How proposals contribute to sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

2. Dwelling
   - How the design responds to its physical context, including the character and legibility of the area and the local pattern of development.
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

3. Communal area
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

4. Energy and materials
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

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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 development.
   - How the proposal relates to the local vision and strategy for the area.

2. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

3. How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

4. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

5. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

6. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

7. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

8. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

9. Development proposals should demonstrate:
   - How proposals contribute to the sustainable design and construction.
   - How the proposal relates to the local vision and strategy for the area.

10. Development proposals should demonstrate:
    - How proposals contribute to the sustainable design and construction.
    - How the proposal relates to the local vision and strategy for the area.

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1. The distance from the accessible car park space of standard 1 to the home or to the core area where access is to a ground floor entrance should be as short as possible, or where this is not viable, accessed as close to source as possible.
2. Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible, sheltered and adequately lit.
3. Communal recycling and refuse containers, communal bin enclosures and refuse and recycling stores should be accessible and safe.
4. The location should be within 500 metres of a public transport stop.
5. All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and easy to find.
6. Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible, sheltered and adequately lit.
7. Communal recycling and refuse containers, communal bin enclosures and refuse and recycling stores should be accessible and safe.
8. The location should be within 500 metres of a public transport stop.
9. All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and easy to find.
5. Calculating play space
Standard 5 can be onerous and the Play and Recreation SPG is a meaty document.
It provides a benchmark standard based on two exercises:
• 20% of all spaces must be for electric vehicles with an additional 20% passive provision for electric vehicles in the future.
• Adequate parking spaces for disabled people must be provided on site (3).
Notes:
• All developments are in areas of good public transport accessibility (in parts of London) and air quality for significantly less than 1m² per unit.

11. Achieving step-free access
The SPG takes you through a series of steps and provides a downloadable calculator to help with the calculations. Kate and other members of the landscape team will do the calculations when they are required.

17. Parking for residential development (table reproduced from SPG)

24. Space Standards
1. The dwelling provides at least the gross floor area in Table 1 for the number of bedrooms.
2. A dwelling with two or more bedspaces has at least one bathroom.
3. In order to provide one bedspace, a single bed has a floor area of at least 1.72m² and is at least 2.2m wide.
4. To provide for two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².
5. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. Any area that is not used for storage and has a floor area of less than 0.5m² is not counted within the Gross Internal Area.
7. Any other area that is used solely for storage and has a floor area of less than 1.5m² is not counted at all.

Zero Carbon has been scrapped by the Government, but the GLA still relies on LA’s being able to collect the money, however, most aren’t confident that they will be able to do so.

Relaxing the floor area targets for truly zero carbon developments is one of the areas that the GLA is considering, if necessary.
<table>
<thead>
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<th>Type of space</th>
<th>Furniture required in each room</th>
<th>Furniture size (mm)</th>
<th>Number of items required (by bedspace)</th>
<th>1p</th>
<th>2p</th>
<th>3p</th>
<th>4p</th>
<th>5p</th>
<th>6p</th>
<th>7p</th>
<th>+</th>
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<td></td>
<td>settee – 2 seat (optional, as above)</td>
<td>850 x 1300</td>
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<td>settee – 3 seat (optional, as above)</td>
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<td><strong>Dining space</strong></td>
<td>dining chair</td>
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<td>dining table</td>
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<td>1200</td>
<td>1350</td>
<td>1500</td>
<td>1600</td>
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<tr>
<td><strong>Double bedroom</strong></td>
<td>double bed in principal bedroom</td>
<td>2000 x 1500</td>
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<td>double bed in other double bedroom</td>
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<td>desk and chair</td>
<td>500 x 1050 (+ chair)</td>
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<td>chest of drawers</td>
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<td>1900 x 900</td>
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<td>desk and chair</td>
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<td><strong>Kitchen</strong></td>
<td>sink top with drainer</td>
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<td>cooker (or oven + hob) space</td>
<td>800 x 800</td>
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<td></td>
<td>other base units</td>
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<td>1600</td>
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<td>2700</td>
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<td>dishwasher / worktop (included in 4)</td>
<td>800 x length chosen</td>
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<td>fridge/freezer space</td>
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<tr>
<td></td>
<td>total length of fitments (items 1 to 7)</td>
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<td>4330</td>
<td>4730</td>
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<td>5630</td>
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<td></td>
<td>wall cupboards</td>
<td>300 x maximum available length</td>
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<tr>
<td><strong>Bathroom</strong></td>
<td>WC + cistern</td>
<td>500 x 700</td>
<td></td>
<td>1</td>
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<td>bath</td>
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<td>shower tray</td>
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<tr>
<td><strong>WC/ cloakroom</strong></td>
<td>WC + cistern</td>
<td>500 x 700</td>
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<td>(where required)</td>
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<tr>
<td></td>
<td>hand rinse basin</td>
<td>250 x 350</td>
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<td>(where required)</td>
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</table>

Note: Item 3, 5, 7 may be in other rooms or spaces but should be close to the kitchen.