

INFORMATION ON DESIGN STANDARDS



INTRODUCTION

The design of the new homes at Cressingham Gardens is driven by a number of guidelines and standards. These guidelines aim to make sure that the new homes are of a high quality and meet the needs and expectations of residents and the wider community. The standards are set by a number of different bodies, however the priority is given to national policy.

WHAT RULES ARE THERE ABOUT THE DESIGN OF NEW HOMES?

NATIONAL PLANNING POLICY FRAMEWORK

These standards are set at government level by the Communities and Local Government Department. All projects in the country must meet these standards as a minimum. They are assessed by Lambeth's Planning Department when a planning application is submitted.

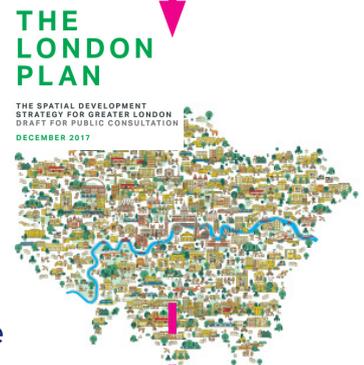
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>



THE LONDON PLAN

These standards follow the rules set by the National Planning Policy Framework but add more detail and give rules specific to London. This policy is set at Mayor of London level. All projects in the capital must meet these standards as a minimum. They are assessed by Lambeth's Planning Department when a planning application is submitted. The London Plan is regularly reviewed and updated. It is currently in the process of finalising its latest update, made available late last year (Dec 2017).

<https://www.london.gov.uk/what-we-do/planning/london-plan>



LOCAL LAMBETH PLANNING POLICY

These standards follow the rules set by the National Planning Policy Framework and the London Plan but add more detail and give rules specific to Lambeth. These standards are set at Council level. All projects in the Borough must meet these standards as a minimum. They are assessed by Lambeth's Planning Department when a planning application is submitted.

<https://www.lambeth.gov.uk/planning-and-building-control/planning-policy/lambeths-local-plan-guide>



HOMES FOR LAMBETH HOUSING DESIGN STANDARDS

These standards are requirements that are set out by Homes for Lambeth. All housing projects carried out for Homes for Lambeth must meet these standards. Many go above and beyond planning policy requirements to ensure the highest quality of spaces are provided and that the highest quality of performance is met by the new homes. They are assessed by Homes for Lambeth's project team before a planning application is submitted.

Booklets containing the key principles of the HfL design standards can be found in the Hub.



INFORMATION ON DESIGN STANDARDS



KEY TOPICS INCLUDE:



- Prevent fire
- Contain fire
- Quick escape to safety



- Reduce sound travelling between homes
- Noise pollution



- Provide safe homes
- Deter burglary
- Prevent criminal damage



- Arrangement of spaces
- Minimum room sizes
- Dual aspect



- Easy access for repairs
- Durable finishes + fixtures
- Low maintenance design



- Minimum private space
- Balcony sizes
- Boundaries design



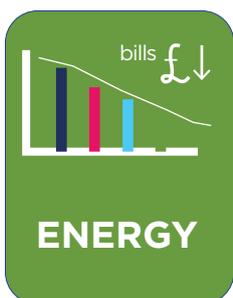
- Preservation
- Ecology
- Biodiversity



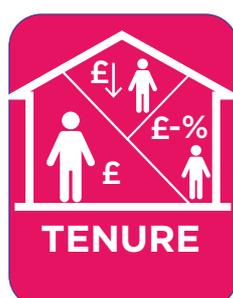
- Inclusive design
- User friendly access
- Adaptable homes



- Parking provision
- Cycling routes
- Pedestrian use priority



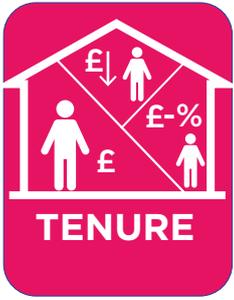
- Energy efficiency
- Rainwater management
- Renewable technologies



- Mix: Affordable+Private
- All of similar appearance
- Integrated community



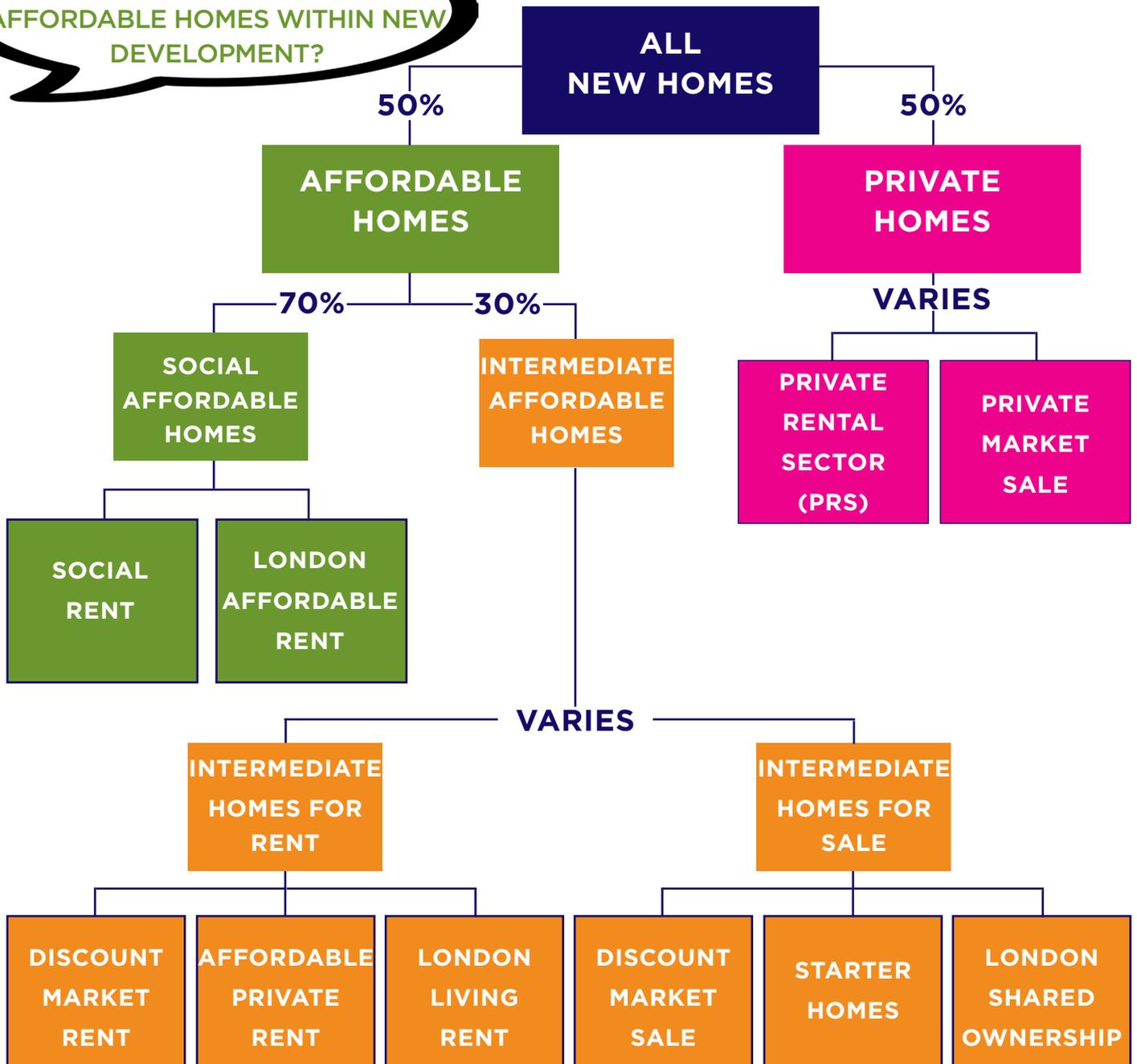
- More family homes
- Better quality homes
- Larger mixed community



INFORMATION ON TENURE TERMS

There are lots of different tenure types and often the terms used to describe these can be confusing or misleading.

The diagram below shows how the new homes will be split between the different tenures and gives definitions of what the options mean. The percentage splits are minimum targets set by planning policy for all new housing developments.



SOCIAL & AFFORDABLE HOMES



SOCIAL RENT

Socially rented homes are usually owned and let by the Council or 'registered providers' of affordable housing (such as a housing association). Guideline rents for social rented housing are based on the Government's rent policy and are typically between 50-60% of market rents (including service charges).

LONDON AFFORDABLE RENT

London Affordable Rented homes are usually owned and let by the Council or 'registered providers' of affordable housing (such as a housing association). Rents can be no more than 80% of market rent (including service charges).

INTERMEDIATE HOMES

DISCOUNT MARKET RENT OR AFFORDABLE PRIVATE RENT

Housing for rent at least 20 per cent below local market rent. The housing does not have to be owned or managed by the Council or a Housing Association. The level of discount and the household income threshold for eligibility can vary. The Mayor of London's preference is for discount market rent to be set at London Living Rent levels.

LONDON LIVING RENT

A new type of intermediate affordable housing in London intended to help households with around average earnings save for a deposit to buy a home of their own. This is done through low rents on time-limited tenancies. Rents are locally specified, based on a third of median gross household income for the borough. Eligibility for London Living Rent is restricted to existing private and social renters with a maximum household income of £60,000, without sufficient current savings to purchase a home in the local area. In Lambeth, household incomes within the approximate range £25,000 to £60,000 will be eligible for London Living Rent.

DISCOUNT MARKET SALE

Homes for sale at a discount of at least 20 per cent below local market value (with the discount to remain for future eligible households). Eligibility is based on local incomes and local house prices.

STARTER HOMES

Starter Homes are a specific form of Discount Market Sale property. Starter Homes must be offered for sale up to a maximum property value of £450,000 in London. It is proposed by Government that households must have an income below £90,000 in London to be eligible.

LONDON SHARED OWNERSHIP

Homes that allow a home buyer to purchase a share in a new home and pay a regulated rent on the remaining, unsold share. Purchasers should have household incomes that can support an initial purchase of between 25 per cent and 75 per cent of the value of a property. Available to Londoners on incomes of up to £90,000, though often purchased by householders earning much less than this, particularly for smaller properties.