



Local Development Framework

Dwelling Conversions Background Paper

November 2010

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1. Introduction

1.1. Study Context

The Dwelling Conversions Background Paper forms part of Merton’s Local Development Framework, as an evidence base in support of the Design Policy in the Core Strategy: Submission Version. In accordance with PPS12: Spatial Planning, it is essential that what is set out in the Core Strategy is underpinned by thorough evidence.

Merton’s new housing provision is made up of a combination of housing types such as brownfield redevelopment sites, town centre high density development, and incremental residential development in established neighbourhoods, such as through dwelling conversions. This paper focuses on the provision of dwelling conversions in Merton. In relation to dwelling conversions, the Core Strategy Design Policy is worded as follows:

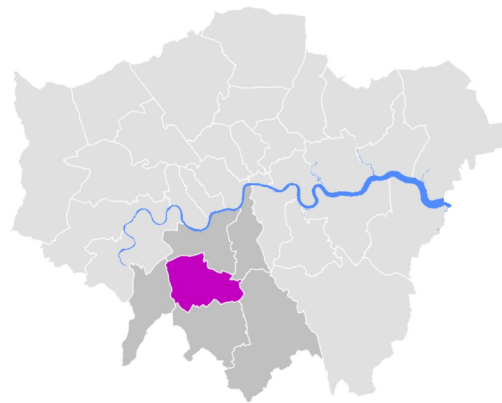
Encouraging well designed housing in the borough:

...
(b) by requiring existing single dwellings that are converted into two or more smaller units of accommodation to:

- i. incorporate the re-provision of at least one family sized unit where resulting in the loss of an existing family sized unit;*
- ii. comply with the most appropriate minimum space standards;*
- iii. not result in an adverse impact on the suburban characteristics of the streetscape.*

1.2. Study Area

The study area for the paper is the whole of the London Borough of Merton. Merton is designated as an outer London borough in the London Plan, situated south west of the City of London and bordering Wandsworth, Kingston, Sutton, Croydon and Lambeth boroughs. Merton occupies an area of 37 square kilometres and is predominately residential in character, playing a transitional role from urban to suburban neighbourhoods, neither bordering Surrey nor central London. Open space is an important component of the character of Merton, occupying approximately 25% of the borough.



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. The Ordnance Survey material is Crown Copyright and may not be reproduced in any form without the permission of HMSO.
Figure 1 - London Borough of Merton context

The borough contains several distinct districts and town centres including Wimbledon, Morden, Mitcham and Colliers Wood. It also takes in some

impressive open spaces including Mitcham and Wimbledon Commons. There are a number of smaller local centres scattered at Arthur Road, Motspur Park, North Mitcham, Raynes Park and Wimbledon Village that each have their own distinct character.

1.3. Study Methodology

The paper explores the historical provision, geographical spread and dwelling mix by bedroom numbers of dwelling conversions in Merton. The information has been considered in relation to projected future housing need and provision in Merton.

The second part of the paper has considered housing quality in Merton, modelling potential dwelling conversion layouts against typical dwellings in the borough’s neighbourhoods, and considers the impacts of dwelling conversions on suburban streetscape character.

1.4. What is a dwelling conversion?

Proposals for residential conversion can include the conversion of a building into several dwellings, or the conversion of all or part of a building from a non-residential use to form one or two or more dwellings. The dwellings produced will normally provide for the full and self-contained

requirements of everyday living, including a bathroom and kitchen for the sole use of the occupier.

For the purpose of this background paper however, a dwelling conversion is defined as the conversion of an existing single dwelling into two or more smaller units. The paper will focus on suburban neighbourhoods within the borough outside of the town centres.

2. Suburban Streetscape Character in Merton

Merton's high quality suburban streetscapes are characterised by consistent front building setbacks, vegetated front gardens and adequate on-street parking provision. The impacts of the conversion of existing single dwellings into two or more smaller units of accommodation can lead to the:

- Interruption of consistent dwelling front setbacks due to off-street parking within front gardens;
- Disturbance of the typical dwelling façade and dwelling entry pattern;
- Intensification of the dwelling use, with possible subsequent overlooking/privacy and acoustic impacts;
- Reduction in front garden space and vegetation due to the installation of hard standing within front setbacks; and
- Saturation of on-street parking resulting in car dominated environments.

Merton will resist the conversion of dwellings where development is likely to result an adverse impact, such as those mentioned above.

2.1. Distinctive Character Areas

Merton's Design SPG divides the borough into distinctive character areas which provide a framework for identifying their character, and assessing the appropriateness of new development. They are specific to Merton and a

fundamental part of the existing built form character of the borough.

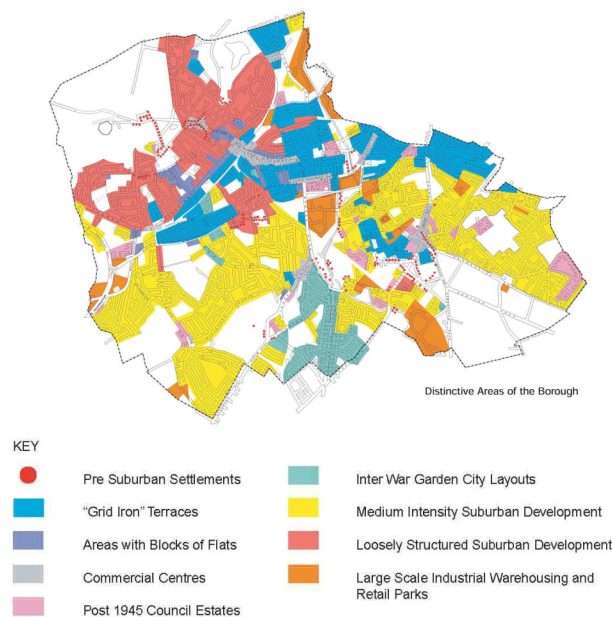


Figure 2 - Distinctive Areas of the Borough (Source: Merton Design SPG, September 2004)

The individual character areas are examined further in **Chapters 5 and 6.**

2.2. Detrimental Impacts of House to Flat Conversions

As dwelling conversions tend to come forward sporadically it is often difficult to account for the cumulative impacts of the conversions. Whilst an individual scheme may appear to have a relatively minor additional impact on its own, the impacts are significantly greater however they may potentially become very significant when assessed in the context of the impacts of other developments nearby or in the general locality.

It is important, therefore, that cumulative impact is considered when looking at individual schemes.

Parking in front gardens have a negative impact on biodiversity within the borough through the removal of landscaping and replacement with hard standing. This can lead to increased surface water runoff, drainage problems, and loss of landscaped areas within the borough.

Increasing the units of accommodation within existing established streetscapes generates additional car parking requirements. In many cases it is not possible to provide on-site parking, and this leads to saturation of existing on-street spaces. This not only removes opportunities for other nearby residents to park within the street, but also has an overall negative impact on the quality of the streetscape.

The interim *London Housing Design Guide* and the supporting housing SPG to the London Plan both require the provision of private amenity open space. In providing open space, it is acknowledged that this space not only needs to meet the minimum space requirements, it also needs to be quality space which is usable for residents without impacting the amenity of surrounding neighbours.

Residential flat conversions can lead to the intensification of the dwelling use, with many implications for neighbouring properties. Some external impacts associated with loft conversions, balconies and extensions which need to be considered are:

- overlooking and privacy;
- acoustic impacts;
- topography;
- sunlight; and
- bulk, massing and scale.

In all dwelling conversion cases it is expected that the proposed development as a result does not cause detriment to the suburban streetscape character or the amenity of surrounding properties.

3. Historical Provision of Dwelling Conversions in Merton

3.1. Research Scope

Dwelling conversion completions in Merton have been mapped and analysed to provide an understanding of the type and spread of conversions across the borough. The scope of this exercise is outlined below.

Study Area

For the purpose of this evidence base we will focus on the conversion of dwellings in the residential areas of the borough. Therefore the data does not include sites within town centre boundaries, designated or undesignated shopping frontages or designated or scattered industrial areas, as defined by the Merton Unitary Development Plan.

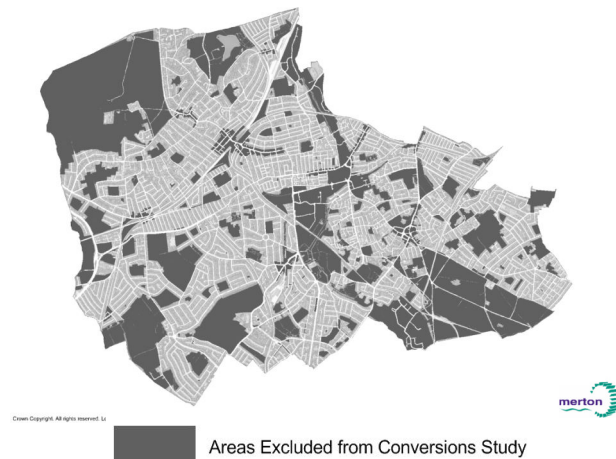


Figure 3 - Study Area

Conversion types

This evidence base defines a dwelling conversion as a residential use to residential use conversion. The study does not include conversions to residential use from a non-residential use, or mixed-use conversion schemes. The conversion types are grouped into four categories as follows:

1. Houses to flats – the conversion of existing single dwellings into one or more smaller units of accommodation.
2. Flats to flats – flats created by conversion from existing flats, for instance creating two flats from one existing flat, or converting the storage or service area of an existing block of flats into another flat.
3. Flats to houses – the conversion of more than one flat into a single dwelling house.
4. Houses to houses – the conversion of one or more existing houses into a house (for instance merging two existing single houses to form one larger house).

Research Data Scope

The data for the study is sourced from the council's residential monitoring database which derives its information from development application forms, application description and planning forms, site inspections, building control records, council address information, tax records, the London Development Database (LDD) and London Residential Research (LRR). There are two

main factors concerning the scope of the data used for this study:

1. The conversions data available covers completions over a 23 year period from 1987 until April 2010. Conversions completed prior to 1987 are not included in this exercise.
2. The data quality for the 10-year period from 2000 to 2009 is comprehensive, however prior to this period the data quality is less comprehensive. Prior to 1999 the quality of the data, although reviewed as part of this exercise, cannot be guaranteed as 100% accurate.

3.2. Historical Provision of Dwelling Conversions

All dwelling conversions

Dwelling conversions have historically accounted for a small contribution to Merton's overall housing provision. From 1992 (the year from which total dwelling completion figures in the borough are available) until the 2009/10 monitoring year, dwelling conversions make up an average of 4% of Merton's total dwelling completions annually. More recently, however, dwelling conversions have contributed a larger percentage of Merton's annual housing provision. Between the monitoring years of 2006/07 and 2007/08, dwelling conversions represented 14% of the annual

provision. This is illustrated at Figure 4 - Historic Dwelling Conversion Completion Trends.

A total of 599 dwelling conversion schemes were completed over the 23 year period which equates to an average of 26 completed schemes annually. During the past 10 years this averages at approximately 35 completions annually. The 599 dwelling conversions have delivered a net total of 742 additional units in the borough over the study period, or an average of 32 additional units in the borough annually. However, more recently during the monitoring years of 2006/2007 and 2007/2008, dwelling conversions delivered 70 units annually.

Monitoring Year	Total Net Dwelling Completions in Merton (units)	Total Net Dwelling Conversion Completions in Merton (units)	% of annual dwelling completions made up of conversions
1987	Unknown	19	
1988	Unknown	63	
1989	Unknown	158	
1990	Unknown	74	
1991	Unknown	25	
1992	279	9	3%
1993	252	18	7%
1994	347	13	4%
1995	297	6	2%
1996	373	5	1%
1997	132	4	3%
1998	218	5	2%
1999	134	-7	5%
2000	177	-4	2%
2001	218	2	1%
2002	482	9	2%
2003/04	353	19	5%
2004/05	983	70	7%
2005/06	791	51	6%
2006/07	514	70	14%
2007/08	532	70	13%
2008/09	774	41	5%
2009/10	338	22	7%
AVERAGE	399.6	32.2	4%

Figure 4 - Historic Dwelling Conversion Completion Trends

House to Flat Conversions

Conversions of dwelling houses into two or more flats are the most prevalent type of dwelling conversion, representing 85% of the total number of conversions in the borough. The other three conversion types represent a very small component of dwelling conversions in the borough.

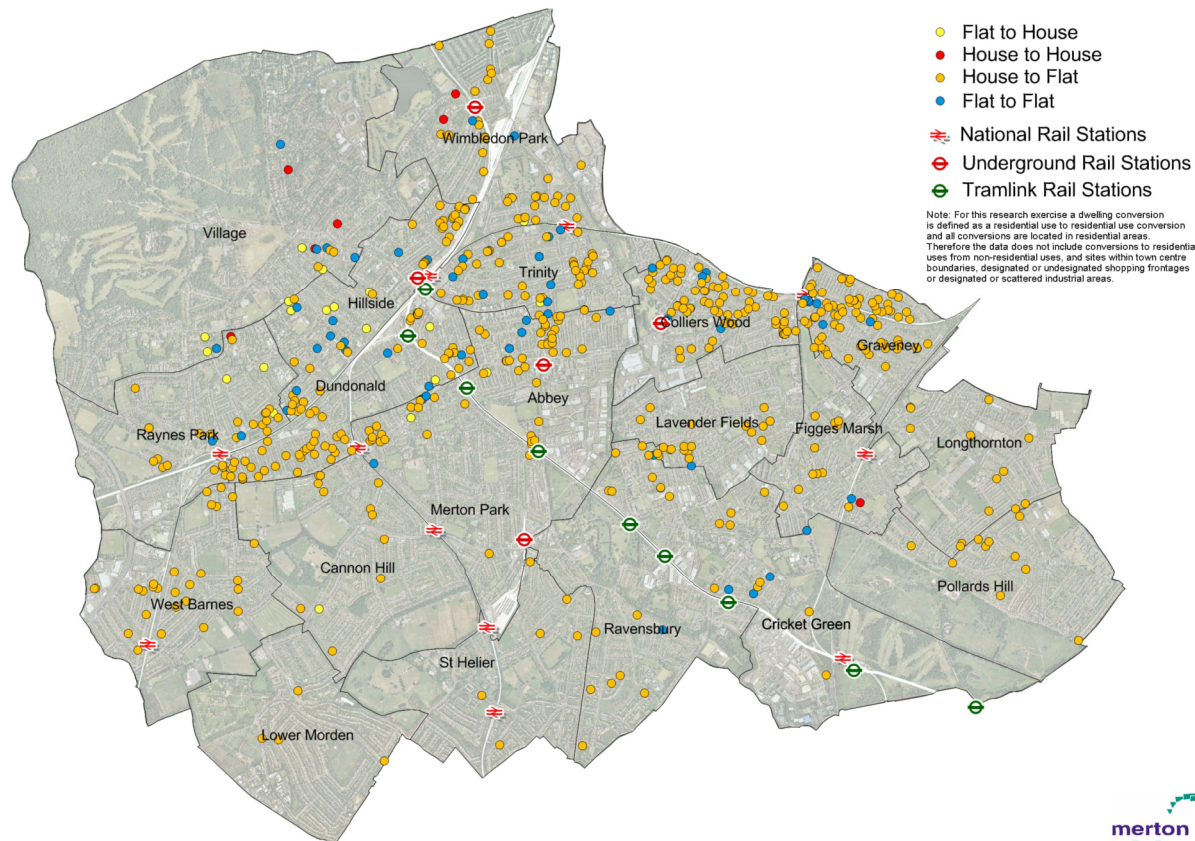
Conversion Type	Total
House to Flat	506 (84.5%)
House to House	9 (1%)
Flat to House	24 (4%)
Flat to Flat	60 (10%)
Total	599 completions

Figure 5 - Dwelling Conversion Completions by type - 1987 - 2010

The focus of this evidence base will therefore be on house to flat conversions, which represent the overwhelming majority of dwelling conversions in Merton over the research period of 1987 to 2009/10.

3.3. Geographical Spread of House to Flat Conversions

There is a distinct spatial pattern in the distribution of house to flat dwelling conversions in the borough, focussed on the denser northern areas, representing an arc from Raynes Park through to North Mitcham, taking in Wimbledon, Wimbledon Park, South Wimbledon and Colliers



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Figure 6 - Merton Residential Dwelling Conversion Completions by Ward 1987-2010

Wood. Wards with the highest number of dwelling conversions include Graveney, Colliers Wood, Dundonald, Trinity, Abbey, Wimbledon Park and Hillside. The conversions are predominately located in the gridiron terrace neighbourhoods. Refer to the table and map below that illustrate the house to flat conversion completions by ward in Merton between 1987 and 2010. Refer to the table at **Figure 7** and map at **Figure 8** below.

It is noted that there are other locations outside of the seven wards that indicate clusters of dwelling conversions including Wimbledon Park (within the Loosely Structured Suburban Development character area), and surrounding New Malden Station (within the Medium Intensity Suburban Development). However these represent isolated cases and there is no clear pattern across the borough as there is with the gridiron terraces.



These locations are less dense in their neighbourhood structure and there is no evidence to suggest that dwelling conversions are having a detrimental impact on dwelling and neighbourhood quality.

Ward	Total House to Flat Conversions
Graveney	68
Colliers Wood	68
Dundonald	51
Trinity	41
Abbey	35
Wimbledon Park	34
Hillside	35
West Barnes	27
Raynes Park	23
Cricket Green	20
Merton Park	18
Lavender Fields	17
Cannon Hill	13
Figges Marsh	13
Longthornton	12
Pollards Hill	11
Ravensbury	7
St Helier	6
Village	3
Lower Morden	4
Total	506

Figure 7 - House to flat conversion completions by Ward (1987-2010)

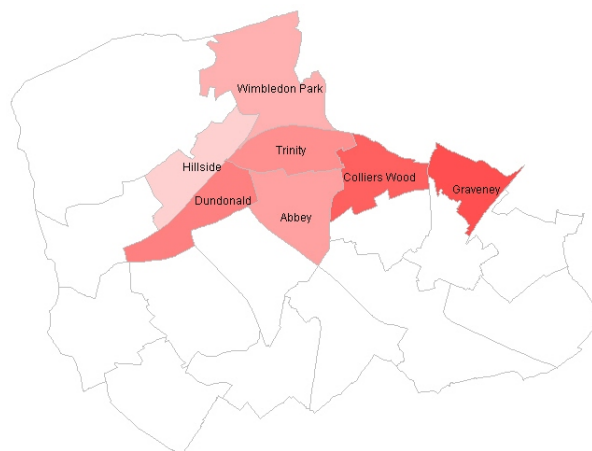


Figure 8 - Wards with the highest number of house to flat conversions (1987-2009)

Housing Mix (by number of bedrooms) of House to Flat Conversions

The conversion of single dwelling houses into two or more smaller units typically results in the overall loss of larger family sized units in Merton. The mapping of the geographical spread of conversions in the borough illustrates that there is a strong presence of conversions situated within suburban neighbourhoods outside of town centres. Much of the dwelling stock within these areas is traditionally larger in size, terrace properties or semi detached dwellings with gardens.

The intensification of these single dwellings into two or more smaller units results in the loss of larger units. This is supported by evidence that only 4% of dwelling conversions result in the conversion of existing flats into single dwellings, while 84% of dwelling conversions result in the

loss of houses through the creation of smaller units.

Between 2004 and 2009, approximately 84% of new homes created through dwelling conversions were made up of either 1 or 2 bedrooms. The effect of this on the boroughs housing needs, and the pipeline future housing provision coming forward will be addressed below in Section 3.

Distinctive Character Area	1 or 2 Bed	3+ Beds	Not Known
Gridiron Terraces	19	194	67
Medium Intensity Suburban Development	5	90	17
Loosely Structured Suburban Development	2	44	20
None	0	1	0
Areas with Blocks of Flats	2	12	1
Commercial Centres	0	12	1
Inter War Garden City Layouts	2	7	2
Post 1945 Council Estates	0	5	1
Large Scale Industrial Warehousing and Retail Parks	0	0	0
Pre Suburban Settlements	0	1	1
Total	30	366	110

Figure 9 - House to flat conversion completions by existing bedroom numbers

4. Future Housing Need and Provision in Merton

4.1. Future Housing Need

The *Merton Strategic Housing Market Assessment (2008) Draft Main Report of Study Findings March 2010* (SHMA) considers factors relating to future housing need in the borough, offsetting this against historic housing provision.

The SHMA identified that 42% of future housing need across all tenures should be in the form of dwellings with 3 or more bedrooms. However, this must be offset against housing delivery which has occurred in the period 2001-2007. The SHMA assumed that the bedroom mix delivered in the period 2001/02 to 2003/04 was the same as that for years later. Please refer to **Figure 10** below.

Year	1 bed	2 bed	3 bed	4+ bed
2004-05	192	379	115	53
2005-06	280	398	85	32
2006-07	174	245	62	37
TOTAL	646 (31.5%)	1,022 (49.8%)	262 (12.8%)	122 (5.9%)

Figure 10 - Mix of New Dwellings 2004-07. Source: Merton Strategic Housing Market Assessment (2008) Draft Main Report of Study Findings March 2010

The analysis of housing delivery within this period demonstrated that Merton has disproportionately delivered smaller housing units, leaving much of

the larger housing stock requirement still to be delivered.

The consequences of future housing delivery requirements by bedroom size given the delivery which has occurred are outlined below. This shows that 53.5% of new housing in the borough should be in the form of 3+ bedrooms, with the remaining provision containing 1-2 bedrooms.

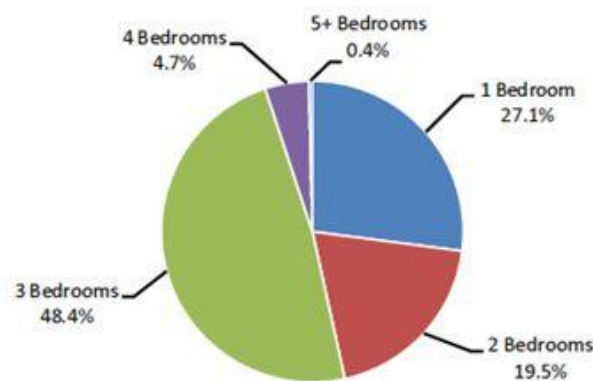


Figure 11 - Figure: Net Change in Required Housing Size Mix by Number of Bedrooms 2007-2021 (Source: Merton Strategic Housing Market Assessment 2008 Draft Main Report of Study Findings March 2010)

4.2. Future Housing Provision

In order to relate housing need to future housing provision, known 'pipeline' planning permissions for all future housing in Merton as at December 2009 were calculated based on bedroom numbers to determine whether future provision will meet housing need.

The data includes all new housing permissions coming forward that is either under construction or not started. Please refer to **Figure 12** below.

No. bedrooms	Under construction	Not started	TOTAL ALL UNITS	Bedroom units (% rounded)
1 bedroom	421	221	642	32%
2 bedroom	479	391	870	43%
3 bedroom	80	198	278	14%
4 bedroom	62	59	121	6%
5+ bedroom	30	82	112	5%
TOTAL	1072	951	2023	100%

Figure 12 - Future (known) housing provision in Merton (Source London Development Database – LDD).

Based on the data, future known housing provision in Merton will overwhelmingly favour smaller units, with only 25% of units containing 3+ bedrooms, and the remaining 75% containing 1-2 bedrooms.

4.3. Dwelling Conversions – Future Housing Need and Provision

It is possible to summarise future housing need against future housing provision based on bedroom numbers, being family sized 3+ bedroom units and smaller 1-2 bedroom units.

Bedroom numbers	Future Housing Need	Future Housing Provision
1-2 bedroom units	46.6%	75%
3+ bedroom units	53.5%	25%

Figure 13 - Future Housing Need and Provision

There is a clear shortfall (see **Figure 13** above) in the future provision of family sized units with a strong need for family sized units relative to future supply, and a potential oversupply of 1-2 bedroom units.

The SHMA highlighted that historical provision from 2001-2007 favoured 1-2 bedroom units, and

based on the current pipeline planning permissions for new housing in the borough, this is set to continue.

On this basis there is an opportunity for the Core Strategy to ensure that future housing needs in Merton are met by providing a mix of unit types and sizes.

The conversion of existing single dwellings into two or more units typically involves the intensification of the boroughs suburban housing stock, resulting in the loss of larger units. 84% of new house to flat dwelling conversions resulted in the provision of 1-2 bedroom units between 2004 and 2009.

Given the identified need for 3 bedroom units and the historical and future provision of smaller units, the existing stock of family sized units should be retained in Merton. Applications for conversions of existing family sized dwellings into two or more smaller units must include the re-provision of at least one family sized (3+ bedroom) unit.

5. Housing Quality in Merton

In accordance with the draft replacement London Plan new housing should be of the highest quality internally, externally and in relation to their context and to the wider environment, to protect and enhance London's residential environment and attractiveness as a place to live.

For the purposes of this document, a **family unit dwelling** takes the definition which has recently been defined in the draft replacement London Plan as generally having 3 or more bedrooms.

5.1. Housing Quality Standards

As dwelling conversions by their nature are designed 'into' existing buildings, the challenge to provide new residential units of a high quality is greater. However, dwelling conversion schemes must demonstrate that new units are fit for purpose and meet the relevant housing quality standards.

The size of the building to be converted is the main issue to be considered when developing any conversion proposal as it will affect the number of units of an acceptable standard that can be created within it. Within this context, some 2 and 3 bedroom terrace houses in Merton are considered to be too small to convert. In these small houses it is not possible to provide flats with rooms of an adequate size, or with sufficient internal circulation space.

Some of the main considerations when considering the conversion of a property include:

- Is the property suitable for conversion?;
- Layout of conversion schemes;
- Space standards;
- Amenity space and bin stores;
- Car parking; and
- Sound insulation.

The Mayor's interim *London Housing Design Guide (August 2010)* was initially aimed at improving homes provided through public funding, however it is expected that the principles within the document will be expanded to cover all housing tenures in London.

The draft *Replacement London Plan (August 2010)* makes reference to the quality and design of housing developments at Policy 3.5, including reference to the design principles within the *London Housing Design Guide*. The *London Plan Housing SPG Examination in Public draft (August 2010)*, expands further upon implementation of housing standards and replicates the standards of the interim *London Housing Design Guide*.

The draft *Replacement London Plan (August 2010)* Policy 3.5 - Quality and design of housing developments requires the following:

- "The design of all new housing should enhance the quality of local places, taking into account physical context, local character, density, tenure and land use mix, and relationships with, and provision of public, communal and open spaces, taking particular account of the needs of children and older people.
- The design of all new dwellings should take account of factors relating to the 'arrival' at the building and the 'home as a place of retreat', meet the dwelling space standards set out in Table 3.3, have adequately sized rooms and convenient and efficient room layouts, meet the changing needs of Londoners over their lifetimes, address climate change adaptation and mitigation and social inclusion objectives and should be conceived and developed through an effective design process".

In the assessment of dwelling conversion proposals in Merton, regard will be given to the most relevant and/or up to date guidance on housing quality at either the local, regional or national level.

5.2. Private Amenity Space Standards

The interim *London Housing Design Guide* and the supporting housing SPG to the London Plan both require the provision of private amenity open space as a priority 1 standard. In providing open space, it is acknowledged that this space not only needs to meet the minimum space requirements, it also needs to be quality space which is usable for residents without impacting the amenity of surrounding neighbours.

Details of the requirements for private amenity space can be found within the interim *London Housing Design Guide*.

5.3. Dwelling space standards

In the past, an existing floorspace of 120m² has been utilised as a standard when assessing whether a property is suitable for conversion. This is considered a crude guide as it does not account for specific site circumstances. The standards cited within the interim *London Housing Design Guide* are considered robust and better determinants of quality conversion schemes. For the purposes of comparison with prior standards and the emerging standards supporting the London Plan, this section will undertake an assessment between the housing space standards in the Merton’s adopted *Residential Development SPG* (December 1999), and the interim *London Housing Design Guide* (August 2010).

Minimum dwelling by floor area		
	Dwelling type (bedroom/ persons)	Essential GIA (m ²)
Flats	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
2 storey houses	4b6p	99
	2b4p	83
	3b4p	87
	3b5p	96
3 storey houses	4b5p	100
	4b6p	107
	3b5p	102
	4b5p	106
	4b6p	113

Figure 14 - Minimum Dwelling Space Standards

Internal Floor Area

The interim *London Housing Design Guide* outlines minimum standards for internal floor area of new flats, 2 storey houses and 3 storey houses. The space standards must be met as a minimum in new developments.

Merton’s New Residential Development SPG does not contain standards for overall dwelling floor areas and therefore a comparison cannot be undertaken. For the purpose of the dwelling conversion modelling exercise in Section 5 of this

background paper we will be adopting the interim *London Housing Design Guide* minimum internal floor area standards for flats.

Living/Dining/Kitchen

In terms of living and eating spaces, the London Housing Design Guide outlines aggregate space standards for living, dining and kitchen areas to allow the designer the freedom to organise and combine these spaces in different ways. The guide also recommends that dwellings with three or more bedrooms have two living spaces, and that living areas should have a minimum width of 3.2 metres.

Merton’s SPG is more detailed in outlining living and eating space standards for different room types and combinations. The three combinations include combined living/dining/kitchen area (1-2 person dwellings only), living room with dining/kitchen, and separate living room, dining room and galley kitchen. Merton’s SPG also provides standards for up to 8 person dwellings,

compared to 6 person dwellings in the London Housing Design Guide. The guide does however acknowledge this in the internal floor area standards where 10sqm is added to the overall space standard for the dwelling for every additional person over 6 persons.

It is noted that the interim *London Housing Design Guide* exceeds the Merton SPG standards for combined living/kitchen/dining and living room with kitchen/dining room. The Merton standards exceed the aggregate London Housing Design Guide standards where the dwelling is designed to have separate kitchen, living and dining rooms.

The breakdown of the Merton SPG standards acknowledge the difference in room sizes where these are provided separately compared to when they are combined spaces, such as kitchen/dining. The separate living space standards are more appropriate when designing houses as oppose to flats, and in this case are relevant to the provision of new houses in Merton.

	London Housing Design Guide Dining/living/kitchen (aggregate)	Merton SPG Combined Dining/living/kitchen	Merton SPG Living room with Dining/kitchen	Merton SPG Separate living room, dining room and galley kitchen
1 person	Not provided	18.5m ²	19.5m ²	26m ²
2 persons	23m ²	18.5m ²	21.5m ²	28m ²
3 persons	25m ²	Not provided	24m ²	30.5m ²
4 persons	27m ²	Not provided	25m ²	31.5m ²
5 persons	29m ²	Not provided	27m ²	34.5m ²
6 persons	31m ²	Not provided	29m ²	37.5m ²
7 persons	Not provided	Not provided	31m ²	40.5m ²
8 persons	Not provided	Not provided	33m ²	43.5m ²

Figure 15 - Comparison between the living and eating room standards

	London Housing Design Guide	Merton Residential Development SPG
Main bedroom single	8m ²	8.5m ²
Main bedroom double	12m ²	11m ²
Other double bedroom	12m ²	10.5m ²
Other single bedroom	8m ²	6.5m ²

Figure 16 - Bedroom Space Standards

Where living spaces are more likely to be combined such as in new flats, including new units within conversion schemes, the aggregate living space standards in the interim *London Housing Design Guide* offer an important tool to increase the quality of new flats in Merton.

Bedrooms

The interim *London Housing Design Guide* lists one space standard for single and double bedrooms, while the Merton SPG breaks these down further by including main bedroom (single), main bedroom (double), double bedroom (other) and single bedroom (other).

It is noted that the interim *London Housing Design Guide* provides higher space standards across all bedroom types, with the exception being a 0.5m² difference for a single main bedroom. It is however acknowledged that the interim London Housing Design Guide does not have a category for a single

person main bedroom, only single and double bedroom standards, which may well result in all bedrooms being larger, not just main bedrooms.

Bathrooms

Both the interim *London Housing Design Guide* and Merton's SPG do not provide space standards for bathrooms. The London Housing Design Guide does however require that dwellings designed for occupancy of 5 persons or more should provide a minimum of one bathroom and one additional WC.

5.4. Summary of Dwelling Space Standards

The emerging London Plan and interim Housing Design Guide documents place less emphasis on room sizes and rather place greater emphasis on the overall size and usability of space.

To ensure that dwelling conversions produce residential units of a high quality, all new residential dwellings are expected to adhere to the standards cited within the interim *London Housing Design Guide*. These standards provide better determinants of quality conversion schemes, as opposed to existing guidance.

6. Modelling – Dwelling Conversions in Merton

The purpose of the modelling exercise is to test the extent to which dwelling conversion schemes can incorporate the re-provision of at least one family unit within typical dwelling types and neighbourhoods in Merton.

To undertake this task we have made assumptions regarding the modelling inputs, undertaking the following steps:

1. Establish a set of 'typical' neighbourhoods and dwelling types in the borough based on dwelling characteristics;
2. Outline permitted development extensions for each 'typical' dwelling to form a modified dwelling floor area;
3. Set minimum space standards for new dwellings, and dwelling mixes within conversion schemes that allow for the re-provision of at least one family unit;
4. Model the floor space of each dwelling mix against each 'typical' modified dwelling to assess the extent to which the conversions policy can be applied using Merton's existing housing stock.

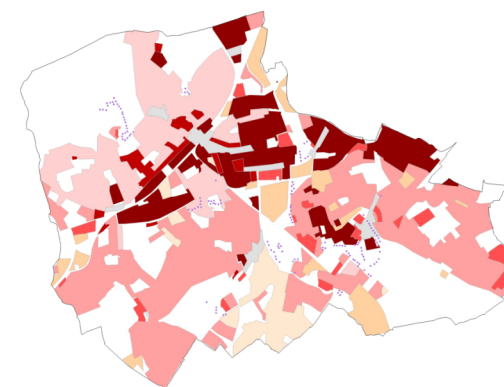
The assumptions regarding the modelling inputs and the modelling exercise are outlined below.

6.1. 'Typical' Neighbourhoods and Dwelling Types

The existing 'Distinctive Areas of the Borough' map in the Design SPG will be used as a starting point for the dwelling conversion modelling exercise. The map divides the borough up into 'distinctive areas' which provide a framework for identifying their character and assessing the appropriateness of new development. Given that the modelling work focuses on the conversion of existing single dwellings into two or more units in the suburban neighbourhoods of the borough, the following distinctive areas are relevant:

- Tightly built up 'gridiron' terraces;
- Medium Intensity Suburban Development;
- Loosely Structured Suburban Development; and
- Inter war Garden City Layouts

The following section outlines the key features of each of these suburban neighbourhoods, and identifies the characteristics of typical dwellings in each area. This information has been used to generate 'typical' original dwelling floor area and layouts to input into the dwelling conversion modelling exercise.



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Distinctive Character Areas

	Gridiron Terraces
	Areas with Blocks of Flats
	Post 1945 Council Estates
	Medium Intensity Suburban Development
	Loosely Structured Suburban Development
	Inter War Garden City Layouts
	Large Scale Industrial Warehousing and Retail Parks
	Commercial Centres
	Pre Suburban Settlements

Figure 17 - Distinctive Areas of the Borough (Adapted from source: Merton Design SPG, September 2004)

Gridiron Terraces

These gridiron terrace areas mainly comprise late 19th or early 20th century by-law housing areas, and are to be found mainly in the north of the

borough. They are notable for their straight, gridiron street layout, which is usually based on a fine urban grain (the intensity of the network of streets). Buildings are typically intensively developed with mainly 2 storey terraces, which are sometimes quite long, and which typically have little separation (back to back or flank wall to flank wall) one from another. They tend to have small front garden areas, and usually fairly small rear gardens, and a high proportion of the site areas are devoted to building footprint. Properties in these areas have limited onsite parking, and as such parking is predominately accommodated on the street. Some areas have narrow pedestrian alleys which give access to backland areas, but vehicle access to these areas is unusual. These areas often have a strong sense of architectural cohesion, and an urban feel. The quality of street works is usually high.

Over 91% (see **Figure 9**) of all prior house to flat conversions within the gridiron terrace character area have at least three (3) bedrooms, and as such meet the family unit dwelling definition.

There are four (4) main dwelling types which occur in this character area:

- Low terraces, small (56.6%);
- Low terraces, 2 storeys with large T-rear extension (19.9%);
- Standard Size Semi (9.9%); and
- Semi type house in multiples of 4,6,8 etc. (5.3%).

The existing dwellings within the grid iron character area typically have a width of between 5-6 metres, an average depth of 12 metres and an average floorspace area 99.1m².

There were eight (8) examples of typical floor layouts chosen within the gridiron terrace character area. See **Gridiron Character Area** at Chapter 10.

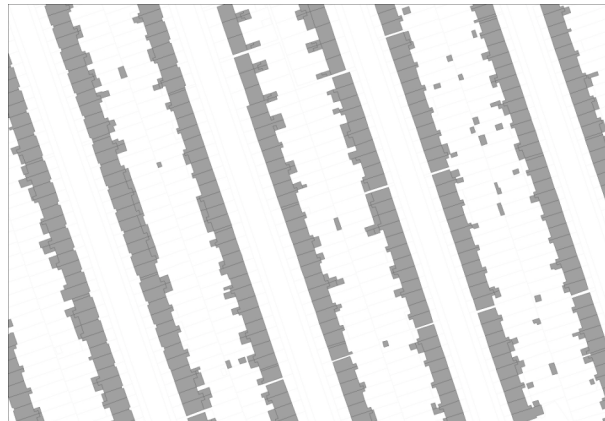


Figure 18 - Figure ground plan of The Apostles, Raynes Park



Figure 19 - Typical Gridiron Terrace Neighbourhood, Colliers Wood

Medium Intensity Suburban Development

The medium intensity suburban character areas occupy middle ground between the gridiron terraces and the loosely structured suburban development. They occupy large parts of the south and east of the borough. They largely comprise 1930's "suburbia". These areas generally have a fairly large urban grain. They comprise almost universally 2 storey semi detached or short terraces (typically 4 to 8 house). They are less constrained than the gridiron terraces and generally have medium sized front and rear gardens areas.

Landscape features are also rather more important here than in bylaw housing areas, but these features are not developed to the same extent as in the more loosely structured suburban character areas. The medium intensity areas usually have a

regular rhythm of buildings and spaces, and mainly have a strong sense of architectural cohesion. Vehicle access to the backland areas is often provided by means of narrow unmade tracks, and these provide off street parking within the rear gardens. However increasingly front garden areas have been modified to provide off street parking.

Over 94% (see **Figure 9**) of all prior house to flat conversions within the medium intensity character area have at least three (3) bedrooms, and as such meet the family unit dwelling definition.

There are three (3) main dwelling types which occur in this character area:

- Semi type house in multiples of 4,6,8 etc. (49.6%)
- Low terraces, small (20.3%)
- Standard Size Semi (19.9%)

The existing dwellings within the medium intensity character area typically have a width of between 6 and 9 metres, an average depth of 10 metres and an average floorspace area 139.2m².

There were nine (9) examples of typical floor layouts chosen within the medium intensity character area. See **Medium Intensity Suburban Development** at Chapter 11.



Figure 20 - Figure ground plan of Lower Morden neighbourhood



Figure 21 - Typical Medium Intensity Suburban Development in Raynes Park

Loosely Structured Suburban Development

The loosely structured areas date from the late 19th or early 20th centuries. They occur mainly in the north west of the borough. Compared to both the gridiron terrace and medium intensity areas they have a much looser structure, based on larger

scale urban grain (or network of streets), larger building plots and gardens, larger houses, and have a less regimented arrangement of buildings (typically 2 or 3 storey, detached or semi detached).

Building designs vary significantly, and often there is no clear rhythm of buildings and spaces which may mean that there is a less strongly cohesive architecture character to the area, although this is not always the case.

Building coverage of the site is usually fairly low, and landscape features are often very important. Parking is usually provided off street. There is emphasis given to richly detailed buildings, which often display high quality building materials and workmanship. Some areas display serpentine “Victorian carriage drive” highway layouts, with wide foot ways and carriageways. The quality street works are usually high.

Over 95% (see **Figure 9**) of all prior house to flat conversions within the loosely structured character area have at least three (3) bedrooms, and as such meet the family unit dwelling definition.

There are six (6) main dwelling types which occur in this character area:

- Smaller Detached Houses (31.65%)
- Standard Size Semi (21.19%)
- Large Property Semi (16.2%)
- Low terraces, small (10%)

- Low terraces, 2 storeys with large T-rear extension
- Large Detached Houses (5%)

Together these comprise over 90% of dwelling housing types within the loosely structured character area.

The existing dwellings within the loosely structured character area typically have a width which exceeds 9 metres, an average depth of 14 metres and an average floorspace area 231.8m².

There were five (5) examples of typical floor layouts chosen within the loosely structured character area. See **Loosely Structured Character Area** at Chapter 12.

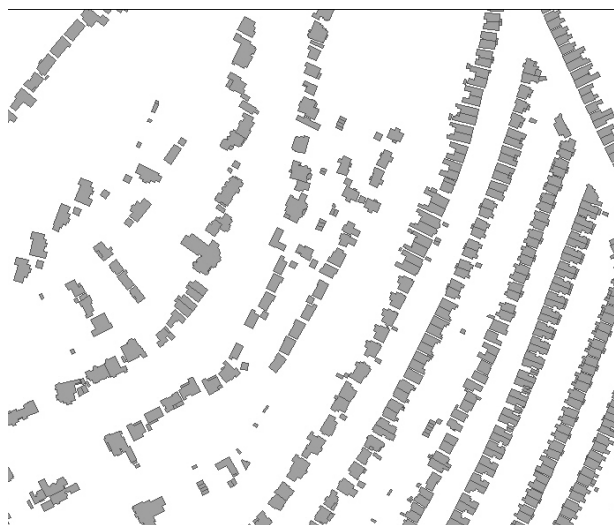


Figure 22 - Ground Plan – Loosely Structured Suburban Development



Figure 23 - Typical Loosely Structured Development in Wimbledon

Inter War Garden City Layouts

A large area in the south of the borough with a very distinctive residential character; which stems from its comprehensive development in the 1930's by the London County Council, as an overspill residential development. This area is a typical example of interwar "garden city" planning, with careful integration of buildings, gardens and large and small public open spaces. Buildings are mainly 2 storey "cottage" type houses (semi detached or short terraces), but there are some higher flats and shopping parades. A few smaller examples of this type of development exist elsewhere in the borough. These areas have strong architectural cohesion.

Less than 2% (9 applications) of all conversions between 1987 and 2010 occurred in the interwar garden city character area. It is likely that the reasons for low conversion rates in the past has stemmed from small building footprints and conservation pressures. As a result of low past

conversions trends, this character area has been excluded from the modelling exercise.

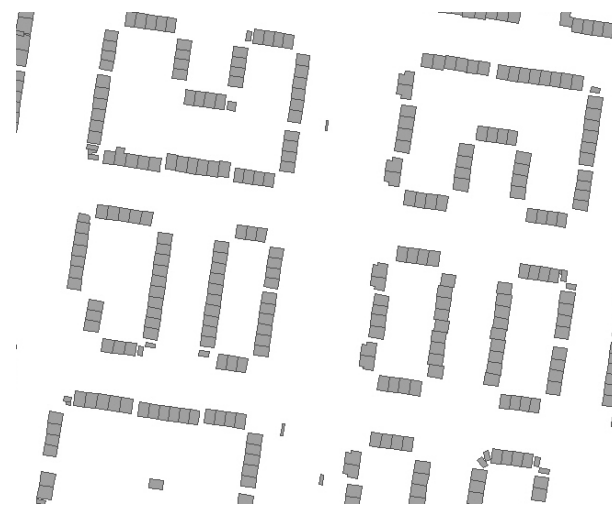


Figure 24 - Figure Ground Plan of Garden City Layout, St Helier Estate

6.2. Permitted Development and extensions

In order to establish a realistic building floorspace for dwelling conversion proposals, the modelling will generate the theoretical area of the extended original dwelling, taking into account permitted development rights from the General Permitted Development Order (GPDO) - as amended on 1 October 2008.

Part 1 of the GPDO is relevant to works to dwellings. As the modelling exercise is based on available floor area for conversion schemes and not the external materials and appearance or internal layout or detail such as fixtures or position

of windows etc, Class A – Ground Floor Extensions and Class B – Roof Extensions are the sections of the GPDO that will be taken into consideration.

Figure 25 outlines the permitted development from Classes A and B of the GPDO in relation to rear, side and roof extensions and general restrictions that will guide the modelling exercise. Each ‘typical’ dwelling type will be increased having regard to the GPDO.

The modelling exercise will not consider additional extensions to the ‘typical’ dwellings that go beyond the GPDO and require planning permission. The appropriateness of these additional extensions can only be assessed on a site by site basis and are therefore not suitable for the modelling exercise that considers ‘typical’ conversion scenarios in the borough.

Nevertheless, planning permission can be granted for extensions that go beyond the GPDO having regard to the guidance set out in Merton’s Residential Extensions, Alterations and Conversions SPG (November 2001). Any additional extensions to dwellings in the borough will have the effect of increasing the gross internal floor area of the dwelling further and therefore may alter the results presented in the modelling. This may have the effect of permitting more family sized dwellings in Merton to accommodate the re-provision of at least one family unit as part of dwelling conversion schemes.

	Terrace House	Semi-detached or Detached House
Rear extension	<p>Single storey: Rear projection extending a maximum of 3 metres from the rear wall of the original dwelling house; Maximum height of 4 metres.</p> <p>Double storey: Rear projection of a maximum of 3 metres from the rear wall of the original dwelling house Only permitted where a minimum setback of 7 metres is provided to the side boundary.</p>	<p>Single storey: Rear projection extending a maximum of 4 metres from the rear wall of the original dwelling house; Maximum height of 4 metres.</p> <p>Double storey: Rear projection of a maximum of 3 metres from the rear wall of the original dwelling house; Only permitted where a minimum setback of 7 metres if provided to the side boundary.</p>
Side extension	<p>Single storey: Maximum height of 4 metres Width of not greater than half the width of the original dwelling; Side setback to the boundary of not less than 2 metres.</p> <p>Double storey: Not permitted</p>	<p>Single storey: Maximum height of 4 metres Width of not greater than half the width of the original dwelling; Side setback to the boundary of not less than 2 metres.</p> <p>Double storey: Not permitted</p>
Roof extension	<p>The cubic content of the resulting roof space must not exceed the cubic content of the original roof space by more than 40m³. The roof extension must not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling and fronts a highway.</p>	<p>The cubic content of the resulting roof space must not exceed the cubic content of the original roof space by more than 50m³. The roof extension must not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling and fronts a highway.</p>
General restrictions	<p>Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house. Any extension must not extend beyond of wall which fronts a highway and forms either the principal or side elevation. Any extension must not exceed the height of the highest party of the dwelling house.</p>	<p>Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house. Any extension must not extend beyond of wall which fronts a highway and forms either the principal or side elevation. Any extension must not exceed the height of the highest party of the dwelling house.</p>

Figure 25 - Permitted Development Class A and B (Rear, Side and Roof Extensions and General Restrictions)

6.3. Dwelling Mix

The modelling exercise will test a range of realistic dwelling mix options for conversion schemes that incorporate the re-provision of a family (3 bed) unit. The dwelling mixes are based on a review of historical dwelling conversion approvals in Merton, using the most common layout of converting one single dwelling into two smaller units. Larger schemes involving the creation of more than two smaller units are not considered within the modelling exercise as it is assumed that more flexibility is available in these cases to re-provide at least one family sized unit.

The dwelling mix modelling options are as follows:

	Ground Floor	Upper Floors
Dwelling Mix A	One 1 bedroom unit	One 3 bedroom unit
Dwelling Mix B	One 2 bedroom unit	One 3 bedroom unit
Dwelling Mix C	One 3 bedroom unit	One 1 bedroom unit
Dwelling Mix D	One 3 bedroom unit	One 2 bedroom unit
Dwelling Mix E	One 3 bedroom unit	One 3 bedroom unit

The dwelling mix options will ensure that the proposed policy requirement for the re-provision of at least one family unit can be adequately tested using a range of scenarios.

6.4. Dwelling Space standards

For the purpose of modelling the dwelling mix options above, we have adopted minimum internal floor area standards for the gross internal area of new conversion units.

The modelling standards are based on the interim *London Housing Design Guide* standards and are as follows:

Single Storey

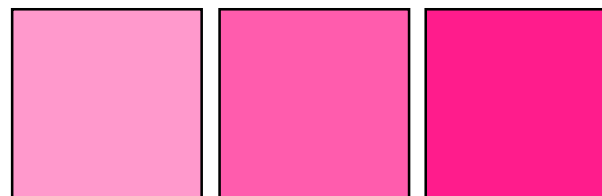


1 bed (2 person)
50sqm

2 bed (3 person)
61sqm

3 bed (4 person)
74sqm

Two Storey



1 bed (2 Person) Not provided

2 bed (4 person)
83sqm

3 bed (4 person)
87sqm

Figure 26 - Minimum gross internal areas for 1, 2 and 3 bedroom dwellings. Source: interim *London Housing Design Guide* (August 2010)

The interim *London Housing Design Guide* outlines a range of dwelling space standards based on room numbers as well as number of persons. For instance the space standards for a 3 bedroom flat vary depending on whether it is to accommodate 4 persons, 5 persons or 6 persons. This is similar for a 2 bedroom flat (3 persons or 4 persons).

A family unit has recently been defined in the draft replacement London Plan as generally having 3 or more bedrooms. For the purpose of this modelling exercise we adopted the 4 person standard for the family sized 3 bedroom flat and the 3 person standard for a 2 bedroom flat. There is only one selection available for a 1 bedroom flat, to accommodate 2 persons on a single floor.

Although these standards have been selected for the purpose of the modelling exercise, they are typical examples. In practice these space standard selections may not always be applied having regard to the characteristics of dwelling conversion applications on a site by site basis.

In accordance with the interim *London Housing Design Guide*, Gross Internal Area (GIA) is the area of a building measured to the internal face of the perimeter walls at each floor level. This includes the whole enclosed floor area within the external walls including areas occupied by internal walls (whether structural or not) and partitions bathrooms, WCs, showers, changing rooms; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells; lift rooms, plant rooms, tank rooms and fuel stores. For the

purposes of demonstrating useable space, only 50% of the stair case on the upper floor is excluded on each typical dwelling example.

The modelling exercise remains suitably strategic, meaning that we only apply the gross internal floor areas for the overall size of each unit, rather than individual room size standards. This will ensure that the policy is tested in terms of the overall space needed to re-provide at least one family unit within each typical dwelling type, while still allowing the designer the freedom to organise and design spaces within conversion schemes based on the individual site characteristics.

The detail of conversion schemes, including the positioning of the individual units and the internal layout and size of rooms will be subject to more detailed design guidance including Merton's Residential Extensions, Alterations and Conversions SPG (November 2001), the London Housing Design Guide and any other relevant National, Regional and Local policy.

6.5. Dwelling Conversion Modelling

Based on the assumptions listed within **Chapter 6**, the typical dwelling types within the 3 character areas from Merton's suburban neighbourhoods have been modelled against the Dwelling Mixes A, B, C, D and E using the space standards and permitted development rights. Each modelling exercise is presented based on the following:

- Typical Neighbourhood Character Area;
- Typical Dwelling type;
- Original and modified dwelling (floor area and layout);
- Permitted development and extensions;
- Performance against the 5 dwelling mixes.

Refer to **Appendix A - Dwelling Conversions Background Paper Modelling Exercise** for the modelling of each dwelling type.

6.6. Modelling Findings

As identified through the modelling exercise there are a significant amount of existing dwelling types which are suitable for conversion to flats with the reinstatement of a 3 bed family dwelling unit as follows:

Gridiron character area:

Four of the eight examples within the gridiron character area are able to accommodate a 3 bed dwelling.

It must be noted that only one of the four examples of low terraces within this character area was able to accommodate a 3 bed dwelling within a conversion scheme. This is important as this dwelling type accounts for approximately 56% of dwellings within the character area. Low terraces are distributed across the borough, however are most highly concentrated in an area known as the apostles in Raynes Park, and Graveney (see Figure 27).



Figure 27 - Distribution of Low terraces in the borough

Medium intensity character area:

Six of the nine examples within the medium intensity character area are able to accommodate a 3 bed dwelling.

Loosely Structured Character Area:

All five typical dwelling examples within the loosely structured character area are able to accommodate a 3 bed dwelling.

7. Summary and Conclusions

Local evidence on future housing need identifies that nearly 50% of future housing delivery should take the form of 3 bedroom units with 47% being either one or two bedroom units (**Figure 1**). In terms of historical provision, 84% of new dwellings in the borough between 2004 and 2009 consisted of smaller units with 1 or 2 bedrooms.

Dwelling conversions typically involve the intensification of the boroughs suburban housing stock, resulting in the loss of larger units. Given the identified need for 3 bedroom units and the historical provision of smaller units, existing stock of family sized units should be retained where possible in Merton. Therefore applications for conversion of existing family sized dwellings into two or more smaller units must include the re-provision of at least one family unit.

The dwelling conversion modelling work within this report indicates that the majority of existing unaltered dwellings within the borough contain three bedrooms. Furthermore, with the exception of small low terraces, the majority of the dwelling types within the borough are able to accommodate the re-provision of a family sized unit of accommodation within a conversion scheme. Low terraces are distributed across the borough, however are most highly concentrated in an area known as The Apostles in Raynes Park, and Graveney.

Merton's high quality suburban streetscapes are characterised by consistent front building

setbacks, vegetated front gardens and adequate on-street parking provision. The detrimental impact of the conversion of existing single dwellings into two or more smaller units of accommodation can be:

- Interruption of consistent dwelling front setbacks due to off-street parking within front gardens;
- Disturbance of the typical dwelling façade and dwelling entry pattern;
- Intensification of the dwelling use, with possible subsequent overlooking/privacy and acoustic impacts;
- Reduction in front garden space and vegetation due to the installation of hard standing within front setbacks; and
- Saturation of on-street parking resulting in car dominated environments.

Increasing the units of accommodation within existing established streetscapes generates additional car parking requirements and also leads to the intensification of residential dwelling use. In many cases it is not possible to provide on-site parking, and this leads to saturation of existing on-street spaces. This not only removes opportunities for other nearby residents to park within the street, but also has an overall negative impact on the quality of the streetscape.

As dwelling conversions tend to come forward sporadically it is often difficult to account for the

cumulative impacts of the conversions. Whilst an individual scheme may appear to have a relatively minor additional impact on its own, they may potentially become very significant when assessed in the context of the impacts of other developments nearby or in the general locality. It is important, therefore, that cumulative impact is taken into account when assessing conversion applications.

Some single properties within the borough are considered to be too small to convert, as it is not physically possible to provide two or more units with rooms of an adequate size, or with sufficient internal circulation space. It is important to note that the emerging London Plan and interim Housing Design Guide documents place less emphasis on room sizes and place greater weight on the overall size and usability of space. In this context, and to ensure that dwelling conversions produce residential units of a high quality, all new residential dwellings are expected to adhere to the minimum space standards cited within national, regional and local guidance which are currently provided at present by the interim *London Housing Design Guide* and the draft *Replacement London Plan*.

7.1. Recommended Policy Wording

Based on the research exercise, the background paper supports the proposed wording of the Design Policy within the Core Strategy as follows:

Encouraging well designed housing in the borough:

...

(b) by requiring existing single dwellings that are converted into two or more smaller units of accommodation to:

- i. *incorporate the re-provision of at least one family sized unit where resulting in the loss of an existing family sized unit;*
- ii. *comply with the most appropriate minimum space standards;*
- iii. *not result in an adverse impact on the suburban characteristics of the streetscape.*

8. References

- Town and Country Planning, England. The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008
- Interim London Housing Design Guide
- Merton Residential Extensions, Alterations and Conversions SPG (November 2001)
- Merton Design SPG (September 2004)
- draft Merton Strategic Housing Market Assessment (2008)
- Draft *Replacement London Plan* (August 2010)
- The *London Plan Housing SPG Examination in Public draft* (August 2010)

9. Appendix A - Dwelling Conversions Background Paper Modelling Exercise

9.1. Disclaimer, methodology and assumptions

The examples given in this modelling exercise are for illustrative purposes and do not represent council policy. Whilst every effort has been made to adhere to legislative requirements in regard permitted development (PD), this was a strategic exercise and, as such, on some sites it may not be possible to achieve the suggested amount of PD, whilst on other sites it may be possible to achieve PD beyond that suggested.

We have attempted to keep this exercise as conservative as possible in order to provide a snapshot of those existing development types with minimal external character change which may permit the retention of 3 bed dwellings.

All gross floor area measurements have been taken from the internal face of the external brickwork, and have excluded approximately 50% of the staircase on upper floors.

With possible loft conversions a generic strategic approach was taken in which it is assumed that approximately 62% of the upper floorspace may be replicated within the loft without extending beyond the principal roof plane. Again it is acknowledged that this may not be possible in all cases, and that individual site circumstances may prevent the achievement of this figure, whilst in

other cases it may be possible to achieve a greater figure.

The sites selected in this modelling exercise were chosen based on both building footprint analysis and by building type. Examples chosen were derived from a need to be reflective of a particular building type within each character area. It is acknowledged that there may be certain building types which have been omitted, however it is felt that the examples in this study are justifiably informed such to provide a general overview of the typical floorspace of all dwellings within each character area.

With regard for space standards, these have been taken from the emerging residential *Housing SPG* which supports the changes to the London Plan, and the interim *London Housing Design Guide*. In circumstances where a proposed unit covers more than two floors, (i.e. the first floor and loft) the 2 storey space standard has been applied. An exception is made for 1 bed apartments where there is no provision within the space standards for a 1 bed apartment which spans two floors. In this instance the single storey standard (50m²) is applied.

For the purposes of this exercise the assumption has been taken that the ground floor will remain separate from upper floors in order to form 1 flat, and the upper floors a second flat. It is acknowledged that in some situations it is possible to provide flats in another arrangement whereby

the ground and upper floors may be utilised, however it would not be feasible to attempt such an exercise here.

This modelling exercise concentrates on the three main character areas where past trends suggest the greatest amount of conversions have taken place. Together the gridiron, medium intensity and loosely structured character areas account for some 90% of prior conversions.

9.2. How to read diagrams and tables

The floorspace area diagrams and tables in the following sections follow a consistent colour scheme as illustrated at **Figure 28**.

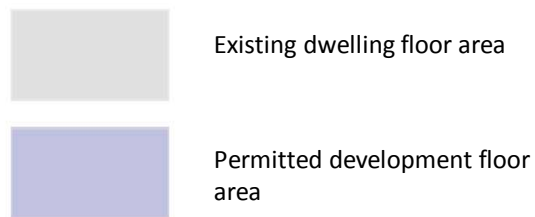


Figure 28 - Floorspace diagram key

Where there are tables with colour, the colour green (see **Figure 29**) indicates those schemes which are able to accommodate family unit dwelling within a conversion scheme.

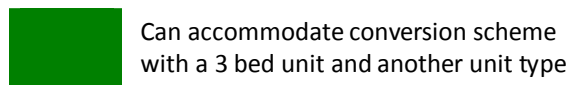


Figure 29 - Dwelling modelling table key

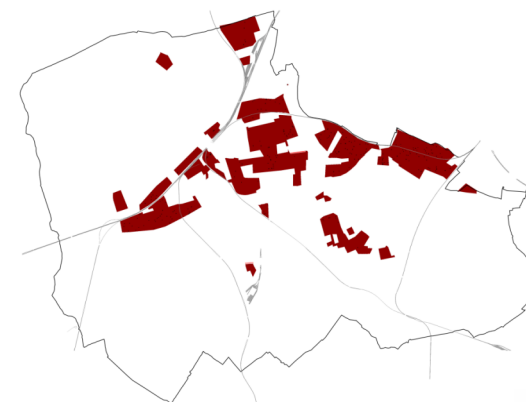
10. Gridiron Character Area

This section examines examples of typical dwellings within the gridiron character area. Refer to **Figure 31** for areas within the borough which fit the character type.

An examination of typical dwelling types within the gridiron character area (see Figure 30) established that there are four predominant dwelling types in this area. The modelling exercise examines each of these dwelling types and establishes those types which are suitable for conversion.

TYPE	Count	%
Low terraces, small	8671	56.63%
Low terraces, 2 storeys with large T-rear extension	3044	19.88%
Standard size semis	1514	9.89%
Semi type house in multiples of 4,6,8 etc.	809	5.28%
Large property semis	468	3.06%
Lower 3-4 storey and smaller flats, detached and linked	343	2.24%
Smaller detached houses	334	2.18%
Tall terraces 3-4 storeys	59	0.39%
Planned balanced-mixed estates	28	0.18%
Linked and step linked houses, 2-3 or mixed 2 and 3 storeys	20	0.13%
Tall flats 6-15 storeys (slabs)	10	0.07%
Medium height flats 5-6 storeys	7	0.05%
Large detached houses	4	0.03%
	15311	

Figure 30 - Distribution of dwelling types within the gridiron character area



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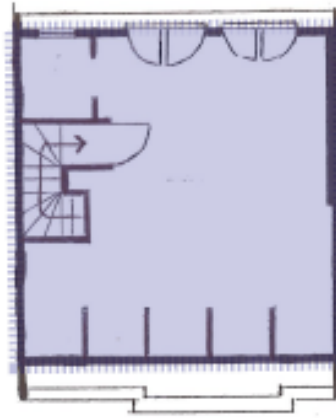
Figure 31 - Grid iron character areas within the borough



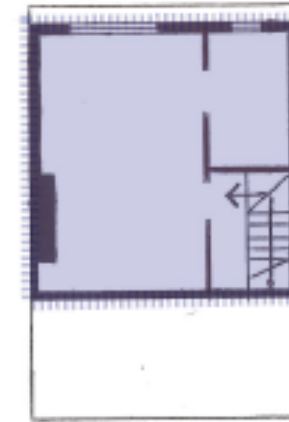
Examples of permitted development within loft

Examples of prior loft conversions undertaken with permitted development rights in the gridiron character area have been selected to provide a snapshot of typical floorspace achieved. An average of these examples demonstrates that 25m² can be achieved, and at least 62% of the upper floor can be replicated within the roof space.

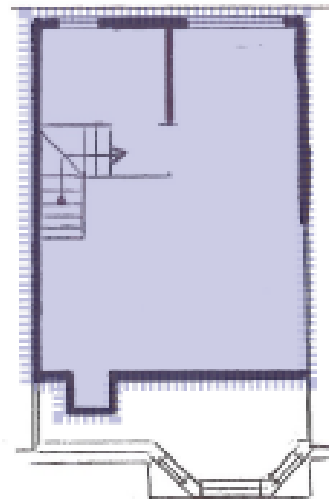
Example 1 – 32.5sqm



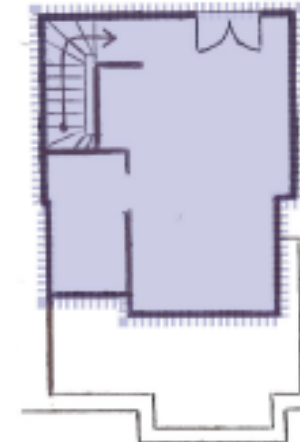
Example 3 – 19.5sqm



Example 2 – 26sqm



Example 4 – 21.5sqm



10.1. Low terraces, small

Example 1

Era: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	50.5	17.7	68.2
First	47.5	0	77.5
Loft	0	30	
Total	98	57.7	145.7



Possible Mix:

Mi x	Flat 1 (Ground)			Flat 2 (First + Loft)		
	68.2sqm			77.5sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✗
E	3b4p	74	✗	3b4p	87	✗

Example 2

Era: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	46	15	61
First	42	0	6761
Loft	0	25	
Total	88	40	6822



Possible Mix:

Mix	Flat 1 (Ground)			Flat 2 (First + Loft)		
	61sqm			67sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✗
E	3b4p	74	✗	3b4p	87	✗

Example 3

Age: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	61.3	16.5	77.8
First	44.5	0	69.5
Loft	0	25	
Total	105.8	41.5	147.3



Possible Mix:

	Flat 1 (Ground)			Flat 2 (First + Loft)		
	77.8sqm			69.5sqm		
Mix	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✗
E	3b4p	74	✓	3b4p	87	✗

Example 4

Era: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	64.2	7.9	72.1
First	58.9	0	83.9
Loft	0	25	
Total	123.1	32.9	156

Possible Mix:

Mix	Flat 1 (Ground) 72.1sqm			Flat 2 (First + Loft) 83.9sqm		
	Space	Standard		Space	Standard	
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✓
E	3b4p	74	✗	3b4p	87	✗



10.2. Low terraces, 2 storeys with large T-rear extension

Example 5

Era: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	62	19.2	81.2
First	53.5	0	83.5
Loft	0	30	
Total	115.5	49.2	164.7



Possible Mix:

Mix	Flat 1 (Ground)			Flat 2 (First + Loft)		
	Space Standard			Space Standard		
	81.2sqm			83.5sqm		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✗

Example 6

Era: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	59.6	15.3	74.9
First	57	0	80
Loft	0	23	
Total	116.6	38.3	154.9



Possible Mix:

Mix	Flat 1 (Ground) 74.9sqm			Flat 2 (First + Loft) 80sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✗
E	3b4p	74	✓	3b4p	87	✗

10.3. Standard size semis

Example 7

Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	82.9	5.9	88.8
First	66.4	0	95
Loft	28.6	0	
Total	177.9	5.9	183.8



Possible Mix

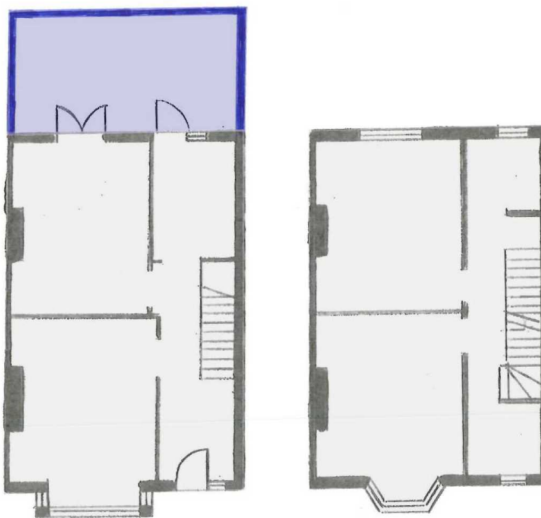
Mix	Flat 1 (Ground)			Flat 2 (First + Loft)		
	Space Standard			Space Standard		
	88.8sqm			95sqm		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓

10.4. Semi type house in multiples of 4,6,8 etc

Example 8

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	51.8	17.1	68.9
First	51	0	81
Loft	0	30	
Total	102.8	47.1	149.9



Possible Mix:

	Flat 1 (Ground)		Flat 2 (First + Loft)			
	68.9sqm		81sqm			
Mix	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✗
E	3b4p	74	✗	3b4p	87	✗

11. Medium Intensity Suburban Development

This section examines examples of typical dwellings within the medium intensity character area. Refer to **Figure 33** for areas within the borough which fit the character type.

An examination of typical dwelling types within the medium intensity character area (see **Figure 32**) established that there are three predominant dwelling types in this area. The modelling exercise examines each of these dwelling types and establishes those types which are suitable for conversion.

TYPE	Count	%
Semi type house in multiples of 4,6,8 etc.	12946	49.60%
Low terraces, small	5295	20.29%
Standard size semis	5186	19.87%
Planned balanced-mixed estates	669	2.56%
Smaller detached houses	602	2.31%
Lower 3-4 storey and smaller flats, detached and linked	533	2.04%
Large property semis	508	1.95%
Low terraces, 2 storeys with large T-rear extension	186	0.71%
Linked and step linked houses, 2-3 or mixed 2 and 3 storeys	131	0.50%
Medium height flats 5-6 storeys	15	0.06%
Large detached houses	11	0.04%
Tall flats 6-15 storeys (slabs)	9	0.03%
Tall terraces 3-4 storeys	6	0.02%
Very large detached houses, sometime now flats	3	0.01%
	26100	

Figure 32 - Distribution of dwelling types within the medium intensity suburban development character area

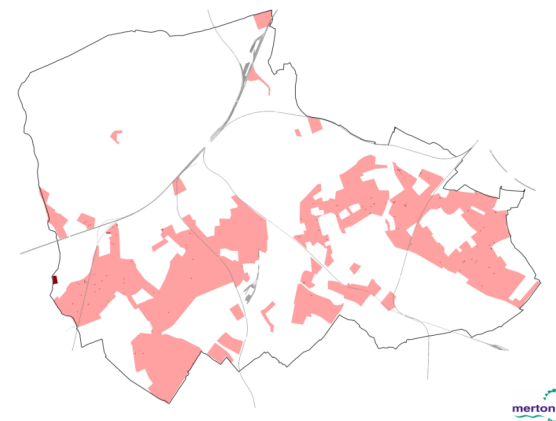


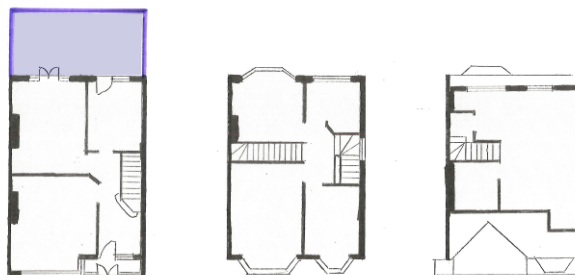
Figure 33 - Medium intensity character areas within the borough

11.1. Semi type house in multiples of 4,6,8 etc

Example 1

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	52	16.8	68.8
First	49	0	80
Loft	31	0	
Total	132	16.8	148.8



Possible Mix:

Mix	Flat 1 (Ground)			Flat 2 (First + Loft)		
	68.8sqm			80sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✗
E	3b4p	74	✗	3b4p	87	✗

Example 2

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	111	0	111
First	66.5	0	96
Loft	29.5	0	
Total	207	0	207



Possible Mix:

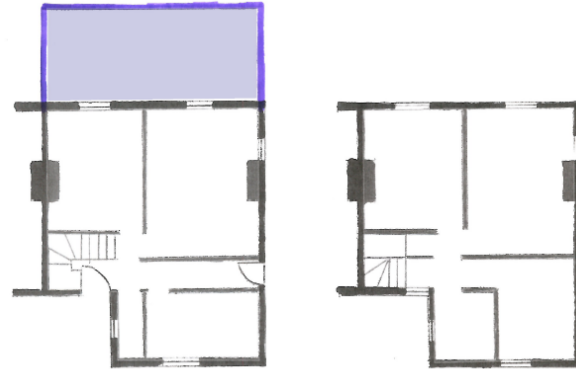
Mix	Flat 1 (Ground)			Flat 2 (First + Loft)		
	111sqm			96sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓



Example 3

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	49	19	68
First	47	0	76
Loft	0	29	
Total	96	48	144



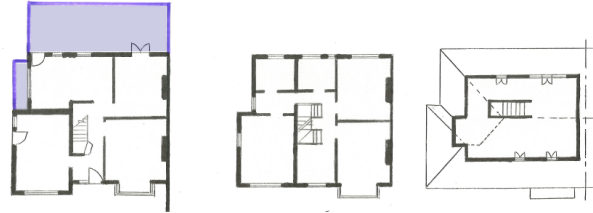
Possible Mix:

Mix	Flat 1 (Ground) 68sqm			Flat 2 (First + Loft) 76sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✗
E	3b4p	74	✗	3b4p	87	✗

Example 4

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	69.5	24.8	94.3
First	65.5	0	96.5
Loft	31	0	
Total	166	24.8	190.8



Possible Mix:

	Flat 1 (Ground)			Flat 2 (First + Loft)		
	94.3sqm			96.5sqm		
Mix	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓

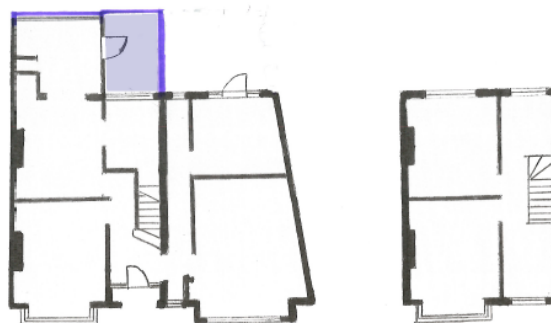


11.2. Low terraces, small

Example 5

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	82	5.3	87.3
First	38	0	61.5
Loft	0	23.5	
Total	120	28.8	148.8



Possible Mix:

Mix	Flat 1 (Ground)			Flat 2 (First + Loft)		
	Space Standard			Space Standard		
	87.3sqm			61.5sqm		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✗
E	3b4p	74	✓	3b4p	87	✗

Example 6

Era: Late Victorian/ Edwardian - 1870-1914

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	68.5	0	68.5
First	44.2	0	68.5
Loft	24.3	0	
Total	137	0	137



Possible Mix:

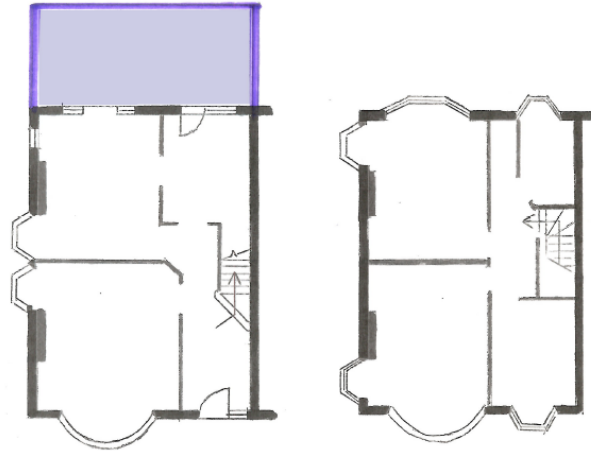
Mix	Flat 1 (Ground) 68.5sqm			Flat 2 (First + Loft) 68.5sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✗	1b2p	50	✓
D	3b4p	74	✗	2b4p	83	✗
E	3b4p	74	✗	3b4p	87	✗

11.3. Standard size semis

Example 7

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	58	17.5	75.5
First	55	0	89
Loft	0	34	
Total	113	51.5	164.5



Possible Mix:

Mix	Flat 1 (Ground) 75.5sqm			Flat 2 (First + Loft) 89sqm		
	Space	Standard		Space	Standard	
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓

Example 8

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	78	0	78
First	46	0	74.5
Loft	0	28.5	
Total	124	0	152.5



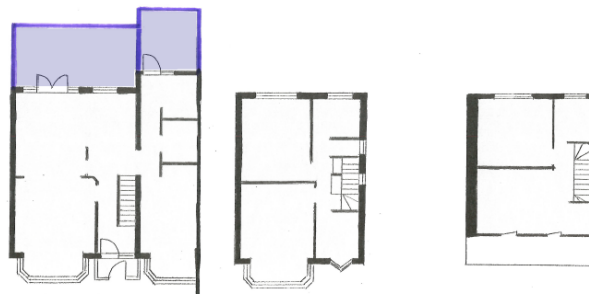
Possible Mix:

Mix	Flat 1 (Ground) 78sqm			Flat 2 (First + Loft) 74.5sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✗
E	3b4p	74	✓	3b4p	87	✗

Example 9

Era: World War 1 - World War 2 - 1914-1945

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	78.5	23.8	102.3
First	46.5	0	80.3
Loft	33.5	0	
Total	158.5	23.8	182.6



Possible Mix:

Mix	Flat 1 (Ground) 102.3sqm			Flat 2 (First + Loft) 80.3sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✗
B	2b3p	61	✓	3b4p	87	✗
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✗
E	3b4p	74	✓	3b4p	87	✗

12. Loosely Structured Character Area

This section examines examples of typical dwellings within the loosely structured character area. Refer to **Figure 35** for areas within the borough which fit the character type.

An examination of typical dwelling types within the loosely structured character area (see **Figure 34**) established that there are six predominant dwelling types in this area. The modelling exercise examines each of these dwelling types (with the exception of low terraces which are examined in detail within the other character areas) and establishes those types which are suitable for conversion.

TYPE	Count	%
Smaller detached houses	2030	31.65%
Standard size semis	1359	21.19%
Large property semis	1039	16.20%
Low terraces, small	640	9.98%
Low terraces, 2 storeys with large T-rear extension	398	6.21%
Large detached houses	316	4.93%
Lower 3-4 storey and smaller flats, detached and linked	265	4.13%
Semi type house in multiples of 4,6,8 etc.	134	2.09%
Tall terraces 3-4 storeys	91	1.42%
Medium height flats 5-6 storeys	43	0.67%
Very large detached houses, sometime now flats	40	0.62%
Planned balanced-mixed estates	30	0.47%
Linked and step linked houses, 2-3 or mixed 2 and 3 storeys	27	0.42%
Tall flats 6-15 storeys (slabs)	2	0.03%
	6414	

Figure 34 - Distribution of dwelling types within the loosely structured character area

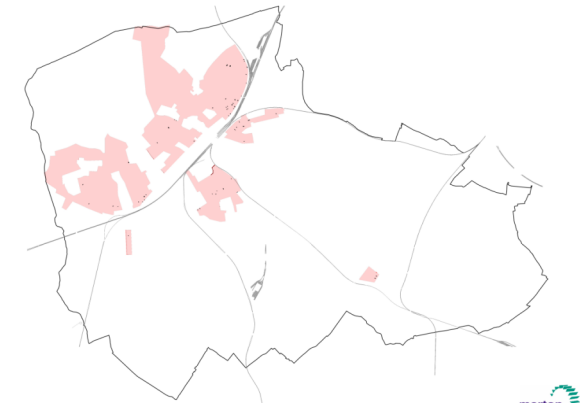


Figure 35 - Loosly structured character areas within the borough

12.1. Smaller detached houses

Example 1

Era: Sixties/ Seventies - 1964-1979

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	94 (+17.5 Garage/Store)	0	94
First	62.8	0	95.8
Loft	33	0	
Total	189.8 (207.3)	0	189.8



Possible Mix:

	Flat 1 (Ground)			Flat 2 (First + Loft)		
	94sqm			95.8sqm		
Mix	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓



Example 2

Era: Recent years 1979 to photo date

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	143.7	22.3	166
First	113.7	0	184.2
Loft	0	70.5	
Total	257.4	92.8	350.2



Possible Mix:

Mix	Flat 1 (Ground) 166sqm			Flat 2 (First + Loft) 184.2sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓

12.2. Standard size semi

Example 3

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	82	6	88
First	62	0	100.4
Loft	0	38.4	
Total	144	44.4	188.4



Possible Mix:

Mix	Flat 1 (Ground) 88sqm			Flat 2 (First + Loft) 100.4sqm		
	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓

12.3. Large property semi

Example 4

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	80.6 (+11 garage)	20	100.6
First	75.9	0	120.4
Loft	44.5 (+22.7 storage)	0	
Total	201 (234.7)	20	221



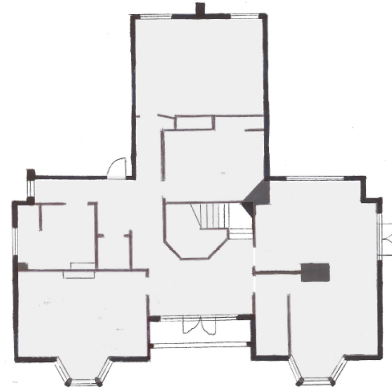
Possible Mix:

	Flat 1 (Ground)			Flat 2 (First + Loft)		
	100.6sqm			120.4sqm		
Mix	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓

12.4. Large detached houses

Example 5

	Existing Original Floor Area	Approximate Permitted Development	Total
Ground	200.2 (+26 storage /ancillary)	0	200.2
First	166.9	0	269.9
Loft	0	103	
Total	367.1 (393.1)	103	470.1



Possible Mix:

	Flat 1 (Ground)			Flat 2 (First + Loft)		
	200.2sqm			269.9sqm		
Mix	Space Standard			Space Standard		
A	1b2p	50	✓	3b4p	87	✓
B	2b3p	61	✓	3b4p	87	✓
C	3b4p	74	✓	1b2p	50	✓
D	3b4p	74	✓	2b4p	83	✓
E	3b4p	74	✓	3b4p	87	✓