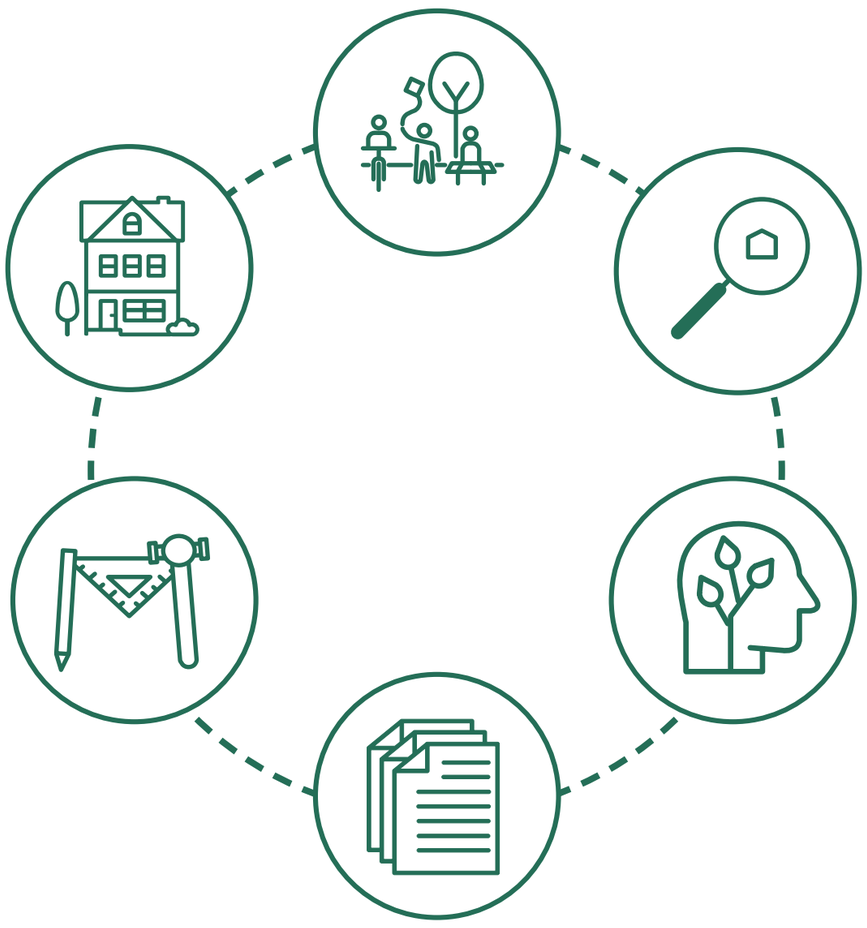
MERTON COUNCIL
FUTURE MERTON

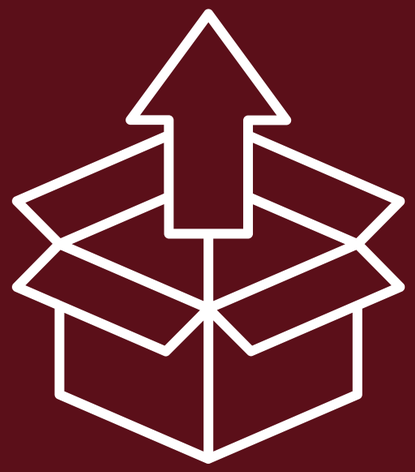
SMALL SITES TOOLKIT

SPD - DRAFT FOR CONSULTATION



CONTENTS

The places in which we live have a significant impact on our wellbeing and quality of life. As we continue to build new homes in the Borough, we want to maintain and amplify the qualities that make Merton a great place to live. Our Small Sites Toolkit SPD will give guidance to help craft new homes that contribute to great places to live, work and play.



1 INTRODUCTION

1.1 WHAT IS A SMALL SITE?

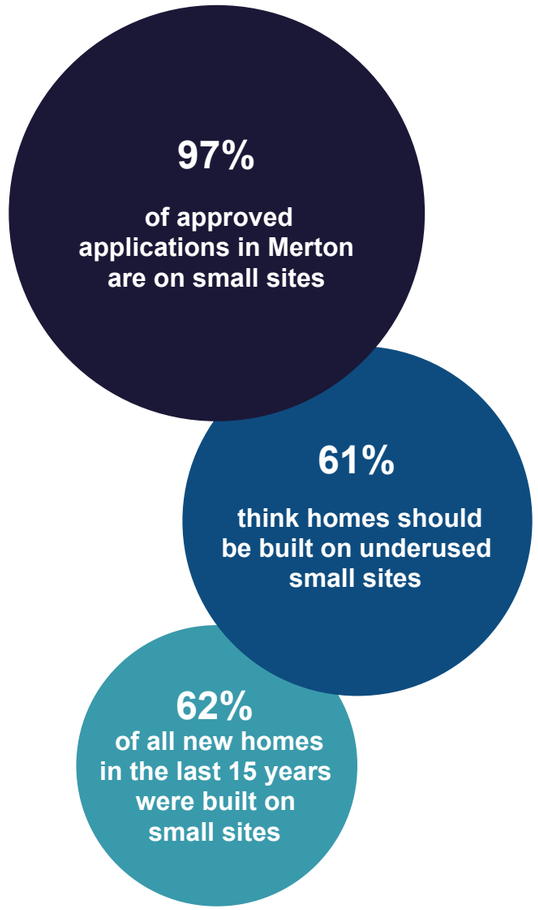
A small site is defined as a site that is up to 0.25 hectares in area as defined in the new London Plan. Garages with decades worth of belongings, forgotten ends of gardens, lofty underused roof space and vacant or underused pieces of land all have the potential to deliver new homes for Merton. These small projects offer the potential for sensitive, incremental and consistent supply of new homes in the borough.

Historically small sites have been crucial to housing delivery in Merton and they continue to offer opportunities to grow Merton's housing stock. Over the last 15 years, small sites have provided over 60% of built homes borough-wide and account for over 95% of approved applications.

Currently, our growing population and low housing supply has meant that house prices and private rents are becoming unaffordable for many. The challenge we face as a borough is delivering enough homes to those who need it, while maintaining high quality standards, tackling the effects of climate change and improving our neighbourhoods in the process.

In July 2020 Iceni Projects engaged with over 2,000 Merton residents to learn more about the public's perception of development. Amongst the findings of the report, we learnt that the majority of residents (61%) think new homes should be delivered on 'underused small sites'.

This toolkit has been developed to provide design guidance for future applicants building new homes on small sites. The toolkit provides a design-led framework to help optimise the housing capacity of small sites. It aims to help craft homes that are design led and of a high quality, enhancing the character of neighbourhoods, and meeting the needs of residents of Merton. We want our new homes to be 'Made in Merton'.



1.2 POLICY CONTEXT

The National Planning Policy Framework (NPPF) and London Plan and their supporting guidance place great emphasis on design to achieve high quality buildings and places. The NPPF encourages plans and supplementary guidance to provide maximum clarity about design expectations at an early stage through visual tools such as design guidelines.

It is crucial that future development forms part of the character of Merton, and that careful design consideration has been given to achieve this. Once adopted, this Supplementary Planning Document (SPD) seeks to provide design guidance in the form of a toolkit to better inform applicants on their projects on small sites.

It should be read in conjunction with the following documents:

- The new London Plan
- The Mayor of London Good Quality Homes SPG (draft)
- Merton's Local Plan
- Merton's Borough Character Study (draft)
- Merton's Explanatory Note on Approaches to Sustainable Design and Construction
- Merton's Conservation Area character appraisals

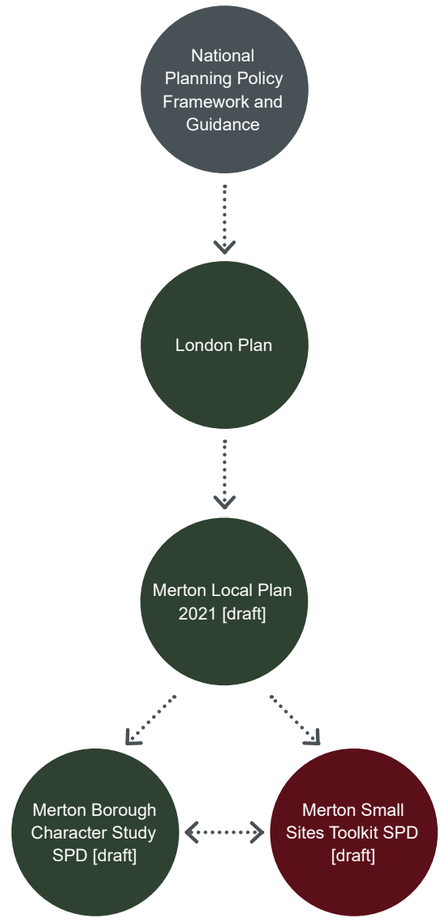


Fig.1.1 - Schematic of the policy context.

1.3 WHO IS THIS FOR?

The Small Sites Toolkit provides design guidance for residential-led projects that provide new homes on sites that are 0.25ha or less in area. It is primarily for:

- developers and their design teams, who prepare applications for planning permission;
- planning officers, who assess planning applications;
- councillors, who make planning decisions; and
- local residents, businesses and their representatives.

This toolkit will help determine planning applications and inform the Council's pre-planning application service. Beyond providing design guidance to improve the quality of future developments, it forms part of a wider strategy to support incremental growth in the Borough through small sites.

Our toolkit gives guidance on the planning process in addition to the key considerations on how to deliver high quality outcomes for your project.

2 HOW TO USE THE TOOLKIT

2.0 WHAT'S IN THE TOOLKIT

This document contains a variety of tools to assist you when designing a development on a small site. The toolkit includes:

Design Guidance

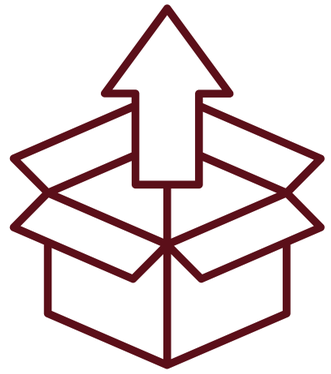
A sequence of questions and recommendations to guide you when designing your project. Merton Council will use these guidance notes to appraise your project during the planning process.

Case Studies

A selection of relevant case studies illustrating exemplar developments that have been delivered on small sites. Using thoughtful solutions the designers of these projects have successfully overcome some of the obstacles a small site development may encounter.

Design and Access Statement Template

As part of your planning application, you should produce a Design and Access Statement (DAS). A DAS will help explain and justify your proposal. The template contained in the appendix has a checklist of necessary information to include with your application to make sure Merton Council can accurately appraise you project.

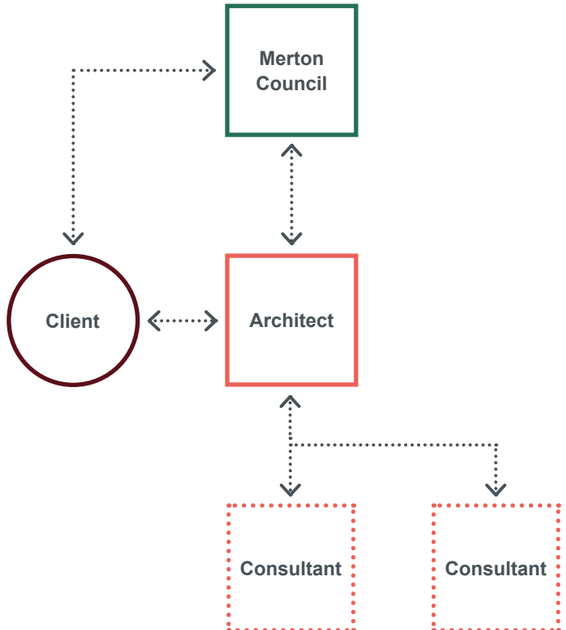


2.1 BUILDING A DESIGN TEAM

We strongly recommend you engage with a competent architect, designer and/or planning professional early in the design process. They can help ensure that your project meets your requirements as well as relevant policy and guidance.

Using registered architects and/or competent agents to design your project will benefit your application. Good quality design will increase the value your development. Their experience will help inform your brief and requirements for a positive and better valued outcome.

For more complex or significant projects, you may require the assistance of a planning consultant to advise you throughout the planning process. It is important to note that your design team may require a variety of consultants to ensure that the outcome is of a high quality and satisfies Merton Council's planning and policy requirements. An architect and/or planning professional will be able to advise.



2.2 THE PLANNING PROCESS

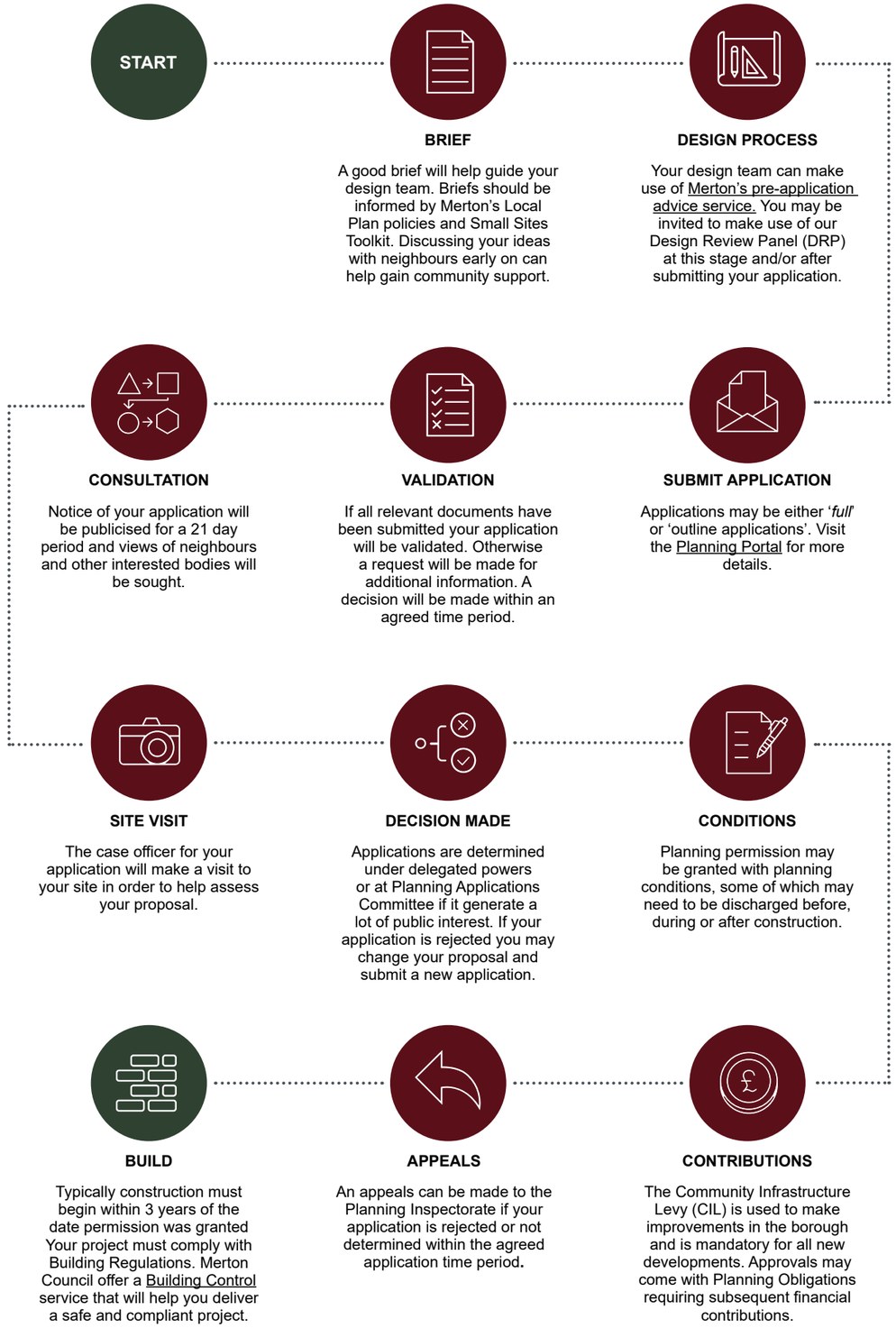
The process and requirements for applications differ depending on the significance and complexity of the project. The diagram in the opposite page shows an overview of the planning process from initial proposals to construction on site.

Merton's Planning Department provides a pre-application advice service, where planning officers will comment on your initial design, highlight any potential planning issues and suggest how to address these issues before making a planning application. It is most beneficial for this to take place early in the design process. We recommend this route especially if the site is complex and constrained.

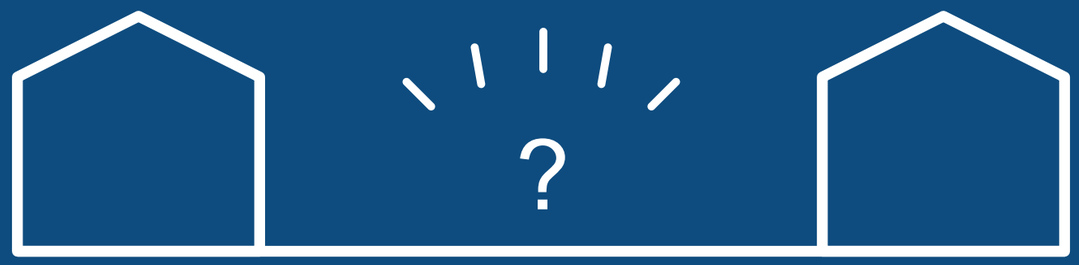
To find out more about the planning process please visit the Planning Portal and Merton Council's Validation Checklist.

Fig.3.1 (Top) - The design team

Fig.3.2 (Facing page) - Schematic of the planning process



The distinct conditions of small sites help to define a suitable approach for developing new homes. Well-designed houses on small sites are best achieved through well-considered explorations of site conditions.



3 SITE CONDITIONS

3.0 SITE CHARACTER

Small sites exist across the borough. It is important that future development is guided by the character of the neighbourhood. More information can be found in the Borough Character Study (draft).

The Character Study provides guidance on context-led design and highlights opportunities for growth in the Borough. This study should be used during the design stages of work to better inform your proposal. Where areas have a strong character the aim will be to **reinforce** the existing character. In other areas there may be opportunities to **re-examine** what is there with opportunities for improvement. In areas with less existing positive character there may be opportunities to **re-imagine** these areas into new places.

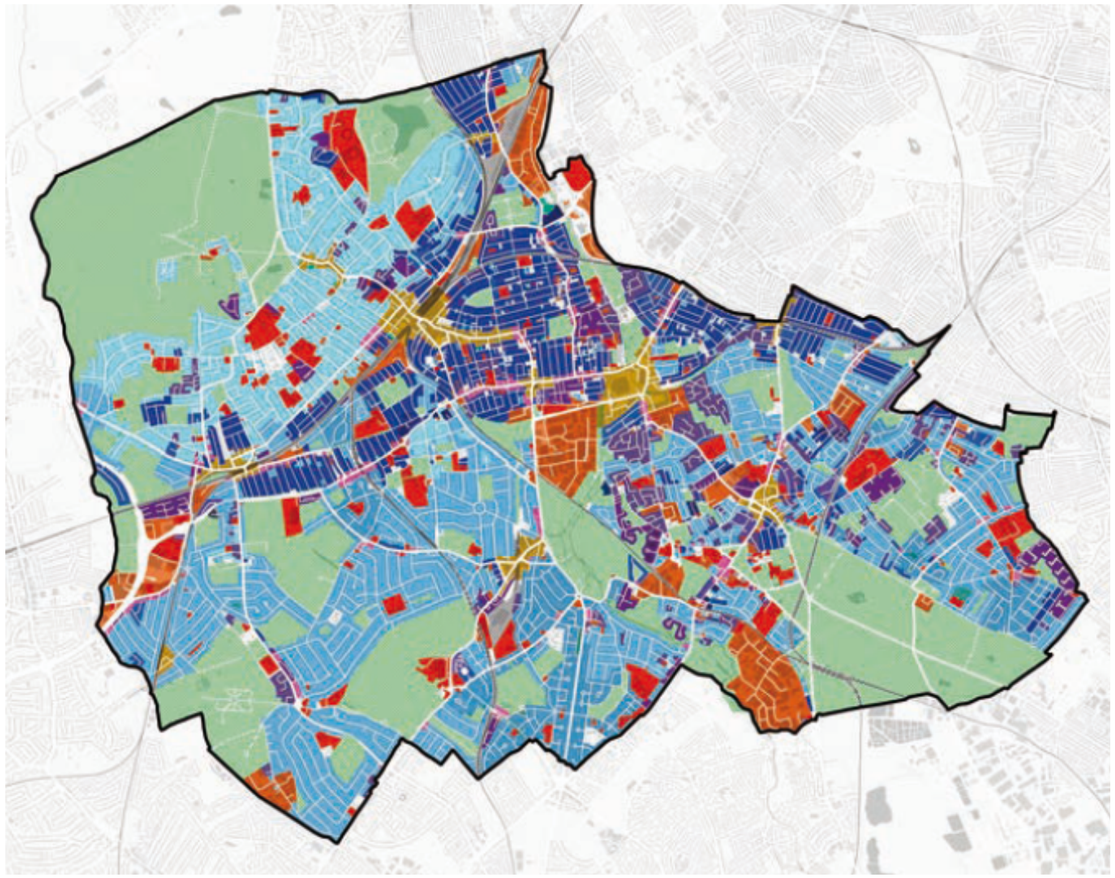


Fig.3.2 - Plan of Merton highlighting the different building typologies in the borough.

3.1 SITE OPPORTUNITIES

Opportunities for small site development can be found across the borough. The borough character study highlights potential opportunities in each of the five townscape characters:

- centres
- campus
- linear
- perimeter blocks
- free form.

See the Borough Character Study for more details.

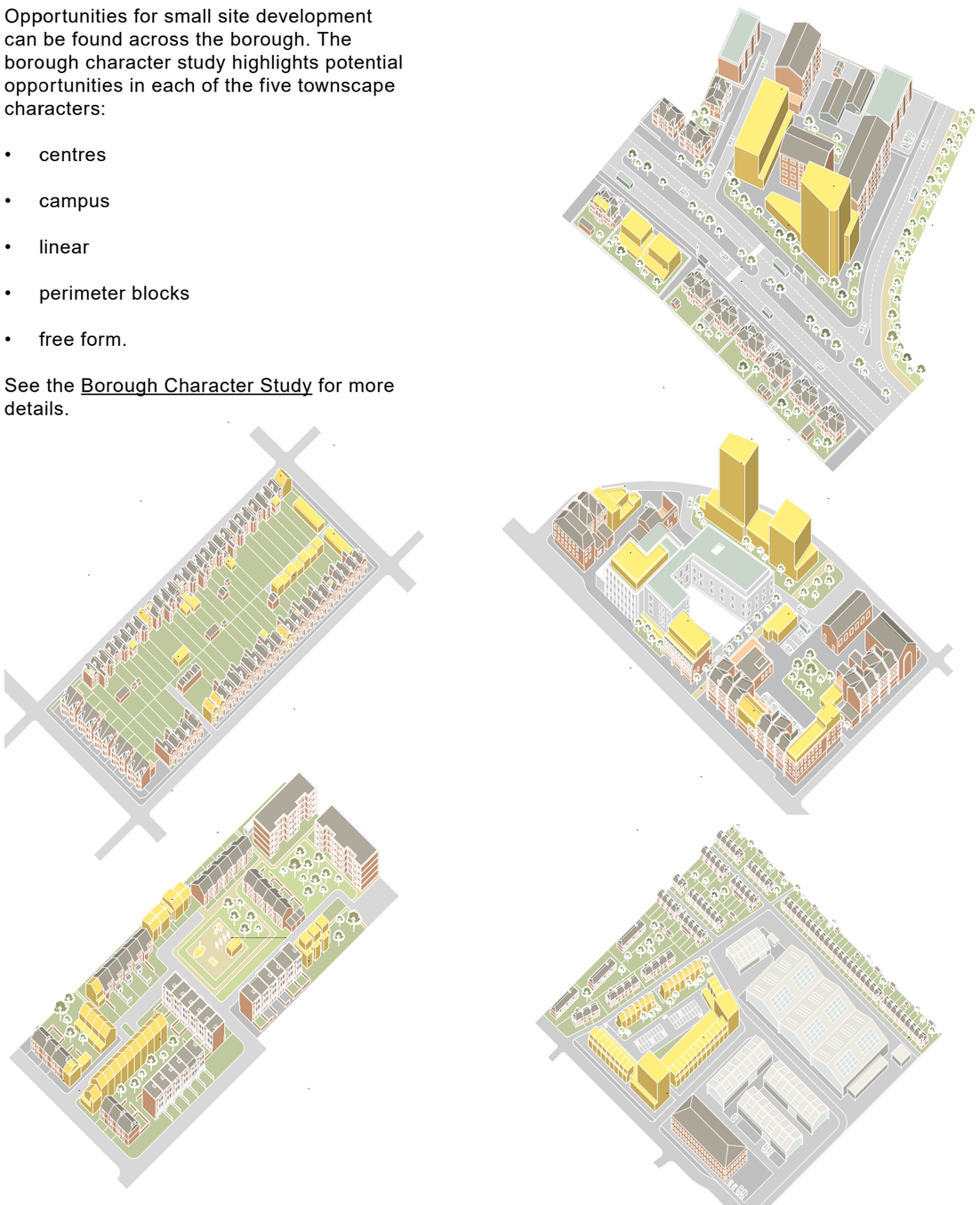


Fig.3.3 - A potential range of opportunities for context-led growth within the urban terrace typology. Yellow indicates indicative proposals

3.2 SITE CONSTRAINTS

The development potential of a site is affected by many factors, some of which cannot be seen. Therefore it is important to investigate the site thoroughly to minimise any surprises later in the project. Some practical and legal issues to consider include and are not limited to:

- site ownership
- neighbouring boundary conditions and party wall agreements
- public right of way / shared access
- easements and covenants
- underground utilities and services such as water or data cables
- land contamination
- delivery and storage of construction materials

Planning constraints that may affect the development potential of your site may include and are not limited to:

- conservation areas and listed buildings
- flood zones
- water and wastewater drainage
- metropolitan open land (MOL)
- green infrastructure
- tree preservation orders (TPO)
- transport network

3.3 EXISTING BUILDINGS

Conversions and refurbishment of existing buildings can add to the mix of tenure types available in a local area. Existing houses and flats may be divided to provide more homes.

Permitted Development rights allow the conversion of offices, some shops and sui generis uses into residential use. If you are pursuing this form of development you must inform the Council first through a prior notification application. Permitted Development rights may have been removed by conditions attached to previous planning consents, or by Article 4 Directions. You should check with the Council whether these constraints will affect your plans.

Extra attention to design is crucial when converting spaces that are not purpose built for habitation. A good design approach and well sized spaces will add value to the development.

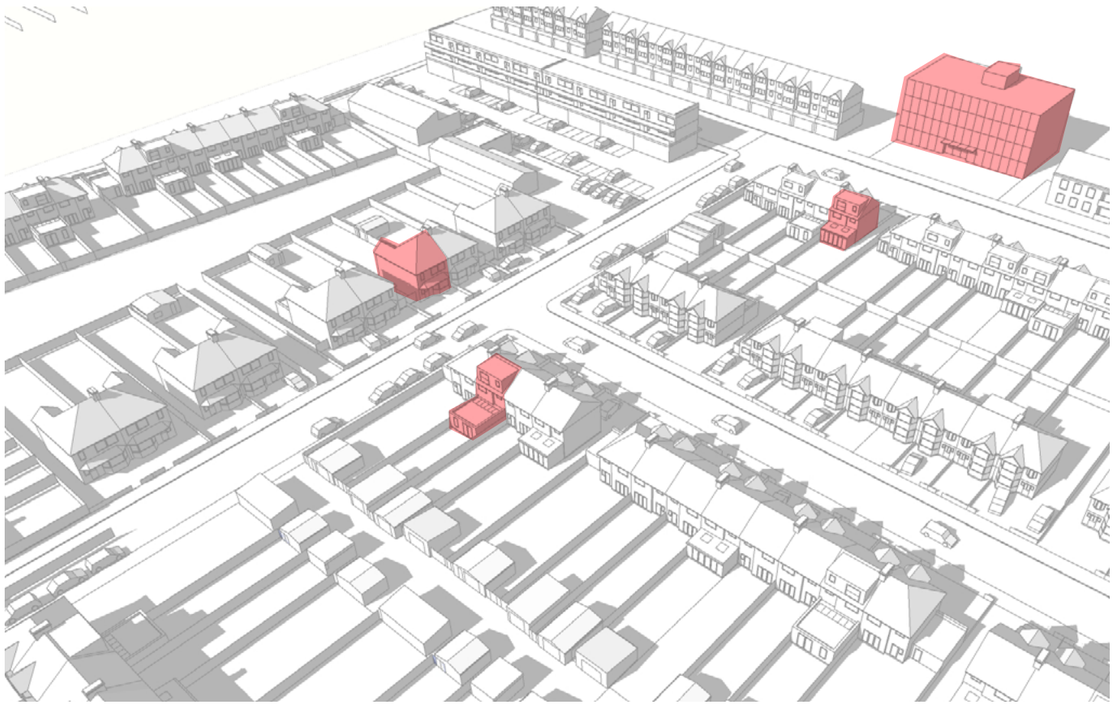


Fig.3.4 - Examples of opportunities for conversion and refurbishment projects in a suburban context.

Fig.3.5 - Salt Yard, Wimbledon, by **Franis Philips Architects**
(Left: Before. Right: After)

Fig.3.6 - Britannia Point, Colliers Wood by **KDS Associates**
(Left: Before. Right: After)

3.4 ROOFTOPS

Underused rooftop spaces in residential and mixed-use buildings might allow for the creation of new, self-contained dwellings. Although these sites have a number of obstacles to overcome they also carry significant potential to provide new homes and reinvigorate existing buildings.

Some rooftops present the opportunity to bring forward neighbouring sites for development collaboratively. This allows for a more cohesive design approach to the development by resolving issues related to ownership, materials, character and access.

Some examples of rooftops sites include shopping parades, former council housing blocks, former industrial blocks.

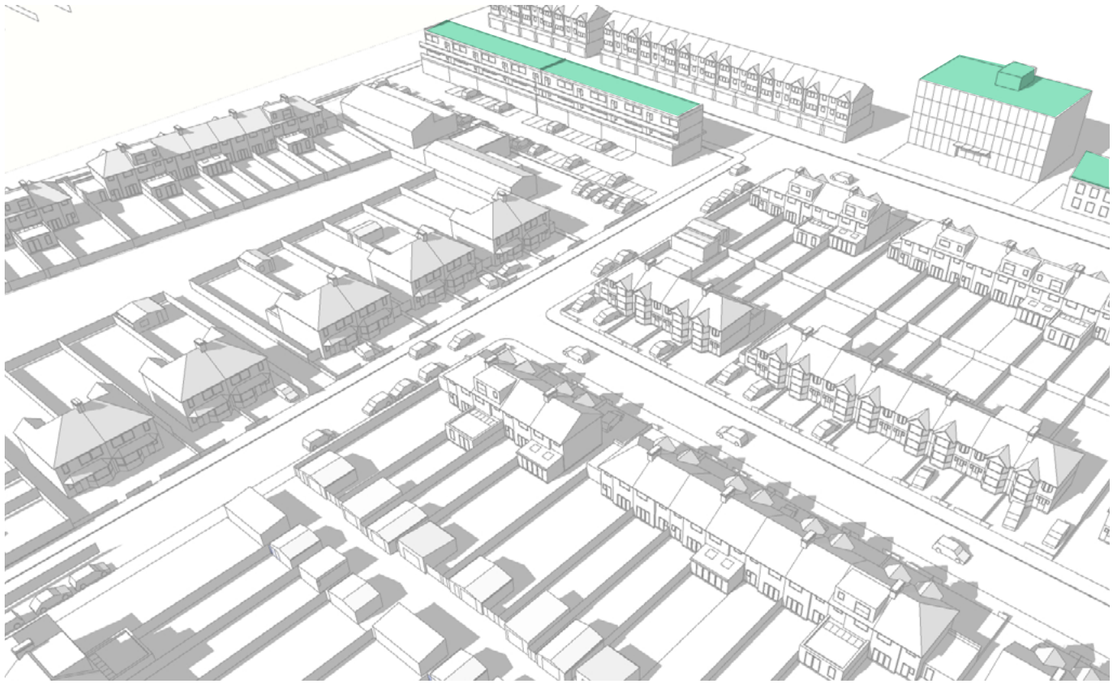


Fig.3.7 - Examples of opportunities for rooftop development projects in a suburban context.

Fig.3.8 - Neptune House, Wimbledon
(Left: Before. Right: After)

Fig.3.9 - Marion Court, Tooting by **Apex Airspace** [Credit: Apex Airspace]
(Left: Before. Right: After)

Fig.3.10 - Chandos Way and Britten Close, Barnet by **RcKA** [Credit: RcKA]
(Left: Before. Right: After)

3.5 STREET-FACING

Street-facing developments have the potential to make a significant and positive contribution to the character of any street. Their prominent location requires careful attention to the prevailing characteristics of the neighbourhood in order to complement its character.

The approach to developments in street-facing conditions rests heavily on formal considerations such as building heights, frontage lines, roof forms and separations distances to inform the character of proposals.

Street-facing sites include existing street-facing buildings, corner plots, existing street-facing ancillary buildings like annexes, outbuildings and garages and other buildings.

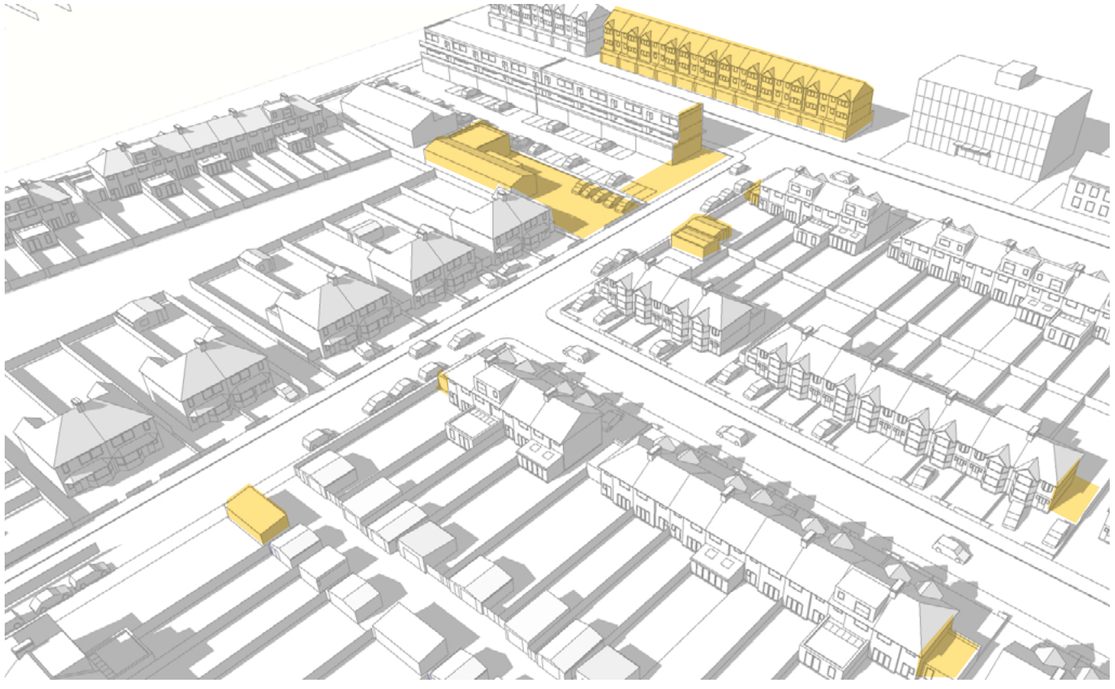


Fig.3.11 - Examples of opportunities for street-facing development projects in a suburban context.

Fig.3.12 - Lucien Road, Wimbledon by **Harp & Harp Architects** [Credit: Harp & Harp Architects]
(Left: Before. Right: After)

Fig.3.13 - The Cricketers, Mitcham by **Stephen Bradbury Architects**
(Left: Before. Right: After)

Fig.3.14 - Y-Cube, Mitcham by **RSHP**
(Left: Before. Right: After)

3.6 **BACKLAND**

In contrast to street-facing conditions which are generally characterised by the existing streetscape, backland sites require more careful consideration of neighbouring boundaries, views and massing to enable development.

Backland sites in Merton have provided the basis for innovative buildings that sensitively respond to their neighbours. These sites have the potential for creating clusters of buildings with a unique character. They presents an opportunity to improve the mix of uses and accommodation in a neighbourhood.

A site is considered to be backland when its development will result in buildings not fronting the street. A backland site can be a landlocked site, a plot of land behind existing buildings such as rear gardens and private open spaces, vacant or underused spaces, usually within predominantly residential areas.

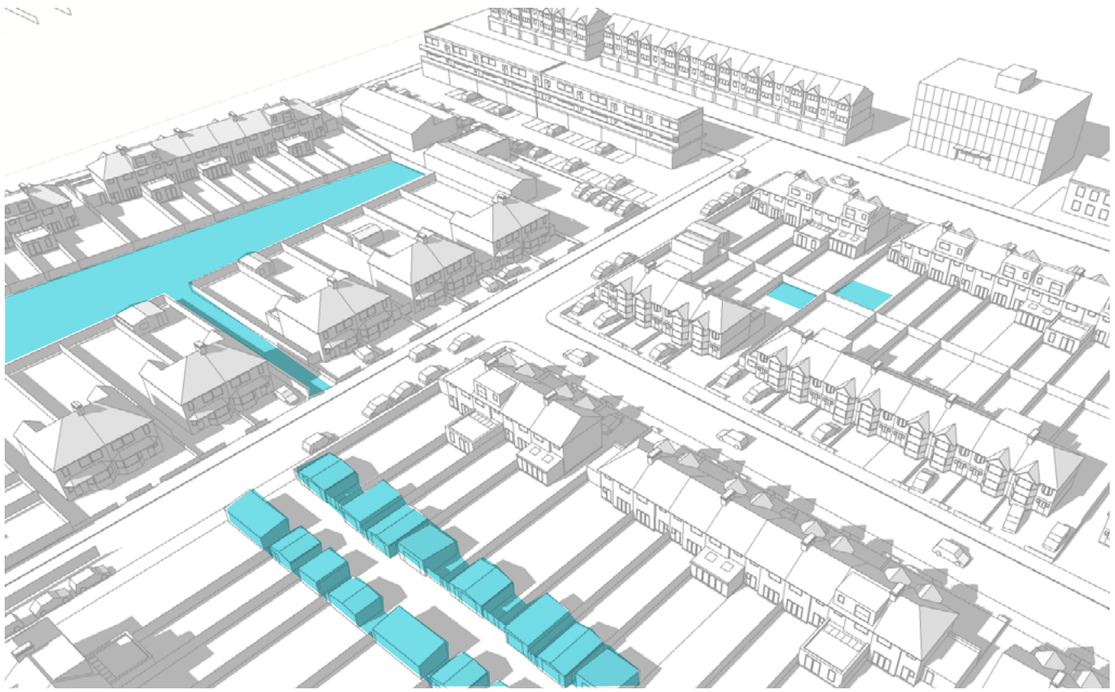


Fig.3.15 - Examples of opportunities for backland development projects in a suburban context.

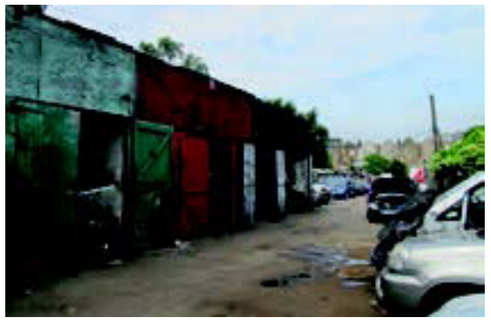


Fig.3.16 - Graveney Mews, Tooting by **MMA Architects** [Credit: MMA Architects]
(Left: Before. Right: After)

Fig.3.17 - Wellsborough Mews, Wimbledon, by **Assael**
(Left: Before. Right: After)

Fig.3.18 - Moray Mews, Haringey by **Peter Barber Architects** [Credit: Morley Von Sternberg]
(Left: Before. Right: After)

3.7 UNDEVELOPABLE SITES

Some sites will not be suitable for providing homes due to one or more constraints. They may have an awkward shape, small footprint, overly exposed or have expensive utilities running beneath them. It is possible for these sites to be developed to support local residents by providing quality public spaces to be enjoyed by all. See images on the following page for examples.

3.8 FUNDING PROPOSALS

Every year Merton Council invites entries to a 'Neighbourhood Fund', which supports the realisation of projects that can improve Merton's neighbourhoods. The funding for the Neighbourhood Fund comes from the Community Infrastructure Levy (CIL) – which is money developers are required to pay as part of planning consent to support the demands their development will place on the local area. Proposals can come from individuals as well as organisations. If you would like more details or want to keep informed on the next round of funding please go to the Neighbourhood Fund webpage.

Spacehive is crowd funding platform aimed at improving local civic and community spaces. It has successfully funded a number of projects from the Camden Highline to a temporary water slide in the centre of Bristol. For more details see the Spacehive webpage.

3.9 ASSEMBLING SITES

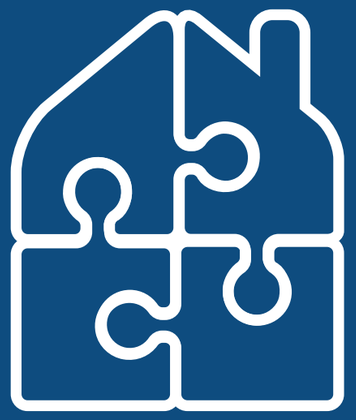
You may find that your site is not conducive to development due to its size, shape or other restrictions. Working with property owners and other stakeholders to combine contiguous properties can create larger parcels of land more suitable for development. Land assembly can help secure good design by avoiding over-development of very small sites and improve the local neighbourhood through an investment in the public realm.

Fig.3.19 - The Kerb Garden, Lambeth by **The Edible Bus Stop** [Credit: The Edible Bus Stop]
(Left: Before. Right: After)

Fig.3.20 - Brokky's Crofte, Walthamstow by **Max Dewdney Architects** [Credit: Max Dewdney Architects]
(Left: Before. Right: After)

Fig.3.21 - Pop Brixton, Lambeth by **Makeshift**
[Credit: Makeshift]
(Left: Before. Right: After)

The following principles have been developed to appraise design quality in small site developments. These principles will help guide your response to site conditions and to embrace opportunities - and more importantly achieve the objective of creating unique and characterful places where people would like to live.



4 **GOOD DESIGN PRINCIPLES**

GOOD DESIGN PRINCIPLES

All developments are expected to demonstrate a high degree of adherence to these principles. This is an overview of each design principle. The following chapters will provide more details as well as examples of best practice.

MADE IN MERTON

- Respond to the vision of the borough set out in Merton's Local Plan.
- Respond to local character and needs set out in Merton's Borough Character Study.
- Encourage active travel throughout the borough.

FIT FOR PURPOSE

- Create homes that are innovative and built to a high standard.
- Provide rooms that are functional, adequately sized and adaptable.
- Ensure internal and external spaces maintain safety and privacy.

PUTTING PEOPLE FIRST

- Promote health and wellbeing by creating spaces that encourage interactions between neighbours.
- Provide a mix of housing types and uses that meet the needs of present and future residents.
- Ensure that the amenity of neighbours is protected.

ECONOMICAL AND SUSTAINABLE

- Make use of robust materials that retain their aesthetic quality.
- Challenge rising fuel costs, flood risk and climate change with good design.
- Encourage biodiversity by integrating landscape and architecture.

Proposals for new homes must demonstrate how the character of the surrounding neighbourhood has been taken into account. Your design should make use of our Borough Character Study, which documents the existing conditions, needs and aspirations of Merton's neighbourhoods.

5 **MADE IN MERTON**

OBJECTIVES

1 Respond to the vision of the borough set out in Merton’s Local Plan.

2 Respond to local character and needs set out in Merton’s Borough Character Study.

3 Encourage active travel throughout the borough.

5.1 GUIDANCE NOTES

How does your project learn from the neighbourhood?

5.1.1 Merton's Local Plan (Draft) is designed to help guide how the borough develops over time and create a vision that enables the council to successfully and responsibly manage growth, while always ensuring the best interests of the borough, its residents and businesses. The plan guides decisions on whether planning applications are granted. Your proposal must respond to the vision set out in Merton's Local Plan (Draft).

5.1.1 Whether your project is a single house or a flatted development, it is important to look beyond your site boundary. Merton's Borough Character Study provides an insight to the unique character of neighbourhoods in Merton.

5.1.2 Our Borough Character Study sets out development opportunities and several approaches to context-led growth in the Merton. The study illustrates how developments can respond to local character and how new homes can be successfully integrated into the existing context. Your proposal should make use of the proposed approaches to intensification detailed in the study.

5.1.3 All projects should be carefully designed to fit into their unique context. Take opportunities to improve the public realm, such as providing new pedestrian and cycle links or enhancing streets with new planting. Your project has the ability to improve a neighbourhood and unlock neighbouring sites. Thinking for the long term will create better and more cohesive places for the future.

5.1.4 You must consider the unique character and organisation of the local area and how your proposal might respond positively. Proposals should demonstrate that materials, massing and fenestration complement the neighbourhood.

Fig.5.1 - The Local Plan sets out a strategic vision for the future development of Merton in order to responsibly manage growth in the borough.

5.1.5 Sites with heritage value, such as listed buildings, locally listed buildings and conservation areas, require a sensitive approach in order to preserve their character. We advise appointing a professional with experience in heritage contexts to appraise the heritage value of your site and proposal. A separate Heritage Statement may be necessary.

5.1.6 Your chosen materials should be robust and respond to the character of the neighbourhood. Contrasting and statement use of materials may be appropriate in areas where there is a rich variety in character.

5.1.7 Extensions to existing buildings present an opportunity to renew or improve the facade of the host building, which may contribute positively to the appearance the street. Consider reinstating historic features, re-pointing brickwork, replacing windows, removing defunct services and improving communal spaces.

5.1.8 The natural environment is vital to Merton's character and this must be maintained. No work can be carried out on trees protected by a Tree Preservation Order or trees in conservation areas protected by the provisions of section 211 of the Town and Country Planning Act 1990, without the consent of the Council. Using an Arboricultural Impact Assessment, you must demonstrate that your proposal will not adversely affect surrounding trees.

5.1.9 To visually justify your design approach you should include a street elevation with neighbouring properties in your submission. This might also be a 3D rendered image.

Fig.5.2 - A sensitive conversion and extension of a listed building to provide new homes. (Eagle House by **Michaelis Boyd Associates**) [Credit: Octagon Developments]

Fig.5.3 - A well detailed addition to a cottage built in 1906. (Dainton Cottage, Surbiton by **WR-AP Architects**)

Is your massing informed by it's surroundings?

5.1.10 The massing of your proposal should be informed by the character of the surrounding neighbourhood.

5.1.11 There are many instances in Merton where buildings are taller than their neighbours and are still in-keeping with the local character. If your proposal is taller than its surroundings there must be a strong design rationale and it must be justified visually. 3D perspectives and street elevations can be used to illustrate your proposals impact.

5.1.12 Taller buildings are better suited to visually prominent sites such as sites on street corners, or sites that terminate long views. Distinctive proposals can be used to enhance the character of the neighbourhood by providing local landmarks and improve way-finding. Your proposal can be made more distinct by careful articulation of material, massing and scale. See Fig.5.4.

5.1.13 In backland sites new developments should be subservient in scale to neighbouring houses to avoid overbearing massing. This can be achieved by articulating the massing of the building and selecting materials that fit into the local palette. 3D perspectives from neighbouring views can provide evidence of appropriate massing. Please refer to paragraph 7.1.6.

5.1.14 Where backland sites can accommodate multiple homes you should demonstrate that the massing will maintain long views. This can be achieved by stepping rooflines to allow light and views between buildings.

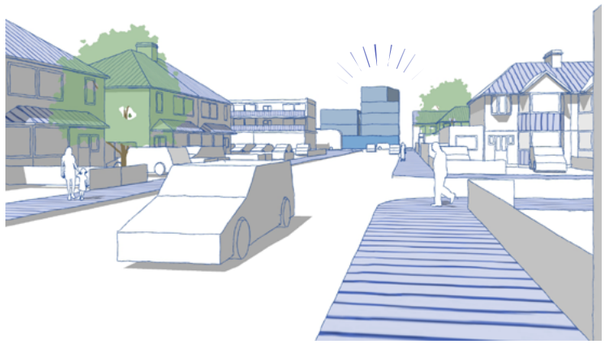


Fig.5.4 - Views and vistas
Where sites are in prominent locations, such as at the end of a long view or on a prominent corner, careful consideration must be given to the proposals impact to neighbouring streets.

Fig.5.5 - Taller building in residential context.
The proposal steps up to four storeys in a predominately 2 storey neighbourhood. The use of a set back fourth floor, contrasting material pallet and landscaping are used to minimise its impact on the street scene. (Griffiths Road, Wimbledon by **3W Architects**)

5.1.15 On sites that are appropriate for taller buildings, the scale and massing of the proposal must be informed by its immediate context. Proposals must visually justify how the massing and scale responds to its context. See Fig.5.6.

5.1.16 The massing and scale of the proposal must be carefully considered from the from street level views around the site and views from impacted neighbours to prove that the massing is appropriate. Please refer to chapter 7 for more details regarding a massing approach. Where proposals are significantly taller, a separate Townscape Study may be required.

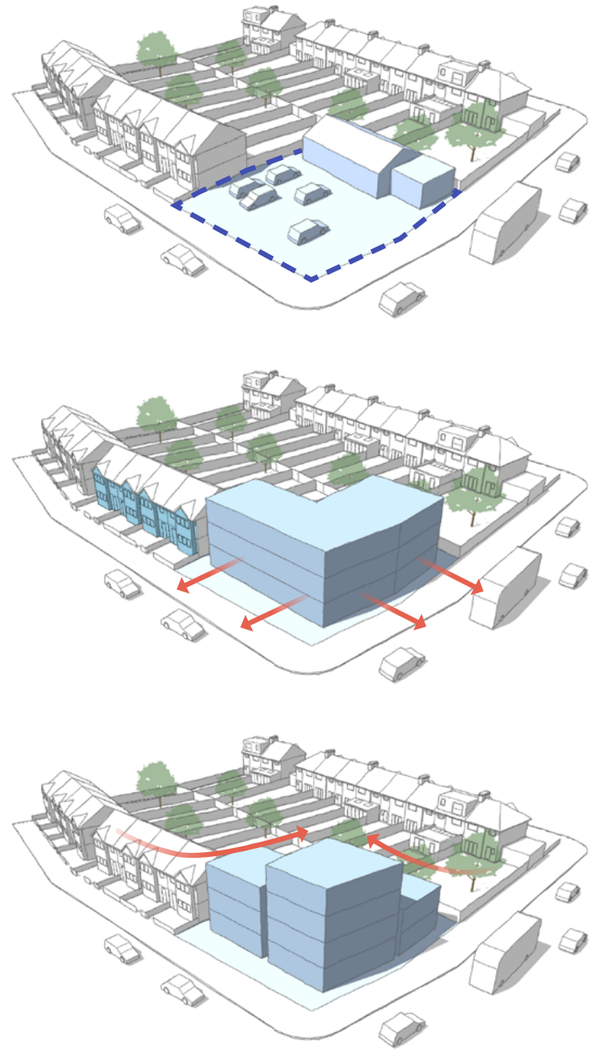


Fig.5.6 - Example massing approach
Applicants must visually demonstrate how the proposal directly respond to it's immediate context using good urban design principles, such as layout, active street frontages and appropriate massing.

(Top) Example corner site.

(Middle) Street facing elevation in-line with neighbouring buildings. Building turns corner to improve urban block form.

(Bottom) Massing steps up from neighbouring buildings with tallest element on the corner which has the potential to provide more corner dual aspect homes.

How does your proposal respond to the language of the street?

5.1.17 A positive pedestrian experience on the street creates successful places. Your proposal should respond to existing rhythms and street frontages to strengthen the street scene. Street elevations and 3D perspectives can illustrate your design.

5.1.18 Where there is a strong rhythmic street composition, proposals should seek to continue this. This can be achieved through visual breaks and considered use of material. Conjoining buildings is strongly discouraged as it creates a terracing effect and breaks the rhythm of the street elevation. Visual breaks must be used to maintain the rhythm of the street. See Fig.5.7.

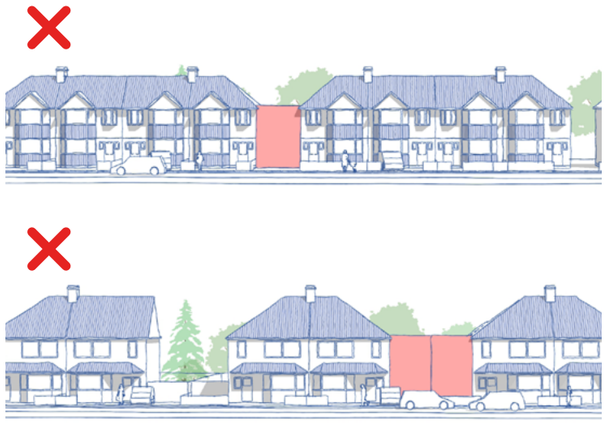


Fig.5.7 - Maintaining rhythm
Conjoining buildings can create long street frontages and have a negative impact on the character of the street.

5.1.19 The frontage of your development must not exceed the frontage of its neighbour and/or host property. Moving beyond this line will only be acteptable if:

- The character of the street is such that the frontage of buildings step and there is no clear street frontage.
- It can be justified that it provides a positive interface with the street.

See Fig.5.8.

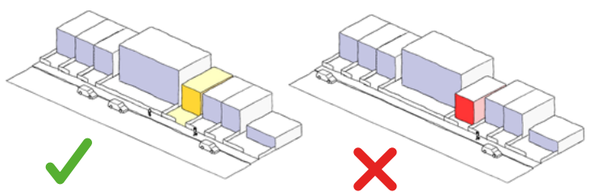


Fig.5.8 - Building front alignment
If the building front exceeds the frontage of its neighbour, it could have a negative impact on the character of the street.

5.1.20 Maximise active street frontages to improve natural surveillance and create a sense of community. Large areas of inactive street frontage, such as doors to bin stores, garage doors and blank façades must be kept to a minimum. See chapter 8, 'Better Streets', for more details.

5.1.21 Contemporary proposals with good architectural design can make a positive contribution on the character of the street. A considered material pallet, articulated massing and good attention to detail can all contribute to a successful building.

Fig.5.9 - A contemporary 3 storey building continues the roof forms of it's neighbours. (Housing in Mitcham by **Groves Natcheva Architects**)

5.1.22 Front gardens and boundary structures are important elements that define the character of a street. New boundary structures should respect the prevailing style along the street and protect any original boundary structures and trees.

5.1.23 Homes in many areas of the Borough are characterised by defensible entrance spaces such as front gardens, hedges, boundary walls and fences. If your proposal sits in such a neighbourhood, it must reflect this feature. This will give new residents a sense of security and privacy.

5.1.24 Consider planting trees and shrubs to improve air quality and the appearance your proposal. Planting may contribute to the wellbeing of residents by protecting garden spaces from busy roads.

5.1.25 Whether it's the front door to a new home, or the entrance into a shared lobby, the approach to the front door, house name and/or number must be clearly readable from the street. This can be achieved by clearly differentiating the entrance into the building from other openings in the facade.

5.1.26 Where mechanical plant equipment is required on the roof of the development, proposals should have uncluttered roof profiles and equipment should not be seen from the street level. There are many ways to hide these such as setting the plant equipment away from the edge of the roof, or integrating the plant with the design of the building. Flues should also be located in locations that create minimal impact to the elevation. Good forward planning for plant requirements should be done early in the design process. See Fig.5.11.

Fig.5.10 - The entrance of these villa blocks protrude towards the street and stand higher than the concrete banding marking each level. This creates a welcoming entrance that is distinct from other openings in the building fabric. (Finsbury Park Villas, Haringey by **Sergison Bates Architects**) [Credit: Stefan Müller]

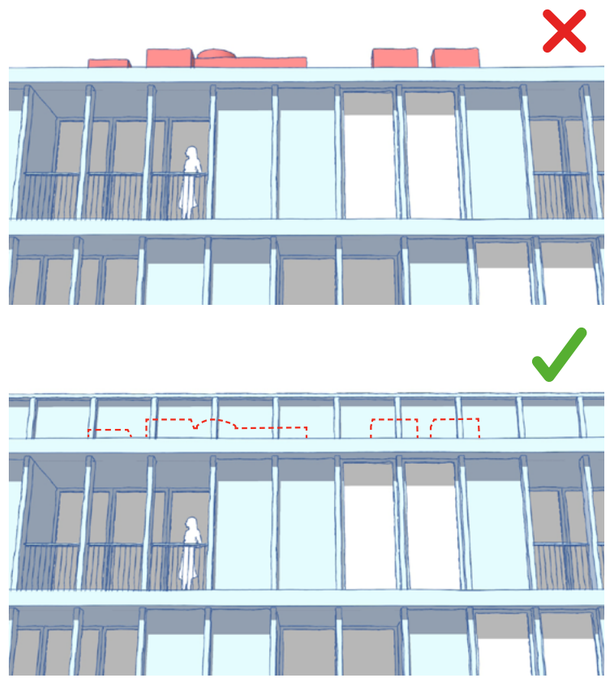


Fig.5.11 - Plant and services on roof.
Seeing plant equipment from street level can have a negative impact on the character of the street.

Where are bins and bicycles stored?

5.1.27 Bin stores, bicycle parking and plant areas (storage areas) should be considered early in the design process to avoid them being unconsidered and poorly designed. They must be included in all drawings, whether the solution is inside the building or outside.

5.1.28 Proposals should provide cycle parking in accordance with the minimum standards set out in Policy T5 of the London Plan and must be designed and laid out in accordance with the guidance contained in TfL's London Cycling Design Standards.

5.1.29 Bins can clutter front gardens if unconsidered. If they are stored in the front garden, they should be integrated into the landscape design of the front garden. Bins should be easy to access and roll to curbside during collection days.

5.1.30 Bin stores must be located where it is convenient and accessible from the dwelling and the collection point. A drag distance of 30m for residents, and no more than 10m from highway for waste collection is required. If bin stores are farther than the recommended drag distance, you will require private management.

5.1.31 Refuse facilities must be included in your design in at the start of the design process. Make use of our Waste and Recycling Storage Requirements guidance when designing your bin store.

5.1.32 Bicycle storage should be located where it is convenient and accessible from the dwelling and the street. Where you are providing communal bike store it should be lit at night and provide a good level of level of natural surveillance.

5.1.33 Access to storage areas should be kept to a minimum on street facing elevations in order to maximise active street frontages.

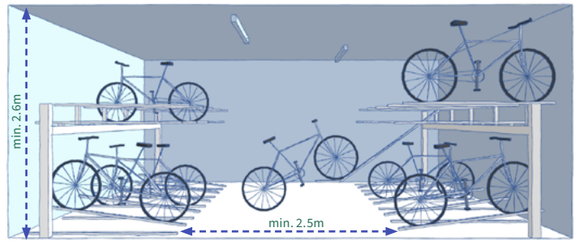


Fig.5.12 - Example of two tiered cycle parking.
A two tiered cycle storage system can be used to increase the density of cycle parking, however it is crucial spaces are designed to accommodate the circulation and head height required for this system to be easily used. There should be a minimum aisle width of 2.5m and minimum head height of 2.6m. More technical guidance can be found in TfL's London Cycling Design Standards.

Fig.5.13 - Integrated bin and bike store
Storage for bins and bikes have been integrated into the landscape design of the front gardens. (Signal Townhouses, Greenwich by **AHMM**)

Are you providing car parking?

5.1.34 In many areas in the Borough, front gardens contribute significantly to the characters of homes. Although providing parking spaces might be a practical need, paving the entire front garden can have a devaluing effect on your home and the area.

5.1.35 A landscape led approach is encouraged where planting can be used to soften parking areas and improve biodiversity. Paved surfaces should be permeable to aid with drainage. (See our cross over information pack for more details) Creating extra parking spaces should be balanced against preserving landscape.

5.1.36 The location of parking should be integrated within the overall architectural or landscape design. Large and hard paved forecourts facing onto a street are not acceptable. Where gated access is required, secure access must not dominate the street elevation.

5.1.37 Where possible your proposal should enable the charging of electric vehicles (EVs) in safe, accessible and convenient locations. All EV charging point installations should comply with IET Standards.

5.1.38 The Public Transport Accessibility Level (PTAL) is a measure of how well a location is connected to public transport services. PTAL is used to determine how much parking should be provided for your development. See the London Plan policy T6 and T6.1 for more details.

5.1.39 Car-free developments should be the starting point for proposals on sites that are (or are planned to be) well-connected by public transport. Developments elsewhere should provide the minimum necessary parking. Car-free developments should still provide parking for disabled persons.

Fig.5.14 - On-street car parking integrated with good landscape design creates a positive setting and feels less car dominate. (Abode at Great Kneighton, Cambridge by **Proctor & Matthews Architects**)
[Credit: Proctor & Matthews Architects]

Fig.5.15 - A discreet vehicle entry away from the primary frontage leads into a podium carpark with communal amenity above. (Bennets Courtyard, Colliers Wood by **FCB Studios**)

6 **FIT FOR PURPOSE**

Proposals must demonstrate that the new spaces can be used and enjoyed. All spaces must be carefully designed to support their intended function.

OBJECTIVES

1 **Create distinctive and innovative homes that are built to a high standard.**

2 **Create internal spaces that are functional and provide privacy.**

3 **Ensure private outdoor spaces are designed to be safe and usable.**

6.1 GUIDANCE NOTES

Are internal spaces of a functional proportion and size?

6.1.1 Sizes of new homes must comply with the minimum space standards set out in the London Plan. It is encouraged that developments exceed these standards.

6.1.2 All proposals should use the most recent Approved Documents that provide guidance for how building regulations can be satisfied.

6.1.3 Spaces must be adequately sized to accommodate the activities they host. The Good Quality Homes SPG [Module C] provides many minimum critical dimensions new homes should comply with.

6.1.4 The minimum floor to ceiling height in habitable rooms is 2.5m between the finished floor level and the finished ceiling level. Any area with a floor to ceiling height of less than 1.5m is not usable space and cannot be counted within the Gross Internal Area (GIA) unless used solely for storage.

6.1.5 You should consider a range of storage needs from where coats are hung, to where large luggage could be stored. You must provide storage space to suit the size of your development. See The Good Quality Homes SPG [Module C] for more details.

6.1.6 Not all existing buildings or homes can be subdivided into multiple dwellings. Spaces created from subdivisions and conversions must be of a sufficient size to accommodate the activities they are designed to support. This is to ensure that new dwellings can be enjoyed and will support wellbeing.

6.1.7 Subdividing an existing dwelling into multiple dwellings always requires planning consent. The change of use of a building or part of a building to residential use sometimes requires a planning application. Please contact Merton's planning department for more details.

Number of bedrooms (b)	Number of bed spaces (persons (p))	Minimum gross internal floor areas and storage (sqm)			
		1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)*			1
	2p	50	2b	2b	1.5
2b	3p	61	1b	1b	2
	4p	70	1b	1b	
3b	4p	74	1b	1b	2.5
	5p	86	1b	1b	
	6p	95	1b	1b	
4b	5p	90	1b	1b	3
	6p	99	1b	1b	
	7p	108	1b	1b	
	8p	117	1b	1b	
5b	6p	103	1b	1b	3.5
	7p	112	1b	1b	
	8p	121	1b	1b	
6b	7p	116	123	129	4
	8p	125	132	138	

*Where a studio / one-bedroom one-person one-bedspace (i.e. one single bedroom) dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sqm to 37 sqm, as shown bracketed.

Fig.6.16 - Minimum room floor areas as per the new London Plan.

6.1.8 Open plan layouts are often considered to be the market preference, however there may be times where more separation between the kitchen and living area is preferable. If designing an open plan layout you must illustrate that there clear distinct areas for the kitchen, dining and living areas without compromising circulation and/ or views out. It is recommended that the principal width of the living space is at least 3.2m.

6.1.9 The way homes are used changes over time and new homes must be designed to take into account current needs in housing and predicted future needs. This can be achieved by demonstrating that rooms are capable of flexible use and future adaptation.

6.1.10 Drawings submitted to the council should show furniture arrangements to justify the dimensions and proportions of rooms. You should think carefully about the position of furniture to make sure they do not obscure windows or compromise circulation. Approved Document M volume 1 of the Building Regulations includes a furniture schedule (Appendix D). Proposed layouts should illustrate how this furniture is arranged without compromising circulation and views out.

6.1.11 Consideration should be given to working from home. This can be achieved by providing a flexible room to be used as an office space. Alternatively, careful design of furniture in a multi-use space may provide adequate separation of functions.

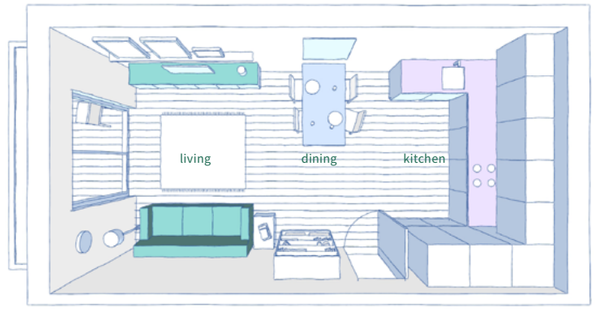


Fig.6.18 - Example of open plan living for 2 person flat.
If planning for an open plan living/kitchen/dining space, drawings must illustrate a clear distinct zone for the kitchen, dining and living areas and circulation must not be compromised. It is recommended that the principal width of the living space is at least 3.2m. An unobstructed view and access to the homes private amenity will

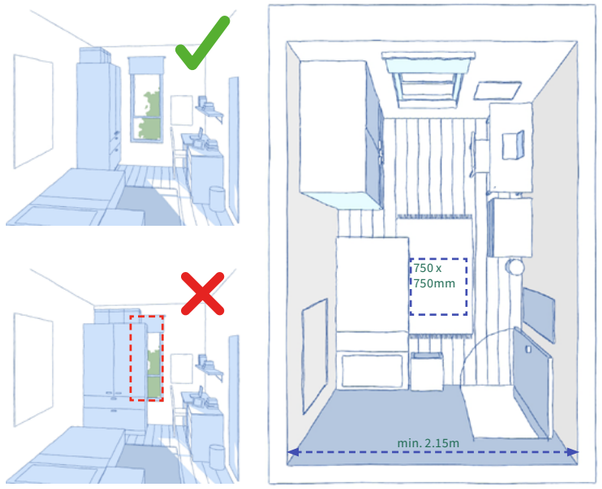


Fig.6.17 - Example single bed bedroom
Furniture should be shown on floor plans to illustrate how a room functions appropriately without compromising its use. Furniture should must not block windows or clear access routes - more details can be found in Approved Document Part M.
Plans must be flexible enough to accommodate furniture from the Part M Appendix D: Furniture schedule.
Room dimensions must meet minimum requirements set out in the Draft Good Quality Housing SPG found in Module C.

Have you allowed for adequate daylight and sunlight?

6.1.12 Adequate daylighting and sunlight are essential to wellbeing. When planning the dwelling layout, it is important to make sure that all habitable rooms have a good outlook and good levels of daylight and ventilation.

6.1.13 Non-residential buildings typically have deeper plans and taller spaces. This makes them difficult to convert into dwellings without compromising ventilation or access to daylight. Your dwelling layout must demonstrate that there will be adequate access to daylight and ventilation.

6.1.14 The following types of dwellings are actively discouraged other than where there are exceptional circumstances:

- single aspect homes that contain 3 or more bedrooms,
- homes that are exposed to noise levels with adverse effects on health and quality of life, and
- north facing single aspect homes.

6.1.15 New homes should achieve a minimum Average Daylight Factor target value of 1% for a bedroom and 1.5% for a living room. Where the development is constrained you will be required to provide a daylight/ sunlight report to ensure that every room is receiving an adequate amount of natural light.

6.1.16 New homes should be dual aspect unless there are circumstances that justify the inclusion of single aspect homes.

Fig.6.19 - Large windows fronting private and public courtyards allow ample daylight into this mews development of 5 homes (Spencer Courtyard, Finchley by **Kennedy Twaddle**)
[Credit: Henry Woide]

Fig.6.20 - Well-considered natural lighting creates a welcoming atmosphere in this communal atrium.(Aylesbury estate by **Levitt Bernstein**)
[Credit: Tim Crocker]

How does your project achieve visual and acoustic privacy?

6.1.17 Historically, visual privacy has been measured with an 18m separation distance, however this doesn't reflect the variety of spaces found in the borough. Carefully consider the orientation and arrangement of habitable rooms and use non-standard window design (such as angled, oriel, high level and rooflights) to justify tighter separation distances, while still providing adequate daylight and sunlight to residents of your development and to your neighbours.

6.1.18 Where possible rooms that share similar functions should be positioned above one another to help reduce noise transmission between noisy and quiet spaces. Technical requirements for soundproofing in separating walls and floor are set out in Approved Document E of the Building Regulations.

6.1.19 The primary aspect of new buildings in backland sites should be away from existing neighbouring windows, if minimum separation distances cannot be met. Aspect in all other directions should protect the privacy of residents and neighbours and also to avoid overlooking.

6.1.20 When subdividing or converting existing buildings you should consider the location of existing windows in neighbouring houses. Avoid positioning new windows or habitable rooms that will result in overlooking neighbours or being overlooked.

6.1.21 Ground level flats abutting onto streets should be avoided due to the limited privacy from the street which can have an adverse effect on wellbeing. Duplex typologies (homes across two storeys) provide better privacy and the opportunity for occupiers to have better separation from the street.

Fig.6.21 - A mix of home types in a compact building, it provides duplex's at street level with flats above. (Vaudeville Court, Islington by **Levitt Bernstein**)
[Credit: Tim Crocker]

Does your proposal provide enough external space?

6.1.22 All proposals for new houses must provide a suitable amount of private external space. Your proposal must justify the amount of garden space being provided. Where existing garden spaces form part or all of the development site, you must retain a suitable portion of garden space for the host property. You must just the amount of garden space apportioned to both the proposed development and the host property.

6.1.23 All proposals for flatted developments must provide a minimum of 5m² of private outdoor space for all two-person dwellings and an extra 1m² should be provided for each additional occupant. The required minimum width and minimum depth for all balconies and other private external spaces is 1.5m.

Fig.6.22 - Winter garden leading unto a balcony (Pilgrim Gardens, Evington by **PRP Architects**).
[Credit: Tim Crocker]

6.1.24 Enclosing balconies as glazed, ventilated winter gardens is considered an acceptable alternative to open balconies and is recommended for all dwellings exposed to sources of significant noise or strong wind, particularly at high level. Winter gardens should be thermally separated from the interior and the floor should be drained.

How does your proposal promote safety?

6.1.25 Your proposal should position windows to habitable rooms overlooking streets and shared access routes. This will help to animate the façades of the houses and improve natural surveillance.

6.1.26 The front entrance to a home acts as a threshold that accommodates a variety of everyday activities from collecting post to storing outdoor clothing. Entrances should be well lit, sheltered and safe in order to accommodate these functions. See PCPI Secured By Design: Homes for more details. Lighting should be designed and selected so that it does not adversely affect biodiversity and wildlife such as bats and birds. See Lighting: Threats to Bats by the Bat Conservation Trust for more details.

6.1.27 You must ensure that all exterior lighting meets the relevant UK standards for both minimum and average luminance. All new street lighting must minimise light pollution in line with current environmental requirements.

6.1.28 There are increasing crime problems associated with letterboxes, such as arson and ‘fishing’ for personal items like vehicle and house keys, credit cards, etc. In order to address such problems, where possible, incorporate mail delivery via a secure external letterbox or delivery ‘through the wall’ into a secure area of the dwelling.

6.1.29 Large developments sharing a communal entrance must have an access control system able to capture images of people using the door entry panel. Additional CCTV cameras may be installed as required covering communal entrances and lobbies, enabling visitors to be viewed from each residential dwelling. Also consider the incorporation of a secure airlock in your entrance area.

Fig.6.23 - This extension to an existing terrace promotes a sense of safety by incorporating defensible space fronting the street. (Corner House, Southwark by **31/44 Architects**)
[Credit: Rory Gardiner]

Fig.6.24 - Airlock lobbies in larger buildings provide safety to residents and reduce opportunities for intruders. (Mapleton Crescent, Wandsworth by **Metropolitan Workshop**
[Credit: Simon Kennedy]

From the street to the front door, there are a sequence of spaces that provide a place for chance encounters and encourage positive behaviours. These guidance notes ensure that the amenity of neighbours is not adversely affected. Careful thought must be given to the health and wellbeing of both residents and neighbours.

7 PUTTING PEOPLE FIRST

OBJECTIVES

1. Create internal and external communal areas that encourage interactions between neighbours.
2. Provide a mix of housing types and sizes that are accessible for all and meet the needs of present and future residents.
3. Ensure that the amenity of neighbours is protected.

7.1 GUIDANCE NOTES

Have you considered the health impacts of your proposal?

7.1.1 Poor air quality is the largest environmental risk to public health in the UK. Consider positioning habitable rooms away from sensitive façades where possible. You may be required to carry out an Air Quality Assessment on sites adjacent to transport corridors, town centres or other sources of air pollution. See Merton's Air Quality Action Plan for more details.

7.1.2 Noise and vibration from transport networks, neighbours and the streets can all affect health and wellbeing. You should consider positioning habitable rooms away from sensitive façades where possible. You may be required to carry out a Noise Impact Assessment on sites with sources of significant noise.

7.1.3 There are well understood physical and mental health benefits from active travel. Your proposal should promote walking and cycling by enhancing the environment through better walking and cycling connections. See the Healthy Streets for London guide, and Transport for London's (TfL) Walking Action Plan for more details.

7.1.4 The impact of green spaces on health is well established. New developments should include tree planting, urban greening and sustainable drainage systems in order to mitigate air quality problems on transport corridors, water quality problems and local flooding and to increase shade.

7.1.5 All substantial developments of 100+ residential units to carry out a Health Impact Assessment (HIA). HIAs assess how a development might reinforce health inequalities and inadvertently damage people's health or have positive health outcomes for the local community. Health issues must be considered at an early stage in developing your proposal.

Fig.7.25 - The new homes provide a dual aspect with living rooms and kitchens facing the busy railway line opposite. This helps position bedrooms on the quieter side of the building. (Mint Street Housing, Tower Hamlets by **Pitman Tozer Architects**)
[Credit: Kilian O'Sullivan]

Have you considered the impact of the massing of your proposal on neighbouring properties?

7.1.6 As a rule of thumb, proposals that are located to the rear of neighbouring buildings in residential areas should sit below a 25 degree line drawn from the middle of the lowest existing neighbouring habitable room window. If the proposal obstructs the 25 degree line, a detailed daylight/sunlight study must be submitted with your application. See Fig.7.2.

7.1.7 Proposals located to the rear of residential streets should be subservient to their neighbours.

7.1.8 Upward extensions may result in an undesirable sense of enclosure to the street. To maintain the openness of the street, consider articulating the building form to allow good daylighting and a view to the sky from the street. This may help avoid overshadowing neighbours.

7.1.9 Backland developments may involve alterations to multiple party wall structures. You must avoid large, blank façades abutting neighbouring properties.

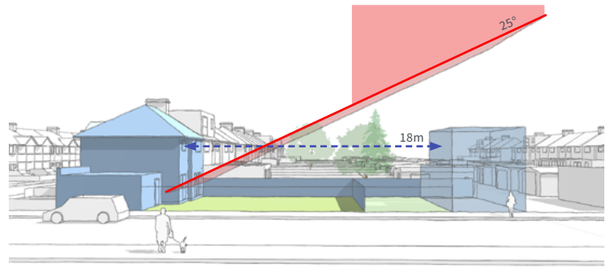


Fig.7.26 - Daylight sunlight to neighbouring windows
Proposals located to the rear of residential streets should be subservient to the street facing properties.

Fig.7.27 - A former industrial site surrounded by residential provides 10 houses and 4 apartments that are subservient to their surroundings. (Graveney Mews, Mitcham by **MAA Architects**)
[Credit: xx]

7.1.10 As a rule of thumb, the depth and height of a multi-storey rear projection should not exceed 45 degrees measured from the centre of the closest ground floor habitable room from the original structure of neighbouring buildings, see Fig.7.4 and Fig.7.5. Proposals must provide a strong design rationale and prove that the massing is not overly dominant to neighbouring properties. Side and rear elevations and perspective drawings can help justify your design approach. See BRE's Site Layout Planning For Daylight And Sunlight: a guide to good practice (BR 209) for more details.

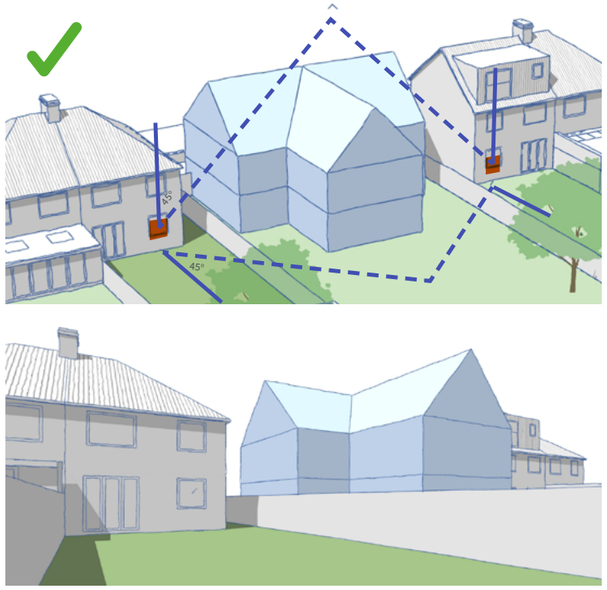


Fig.7.28 - Dominant rear projection.
Even though the proposed sits within the 45º zones, the massing disregards the character of neighbouring buildings and is out of scale. This is unacceptable.

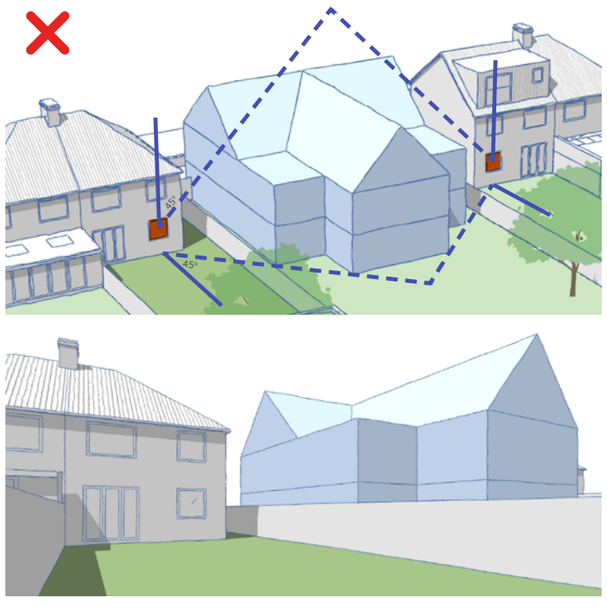


Fig.7.29 - Dominant rear projection.
Even though the proposed sits within the 45º zones, the massing disregards the character of neighbouring buildings and is out of scale. This is unacceptable.

How do your common areas foster community?

7.1.11 Communal space for circulation such as front entrance lobbies, stairs and corridors must provide a safe, functional and comfortable setting for chance encounters. Well-designed communal spaces can create a sense of pride in where a person lives.

7.1.12 Shared circulation should have views out with adequate ventilation and natural light. Designs based on double-loaded corridors are often poorly lit and ventilated. This makes for unwelcoming spaces that are avoided or neglected by residents.

7.1.13 Shared circulation spaces should be finished in robust materials in order to create desirable common spaces for residents.

7.1.14 Where you are proposing housing in conjunction with other uses in the building, give careful consideration to the separation of circulations routes. Your proposal must demonstrate how circulation routes will allow residents to maintain privacy from other users in the building.

7.1.15 Each dwelling should have its own separate entrance externally or from a shared circulation route. In the case of Houses of Multiple Occupation you must provide secure private spaces for each resident, separate and independent from shared spaces and circulation routes.

7.1.16 Communal amenity spaces should be orientated to maximise the amount of daylight and sunlight and have a strong landscape approach.

7.1.17 Proposals with shared access routes must demonstrate that they will allow easy and safe access for pedestrians. You should include design features that will encourage neighbours to interact positively. Consider including public seating areas, communal gardens and play areas where possible.

7.1.18 We encourage shared access to communal spaces across different tenures. You should avoid segregating entrances for different tenures.

Fig.7.30 - A naturally lit lobby that is generously spaced has a view through from the front door to the communal courtyard. (Kings Crescent Estate, Hackney by **Karakusevic Carson Architects**)
[Credit: Karakusevic Carson Architects]

Fig.7.31 - Bridged gallery access provides semi public front garden and better privacy and daylight. (Koekoekspreeuw, Amersfoort by **KCAP**)
[Credit: KCAP]

Have you considered accommodating a mix of uses and users in your project?

7.1.19 Subdividing existing residential properties to create two or more new dwellings can broaden the range of housing types especially in areas dominated by family housing. Consider the mix of tenure your project will bring to the neighbourhood and if this complements existing provisions.

7.1.20 Proposals for conversions must include re-provision of at least one family-sized unit where an existing family unit has been lost due to the proposal.

7.1.21 Proposals for change of use or conversion of an existing building must ensure that any loss or impact on utility, community facilities, infrastructure, or emergency services is fully mitigated. This requirement is normally satisfied by making alternative provisions on-site or elsewhere or by demonstrating that the current uses are no longer required by the community.

7.1.22 Sites in locations with commercial and business uses must be carefully designed to preserve the privacy of new residents. Proposals on these sites may also retain employment uses. Mixed-use developments have the opportunity to create a unique atmosphere in the variety of uses accommodated on the site.

7.1.23 Multigenerational living (homes consisting of at least two adult generations living under the same roof) is a growing trend across London and in Merton. If you are considering expanding your household or providing for this need you must consider how your proposal can be adapted to changing needs at various life stages. You can future-proof your development by including capped-off services for future use and maximising non-loadbearing walls to allow internal rearrangements.

7.1.24 Homes in Merton must meet the needs of our community including people with disabilities and/or reduced mobility, wheelchair users and older people. Please consider incorporating the M4(2) optional requirements of the Building Regulations.

Fig.7.32 - This scheme introduces a doctor's surgery and shop units at ground floor level with residences above. (Croxted Road, Southwark by **Panter Hudspith Architects**)
[Credit: Panter Hudspith Architects]

THIS PAGE S INTENTIONALLY LEFT BLANK

Our Local Plan sets a target to make Merton carbon neutral by 2050. Designs must demonstrate that consideration has been given to reducing carbon emissions and running costs through effective design, materials and energy systems.

OBJECTIVES

1. **Make use of robust materials that retain their aesthetic quality.**
2. **New homes should meet the challenges of rising fuel costs, flood risk and climate change.**
3. **Encourage biodiversity by integrating landscape and architecture.**

8 **ECONOMICAL AND SUSTAINABLE**

8.1 GUIDANCE NOTES

Does your project promote biodiversity?

8.1.1 The greening of urban environments is very important for enhancing biodiversity, improving air quality and general wellbeing. You must consider how your proposal will incorporate green features at an early stage.

8.1.2 Your project should endeavour to avoid a net loss of green space and provide a net gain of biodiversity. There are many ways to achieve this, for example planting trees, incorporating green roofs and including other greening measures such as sustainable drainage systems to reduce water runoff and improving biodiversity.

8.1.3 Merton is committed to ensuring that new developments incorporate green infrastructure, to help create healthy places, enhance biodiversity and address the *urban heat island effect*. All major developments (10 or more homes) must achieve an Urban Greening Factor of 0.4. See our Local Plan policy for more details.

8.1.4 You must endeavour to retain existing trees on site that are not protected. A good design will integrate existing trees into the design approach. No work can be carried out on trees protected by a Tree Preservation Order or trees in conservation areas protected by the provisions of section 211 of the Town and Country Planning Act 1990, without the consent of the Council. Using an Arboricultural Impact Assessment, you must demonstrate that your proposal will not adversely affect surrounding trees.

8.1.5 Where possible you should take the opportunity to allow for food growing such as allotments, community gardens and other innovative food growing spaces as part of your proposal.

Fig.8.33 - Introducing bat boxes in your proposal can help to Increase biodiversity
[Credit: Bat Conservation Trust]

Fig.8.34 - The 4 green roofs of this backland home provides a diverse habitat for many plant and insect species in an urban environment. (The Muse by **Bere:Architects**)
[Credit: Bere:Architects]

Have you considered how drainage will be sustainably managed?

8.1.6 In order to adapt to climate change you must maximising urban greening and increase permeable surfaces. This helps to manage flood risk through reducing surface water runoff. Paving over a front garden to create a car parking space can harm the character of the street, reduce biodiversity and increase surface water run-off. Additionally, access to the new space will remove on-street parking for others.

8.1.7 Hard-landscaped and impermeable private gardens contribute to flash-flooding in local areas. Such areas, particularly impermeable surfaces, should be kept to a minimum to allow for the maximum area of permeable surfaces, greening and planting. See our Sustainable Drainage (SuDS) Supplementary Planning Document for more details.

8.1.8 A drainage strategy must detail how surface water runoff and waste (foul) water arising from proposed developments will be managed sustainably, such as through implementation of Sustainable Drainage Systems (SuDS). All proposals in Merton are required to include details of how drainage will be managed via SuDS measures. See our Sustainable Drainage (SuDS) Supplementary Planning Document for more details.

8.1.9 Proposals involving a change of use may cause an increase in flood risk if the vulnerability classification of the development is changed (for example from commercial to residential). In such cases, you will need to show using a *Flood Risk Assessment* that future users of the development will not be placed in danger from flood hazards throughout its lifetime.

Fig.8.35 - Oborne Road Rain Gardens involved the local community to turn large areas of hard landscape in to gardens that absorb excess rainfall and appeal to wildlife. (**Elaine Hughes Landscape Design**)
[Credit: London Gov.]

Fig.8.36 - Previously a road heavily used for children drop-off, Bridget Joyce Square, London, integrates sustainable drainage and play in the public realm.
[Credit: London Wildlife Trust]

Are your chosen materials fit for purpose?

8.1.10 In order to ensure high levels of energy efficiency, the use of energy-saving materials and features should be maximised. Good quality windows and high performance insulation can reduce your home's energy consumption. This may mean a higher initial outlay but significant long-term savings.

8.1.11 Selecting robust materials with a long life span helps reduce the need for frequent maintenance. Consequently, this will reduce life-time maintenance costs and carbon emissions. Avoid high-maintenance materials such as smooth render which is easily stained and discoloured.

8.1.12 You must consider from an early stage how to minimise or eliminate the need for scaffolding to allow maintenance and cleaning. You should provide easy and safe access to allow for cleaning and servicing. See Construction Design and Management Regulations for more details.

8.1.13 Buildings with a top floor over 18m above ground level must comply with requirements to control the external spread of flames. This may affect the facade treatment of your proposal. In conversion projects you may need to make additional provisions to extend or supplement fire-fighting installations. See Approved Document B of the Building Regulations for more details.

8.1.14 The source of building materials in your project have a measurable carbon footprint. Sourcing materials locally may help to reduce the carbon footprint of the project by cutting carbon emissions in the extraction and transportation of materials.

8.1.15 To promote a circular economy consider reusing materials where possible. Consider materials engineered for thermal, structural and fire performance with low embodied carbon such as cross-laminated timber.

8.1.16 Consider using Modern Methods of Construction as a way to speed up the building process, increase building quality and avoid costly work on site.

Fig.8.37 - New-build house references the terracotta brickwork as well as the Victorian tiling to front entrances of the neighbouring terrace homes. (Lucien road by **Harp & Harp Architects**)
[Credit: Harp & Harp Architects]

Fig.8.38 - This ground-breaking use of cross-laminated timber technology significantly reduced the carbon footprint of the building in terms of the amount of material used and energy consumption. (Dalston Works by **Waugh Thistleton Architects)**
[Credit: Waugh Thistleton Architects]

Have you considered the energy consumption of your project?

8.1.17 The energy efficiency of a project may be greatly affected by its orientation on site. Large areas of glazing north-facing will bring in even light but south-facing glazing might result in overheating, if no shading is provided. Overheating may be a major problem for single aspect homes. See our Explanatory Note: Approaches to Sustainable Design and Construction and Good Homes Alliance's Overheating in New Homes for more details.

8.1.18 All proposals for new dwellings must include a Sustainability Statement within the Design & Access Statement, or a standalone statement (depending on the size of the development). You must also include an energy assessment that details how the proposal will comply with Merton's Core Planning Strategy Policy CS15 Climate Change (parts a-e) and the policies outlined in Chapter 9 of the new London Plan.

8.1.19 Energy can be collected from renewable sources such as sunlight, wind and geothermal heat. The use of renewable energy can increase the energy efficiency of a home and reduce energy bills.

8.1.20 Constructing on backland sites might make it difficult to implement renewable sources of energy such as solar and wind. You should consider other sources of energy such as ground and air source heat pumps.

8.1.21 All proposals, including refurbishments, must demonstrate the effective use of resources and materials to minimise water use and CO_2 emissions.

8.1.22 You should endeavour to future-proof your development by aiming for operation at net-zero carbon to minimise the need for retroactive improvements. We strongly encourage design teams to achieve Passivhaus standards and use the LETI Climate Emergency Design Guide when designing.

Fig.8.39 - `Passive house in Camden on a challenging mews site features a number of active and passive systems to reduce CO2 emissions and increase biodiversity. (Camden Passivehaus by **Bere:Architects**)
[Credit: Bere:Architects]

Fig.8.40 - Overhanging roof works in harmony with the energy strategy of this passivhaus by providing summer shading to the large areas of glazing positioned to the south-east. (Dundon Passivhaus by **Prewett Bizley Architects**)
[Credit: Passivehaus Trust / Prewett Bizley Architects]

There are many good contemporary examples of buildings on small sites. The best approaches to small sites harness their unique character in delivering high quality homes. This chapter highlights good examples of residential projects on small sites.

9 CASE STUDIES

9.0 WHAT IS IT?

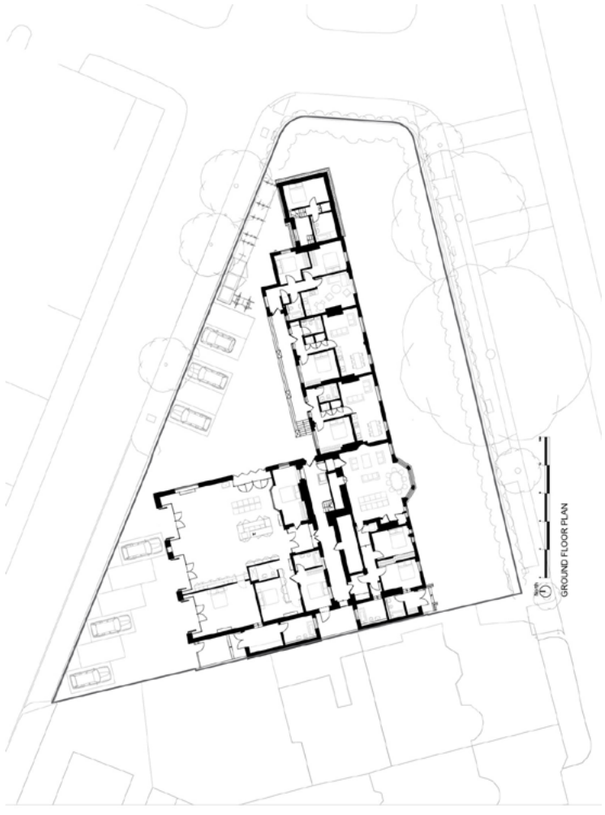
The studies in this section illustrate best practice guidance in a range of building types and site conditions.

Case studies have been chosen to highlight exemplary delivery of specific good design principles and guidance points. It should be noted however that no case study is exemplary in all respects and each case study may well under-perform against other criteria.

The format of the case study allows comparison across types and projects - each has a short description in relation to the typology, a table of key project data, a typical floor plan showing the arrangement of dwellings and circulation, and photographs.

BELSIZE PARK FIREHOUSE

Belsize Park Firehouse creates new homes from an outstanding Grade II* listed former fire station at the heart of Belsize Park. This renovation creates 20 one, two and four bedroom apartments within the existing fabric, while preserving original features of the Arts and Crafts architecture.



Project Information
Architect: Tate Harmer
Client: Platinum Land
Borough: Camden
Address: 36 Lancaster Grove London NW3 4PB
Completion date: August 2020
Current PTAL: -

Site Characteristics
Site area net (sqm): 96
Site area gross (sqm): N/A
Parking numbers: N/A

Building Characteristics
Dwelling mix: 1-bed: 14
2-bed: 5
3-bed: 0
4-bed: 1
Total: 20
Average GIA per dwelling (sqm): 77
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A
Maximum height above ground level (m): -
Maximum height above Ordnance Datum (m): -
Maximum number of storeys: 4

Tenure
Affordable: 10% PRS: 0%
Social rent: 0% Market sale: 90%

Planning use split
Non-residential use: None
GEA: 84.6
GIA: 1542
NIA: 67

Fig.9.41 (Top)
Site plan.

Fig.9.42 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

Substantial improvements to the building fabric have increased thermal performance while retaining the fire station's original elements such as timber frames and panelling, glazed bricks, fireman poles and double-height spaces of former engine bays.

ECONOMICAL AND SUSTAINABLE

A fabric-first approach to sustainability has meant that improvements have been made to the building without impacting its heritage fabric. Improvements include insulation to the roof, basement floor and external walls, along with airtightness of the doors and windows. A communal heating system for the apartments, accessed by buttons in each flat, cuts down carbon emissions and helps keep fuel bills for occupants low.

ECONOMICAL AND SUSTAINABLE

Each apartment has a dual aspect for cross-ventilation, with south-facing open plan living areas to make the most of the sunlight during the day.

Fig.9.43 - Former engine bays converted into living space.
[Credit: Kilian O'Sullivan]

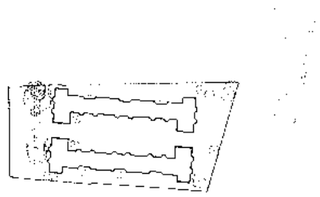
Fig.9.44- Existing fire-fighter accommodation converted into flats.
[Credit: Kilian O'Sullivan]

Fig.9.45 - Sensitive restoration of existing Grade II* fabric.
[Credit: Kilian O'Sullivan]

EXISTING - ROOF EXTENSION

MALDEN COURT

The identical pair of buildings date back to the 1930s and are located on either side of a private road which bisects the site in two equal halves. The existing three storey, flat roofed blocks placed broadly perpendicular to the main road were extended to create 9 new flats on the existing roof.



Project Information
Architect: Paul Murphy Architects
Client: Broadhaven Estates
Borough: Merton
Address: Malden Court, West Barnes Lane, New Malden. KT3 4PW
Completion date: 2012
Current PTAL: 3

Site Characteristics
Site area net (sqm): 4173
Site area gross (sqm): 4550
Parking numbers: 12 cycle spaces

Building Characteristics
Dwelling mix: 1-bed: 1
2-bed: 6
3-bed: 2
4-bed: 0
Total: 9
Average GIA per dwelling (sqm): 82
Typical number of dwellings per core: 2
Typical number of dwellings per floor per core: -
Maximum height above ground level (m): 8.2
Maximum height above Ordnance Datum (m): -
Maximum number of storeys: 4

Tenure
Affordable: 0% PRS: 0%
Social rent: 0% Market sale: 100%

Planning use split
Non-residential use: None
GEA (sqm): 921v
GIA (sqm): 813
NIA (sqm): -

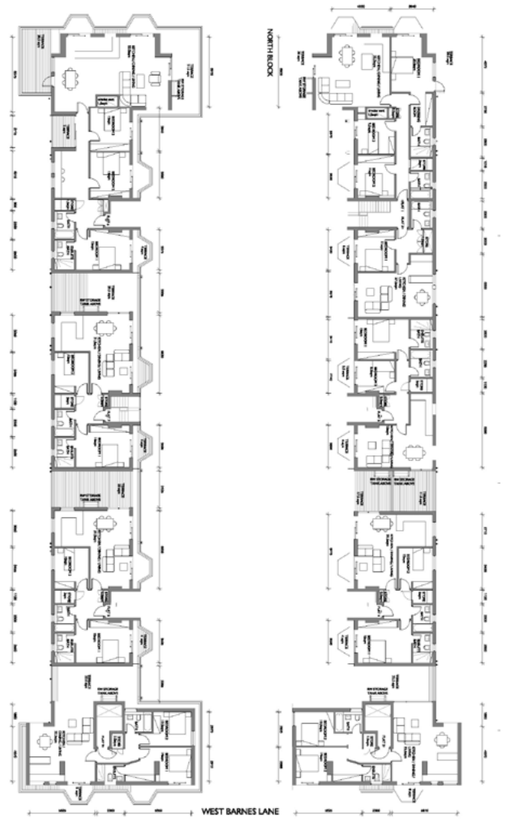


Fig.9.46 (Top)
Site plan.

Fig.9.47 (Bottom)
Third floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The insertion of the new flats left the existing untouched with no additional works to the existing interior or exterior of the blocks. The new apartments are single storey in height featuring a curved roof, with facades articulated with alternated sections of glazing and solid wall panels. The facades to the main road and internal courtyard and 'rear' elevations are set back from the existing parapet. The articulated roof-form ensures that the mass of the existing buildings remains legible and uncompromised by the new addition.

ECONOMICAL AND SUSTAINABLE

The rooftop extension minimised structural works to the existing building and disruption to the existing residents during construction through the adoption of off-site prefabrication. This manufacturing approach had the added benefit of achieving Code Level 3 of the Code for Sustainable Homes. The extension allow for harvesting of 50% of the rainwater runoff for recycling within the new flats.

Fig.9.48 - View to the main entrance of Malden Court.
[Credit: Paul Murphy Architects]

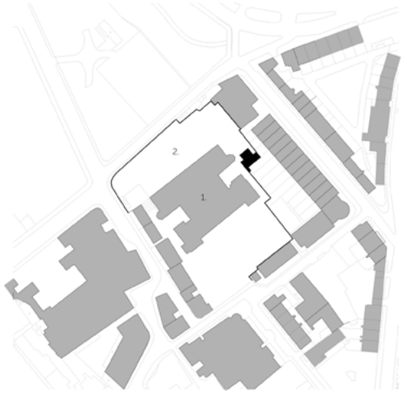
Fig.9.49 - Full height glazed doors leading on to balconies, which will minimise the need for artificial lighting.
[Credit: Paul Murphy Architects]

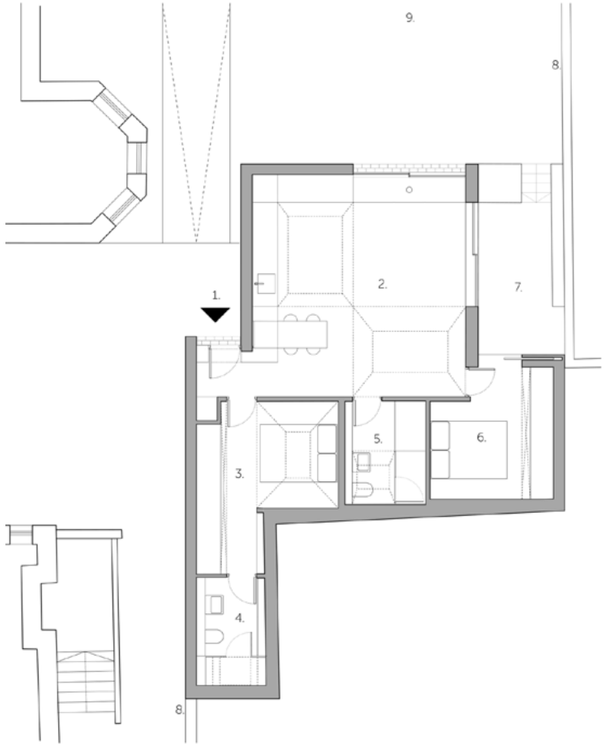
Fig.9.50 - View across private road within the site boundary of the property.
[Credit: Paul Murphy Architects]

BACKLAND - GARDEN INFILL

HIDDEN HOUSE

The house is located in a conservation area next to a Grade II listed former Victorian school on a site previously occupied by a caretaker's shed. The design carefully creates a space for the new residential dwelling on a site defined by the proximity of a tall perimeter brick wall.





Project Information
Architect: Coffey Architects
Client: Private
Borough: Islington
Address: Kingsway Place, Sans Walk, EC1 0LU
Completion date: December 2016
Current PTAL: 6b

Site Characteristics
Site area net (sqm): 96
Site area gross (sqm): N/A
Parking numbers: N/A

Building Characteristics
Dwelling mix: 1-bed: 0
2-bed: 1
3-bed: 0
4-bed: 0
Total: 1
Average GIA per dwelling (sqm): 72
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A
Maximum height above ground level (m): 3
Maximum height above Ordnance Datum (m): 22
Maximum number of storeys: 1

Tenure
Affordable: 0% PRS: 0%
Social rent: 0% Market sale: 100%

Planning use split
Non-residential use: None
GEA (sqm): 85
GIA (sqm): 72
NIA (sqm): 67

Fig.9.51 (Top)
Site plan.

Fig.9.52 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

As the site was bounded on two sides by neighbouring gardens, height constraints were critical to avoid overshadowing. It was determined that the house could not be more than a single storey in height. This nonetheless delivers good indoor and outdoor space with a shared garden at the west and a private patio to the north.

PUTTING PEOPLE FIRST

Infill development on small sites can help diversify a neighbourhood and improve the mix of uses and accommodation. This house sits alongside an office complex and has been planned with an independent entrance so that security can be managed at different hours. Carefully placed windows and roof lights ensure the privacy of the house is not compromised by the adjacent uses, which is often a concern when combining different uses close together.

PUTTING PEOPLE FIRST

Generous roof lights help bring light into the house and compensate for the limited opportunities for windows within the façades. As the house is north-facing, the roof lights are critical for bringing sunlight into the house. They have been carefully positioned so that interior spaces cannot be seen from above by nearby residents or from adjacent offices.

Fig.9.53 - View from living room and kitchen space
[Credit: Tim Soar]

Fig.9.54 - View to new home across shared access.
[Credit: Tim Soar]

MORAY MEWS

Moray Mews is a terrace of eight courtyard houses within the middle of a Victorian urban block. With potential privacy, daylight and overshadowing constraints, the massing of the proposal needed to be particularly contextually sensitive and responsive. Half of the site had previously included a two-storey dilapidated are house, enabling two-storey houses to be reintroduced in this location with no increased impact on neighbouring homes. The other homes in the new terrace are sunken with sloped roofs so that they do not impact on neighbours to the north who previously had views of an empty site.

Project Information
Architect: Peter Barber Architects
Client: Roberto Carovona
Borough: Islington
Address: 2a-9 Moray Mews, London, N7 7DY
Completion date: Spring 2017
Current PTAL: 6a

Site characteristics
Site area net (m2): 1,040
Site area gross (m2): 1,040
Parking numbers: 1

Building characteristics
Dwelling mix: 1-bed: 0
2-bed: 7
3-bed: 1
4-bed: 0
Total: 8
Average GIA per dwelling (sqm): 105
Maximum height above ground level (m): 7
Maximum height above Ordnance Datum (m): 57
Maximum number of storeys: 2

Tenure
Market sale: 100%

Planning use split
Non-residential use: None
GEA (sqm): 950
GIA (sqm): 848
NIA (sqm): 837#

Fig.9.55 (Top)
Site plan.

Fig.9.56 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

PUTTING PEOPLE FIRST

The scheme has cleverly managed issues of privacy, aspect and daylight through use of an L-shaped plan, which ensures that each dwelling looks onto its own amenity space at first floor. The rear façades are close enough to neighbouring homes to create privacy issues in all directions. In response, every room in the new development has a sideways primary aspect into the private courtyard or roof terrace to protect neighbours from overlooking. Oriel windows offer views up and down the mews with clear glass to the sides and opaque glass to the face to protect the privacy of existing buildings opposite. Trellises are used to screen views from roof terraces.

BETTER STREETS

The shallow plan of the dwellings optimises light from multiple angles into the home, despite the compact arrangement. The oriel windows located at the upper levels provide added light whilst creating architectural interest, and provide good natural surveillance of the mews street.

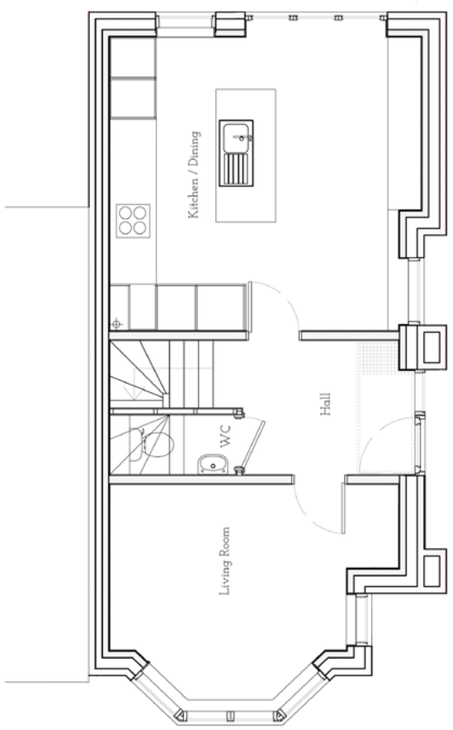
Fig.9.57 - View to entrance of new mews home.
[Credit: Morley Von Sternberg]

Fig.9.58 - View across development.
[Credit: Morley Von Sternberg]

STREET-FACING - CORNER INFILL

LUCIEN ROAD

The site of this 3-storey 2-bed house sits at the end of a terrace and that was occupied by a detached single storey garage belonging to the neighbouring property. The new house shares a party wall with 32 Mount Road and references features of the 1920/30's houses in the area,



Project Information
Architect: Harp & Harp Ltd
Client: Private
Borough: Merton
Address: 43 Lucien Road, London, SW19 8EL
Completion date: February 2020
Current PTAL: 3

Site Characteristics
Site area net (sqm): 173
Site area gross (sqm): 173
Parking numbers: 1

Building Characteristics
Dwelling mix: 1-bed: 0
2-bed: 1
3-bed: 0
4-bed: 0
Total: 1
Average GIA per dwelling (sqm): 89
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A
Maximum height above ground level (m): 8
Maximum height above Ordnance Datum (m):
Maximum number of storeys: 3

Tenure
Affordable: 0% PRS: 0%
Social rent: 0% Market sale: 100%

Planning use split
Non-residential use: None
GEA (sqm): -
GIA (sqm): 90
NIA (sqm): -

Fig.9.59 (Top)
Site plan.

Fig.9.60 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The house sits within an established context and was designed to reference both the 1930s arts and crafts terrace to which it is attached and the more formal Edwardian houses opposite whilst also being unmistakably contemporary. Details such as the white and black tiles around the entrance echo the tiled paths of its neighbours and break up the brick and render and create visual interest appropriate for the prominent corner site.

MADE IN MERTON

Clear steps have also been taken to make the new house address its corner position and frontage to both Mount and Lucien Road. The front door to the new house is placed on the side (Lucien Road) frontage to allow the building to turn the corner and properly address is context as well as creating an efficient layout internally.

PUTTING PEOPLE FIRST

The buildings massing breaks down to create a smaller more domestically scaled gable end with a large amount of fenestration giving the gable an active frontage to Lucien Road. The appropriately scaled massing avoids an overbearing appearance on the prominent corner site.

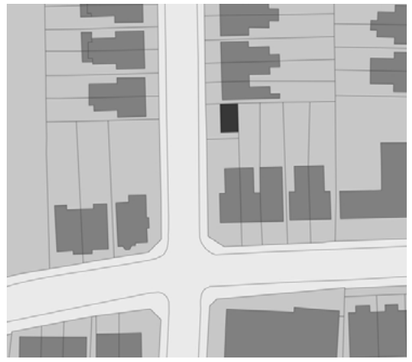
Fig.9.61 - View of house in context.
[Credit: Harp & Harp Architects]

Fig.9.62 - Decorative tiles referencing Victorian floor tiles.
[Credit: Harp & Harp Architects]

Fig.9.63 - Well-lit kitchen and dining space leading out to garden.
[Credit: Harp & Harp Architects]

POCKET HOUSE

Built on a site that previously contained a double garage and had a buildable area of 35 square metres, the project delivers a family home that thoughtfully responds to the site's physical restrictions.



Project Information
Architect: Tikari Works
Client: Tikari Works
Borough: Southwark
Address: 61D Melbourne Grove, SE22 8RG
Completion date: March 2018
Current PTAL: 4

Site Characteristics
Site area net (sqm): 82
Site area gross (sqm): 82
Parking numbers: 0

Building Characteristics
Dwelling mix: 1-bed: 0
2-bed: 1
3-bed: 0
4-bed: 0
Total: 1
Average GIA per dwelling (sqm): 105
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A
Maximum height above ground level (m): 5.5
Maximum height above Ordnance Datum (m): -
Maximum number of storeys: 2 (plus basement)

Tenure
Affordable: 0% PRS: 0%
Social rent: 0% Market sale: 100%

Planning use split
Non-residential use: None
GEA (sqm): -
GIA (sqm): -
NIA (sqm): -

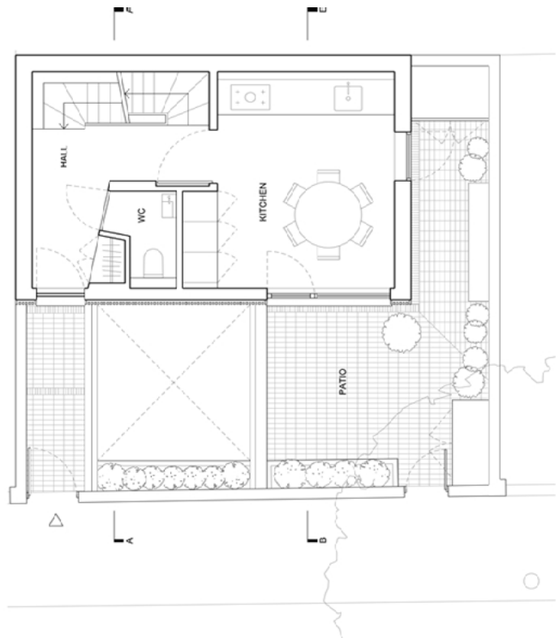


Fig.9.64 (Top)
Site plan.

Fig.9.65 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The massing of the house is subtly sculpted and set back at first floor level to align with the row of semi-detached hoses adjacent. This helps continue the strong line of the existing street frontage. Above ground a veil of fine timber wraps the ground and first floors, offering privacy as well as solar shading.

FIT FOR PURPOSE

The design places the living area at the top of the house to maximise light and views, while the bedrooms are located in the basement and around a sunken courtyard. The basement courtyard allows daylight to penetrate deep into the shallow floor plan of the house. At ground level a further external planted area is provided, which is overlooked by the kitchen and dining are.

PUTTING PEOPLE FIRST

The primary aspect of windows of habitable rooms is towards the main street and external planted areas. This helps to maintain the privacy to neighbouring properties and gardens. The carefully positioned windows and curated views make the home feel larger.

Fig.9.66 - New house is in-line with existing building lines and of a scale that sits comfortably in its existing context.
[Credit: Edmund Sumner]

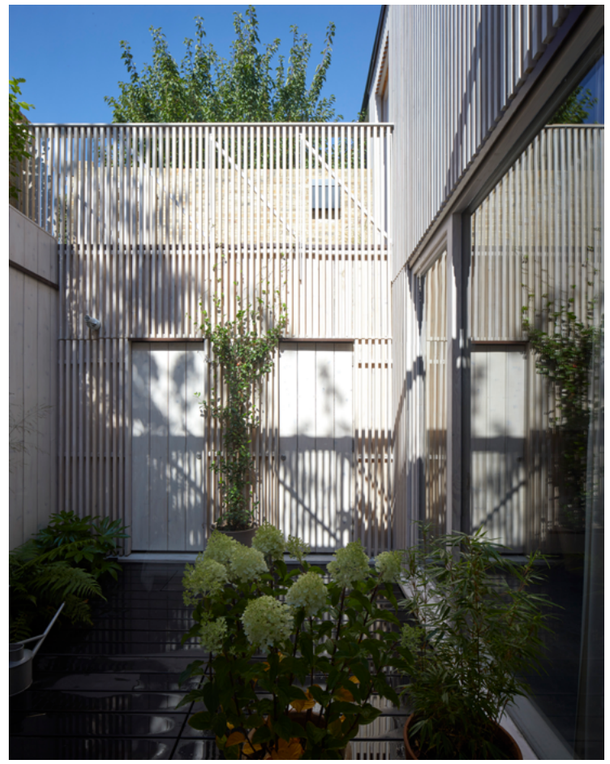
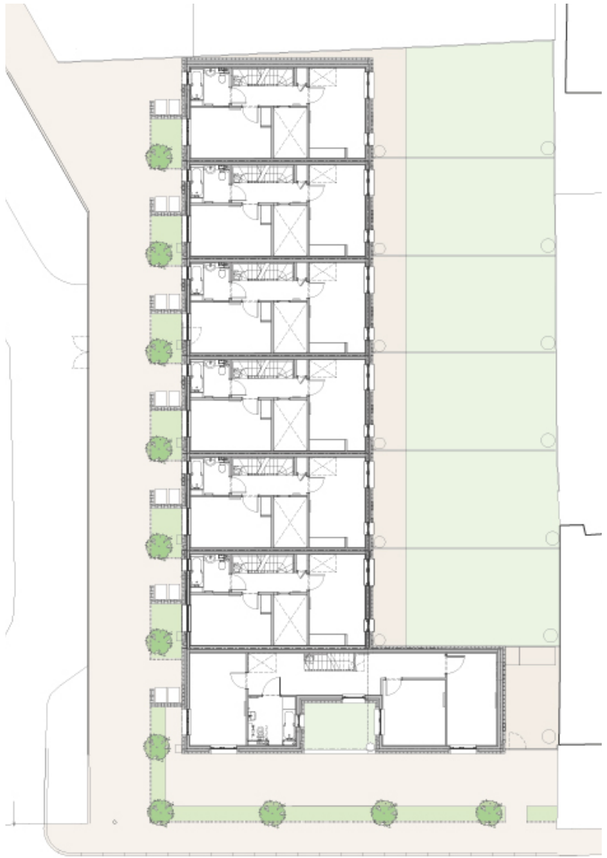


Fig.9.67 - Courtyard garden brings light to basement bedrooms as well as providing goo views out.
[Credit: Edmund Sumner]

STREET-FACING - TERRACE

NEWHAM HOUSING

The architects were appointed by the London Borough of Newham to assess the potential for developing a standard terraced house that could be used to provide affordable council housing across 17 sites throughout the Borough. Standard designs for 3-bed 6-person terraced houses that could be replicated across the sites were created.



Project Information
Architect: Bell Phillips Architects
Client: Newham Council
Borough: Newham
Address: 2-14 Florence Road E6 1DZ
Completion date: Florence Road: November 2015
Current PTAL: 5

Site Characteristics
Site area net (sqm): 1000
Site area gross (sqm): -
Parking numbers: 1

Building Characteristics
Dwelling mix: 1-bed: 0
2-bed: 0
3-bed: 7
4-bed: 0
Total: 7
Average GIA per dwelling (sqm): 118
Typical number of dwellings per core: N/A
Typical number of dwellings per floor per core: N/A
Maximum height above ground level (m): 9.5
Maximum height above Ordnance Datum (m): -
Maximum number of storeys: 2 (plus basement)

Tenure
Affordable: 0% PRS: 0%
Social rent: 100% Market sale: 0%

Planning use split
Non-residential use: None
GEA (sqm): -
GIA (sqm): -
NIA (sqm): -

Fig.9.68 (Top)
Site plan.

Fig.9.69 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

The proposal sought to deliver excellent quality of space, light and amenity regardless of orientation and context. The result is a 3-storey terraced house with garden at the rear and roof terrace at the front to animate the street. A central light-well, brings natural light down through the heart of the house. A second floor terrace supplements the rear garden providing private amenity whilst animating the street.

FIT FOR PURPOSE

The homes were designed to Lifetime Home Standards, allowing flexibility in the layout for future alterations to suit life circumstances.

PUTTING PEOPLE FIRST

Low-level planting is incorporated into front gardens of each house. This brings interest to the streetscape and provides defensible space for residents. This gives a sense of privacy, safety and security by providing defensible space.

Fig.9.70 - View of new street of terrace.
[Credit: Bell Phillips Architecture]

Fig.9.71 - View of front elevation and defensible space.
[Credit: Bell Phillips Architecture]

STREET-FACING - PARADE INFILL

CROXTED ROAD

Croxted Road is a mixed-use scheme on the site of a former dairy building. The scheme comprises nine residential units (two-bed units and three-bed maisonettes), four retail units and a doctor's surgery,

Project Information
Architect: Panter Hudspith
Client: The Dulwich Estate
Borough: Southwark
Address: 13-19 Croxted Road, SE21
Completion date: August 2018
Current PTAL: 2

Site Characteristics
Site area net (sqm): 1480
Site area gross (sqm): 82
Parking numbers: 0

Building Characteristics
Dwelling mix: 1-bed: 0
2-bed: 5
3-bed: 4
4-bed: 0
Total: 9
Average GIA per dwelling (sqm): 102
Typical number of dwellings per core: 9
Typical number of dwellings per floor per core: 4
Maximum height above ground level (m): 14.3
Maximum height above Ordnance Datum (m): 53
Maximum number of storeys: 4

Tenure
Affordable: 0% PRS: 100%
Social rent: 0% Market sale: 0%

Planning use split
Non-residential use: surgery - 500, retail - 515
GEA (sqm): -
GIA (sqm): 1020
NIA (sqm): -

Fig.9.72 (Top)
Site plan.

Fig.9.73 (Bottom)
First floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The building uses familiar elements in a contemporary manner, making striking use of a dual pitch dormer roof which is clad in a burnished copper-coloured metal and rests lightly on a brick residential terrace. Buff-toned brickwork is used extensively with openings framed in light-toned precast, also forms the surrounds of the shop front at street level, providing a civic quality to the facade.

PUTTING PEOPLE FIRST

The project is a mixed use scheme integrating retail, residential and medical uses on a single site. The GP Surgery replaced an existing nearby Surgery serving 5,500 patients that was due for closure. The new doctors' surgery is capable of accommodating up to 7000 patients which would more than compensate for the loss of the existing community facility. The proposed development provides a fit for purpose facility which has the potential to bring benefit to the local community.

PUTTING PEOPLE FIRST

Retail units front the main street and continue the parade of shop fronts. The doctor surgery is located behind the retail units, accessed via its own private entrance pavilion alongside the pharmacy. The waiting area is top lit and the treatment rooms look onto a richly planted courtyard, creating a private, calm and relaxing environment for staff and patients alike. Accessways into the separate elements of the scheme are clearly delineated and communal and private spaces are defined by boundary treatments and gates.

Fig.9.74 - Ground floor retail units continue the parade of shop fronts.
[Credit: Panter Hudspith]

Fig.9.75 - Residents' access overlooking courtyard in the GP Surgery.
[Credit: Panter Hudspith]

Fig.9.76 - Entrance to GP surgery is marked out by a form in keeping with neighbouring properties.
[Credit: Panter Hudspith]

STREET-FACING - VILLA BLOCK

FINSBURY PARK VILLAS

The road on which the site is located is characterised by large Victorian villas, which give the street a distinctive grain. The new villas were developed in response to the specific site conditions and both the choice of materials and design are rooted in the context of the site. This reinforces a feeling of appropriateness.

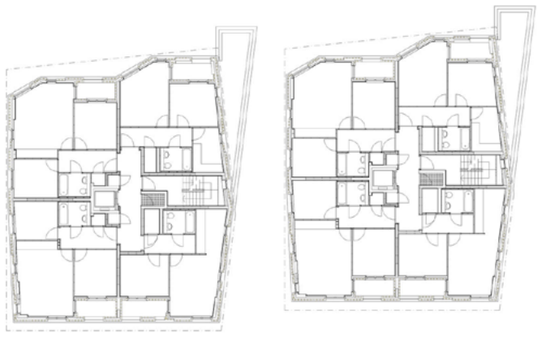
Project Information
Architect: Sergison Bates
Client: Circle 33 Housing Trust (later merged with Clarion Housing)
Borough: Haringey
Address: 378-386 Seven Sisters Road, London, N4 2PL
Completion date: July 2008
Current PTAL: 6a

Site Characteristics
Site area net (sqm): 2,200
Site area gross (sqm): 2,448
Parking numbers: 13

Building Characteristics
Dwelling mix: 1-bed: 18
2-bed: 12
3-bed: 10
4-bed: 4
Total: 44
Average GIA per dwelling (sqm): 62
Typical number of dwellings per core: 15
Typical number of dwellings per floor per core: 4
Maximum height above ground level (m): 15
Maximum height above Ordnance Datum (m): 41
Maximum number of storeys: 3-6

Tenure
Affordable: 73% PRS: 0%
Social rent: 27% Market sale: 0%

Planning use split
Non-residential use: None
GEA (sqm): 3679
GIA (sqm): 2756
NIA (sqm): 1689



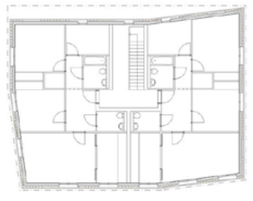


Fig.9.77 (Top)
Site plan.

Fig.9.78 (Bottom)
First floor plan.

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

The villa blocks' plan of four flats per floor results in each dwelling occupying a corner and affording them all dual aspect. To maximise the advantage of the privileged location on the edge of a park, the villas include large windows and balconies. These provide many resident with views over the park.

PUTTING PEOPLE FIRST

The villas offer family-sized maisonettes at ground and first floor level, providing ease of access and a direct relationship with surrounding amenity space. Apartments are located above, with internal layouts designed to allow maximum flexibility in the use of rooms. This is exemplified by the generous proportions of the hallways, which lend themselves to be used as more than simple circulation spaces with scope to accommodate furniture or perhaps be used as play areas.

ECONOMICAL AND SUSTAINABLE

The project was designed to make use of solar gain to reduce life-cycle energy use. Within the constraints of a dense urban site, most of the elevation is orientated towards the south, while the faceted elevations turn towards the evening sunlight. Main rooms are located towards the main façades to receive maximum sunlight, while service rooms tend to be located on the east and west façades. Each of the three buildings is compact in plan and roughly square in proportion, so as to minimise external envelope.

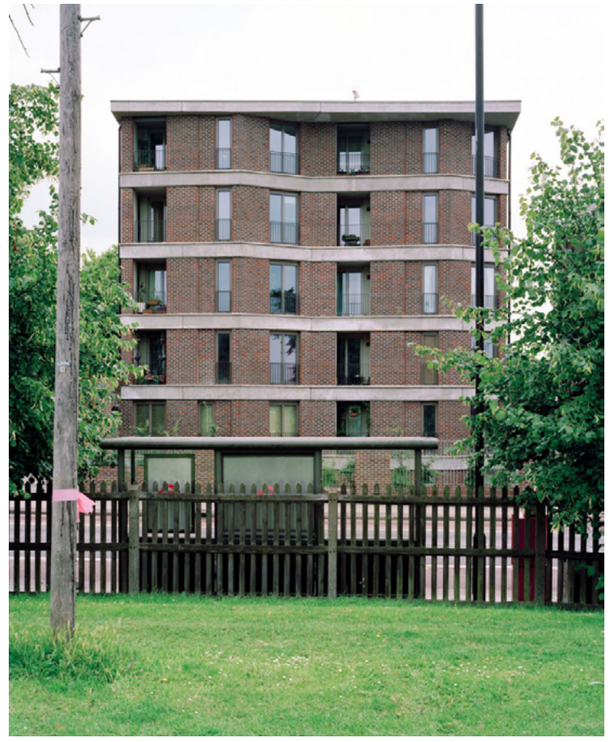


Fig.9.79 - Accommodation is split between three villa blocks which match the scale and mass of existing villas on the main road.
[Credit: Stephan Muller]

Fig.9.80 - Main rooms are located towards the main façades to receive maximum sunlight.
[Credit: Stephan Muller]

STREET-FACING - LINEAR BLOCK

BOURNE ESTATE

This scheme provides 75 new residential units in a mix of tenures, with improved public realm and open spaces, on the Grade II listed Bourne Estate in London Borough of Camden. The scheme introduces two new blocks in a form and scale that is in keeping with the original grade II listed estate layout.

Project Information
Architect: Matthew Lloyd Architects
Client: London Borough of Camden
Borough: Camden
Address: Bourne Estate, South Portpool Lane, London. EC1N
Completion date: October 2017
Current PTAL: 4

Site Characteristics
Site area net (sqm): 1350 (TBC)
Site area gross (sqm): 10700
Parking numbers: 42 (cars), 80 (cycles)

Building Characteristics
Dwelling mix: 1-bed: 23
2-bed: 35
3-bed: 14
4-bed: 3
Total: 75
Average GIA per dwelling (sqm): 77
Typical number of dwellings per core: 15
Typical number of dwellings per floor per core: 7
Maximum height above ground level (m): -
Maximum height above Ordnance Datum (m): -
Maximum number of storeys: 5 (plus basement)

Tenure
Affordable: 10% PRS: 0%
Social rent: 37% Market sale: 53%

Planning use split
Non-residential use: 216
GEA (sqm):
GIA (sqm): 7338
NIA (sqm): -

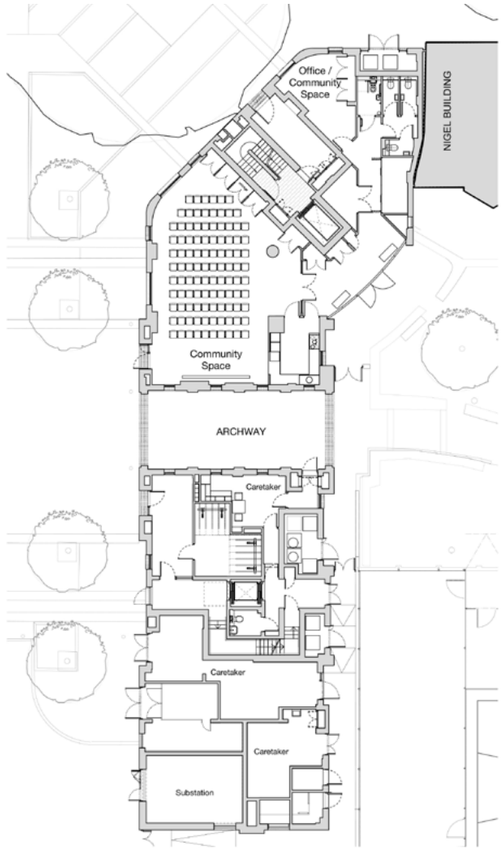


Fig.9.81 (Top)
Site plan.

Fig.9.82 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

The new infill derives from and responds to the original architecture: the footprint of the new blocks respond to those of the adjacent buildings in a form and position that seems to complete the original layout. The large areas of glazed tiled facades link to the character of the existing estate buildings. The tall arched entrances through the block are a contemporary interpretation of the arched entrances prominent on the original buildings.

PUTTING PEOPLE FIRST

Positioning maisonettes at ground level results in multiple entrances at street level, helping to activate the surrounding public space and streets. Provision of external private amenity space for every home helps to liven facades and provide natural surveillance over the public areas.

PUTTING PEOPLE FIRST

The access decks are a key communal feature that provide good views over the shared playground area and serve as outdoor extensions to the living area.

Fig.9.83 - New addition to the estate features quality materials t match the Grade II listed existing buildings
[Credit: Benedict Luxmoore]

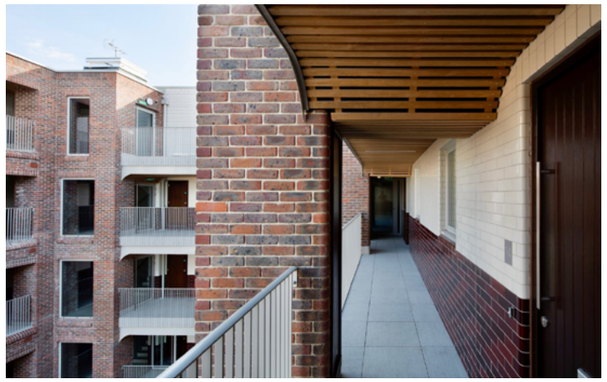


Fig.9.84 - Deck access to flats allow create communal spaces tat allow residents to meet.
[Credit: Benedict Luxmoore]

Fig.9.85 - Communal play area incorporated into the proposed works.
[Credit: Benedict Luxmoore]

STREET-FACING - LINEAR BLOCK

MARKLAKE COURT

This design for 27 new flats and maisonettes on the site of existing garages represents a new, ground-up approach to affordable housing delivery. Residents on the Kipling Estate were frustrated by overcrowding in existing homes and the lack of new affordable housing in the local area. They identified an underutilised garage site, established a community benefit society, obtained funding and formulated a brief. The brief, which was informed by a housing needs study, would see under-occupying older residents moved into the new building, in order to release larger dwellings for families.

Project Information
Architect: Bell Phillips Architects
Client: Leathermarket Community Benefit Society
Borough: Southwark
Address: Weston Street SE1 3GX
Completion date: July 2019
Current PTAL: 6a

Site Characteristics
Site area net (sqm): 894
Site area gross (sqm): --
Parking numbers: 3

Building Characteristics
Dwelling mix: 1-bed: 4
2-bed: 14
3-bed: 9
4-bed: 0
Total: 27
Average GIA per dwelling (sqm): 101.9
Typical number of dwellings per core: 11-13
Typical number of dwellings per floor per core: 2-4
Maximum height above ground level (m): 26
Maximum height above Ordnance Datum (m): 29.2
Maximum number of storeys: 7

Tenure
Affordable: 0% PRS: 0%
Social rent: 100% Market sale: 0%

Planning use split
Non-residential use: None
GEA (sqm): -
GIA (sqm): -
NIA (sqm): -

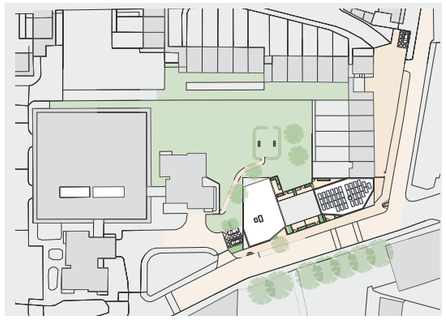


Fig.9.86 (Top)
Site plan.

Fig.9.87 (Bottom)
Ground floor plan.

This scheme is exemplary of the following Good Design Principles:

MADE IN MERTON

Aided by the architect and development managers the design was shaped through extensive local consultation, undertaken over more than a year. Every aspect of the design, from the overall massing, through to flat layouts, materials, fishes and window sizes was developed through close discussion with the local community.

FIT FOR PURPOSE

Each of the 27 new homes were designed with their new tenants needs in mind. Ground floor maisonettes were planned for those with mobility issues, and a particularly large family flat was slotted into the central section. Duplex flats are located at ground floor level to provide additional privacy and security for residents. New flats are dual aspect with generous balconies and large communal terraces above the duplexes.

Fig.9.89 - The contemporary addition strengthens the corner of the street and abuts the existing housing block.
[Credit: Killian O'Sullivan]

Fig.9.88 - Front doors onto the street provides a strong active street frontage with generous amenity above.

STREET-FACING - TOWER

MAPLETON CRESCENT

This slender 27-storey building was constructed on a leftover site from the development of the nearby shopping centre. The site is bounded by the River Wandle on one side and a sub-station and road to the others. The project created 53 one bedroom discounted homes sold to local first time buyers and 36 two and three bedroom open market homes.

Project Information
Architect: Metropolitan Workshop
Client: Pocket Living
Borough: Wandsworth
Address: 11 Mapleton Crescent, Wandsworth, SW18 4AU
Completion date: June 2018
Current PTAL: 4

Site Characteristics
Site area net (sqm): 476
Site area gross (sqm): 8418
Parking numbers: 0

Building Characteristics
Dwelling mix: 1-bed: 53
2-bed: 25
3-bed: 11
4-bed: 0
Total: 89
Average GIA per dwelling (sqm): 38 (1-bed apt.)
Typical number of dwellings per core: 5
Typical number of dwellings per floor per core: 5
Maximum height above ground level (m): 89.3
Maximum height above Ordnance Datum (m): 95.95
Maximum number of storeys: 27

Tenure
Affordable: 60% PRS: 0%
Social rent: 0% Market sale: 40%

Planning use split
Non-residential use: None
GEA (sqm): 8418
GIA (sqm): 7700
NIA (sqm): 5800

Fig.9.90 (Top)
Site plan.

Fig.9.91 (Bottom)
Typical floor plan.

This scheme is exemplary of the following Good Design Principles:

FIT FOR PURPOSE

The building has a slender profile with two wings of accommodation around a stair and lift core. The building, entrance, residents' lounge and cycle storage have a considered relationship to the River Wandle, whilst the plant and refuse storage have been handled well within the constrained floor space available, occupying less advantageous boundaries.

PUTTING PEOPLE FIRST

The building provides a mix of tenures including 53 one bedroom discounted homes for first time buyers and 36 two and three bedroom open market homes. The building provides communal terraces and a resident's lounge allowing opportunities for neighbours to meet and interact with one another.

ECONOMICAL AND SUSTAINABLE

The 27 storey tower was constructed using off-site construction methods which lead to several programme benefits, including easing the logistics on the tight site, 60% fewer truck journeys than conventional construction and 90% reduction in construction waste. The tower is made up of storey-high units that arrived on site complete with windows, doors, wiring, plumbing, paint and tiles. The units were then craned into position at the rate of one storey per day. This construction method eliminated the need for on-site storage on a very restricted small site.

Fig.9.92 - Typical flat
[Credit: Simon Kennedy]

Fig.9.93 - View to tower from the river Wandle.
[Credit: Simon Kennedy]

Approaching the design of new homes on small sites can be a complex process. A Design and Access Statement gives you an opportunity to carefully explain and justify your design.

10 DESIGN AND ACCESS STATEMENT

10.0 WHAT IS IT?

A Design and Access Statement (DAS) is a short report accompanying and supporting a planning application that explains the design thinking behind your proposal and also demonstrates that your design will be accessible to all users.

10.1 WHEN IS IT REQUIRED?

A DAS is required for all planning applications for new homes. Lower thresholds apply in conservation areas and World Heritage Sites, where some smaller applications must also be accompanied by a DAS.

10.2 WHY IS IT NEEDED?

A DAS should explain the design principles and concepts underpinning your proposal. It should demonstrate how the context has influenced the design. The statement will be used by the Council's planning team to appraise the quality of your proposal and how well it adheres to the Good Design Principles (See chapter 4).

A DAS will help to explain aspects of your proposal that may be difficult to convey otherwise. Therefore, in order to maximise your opportunity for planning approval, you must produce a DAS to accompany your planning submission.

The document must be accompanied with visual evidence in the form of plan, section and elevation drawings, as well as other visual material.

The level of detail in a DAS should be proportionate to the complexity of the application, but should not be long. A DAS template has been provided to enable you to give information that is relevant and succinct.

GLOSSARY

A

Active Travel (or active transport)

The transport of people or goods, through non-motorized means, based around human physical activity

Air Quality Assessment (AQA)

A report to determine whether a particular site is suitable for residential development and whether the development is likely to result in a deterioration of local air quality.

Amenity

Elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Arboricultural Impact Assessment

A survey and assessment of how a proposed development and its associated trees will co-exist and interact in the present and future.

Article 4 Direction

An order made by a local planning authority to remove certain permitted development rights in all, or part of, its area.

Average Daylight Factor (ADF)

A calculation to estimate the amount of light that will reach occupants inside a building.

B

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Building Control

A statutory process involving an independent third party assessment to make sure that building work complies with the Building Regulations through the process of checking plans and site inspections.

Building Regulations

A set of standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings.

C

Construction Design and Management Regulations (CDM)

Regulations governing the way construction projects of all sizes and types are planned in the UK

Character

A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Code for Sustainable Homes

A new national standard for sustainable design and construction of new homes launched in December 2006.

Community Infrastructure Levy

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area

Any area of special architectural or historic interest designated by the Local Authority.

Covenant

A formal agreement (or undertaking) between two or more parties to do something or to refrain from doing something, normally building work.

D

Delegated Powers

A power conferred to designated planning officers by locally elected councillors so that the officers may take decisions on specified planning matters on behalf of the council.

Design Review Panel (DRP)

A panel that advises us on design issues relating to new development schemes and proposals for public spaces, including major planning applications and pre-application development proposals.

E

Environmental Impact Assessment (EIA)

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Easement

A right which a person has over land owned by someone else.

F

Flood Risk Assessment

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Full Application

A planning application seeking full permission for a development proposal, with no matters reserved for later approval.

G

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Gross Internal Area (GIA)

The area of a building measured to the internal face of the perimeter walls at each floor level.

Gross External Area (GEA)

The area of a building measured externally at each floor level.

H

Habitable Room

Defined under Part M of the Building Regulations: “a room used, or intended to be used, for dwelling purposes including a kitchen but not a bathroom or utility room.”

Health Impact Assessment (HIA)

A process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project.

Heritage Statement (Heritage Impact Assessment)

A document that assesses the significance of heritage assets and/or their settings affected by a development, and of the impacts of that development upon them.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Houses of Multiple Occupation (HMO)

A property rented out by at least 3 people who are not from 1 ‘household’ (for example a family) but share facilities like the bathroom and kitchen.

L

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest.

Listed Building Consent

Consent required for the demolition, in whole or in part of a listed building, or for any works of alteration or extension that would affect the character of the building.

Local Listing (or Building of Local Importance)

Locally important building valued for contribution to local scene or for local historical situations.

Local Plan

A plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area.

London Plan

Sets out the economic, environmental, transport and social framework for the future development of London.

Luminance

The apparent brightness, how bright an object appears to the human eye.

M

Massing

Refers to the perception of the general shape and form as well as size of a building.

Metropolitan Open Land

Land intended to be protected as an area of landscape, recreation, nature conservation or scientific interest.

Mixed use (or mixed use development)

Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Modern Methods of Construction

A range of off-site manufacturing and on-site construction techniques that benefit from factory conditions and mass production.

Multi-generational Dwelling

Homes consisting of at least two adult generations living under the same roof.

N

National Planning Policy Framework (NPPF)

Sets out the Government's economic, environmental and social planning policies for England.

Natural Surveillance (or passive surveillance)

The discouragement to wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows.

Net Internal Area (NIA)

Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor level

Net Zero Carbon Building

A building that is highly energy efficient and fully powered from on-site and/or off-site renewable energy sources.

Noise Impact Assessment

An evaluation of the effect of noise, which will arise as a result of the proposed development.

O

Outline application

A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters.

Overbearing

A term describing the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

Overlooking

A term describing the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.

Overshadowing

The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

P

Party Wall

Party walls stand on the land of 2 or more owners and either form part of a building or don't form part of a building, such as a garden wall (not wooden fences).

Party Wall Agreement

A legal agreement made between neighbours regarding any building work that affects a party wall or boundary.

Permitted Development (or Permitted Development Rights)

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Planning Applications Committee

A meeting where elected councillors assemble to decide whether planning applications should be approved or rejected and whether approved applications should have planning conditions or planning obligations attached to them.

Planning Condition

Requirements attached to a planning permission to limit, control or direct the manner in which a development is carried out.

Planning Inspectorate

A body of professionals responsible for processing planning and enforcement appeals and community infrastructure levy charging schedules amongst other responsibilities.

Planning Obligation (or “Section 106” Agreement)

A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Prior Notification (or Prior Approval)

Prior notification is a procedure whereby a developer must notify the planning authority of proposals before exercising permitted development rights

Public Realm

Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use, including streets, squares and parks.

Public Right of Way

A highway over which the public have a right of access along the route.

R

Renewable and Low Carbon Energy

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment used for heating and cooling as well as generating electricity – from the wind, the sun and geothermal heat.

S

Site Area

The total area of the site within the site title boundaries, measured on a horizontal plane.

Site Area Gross

The Site Area plus any area of adjoining roads, enclosed by extending the boundaries of the site up to the centre of the road, or 6m out from the frontage, whichever is less.

Site Area Net

The land that is available for development.

Streetscape

The general appearance and visual character of a street that results from its constituent buildings, features and form.

Sui-Generis

A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Supplementary Planing Guidance (SPG)

Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainable Drainage Systems (SuDS) (or Sustainable Urban Drainage Systems)

A collection of water management practices of drainage in and around a developments by allowing natural processes to break down pollutants in rainfall.

Sustainability Statement

A report that covers all aspects of the environmental impact of a planned development.

T

Terracing Effect

A term used to describe the closing of gaps between houses by extending the houses sideways, for example a double garage between semi-detached properties.

Tree Preservation Order (TPO)

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value.

Transport Network

A structure that permits vehicular movement include but are not limited to road networks, railways, air routes, pipelines, aqueducts

Townscape

The landscape within a built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

Townscape Study (or Townscape Character Assessment)

A study to identify the architectural and spatial features within a settlement that contribute to the quality of visual experience.

U

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories.

Urban Greening

Public landscaping projects that create mutually beneficial relationships between city dwellers and their environments.

Urban Heat Island Effect

An environmental problem occurring in metropolitan areas in which the air temperature is significantly higher than in suburban areas due to human activities.

W

Wayfinding

The use of spatial and environmental cues to guide people through a physical environment and enhance their understanding and experience of the space..

MERTON COUNCIL
FUTURE MERTON

Merton Civic Centre, London Rd, Morden SM4 5DX