SECTION 5 BUILDING DESIGN GUIDELINES

5.1 GENERAL GUIDELINES

Where relevant any building in the redevelopment will be expected to comply with the following guidelines in order to ensure the built fabric of the redevelopment is of the highest standard and that building design ensures a safe, attractive and successful Public Realm.

5.1.1 INTRODUCTION

The building layout should take account of the character of the area & topography of the site, including its shape, contours & subsoil; and the local ecology & micro-climate.

5.1.2 PASSIVE DESIGN

Buildings should be designed to optimise passive design principles and mitigate the effects of adverse environmental conditions.

5.1.3 NOISE

The needs of neighbours in close proximity should be reflected in the siting and layout of buildings within the Building Zones. Quieter activities should be located away from noisier activities and neighbourhood noise, wherever possible. Noisy activities should be located away from sensitive receptors including neighbouring properties.

5.1.4 SECURITY

Boundaries to the public realm should be clearly defined, should discourage trespass & vandalism and buildings should be designed to ensure good visibility to facilitate surveillance across the site. Buildings should be designed in accordance with Secure by Design principles.

5.1.5 SETBACKS

In areas where the building line is held back from the Building Zone boundary, the residual space should be designed to complement the adjacent open space.

5.1.6 SIGNAGE

Signage should be integral to the buildings and Public Realm of the redeveloped site. The use and scale of signage should be sympathetic to the building on which it relates as well as the whole character of the Public Realm. Signage can be used on any building typology and should be clear and legible.

The application of signage for may vary, for example it may be set behind or in front of glass frontages, be applied to awnings, or can be fixed to or integrated into the building facade. Any integrated or fixed signage should be sympathetic with the architecture of the building on which it is located, and any projecting signs should not obstruct the width of the roadway or footpath, nor compromise the integrity of the Public Realm.

Signage for residential buildings should be sympathetic with but distinct from any signage for the REEC campus to improve wayfinding and avoid confusion.

5.1.7 LIGHTING

Lighting design for buildings should balance a number of criteria such as character & ambience with legibility & wayfinding and safety & security, as well as sustainability & light pollution. Glare & light pollution should be controlled to minimise stray light and in particular its impact on residential amenity and on habitat.

Residential buildings may be gently illuminated via concealed light sources. Educational and commercial buildings may be illuminated to enhance key architectural features. Landmark parts of the College buildings in particular should be illuminated to reflect their prominence and importance in the urban context.

Lighting may be used to express buildings at ground level, particularly at entrances and to enhance Active Frontages (including any commercial or community-use parts of residential buildings eg Ground floor retail or leisure). Illuminated signage should be carefully designed to integrate with the design approach and architecture of the building. At entrances, increased ambient lighting levels should be incorporated to aid the transition from exterior to interior.

Light fittings should be concealed where possible, or otherwise designed and positioned to reflect the architecture and character of the building. External cabling/conduits should be avoided where possible.

5.1.8 RAINWATER & SANITARY PIPES

Rainwater & sanitary waste pipes should not be visible on the facades, but where unavoidable should be fully integrated into the architecture of the building & facade composition.

5.1.9 MATERIALITY

Buildings should be built using materials that are high quality, durable and resilient. The palette of materials should be chosen to complement each other and their use should provide continuity between different places within the redevelopment, and with the existing context.

Where specific buildings and features should stand out from the general redevelopment, for example to serve as landmarks, contrasting materials and/or colours should be permissible. Conversely, where buildings are not intended to stand out this should be reflected in the choice of colour and material.

Facades should be designed to avoid vandalism, damage, water staining, uneven weathering and decay.

5.1.10 APPEARANCE

Facades should be design with consideration of appearance from their surroundings and with consideration to potential implications of overlooking private residential spaces.

5.2 ACTIVE FRONTAGES

Street level frontages should activate the adjoining Public Realm to ensure the redevelopment engages with its context and to promote security.

5.2.1 ACTIVE FRONTAGES

Making frontages 'active' adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Activity node – concentration of activity at a particular point.

Buildings should be designed with predominantly Active Frontages along ground floors where they interface with the Public Realm. Appropriate materials should be used to maximise transparency and create vibrant frontages. This in-turn promotes passive surveillance and increased security of both public and private realms. Refer to diagram 5.2.1. Where appropriate, activities should spill out into adjoining external spaces.

Parts of the College, Tech Hub and Residential Building Zones that should have Active Frontages are identified in sections 2.2, 2.3 and 2.4 respectively.

Active Frontages should be understood to include appropriately-designed frontages of dwellings that are accessed from and that overlook the Public Realm. In such instances the design of the facade should ensure opportunities to look out over the Public Realm, whilst maintaining appropriate levels of privacy to the dwelling. Such dwellings should be provided with defensible spaces as described in section 5.3. Active frontages to the College, Tech Hub and School buildings should be understood to include façades that are visually permeable between inside and outside which relate to spaces that are likely to be occupied during most of the College/School/work day.

In the design of buildings it may be appropriate and necessary to include areas of facade where the frontages are not active. In facades that have been designated in section 2 as requiring active facades, *inactive frontages* should not exceed 15m in length, should be limited in number and frequency, and the sum of inactive frontages should not constitute more than 1/3 of any one facade. Where Active Frontages cannot be provided, landscaping should be used to provide an attractive and secure boundary wherever possible. Refer to diagram 5.2.2.

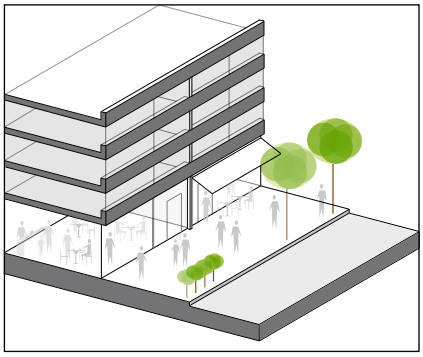

DIAGRAM 5.2.1
ACTIVE FRONTAGES ENLIVEN THE PUBLIC REALM AND PROVIDE PASSIVE SURVEILLANCE AND INCREASED SECURITY.

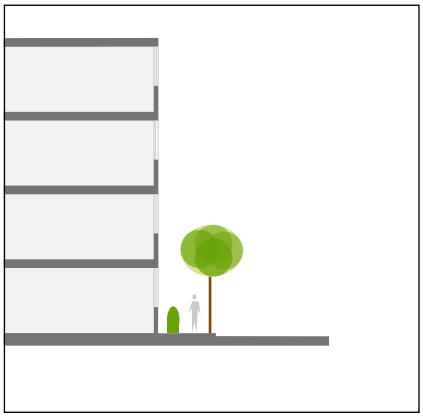

DIAGRAM 5.2.2 WHERE ACTIVE FRONTAGES CANNOT BE PROVIDED LANDSCAPING SHOULD BE USED TO PROVIDE AN ATTRACTIVE AND SECURE BOUNDARY WHEREVER POSSIBLE.

5.3 DEFENSIBLE SPACE

Ground floor dwellings should be provided with private defensible external spaces where they adjoin public or shared spaces. These areas should provide valuable amenity and privacy, and enhance security of both the public and private realms.

5.3.1 DEFENSIBLE SPACE

Ground floor dwellings should be provided with defensible/privacy areas of a minimum depth of 2m along their length where they have doors or windows at ground floor level. These should provide adequate separation between the private home and the Public Realm and enhance the living quality of ground floor dwellings. This space may be outside the building line, or it may be partially or fully recessed into the building as illustrated in diagrams 5.3.1. The defensible space should not be recessed more than 2m to ensure good lighting. Defensible spaces should not be deeper than 5m to ensure that frontages remain active and related to the Public Realm. The measured dimension of a defensible space should include its enclosure and any boundary planting to avoid reducing the Public Realm.

The boundaries of a defensible space should offer security and visual privacy, whilst allowing passive surveillance of the Public Realm. The height of this boundary must be a maximum height of 1m. The boundary between the defensible space and the Public Realm should be constructed from a combination of a wall or railing with planting to add a greener appearance to the Public Realm. Where a building has multiple tenants, boundary planting should be maintained by the management company.

For residential properties, all internal ground floor levels should correspond to external levels with a vertical tolerance of up to 1m as illustrated in diagram 5.3.2. This should ensure that frontages remain related to the Public Realm, whilst allowing for additional privacy and security. Level access should be provide between the interior and the defensible space. Where the defensible space is raised, there should not be any access from the Public Realm to the space beneath it.

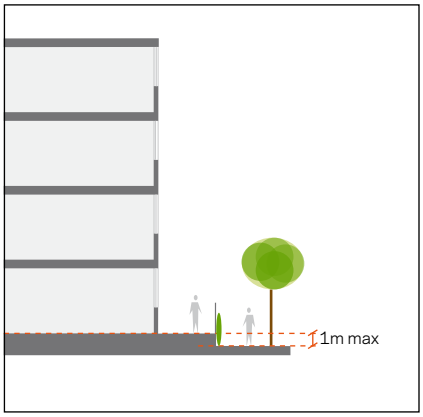

DIAGRAM 5.3.2
DEFENSIBLE SPACE SHOULD RETAIN A RELATIONSHIP WITH THE PUBLIC REALM

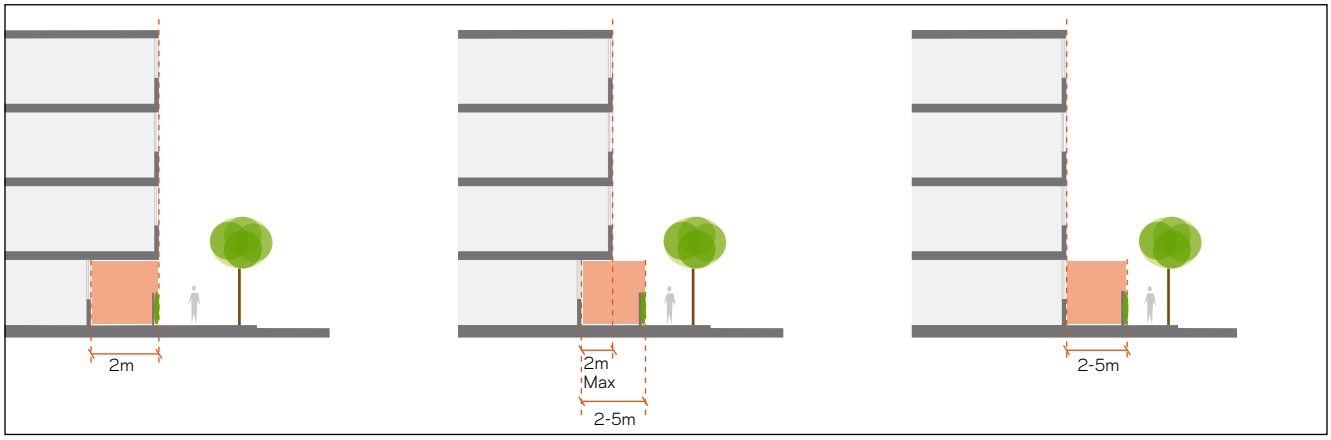

DIAGRAM 5.3.1
THE POSITION OF GROUND FLOOR DEFENSIBLE SPACE CAN BE RECESSED OR PARTIALLY RECESSED INTO THE BUILDING

5.4 ENTRANCES & ACCESS

Entrances to buildings should be clearly identifiable, safely designed and accessible.

5.4.1 ENTRANCES

Entrances should be fully integrated with the architecture of the building and have a clear hierarchy. They should have an appropriate level of prominence and be well marked. This is to maximise access and provide visitors with a legible understanding of buildings. Refer to diagram 5.4.1.

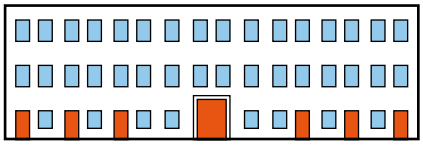

DIAGRAM 5.4.1
ENTRANCES SHOULD HAVE A CLEAR HIERARCHY, WITH COMMUNAL AND MAIN ENTRANCES GIVEN GREATER PROMINENCE.

Entrances should be expressive of the individual character of the unit to which they offer access, while retaining the continuity of the street frontage. This allows the individuality of unit to become a positive feature of the street, while still delivering a coherent frontage to the Public Realm.

Buildings should meet the ground with a level transition from outside to inside. Ground junctions should be carefully designed to mitigate detrimental effects of steps and slopes at threshold locations. Level access should be provided to all entrances of buildings. Refer to diagram 5.4.2. For non-residential properties, all internal ground floor levels should correspond to external levels with a vertical tolerance of up to 0.3m. This would minimise the effect of the slopes on accessibility and ensure connectivity of interiors with the Public Realm. Refer to diagram 5.4.3. For residential properties also refer to section 5.3.

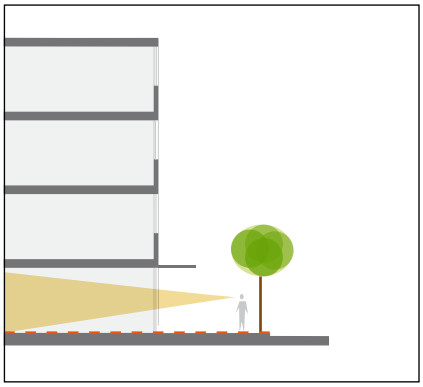

DIAGRAM 5.4.2
SHARED ENTRANCES SHOULD HAVE LEVEL THRESHOLDS, AND OFFER VIEWS TO THE INTERIOR

The space immediately outside the entrance should be adequately sized and sheltered from the elements, for example with a canopy, to provide a transition between the interior and exterior. Refer to diagram 5.4.2.

At entrances, increased ambient lighting levels should be incorporated to aid the transition from exterior to interior.

5.4.2 LOBBIES

Lobbies should be designed as Active Frontages with a direct relationship to the adjacent Public Realm or shared amenity spaces. They should be predominantly glazed to offer views into entrance space, whilst providing security as necessary. This is to encourage passive surveillance and provide unobstructed views from the Public Realm into the adjoining active spaces. This should create vibrant frontages to lobbies, which should help animate the Public Realm and enhance natural surveillance.

The design of the Lobby should encourage use of the principal access stairs in shared circulation cores. Lifts, stairs and dwellings should be easy to find and navigate by all users - including visitors, disabled and older people.

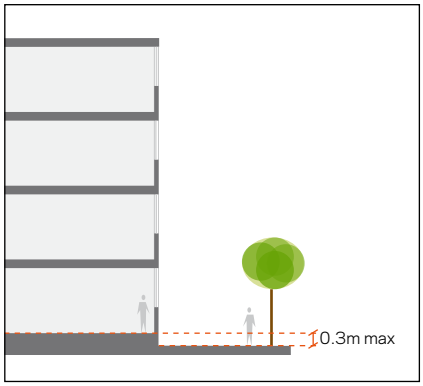

DIAGRAM 5.4.3
GROUND FLOOR LEVELS SHOULD CORRESPOND WITH EXTERNAL LEVELS

Shared residential entrance lobbies should be large enough for people to manoeuvre with shopping and baby buggies, and for wheelchair users to move with ease. Shared circulation cores should provide intercom control in every dwelling linked to the main front door for electronic lock release.

5.4.3 RESIDENTIAL ACCESS

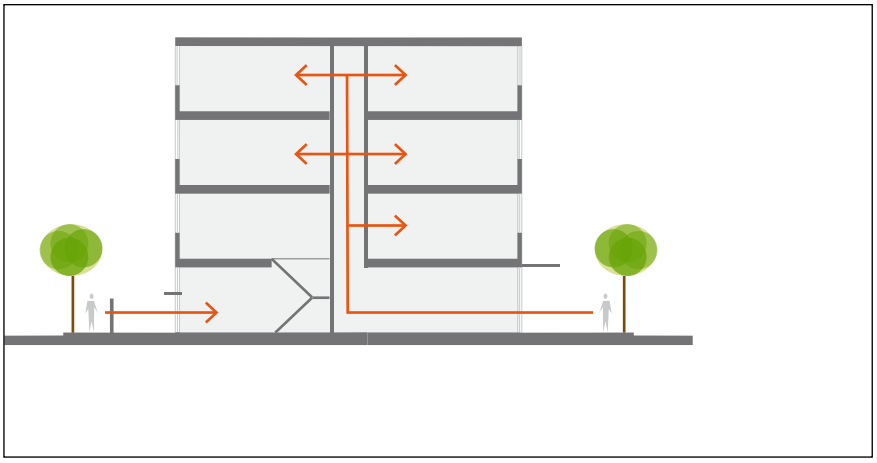

DIAGRAM 5.4.4
GROUND FLOOR RESIDENTIAL UNITS SHOULD HAVE DIRECT EXTERNAL ACCESS, AND ENTRANCES SHOULD BE SHELTERED

Access to maisonette or lower level dwellings should be from a private front door externally from the street. 'Defensible spaces' should be provided to these dwellings as described in section 5.3. Access to upper level dwellings should be from a shared lobby entrance at street level. Where upper level dwellings share an entrance, any given vertical access core should only by exception provide access to more than 8 dwellings at any level, in order to maintain a sense of ownership and security. Refer to diagram 5.4.4.

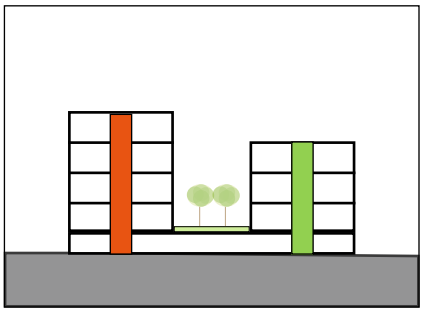

DIAGRAM 5.4.5
CIRCULATION CORES SHOULD BE DISTINCT AND READILY IDENTIFIABLE

5.4.4 CAR PARKS

Access from any shared undercroft or podium car park should be via a circulation core which should be easily accessible and secure. Tenants and visitors should easily be able to identify which core they are entering from the shared car park when multiple circulation cores are provided. Refer to diagram 5.4.5.

5.4.5 ESCAPE ROUTES

Escape routes should be obvious from all areas of shared circulation and from every dwelling entrance.

5.5 BUILDING HEIGHT

The height of buildings should be controlled to ensure that the development is of an appropriate scale without overconstraining the potential design of the buildings.

5.5.1 MEASUREMENT OF BUILDING HEIGHT

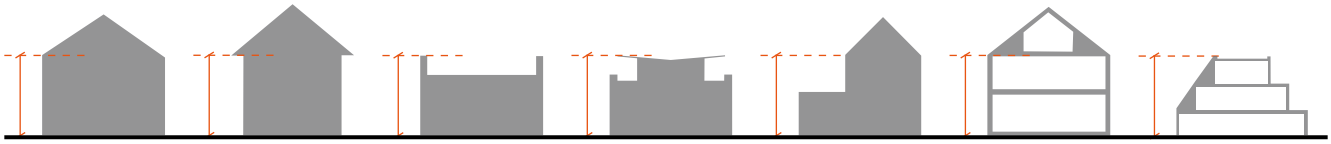

DIAGRAM 5.5.1
MEASUREMENT OF BUILDING HEIGHT

Building Zones are provided with a parameter identifying the maximum height of buildings in that zone. Buildings that extend beyond the relevant parameter should not be permissible. Site-wide building height parameters are identified in Parameter Plan (PL-05). Specific height parameters for each Building Zone are identified in their respective Parameter Plans.

Building Height should be measured to the top of the parapet or top of the eaves, as illustrated in diagram 5.5.1; in the diagram, all of the buildings are the same height. Where a building is designed such that there are multiple eaves or parapet levels, all must be within the Building Zone's height parameter.

Building heights on the Parameter Plans are all expressed in metres Above Ordinance Datum (AOD), as well as in terms of relative level based on a typical ground level of 9.20m AOD which is common across much of the site and its boundaries. In the event of a discrepancy between the quoted values, the absolute maximum expressed in metres AOD should take precedence, and any changes to the proposed future ground level should not increase or decrease the proposed maximum height of the Building Zone.

A restrictive set of projections associated with the building, such as rooftop plant and exhaust flues, should be permitted to extend beyond the building height parameter - these elements are identified in sections 5.9 and 5.10 of this Design Code. This is to ensure that the overall mass of the buildings can be controlled, without requiring overly large building zones to be provided in order to accommodate minor, unavoidable, or beneficial projections.

5.6 BUILDING MASSING

Buildings should be designed so that their general shape and size is clear, legible and supports the creation of clear, legible and high quality places. The design of building's facades should support their overall massing.

5.6.1 BUILDING MASSING

Buildings massing should be articulated to create visual interest and prevent contextually overly-large and inappropriately uniform buildings, whilst being cognisant of the design of other buildings in the redevelopment to ensure a sense of being part of a campus. Differentiation should be provided by employing one or more of the following strategies: setbacks, geometry, detailing of building materials, different cladding material, different facade system, different window proportion, increased percentage of glazing, etc. Refer to diagram 5.6.1.

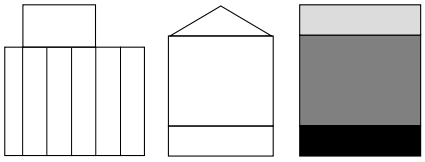

DIAGRAM 5.6.1
BUILDING MASSING SHOULD BE DIFFERENTIATED

Where practical opportunity should be taken to provide shared/private amenity space at roof level in the form of roof terraces. Roof terraces on upper or top floors in particular should provide generous shared amenity space for residents or for larger family apartments. Refer to diagram 5.6.2 and section 5.7.

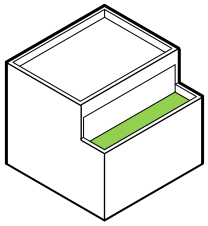

DIAGRAM 5.6.2
BUILDING SETBACKS SHOULD BE USED TO PROVIDE AMENITY SPACES

Building massing should generally be consistent and continuous to define the urban block and street layout. Continuous building lines are preferred as they provide definition to, and enclosure of, the Public Realm; they also make navigation by blind and partially-sighted people easier. Wherever practical, recesses and projections to overall building form facing the street should only be used to denote entrances in order to assist wayfinding. Refer to diagram 5.6.3.

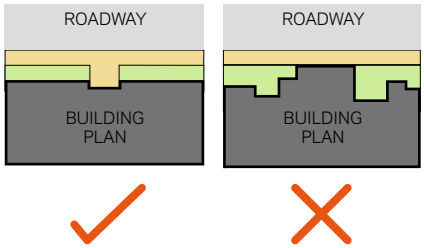

DIAGRAM 5.6.3
CONTINUOUS BUILDING LINE (PLAN VIEW)

Building massing should be informed by the effects of overshadowing private and shared amenity spaces, whilst considering the needs of solar-shading and the comfort of internal spaces.

Facade composition should emphasise and complement the overall building form and support the creation of a high quality environment.

5.7 BALCONIES

Balconies should be used to provide private outdoor amenity space to upper level spaces, and will be required for flats without a ground floor external space.

5.7.1 BALCONIES

Balconies may be incorporated into the design of the buildings. Balconies may provide private amenity space to upper floor spaces. Balconies with level access are required for dwellings without private gardens at ground floor or podium level, in accordance with policy DM DC 6. Where dwellings are provided with a single balcony, this should be accessible off of the main living space. Where dwellings are provided with multiple balconies, the largest balcony should be accessible from the main living space(s).

Balconies should have a positive impact on the architecture of building and provide useful, pleasant, private outdoor space for residents, students and staff. Balconies may be designed as projecting, semi-recessed or fully-recessed, but should be fully integrated within the formal composition of the building and the architectural detail and language of the facades. Wherever practical, steps in the building form should be taken advantage of to provide external amenity space. Refer to diagrams 5.7.1-5.7.4. Balconies should not appear to be 'bolted-on'.

Balconies should have solid floors draining to a downpipe integrated into the building's architecture. Soffits to balconies, or to the recesses of balconies, should be provided with high quality solid soffits that are consistent with the architectural language of the building. Balustrades should be designed to allow privacy when viewed from below, whilst allowing views out from a seated position.

Where balconies are provided, these should be designed to limit the overlooking of private spaces, in particular existing Private Gardens and bedrooms. Screens should be provided to allow for privacy from neighbouring properties. Balconies should be designed in accordance with Secure by Design principles.

Individual projecting balconies are allowed to project up to 4m beyond the Development Zone boundary as defined in the Parameter Plans. To ensure that balconies are usable, the main balcony to a dwelling should not be less than 2m in either length or depth and balconies should have a clear height of at least 2.5m. Where dwellings have multiple balconies, additional balconies may be reduced in size. The minimum dimension of the balcony should not be reduced by the enclosure (eg balustrade).

Where balconies may be subject to high levels of noise (NEC noise category C or D) or very strong winds, glazed and ventilated winter gardens can be provided as a replacement. Where winter gardens are provided, these should be thermally separated from the interior, they should be drained, and should be designed to avoid overheating in summer.

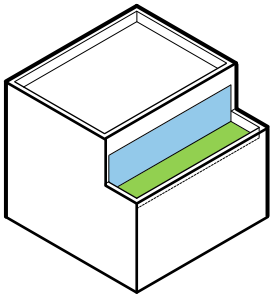

DIAGRAM 5.7.1
BALCONY AS PART OF BUILDING FORM

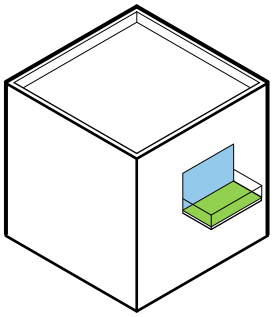

DIAGRAM 5.7.2
PROJECTING BALCONY

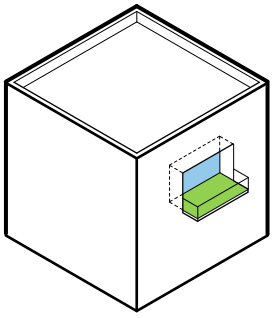

DIAGRAM 5.7.3
PARTIALLY PROJECTING BALCONY

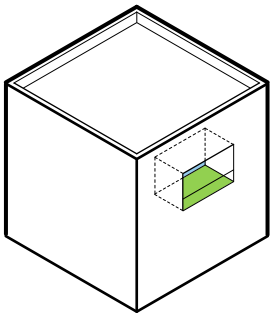

DIAGRAM 5.7.4
RECESSED BALCONY (OR LOGGIA)

5.8 LIVING ROOFS

The redevelopment should encourage the use of Living Roofs, particularly where roofs are overlooked. Buildings with a flat roof footprint larger than 100m² should be provided with a living roof, in accordance with local regulations.

5.8.1 LIVING ROOFS

The use of Living Roofs, including green and brown roofs, on lower buildings should be encouraged. This should provide a visual amenity for buildings overlooking them, as well as an ecological benefit to all buildings. Where practical, rooftops should be designed to encourage stormwater recycling and assist in managing rainwater.

All buildings with a flat roof footprint larger than 100m² should incorporate Living Roofs where practical, in accordance with local regulation. On such roofs, the Living Roof should occupy 70% or more of the flat roof area, unless a reasonable justification is provided.

Environmental sustainability and biodiversity should be encouraged. Where practical and viable, and where this would not create a safety risks or nuisance, living roofs should be considered as locations for new habitat areas.

Where practical and viable, green walls and other building-integrated landscaping should be encouraged. Such alternatives should be accepted in lieu of Living Roofs, especially where these would provide equivalent or greater benefits.

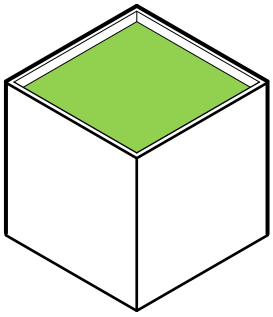

DIAGRAM 5.8.1
LIVING ROOF

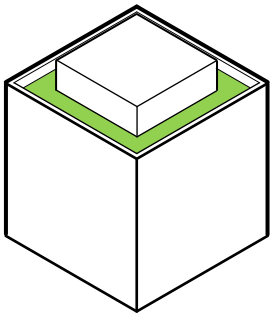

DIAGRAM 5.8.2
LIVING ROOF AROUND PROJECTIONS

5.9 ROOFTOP PLANT

The redevelopment shall have a clean and tidy appearance, uncluttered by rooftop plant. Where rooftop plant is required, it shall be concealed from view.

5.9.1 ROOFTOP PLANT

In buildings where the rooftop is not overlooked (by existing, consented or pipeline works), *rooftop plant* may be concealed behind a raised parapet, provided the plant is not higher than the top of the parapet. Refer to diagram 5.9.1

In buildings where the rooftop is not overlooked, any rooftop plant that is higher than the parapet shall be located in solid or perforated enclosures that are designed as an integral part of the building form and appearance. Such enclosures may be open-topped. Refer to diagram 5.6.2.

In buildings where the rooftop is overlooked, the plant shall be located in solid or perforated enclosures that are designed as an integral part of the building form and appearance. Where the functioning of the plant allows, such enclosure should be enclosed from above to provide visual concealment of the rooftop plant. Refer to diagram 5.6.3

Where enclosed, insofar as is practical, rooftop plant should be clearly organised to avoid the proliferation of rooftop enclosures and to retain space for amenity spaces, renewable energy sources and living roofs where these would be appropriate.

The height of rooftop plant and enclosures for rooftop plant may project above the limit of the building zone they are located in, provided that this projection is no more than 2.5m from the building zone or the top of the building (whichever is lower). This allowance is to ensure that the overall mass of the buildings can be controlled without requiring overly large building zones to be provided in order to accommodate minor, unavoidable, or beneficial projections, including rooftop plant.

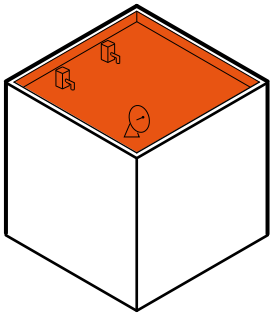

DIAGRAM 5.9.1
PLANT AREA CONCEALED BY PARAPET

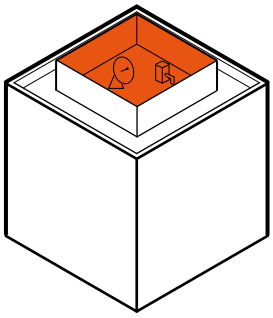

DIAGRAM 5.9.2
PLANT AREA SCREENED

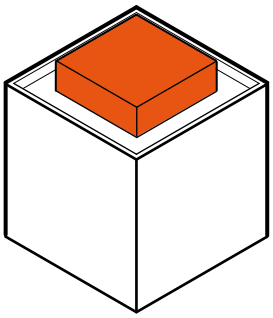

DIAGRAM 5.9.3
PLANT AREA ENCLOSED

5.10 PROJECTIONS

Projections beyond the overall envelop of buildings should be permitted where these are integrated within the architectural form, language and appearance of the buildings. Ad-hoc or uncoordinated protrusions should be discouraged.

5.10.1 GENERAL GUIDELINES

The dimension of projections should be measured from the relevant face of the building, and can project beyond the edge of the building development zone to the distances identified below, except as otherwise specified. This allowance is to ensure that the overall mass of the buildings can be controlled without requiring overly large building zones to be provided in order to accommodate minor, unavoidable, or beneficial projections.

5.10.2 CANOPIES

The provision of projecting canopies on buildings are permissible up to a distance of 2.5m beyond the edge of the relevant building zone. Canopies must be integrated into the architecture of the building and should not obstruct the width of the roadway or footpath, nor compromise the integrity of the Public Realm. Where canopies are provided these should provide useful shade and shelter, in particular to entrances of buildings. Note that shelter, for example from a canopy, is required at entrances: refer to section 5.3 for additional guidance for canopies provided at entrances.

Where fire appliances may need to pass through an area covered by a canopy, the canopy should be positioned with minimum 3.7m headroom.

5.10.3 FLUES, CHIMNEYS AND WIND CATCHERS

The provision of projecting flues, chimneys, windcatchers and the-like on buildings are permissible up to a height of 3m, except where health & safety requirements would require a higher flue height (for example from a science lab).

Flues and chimneys should not be visible on the facade, and projections above roof level should be fully integrated into the architecture of the building and facade composition.

Where flues project above the height of the parapet or roof pitch by more than 1m or are positioned within 1m of the edge of the roof they should be grouped together, insofar as is practical, and should be located in solid or perforated enclosures that are designed as an integral part of the building form and appearance.

5.10.4 LIFT OVERRUNS AND ROOFTOP ACCESS STAIRS

The provision of projecting lift overruns and access stairs to the rooftop are permissible up to a height of 3.5m.

5.10.5 LIFE SAFETY EQUIPMENT

Equipment required for the safe use and maintenance of the buildings and their associated amenity spaces are permissible up to a height of 2.5m.

5.10.6 EXTERNAL SHADING

The provision of projecting shading devices, such as louvres, blinds screens and awnings, on buildings are permissible up to a distance of 1m beyond the edge of the relevant Building Zone. Where shading devices form a continuous facade, this should not project beyond the overall Building Zone envelope.

Shading devices should not obstruct the width of roads or footpath, nor compromise the integrity of the Public Realm. Additionally, these must not create a health & safety risk. Where shading devices might be climbable, they should be designed and positioned to prevent their misuse.

5.10.7 SIGNAGE

Signage at ground level should not obstruct the width of roads or footpath, nor compromise the integrity of the Public Realm. Additionally, these must not create a health & safety risk. Where signage might be climbable, they should be designed and positioned to prevent their misuse.

5.11 LANDMARK BUILDINGS

The importance of those parts of the redevelopment that will be landmarks in their context should be reflected in their design.

5.11.1 LANDMARK BUILDINGS

By virtue of their importance as distinct markers within the Public Realm, landmark buildings and features should be distinct in their context and should be attractive to look at and inspire, excite and delight. Such deviations from the general context should be proportionate to the importance of the landmark feature and its significance within its context.

Where possible, the landmark nature of a building should be expressed with distinct building massing, and reinforced through the design of the facades, quality of materials used and signage. Where buildings should be landmark buildings or should feature landmark elements, it would be appropriate for these features to project beyond or step back from the general building line and profile to create a landmark feature.

Consideration should be given to the lighting of landmark buildings and features to reflect and ensure their prominence and importance in the urban context.

5.12 RESIDENTIAL STANDARDS

The redevelopment should provide residential units that comply with the Borough's and the GLA's housing standards, in particular the requirements of the London Housing Design Guide.

5.12.1 RELEVANT GUIDANCE

The layout and buildings of the residential redevelopment should be designed and built in accordance with the standards and best practice design principles set out in the following documents:

- The London Plan (including minor amendments)
- Mayor of London's Housing SPG
- Mayor of London's Housing Design Guide
- LBRuT Core Strategy
- LBRuT Development Management Plan
- LBRuT Residential Development Standards SPG
- LBRuT Small & Medium Housing Developments SPG
- LBRuT Affordable Housing SPG
- LBRuT Design Quality SPG
- LBRuT Housing Optional Technical Standards Update
- DCLG Technical Housing Standards - Nationally Described Space Standard

5.12.2 ACCESSIBLE AND ADAPTABLE & WHEELCHAIR USER DWELLINGS

The residential redevelopment should be designed and built to provide 90% of dwellings as accessible and adaptable in accordance with requirement M4(2) of the Building Regulations (2015). The remaining 10% of dwellings should be provided as wheelchair accessible or should be easily adaptable for residents who are wheelchair users, in accordance with requirement M4(3) of the Building Regulations (2015).

Blue badge parking should be provided on a 1:1 basis for wheelchair accessible dwellings. Refer also to blue badge parking requirements in section 3.2.3.

5.12.3 MINIMUM UNIT SIZES

The residential development should meet the minimum area standards prescribed in the nationally described space standards as adopted in the London Plan, the London Housing SPG and LBRuT Housing Optional Technical Standards Update.

5.12.4 CYCLE PARKING

The residential development should meet the standards prescribed for cycle parking as adopted in the London Plan.

5.12.5 AIR CIRCULATION, DAYLIGHT & SUNLIGHT

The design of residential buildings should ensure good air circulation and light penetration to all dwellings. All dwellings should benefit from direct sunlight and daylight. At least one living space should receive direct sunlight during a portion of the day.

All 2+bedrooms dwellings should be provided with two or more aspects. Single aspect north facing units in particular should only be acceptable where other aspects of the dwelling can be demonstrated to outweigh this limitation.

All habitable rooms should have windows no smaller than 20% of their floor area.

Dwellings should have ceiling heights of 2.5m or more across 75% or more of their area. In habitable rooms and particularly on the ground floor, higher ceiling heights should be encouraged. Habitable rooms should have a minimum ceiling height of 2.3m or more. Habitable rooms with sloping ceilings beneath pitched roofs should achieve the minimum ceiling height in at least 60% of the area of the room.

Any area with less than 1.5m of headroom should not be counted as usable area except as storage, in accordance with the nationally described space standard.

5.12.6 LONDON HOUSING DESIGN GUIDE

The residential development should be designed and built in accordance with the London Housing Design Guide, which illustrates the policies of the London Plan and the London Housing SPG, including internal and external space standards, qualitative requirements, and sustainability requirements including *climate change mitigation* and *climate change adaptation* requirements.

In the event of conflicts between the London Housing Design Guide and the revised London Plan and revised London Housing SPG, the newer document should be understood to take precedence.

5.12.7 TENURE MIX

The design of buildings and spaces should be *tenure blind* and indistinguishable from one another in terms of design quality, and external appearance. Different tenures should be integrated across the site as far as practical and large groups of any single tenure avoided in order to make places where everyone can feel a sense of belonging. Notwithstanding this goal, mixed-tenure cores often raise management issues and should be avoided where changes in tenure over the life of a dwelling are unlikely.

Assuming consent for the outline proposals is granted, Reserved Matters Application(s) will be required to evidence how discussions with a registered affordable housing provider have influenced the scheme being proposed.