

2 Living in Bromley

Policy 4

Housing Design

All new housing developments will need to achieve a high standard of design and layout whilst enhancing the quality of local places. Housing schemes will also need to respect local character, spatial standards, physical context and density. The Council will expect all of the following requirements to be demonstrated:

- a** - The site layout, buildings and space around buildings are designed to a high quality, recognising as well as complimenting the qualities of the surrounding areas;
- b** - Minimum space standards for dwellings as set out in Policy 3.5 and Table 3.3 of the London Plan and the London Plan Housing Supplementary Planning Guidance (as updated);
- c** - The provision of sufficient external, private amenity space that is accessible and practical;
- d** - The provision of appropriate play space in accordance with the Mayor's Play and Informal Recreation SPG;
- e** - Off-street parking that is well integrated within the overall design of the development;
- f** - Density that has regard to the London Plan density matrix whilst respecting local character, including heritage;
- g** - Layout that is designed to give priority to pedestrians and cyclists over the movement and parking of vehicles;
- h** - Safety and security measures are included in the design and layout of buildings and public areas;
- i** - Ninety percent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings; and
- j** - Ten percent of new housing meets Building Regulation requirement M4 (3) 'wheelchair user dwellings' i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

Supporting Text

2.1.53 New housing development should make a positive contribution to the area in which it is located. Policies 3.5 and 7.4 of the London Plan emphasise the importance of new developments taking account of physical context, local character and a design approach that has an understanding of place. The Council will ensure that new development meets the nationally described space standards (2015) which have been adopted by the London Plan (Policy 3.5 as updated).

2.1.54 Within the Borough there are many diverse and attractive housing areas. In the context of Government policy it is the Council's view that their individual characteristics and quality should be adequately protected. Scope for further housing development often occurs on "infill" sites, the redevelopment of older, low-density property and through the redevelopment of large non-residential sites. The Council's primary objective is to ensure a high standard of residential environment. Redevelopment should be of a design that is sympathetic to and complements the surrounding residential area but not necessarily a reproduction of the established form and pattern of development. In line with the advice in the National Planning Policy Framework (NPPF) (paras. 57) it is important to plan positively for the achievement of high quality and inclusive design for all development. The Council will reject poor designs that do not accord with this advice. The onus will be on applicants to demonstrate how they have taken account of the need for good layout and design.

2.1.55 The design of housing developments should be of a high quality internally, externally and should relate to their context and the wider environment. The Mayor's Housing Supplementary Planning Guidance (SPG) sets out the minimum level of quality and design that new homes should meet. The extent to which proposed developments depart from these should be taken into account in planning decisions. Consideration should be given to the standards alongside the achievement of other objectives in the London Plan. The standards apply to new build, conversions and changes of use but not to specialist housing, however the Council will still expect a satisfactory standard of accommodation to be provided in applications relating to specialist housing (student, sheltered and HMO accommodation) see also Policy 9 Conversions and Policy 11 Specialist and Older peoples Accommodation. The Council encourages applicants to include information within design and access statements on how the above standards have been complied with.

2.1.56 Good urban design including space around and between buildings and their landscaping contributes to the quality of the built environment. In major development proposals a design statement should be submitted to the Council to include information of the key design principles, density, mix and distribution of uses as well as provide sufficient illustrations to demonstrate the relationship of the development to its wider surroundings.

2.1.57 The design of all new housing developments should include appropriate measures to maximise security and prevent crime. In determining planning applications the Council will refer to 'Secured By Design' principles, Government guidance on 'Safer Places' and any other supplementary planning guidance. "Secured by Design" is a UK Police Flagship

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initiative supporting the principles of designing out crime through the use of effective crime prevention and security standards set out in various guides and publications. Detailed information is available at www.securedbydesign.com.

2.1.58 The Council is required to incorporate minimum space standards (based on Gross Internal Floor Areas) in line with those set out in Table 3.3 of the London Plan and the Mayor's Housing SPG (as updated). By meeting space standards it is possible for all new homes to be fit for purpose, with the potential to be occupied over time by households of all tenures. The standards are minimum and should be exceeded where possible (subject to para. 2.3.25 of the Mayor's Housing SPG that specifies exceptions to this).

2.1.59 Regard will be given to the London Plan Density Matrix whilst respecting local character. The Matrix is intended to be used as a guide and there may be convincing environmental or local character arguments for an alternative density. This may result in some developments coming forward at densities lower than that set out in the London Plan Density Matrix and some coming forward at higher densities. The London Plan encourages high density development in appropriate locations such as larger town centres and places that benefit or will benefit from major new public transport improvements. In addition, the London Plan Housing SPG at Para 1.3.1 states that proper account must be taken of the range of factors which have to be addressed to "optimise" rather than simply maximise housing potential. It states that of particular importance are ensuring good design and taking into account public transport capacity, local context and character.

2.1.60 The provision of practical, accessible and usable private amenity space within new housing developments is important. Minimum standards are set out for London but it is important to address the existing character of amenity space within an area and show how new developments can relate to it. Private amenity space should be accessible and have level access from the home. Houses and ground floor flats should have access to private gardens and dwellings on upper floors should have access to private amenity space.

2.1.61 Policy 3.8 Housing Choice of the London Plan specifies that Boroughs should ensure that ninety percent of new housing meets Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten percent of new housing meets Building Regulation requirement M4(3) 'wheelchair user dwellings' i.e. is designed to be wheelchair accessible [M4(3)(2b)] for dwellings where the end user is 'known', or easily adaptable [M4(3)(2a)] for wheelchair units which are for sale or part rent/part buy.

2.1.62 The Mayor's Housing SPG contains further information regarding these standards. "Adaptable wheelchair housing" standards are also set out in the "Wheelchair Housing Design Guide" (Thorpe and Habinteg Housing Association). "Wheelchair accessible housing" will be required to comply with the "South East London Housing Partnership Wheelchair Homes Design Guidelines".

2.1.63 Of importance is the need to produce environments which support health and wellbeing, including through the provision of new housing. This link between health and the environments we inhabit is recognised in the [Bromley Health and Wellbeing Board's Strategy 2012 - 2015](#) and the Bromley Joint Strategic Needs Assessment (JSNA) 2015.

