



What are the golden rules of creating high quality, high density specialist accommodation, with reference to (1) space standards and (2) amenity space on constrained sites?

Golden rules?

Are there golden rules, or does each project require a bespoke approach?

- 1) Understand the needs of future residents
- 2) Understand the developer / operator
- 3) Understand the site
- 4) Understand the planning policy context
- 5) Communication

1) Understand the needs of future residents

- Who is it for?
 - Age?
- What are their needs?
 - Care requirements?
- What attracts them?
 - Communal facilities?



2) Understand the developer / operator

- Know your client
 - What do they offer?
 - Design Guides
- Understand the applicant
 - What sets them apart?
 - What requirements do they have?
 - Do they provide something different?



3) Understand the site

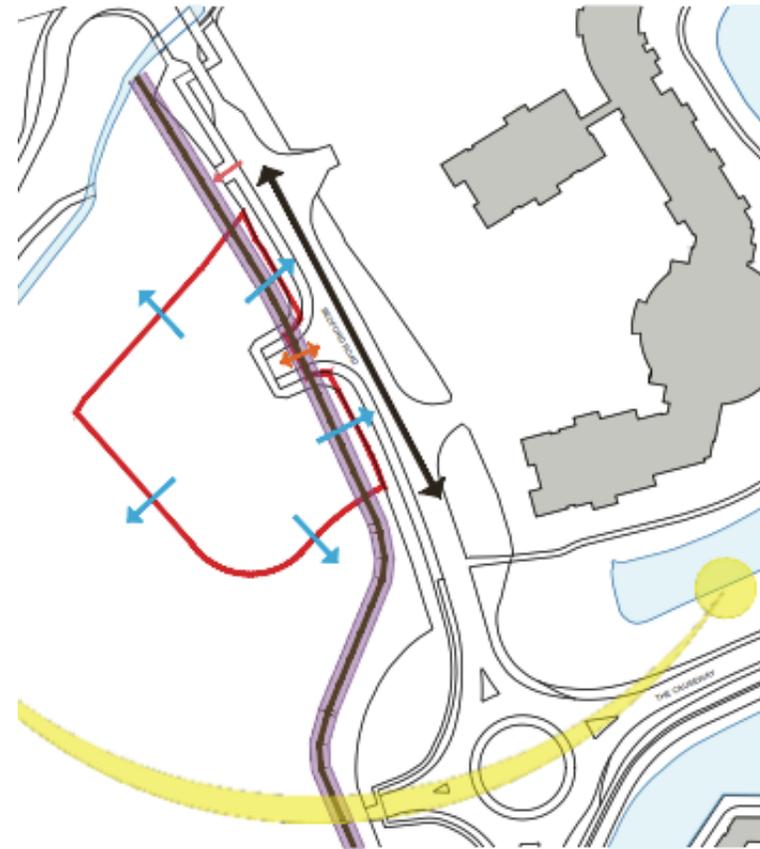
- Designations
 - Do these affect specialist accommodation differently?
- Adjacencies
 - Character and context
 - Relationships



3) Understand the site



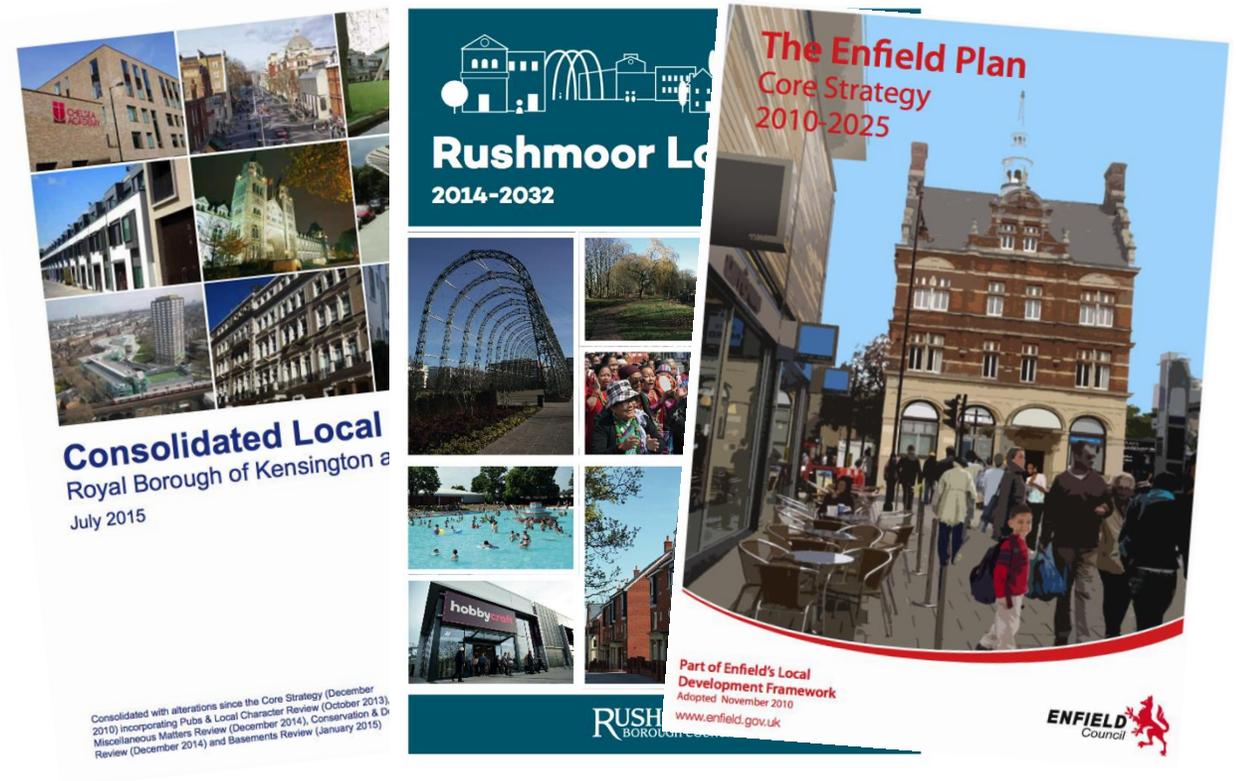
- KEY**
- Site boundary
 - Existing Tree (taken from 1)
 - Existing build (taken from 1)
 - Existing hed
 - Listed build
 - Existing build demolished
 - Hard surface (taken from 1)
 - Facade to be
 - Surrounding
 - Car parking driveway
 - Existing acc
 - Sun Path
 - Boundary to be replaced
 - Potential or
 - Views



- KEY**
- Site Boundary
 - Existing Rising Ma
 - Road Direction
 - Site Access
 - Other Access Poir
 - Views Out of Site
 - Water Feature
 - 4 / 5 Storey Retire
 - Sun Path

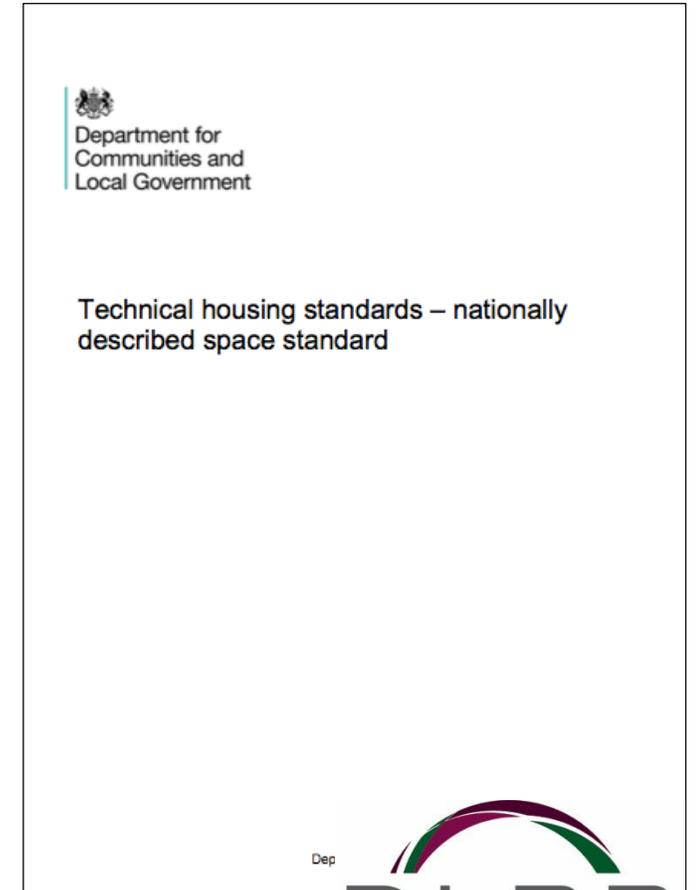
4) Understand the planning policy context

- C2 / C3?
- General or specific policies?
- Is this keeping pace with new models of delivery or improvements in technology?



4a) Space standards

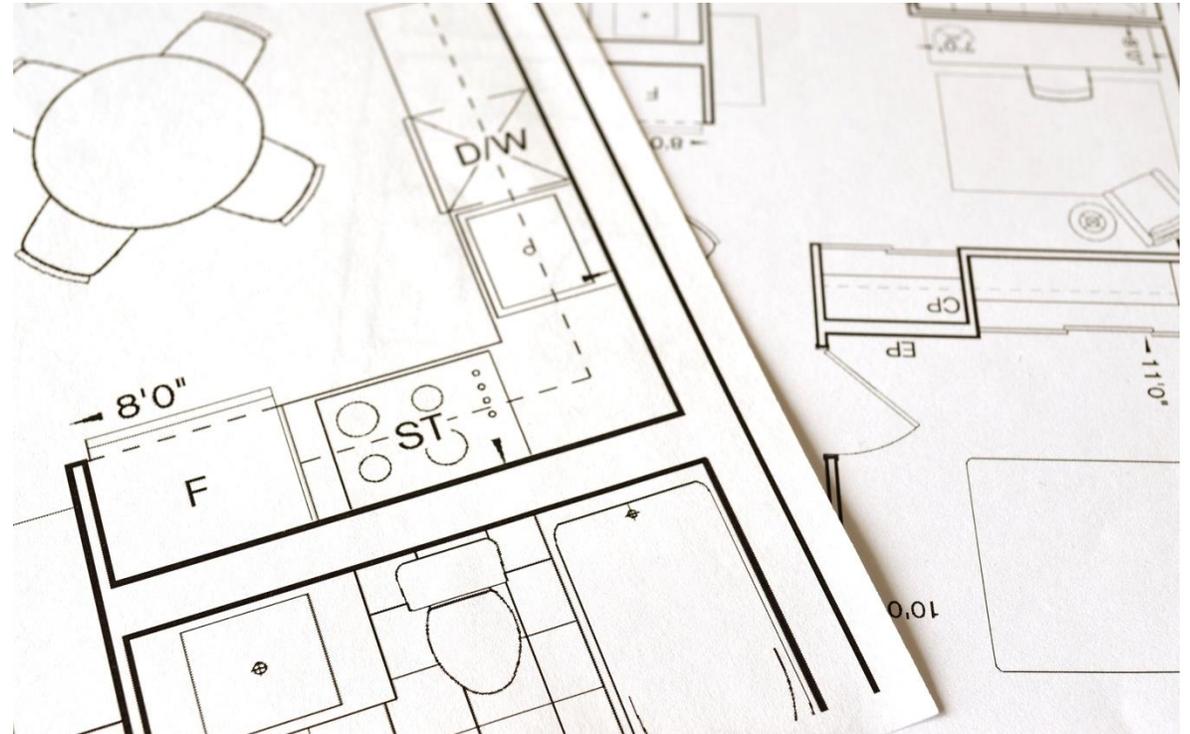
- Is there a relevant policy?
 - For C2? Probably not.
 - For C3? Probably.



4a) Space standards – C2

General

- Bedrooms and kitchens?
- Communal facilities?



4a) Space standards – C2

Floor Areas for Non Self Contained Units	Area Sq.m
Single bedrooms	8
Double bedrooms	12
Bathrooms/wc	3
Kitchen for between 2 - 5 people	7
Kitchen up to 5 people and over	10
Living room with separate dining up to 4 people	15
Living room with separate dining up to 6 people	17
Living room with separate dining up to 8 people	19
Living room with separate dining up to 9 people & over	20 + 1 sq.m for every additional occupier
Combined living/dining room up to 4 people	18.5
Combined living/dining room up to 6 people	22.5
Combined living/dining room of 7 plus people	22.5 + 2 sq.m for every additional occupier

Specific

- Waltham Forest
 - Table 10.1 in adopted Development Management Policies Local Plan.
 - But missing from emerging Local Plan.

4a) Space standards – C3

Designated Occupancy	Minimum combined floor area of living, dining and kitchen spaces (sqm)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

Note: Minimum area of a single bedroom should be 8 sq.m and a double or twin bedroom should be 12 sq.m

But are they appropriate? Do they reflect:

- Who the accommodation is for?
- What their requirements are?
- What attracts them?

4b) Amenity space

C2

- Specialised housing should provide an outdoor or external amenity space of a minimum of 50 sq m plus an addition 5 sq m per resident.

C3

- A minimum of 10 sq m amenity space to be provided per bedroom. Each flat should provide an element of private amenity space, however the overall provision can be provided in the form of both private amenity space and communal amenity space. Balconies should be a minimum size of 5 sq.m.

4b) Amenity space



What is the amenity space like?

- Not necessarily just a landscaped garden.
- Activity areas.
- Sensory gardens.
- Dementia friendly routes.
- Shaded areas.

5) Communication

- Communicating with the applicant and local authorities
 - Pre-application
 - Other / creative solutions
- Councillors
 - Residents' concerns
 - Community benefit
- Local residents
 - Impacts
 - Benefits



In Practice?



Images prepared by Gelder and Kitchen LLP



In Practice – needs of future residents

- Residents typically (but not exclusively) 60+.
- Range of care requirements, from help with washing and cleaning through to limited medical care.
- Attractive?
 - Communal facilities

In Practice – developer / operator

- Established, experienced operator.
- Commitment to and track record of high quality design.

In Practice – site context

- Designations
 - Thames Basin Heaths Special Protection Area.
 - ‘Hampshire Treasure’.
- Adjacencies
 - Neighbouring properties to east and south of site – good separation distances.
 - Mature landscape on boundaries.

In Practice – planning policy context

- C2 / C3?
- General or specific policy?
- Other policies?

In Practice – communication

- Pre-application.
- Public consultation.
- Planning application.
- Planning Committee.

Re-cap

- 1) Understand the needs of future residents
- 2) Understand the developer / operator
- 3) Understand the site
- 4) Understand the planning policy context
- 5) Communication

Thank you for listening

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