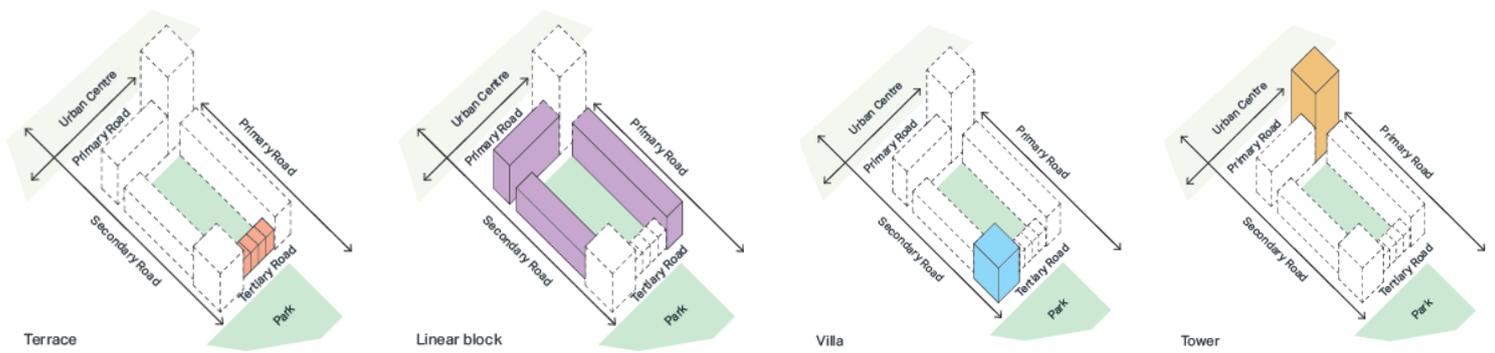


Courtesy: Helen Clark, Mae Architects

## Changing Design Standards for Housing

12/11/2020

- **The London Plan (Intend to Publish) and draft London Plan Guidance** set out clear processes for optimising site capacities and includes housing design standards to be applied to new developments.
- **Modules A-D of the ‘Good Quality Homes for all Londoners’** guidance set out the design-led approach to optimising site capacity, the approach to small sites, quality and standards alongside case studies to support these, supporting the implementation of **The London Plan (ItP) policies in Chapter 3 D1-7 and Chapter 4 H1-2.**
- **‘Optimise’ does not mean maximise!** It is about responding to the existing qualities of the surrounding context, and balancing the capacity for growth and increased housing supply and affordability alongside an improved quality of life for Londoners.
- **The Good Quality Homes modules provide useful resources for understanding how a site fits into its context.** Capacity factors allow the approach to a site to take key aspects into account including planning policy, history, heritage, views, the environment, connectivity and infrastructure.
- **Different residential building downloadable types are available to provide indicative capacity in context using Sketchup and the GLA’s Site Capacity Calculator to calculate Gross External Area.** The types can be adjusted to account for variations in height or design but must be reflected in additional lines in the calculator to ensure changes are set out and calculated. Existing downloads can be used to provide a three-dimensional context around the site.
- **Results of the calculator are indicative and subject to further testing against policy and alongside the design process** when it comes to a site’s build out, however they can form the basis of early stage discussions between local planning authorities and applicants.
- **The tool and calculator can also be developed further by boroughs** for example to allow notes and changes to be captured to aid the plan-making stage.



Courtesy: Helen Clark, Mae Architects

## Links from the session

Sketchup file for exercise <https://we.tl/t-mpshTVxjML>

Components for Sketchup (2013) <https://we.tl/t-y3rxzb3rf9>

Good Quality Homes SPG Documents' Zip file from the GLA's website which includes Sketchup components of the residential types and also the Indicative Capacity Calculator Excel file:

<https://data.london.gov.uk/dataset/good-quality-homes-spg-consultation-draft-documents>

## Speakers:

Mikyla Smith, Senior Strategic Planner - London Plan, GLA

Helen Clark, Associate, Mae Architects

Emma Clark, Senior Technical Co-Ordinator, Barratt London

Attendees: 136