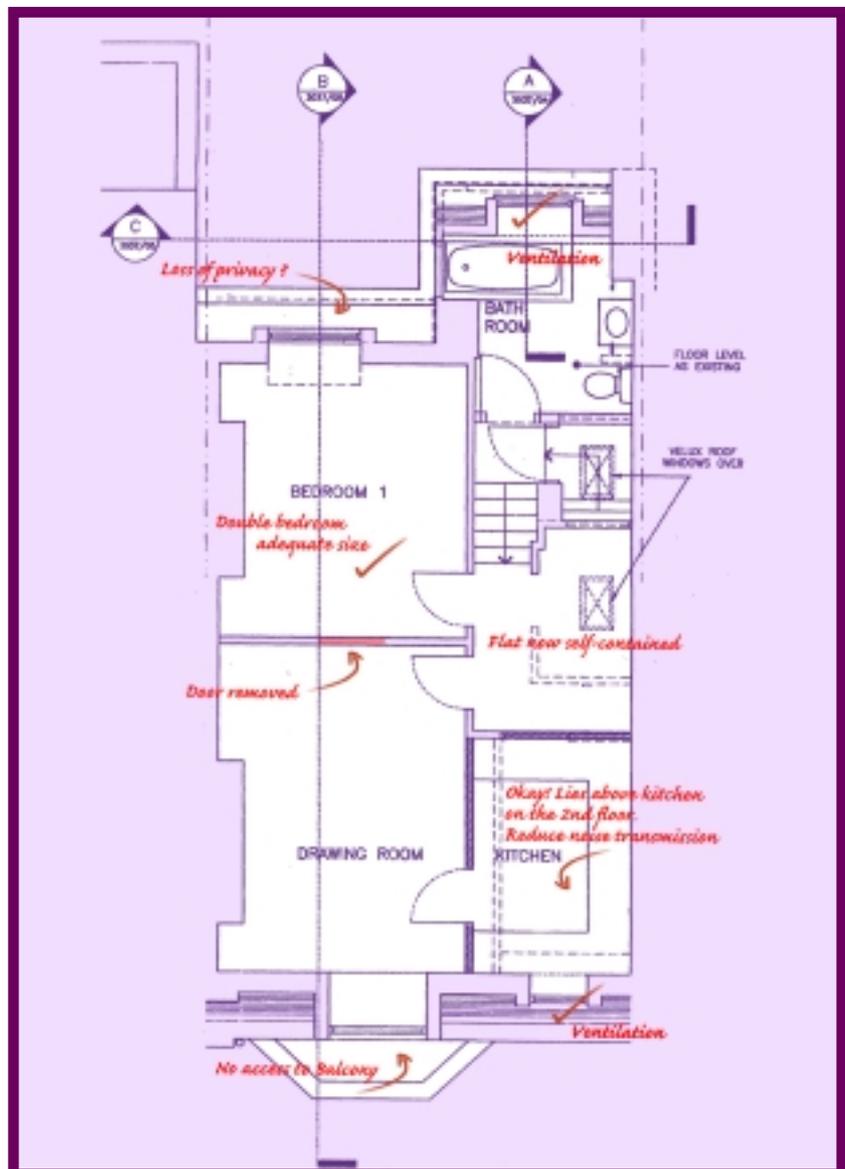


## Supplementary Planning Guidance-02

# HOUSING STANDARDS

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



JULY 2002



# **Supplementary Planning Guidance - 02**

## **HOUSING STANDARDS**

### **1.0 Introduction**

- 1.1 Policies in the Housing Chapter and the Conservation and Development Chapter of the Royal Borough's Unitary Development Plan (UDP) set out the Council's policies for the maintenance and enhancement of the residential character and function of the Borough. This supplementary planning guidance sets out standards relevant to the consideration of proposals for the provision of housing in new buildings or in conversions, and for the protection of existing housing with shared facilities. It is intended to complement the detailed local land use policies, and offer detailed guidance.
- 1.2 The contents of this supplementary planning guidance is considered to be a material consideration in the assessment of a development. The weight to be accorded to the supplementary planning guidance will increase if it has been prepared in consultation with the public and has been the subject of a Council resolution.
- 1.3 Policy CD43 of the Unitary Development Plan requires that the Council will use planning standards to assess whether a development is in accordance with the policies of the Plan.

## 2.0 Residential Density

2.1 Density is a measure of the intensity of development of a residential plot. It is conveniently measured in habitable rooms per hectare. (hrhr.) In applying the Council's policies on residential density, density will be calculated as follows.

$$\text{No. of Habitable rooms} \times \frac{10,000 \text{ sq. m}}{\text{Net site area (sq. m)}}$$

2.2 Habitable rooms are all rooms except:

- bathrooms and WCs
- laundry rooms
- storage cupboards
- passages and hallways
- kitchens of less than 13 square metres.

2.3 Net residential area includes:

- The part of the site used for residential purposes
- Gardens
- Incidental open space
- Half the width of surrounding roads up to a maximum of 6 metres.

2.4 In mixed use proposals, where non-residential and residential uses are combined on one site, the method of calculation will depend on the size and configuration of the site, and the scheme layout.

## 3.0 New Housing

3.1 In assessing proposed residential developments, including conversions, the space to be provided for individual dwellings will be an important factor in the quality of the accommodation to be provided, and in the impact of the proposed development on the character and amenity of the surrounding area. The Council will have regard to the standards set out in Table 1, which are considered relevant to the Borough and likely to achieve the relevant policy objectives. Wheelchair standard housing has greater floorspace requirements. Where this is proposed, the Council will have regard to the standards in Table 2.

## NUMBER OF HABITABLE ROOMS

Type of House	6	5	4	3	2	1
3 storey House	98	94	–	–	–	–
2 storey central terrace	92.5	85	74.5	–	–	–
2 storey semi or end	92.5	82	72	–	–	–
Maisonette	92.5	82	72	–	–	–
Flat	86.5	80.5	70	57	44.5	30
Single storey house	84	75.5	66	57	44.5	30

Figures refer to net internal floor area (NIA) in square metres (minimum) for each dwelling type.

**Table 1.**

- 3.2 Self-contained bedsitting rooms and studio flats should be of an adequate size, at least 30 sq. m. in total, and the sleeping area should be capable of separation from the living area, but if this is not practicable some form of visual delineation should be created.

### 4.0 Access

- 4.1 Disabled people, and those who are frail through long term illness or old age, require appropriate housing that enables them to live in comfort and independence. The overwhelming majority of disabilities affect mobility in some way. The main requirement, therefore, is housing which is readily adaptable to meet the special mobility needs of people throughout their lives and allows ease of movement around the home.
- 4.2 This supplementary planning guidance is intended to be complimentary to the adopted Unitary Development Plan and Approved Document M of the Building Regulations 2000, Access and Facilities for Disabled People. In designing new housing it is important that reasonable provision is made for a disabled person to approach and gain access into the housing from the point of alighting from a vehicle. The Council expects all new housing to be built to the standards set out in Part M of the Building Regulations, and will encourage housing to be built to standards exceeding Part M whenever possible.

### Wheelchair standards

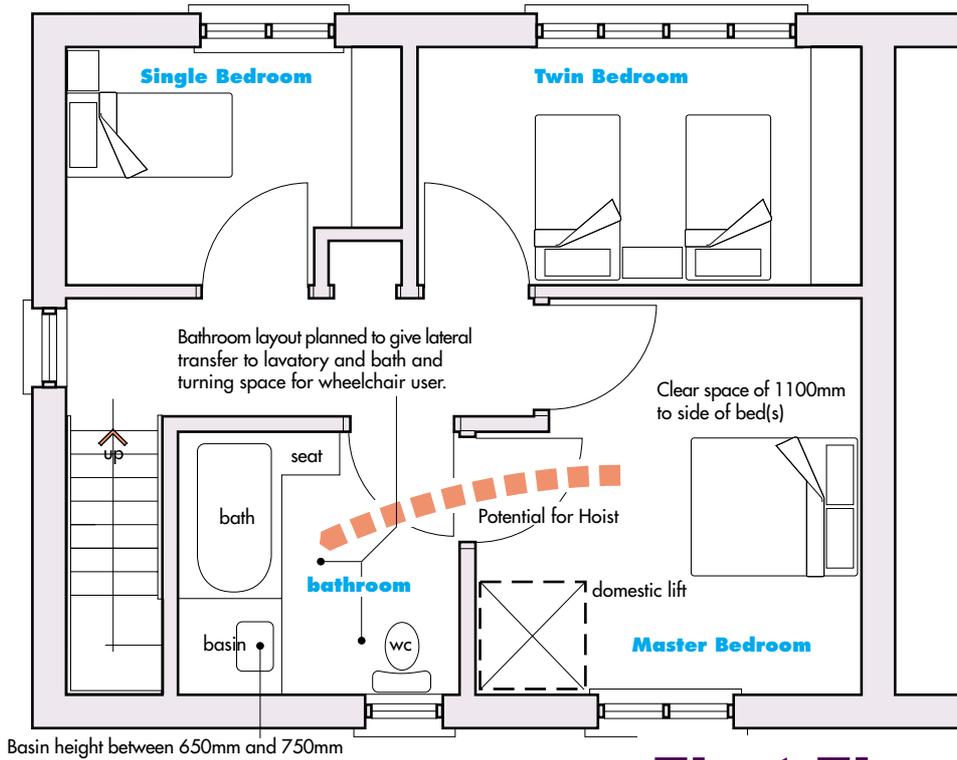
- 4.3 In developments which include self contained, ground floor dwellings, or those reached by lift, comprising 10 dwellings or more, 10% are to be constructed to wheelchair standards.

- 4.4 The criteria for all wheelchair standard housing includes all those for mobility standard housing, with the following additions;
- At least one entrance to each dwelling is to have a level or gently sloping approach with a maximum gradient of 1:20 having 1200mm minimum consistent width
  - All circulation area in corridors and halls of dwellings to be 1200mm minimum width.
  - Bathrooms are to be of minimum internal dimensions 2400mm x 2400mm.
  - Kitchens are to have minimum 1400mm x 1400 clear floor space between fixed units.
- 4.5 Wheelchair standards dwellings should achieve the following minimum overall space standards.

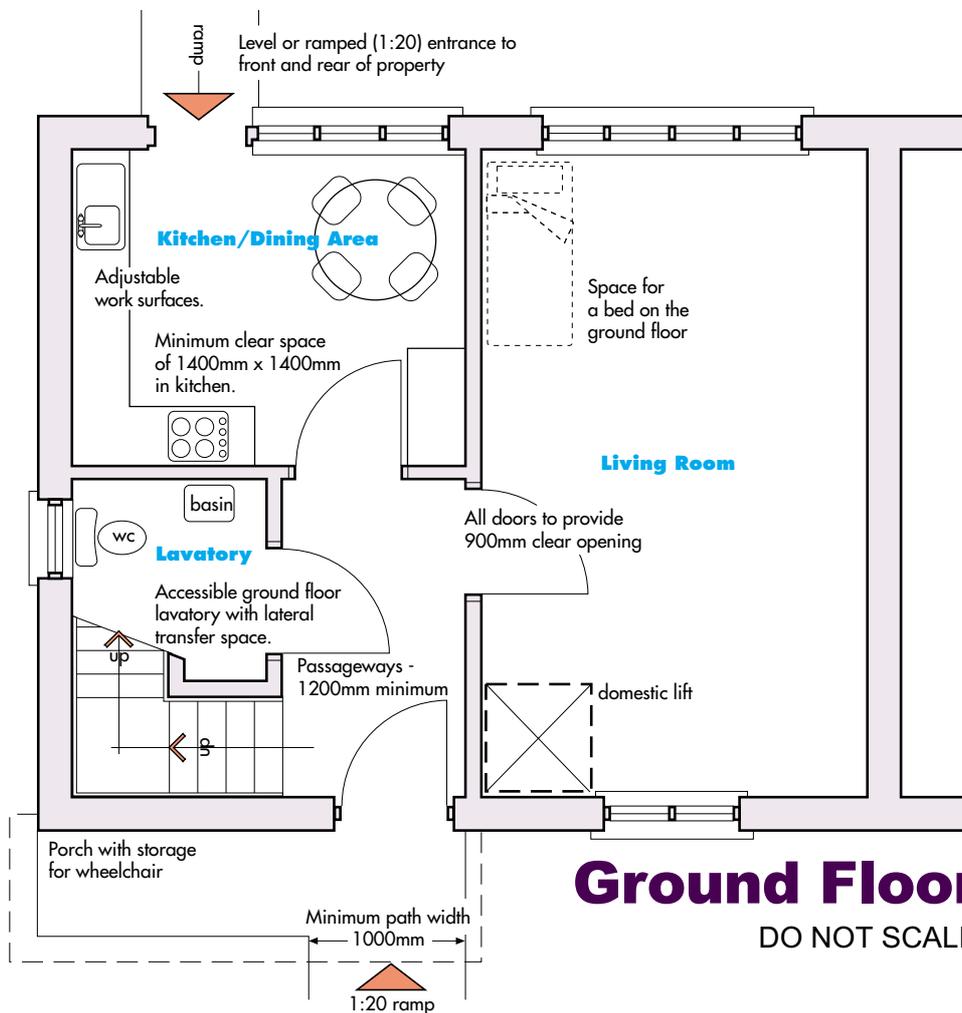
<b>Persons</b>	<b>Minimum overall space requirement</b>
1	35.5 sq. m.
2	49.5 sq. m.
3	63.0 sq. m.
4	73.0 sq. m.
5	86.0 sq. m.
6	94.5 sq. m.

**Table 2.**

# WHEELCHAIR STANDARDS

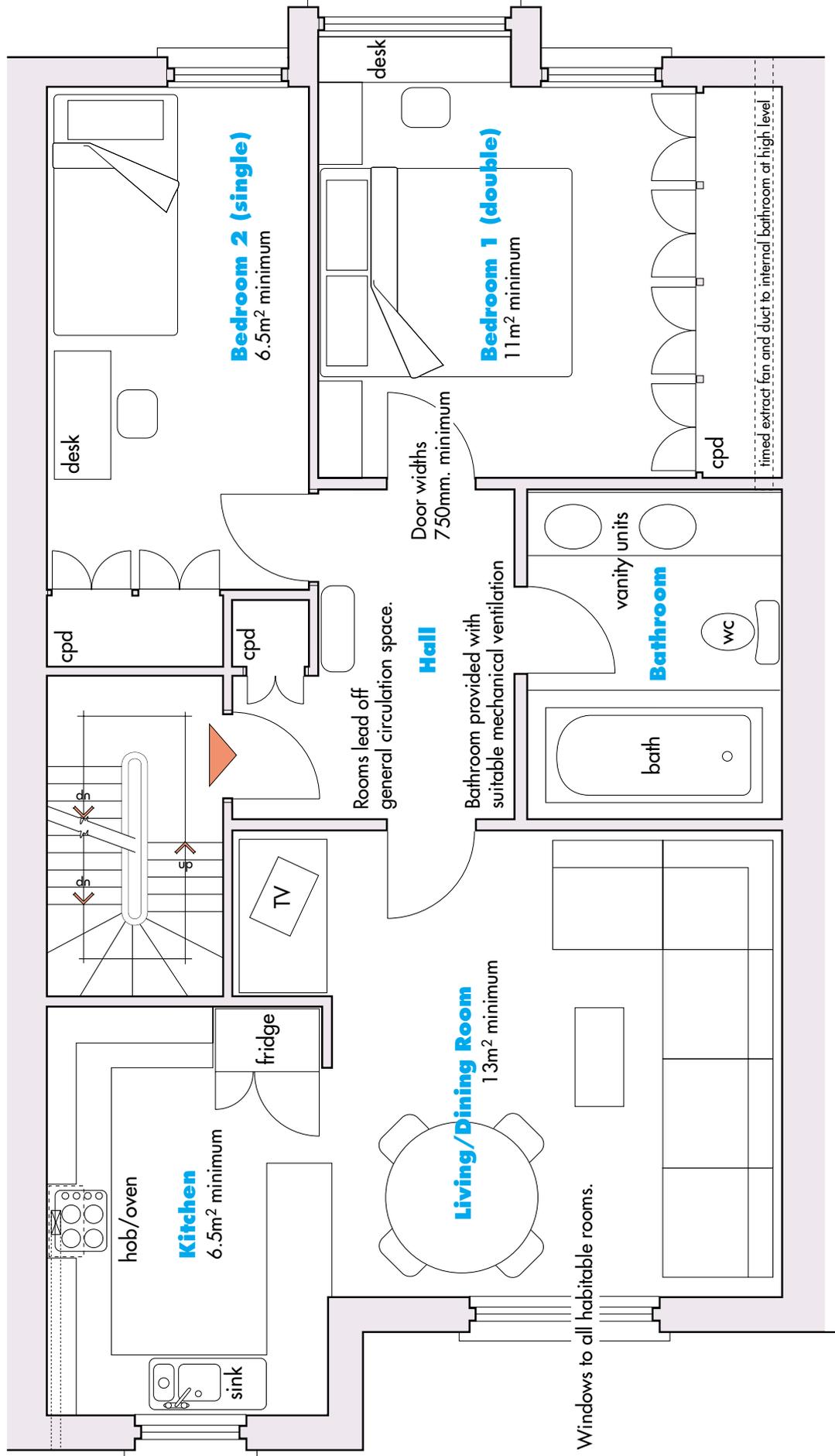


## First Floor



# SELF-CONTAINED FLAT

DO NOT SCALE



Flat - self-contained with lockable separate entrance and exclusive use of kitchen and bathroom

## 5.0 Conversions

5.1 The conversion of self-contained dwellings into smaller self contained units can play an important part in meeting overall housing provision within the Borough and is a valuable source of lower cost or smaller residential units which are well suited to the growing number of small households. However, conversions can lack privacy, have inadequate noise insulation, be badly designed and result in the over intensive use of the property.

5.2 This guidance seeks to ensure that conversion schemes requiring planning permission are of an adequate standard, and is compatible with the advice in RPG3 (Strategic Guidance for London Planning Authorities) which states that “Boroughs may consider identifying criteria to encourage a good quality of [flat conversion] development.” (para. 8.16.)

## 5.3 Space standards

### Flats and maisonettes - size of rooms

Each unit should have a living room, kitchen, bathroom, w.c. and bedrooms adequate in size for their intended use and occupancy. Minimum room sizes should be as follows (except where the conversion of listed or other architecturally important interiors make this impossible):

Room	square metres	square feet
living rooms	13 sq. m	140 sq. feet
first double bedrooms	11 sq. m.	118 sq. feet
other double bedrooms	10 sq. m	107 sq. feet
single bedrooms	6.5 sq. m	70 sq. feet
totally enclosed kitchens	5.5 sq. m.	59 sq. feet
other kitchens	6.5 sq. m	70 sq. feet

**Table 3.**

5.4 Each unit should have at least two rooms conveniently situated in relation to the bathroom/shower-room/w.c. and kitchen.

## 5.5 Layout of flats

### Self containment.

Each unit should be completely self-contained except in the case of housing that, by its nature, contains communal rooms. (e.g. sheltered housing). Each unit should have a lockable separate entrance and each

must have exclusive use of a kitchen, bathroom and w.c. The unit should be laid out in a logical fashion to provide economical use of space, adequate privacy and to minimise disturbance to neighbours by noise.

### **Nature of rooms**

5.6 The usefulness of a room can depend on as much as its shape and the position of its doors and windows as on its size. Therefore, to ensure that rooms function comfortably and efficiently for their intended purpose, their size and shape and the position of doors and windows, natural lighting and ventilation will be taken into account.

### **Corridors and stairways**

5.7 Where the entrance of the property is directly off the street, entry to units should be into a private hallway and not directly into a room. Rooms should lead off the general circulation space.

### **Bathrooms, shower rooms and w.cs.**

5.8 The following standards satisfy the Building Regulations and will aim to make facilities as convenient and pleasant as possible.

- Access should not be through other rooms
- An internal bathroom may be satisfactory if suitable mechanical ventilation is provided.
- A ventilated lobby must be provided to a w.c. if it is entered from the kitchen or living room
- Units capable of accommodating more than five people should have an additional separate w.c. with a wash -hand basin
- A bathroom/w.c. should be on the same floor or only one flight of stairs away from bedrooms.
- All bathrooms/shower rooms must be of an adequate size to accommodate a bath even if a shower is initially installed.
- Bathrooms should have a minimum size of 2 metres by 2 metres.

### **Kitchens**

5.9 Internal kitchens are not generally considered to be appropriate. They should be light and well ventilated.

### **Amenity space**

5.10 Where family sized units are to be provided by the conversion of large houses into flats and where amenity space exists within the curtilage of the property, family-sized dwellings should be located on the lower floors to enable direct access to that space.

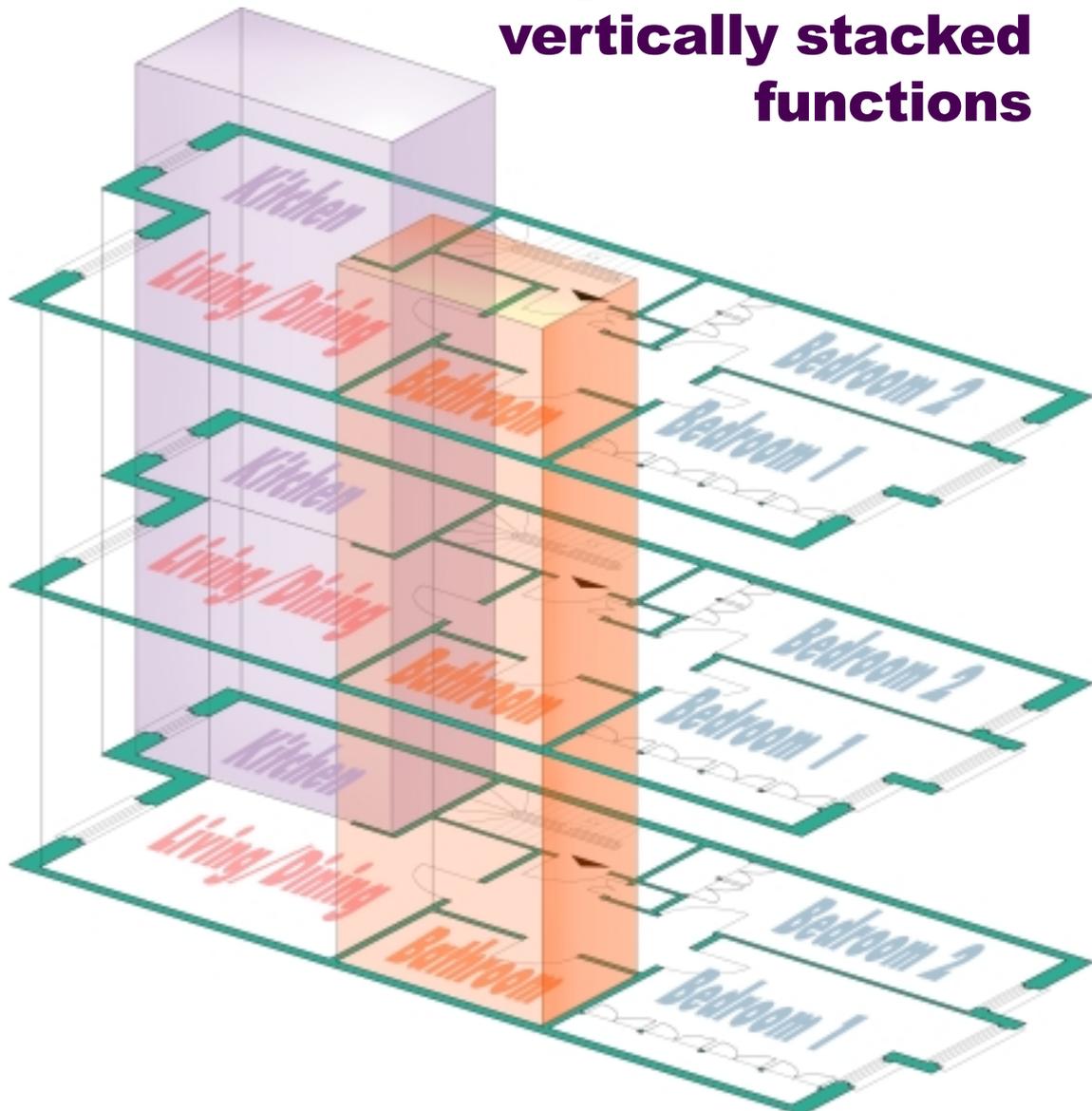
### Mobility standards

- 5.11 Where level initial access exists, or can be reasonably obtained, any conversion scheme will be expected to meet mobility standards, for all common parts, and at least half of the ground floor dwellings and upper floor dwellings reached by lift. In such cases, the dimensional standards as required for new dwellings will normally apply.

### Stacking

- 5.12 In all conversion schemes, particular attention should be given to the necessity for stacking potentially noisy rooms in vertically adjoining dwellings, one above the other, in order to reduce nuisance from sound transmission. As a general rule bedrooms should be placed above bedrooms, living rooms above living rooms and bathrooms above bathrooms so that noise disturbance is kept to a minimum.

## Apartments with vertically stacked functions



## 6.0 Multiple Occupancy

6.1 The Council recognises that certain type of low cost accommodation meet a specific need within the Borough. Houses in Multiple Occupation (HMOs) play a valuable role towards meeting lower cost housing need and supporting the local economy. The Council recognises a variety of different forms of HMO accommodation.

### 6.2 Houses in Multiple Occupation (bedsits) DEFINITION.

Premises occupied in rooms, as bedsits, flatlets on a floor-by-floor basis, or any combination of these arrangements. Tenants will have a room or number of rooms for exclusive occupation. Generally, there will be some sharing of amenities usually a bathroom and/or toilet. In this type of accommodation each occupancy would be separately rented.

### MINIMUM SPACE STANDARDS FOR ROOMS USED AS SLEEPING ACCOMMODATION

#### Minimum floor space

Persons	Cooking facilities in room	Shared cooking facilities
1	11 sq. m	9.5 sq. m
2 (maximum)	14 sq. m	12 sq. m

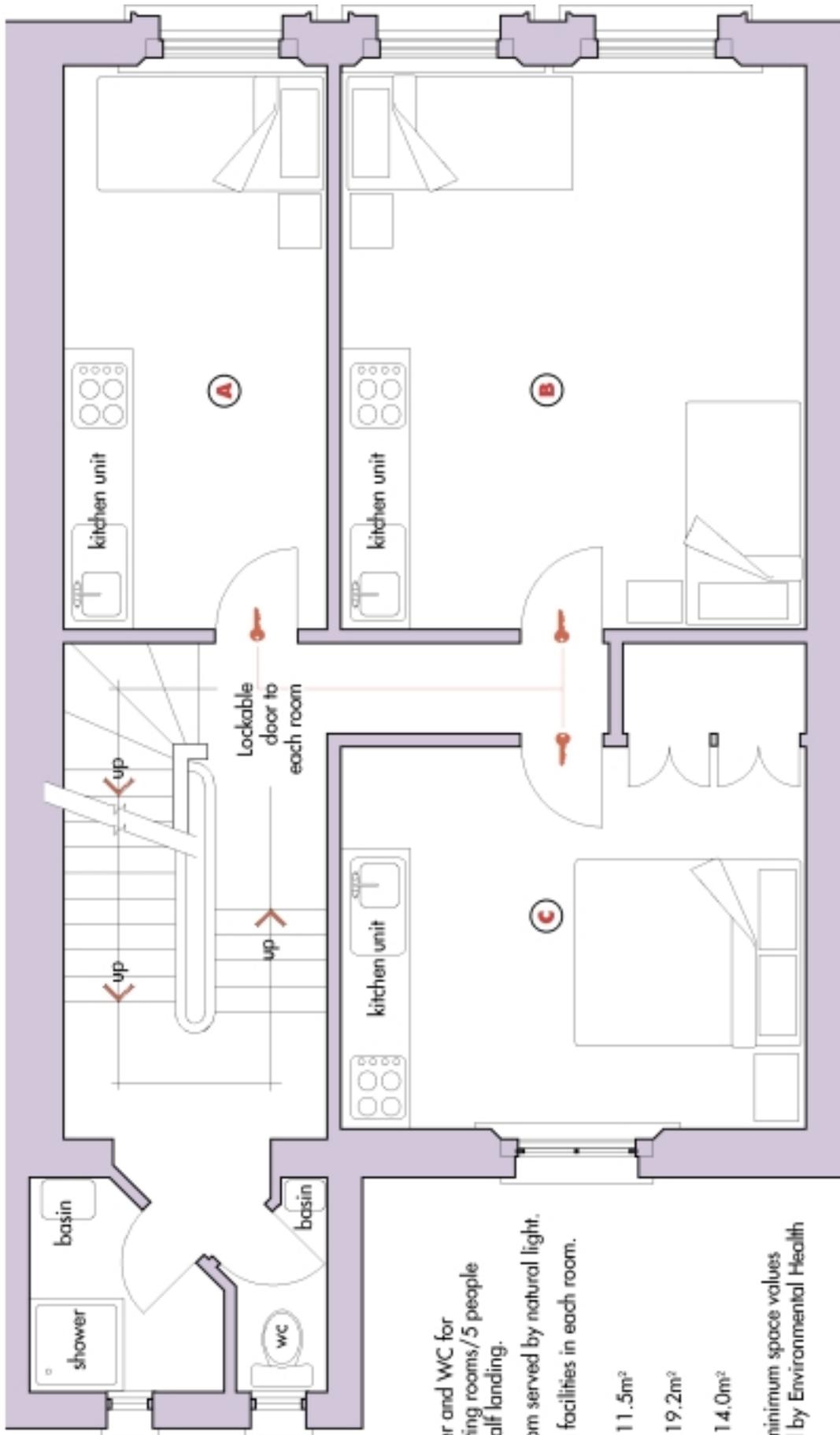
Where provided, separate kitchen facilities will have a minimum floor area of 4 sq. m.

**Table 4.**

### Standards of accommodation

6.3 The Council is concerned that existing unfit HMOs should be brought up to standard in line with the Housing Acts, but not at the expense of losing valuable habitable rooms, i.e. bedsitting rooms. In order to minimise this potential loss through upgrading, the following standards have been agreed with the Environmental Health Department and will be applied to proposals which involve an internal reorganisation or a loss of bedsitting rooms accommodation and to proposals for new HMO accommodation.

6.4 Personal washing facilities: a readily accessible bathroom or shower room should be provided not more than one floor distance from any user and at a ratio of no more than one bath or shower per 5 occupiers. This standard will be regarded as a maximum if, by further provision, any habitable room would be lost. A washbasin should be provided in each 2 person room (not required in single rooms).



A shower and WC for 3 bed sitting rooms/5 people on the half landing.

Each room served by natural light.

Cooking facilities in each room.

- A** 11.5m<sup>2</sup>
- B** 19.2m<sup>2</sup>
- C** 14.0m<sup>2</sup>

...meet minimum space values required by Environmental Health

## BEDSIT - HMO.

DO NOT SCALE

6.5 Drainage and sanitary conveniences: a readily accessible w.c. should be provided not more than one floor distant from any user and at a ratio of no more than one w.c. per 5 occupiers. At least half of the w.c.s must be situated other than in shared bathrooms or shower rooms. (External w.cs must be discounted from this calculation). This standards will be regarded as a maximum if, by further provision, any habitable room would be lost.

6.6 Irrespective of floor area, consideration will be given to shape and useable living space within rooms in determining whether it is suitable for occupation.

6.7 **Flats in Multiple Occupation.**

**DEFINITION**

Flats occupied on a shared basis but not as a single household. The residents may share certain amenities (e.g. kitchen, bathroom, WC) but each will have their own bedsitting accommodation behind a lockable a door. The premises may be let to a defined group (e.g. students), or each room will be let individually. The accommodation may be provided with a living room for the use of the residents.

**MINIMUM SPACE STANDARDS**

<b>Persons</b>	<b>Minimum space requirement</b>
1	8.5 sq. m
2 (maximum)	11 sq. m

**Table 5.** One set of cooking facilities, within a kitchen shall be provided for every five persons. The minimum size of the kitchen shall be 5.5 sq. m.

6.8 **Standards of accommodation**

- All habitable rooms must have a glazed external window
- w.c. and bath/shower must not be more than 1 floor distant from each user
- w.c. and bath/ shower not less than 1 per 5 people irrespective of age
- Washbasin in each room (unless en-suite were applicable)
- Half w.c.s not in shared bathroom/shower

- All irrespective of age of occupants.
- Irrespective of floor area, consideration given to shape and useable living space within room in determining whether it is suitable for occupation.

6.9 **House in Multiple occupation (Hostel/hotel type accommodation for tourists and other visitors).**

**DEFINITION**

Premises referred to as hostels/hotels providing budget accommodation for tourists and backpackers.

The category includes establishments exclusively providing short term accommodation for persons who do have another permanent place of residence, and do not fall within the definitions of the student or homeless hostel standards.

**MINIMUM SPACE STANDARDS**

<b>Persons</b>	<b>Minimum size of sleeping accommodation</b>
1	6.5 sq. m.
2	10.2 sq. m.
3	14.9 sq. m.
4	19.6 sq. m.
5	24.3 sq. m.

**Table 6.**

6.10 **Standards of accommodation**

- All habitable rooms must have a glazed external window
- w.c. and bath/shower must not be more than 1 floor distant from each user
- w.c. and bath/ shower not less than 1 per 5 people irrespective of age
- Washbasin in each room (unless en-suite were applicable)
- Half w.c.s not in shared bathroom/shower
- All irrespective of age of occupants.
- Irrespective of floor area, consideration given to shape and useable living space within room in determining whether it is suitable for occupation.

6.11 **Houses in Multiple Occupation  
(Hostel and hostel type accommodation for homeless people).**

**DEFINITION**

Premises referred to as hostels for homeless families and single parents, bed and breakfast and similar establishments. The category includes establishments providing short and medium term accommodation for persons who have no other place of residence, such as single and priority homeless persons.

**MINIMUM SPACE STANDARDS**

<b>Persons</b>	<b>Cooking facilities in rooms</b>	<b>Cooking facilities separate</b>
1	10.2 sq. m.	6.5 sq. m
2	13.9 sq. m.	10.2 sq. m.
3	18.6 sq. m.	14.9 sq. m.
4	23.3 sq. m.	19.6 sq. m
5	26 sq. m.	24.3 sq. m.

**Table 7.**

6.12 **Standards of accommodation**

- All habitable rooms must have a glazed external window
- w.c. and bath/shower must not be more than 1 floor distant from each user
- w.c. and bath/ shower not less than 1 per 5 people irrespective of age
- Washbasin in each room (unless en-suite were applicable)
- Half w.c.s not in shared bathroom/shower
- All irrespective of age of occupants.
- Irrespective of floor area, consideration given to shape and useable living space within room in determining whether it is suitable for occupation.

6.13 A full set of kitchen facilities shall be provided for each household (room) where practicable. Where the Royal Borough is satisfied that the provision of kitchen facilities for exclusive use is not appropriate, kitchen facilities may be provided in the ratio of one set for every five persons. The recommended size of the kitchens is 5.5 sq. m. (minimum).

6.14 The provision of a lounge area and laundry facilities are recommended and compulsory if there are more than 50 people on the premises.

6.15 **Houses in Multiple Occupation (Hostel and hotel type accommodation for students, nurses and other vocationally related accommodation, to include accommodation above pub and or living in staff.)**

**DEFINITION**

Premises referred to as hostels and hotels for students, nurses, hotel workers and other groups for whom accommodation is found through their work or educational establishment, or groups such as single parents and rehabilitees. The category includes establishments providing medium to long term accommodation for persons for whom the premises is their permanent place of residence.

**MINIMUM SPACE STANDARDS**

<b>Persons</b>	<b>Cooking facilities in rooms</b>	<b>Cooking facilities separate</b>
1	10.2 sq. m.	6.5 sq. m.
2	13.9 sq. m.	10.2 sq. m.
3	18.6 sq. m.	14.9 sq. m.
4	23.3 sq. m.	19.6 sq. m.
5	28.0 sq. m.	24.3 sq. m.

**Table 8.**

6.16 A full set of kitchen facilities shall be provided for each household (room) where practicable. Where the Royal Borough is satisfied that the provision of kitchen facilities for exclusive use is not appropriate, kitchen facilities may be provided in the ratio of one set for every five persons. The recommended size of the kitchens is 5.5 sq. m. Where occupiers are provided with all their meals from a restaurant or a refectory, there shall be no requirement to provide kitchen facilities within rooms.

6.17 **Standards of accommodation**

- All habitable rooms must have a glazed external window
- w.c. and bath/shower must not be more than 1 floor distant from each user
- w.c. and bath/shower not less than 1 per 5 people irrespective of age
- Washbasin in each room (unless en-suite were applicable)

- Half w.c.s not in shared bathroom/shower
- All irrespective of age of occupants.
- Irrespective of floor area, consideration given to shape and useable living space within room in determining whether it is suitable for occupation.

#### 6.18 **Advice**

Landlords and developers are advised to contact the Council's Environmental Health Department and the Planning Department prior to altering the internal layout of all HMOs.

- 6.19 The standards for both self contained and HMO accommodation will be relevant to a property which has a mix of residential uses within it. For example, a self contained studio flat will require a greater floor area than a bedsitting room sharing both cooking and washing facilities. If in doubt, you are advised to contact the Council's Environmental Services Directorate and Planning Services Directorate.