

HOMES + BUILDINGS

Housing quality

A positive standard and quality of living is expected for all dwellings, regardless of tenure or type.

- HB.01** Dual aspect dwellings, including apartments, **must** be prioritised. Where single aspect dwellings are proposed, detailed designs must demonstrate how good levels of sunlight, daylight, ventilation and aspect will be provided to habitable spaces.
- HB.02** There **must** be particular focus on avoiding single aspect dwellings that are north-facing.
- HB.03** All dwellings, including apartments, **must** have a directly accessible private amenity space that can be used for leisure purposes as well as practical purposes. This may take the form of a garden, balcony (not juliet), terrace or patio area for apartments.
- HB.04** Shared gardens **should** be designed to provide useable amenity space ie not solely a 'strip' of single thickness green space around the building footprint.
- HB.05** Ground floor apartments and maisonettes with a direct relationship to a shared garden **should** have direct access to it (not be required to access via a main building entrance) and an area over which they have ownership, for example a patio.
- HB.06** All dwellings, especially ground floor apartments, **must** have defensible space/privacy strip.
- HB.07** The arrangement of development **must** be tenure blind, with changes in tenure being visually unidentifiable, for example through differences in material use or specification of lower quality building elements.
- HB.08** Some housing tenures may need to be located in small groups according to access or maintenance requirements, but this **should** not be noticeable from the public realm and groups should be spread out.
- HB.09** Entrance sequences and/or porches to dwellings, particularly terraced dwellings where access to rear gardens is often convoluted, **should** incorporate elements such as refuse storage, cycle storage and utilities/ services.

Also refer to:

Built form

Identity

RBC local plan policy: H1, H2, H6, HS1, SDC1



Trafalgar Place, London
dRMM

Ground floor apartments with both a private patio area and direct access to a communal garden. Upper floor dwellings have balconies overlooking gardens.



Brick House, Birmingham
Howells

Houses with direct access to a useable, communal garden via individual patio areas.



Goldsmith Street, Norwich
Mikhail Riches

Integrated bin/bike stores can facilitate ease of access, integrate with built form and provide structure to street scene.

