

Annexe B: Residential Design Standards

Tamworth Local Plan 2022–2041

Draft for Consultation

Status of this Annexe

This Annexe forms part of the Tamworth Local Plan. It provides detailed guidance to support:

- **Policy DE3:** Design Standards for New Housing (including conversions and subdivision)
- **Policy DE4:** Residential Infill and Backland Development
- **Policy DE5:** Extensions and Alterations to Existing Buildings

It should be read alongside **Annexe A: Amenity Standards**, which provides detailed guidance on the assessment of amenity impacts in support of Policy EP1.

The standards and guidance set out in this Annexe will normally be expected to be met. Departures will be assessed against the test set out at paragraph 1.7.

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1. Purpose and Application

- 1.1. This Annexe provides detailed guidance to support Policies DE3, DE4 and DE5 of the Local Plan. It applies to all forms of residential development, including new build housing, flattened development, conversions and subdivisions, and extensions and alterations to existing dwellings, where the quality of the internal and external living environment is a consideration.
- 1.2. The Annexe establishes a set of standards and principles that will be used as a primary basis for assessing the quality of residential accommodation and design. Development proposals will be expected to demonstrate how they have responded to this guidance, alongside the wider design principles set out in Policies SP8 and DE1 and in the National Design Guide.

Relationship with other parts of the Local Plan

- 1.3. This Annexe is concerned with the quality of the accommodation and design delivered by residential development. The assessment of amenity impacts (privacy, overlooking, separation distances, daylight and sunlight, outlook, dominance, noise, lighting and environmental effects) is dealt with under Policy EP1 and Annexe A: Amenity Standards. The two Annexes should be read together and a proposal will need to satisfy both.

- 1.4. Proposals should also have regard to:

- **Policy HO1: Housing Mix** and **Policy HO2: Housing Density**;
- **Policy SP2: Strategic Policy on Climate Change**, in relation to energy efficiency and carbon reduction;
- **Policy HC8: Public Realm**, in relation to streets, spaces and community safety;
- **Policies TA1 and TA2** and **Parking Standards Annexe**, in relation to parking, servicing and highway matters; and
- **Policies HE1, HE2 and HE3**, where development affects a heritage asset or its setting.

Status and departures

- 1.5. The standards and guidance set out in this Annexe will normally be expected to be met. They represent the Council's view of what is required to deliver a good standard of residential accommodation.
- 1.6. A departure from these standards will only be supported where it can be clearly demonstrated that a high-quality design solution is achieved and that no unacceptable impacts would arise.
- 1.7. In such cases, a robust justification must be provided demonstrating that:

Departure test

- the departure arises from a specific and identified characteristic or constraint of the site, the host building or the surrounding context;
- a high standard of accommodation and design would nevertheless be achieved for future occupiers; and
- no unacceptable impact would arise on the character of the area or on the amenity of existing or future occupiers.

The extent of justification required will be proportionate to the scale of the departure and the sensitivity of the receiving context. The Council will give particular weight to the cumulative effect of multiple departures within a single scheme.

2. General Approach

- 2.1. Residential development should be designed from the outset to deliver high quality living environments for future occupiers.
- 2.2. Proposals should:
- provide functional, adaptable and well-proportioned internal spaces;
 - ensure good levels of daylight, sunlight and outlook;

- incorporate usable and well-designed private or communal amenity space;
- respond positively to site context, orientation and surrounding development; and
- integrate considerations of amenity, environmental performance and design quality at an early stage.

- 2.3. Design should not rely on mitigation alone. The layout, siting, scale and massing of development should be carefully considered to achieve appropriate relationships between buildings and spaces, and to safeguard the amenity of existing and future occupiers.
- 2.4. Where a proposal cannot achieve the standards in this Annexe without compromising the standards in Annexe A: Amenity Standards, that is an indication that the site is being over-developed and the quantum of development should be reconsidered.

3. Internal Space and Accessibility

Internal Space Standards

- 3.1. New residential development, including conversions and subdivisions, must meet the **Nationally Described Space Standard (NDSS)** as a minimum, in accordance with Policy DE3.

3.2. Compliance should be demonstrated at application stage through a schedule of accommodation setting out, for each dwelling type, the gross internal area, the number of bedrooms, the number of bed spaces, the floor area and width of each bedroom, the built-in storage provision and the floor-to-ceiling height.

3.3. Where a departure from the standard is proposed, it must be clearly demonstrated that:

- specific site or building constraints justify the deviation, for example the structural form of a listed building or the retention of a building of townscape merit; and
- a high standard of accommodation would still be achieved, having regard to layout, daylight, outlook, storage and amenity space.

3.4. Internal layouts should:

- be functional and efficient, without excessive circulation or unusable residual space;
- accommodate standard furniture arrangements appropriate to the room type and the number of bed spaces, with adequate space to move around furniture;
- provide adequate circulation space, including turning space where accessible standards apply;
- include sufficient built-in storage in accordance with the NDSS, in addition to any external storage; and

- avoid habitable rooms accessed only through another habitable room.

3.5. The difference between a functional and a poorly configured layout of the same floor area is illustrated in **Figure B1a** and **Figure B1b**. Floor-to-ceiling heights of at least 2.5 metres will normally be expected in habitable rooms. Rooms partly within the roof space, or with significant areas of restricted head height, will be assessed having regard to the useable floor area.



Figure B1a: Functional internal layouts and furniture space



Figure B1b: Poorly configured internal layouts and furniture space

Accessible and adaptable homes

- 3.6. Policy DE3 requires all new dwellings to meet Building Regulations requirement M4(2) (accessible and adaptable dwellings) and requires a proportion of dwellings on larger schemes to meet M4(3) (wheelchair user dwellings).
- 3.7. These requirements should inform the design of the dwelling and its approach from the outset rather than being addressed at building regulations stage. Layouts should demonstrate a step-free approach route from the parking space and from the street, an entrance suitable for level

access, adequate door and corridor widths, and a WC at entrance level. Where M4(3) dwellings are provided, they should be distributed through the scheme and not grouped in a single location or in the least attractive part of the site.

4. Daylight, Sunlight and Outlook in New Homes

- 4.1. Development should be designed to provide a high standard of internal environmental quality for future occupiers. This section is concerned with the quality of the accommodation being created. The effect of development on the daylight and sunlight enjoyed by **existing** properties is assessed under Annex A: Amenity Standards, Section 5.
- 4.2. Proposals should:
- maximise natural daylight to habitable rooms, having regard to window size, head height, room depth and the presence of any overhang, balcony or recess;
 - provide access to direct sunlight where feasible, with living spaces and principal amenity areas oriented to receive sunlight for part of the day;
 - ensure a reasonable outlook from principal living spaces, avoiding habitable room windows that face directly onto a blank wall, boundary fence or enclosed light well at close range.

4.3. Development should:

- maximise the proportion of dual-aspect dwellings;
- avoid single-aspect layouts where these would result in poor daylight, poor outlook or a risk of overheating;
- avoid north-facing single-aspect dwellings other than in exceptional circumstances; and
- avoid single-aspect dwellings with three or more bedrooms.

4.4. For flatted development, the layout of cores and access should be arranged to maximise dual aspect. Long internal corridors serving single-aspect dwellings on one side only will not normally be supported.

5. Private and Communal Amenity Space

5.1. Residential development should provide high quality, usable amenity space for future occupiers. Amenity space supports health and wellbeing, provides opportunities for recreation, relaxation, play and social interaction, and contributes to the overall quality and liveability of development.

Provision of amenity space

5.2. Amenity space should:

- be proportionate to the size and type of dwelling;
- be provided on the basis of the number of bedrooms rather than the number of occupants; and
- reflect the context of the site and the character of the surrounding area.

5.3. For houses, private rear gardens will normally be expected to meet or exceed the standards in Table B1. For apartments, provision will be made through a combination of private and communal amenity space in accordance with Table B2.

Amenity space standards

5.4. The standards set out below will normally be expected to be met.

Table B1: Private amenity space standards for houses

Dwelling type	Minimum private amenity space	Minimum garden depth
1-bedroom dwelling	30 sqm	10.5 m
2-bedroom dwelling	45 sqm	10.5 m
3-bedroom dwelling	65 sqm	10.5 m
4 or more bedroom dwelling	100 sqm	10.5 m

- 5.5. Amenity space is measured as the usable private external space serving the dwelling. It excludes front gardens, driveways, parking areas, vehicle access, bin and cycle storage areas, land beneath a projecting upper storey, and any area of less than 1.5 metres in width.

Garden depth

- 5.6. The minimum garden depth of 10.5 metres is measured from the rear elevation of the dwelling, including any rear extension, to the rear boundary. It performs a specific function: where two dwellings back onto one another, a depth of 10.5 metres to each garden delivers the 21 metre rear-to-rear separation distance required by Table A1 of Annexe A: Amenity Standards. It therefore secures the privacy of future occupiers at the point the layout is designed, rather than leaving that relationship to be resolved later.
- 5.7. Where the standard depth cannot be achieved (for example on an irregular plot, a corner plot, or where the garden is angled or of unusual shape), a lesser depth may be acceptable provided that the area standard in Table B1 is met, the space remains usable, and the relevant separation distances in Annexe A: Amenity Standards are achieved by other means. The depth standard does not apply where a dwelling backs onto open space, a watercourse, a railway or another feature that will permanently secure the separation.

Explanation of the standards

- 5.8. The standards in Table B1 do not increase in direct proportion to the number of bedrooms, and this is deliberate. Amenity space requirements are not linear:
- a garden must reach a threshold usable size before it can accommodate the basic functions expected of it (sitting out, drying clothes, external storage, and access around the dwelling) regardless of household size. The 30 sqm figure for a one-bedroom dwelling reflects that threshold rather than a per-bedroom calculation;
 - the increments between one, two and three bedrooms reflect the increasing likelihood of the garden accommodating children's play alongside those basic functions; and
 - the larger step at four or more bedrooms reflects both the greater household size typically accommodated and the fact that such dwellings are generally delivered in lower-density, suburban parts of the Borough where larger plots form part of the prevailing character.

Relationship with Policy HO2: Housing Density

- 5.9. Policy HO2 requires development to optimise density through a design-led approach, at a minimum of 30 dwellings per hectare outside the town centre and 40 dwellings per hectare within it. The amenity space

standards in this Annexe are compatible with those densities.

Worked illustration: amenity space and density

A three-bedroom semi-detached house with a footprint of approximately 64 sqm, a rear garden of 10.5 m depth on a 7 m wide plot (73.5 sqm, exceeding the 65 sqm standard), and a front garden and driveway of approximately 42 sqm, occupies a plot of around 180 sqm.

Applying a typical net-to-gross ratio of 65 per cent to allow for highways, verges, drainage and incidental open space gives approximately 277 sqm of land per dwelling, equivalent to a density of around **36 dwellings per hectare**.

The standards in Table B1 are therefore capable of being met while exceeding the 30 dwellings per hectare minimum required outside the town centre. Within the town centre, where a minimum of 40 dwellings per hectare applies, development will predominantly be flatted and the standards in Table B2 will apply instead.

This illustration is indicative and is provided to demonstrate compatibility in principle. It does not set a required plot size or built form.

Apartments and flatted development

5.10. For apartments, private and communal amenity space are **both** normally expected, and the standards in Table B2 are cumulative rather than alternative. Private space provides for the immediate day-to-day needs of the household; communal space provides for the shared recreational and social function that a balcony cannot perform.

Table B2: Amenity space standards for apartments and flatted development

Provision type	Minimum standard	Application
Private balcony or terrace	5 sqm, with a minimum depth of 1.5 m in any direction	To each dwelling, where practicable
Communal amenity space	25 sqm per dwelling	To the development as a whole
Communal amenity space where private provision is not practicable	30 sqm per dwelling	To the development as a whole, in place of the standard above

5.11. Private provision may not be practicable in conversions of existing buildings, in listed buildings or buildings within conservation areas where a balcony would harm the significance of the asset, or on principal town centre frontages where a balcony would be at odds with the architectural composition of the elevation. In those cases the increased communal standard applies.

5.12. Communal amenity space should be genuinely usable, of a single coherent area rather than an aggregation of fragments, directly accessible from the common parts, overlooked by dwellings within the development, and secured by a long-term management and maintenance arrangement. Roof terraces may contribute to communal provision where they are safe, accessible to all residents, sheltered and capable of being maintained. Land required for drainage, substations, bin stores, cycle stores or vehicle circulation does not count towards the standard.

Quality of amenity space

5.13. Amenity space should:

- be of a usable size, shape and configuration, avoiding narrow, fragmented or awkwardly shaped residual areas;

- receive adequate sunlight and avoid excessive overshadowing by buildings, boundary structures or trees;
- provide a reasonable level of privacy, having regard to Annexe A: Amenity Standards;
- be free from unacceptable noise, disturbance or overlooking;
- be directly accessible from the dwelling, and from the street where refuse and cycle storage requires it;
- be reasonably level, or capable of being made so without extensive retaining structures; and
- support a range of uses, including sitting out, play, growing and the drying of clothes.

5.14. Poorly designed or residual spaces will not normally be considered acceptable and will not count towards the standards in Tables B1 and B2.

Flexibility and public open space

5.15. A reduced level of on-site provision will only be supported in exceptional circumstances where it can be clearly demonstrated that:

- the site is located within close proximity to high quality, accessible public open space of a type and standard

capable of meeting the needs that would otherwise be met on site;

- that open space has the capacity to absorb the additional use; and
- the needs of future occupiers would be fully met through the combination of on-site and off-site provision.

5.16. Proximity to public open space does not remove the need for private space serving the individual dwelling and will not justify a reduction in the private balcony or terrace standard in Table B2 where such provision is practicable.

6. Layout, Orientation and Relationships

6.1. The layout and arrangement of buildings play a fundamental role in determining the quality, functionality and character of residential development. Well-designed layouts create clear, legible environments that are easy to navigate, provide a strong sense of place and support safe and attractive living conditions.

6.2. The relationship between buildings, streets and spaces is particularly important. Poorly arranged layouts result in inactive frontages, weak street definition, and environments that feel unsafe or lack identity.

6.3. Development should respond positively to site context, including the surrounding pattern of development, building lines, plot structure and urban grain. Careful consideration should be given to orientation, spacing and the positioning of buildings to ensure that appropriate relationships are achieved between dwellings and between public and private spaces.

6.4. Proposals should:

- distinguish clearly between public and private space, using built form, boundary treatment, level change and planting to define the transition;
- position habitable rooms to maximise light, outlook and environmental quality;
- avoid poor or contrived internal and external relationships;
- create safe, legible and well-overlooked environments;
- turn corners positively, with dual-frontage designs on corner plots rather than blank flank elevations or rear boundaries; and
- respond positively to the prevailing character and layout of the surrounding area.

Front-to-front design preference

6.5. A key principle of good residential design is the creation of active, well-defined streets and spaces, typically achieved

through front elevations of dwellings facing onto streets and public areas. Development should therefore prioritise front-to-front relationships between dwellings, particularly along streets and public spaces.

6.6. This approach should:

- provide active frontages and natural surveillance;
- reinforce street hierarchy and definition;
- create safer and more attractive environments; and
- avoid the presence of blank elevations, rear boundaries, parking courts or servicing areas facing public spaces.

6.7. Rear or side elevations facing streets or public areas will not normally be supported unless it can be clearly demonstrated that the proposal would deliver a high quality design outcome and respond appropriately to site constraints. Figure B2 contrasts the two approaches on the same parcel of land.

6.8. Minimum separation distances for front-to-front and other relationships are set out in Table A1 of Annexe A: Amenity Standards. Where an existing street has a tighter grain than those distances would produce, the design should respond to the established building line and street width in accordance with paragraph 4.8 of that Annexe.

[Photo B2 TO BE INSERTED]

Comparative photos showing dwellings fronting the street on both sides with active frontages, defined building lines, parking to the side or rear and positively turned corners, against a layout with rear boundary fences, blank flank walls and a parking court addressing the street.

Figure B2: Front-to-front relationships and street definition

7. Extensions and Alterations

7.1. Extensions and alterations should be designed to respect the scale, proportions, form and architectural composition of the host building and to integrate positively with its surroundings.

7.2. Extensions should normally appear as subordinate additions to the original building. This may be achieved through measures such as:

- setting extensions back from the principal elevation;
- setting rooflines below the main ridge or eaves;
- using proportions, massing and detailing that clearly distinguish the extension from the original building;
- matching or complementing materials, window proportions, cill and head details and roof pitch; and

- avoiding forms of development that appear visually dominant or that overwhelm the host building.

- 7.3. The approach to achieving subordination should be proportionate to the scale and character of the proposal, the host building and its context.
- 7.4. Alternative design approaches, including clearly contemporary additions, may be supported where it can be demonstrated that they respond positively to the character of the building and area and achieve a high quality design outcome.

Side extensions

- 7.5. Two-storey and first-floor side extensions have a particular capacity to alter the appearance of a dwelling and the rhythm of a street, and to erode the spacing between buildings that characterises much of Tamworth's residential area. They will normally be expected to be set back from the principal elevation and set down from the main ridge.

Standard: two-storey and first-floor side extensions

Two-storey and first-floor side extensions will normally be expected to:

- be **set back** from the principal (front) elevation of the host dwelling by a minimum of 1 metre at first-floor level;
- be **set down** from the ridge of the host dwelling, with the ridge or eaves of the extension below that of the original roof;
- retain a gap to the side boundary at first-floor level where the prevailing character of the street is one of visible spacing between dwellings, so as to avoid a continuous or terracing effect;
- reflect the window proportions, materials and detailing of the host dwelling; and
- avoid extending the full width of the plot at first-floor level where this would result in an unbalanced or top-heavy appearance.

A flush or full-width side extension may be acceptable where the host building is of a form or the street of a character that would accommodate it without harm (for example where the prevailing pattern is already of continuous frontage) and where a high quality design outcome is demonstrated.

7.6. The set back and set down expected by this standard, and the terracing effect that results where it is not applied, are illustrated in Figure B3. The cumulative effect of side extensions along a street will be a material consideration. Where a number of dwellings in a street have already been extended to the side, the Council will have regard to whether a further extension would result in an unacceptable loss of the spacing and rhythm that contributes to local character.



Figure B3: Side and rear extensions, set down and set back

Rear extensions

7.7. Rear extensions should be designed having regard to their depth, height and proximity to the shared boundary, and to

their effect on the amenity of neighbouring occupiers. The 45-degree rule and the 25-degree vertical angle test set out in Section 5 of Annexe A: Amenity Standards will be applied.

7.8. Rear extensions should retain sufficient private amenity space to serve the enlarged dwelling, having regard to Table B1. Proposals which would reduce the rear garden below the relevant standard, or below a depth of 10.5 metres, will be assessed against the departure test at paragraph 1.7 and against the separation distances in Annexe A: Amenity Standards.

8. Roof Alterations and Additional Storeys

8.1. Alterations to existing buildings, including roof extensions, dormer windows and additional storeys, can have a significant impact on the character of buildings, the wider street scene and neighbouring amenity. Poorly designed additions can result in visually dominant, incongruous or unbalanced forms of development, particularly where they fail to respect the proportions, scale or architectural composition of the original building.

8.2. Development should:

- respond positively to the scale, form, proportions and architectural features of the host building;

- respect the prevailing roofscape and character of the surrounding area;
- remain subordinate to the original building in terms of scale and visual impact;
- set dormers below the ridge and above the eaves, and in from the gable, with a roof form and cheek detail appropriate to the host building;
- align with the fenestration pattern of the elevation below; and
- avoid visually dominant, top-heavy or incongruous forms of development, including full-width box dormers on principal roof slopes.

8.3. Well-proportioned and poorly proportioned approaches to dormers and additional storeys are illustrated in Figure B4. Particular regard should be had to:

- the cumulative impact of previous extensions or alterations to the building;
- the consistency of building heights and rooflines within the street;
- the effect on important views and the wider townscape, including views of and from Tamworth Castle and the conservation areas;
- the structural and visual implications of an additional storey on the proportions of the original elevation; and

- impacts on neighbouring amenity, including outlook, privacy and daylight, assessed under Annexe A.



Figure B4: Roof alterations and additional storeys

9. Overheating and Environmental Design

9.1. The design of residential development plays a critical role in managing internal environmental conditions and supporting climate resilience. Poorly designed buildings can be prone to overheating, particularly where layouts restrict ventilation or where excessive solar gain is not properly controlled. Development should incorporate passive design measures

from the outset, ensuring that buildings are comfortable to occupy and perform well over their lifetime.

9.2. Proposals should take account of:

- building orientation and solar exposure;
- the arrangement, size and orientation of openings;
- opportunities for cross-ventilation and purge ventilation;
- thermal mass and the specification of the building fabric; and
- the use of shading, landscaping and building form to reduce heat gain.

9.3. Development should:

- optimise solar orientation where feasible;
- incorporate shading and passive cooling measures, including recessed openings, brise soleil, overhangs, external shutters and shading from retained or new tree planting;
- provide effective natural ventilation, with cross-ventilation to dwellings wherever the layout permits;
- avoid layouts that would exacerbate overheating, including single-aspect dwellings with limited ventilation and large areas of unshaded south or west facing glazing; and

- avoid reliance on mechanical cooling as the primary means of managing internal temperatures.

9.4. These considerations should be integrated into the overall design approach rather than addressed through retrofit or mitigation alone. Proposals should be designed in accordance with Policy SP2 and should follow the energy hierarchy, reducing demand through fabric and passive measures before addressing residual demand through efficient services and renewable energy.

9.5. Where a dwelling would be single aspect, or where noise or air quality constraints would require windows to remain closed, applicants should demonstrate through a dynamic overheating assessment that internal conditions would remain acceptable.

10. Storage, Refuse and Cycle Provision

10.1. The provision of storage, refuse and cycle facilities is an essential component of well-designed residential development. Poorly integrated provision results in cluttered streets, visual harm and inconvenience for occupiers, and is a frequent cause of complaint in established residential areas.

10.2. These elements should be considered at an early stage in the design process and incorporated in a way that supports

both functionality and visual quality. Development should provide:

- adequate internal storage in accordance with the NDSS, to support day-to-day living;
- conveniently located refuse and recycling facilities, sized to accommodate the full complement of containers issued by the Council and located within a reasonable carrying distance of the dwelling and within the collection distance from the point of collection;
- secure, covered and accessible cycle parking, at ground level and without the need to carry cycles up steps or through habitable rooms; and
- external storage for garden equipment and other household items.

10.3. Proposals should:

- integrate storage and servicing within the overall design of the development, using purpose-designed enclosures rather than ad hoc screening;
- ensure that facilities are easily accessible for users and for collection crews;
- avoid locating bins, cycle storage or plant in visually prominent positions, in front gardens visible from the street, or in positions that obstruct access or amenity space; and

- minimise impacts on the street scene and on neighbouring amenity, including from noise and odour.

10.4. For flatted development, communal bin and cycle stores should be shown on submitted plans with the number and type of containers and cycle spaces annotated, and should be secure, covered, well lit, naturally ventilated and overlooked. Figure B5 illustrates well-integrated and poorly integrated provision.

[FIGURE B5 TO BE INSERTED]

Photo showing purpose-designed bin and cycle stores integrated within the building envelope or boundary wall, screened from the street, accessible from both dwelling and collection point, contrasted with bins stored in a front garden and cycles chained to railings.

Figure B5: Integrated storage, refuse and cycle provision

11. The Wider Residential Environment

11.1. The quality of the wider residential environment is fundamental to the success of development. Well-designed environments should be attractive, inclusive and functional, supporting the needs of residents and contributing positively to the character of the area. The arrangement of buildings, spaces and landscaping should work together to create cohesive and well-functioning places.

11.2. Development should:

- provide safe, attractive and well-overlooked streets and spaces;
- incorporate high quality hard and soft landscaping, including street trees where appropriate and in accordance with Policy NE6;
- support opportunities for social interaction and informal activity;
- provide usable shared spaces where appropriate;
- provide for children's play appropriate to the scale of the scheme; and
- contribute positively to the character, identity and distinctiveness of the area.

11.3. Particular regard should be had to:

- natural surveillance and the relationship between buildings and spaces;
- the quality and usability of shared and public spaces;
- the integration of green and blue infrastructure and landscaping, in accordance with Policy NE1;
- the treatment of parking, including the avoidance of continuous frontage parking and large undifferentiated parking courts; and

- long-term management and maintenance of communal areas, which should be secured before development commences.

11.4. Proposals should have regard to Policy HC8: Public Realm, which sets out the Council's expectations for streets, spaces and community safety.

12. Residential Development in a Non-Residential Context

12.1. Where residential development is proposed alongside, or in close proximity to, non-residential uses, proposals must demonstrate how the amenity of future occupiers will be protected and how the continued operation of the existing use will be safeguarded.

12.2. Particular regard should be had to:

- noise, vibration, disturbance and general activity, including hours of operation;
- servicing, access and delivery arrangements, including HGV movements;
- lighting and external operations;
- odour, dust, fumes and air quality; and
- the layout and orientation of buildings in relation to neighbouring uses.

12.3. In accordance with the agent of change principle, the applicant for the residential development is responsible for providing suitable mitigation. Existing lawful uses should not be placed at risk of restriction or curtailment as a result of new residential development in their vicinity.

12.4. Impacts should be addressed through the design and layout of development, including building orientation, separation, the internal arrangement of rooms, screening and site organisation, rather than by relying solely on mitigation measures such as acoustic glazing and mechanical ventilation.

12.5. In such cases, proposals should have regard to:

- **Policy EP1: Safeguarding Amenity and Managing the Impacts of Development;**
- **Policy DE6: Non-Residential and Employment Development;**
- **Annexe A: Amenity Standards**, which provides detailed guidance on the assessment of noise, outlook, privacy, lighting and environmental effects; and
- **Annexe D: Non-Residential and Employment Design Standards.**

Appendix B1: Summary of Standards

This appendix summarises the numerical standards contained in this Annexe for ease of reference. It does not replace the full text, and the departure test at paragraph 1.7 applies to each standard.

Table B3: Summary of residential design standards

Standard	Requirement	Reference
Internal space	Nationally Described Space Standard as a minimum	Para 3.1
Floor-to-ceiling height	2.5 m in habitable rooms	Para 3.5
Accessibility	M4(2) to all dwellings; M4(3) to a proportion on larger schemes (Policy DE3)	Para 3.6
Private amenity space: 1 bed	30 sqm	Table B1
Private amenity space: 2 bed	45 sqm	Table B1
Private amenity space: 3 bed	65 sqm	Table B1
Private amenity space: 4+ bed	100 sqm	Table B1
Rear garden depth	10.5 m from rear elevation to rear boundary	Para 5.6
Minimum width counted as amenity space	1.5 m	Para 5.5

Standard	Requirement	Reference
Apartments: private balcony or terrace	5 sqm, minimum depth 1.5 m, where practicable	Table B2
Apartments: communal amenity space	25 sqm per dwelling (30 sqm where no private provision)	Table B2
Two-storey side extension: set back	1 m minimum at first floor from principal elevation	Para 7.5
Two-storey side extension: set down	Ridge or eaves below that of the host dwelling	Para 7.5