

HOMES + BUILDINGS

Housing quality

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

- HB.01** All dwellings, including apartments, **must** be dual aspect. This is to provide adequate sunlight, daylight, ventilation, aspect and sense of space.
- HB.02** 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 balcony (not juliet), terrace or patio area for apartments.
- HB.03** Shared gardens **must** be designed to provide useable amenity space ie not solely a ‘strip’ of single thickness green space around the building footprint.
- HB.04** Ground floor apartments 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 ie a patio.
- HB.05** All dwellings, especially ground floor apartments, **must** have defensible space/privacy strip.
- HB.06** 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.07** 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.08** 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



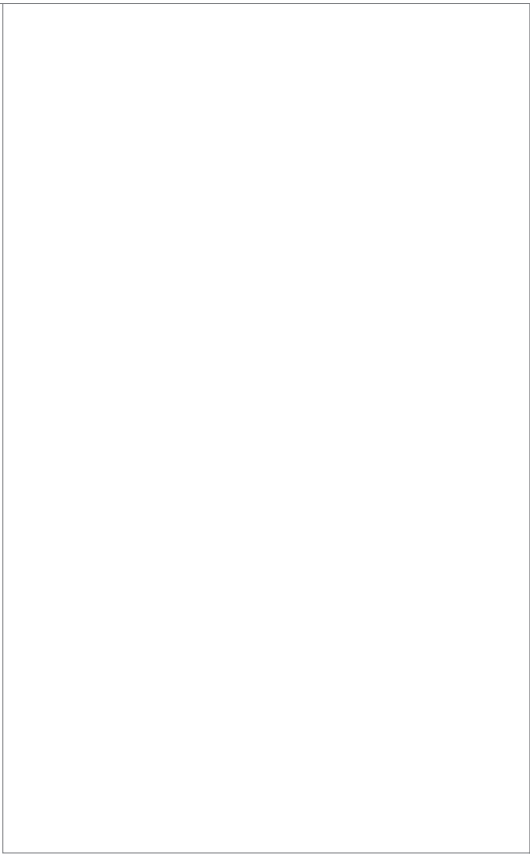
Trafalgar Place, London
dRMM
Image credit to be added

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



Brick House, Birmingham
Howells
Image credit to be added

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

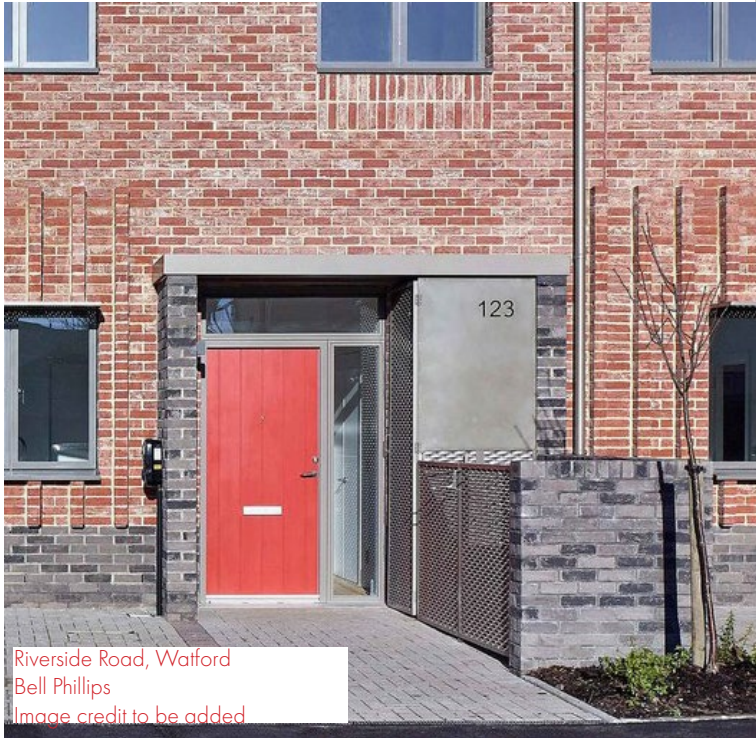


Defensible space/privacy strip.



Goldsmith Street, Norwich
Mikhail Riches
Image credit to be added

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



Riverside Road, Watford
Bell Phillips
Image credit to be added