



OUTLINE DESIGN GUIDE

For

SCDC HOUSING DEVELOPMENT PROGRAMME

for



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1.0 INTRODUCTION

The purpose of this Design Guide is to provide essential principles to follow in the design of housing for South Cambridgeshire District Council.

Each project will have its own particular design features and specific requirements appropriate to site location.

Where proposals differ from the brief they must be brought to the attention of SCDC for their approval.

South Cambridgeshire District Council (SCDC) is well positioned to become an active development partner within the South Cambridgeshire District, and will be able to contribute effectively to regional and sub-regional agendas whilst meeting its own Business Plan Objectives and the Councils Aims and Objectives.

SCDCs aim is to achieve safe, secure, easily maintained, warm, energy efficient, environmentally sustainable, affordable housing within the constraints of available finance. The Council will actively promote a programme to develop new council owned homes to help meet housing need across the district.

2.0 DESIGN OBJECTIVES

2.1 Site considerations

Sites come in all shapes/sizes and adjoining buildings, existing trees, changes of level and location of mains services are a few of the factors effecting the size, height and position of a new scheme. Consider in particular:

- a) Spaces should be arranged to take maximum advantage of what the site can offer, for instance locate housing toward the quieter areas of the site, make a focal point of existing landmarks. Views and privacy need to be considered equally.
- b) Orientate habitable rooms to ensure sunlight for at least part of the day to create a good balance of natural and artificial light.
- c) Arrange the site layout to achieve usable external spaces, preferably private, relatively sunny gardens.
- d) Establish a logical external circulation between the site entrance/car parking and dwellings, with appropriate car parking numbers and positions

2.2 Space Standards

New residential units shall be designed so that their gross internal floor areas (GIA's) meet or exceed the residential space standards set out in the table below

| Bedrooms | 1 | 1 | 2 | 2 | 3 | 3 | 4 | 4 | 4 |
|----------------|----|-----|-----|----|----|-----|-----|-----|-----|
| Bedspace | 1 | 2 | 3 | 4 | 4 | 5 | 5 | 6 | 7 |
| Studio | 37 | - | - | - | - | - | - | - | - |
| Flats | - | 50 | N/A | 70 | 74 | 86 | 90 | 99 | - |
| 2 Storey House | - | TBC | N/A | 83 | 87 | 96 | 100 | 107 | - |
| 3 Storey House | - | - | N/A | - | - | 102 | 106 | 113 | 123 |
| Bungalow | - | 56 | N/A | 72 | - | - | - | - | - |

In order to ensure reasonable living conditions, residential development should have reasonable room sizes and convenient and efficient room layouts to meet the changing needs of residents over their lifetimes. Such development will:

- a) have minimum bedroom sizes for single and double bedrooms of 7.5 sq m and 11.5 sq m respectively;
- b) any room designated on plan as a study will need to be of at least the size of a single bedroom

2.3 Floor/ceiling height

Light and feeling of space is crucial. Ceiling heights are important to creating the right feeling of air and space, therefore rooms should have a minimum floor-ceiling height of 2.3m and the designers must have due regard for the requirement for underfloor heating (see 7.3) when calculating the overall storey heights for the building.

2.4 Flexibility and maintenance

Keeping the cost of living down is important to all households. SCDC wants to keep the cost of monthly bills and maintenance as low as possible and these efficiencies need to start at the early design stages.

All aspects of the design are to reflect good building practice and materials should be selected on the basis that they will require relatively little maintenance. A minimum design life of 60 years is expected.

Whole life costs as well as capital costs should be considered when selecting materials.

2.5 Tenure

Tenure will vary across the development programme to meet demand and funding/viability challenges. Properties will be constructed for rent, intermediate tenures sale and outright sale.

On this particular project the mix of tenure shall be:

| | | | | | |
|------|--|----------------------|--|---------------|--|
| Rent | | Intermediate tenures | | Outright sale | |
|------|--|----------------------|--|---------------|--|

3.0 **DESIGN STANDARDS**

3.1 **Specific design criteria**

All schemes must meet any design, technical criteria and recommendations required to meet:

- Home Builders Federation guidance;
- NHBC Standards (or other approved warranty provider);
- Lifetime Homes;
- Secured by Design;
- London Housing Design Guide (where directed).

When designing the building the Constructor must have regard for the Building for Life 12 criteria and should endeavour to achieve Building for Life 'Diamond' status and achieve as many 'green' lights as possible, minimise 'ambers' and avoid 'reds'.

3.2 **Wheelchair compliant dwellings**

Where wheelchair standard properties are required then these will be discussed with the designer and the relevant space standards agreed. On this particular scheme nr wheelchair standard properties are required.

3.3 **Code for Sustainable Homes**

Generally schemes should achieve Code Level 4 (unless otherwise required by the Planning authority).

This particular scheme should achieve Code Level and the designer is to arrange for a Pre-Assessment to be carried out to demonstrate to SCDC the methodology as to how this can be met.

3.4 **Renewable technologies**

Where renewable technologies are to be provided the proposals shall be discussed with SCDC prior to incorporation into the design.

3.5 Furniture layout

All floor plans must indicate furniture layouts to comply with the National Housing Federation's "Standard & Quality in Development".

4.0 DWELLINGS GENERALLY

All layouts should exceed the HQI minimum standards for unit layouts.

4.1 Living room

Living rooms should be minimum 3.5m in width.

Single doors are to connect Living rooms with the hall.

Where living rooms are located at the rear of properties dwellings are to have double doors opening onto outside space. In addition at least one opening window shall be provided.

Patio doors are to be capable of opening out through 180° and held back against external wall to give the impression that it is one space.

4.2 Bedrooms

Master bedrooms should be provided with fully glazed French doors opening inwards onto a Juliette balcony where in keeping with the site. Ideally the doors should open through 180° where the furniture layout allows.

Master bedrooms should be capable of accommodating twin beds and secondary bedrooms should be able accommodate a double bed. Bed positions should allow full access to the window.

4.3 Hall/Landing

Must be enclosed and be functional with best use of space.

Hall/landing cupboards/stores (x3) are required suitable for:

- (1) Drying clothes, featuring rail and slatted shelving (vented)
- (2) storage of upright vacuum cleaner, ironing board, and two full size suitcases
- (3) Airing cupboard with slatted shelves adjacent to cylinder. Cupboard to be sized to accommodate cylinder with solar storage capacity

Ensure that there is space for consumer unit in (2)

4.4 Bathrooms/Ensuites

Main bathrooms in all properties should have a bath with shower over.

Care should be taken to ensure that a window is not positioned over a basin, to allow a mirror to be placed in this location.

In 3bed (5ps) properties and above ensembles are to be provided featuring, shower cubicle, WC and wash hand basin. Extent of ensembles to private sale dwellings will be reviewed on a project by project basis.

Level access showers in lieu of baths with grab rails as appropriate shall be provided to wheelchair standard housing.

4.5 Kitchens

All kitchens should be designed to accommodate the following features:

- Space and infrastructure for cooker with integrated hob
- Space and infrastructure for fridge freezer and washing machine
- Infrastructure for hood and dishwasher (behind sacrificial base unit)
- Carousels to corner units;
- Pull-out recycling bin unit 300mm wide;
- Wall cabinet for gas boiler

Kitchens should be separate rooms, and should incorporate a dining area. Dining areas in lounges are not permitted.

4.6 Cloakroom

Two bed dwellings and above to have a downstairs cloakroom capable of adaptation to a shower room in accordance with Lifetime Homes.

5.0 COMMUNAL FACILITIES

Where apartments are provided communal areas are to be avoided. In small blocks, each apartment shall have its own entrance.

Where large blocks of flats are proposed design guidance shall be supplied on a project by project basis.

6.0 BUILDING COMPONENTS

6.1 Windows

SCDC's preference is for PVCu double glazed windows with a slimline profile.

An alternative window specification is only to be considered in exceptional circumstances for instance planner's requirements.

The building layout should maximise the available natural light/ventilation and all habitable rooms are to have "double" windows.

Ensure that the glazing line to all windows is no more than 810mm above FFL (except where above kitchen worktops).

6.2 Roofs

Avoid complex roof structures and assume a concrete roof tile unless otherwise dictated by planning. Plastic rainwater goods should be provided with leaf guards to areas adjacent to trees.

6.3 Patio/balconies

Balconies should not be provided unless dictated by planning.

Patio areas of 3mx2m (minimum) should be provided to each dwelling.

6.4 Internal Joinery

Internal doors to be moulded four panel doors painted white supplied by Howdens.

All ironmongery to be SAA finish, samples to be approved by SCDC

Skirting's to be 150mm high straight edge profile

Architraves to be 13 x 44mm straight edge profile

6.5 Kitchen fittings

Unless otherwise stated the kitchen fittings for the rented properties are to be from the Howden's Contract range, from a choice of Burford, Stornaway or Saponetta



The kitchen fittings for the intermediate tenures and/or market sale properties are to be from the Howden's Contract range; Burford (unless a suitably priced enhanced range can be sourced by the Contractor).



Consideration will be given to allowing purchaser choice if the project circumstances allow.

6.6 White goods

Unless otherwise stated kitchens are to be provided with TBC products in intermediate tenures and/or market sale plots in accordance with the following schedule:

| Item | Affordable Rent | IT and Sale |
|-----------------|--|-----------------------------------|
| Oven/hob | Space and infrastructure only | Yes – Spec TBC |
| Chimney Hood | Infrastructure only | Yes – Spec TBC |
| Fridge/Freezer | N/A | N/A |
| Washing Machine | Space and infrastructure only | N/A |
| Dishwasher | Infrastructure only (behind sacrificial base unit) 3B units+ | Yes – integrated – spec TBC (3B+) |

Fused spurs with engraved switches are to be provided to fridge/washing machine (and dishwasher where appropriate) spaces together with H&C services in the kitchens in all rented plots.

6.7 Sanitaryware

Unless otherwise stated the sanitaryware for the rented apartments is to be Twyford's or equal and approved proposed by the Contractor.

The sanitaryware for the intermediate tenures and/or market sale apartments is to be Twyford's range (unless suitably priced enhanced range can be sourced by the Contractor).

All sanitaryware is to be white.

WC's shall be close coupled (no concealed cisterns).

Basins shall be shallow with spray head taps.

Shallow baths to be provided with grips each side.

Showers shall feature a thermostatic mixer valve with shower curtain running the full length of the bath or retuning to form cubicle depending on the bathroom design

Ensuite's to feature shower tray and cubicle in lieu of bath.

7.0 SERVICES

7.1 Mechanical installations

Each dwelling shall be provided with an individual wall hung gas fired boiler located on an external wall in the kitchen. Solar enabled hot water cylinders are to be provided in airing cupboards. Combination boilers will not be permitted.

Boiler manufacturer to be Vaillant.

7.2 Water supply

Incoming mains water supply to each dwelling shall be metered.

7.3 Heating system

Underfloor heating is required in the dwellings with a thermostat in each room to regulate temperatures. Based on an external temperature of -3°C the heating system must be capable of achieving the following:

| <u>Room</u> | <u>Min. Temp.</u> |
|-----------------|-------------------|
| Living room | 21°C |
| Bathroom | 22°C |
| Remaining rooms | 18°C |

7.4 Lighting

Lighting shall be designed to meet the recommended lighting levels given in the latest CIBSE Code for Lighting. Schedule of light fittings as given below:

| Room | Affordable Rent | S/O and Sale |
|------------------------|--|--|
| Living room | Low energy pendant light fittings (allow 2 no.) | Low energy pendant light fittings (allow 2 no.) |
| Kitchen | Track lighting featuring 3nr LED spot lights lighting under wall cabinets (allow 4) | Low voltage LED downlighting (allow 6 no.) lighting under wall cabinets (allow 4) |
| Bedrooms | Low energy pendant | Low energy pendant |
| Bathroom and ensembles | Surface mounted IP rated fitting Shaver light 600mm long over mirror | Low voltage LED downlighting (allow 4 no. in ensuite and 6 no. in bathroom) with chrome bezel Shaver light 600mm long over mirror |
| Hall | Low energy pendant light fittings (allow 2 no.) | Low energy pendant light fittings (allow 2 no.) |
| Elec. accessories | MK or similar approved with white plastic faceplates | As Affordable Rent except brushed chrome in hall, living room and kitchen |

7.5 Power

Each apartment shall be provided with electrical points as given below:

| <u>Room</u> | <u>Socket outlet (doubles)</u> | <u>Phone point</u> | <u>TV point</u> |
|------------------|--------------------------------|--------------------|-----------------|
| Living room | 4 nr | 1 nr | 1nr |
| Dining area | 3 nr | 1 nr | 1nr |
| Home office area | 2 nr | 2 nr | - |
| Hall cupboards | 1 nr | - | - |
| Bedrooms | 4 nr | 1 nr | 1 nr |
| Kitchen | 4 nr | - | - |

In addition the following are to be provided to each dwelling:

- fused spur for burglar alarm in hall cupboard;
- fused spur for electric fire in living room.

7.6 Smoke detection

Dwellings shall be provided with mains operated self-contained smoke alarms located in the hall or as dictated by the requirements of the Building Regulations. The alarms shall be complete with a battery back-up facility and shall be interconnectable.

7.7 Telephone installation

Each dwelling shall be provided with a master telephone point in the living room with further points in home office area and bedrooms.

7.8 TV aerial

Digital aerials are to be provided to all dwellings. Aerials to be positioned in lofts where possible.

7.9 External lighting

External lighting will be dictated by the requirements of secured by design, the impact on surrounding dwellings and where access roads are adopted, the requirements of the highways authority.

8.0 FINISHES

8.1 Wall finishes

Dry lined plasterboard or wall plaster decorated with emulsion paint.

8.2 Wall tiling

Full height tiling to bath and shower areas within bathrooms and ensuites. 300 x 200 wall tiles and one row 300 x 50mm feature tiles. Splashback to basins.

No tiling to kitchens. Worktop to be supplied with upstand. Stainless steel splashback behind cooker.

8.3 Floor finishes

Slip resistant vinyl to bathrooms/kitchens in rented properties.

Carpet £15/m² on underlay to remaining rooms to intermediate tenures and outright sale properties.

8.4 Ceiling finishes

Plasterboard and skim coat of plaster decorated with emulsion paint to dwellings.

Coving to be provided to intermediate tenures and outright sale properties.

9.0 SITE WORKS

9.1 Access and car parking

Access roads and parking must be sensitively integrated into the layout and be provided in accordance with South Cambridgeshire District Council's guide to parking on new developments. Generally parking will be in curtilage with an allowance for visitor parking.

9.2 Ancillary buildings

All schemes should be provided with the following:

- refuse/recycling store (to local authority requirements);
- Garden shed;
- cycle storage shelter (if not within shed);

The location of the refuse/recycling store must take into account the max travel distances for refuse collection and vehicle turning spaces required by the LA.

Garages are not to be provided unless specifically requested.

Water butts to be provided where practical.

9.3 Landscaping

All schemes will be properly landscaped with particular regard to easy maintenance and pavings, grass areas and planting are to be provided. The choice of shrubs and trees will take into account their eventual size, ensuring that views are not obstructed and dense planting which could provide hiding places will be avoided.

No trees should be planted close to the building and trees which will eventually obstruct light from dwellings should be avoided if at all possible.

All landscaped areas should be fully accessible to wheelchair users. Paths should be 1.2m wide and no path should be laid to a gradient steeper than 1:20. All paths must have a slip resistant finish and be self-draining.

9.4 Boundary treatment

Typically 1.8m close boarded fencing to rear of properties and adjacent to public footways. Front gardens of properties to have a post and knee-rail fence.

Boundary treatments must meet Secured by Design criteria.

9.5 Highways (roads and footpaths)

Highway works, where practical, should be designed to adoptable standards.