

# Performance Standards and Specifications: New Council Homes in Enfield



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# Introduction

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## The purpose of this document

This document has been produced to set a benchmark for the quality of new council housing in Enfield by defining the level of performance we expect our new homes and places to reach. It will form part of the Invitation to Tender (ITT) during a bidding process and the backbone of the agreements we make with our development partners. As individual projects get underway, it will be our brief to the designers we appoint and incorporated into the Employers Requirements (ERs), supplemented by additional detail information and requirements tailored to each development.

## How it was produced

The standards and specifications have been produced in conjunction with Enfield Homes, our Arm length Management Organisation (ALMO), and they reflect input from a wide range of council staff, from departments including development, planning, highways, management and maintenance. Supported by external consultants, and with input from councillors, residents and our development partners, we have undergone a series of collaborative workshops to define what good quality housing means to us, and more importantly, what it means to our residents.

We began by defining some key principles that reflect the overarching priorities of our Business Plan, 'A Fairer Future for All'.

## The Principles

1. Set a new standard for council housing.
2. Provide safe, welcoming and attractive living environments that integrate with their surroundings.
3. Offer residents choice and empower them to participate throughout the development process.
4. Alleviate fuel poverty and keep general running costs down.
5. Create balanced communities and tenure blind development.
6. Promote general health and wellbeing through flexible and inclusive design.
7. Minimise environmental impact and plan for a changing climate.
8. Design and develop durable buildings, spaces and infrastructure and secure best value over a long lifespan.
9. Support the local economy.

These principles have direct practical implications for the design and construction of the new homes we intend to build, and for their long-term management and maintenance. The implications are summarised in a short companion document, 'Principles and Objectives'. This expands on each of the nine principles and provides the lead-in to this document which focuses on the specific design standards and technical specifications that will uphold the principles and deliver the objectives.

**Vision**  
**Aims**  
**Priorities**



**A whole council approach**

## How it relates to other standards

The standards in here complement and supplement our existing council standards and policies.

The diagram below illustrates the hierarchy and inter-relationship between the key planning and development related documents:

- Business Plan 2011-14
- Core Strategy
- Draft Development Management Document (DMD)
- Principles and Objectives: New Council Housing in Enfield
- Performance Standards and Specifications: New Council Housing in Enfield
- Wheelchair Design Guide

We require our design teams and development partners to take account of these existing Enfield documents (particularly the DMD) and we require wheelchair housing to be designed to meet our own guide rather than the national Wheelchair Housing Design Guide (Habinteg and Stephen Thorpe, 2006).

Our standards also take account of other published standards and guidance. These include the London Plan and the GLA housing standards (comprising the London Housing SPG 2012, the Interim London Housing Design Guide (LHDG) and the GLA Funding Standards Framework Prospectus and Pro-forma). A summary of the minimum standards required is included at the start of Part I.

The technical specifications similarly draw on, and make reference to, other published material, notably the Building Regulations, British Standards and Codes of Practice.

document scope	document title	document purpose
all strategic issues	<b>'A Fairer future for All' Enfield Council Business Plan 2011-14</b>	Sets out strategic ambitions for the borough and its residents
all planning related strategic issues	<b>Core Strategy</b>	Provides the spatial planning framework for the development of the borough over the next 15-20 years
all development related issues	<b>Draft Development Management Document (DMD)</b>	Defines policies that provide a basis for determining planning applications and help deliver the vision and objectives of the Core Strategy
all new council housing	<b>Principles and Objectives: New Council Homes in Enfield</b>	Defines the nine over-arching principles that govern the procurement of new council housing from 2014
all new council housing	<b>Performance Standards and Specifications: New Council Homes in Enfield</b>	Defines the design standards and technical specifications that set the quality benchmark for new council housing from 2014 and exceed GLA housing standards
all new wheelchair housing	<b>The London Borough of Enfield Wheelchair Design Guidance (February 2012)</b>	Provides detailed requirements for the design of new wheelchair housing that exceed the standards of the national Wheelchair Housing Design Guide

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## How it is structured

The document is split into two parts - Part I sets out the design standards - and Part II, the technical specifications. Each part is divided into main sections which are further subdivided. The sections and sub-sections are consistent across the two parts as far as possible. In broad terms, Part I is more relevant to pre-planning design stages and Part II, to the post-planning detailed design and construction stages.

The standards in Part I cover the external environment, communal areas and areas within and associated with the home. Inevitably, it is possible to be more specific with internal areas than external areas as the latter vary more from site to site. Each section begins with our own standards, which generally exceed or supplement the GLA standards. To provide a comprehensive 'one-stop' checklist, all of the GLA standards are included within Part I but they have been re-ordered to reflect the structure of our own standards, and incorporated within the relevant sub-sections. Where our existing documents, notably the DMD and the Wheelchair Design Guide, are directly relevant, we have referenced the appropriate policies, but not included them. At the end of each section we include a checklist of items that should be avoided.

The technical specifications in Part II describe our own requirements; based on typical good practice and informed by the life cycle costing work conducted in parallel. As noted, they draw on existing legislation, codes and standards and will be supplemented on a project-by-project basis to provide bespoke Employers Requirements.

Both the standards and the specifications have been geared towards the provision of affordable rented housing as this our highest priority. There is no distinction between 'social rent' and 'affordable rent' in the context of these requirements. For mixed tenure developments, variations to the standards and specifications for tenures other than social/affordable rent, are set out in annexes to Part I and Part II. In the event that mixed tenure cores are provided, the higher, or highest, specification will usually be required.

## How it should be used

The document will be used to convey our expectations during a bidding process and will continue to be used throughout the design and construction phases once a project has been commissioned.

We expect all those involved with our projects to understand and adopt our principles, standards and specifications from the start. The principles should be upheld in all cases, and used to guide decision-making at every stage. We will, however, consider alternative products, materials or approaches proposals that can achieve an equivalent or better result more effectively or more economically. We are also aware that viability varies - that some sites, or types of project, are more challenging than others - and accept that there is sometimes a need to compromise.

Where this happens, the onus will be on the consultants and contractors we work with to explain and justify any deviations, as soon as they become apparent and to offer alternative solutions. This

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applies to our own standards, the GLA standards and the technical requirements. Where we are seeking funding it will be imperative to flag-up any difficulties in meeting the GLA standards to allow us to negotiate with the investment manager from the GLA Housing and Land Team and provide the necessary detail for the Pro-forma as soon as possible.

As proposals emerge and develop, we will be reviewing them against our standards and will expect our design team to carry out and submit a comprehensive audit against the full set of design requirements, prior to making a planning application. We also expect our appointed teams to engage with our planners and with experts from highways, sustainability, arboriculture, ecology, waste management and other fields as appropriate.

Subject to the tenure variations described above, the new standards and specifications will apply to all new general needs housing which will be council owned. They will also apply, in whole or in part, to new specialised housing, particularly sheltered housing, but this will be discussed and agreed for the individual project concerned.

Where our schemes include new homes that will not be council owned (where we choose to partner with a private developer to provide homes for sale, or a registered provider to provide homes for rent), the standards and specifications will need to operate differently. Those for external areas will generally still apply, but the developer will provide the brief for the communal areas and homes within the element they are financing. We will however work closely with any external partners to ensure that our principle to achieve tenure blind development is not compromised.

### **Keeping it up to date**

As the standards are implemented we will seek feedback from our own staff, from Enfield Homes (particularly housing managers) and from our external development partners and consultants. Above all, we will learn from the first hand experience of our residents.

We will also need to keep up to date with changes to our own policies as well as those to external standards and regulation. We are mindful of the implications of the government's recent review of Housing Standards and appreciate that this will lead to new regulations for accessibility, space, security and water. We are aware that changes to energy performance and carbon compliance are also pending in light of the commitment to achieve Zero Carbon with Allowable Solutions for new homes from 2016.

We therefore expect to review and update our performance requirements regularly.





# Part 01

## Design Standards

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**Summary of minimum standards required for new council-owned housing:**

**Enfield design standards**

**GLA housing standards** including:

- Baseline and Good Practice standards
- Code for Sustainable Homes (Level 4)
- Lifetime Homes Standards (100% compliance)
- Secured by Design (including certification for Part 2 Physical Security where possible)

**Enfield Wheelchair Housing Design Guide**

(applied to 10% of all new homes)

### Design Considerations

Our standards for the external environment build on the comprehensive guidance and requirements of our DRAFT Development Management Document (DMD). Places that are well-designed, safe, accessible and enjoyable become well-loved, provide a strong basis for stable and sustainable communities and make a positive contribution to the wider neighbourhood. DMD 1 stresses the need for design that is appropriate to its physical context, reflects the character of the locality and integrates well with the surrounding area. At the same time, it expects new development to realise the full potential of every site and exploit opportunities to improve the area. Character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity are key components of this policy that promotes good urban design and place-making.

The success of scheme relies on a good process as well as a good design. DMD 2 makes it clear that we expect the response to context to be clearly demonstrated by a site analysis diagram highlighting the constraints and weaknesses of the site and its immediate surroundings and that this should form part of a design and Access Statement. In our capacity as clients for these projects we will be in active dialogue with our appointed teams and development partners, and will be discussing design ideas as they emerge and evolve. We will want to see and discuss this site analysis at the start of the design process in order to comment and feed in local knowledge. We will also expect to see a concept diagram showing how the design responds to the site in its context and addresses broad planning policy objectives.

Early sketch designs will need to show how the outline proposals address the nine Principles for our new council housing and key aspects of our project brief including requirements for housing mix, tenure

and density, parking and cycle storage. We will want to see how the scheme is shaping up in terms of scale and massing, with reference to DMD 10 and will use DMD 12 to consider how the general layout and approach has the potential to ensure that the new homes can receive adequate amenity space, daylight, sunlight and privacy, avoid undue overlooking, noise and disturbance and meet our environmental sustainability objectives. We will also consider how the proposals respond to all other relevant DMD policies.

The design standards in the next section place strong emphasis on aspects that are related to management and maintenance – areas that are beyond the scope of the DMD. Ensuring good access to all parts of a development is often not given enough consideration during the early design stages but is crucial to its long-term success. We need to know not only how residents and their visitors will access their homes, parking and other facilities, but also how we, and others, will gain access for deliveries, waste collection, emergency situations, routine maintenance and more major repairs.

Similarly, early design decisions, including form, massing and orientation have a significant impact on the overall sustainability of a development. The biggest benefits are often achieved as a result of sound strategies which understand the links between buildings that are attractive, accessible, durable and energy efficient, spaces that are interesting, enjoyable and bio-diverse, materials and components that are easy to maintain, green and locally sourced - and the health and well-being of residents.

## Design Standards

- 1.1 General principles
- 1.2 Public open space
- 1.3 Shared amenity space
- 1.4 Car-parking
- 1.5 Materials and Durability

### 1.1 General principles

#### Enfield Standards:

- 1.1.1** Developments must be designed for, and with, the local community and residents actively involved throughout the process.
- 1.1.2** Design proposals should respond to context, integrate with their surroundings and make a positive contribution to the local area.
- 1.1.3** Buildings and spaces need to take account of local character, form, scale, features and materials, particularly when working within a conservation area.
- 1.1.4** Layouts should be safe and legible with a hierarchy of well-overlooked routes that follow natural desire lines and connect into the existing road network.
- 1.1.5** Designs should maximise the potential for passive solar gain and the use of appropriate renewable technology through the orientation and the siting of buildings and spaces.
- 1.1.6** The mix of dwelling types and tenures should relate to local need and will be confirmed on a site-by-site basis.

**1.1.7** Tenures should be well integrated and there should be no obvious differentiation by tenure.

**1.1.8** Designers should seek to optimise density, taking account of local character as well as the availability of public transport and other local services. The Public Transport Accessibility Level (PTAL) should be treated as a starting point.

**1.1.9** Good access is required to all homes and priority given to pedestrians and cyclists. Through routes are highly preferable for ease of access but where not possible, turning areas are required.

**1.1.10** Shared surfaces are encouraged in low traffic 'estate roads' but pedestrian only routes should be avoided unless they are short (generally not exceeding 20m), reasonably straight and well-overlooked.

**1.1.11** Cycle paths and dedicated cycle lanes are encouraged provided that they are clearly identified and demarcated from pedestrian and vehicular zones, and are linked into existing cycle routes wherever possible.

**1.1.12** Good vehicular access for delivery, maintenance and emergency services is required to all parts of the site and to all building entrances.

**1.1.13** Emergency and service vehicles should be able to pull up and park within 30m of any communal or private entrance. Maintenance vehicles need access to within 10m of all plant rooms, play areas, gardens, refuse stores and any other areas requiring regular servicing or maintenance.

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- 1.1.14** Roads, pavements, street lighting, bollards and street signs should be built to adoptable standards and early discussion undertaken with Highways to maximise adoption.
- 1.1.15** Sustainable Urban Drainage Systems (SUDs) should be implemented wherever possible through the use of permeable paving with tarmac generally used only on larger, 'feeder roads'.
- 1.1.16** It is important to have clear delineation between public and private areas, and defensible space (typically a front garden) should be provided to houses and ground floor flats. The space between a home and the pavement should not be communal.
- 1.1.17** A low wall with railings above (typically 800-1200mm high overall) is generally the most appropriate boundary treatment in urban locations. Timber fencing should be avoided for street-facing boundaries. Gates are usually required to the front gardens of houses and other homes with a private entrance from the street. (See also standards for refuse and cycle storage in Section 2.).
- 1.1.18** Tree planting should be incorporated in new streets and, where possible, existing streets. Large tree-pits are required to all trees planted in pavements or other paved areas to allow for adequate root development.
- 1.1.19** Species must be appropriate to the location, preferably indigenous, and approved by our arboriculturalist. Sufficient space must be allowed for trees to flourish; this will vary by species but 5-8m between trees is a reasonable minimum to assume.

- 1.1.20** Other types of street planting (herbaceous or shrubby) should be avoided.
- 1.1.21** Underground services should be located in dedicated zones, clear of tree-planting or other obstacles, and with a surface that can be easily taken up and reinstated following repair (e.g. grass or small paving units rather than tarmac).

### Relevant GLA standards:

**1.1.1** Development proposals should demonstrate:

- how the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography.
- how the scheme relates to the identified character of the place and to the local vision and strategy, or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.

**1.1.2** Development proposals should demonstrate:

- how the scheme compliments the local network of public spaces, including how it integrates with existing streets and paths;
- how public spaces and pedestrian routes are designed to be overlooked and safe; and extensive blank elevations onto the public realm have been avoided;
- for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision for the area.

**2.1.1** Development proposals should demonstrate how the density of residential accommodation satisfies the London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.

**2.1.2** Development proposals should demonstrate how the mix of dwelling sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.

**6.1.1** Designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes for all new developments.

**6.1.2** All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of, and adaptation to, climate change.

**6.2.1** Development proposals should be designed in accordance with the London Plan energy hierarchy and should meet the following minimum targets for carbon dioxide emissions reduction:

2010 - 2013	44%
2013 - 2016	55%
2016 - 2031	Zero carbon

**6.4.2** Where a development is at risk of flooding, it should incorporate flood resilient design in accordance with PPS 25.

**6.4.3** New development should adhere to standards for surface water run-off as set out in the Code for sustainable Homes.

**6.4.4** New development should incorporate Sustainable Urban Drainage Systems and green

#### Relevant Enfield DMD policies:

- DMD 1: Achieving High Quality and Design-led Development
- DMD 2: Design Process
- DMD 5: Affordable Housing on Sites Capable of Providing 10 Units or More
- DMD 7: Providing a Mix of Different Size Homes
- DMD 10: Residential Character
- DMD 12: General Standards for New Residential Development
- DMD 14: Distancing
- DMD 48: Access and Servicing
- DMD 50: Energy Efficiency Standards
- DMD 51: Decentralised Energy Networks
- DMD 52: Low and Zero Carbon Technologies
- DMD 56: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
- DMD 58: Avoiding and Reducing Flood Risk
- DMD 60: Sustainable Drainage Systems
- DMD 78: Nature Conservation
- DMD 79: Ecological Enhancements
- DMD 80: Trees on Development Sites

## External Environment

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### 1.2 Public open space

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#### Enfield Standards:

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- 1.2.1** Some form of new public open space will be generally be expected for medium and large schemes (40 dwellings and above as a rule of thumb). New spaces should complement, rather than duplicate, what exists nearby.
  - 1.2.2** Every open space must have a clear purpose; proposals should be subject to local consultation and designed with the community wherever possible.
  - 1.2.3** The provision of new play space is covered in general terms by DMD 72 but will be discussed and agreed on a site-specific basis. All surfaces, features and equipment should be safe, robust, accessible and designed and specified to deter vandalism.
  - 1.2.4** Natural play elements are preferable to traditional play equipment as they easier to maintain, more conducive to imaginative play and more attractive in a residential setting.
  - 1.2.5** Play areas for young children should be enclosed (unless within a secure courtyard) without being concealed. A robust, but transparent treatment, such as railings, possibly combined with a low wall (typically 800 – 1200mm high overall) is suitable for most locations.
  - 1.2.6** Entrances to play areas should be conveniently located without offering an obvious through route to pedestrians. Gates will be required and should be designed as an integral part of the boundary enclosure.
  - 1.2.7** Planting to all open spaces should be carefully specified to provide year-round interest and must be low maintenance and drought resistant. Small areas and beds of less than 1m wide should be avoided as they are prone to drying out and require more intensive maintenance.
  - 1.2.8** Grassed areas are desirable as they are popular, multi-functional and easy to maintain.
  - 1.2.9** Design and specification should encourage biodiversity, support existing eco-systems and create new habitats.
  - 1.2.10** A combination of low and high level lighting will normally be appropriate in all public open spaces including play areas. Low energy, daylight-activated, vandal proof fittings will be required and should be located in places that are easy to maintain but avoid causing nuisance to nearby homes.
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**Relevant GLA standards:**

**1.2.1** Development proposals should demonstrate that they comply with the borough's open space strategies, ensuring that a review of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces are taken forward in the design process.

**1.2.2** For developments with a potential occupancy of ten children or more, development proposals should make appropriate play provision in accordance with London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.

**6.6.1** The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.

**Relevant Enfield DMD policies:**

- DMD 71: Protection and Enhancement of Open Space
- DMD 72: Open Space Provision
- DMD 73: Children's Play Space
- DMD 81: Landscaping

## 1.3 Shared amenity space

**Enfield Standards:**

- 1.3.1** Shared (or communal) amenity space is needed in higher density development to compensate for the lack of private gardens. The amount of shared space we aim to achieve is set out in DMD 13.
- 1.3.2** As the space will often be a courtyard (either partially or fully enclosed) designers need to show how surroundings homes will receive adequate daylight, sunlight and privacy; particularly flats at ground level and in internal corners.
- 1.3.3** Shared spaces should be secure but accessible to all residents via communal cores or corridors, overlooked by the residents for whom they are intended and attractive when viewed from above.
- 1.3.4** A separate secure external entrance (from the street or an estate road) is highly desirable for maintenance and emergency access. Where this is not possible, at least one core should be located and designed to facilitate access for mowers and other gardening equipment.
- 1.3.5** Requirements and opportunities will vary according to size, location and demographic but all shared spaces should be designed to inclusive design principles and allow for quiet relaxation as well as social interaction with neighbours.

## External Environment

- 1.3.6** Opportunities for incidental play will generally be more appropriate than dedicated play space, and ball games should be discouraged – by design rather than by signage.
- 1.3.7** Where appropriate, small allotments (or raised beds) for residents to grow herbs, fruit and vegetables will be considered.
- 1.3.8** Communal composting will also be considered but must be designed and located to deter rats, and other pests.
- 1.3.9** Where possible, shared amenity space should be at ground level, but a podium, either above parking or in a mixed-use building, will sometimes be appropriate. High level roof-top provision will be considered where a ground level space is impractical but only where it has lift access, is well over-looked by dwellings and has child-proof edge protection.
- 1.3.10** Where planting is proposed on a podium above parking or a roof above accommodation, the structural design must allow for the additional weight of the soil and include adequate provision for watering but not a full irrigation system. A reliable waterproofing system with warranty back-up and a detailed maintenance plan will be required.

### Relevant GLA standards:

- 1.2.3** Where communal space is provided, development proposals should demonstrate that the space:
- is overlooked by surrounding development
  - is accessible to wheelchair users and other disabled people
  - has suitable management arrangements in place

### Relevant Enfield DMD policies:

- DMD 13: Amenity Space

## 1.4 Car parking

### Enfield standards:

- 1.4.1** General levels of parking provision are set out in DMD 46. Precise requirements will be confirmed on a site-specific basis.
- 1.4.2** Our preferred option is for on-street parking and our second choice is well-overlooked parking courts with spaces allocated to a specific group of residents. We will consider undercroft parking in appropriate circumstances but will only accept underground parking in exceptional cases and not for social or affordable rent. In all cases parking should be located close to the homes it serves.
- 1.4.3** Car-free schemes are not generally acceptable but car-clubs are encouraged.
- 1.4.4** Charging points for electric cars should be provided in larger developments.
- 1.4.5** Provision should be made for motorcycle parking in accordance with DMD 46 and safe storage for mobility scooters should also be considered.
- 1.4.6** We require 10% of general parking spaces to be wheelchair accessible (suitable for Blue-Badge Holders) in addition to an allocated wheelchair accessible space for every wheelchair accessible or adaptable home. Bays should be at least 3.6m x 6.0m.

#### Relevant Enfield DMD policies:

- DMD 46: Parking Standards

### Relevant GLA standards:

- 3.3.1** Standard 3.3.1 All developments should conform to London Plan policy on car parking provision (see Annex 2.3 of Housing SPG for guidance on implementation of relevant policy including LP Policy 6.13 and associated standards below). In areas of good public transport accessibility and/or town centres the aim should be to provide no more than one space per dwelling. Elsewhere parking provision should be broadly as follows (depending on location as indicated in Annex 2.3).
  - 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling
  - 3 bedroom dwellings: 1 - 1.5 spaces per dwelling
  - 1-2 bedroom dwellings: less than 1 per dwelling
- 3.3.2** Each designated wheelchair accessible dwelling should have a car parking space 2400mm wide with a clear access way to one side of 1200mm.
- 3.3.3** Careful consideration should be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.
- 3.3.4** Where car parking is within the dwelling plot, at least one car parking space should be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm should be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings.

## External Environment

### 1.5 Materials and durability

#### Enfield standards:

**1.5.1** Materials used in the external environment should be weather well, have a long life and require minimal maintenance. They should be selected on the basis of life cycle value, rather than lowest capital cost.

**1.5.2** We prefer to use materials such as brickwork for external cladding and to avoid large areas of render or timber.

**1.5.3** Where budgets permit, our preference is for composite window frames (metal outside/timber inside) but we will consider UPVC and factory finished, high performance, timber windows. We wish to avoid painted or varnished timber frames.

**1.5.4** Materials and products should be responsibly sourced, environmentally friendly and non-polluting as far as possible. Their embodied and whole life carbon should be also be considered.

**1.5.5** Materials and components should be locally sourced where possible to support the local economy and facilitate repair and replacement.

#### Relevant GLA standards:

**6.5.1** All new residential development should meet the requirements of Level 4 of the Code with regard to using materials with lower environmental impacts over their lifetime.

**6.5.2** All new residential development accord with Code Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.

#### Relevant Enfield DMD policies:

**DMD 56:** Responsible Sourcing of Materials, Waste Minimisation and Green Procurement

#### Checklist of items that should be avoided:

- flank walls without windows
- streets, paths, spaces, play areas, parking courts and roof terraces that are not overlooked
- communal front gardens
- timber fencing to front gardens or other street facing boundaries
- satellite dishes, boiler flues and extracts on street-facing facades
- air source heat pumps on balconies or in street-facing gardens
- inaccessible bargeboards and soffit boarding unless maintenance free
- inaccessible roofs, dormers, guttering, and glazing
- small areas of grass or planting
- parking courts that are not overlooked
- underground parking
- tarmac except to feeder roads
- light coloured surface treatments to vehicular routes
- painted or varnished timber
- painted metalwork
- large areas of timber cladding
- large areas of render
- windows that are not recessed into the external wall

## Design Considerations

Communal areas can be some of the most difficult spaces to manage and maintain. They also have a very significant impact on service charges so we generally prefer to keep internal areas to a reasonable minimum. This means they will generally only comprise entrance lobbies, lift and stair cores and circulation areas along with storage for waste, recycling and cycles.

Although many of our projects will be mixed tenure, cores will generally be mono-tenure as this simplifies management responsibilities and service charges. The number of dwellings served by each core needs to be carefully balanced, particularly in affordable rented cores where lift access is provided. It is important to have enough households to keep service charges down while keeping numbers at manageable level. Smaller cores also feel less institutional and allow residents to get to know their neighbours.

Previous models of council housing were often let down by uninspiring, unsafe and, often, invisible entrances. We want the entrances to our new buildings to be genuinely inviting; not just adequate. The sense of arrival begins at the approach to the building and the quality of the route from the communal entrance to the private entrance to each flat matters to residents and their visitors. Initial impressions often form lasting perceptions.

Communal circulation needs to be safe and designed to make way-finding simple. All circulation areas should be bright, fresh, airy and pleasant. Materials need to be hardwearing and easy to clean and spaces designed to encourage neighbourliness and discourage anti-social behaviour such as undue noise, dumping of waste and storage of personal items.

Long, dark, double loaded corridors do little to encourage a sense of pride and shared responsibility and have a number of other drawbacks. We seek efficient, manageable alternatives that add value to residents' daily lives without inflating their living costs.

One of our highest priorities, reflected in our standards, is the desire to access and maintain services and equipment from communal areas rather than from within flats. This will allow us to isolate and rectify problems quickly and easily with minimal disturbance to residents.

As with the external environment, the appropriate use of durable materials and design approaches that anticipate and facilitate management and reduce maintenance are key to achieving value for money over the long-term.

## Design Standards

- 2.1 Entrance lobbies
- 2.2 Lifts, Stairs and horizontal circulation
- 2.3 Cycle storage
- 2.4 Refuse and recycling
- 2.5 Access to services and facilities

### 2.1 Entrance lobbies

#### Enfield standards:

- 2.1.1** All entrance lobbies should be visible, safe and welcoming with good levels of natural light.
- 2.1.2** Glazing to external doors and screens should not extend below 500mm.
- 2.1.3** The size of the lobby should be appropriate to the overall size of the building and the number of dwellings served by the core, but should generally be kept to a reasonable minimum.
- 2.1.4** A digital entry system, with video monitoring and control from each flat, is required unless agreed otherwise.
- 2.1.5** Requirements for CCTV will be confirmed on a site-by-site basis.
- 2.1.6** Letterboxes should be robust, tamperproof and lockable (suitable for A4 packages and at least 100mm deep). They should be located between 700 and 1200mm above floor level to be accessible to wheelchair users.

**2.1.7** Our preferred arrangement is for letterboxes to be located inside, within a draft lobby that provides secondary security between the main communal entrance and the lift and stair lobby. Where this is not practical, they should be located on an external wall; allowing for delivery from outside and retrieval from inside.

**2.1.8** Letterboxes should also be provided to individual flat entrance doors to provide the flexibility for alternative delivery arrangements in the future.

#### Relevant GLA standards:

**3.1.1** All main entrances to houses, ground floor flats and communal entrance lobbies should be visible from the public realm and clearly identified.

**3.1.2** The distance from the accessible parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be level or gently sloping. (Lifetime Homes Criterion 2).

**3.1.3** The approach to all entrances should be level or gently sloping. (Lifetime Homes Criterion 3).

**3.1.4** All entrances should be illuminated and have level access over the threshold. Entrance doors should have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances should have weather protection and a level external landing. (Lifetime Homes Criterion 4).

## 2.2 Lifts, stairs and horizontal circulation

### Enfield standards:

- 2.2.1** The preferred number of dwellings per core is 15-25 with 20 considered the optimum. This number may be exceeded for specified tenures with prior approval.
- 2.2.2** Lift access is highly desirable and where possible, 15 or more dwellings should be provided to all cores to make lift access viable, irrespective of storey height.
- 2.2.3** Long, double-loaded corridors with no natural light are undesirable. We generally prefer small clusters of flats, or short, naturally lit corridors of up to 20m. Access galleries (decks) and atria will be considered in the particular context of the development.
- 2.2.4** Natural light should be achieved by conventional, opening windows rather than large expanses of glazing where possible. Roof lighting will be considered in certain situations provided that adequate maintenance can be achieved.

### Relevant GLA standards:

- 3.2.1 The number of dwellings accessed from a core should not exceed eight per floor.
- 3.2.2 An access core serving 4 or more dwellings should provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system should be provided where any of the following apply:
- more than 25 dwellings are served by one core
  - the potential occupancy of the dwellings served by one core exceeds 100 bedspaces
  - more than 8 dwellings are provided per floor.
- 3.2.3 Where dwellings are accessed via an internal corridor, the corridor should have natural light and ventilation.
- 3.2.4 The minimum width for all paths, corridors and decks for communal circulation is 1200mm. The preferred minimum width is 1500mm and this is considered particularly important where corridors are double loaded (they serve dwellings on each side) and where wheelchair accessible dwellings are provided.
- 3.2.6 All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift.
- 3.2.7 Every designated wheelchair accessible should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible is served by at least two such lifts.

### 2.3 Cycle Storage

#### Enfield standards:

- 2.3.1** General levels of cycle storage provision are set out in DMD 46. Any higher or lower level of provision will be confirmed on a site-specific basis.
- 2.3.2** For flats, the optimum forms of storage provision are either, small free-standing, covered enclosures within secure courtyards or, communal storage rooms within the building footprint. The latter should ideally be accessible from the core, or communal courtyard, as well as offering a direct external entrance. In both cases, stores should serve small groups of specific residents (identified by flat numbers) and individual lockers provided for additional security.
- 2.3.3** Where freestanding shelters are provided, it may be useful to combine this with refuse storage. (Refuse storage is covered in the next sub-section).
- 2.3.4** Cycle storage within undercroft or underground parking areas will not usually be acceptable. (Cycle storage for houses is covered in Section 3).

#### Relevant GLA standards:

3.4.1 All developments should provide dedicated storage space for cycles at the following levels:

- 1 per one or two bedroom dwelling
- 2 per three or more bedroom dwelling

3.4.2 Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.

#### Relevant Enfield DMD policies:

- DMD 46 Parking Standards

## 2.4 Refuse & recycling

### Enfield standards:

- 2.4.1** For flats, our preferred arrangement is to provide small, screened, freestanding stores or enclosures located reasonably close to entrance lobbies for residents' convenience, but with vehicular access (including turning where necessary) for collection. Doors should not be fitted.
- 2.4.2** Integral refuse stores (within the ground floor footprint of the building) are only acceptable where it can be shown that these will not cause undue nuisance to homes, gardens or balconies above, or adjoining, the store. Underground storage is not possible at present in Enfield but may be considered in the future. Refuse chutes are unacceptable.
- 2.4.3** Early discussion with Enfield waste services is essential.

### Relevant GLA standards:

3.5.1 Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection and should achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and provided with means for cleaning.

3.5.2 Storage facilities for waste and recycling containers should be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.

### Relevant Enfield DMD policies:

- DMD 48 Access and Servicing

### 2.5 Access to services and ancillary facilities

#### Enfield standards:

- 2.5.1** Electricity, gas and water supplies should be individually metered and homes provided with smart meters to allow residents to monitor their fuel and water consumption.
- 2.5.2** Doors and hatches to all service risers, ducts, and sundry access points, must be discrete, lockable and tamper-proof.
- 2.5.3** Services in ceiling voids should be run in dedicated zones within carefully designed, accessible ducts.
- 2.5.4** For maintenance purposes, all roof voids should be accessible and hatches located in communal areas rather than within flats.
- 2.5.5** Communal satellite dishes / communication systems (with the facility to receive international TV channels) should be provided for flats, rather than individual dishes.
- 2.5.6** Services generally, including plumbing and drainage to bathrooms within flats, should be accessible from communal areas to avoid the need to gain access to flats. Where this is not practical, isolation valves/ switches should be provided in tamper-proof locations in corridors.

- 2.5.7** Requirements for cleaner's cupboards will be confirmed on an individual project basis. Where required, they should be discretely located, secure and equipped with power socket, sink with instant access hot water (e.g. via 'zip tap'), space for a Hoover and brooms etc. and a shelf or cupboard for cleaning materials. Designers should allow for a space approximately 2m square for each core in larger schemes.

#### Relevant GLA standards:

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner. (Lifetime Homes criterion 9).

#### Checklist of items that should be avoided:

- dark or hidden entrances
- timber entrance doors
- full height glazing to entrance lobbies or other areas at street level
- fully external letter boxes
- long, double-loaded corridors
- corridors with no natural light
- atria
- flooring that is easily marked or stained
- suspended ceiling tiles
- inaccessible services
- loft hatches and service access points within flats
- refuse stores immediately below or adjacent to habitable rooms
- large communal cycle stores
- cycle racking
- plant rooms without vehicular access

## Design Considerations

We aim to give our residents light, spacious, quiet and practical homes that support family life and give individuals the space and privacy to play, study and relax. These simple attributes are more difficult to achieve in higher density environments and, like other urban areas, Enfield has some areas of poor air quality and major roads that generate high levels of traffic noise so special care is needed in these situations.

We expect homes to be dual aspect wherever possible to achieve good levels of natural light and ventilation and a choice of outlook. This is particularly important on busy streets, where the opportunity to retreat to quieter spaces within, and outside of the home, is paramount. We want to exceed current Building Regulations in respect of soundproofing between dwellings and will consider triple glazing and the use of wintergardens instead of open balconies where conditions are particularly noisy. Similarly, where air quality is below ideal levels, or there is a risk of overheating we will look at whole house ventilation and shading devices where appropriate. In all circumstances we will adopt passive measures where possible.

The GLA space standards ensure enough space for residents to be comfortable and for the principles of Lifetime Homes to be incorporated. This is vital for us – our residents have diverse needs and often remain in the same home for many years so spaces

that are flexible and adaptable enough to respond to the physical challenges of aging and disability without the need to uproot, are important in maintaining a good quality of life and reducing long-term health and care costs. The facility to incorporate assistive technology is part of our wider future-proofing strategy that means many of the homes we build now will take us into the next century.

To cater for higher levels of disability, we require ten per cent of new housing to be suitable for wheelchair users and have produced our own Wheelchair Design Guide which sets out the standards we require.

One of the most practical ways in which we can help all of our residents is to build highly energy efficient homes, adopting a fabric first approach. While this has a modest impact on capital cost, it has no on-going cost implications. The fuel savings that result from a well-insulated home can be enormous; enough to lift most people out of fuel poverty.

The home is also the area where residents can have the most choice, both at the outset and in the future. We want to give all residents the ability to have a separate kitchen if this is what they prefer, and the flexibility to furnish and use rooms in different ways over time. The GLA has set high standards for internal storage, which we welcome. Residents will be able to choose from a menu of internal finishes, including paint colours, kitchen fittings and wall tiling.

### Design Standards

- 3.1 Internal space generally
- 3.2 Living, dining and kitchen areas
- 3.3 Bedrooms
- 3.4 Bathrooms and WCs
- 3.5 Circulation and storage areas
- 3.6 Wheelchair housing
- 3.7 Privacy, soundproofing and security
- 3.8 Daylight, sunlight, ventilation, overheating and air quality
- 3.9 Private outdoor space

### 3.1 Internal space generally

#### Enfield standards:

- 3.1.1** The GLA minimum gross internal floor areas (GIAs) and minimum room areas should be met for all tenures. (See Appendix A for the GIAs).
- 3.1.2** Extra space should be allowed for additional rooms (WCs, showers, utility rooms 3m<sup>2</sup> each, bathrooms 5m<sup>2</sup> each) beyond that reflected in the minimum GIAs.
- 3.1.3** Higher space standards will be needed for wheelchair homes.

#### Relevant GLA standards:

- 4.1.1 All developments should meet the minimum space standards in Appendix 1.
- 4.1.2 Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy.
- 4.2.1 Dwelling plans should demonstrate that dwelling types provide flexibility by allowing alternative seating arrangements in living rooms and by accommodating twin or double beds in at least one bedroom.
- 5.4.1 The minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor and ceiling level.

## 3.2 Living, dining and kitchen areas

### Enfield standards:

- 3.2.1** A separate kitchen, or kitchen/dining room, with natural light and ventilation, is desirable in homes with two bedrooms and essential in homes with three or more bedrooms.
- 3.2.2** Where kitchens are integral with the living space, they should occupy a discreet zone within the room (ideally an alcove) and the layout should allow a change of floor finish to be neatly accommodated. Partial screening is desirable from the outset, and the location and layout of the kitchen should permit easy sub-division to form a separate room at a future date, should this be required.
- 3.2.3** All kitchens must be fitted with adequate wall cupboards (i.e. located above all available worktop space).

### Relevant GLA standards:

- 4.4.1 The following combined floor areas for living/kitchen/dining space should be met:
- 2 person: 23m<sup>2</sup>
  - 3 person: 25m<sup>2</sup>
  - 4 person: 27m<sup>2</sup>
  - 5 person: 29m<sup>2</sup>
  - 6 person: 31m<sup>2</sup>
- 4.4.2 The minimum width of the main sitting area should be 2.8m in 2-3 person dwellings and 3.2m in dwellings designed for 4 or more people.
- 4.4.3 Dwellings for five people or more should be capable of having two living spaces, for example a living room and a kitchen-dining room. Both rooms should have external windows. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.
- 4.4.4 There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchairs elsewhere. (Lifetime Homes Criterion 7).
- 4.4.5 A living room, living space or kitchen-dining room should be at entrance level. (Lifetime Homes Criterion 8).
- 4.4.6 Windows in the principal living space should start 800mm above finished floor level (+/- 50mm) to allow people to see out while seated. At least one opening window should be easy to approach and operate by people with restricted movement and reach. (Lifetime Homes Criterion 15).

### 3.3 Bedrooms

#### Enfield standards:

- 3.3.1** Double/twin bedrooms are generally considered preferable to singles but precise mix requirements will be confirmed on a site-by-site basis.
- 3.3.2** The GLA space standards allow for a desk in every bedroom but the desk space in one bedroom should be enlarged to provide a 'home office' where credits are being sought under the Code for Sustainable Homes.

#### Relevant GLA standards:

- 4.5.1 The minimum area of a single bedroom should be 8m<sup>2</sup>. The minimum area of a double or twin bedroom should be 12m<sup>2</sup>. (Note that funding minima are 7.5m<sup>2</sup> and 11.5m<sup>2</sup> respectively.)
- 4.5.2 The minimum width of double and twin rooms should be 2.75m in most of the length of the room.
- 4.5.3 In homes of two or more storeys with no permanent bedroom at entrance level there should be space on the entrance level that could be used as a convenient temporary bedspace. (Lifetime Homes Criterion 9).
- 4.5.4 Structure above a main bedroom and an accessible bathroom should be capable of supporting a ceiling hoist and the design should allow for a reasonable route between this bedroom and the bathroom. (Lifetime Homes Criterion 13).
- 4.8.1 Dwelling plans should demonstrate that all homes are provided with adequate space and services to work from home. The Code for Sustainable Homes guidance is recommended as a reference.

## 3.4 Bathrooms and WCs

### Enfield standards:

- 3.4.1** Natural light and ventilation should be provided to bathrooms where possible.
- 3.4.2** Bathroom and WC layouts should assume the provision of close-coupled WCs (not concealed cisterns) and wall-hung or pedestal basins (not inset or semi-inset).
- 3.4.3** The bathroom should provide an over-bath shower with a shower curtain and a retractable 'tidy-dry' for clothes drying.
- 3.4.4** A shelf (or ledge) above, or near, the basin and some form of enclosed, lockable storage is required in the bathroom. Where space permits this should be a built-in cupboard but the minimum provision is a wall-mounted cabinet.
- 3.4.5** The level access shower required under Lifetime Homes should be installed and ready for use in all homes. In all dwellings with a WC at entrance level, this should include the shower. In flats with only a bathroom, the shower drainage gully should be installed under the bath. Wherever the shower is within the WC, the larger Lifetime Homes WC will be required (i.e. no exception for two storey homes with two bedrooms).
- 3.4.6** Gravity drainage is preferable but pumped solutions are generally acceptable except to wheelchair bathrooms.

### Relevant GLA standards:

- 4.6.1 Dwellings designed for an occupancy of five or more people should provide a minimum of one bathroom with WC and one additional bathroom.
- 4.6.2 Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed should be provided at entrance level (Lifetime Homes criterion 10).
- 4.6.3 An accessible bathroom should be provided in every dwelling on the same storey as a main bedroom. (Lifetime Homes criterion 14).
- 4.6.4 Walls in bathrooms and WCs should be capable of taking adaptations such as handrails. (Lifetime Homes criterion 11).
- 6.4.1 New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per day.

### 3.5 Circulation and storage areas

#### Enfield standards:

- 3.5.1** A dedicated store or cupboard (at least 700m square) with plumbing, drainage and power for a washing machine should be provided wherever possible, particularly in homes with a fully open plan living/dining/kitchen arrangement.
- 3.5.2** A separate utility room, suitable for the washing machine, boiler (or heat exchanger) and providing additional worktop/storage space where possible, is required in homes for 7 or more bedspaces, in lieu of the above.
- 3.5.3** Slatted shelving should be included in a cupboard suitable for airing and storing linen.
- 3.5.4** 'Dirty' storage, in the form of an extra cupboard at least 1m<sup>2</sup> and preferably located near to the front door, should be provided to family flats wherever possible. This should be in addition to the minimum GLA requirements for built-in storage.

#### Relevant GLA standards:

4.3.1 The minimum width of hallways and other circulation spaces inside the home should be 900mm. This may reduce to 750mm at pinch points e.g. next to a radiator, where doorway widths meet the following specification:

- 750mm doorway from 900mm hallway when

- approach is head on
- 750mm doorway from 1200mm hallway when approach is not head on
- 775mm doorway from 1050mm hallway when approach is not head on
- 900mm doorway from 900mm hallway when approach is not head on

4.3.2 The design of dwellings on more than one storey should incorporate potential for a stair-lift to be installed and a suitable space identified for a through-the-floor lift from the entrance level to a storey containing a main bedroom and an accessible bathroom. (Lifetime Homes Criterion 9).

4.7.1 In dwellings supported by the LDA or receiving public subsidy, built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5m<sup>2</sup> should be provided for 1 and 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5m<sup>2</sup> of storage space is required.

Private sector dwellings should ensure this minimum area (1.5m<sup>2</sup>) either within the dwelling itself or elsewhere within its curtilage provided minimum internal provision includes storage space free of hot water cylinders and other obstructions with a minimum internal height of 2m and a minimum area of 0.8m<sup>2</sup> for 1 and 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5m<sup>2</sup> of storage space is required.

## 3.6 Wheelchair housing

### Enfield standards:

- 3.6.1** In line with current GLA policy, 10% of all new homes should be suitable (or potentially suitable) for wheelchair users. Precise requirements for mix and tenure will be confirmed on a site-by-site basis.
- 3.6.2** Wheelchair homes should be fully integrated, subject to the same general design principles as other housing and dispersed across a new development as far as possible, while recognising that the need to provide step-free access may make certain parts of the site more suitable than others.
- 3.6.3** Wheelchair homes for social and affordable rent must be designed in accordance with our own 'Enfield Wheelchair Design Guide'. The standards will be applied more flexibly to other tenures and discussed on a site-by-site basis.

### Relevant GLA standards:

4.9.1 10% of new housing should be designed to be wheelchair accessible or easily adaptable for people who are wheelchair users.

**NOTE:** This standard has been shortened to omit references to GLA design guidance for wheelchair housing.

### 3.7 Privacy, soundproofing and security

#### Enfield standards:

- 3.7.1** Privacy (or distancing) requirements are set out in DMD 14. We will consider relaxations on an individual basis where sites are constrained and/or where measures to mitigate over-looking (such as angled or bay windows or semi-screened balconies) are proposed.
- 3.7.2** The design of fencing and boundary treatments should afford good privacy to habitable rooms and private outdoor spaces.
- 3.7.3** Semi-inset balconies are generally desirable and wintergardens should be provided in very exposed or windy conditions. Transparent glass balustrading should be avoided.
- 3.7.4** Party walls and floors should provide an improvement of at least 5dB over current Building Regulations, Part E.
- 3.7.5** Triple glazing, acoustic trickle vents and other noise mitigation measures will be required in particularly noisy conditions.
- 3.7.6** Homes should meet the requirements of Secured by Design, Part 2 (Physical Security).

#### Relevant GLA standards:

- 5.1.1 Design proposals should demonstrate how habitable rooms within each dwelling are provided with adequate levels of privacy in relation to neighbouring property and the street and other public spaces.
- 5.3.1 The layout of adjacent dwellings should and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within the dwelling.

## 3.8 Daylight, sunlight, ventilation, overheating and air quality

### Enfield standards:

- 3.8.1** We require good levels of natural light and ventilation to all homes and prefer dual aspect dwellings wherever possible.
- 3.8.2** Passive stack ventilation is generally considered desirable and MVHR will be considered where appropriate.
- 3.8.3** Design should seek to mitigate the risk of overheating through consideration of orientation, location of rooms and area and type of glazing. Shading and screening devices will be considered where the risk of excessive solar gain remains high after other steps have been taken.
- 3.8.4** New development should not have an adverse impact on existing air quality and will be refused in areas of very poor air quality. Refer to DMD 64.
- 3.8.5** Air conditioning will not be accepted.

### Relevant GLA standards:

- 5.2.1 Developments should avoid single aspect dwellings that are north facing, exposed to noise categories C or D, or contain three or more bedrooms.
- 5.2.2 Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.
- 5.5.1 Glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.
- 5.5.2 All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living, kitchen and dining spaces should preferably receive direct sunlight.
- 5.6.1 Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)).
- 6.3.1 Development proposals should demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.

### Relevant Enfield DMD policies:

- DMD 55** Heating and Cooling
- DMD 64** Air Quality

### 3.9 Private open space

#### Enfield standards:

- 3.9.1** Minimum requirements for private amenity space are set out in DMD 13. Garden size will also be affected by the privacy distances required by DMD 14. Departures from these general guidelines must be justified and will be considered on a case-by-case basis.
- 3.9.2** Rear alleys, and gardens that are located beyond, or accessed via, gardens to ground floor flats are not acceptable.
- 3.9.3** Rear gardens should provide a paved patio, at least 2m deep with level access from the home. A socket, suitable for a rotary clothes drying line and accessible from the patio or a path, outdoor lighting and an outdoor watering tap are required.
- 3.9.4** A concrete hard-standing (typically 3m x 2m) suitable for supporting a garden shed (or other form of outdoor storage suitable for gardening equipment) is required in the rear gardens of all houses and flats.
- 3.9.5** Cycle storage should be provide in rear gardens wherever the garden has direct access to the street. Where this is not possible, secure storage should be provided within front gardens or space provided within a secure porch.
- 3.9.6** Refuse and recycling containers should be provided rear gardens wherever the garden has direct access to the street. Where this is not possible, screened storage should be provided within front gardens with consideration given to combining this with cycle storage. Early discussion with Enfield waste services is essential.

**3.9.7** Cycle or refuse storage should not be located directly in front of doors or windows.

**3.9.8** External meters to houses should be semi-concealed and pre-finished in a colour that blends with the background wall.

#### Relevant GLA standards:

4.10.1 A minimum of 5m<sup>2</sup> of private outdoor space should be provided for 1-2 person dwellings and an extra 1m<sup>2</sup> should be provide for each additional occupant.

4.10.2 All private outdoor space should have level access from the home (subject to an exemption for balconies and terraces over habitable rooms where a step up is needed to deal with increased slab thickness / insulation).

4.10.3 The minimum depth and width for all balconies and other private external space should be 1500mm.

#### Relevant Enfield DMD policies:

- DMD 13** Amenity Space
- DMD 14** Distancing
- DMD 46** Parking Standards (including cycle storage)
- DMD 48** Access and Servicing

#### Checklist of items that should be avoided:

- fully open plan layouts with no potential to create two rooms or separate the kitchen
- WCs with concealed cisterns
- complicated equipment
- supplies that cannot be individually metered
- inset or semi-inset basins
- clear glass balustrading to balconies
- large areas of unshaded south or west facing glazing
- air-conditioning
- sliding patio doors
- perforated, undrained balcony floors
- remote gardens and rear alleys
- external meters that are highly visible from the street

# Annex A

## GLA Space Standard

Number of bed spaces	Number of bedrooms	Areas for 1 storey	Areas for 2 storey	Areas for 3 storey
1p(a)	1	37		
1p(b)	1	39		
2p	1	50	61	
3p	2	61	74	
4p	2	70	83	
	3	74	87	93
5p	3	86	96	102
	4	90	100	106
6p	3	95	105	111
	4	99	107	113
	5	103	113	119
7p	4	108	118	124
	5	112	122	128
	6	116	126	132
8p	4	117	127	133
	5	121	131	137
	6	125	135	141
	7	129	139	145
9p	5	130	140	146
	6	134	144	150
	7	138	148	154
10p	5	139	149	155
	6	143	153	159
	7	147	157	163
11p	6	152	162	168
	7	156	166	172
12p	6	161	171	177
	7	165	175	181

### Minimum floor areas (GIAs in m<sup>2</sup>)

Notes:

1p (a): 37 sq m (with shower room)

1p (b): 39 sq m (with bathroom)

For an extra en suite shower room add 3 sq m; for an extra bathroom add 5 sq m

Source: Annex 4 London Housing SPG 2012

## Design Considerations for private rent

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### **Why we are considering developing for the private rental market)**

Private rent is becoming an increasingly important element of the London housing market. Driven by high demand and low supply, the recent rise in sale and rental prices across London has made central locations unaffordable, and outer London boroughs with very good transport links - such as Enfield - are fast becoming an attractive proposition for private renters.

As a council, we are committed to meeting the housing needs of our residents, and this includes a commitment to fairness and good stewardship – in short, being a responsible landlord that all tenants know they can trust.

We will decide whether to develop an element of new council housing specifically for private rent on the basis of current and projected demand, taking into account demographic data and market research, and in the context of the specific location.

Our aim will be not only to provide a much needed form of housing as part of a balanced housing offer, but also to invest part of the revenue generated by fair market rents in the building new affordable housing; particularly homes for social rent.

While we will want to meet the needs and expectations of the market rental sector, we will also be seeking to ensure that any PRS housing we develop is sufficiently flexible to change tenure or accommodate a mix of tenures over time.

### **What distinguishes PRS from other tenures**

Although the majority of new housing, particularly larger apartment blocks that are developed for shared ownership or sale, would be suitable for private renting, when developing specifically for the rental market, there are some general factors that warrant consideration.

Proximity to public transport, particularly tube or rail links to the city, will be one of the most important considerations but homes with on-site parking are also increasingly hard to find. Secure parking provision, including undercroft or underground, may therefore be a significant attraction.

Similarly, locations that are close to good shops (particularly food retail outlets), cafes, sports facilities and public open space are particularly suitable. Mixed use buildings – flats above shops, offices, community, leisure, health or education facilities work especially well and often lend themselves to underground parking and podium based amenity space. As these are two scenarios that we want to avoid for affordable housing we will need to balance this against the desire for flexibility of tenure over time. Conversion to shared ownership or sale is likely to more realistic.

In terms of dwelling mix and type, the majority of private renters are likely to be younger singles and couples – either working locally or in the city. Provision is therefore likely to be mostly one and two bed apartments although some studios and three beds may well be appropriate.

More open plan layouts are popular though these usually require sprinklers to satisfy means of escape. It is important to provide similar size double bedrooms in two bed flats and two bathrooms (with at least one ensuite). Plans with a central living / dining / kitchen space and a bedroom each side can

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increase privacy and soundproofing for sharers - but still work well for a family.

Internal and external maintenance are key considerations – as with all housing we intend to manage and maintain. Finishes generally should be neutral, stylish and hard wearing, and communal areas designed to cope with above average ‘turnover’. Cores can serve more dwellings than is considered ideal for social and affordable rent, given the relatively low child density. It may be useful to increase the lift to a 10 person size lift to help with furniture removal and installation, provide two lifts to minimise inconvenience to residents when a move is taking place, or consider a ‘goods lift’ with direct access to a parking area.

Secure cycle storage and additional, rentable storage facilities, which can be remote from the flat, are also valued.

### **Other design considerations**

Most other design considerations will be driven by a combination of the site location and an analysis of the local market. Where market research suggests that a more ‘up-market’ development is likely to provide the best long-term return, the following features should be among the considerations:

#### **entrance lobby**

- light and spacious (plenty of glazing, possibly double height)
- hotel design aesthetic (accent lighting, good signage, high quality finishes, small seating area)
- prominent and welcoming reception desk (possibly with concierge and / or CCTV) lifts and stairs visible

#### **possible communal facilities**

- multi-purpose events room
- IT facilities (free Wifi)
- gym / fitness suite (anything up to and including a pool / sauna)
- laundry / drying room

#### **other services that could be offered to residents if on-site staff are present**

- internet shopping receipt / cold storage
- parcel receipt / storage
- key holding
- dry cleaning lockers or hanging rails
- additional off-site services that could be managed through a concierge or managed online via a resident’s portal

## Variations to design standards for shared ownership

In order to respond to market expectations, it may be appropriate for some of the design standards we have set for affordable rent to be applied to homes for shared ownership. The key standards that may be affected in this way are summarised here and may be relevant when we develop for private rented sector development too.

**Section 1: External environment****1.4 Parking**

- 1.4.2** Undercroft and underground parking are acceptable in principle.

**Section 2: Communal areas****2.1 Entrance areas**

- 2.1.2** Full height glazing is acceptable in principle.
- 2.1.3** Larger lobbies may be appropriate.
- 2.1.7** Alternative locations for letter boxes may be appropriate.
- 2.1.8** Individual letter boxes may not always be required

**2.2 Lifts, stairs and horizontal circulation**

- 2.2.1** Higher numbers of dwellings per core will be considered.

**2.3 Cycle Storage**

- 2.3.2** Other forms of cycle storage are acceptable in principle and racking, rather than individual lockers, may be acceptable within secure, communal cycle stores.

**2.4 Refuse and recycling**

- 2.4.1** Other forms of refuse storage are acceptable in principle and doors with fob access should be provided.

**2.5 Access to services and ancillary facilities**

- 2.5.1** Smart metering may not always be required.

**Section 3: Inside the home****3.2 Living, dining and kitchen areas**

- 3.2.1** Separate kitchens are not required for 2 bed homes and may not always be required for 3 bed and above provided that there is potential for separation (i.e. GLA standard 4.4.3 is still required).

- 3.2.2** The flexibility to separate the kitchen in smaller homes is less important.

**3.4 Bathrooms and WCs**

- 3.4.5** Provision for a level access shower is still required but this need not be fully operational from the outset and may be provided in bathrooms (beneath the bath) in all flats.

- 3.4.7** Additional standard: ensuite shower rooms will usually be required in flats with two or more bedrooms and may be required in larger houses.

**3.6 Wheelchair Housing**

- 3.6.3** The requirements of our Wheelchair Housing Design Guide will be applied more flexibly and confirmed on a project by project basis.

**3.7 Privacy, soundproofing and security**

- 3.7.3** There is greater flexibility in the type and design of balconies, and clear glass balustrading is acceptable in principle.

**3.9 Private open space**

- 3.9.4** A garden shed (or other form of enclosed, secure garden storage) is required for private rental flats only.



# Part 02

## Technical Specifications

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### General Requirements

The design and incorporation of materials, components and workmanship, should be in accordance with the current relevant British Standards and, where applicable, Structural Euro codes.

Designers are expected to exercise reasonable skill, care and diligence in the selection of materials. Where in this section products are described by a proprietary name, the Employer has a preference that the specified product be incorporated and the contract sum should include for no lesser provision unless otherwise agreed in writing. However the design responsibility should remain with the Contractor.

All materials, goods and appliances for the Works, unless otherwise stated, should comply, as a minimum, with the latest relevant British Standard Specifications, British Board of Agreement Certificates, BRE Digests, NHBC/LABC and Local Authority requirements. Where any materials, goods or appliances are covered by more than one of the above standards and/or recommendations, the higher standard should apply.

The Employer would prefer that materials, goods and appliances are sourced from within the U.K. and as locally as possible.

All workmanship should, as a minimum, comply with the recommendations of the latest relevant British Standard Codes of Practice and/or trade suppliers, manufacturers' representative bodies, Codes of Practice and recommendations of the NHBC/LABC, BRE Digests and Local Authorities and best practice. All timber should be from sustainable sources and all structural timber should be preservative treated under factory conditions.

There is a preference for low or no maintenance external finishes.

The principals of the Waste and Resources Action Programmes (WRAP) resource efficient approach to construction should be observed when selecting and procuring materials. The Contractor should minimise construction waste and maximise the use of recyclable / reusable products and materials with recycled content where technically and commercially feasible.

All insulating materials incorporated in the Works should be zero ozone depleting, as certified by the manufacturer and global warming potential (GWP) of less than 5.

All exposed steelwork should be suitably protected against corrosion.

### Specifications

- 4.1 Substructure
- 4.2 Superstructure
- 4.3 Hard Landscaping
- 4.4 Soft Landscaping
- 4.5 External Stores
- 4.6 External Drainage
- 4.7 External Service

### 4.1 Substructure

- 4.1.1** Foundations and substructure works should be designed by a Structural Engineer who will be required to provide an appropriate indemnity in favour of Enfield Council against any design defect.
  - 4.1.2** Should piled foundations be employed the following are required as a minimum:
    - Full details of all designs and specifications.
    - A photographic survey of surrounding buildings, preferably internally and externally, prior to work commencing with copies handed to Enfield Council.
    - A collateral warrant for any design work carried out by the piling subcontractor.
    - Load test on one pile.
    - Integrity testing of all piles.
    - Concrete cube tests to be taken from the first, last and every third delivery of concrete to the site each day. Copies of test results from an appropriately qualified testing company should be provided to Enfield Council within seven days of the results becoming available.
    - Copies of all reports and test results.
  - 4.1.3** Ground floors should be either solid ground bearing or suspended concrete. Where suspended floors are used, the ground below the ventilated void should be treated with herbicide.
  - 4.1.4** Brickwork below damp proof course level should be Class B engineering bricks or facing bricks of equivalent frost resistance. Any airbricks for under floor ventilation should be of a suitable colour to match the surrounding walling. Inner skins of hollow walls below damp proof course level may be of dense concrete foundation block work.
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## 4.2 Superstructure

### Frame:

**4.2.1** The construction method for the main frame of the building(s) should be at the contractor's discretion.

### Upper Floors:

**4.2.2** Upper floors in flats, or other instances where party floors are necessary, must be of concrete construction.

**4.2.3** Upper floors in houses should be of timber joist construction covered with tongued and grooved softwood floorboards or tongued and grooved paper faced chipboard/plywood with screwed isolated access panels to all under floor pipe work fittings. Joints should be glued and boards are to be screwed down, not nailed. All plywood and chipboard should be moisture resistant in wet areas.

**4.2.4** Timber roof structure should be pressure impregnated treated timber, protected by a preservative treatment carried out in accordance with NHBC (or equivalent) requirements and as recommended in writing by the Wood Protection Association, of suitable section for the loading, braced and tied in accordance with relevant British Standards. Timber wall plates should be tied to external walls with suitable straps. All fixings, straps etc. should be non-corrodible and compatible with the timber preservative treatment.

**4.2.5** Pitched roof coverings should generally be concrete tiles to the approval of the Planning Authority, supported on preservative treated timber battens on untearable felt underlay. The insulation selected should contribute to achieving the relevant u-value governed by Building Regulations, loose fill insulation is not acceptable.

**4.2.6** Ridges hips and accessories should suit the roof tiles. Ridge or roof slope terminals are preferred to perforations through the roof slope.

**4.2.7** Single ply systems should be BBA certified Sarnafil or equal approved by an approved installer.

**4.2.8** Green roofs should be BBA certified Sarnafil or equal approved by an approved installer.

**4.2.9** Metal standing seam roofs should be BBA certified Kalzip system or equal approved by an approved installer.

**4.2.10** The Contractor is to include within his tender submission proposals for the inclusion of Green (or Brown) roofs, to be of warm roof construction incorporating insulation beneath weatherproof membranes with a sedum covering and all necessary and associated details and accessories. Note: The Contractor's attention is drawn to the fact that he is to incorporate into his designs, suitable means of specialist access for the future maintenance of the external fabric of the roofs and the building elevations and

## External Environment

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suitable allowance must be incorporated into the design and installation of the roof coverings to accommodate such and that these access systems should present a discreet and preferably hidden appearance when not in use.

- 4.2.11** Roof flashings generally should be of lead and must conform to the recommendations of the Lead Development Association. Where metal roofing is used, flashings should be of a suitable compatible material with equivalent designed life.
  - 4.2.12** Eaves and verges should be designed to eliminate maintenance where possible. Any fascias, soffits, or bargeboards should be low maintenance.
  - 4.2.13** The roof void should be insulated with materials with a low environmental impact and adequately ventilated.
  - 4.2.14** Access to roof voids is to be provided by a proprietary insulated loft access hatch, complete with draught stripping and pull-tight catches. In blocks of flats, all access hatches are to be located in the communal areas and are to be lockable and tamper proof. All hatch locks are to be suited per block with clearly labelled keys handed to the Employer on completion.
  - 4.2.15** Walkways in the roof void should be sufficient to provide essential safe access and space for maintenance of water storage tanks, aerials and other equipment; such as PV/Solar systems. In addition, a 2m<sup>2</sup> boarded area should be provided adjacent to the loft access point for general storage. All platforms are to be raised to prevent insulation beneath being compressed.
  - 4.2.16** Gutters should be designed to suit the roof coverings with downpipes connected to the underground drainage system.
  - 4.2.17** Where UPVC rainwater goods are prohibited by planning, coated aluminium or zinc products are preferred. Where trees are located within the vicinity, gutter grills must be used.
  - 4.2.18** Extract vents and pipes to be securely fixed with no sharp bends.
  - 4.2.19** Soffit vents to provide cross ventilation maintained between membrane and insulation. High level ventilation to roof void where required is to be provided through ridge detail and not tile vents.
  - 4.2.20** Provide side (not vertical) condensation traps.
  - 4.2.21** Any eaves insulation to be firmly secured between timber members.
  - 4.2.22** Where porches or entrance canopies are provided, these should be mechanically fixed to external walls.
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**Stairs:**

**4.2.23** Stairs to houses and timber framed flats should be of timber construction with solid risers and complete with timber balustrades and handrails.

**4.2.24** Communal stairs to non-timber framed flats should be concrete construction with metal balustrading and finished in vinyl. Wall handrails to houses are to be provided to allow a 360° hold.

**4.2.25** Wall handrails to communal stairs should match the staircase balustrade handrail.

**External Walls**

**4.2.26** Our preference is for outer skins to be constructed in facing bricks, guaranteed for 60 years against frost failure. Where air bricks, extract vents and weep holes are provided, these should be of a colour to match the brickwork.

**4.2.27** Where a render finish is considered appropriate, this should be self-coloured and used in limited areas. Similarly, where cladding is proposed, it should be maintenance free (e.g. composite thermawood or Eternit 'Trespa') subject to sustainability considerations.

**4.2.28** All high level isolated infill sections, spandrels, isolated gables and other areas that are difficult to reach, should be of facing brickwork or maintenance free cladding.

**4.2.29** Inner skins of masonry cavity walls should generally be of concrete block work.

**4.2.30** Cavities should be insulated with materials with a low environmental impact. Cavity closers should be proprietary insulated type.

**4.2.31** Lintels should be insulated galvanised mild steel or stainless steel. Cavity trays with stop ends and proprietary weep hole vents are to be provided over lintels and where roofs abut external walls.

**4.2.32** A suitable damp proof course should be provided under all walls. Polythene damp proof courses are not acceptable.

**Windows:**

**4.2.33** All windows should satisfy Secured by Design criteria and should be internally glazed with hermetically sealed double glazed units. Opening casements and any top hung vents should be fitted with espagnolette multi point locking systems. In addition, the windows must comply with the following criteria:

- 30 year guarantee against fungal and insect decay.
- 10 year guarantee against manufacturing defects.
- 10 year sealed glazed unit guarantee.
- 10 year hardware guarantee.
- Factory applied decoration with a minimum 8 year finish guarantee.
- Secure and childproof night vent position on all opening lights.
- Factory fitted trickle ventilators in accordance with current Building Regulations.
- All opening lights sized and hinged to enable cleaning of all glass surfaces from within the building.
- All casements should have safety restrictors with override function.

## External Environment

- Obscure glazing to bathroom and windows.
- Lockable casement fasteners should have robust cranked handles with one key type for all windows. Handles incorporating buttons to operate should be push to open type; push to lock will not be acceptable.

**4.2.34** Windows must be such that all members are suitably weathered with sills projecting beyond the face of the wall below and the frames set back to provide an adequate reveal.

**4.2.35** Windows adjacent to doors must have laminated outer panes.

**4.2.36** MDF window boards should be provided generally, except in kitchens and bathrooms which should have tiled sills.

**4.2.37** Composite (aluminium/timber) framed windows to be used as default, unless planning or sustainability issues dictate otherwise. Aluminium and timber framed windows are also desirable but PVC should not be used unless expressly permitted.

**4.2.38** Where a fire escape windows is required, this should be located in the master bedroom; unless Building Control dictates otherwise.

### External Doors

**4.2.39** Door skins generally to be white internally.

**4.2.40** Manufacturers & installers used elsewhere by Enfield Council include:

- New Century Doors
- Permadoor
- Norfolk Frames Ltd
- Manse Masterdor/Suredoor
- Century 21

**4.2.41** External front entrances to dwellings should achieve PAS24 standard with a maintenance free finish. Letterboxes should be positioned centrally with postal numerals adjacent or at high level. Any glazing should be laminated obscured glass and a separate door viewer provided at eye level. A door chain or limiter should also be fitted.

**4.2.42** External rear entrance door to dwellings, including french casement doors, should achieve PAS24 standard. Glazed panels should be laminated. Sliding doors are not generally permitted but may be acceptable onto balconies.

**4.2.43** External front entrance doors to communal areas should achieve PAS24 standard with a maintenance free finish. They should be fitted with an overhead heavy duty door closer and a solenoid locking mechanism compatible with the door entry system, complete with key fob override and a four digit keypad entry system for trades only.

**4.2.44** External ironmongery should be polished or satin stainless steel.

**4.2.45** External rear entrance doors to communal areas should achieve PAS24 standard with a maintenance free finish and fitted with an overhead closer.

**4.2.46** Outward opening doors should have head restrictors fitted to prevent damage to door on the external wall, etc. Unless Secured By Design dictates otherwise, outward opening doors should have a restrictor and hook to hold the door fully open.

**4.2.47** Multi point locks to have changeable parts.

**4.2.48** Timber thresholds to be avoided.

### Internal Walls

- 4.2.49** Walls between adjoining dwellings, and walls between flats and communal areas, should be of cavity construction and should be constructed of dense concrete blocks. Cavity/fire barriers and sound insulation are to be provided as detailed in Section 3.7.
- 4.2.50** Non load bearing walls within dwellings should be constructed of block work, timber studwork using 50 x 75 mm CLS timbers or 70 mm metal studs, e.g. Gypwall or equivalent. If stud walls are used, sound insulation should be incorporated between studs.
- 4.2.51** Studwork walls in kitchens, WCs and bathrooms should be strengthened full height for the whole perimeter with 12 mm minimum thickness WBP plywood. Where fixings are required in other rooms, e.g. for radiators, or, in the case of Lifetime Homes, for stair lifts; plywood backing plates or linings must be provided.
- 4.2.52** Timber & metal studwork to be strengthened behind radiators & TV position in lounge.
- 4.2.53** Load bearing walls within traditionally built dwellings should be block work construction with suitable stainless steel wall ties installed to any cavity walls.

### Internal Doors

- 4.2.54** Individual flat entrance doors should achieve PAS24 standard, be heavy duty, hardwood lipped all round and provide a minimum 800mm clear opening (excluding the projection of lever handles). Doors should be fitted with a door viewer, mortice lock to BS 3621 that is unlockable from the inside without a key, an ERA Entryguard security chain which is screw fixed to the door and frame and SAA or stainless steel numerals. Door sets to include smoke seals and robust self-closing devices by Astra Door Controls to meet Approved Document B2 2006.
- 4.2.55** Doors to communal stair lobbies doors should be solid cored flush doors suitably fire rated and complete with vision panels, in hardwood linings with full width architraves to both sides of doors.
- 4.2.56** Doors to landlords and meter cupboards should be solid cored flush doors suitably fire rated in hardwood linings with full width architraves to both sides of door. Landlord's cupboards should be lockable.
- 4.2.57** Doors within dwellings should be solid cored, flush or moulded panel, painted, in MDF linings with full width MDF architraves (minimum finished size 13 x 44 mm) to both sides of door.
- 4.2.58** Sliding or bi-fold doors will not be permitted and glazed doors or vision panels within dwellings should not be used unless expressly permitted.

## External Environment

- 4.2.59** Ironmongery should be SAA and all doors must be fitted with minimum three butt hinges. Bathroom and WC doors should have a locking facility which can be operated from outside in an emergency.
- 4.2.60** Solid skirting mounted rubber door stops should be fitted as necessary to prevent doors, or door handles, damaging walls, radiators or fittings. Spring door stops will not be permitted.
- 4.2.61** Door handles should be screw fixed and brushed finish.

### Relevant Enfield Design standards:

- 3.7.4** Party walls and floors should provide an improvement of at least 5dB over current Building Regulations Part E

## 4.3 Hard Landscaping

### Roads, paths and paving

- 4.3.1** Permeable paving to be considered as part of Sustainable Urban Drainage System (SUDS) strategy.
- 4.3.2** Estate roads to be generally block/permeable paving with precast concrete road kerbs to adoptable standards.
- 4.3.3** Public footpaths to estate roads should be to adoptable standards.
- 4.3.4** Public footpaths to pedestrian rights of way through the site/soft landscaped areas should be as above, with edgings both sides.
- 4.3.5** Private driveways to be block/permeable paved with precast concrete edging kerbs both sides. Where driveways are shared, delineation should be formed with flush precast concrete edging kerbs.
- 4.3.6** Courtyard access drives and circulation to communal parking to be block/permeable paved (preferred) with precast concrete road kerbs to edges.
- 4.3.7** Grouped parking should be block/permeable paved (preferred) with precast concrete road kerbs to edges. Spaces should be white lined but not identified by plot number/address; unless dictated by Secured by Design.
- 4.3.8** Car parking within the curtilage of dwellings should be block/permeable paved (preferred) with precast concrete edging kerbs to perimeter.

- 4.3.9** The following paths should be at least 900mm wide and preferably of precast concrete paving slabs 50 mm thick.
- paths to and from rear gardens
  - private drying areas in immediate vicinity of rotary drier or linen line
  - sitting areas to rear gardens
  - paths within rear gardens leading to garden shed and drying area.

- 4.3.10** Paths to and from front entrance doors, including landing space, should at least 900mm wide with suitable edgings and preferably precast concrete paving slabs 50 mm thick. A flush drainage channel and grating should be provided at the junction of the landing and the entrance door threshold.

- 4.3.11** All kerbs should be laid on in situ concrete base foundations including haunching to one or both sides as appropriate to location.

### **Fencings, railings and walls**

- 4.3.12** 1.8m high pressure impregnated and treated close boarded fencing with concrete posts and concrete gravel boards to be provided to all individual rear garden boundaries with a 1.8m high lockable gate per individual garden.

### **Site / Street furniture and equipment**

- 4.3.13** Street signs to be provided in accordance with Local Authority requirements.
- 4.3.14** The developer is required to negotiate on Enfield's behalf with the Post Office and obtain agreement of the address and postal numbering system for the entire project, at least two months prior to the first handover, and to allow proper identification for service connections.

- 4.3.15** A rotary clothes dryer with a proprietary socket cast into a concrete pad foundation should be provided to each dwelling with a private rear garden. Dryers must be four arm type with minimum 40 m of usable line when fully extended. Where space is limited, retractable clothes lines providing a minimum 40m of usable line will be acceptable.

### **Relevant Enfield Design standards:**

- 1.1.13 Emergency and service vehicles should be able to pull up and park within 30m of any communal or private entrance. Maintenance vehicles need access to within 10m of all plant rooms, play areas, gardens, refuse stores and any other areas requiring regular servicing or maintenance.
- 1.1.14 Roads, pavements, street lighting, bollards and street signs should be built to adoptable standards and early discussion undertaken with Highways to maximise adoption.
- 1.1.15 Sustainable Urban Drainage Systems (SUDs) should be implemented wherever possible through the use of permeable paving with tarmac generally used only on larger, 'feeder roads'.
- 1.1.17 A low wall with railings above (typically 800-1200mm high overall) is generally the most appropriate boundary treatment in urban locations. Timber fencing should be avoided for street facing boundaries. Gates are usually required to the front gardens of house and other homes with a private entrance from the street (see also standards for refuse and cycle storage in section 2).

## External Environment

### 4.4 Soft Landscaping

#### Planting

- 4.4.1** Topsoil should be imported as necessary to make up any deficiency of topsoil existing on site. Minimum thickness of topsoil should be 150mm under grassed areas and 300mm under planted areas.
- 4.4.2** Topsoil which is contaminated with subsoil, rubbish, oil based products or other materials toxic to plant life should not be used.
- 4.4.3** Where sufficient topsoil cover exists, all builder's rubble or similar contaminants as noted above should be removed to the depths noted above.
- 4.4.4** All topsoil areas should be appropriately prepared for the selected soft landscape finish.
- 4.4.5** Front gardens to blocks of flats should be either planted with low maintenance ground cover shrubs and/or turfed. Turf must be restricted to areas of sufficient size and shape for ease of mowing.
- 4.4.6** Turf to be laid to front and rear private gardens.
- 4.4.7** Communal rear gardens and public open space areas should be turfed. Areas which cannot be easily mown must be planted with low maintenance ground cover shrubs.
- 4.4.8** Planted areas should be covered between plants with bark or other suitable mulch material laid on a geotextile membrane to restrict weed growth. Shingle mulch must not be used.

- 4.4.9** Enfield Council should be responsible for the maintenance of the communal areas from the date of handover. However, should any planting die during the defect liability period the Contractor is responsible for their replacement at the next plantation season.

### 4.5 External Stores

#### Communal cycle stores

- 4.5.1** Refer to Part 1 Section 2.3 of this document.

#### Communal refuse stores

- 4.5.2** Refer to Part 1 Section 2.4 of this document.

### 4.6 External Drainage

- 4.6.1** A drainage scheme design should be agreed with the appropriate authorities and should maximise adopted sewers.
- 4.6.2** Underground drainage should be located outside the footprint of buildings, wherever possible.
- 4.6.3** Inspection chambers should be located with care and not in areas where the covers may be obscured by vegetation. Types of covers should be suitable for location but must be minimum medium duty and lifting keys for all types of cover. Where located in paved areas, positions of covers should be set parallel to paving joints.
- 4.6.4** Driveways on plot parking and communal parking areas, should incorporate appropriate drainage schemes.

- 4.6.5** Pumped drainage schemes should be avoided. Where it is not possible to design out the need for pumping, the design and installation of pump chambers should be undertaken by a suitably qualified specialist, who will provide an appropriate indemnity in favour of the Employer against any design or construction defects.

**Relevant Enfield Design standards:**

- 1.1.15 Sustainable Urban Drainage Systems (SUDs) should be implemented wherever possible through the use of permeable paving with tarmac generally used only on larger, 'feeder roads'.

## 4.7 External Services

- 4.7.1** Make arrangements with service supply companies for water, gas and electricity connections and provide information to the Employer (i.e., MPAN, MPAS and Meter Point reference numbers) at the earliest opportunity; and no later than 2 months prior to the first handover.
- 4.7.2** Water mains stop valves and meter pits should be sited neatly and regularly. Each dwelling should have a separate metered mains supply which should be clearly labeled for ease of identification. In addition, a landlords metered supply must be provided to blocks of flats, where required, to provide wash down facility to communal refuse stores.
- 4.7.3** Electricity supplies should be provided to each dwelling and to each communal area for landlord's supplies.
- 4.7.4** Gas supplies, where available, should be provided to each dwelling.
- 4.7.5** The Contractor is to commission from BT all necessary line/infrastructure work to enable tenants to arrange connections, should they so wish.
- 4.7.6** External lighting should be provided to all areas, public rights of way across private land and communal parking; all to adoptable standards and as per the relevant design standards set out in part 1 of this document and listed below.

**Relevant Enfield Design standards:**

- 1.2.10 A combination of low and high level lighting will normally be appropriate in all public open spaces including play areas. Low energy, daylight activated vandal proof fittings will be required and should be located in places that are easy to maintain but avoid causing nuisance to nearby homes.
  
  - 2.5.1 Electricity, gas and water supplies should be individually metered and homes provided with smart meters to allow residents to monitor their fuel and water consumption.
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## Performance Requirements

### 5.1 Communal Areas Generally

- 5.1.1** The contractor should provide a minimum of three colour/material pallet choices for selection by Enfield Council (the employer). It may be desirable to use different colours for different floors/storeys in high rise properties.
- 5.1.2** Cement and sand or proprietary screeds should be laid to all ground floors and to concrete upper floors on and including thermal and/or acoustic insulation as appropriate and reinforced to prevent cracking.
- 5.1.3** Walls should be plastered, minimum 13mm thick with cement lime sand backing coat(s) or Thistle Hardwall plaster and Thistle Multi-Finish plaster finish.
- 5.1.4** Provide Thistle Protape FT100 or equivalent joint reinforcement tape at junctions of walls and ceilings to prevent cracking and decorate to match adjacent finishes.
- 5.1.5** Drylining is not acceptable.
- 5.1.6** Anti-Graffiti paint has proved ineffective and is therefore not acceptable.
- 5.1.7** Internal joinery and metalwork should be decorated with one coat of primer, two coats of water based paint and one coat of gloss finishing coat paint. All external metal work is to be prefinished with a minimum 8 year guarantee or 10 year durability statement against blistering, cracking, flaking or erosion of the coating.

### 5.2 Entrance Lobbies

#### Finishes

- 5.2.1** Floor finish to be glazed ceramic floor tiles with mechanically fixed aluminium divider strips between different floor finishes.
- 5.2.2** Galvanized steel formed recessed matwells should be provided to the front and rear entrance doors to communal areas for the full width of the hall and to a depth to match the width of the door served to be installed complete with matting.
- 5.2.3** Matwells and matting to sit flush with surrounding floor finish and to come with a minimum 15 year manufacturers guarantee.
- 5.2.4** Walls should be plastered, minimum 13mm thick with cement lime sand backing coat(s) or Thistle Hardwall plaster and Thistle Multi-Finish plaster finish and finished with minimum 2 coats of washable vinyl silk emulsion.
- 5.2.5** Galvanized steel plaster angle beads should be provided to all vertical angles.
- 5.2.6** Skirtings should be MDF and painted with Dulux trade eggshell paint, or equal approved.
- 5.2.7** Ceilings should be plasterboard (Gyproc or equal approved) fixed on timber battens or to underside of timber joists, finished with skim coat plaster and suitably painted with vinyl silk emulsion.

#### Fittings

- 5.2.8** Individual letterboxes numbered for each dwelling should be installed within a draft lobby in accordance with the design clauses below.

## Communal Areas

- 5.2.9** See Section 7.12 for detailed door entry system requirements.

### Services Installations

- 5.2.10** Mechanical and Electrical strategy is at contractor's discretion, subject to approval by Enfield Council.

#### Relevant Enfield Design standards:

- 2.1.2 Glazing to external doors and screens should not extend below 500mm from finished floor level.
- 2.1.4 A digital entry system, with video monitoring and control from each flat, is required unless agreed otherwise.
- 2.1.6 Letterboxes should be robust, tamperproof and lockable (suitable for A4 packages and at least 100mm deep). They should be located between 700 and 1200mm above floor level to be accessible to wheelchair users.
- 2.1.7 Our preferred arrangement is for letterboxes to be located inside, within a draft lobby that provides secondary security between the main communal entrance and the lift and stair lobby. Where this is not practical, they should be located on an external wall; allowing for delivery from outside and retrieval from inside.
- 2.1.8 Letterboxes should also be provided to individual flat entrance doors to provide the flexibility for alternative delivery arrangements in the future.

## 5.3 Stairs

- 5.3.1** Communal stair to be at least 1100mm wide.

### Finishes

- 5.3.2** The floor finish to the stairs should be a hard wearing vinyl to match that installed in other circulation areas.
- 5.3.3** The finished floor should be installed flush with any other adjacent floor finishes.
- 5.3.4** Flush fixed, square profile stair nosings should be installed with ribbed treads.
- 5.3.5** Walls should be plastered, minimum 13mm thick with cement lime sand backing coat(s) or Thistle Hardwall plaster and Thistle Multi-Finish plaster finish and finished with minimum 2 coats of washable vinyl silk emulsion.
- 5.3.6** Galvanized steel plaster angle beads should be provided to all vertical angles.
- 5.3.7** Skirtings should be MDF and painted with Dulux trade eggshell paint, or equal approved.
- 5.3.8** Soffits of concrete stairs should be finished with plaster and decorated to match adjoining finishes.

### Handrail

- 5.3.9** Pre-finished steel railing type balustrading generally preferred; glass will be considered in some situations.

### Services Installations

- 5.3.10** Mechanical and Electrical strategy is at contractor's discretion, subject to approval by Enfield Council.

## 5.4 Lifts

- 5.4.1** All lifts should use only readily available components to allow repair, maintenance and servicing by a qualified lift maintenance company. Components or other systems only available to the supplier/installer will not be acceptable.

### Finishes

- 5.4.2** The lift car should be internally faced with stainless steel or anti-graffiti and vandal resistant cladding bonded to the interior sheet panels. The floor should be finished with heavy duty, non slip vinyl sheet to match or compliment the flooring in the circulation areas.
- 5.4.3** Lift doors and entrance protection should be stainless steel with a scratch resistant finish.
- 5.4.4** A stainless steel handrail should be provided at the rear of the lift car
- 5.4.5** A telephone handset should be provided within the lift car to enable users to contact persons in the event of an emergency.

### Controls

- 5.4.6** Press button direction control with indicator which must be robust and vandal resistant, illuminated and easy to operate from a wheelchair.
- 5.4.7** Adjustable door hold open control.
- 5.4.8** Emergency lighting
- 5.4.9** Return to ground floor on failure.

### Relevant GLA Standard:

- 3.2.6 All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift.

## 5.5 Circulation

### Finishes

- 5.5.1** Floor finish to be heavy duty, non-slip, vinyl sheeting with mechanically fixed aluminium divider strips between different floor finishes.
- 5.5.2** For high traffic areas ceramic glazed floor tiling is also acceptable.
- 5.5.3** Walls should be plastered, minimum 13mm thick with cement lime sand backing coat(s) or Thistle Hardwall plaster and Thistle Multi-Finish plaster finish and finished with minimum 2 coats of washable vinyl silk emulsion.
- 5.5.4** Galvanized steel plaster angle beads should be provided to all vertical angles.
- 5.5.5** Skirtings should be MDF and painted with Dulux trade eggshell paint, or equal approved.
- 5.5.6** Ceilings should be acoustic quality plasterboard (Gyptone or equal approved) fixed on timber battens or to underside of timber joists, finished with skim coat plaster and suitably painted with vinyl silk emulsion.

## Communal Areas

**Fittings**

**5.5.7** Individual letterboxes to be installed to each dwelling entrance door in accordance with the design standard below.

**Services Installations**

**5.5.8** Lockable single switched socket to be provided to each communal area on each floor. For long corridors the maximum spacing between sockets is 20m

**5.5.9** Mechanical and Electrical strategy is at contractor's discretion, subject to approval by Enfield Council.

**Relevant Enfield Design standards:**

- 2.1.6 Letterboxes should be robust, tamperproof and lockable (suitable for A4 packages and at least 100mm deep). They should be located between 700 and 1200mm above floor level to be accessible to wheelchair users.
- 2.1.8 Letterboxes should also be provided to individual flat entrance doors to provide the flexibility for alternative delivery arrangements in the future.

## 5.6 Cleaner's Cupboards and General Storage

**Cleaner's Cupboards**

**5.6.1** All finishes are to match those in adjacent communal areas subject to the following clauses.

**5.6.2** Where carpet is used in the adjacent communal areas the floor finish is to be suitable heavy duty vinyl sheeting.

**5.6.3** Ceramic glazed wall tiled splash back to be provided to Cleaner's sink, to be full width of sink and a minimum 300mm, or 2 courses high, whichever is the greater.

**5.6.4** Proprietary plastic edge and end trims should be fitted to exposed angles and edges of wall tiling of a colour to match the tiling.

**5.6.5** 1 Nr cleaner's sink is to be provided to each cupboard including a hot and cold water feed. A localized electric powered water heater would be acceptable.

**5.6.6** Lighting to be LED and activated by PIR.

**Landlord's Cupboard**

**5.6.7** A single switched socket should be installed within each landlord's cupboard.

**General Storage**

**5.6.8** All finishes are to match those in adjacent communal areas subject to the following clauses.

**5.6.9** Lighting to be LED and activated by PIR.

### Access Hatches

- 5.6.10** All access hatches are to be located in, and accessible from, communal areas. Hatches located within dwellings are not acceptable.
- 5.6.11** All access hatches must be secure, lockable and tamper proof.
- 5.6.12** Loft boarding should be installed to allow access to any equipment installed within the loft space which may need access for maintenance or replacement.
- 5.6.13** Switched fused spurs should be provided in communal roof spaces for the satellite/ aerial system as required.

### Relevant Enfield Design standards:

- 2.5.1 Electricity, gas and water supplies should be individually metered and homes provided with smart meters to allow residents to monitor their fuel and water consumption.
- 2.5.2 Doors and hatches to all service risers, ducts, and sundry access points must be discrete lockable and tamper proof.
- 2.5.3 Services in ceiling voids should be run in dedicated zones with carefully designed accessible ducts.
- 2.5.4 For maintenance purposes, all roof voids should be accessible and hatches located in communal areas rather than within flats.
- 2.5.7 Requirements for cleaner's cupboards will be confirmed on an individual project basis. Where required, they should be discretely located, secure and equipped with power socket, sink with instant access hot water (e.g. 'zip tap'), space for a hoover and brooms etc. and a shelf or cupboard for cleaning materials. Designers should allow for a space approximately 2m square for each core in larger schemes.



## Performance Requirements

### 6.1 Dwelling areas - General Requirements

- 6.1.1** The contractor should provide a minimum of 4 considered colour/material pallet choices for the decoration of each dwelling for selection by Enfield Council (the employer).
- 6.1.2** Cement and sand or proprietary screeds should be laid to all ground floors and to concrete upper floors on and including thermal and/or acoustic insulation as appropriate and reinforced to prevent cracking.
- 6.1.3** Where a floor finish is not installed, a 10mm gap is to be left between the bottom of all internal doors that access the unfinished space and the floor.
- 6.1.4** Aluminium division strips should be mechanically fitted at each change of floor finish.
- 6.1.5** Walls can be either plastered or drylined, finished with a skim coat of plaster.
- 6.1.6** Galvanized steel plaster angle beads should be provided to all vertical angles.
- 6.1.7** Provide Thistle Protape FT100 or equivalent joint reinforcement tape at junctions of walls and ceilings to prevent cracking and decorate to match adjacent finishes.

- 6.1.8** Internal joinery and metalwork should be decorated with one coat of primer, two coats of water based paint and one coat of gloss finishing coat paint. All external metal work is to be prefinished with a minimum 8 year guarantee or 10 year durability statement against blistering, cracking, flaking or erosion of the coating.
- 6.1.9** Provide 19 x 44 mm minimum finished size wrought softwood curtain battens positioned 100 mm above all windows and French doors extending 225 mm beyond each reveal.
- 6.1.10** It is not acceptable for any access hatches or service isolation points to be positioned within dwellings that have a communal access. Please refer to the communal area specification for acceptable positioning.

### 6.2 Living and Dining Areas

#### Finishes

- 6.2.1** Where the dining area is to be incorporated within the kitchen then finishes should match those of the kitchen as described in 6.3 below.
- 6.2.2** Floor finish is to be carpet flooring with nail boards and mechanically fixed aluminium divider strips.
- 6.2.3** Walls should be finished with vinyl silk emulsion.
- 6.2.4** Skirtings should be MDF and painted with Dulux Trade acrylic eggshell or equal approved.

## Inside the Home

**6.2.5** Ceilings should be plasterboard (Gyproc or equal approved) fixed on timber battens or to underside of timber joists, finished with skim coat plaster and suitably painted with vinyl silk emulsion.

### Electrical Installations

**6.2.6** A minimum of 5 nr double sockets should be installed to the main seating area with 2 nr double sockets positioned within the identified TV area along with an Aerial feed.

**6.2.7** Where the dining area is incorporated within the main seating area an additional double socket should be provided.

**6.2.8** Where the dining room is provided separately, 2 nr double sockets should be installed.

## 6.3 Kitchens

### Finishes

**6.3.1** The floor should be finished with high slip resistance Polyfloor vinyl sheet, or equal approved, sealed to all edges and abutments with mastic.

**6.3.2** Where a timber floor has been installed, plywood underlay minimum 6mm thickness, should be provided beneath the vinyl floor finish.

**6.3.3** Drylining in kitchens and bathrooms should use Gyproc Moisture Resistant plasterboard.

**6.3.4** Glazed ceramic wall tiling should be provided as follows:

- above sink and worktops, minimum of 450 mm high or up to underside of wall units, whichever is greater.
- behind cooker from floor level to top of wall units, or to underside of cooker hood where provided.

- where an integrated hob is provided the wall tiling should run from the worktop to the top of the wall units, or the underside of the cooker hood where provided.
- window sills.

**6.3.5** Proprietary plastic edge and end trims should be fitted to exposed angles and edges of wall tiling of a colour to match the tiling.

**6.3.6** Ceilings should be moisture resistant plasterboard (Gyproc or equal approved) fixed on timber battens or to underside of timber joists, finished with skim coat plaster and suitably painted with a minimum of 2 coats of vinyl silk emulsion complete with a mould inhibitor.

### Kitchen Installation

**6.3.7** The Contractor should provide kitchen manufacturers details of proposed layout and storage capacities set out on a drawing at no less than 1:20 scale for each dwelling type for approval by the Employer.

**6.3.8** The requirements for kitchen fittings are as follows:

- provide a choice of 3 product ranges to Enfield Council for acceptance
- carcasses should be constructed of 15 mm thick moisture resistant melamine faced boards, with removable back panels and adjustable shelves
- unit doors should be standard metric sizes throughout
- door hinges should be 180° opening type
- drawers should be metal sided and should achieve their full range of movement without hitting other drawer or cupboard handles

- worktops should be 600 mm deep laminate 40 mm thickness with a post formed leading edge. Junctions in worktops should be formed with proprietary metal junction strips and all cut ends/openings to be sealed with waterproof PVA coating
- a full height fridge/freezer space is to be provided
- under sink cupboard should be lockable with a key operated lock
- plumbing to be provided ready for washing machine and/or future dishwasher
- a minimum of three drawers must be provided with one drawer complete with a proprietary cutlery tray
- pre-drilled holes are required in sides of base units for services where adjacent to washing machine or dishwasher spaces
- 630mm x 600mm deep spaces should be provided for appliances where required in the GLA standards
- carcasses, worktops and sinks must achieve a HAPM 30 year life assessment.
- all component parts must be locally obtainable.
- hinged corner bases and wall units should be avoided

**6.3.9** Preferred manufacturers are:

- The Premiere Kitchen Company
- Magnet
- Symphony

**6.3.10** Kitchen features to be avoided include:

- open corner units
  - decorative trims
- coved skirting

## Sanitaryware

**6.3.11** Sinks should be single drainer one and a half bowl polished stainless steel inset type complete with integral overflow and sound deadening. A single bowl will be permitted if a one and a half bowl conflicts with the washing machine / dishwasher provisions. A support bearer should be fitted under the drainer to prevent deflection under load.

**6.3.12** Taps to kitchen sinks should be chromium plated mono-block style with lever controls.

**6.3.13** Waste pipework, traps and overflows in UPVC are required to all sanitaryware, and allocated white goods spaces which require drainage (including traps and stand pipes as required)

**6.3.14** All exposed waste pipework is to be suitably encased in plwood or plaster/ plasterboard fixed on timber framework and should include cupped and screwed access panels where necessary to provide adequate access.

## Electrical Installations

**6.3.15** A minimum of 3 nr double sockets should be installed to kitchens in dwellings up to and including 3 bedrooms.

**6.3.16** A minimum of 4 nr double sockets should be installed to kitchens in dwellings of 4 or more bedrooms.

**6.3.17** 2 nr single sockets should be installed below the worktop level with separate switches including neon indicators to be positioned above worktops, engraved with appliance names for fridge/freezer and washing machine. Locations to suit white good positioning.

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## Inside the Home

- 6.3.18** 1 nr additional single socket installed as above to be provided for a dishwasher in dwellings for more than 3 people.
- 6.3.19** Cooker supply should be on a separate circuit including an engraved switch the neon indicator and cooker connection spur.
- 6.3.20** A labelled switched fused spur should be installed to allow future installation of a cooker hood.
- 6.3.21** Extract fans are to be connected to a key operated, switched, fused spur located outside of the bathroom / wc and above the door.

## 6.4 Bedrooms

### Finishes

- 6.4.1** Floor finish to be carpet flooring with nail boards and mechanically fixed aluminium divider strips.
- 6.4.2** Walls should be finished with vinyl silk emulsion.
- 6.4.3** Skirtings should be MDF and painted with Dulux Trade acrylic eggshell or equal approved.
- 6.4.4** Ceilings should be plasterboard (Gyproc or equal approved) fixed on timber battens or to underside of timber joists, finished with skim coat plaster and suitably painted with vinyl silk emulsion.

### Electrical Installations

- 6.4.5** A minimum of 3 nr double sockets should be installed to each bedroom.

## 6.5 Bathrooms and WCs

### Finishes

- 6.5.1** The floor should be finished with high slip resistance Polyfloor vinyl sheet, or equal approved, sealed to all edges and abutments with mastic.
- 6.5.2** Where a timber floor has been installed, plywood underlay minimum 6mm thickness, should be provided beneath the vinyl floor finish.
- 6.5.3** Coved skirting should be used in rooms which include a level access shower.
- 6.5.4** Drylining in kitchens and bathrooms should use Gyproc Moisture Resistant plasterboard.
- 6.5.5** White glazed ceramic wall tiling should be provided as follows:
- above baths, to full height up to ceiling
  - full height within shower cubicles, where provided
  - top of infill panels at end of bath, where provide
  - splashbacks to wash basins, 300 mm high and full width of basin
  - window sills in bathrooms
- 6.5.6** Proprietary plastic edge and end trims should be fitted to exposed angles and edges of wall tiling of a colour to match the tiling.
- 6.5.7** All other wall area is to be decorated with suitable emulsion paint in accordance with the manufacturer's instructions.

## Fittings

- 6.5.8** The following fittings should be provided:
- Double screw fixed chrome plated toilet roll holders adjacent to each WC.
  - Chrome plated towel radiators to be installed in each bathroom and shower room.
  - Full width mirrors above wash basins fixed with dome headed screws.
  - A shower rail, complete with plain white weighted curtain, should be fitted for the full length of the bath returning along the end of the bath, where there is no end wall. Wall tiling to full height around bath.
  - Window and extract fan to achieve adequately ventilation; where no window provided, extract fan to be provided with constant trickle setting activated.

## Sanitaryware

- 6.5.9** All sanitaryware should be of glazed vitreous china and coloured white unless specifically stated otherwise.
- 6.5.10** Bath minimum size 1700 x 700mm enameled pressed steel with flat bottom non slip surface, fitted with handgrips to both sides and complete with integral overflow and plug and chain. Twyfords Neptune, Celtic or Armitage Shanks 'Nisa' are used elsewhere by Enfield Council.
- 6.5.11** Bath panels should be rigid material fixed to timber framing with dome headed screws. Infill panels at ends of bath should be WBP plywood fixed to timber framing and finished to receive ceramic tiles.
- 6.5.12** Pedestal or wall hung wash basins with integral overflow, chromium plated slotted waste and complete with plug and chain. Twyfords Classic 560 or equal approved.
- 6.5.13** WC cisterns to be dual flush (4/6 litre capacities) with lever handle operation. Twyfords Classic H.O or equal approved.
- 6.5.14** Shower trays should be minimum 760 x 760mm with non-slip bottom and matching removable access panel. The shower mixer valve should be Mira or approved equivalent surface mounted thermostatic type, complete with flexible hoses, slider rail and shower head. Each shower should be provided with a shower door/enclosing screen.
- 6.5.15** Taps to basins and baths should be chromium plated mixer type with lever controls, Pegler, Bristan or equal approved.
- 6.5.16** A mains pressure fed thermostatic mixer shower should be installed over the bath, drawing both hot and cold water from the household supplies, providing the required temperature regardless of other demands placed upon the hot and cold water system from within the dwelling or from adjoining properties.
- 6.5.17** Pipework should be exposed chrome plated with matching surface mounted fittings for ease of maintenance.
- 6.5.18** All abutments between sanitaryware and any other finished surface should be sealed with mould resistant silicone sealant, colour to match finished surfaces.

## Inside the Home

### Disposal Installations

- 6.5.19** Soil and waste pipework, waste traps and overflows in UPVC are required to all sanitaryware.
- 6.5.20** Soil and vent pipe stacks should be terminated with automatic air admittance valves in roof spaces and should include rodding eye points.
- 6.5.21** All exposed soil and waste pipework is to be suitably encased in plywood or plaster/plasterboard fixed on timber framework and should include cupped and screwed access panels where necessary to provide adequate access to soil and waste pipework. Where passing through habitable rooms casings should be filled around pipework with sound deadening quilt insulation.

### Electrical Installations

- 6.5.22** Extract fans are to be connected to a key operated, switched, fused spur located outside of the bathroom / wc and above the door.
- 6.5.23** An integral light and shaver point is to be provided above the wash basin in the bathroom.

## 6.6 Circulation and Storage Areas

### Circulation / hallway

- 6.6.1** 13 x 94 mm minimum finished size wrought softwood hat and coat rail with chamfered edges and sufficient to provide one hat and coat hook per bed space, or a minimum of four, whichever is the greater, to be located in the dwelling entrance lobby or hall.

### Airing Cupboards

- 6.6.2** Shelving comprising at least two removable full depth and width slatted shelves positioned above the hot water cylinder to be provided within a suitable linen cupboard. Where no hot water cylinder, or other heat source, is positioned within the airing cupboard, a suitable electrical heat source is required.
- 6.6.3** A switched fused spur with neon indicator and engraved switch to be installed outside of the airing cupboard for the immersion heater, radiant tube heater or other heat source provided within the airing cupboard.

### General Storage

- 6.6.4** See design section.

### Electrical Installations

- 6.6.5** A single double socket should be installed to each hallway or landing area; where a circulation space spans more than one storey, a double socket is to be provided to each floor.
- 6.6.6** All homes with an external entrance door should be fitted with an unswitched fused spur within the entrance hallway to enable future installation of an intruder alarm.

### Access Hatches

- 6.6.7** See design section.

## 6.7 Balconies

### Requirements

- 6.7.1** See design section.

## Performance Requirements

Please note that elements of the mechanical and electrical installation have been specified within sections 6 and 7 on a room by room basis. This includes but is not limited to sanitaryware and electrical socket requirements.

### 7.1 Water Installations

- 7.1.1** Mains water supply should be provided to serve cold water storage tanks, sinks and washing machines. Stopcocks and drain valves should be accessible from a locked and tamper proof service hatch on the outside of the dwelling. In blocks of flats all stopcocks and drain valves should be accessible from communal areas and must be secured behind locked, tamper proof, access panels.
- 7.1.2** External taps are to be provided to communal refuse stores, securely boxed within a lockable housing to prevent unauthorised use and to include ability to connect a hose.
- 7.1.3** External taps to dwellings are to be provided with isolator valve clearly labelled and turned off at handover.
- 7.1.4** Water storage within dwellings should conform to Local Water Company's requirements.
- 7.1.5** Hot water storage should be via zero Ozone Depleting Potential (ODP) insulated cylinders.
- 7.1.6** Pipework generally should be copper with all necessary valves and stopcocks in accessible locations and clearly labelled. In addition, isolator valves should be installed on all hot and cold water supplies to all sanitary ware.

- 7.1.7** Zero rated ODP pipework insulation should be provided in roof spaces and to all concealed hot water pipework.

### 7.2 Heating

- 7.2.1** A central heating system is required which is capable of providing a minimum temperature of 22°C throughout the dwelling when the outside temperature is -2°C.
- 7.2.2** Low/zero carbon technologies should be implemented based on the recommendations of the sustainable design and construction statement.
- 7.2.3** Pipework should be concealed where possible, but not buried in plaster. Provision should be made for easily flushing and draining down the complete system.
- 7.2.4** Microbore pipe work is not permitted.
- 7.2.5** Pipework within 1m of cylinders and concealed pipework should be insulated. Pipework runs across notched joists should have metal protective covers.
- 7.2.6** Radiators should be pressed steel, single or multi panel type with thermostatic and lock shield valves and air vent with the exception of the towel radiator installed to bathrooms.
- 7.2.7** A central heating corrosion inhibitor should be added to the central heating system.
- 7.2.8** Room thermostats should not be positioned above radiators.

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## Services

- 7.2.9** Thermostats and radiators should not be positioned on feature walls.
- 7.2.10** Central heating controls should be reliable, simple to use, easy to read and energy efficient and should comprise of programmer, room thermostat, cylinder thermostat and 3 part mid-position diverting valve.
- 7.2.11** Where there is no hot water cylinder, or other heat source such as a heat exchanger, in the airing cupboard a radiant tube heater should be provided. Where electric radiant tube heaters are installed they should be operated via a switch complete with neon indicator positioned outside the airing cupboard.
- 7.2.12** The main controls for heating and hot water should comprise a 7 day programmer capable of providing three separate programmes per day for heating only, heating and hot water, or hot water only. There should also be a manual override facility and a 1 hr boost capability at the end of any cycle. It should also facilitate selection of permanent, automatic, all day or off for both the heating and hot water independently.
- 7.2.13** Commissioning of the heating system should comprise full and proper procedures including commissioning the boiler, flushing out and balancing the system.
- 7.2.14** Each dwelling should have an instruction booklet describing how to operate the heating and hot water services. In addition, there should be a demonstration of the operation of the system at handover.

## 7.3 Ventilation Installations

- 7.3.1** Extractor fans should be provided for bathrooms and kitchens with external windows and should be 'Humidistat' type configured to start at 65% relative humidity.
- 7.3.2** Internal bathrooms, kitchens and all cloakrooms to have standard extractor fan linked to light switch with timed overrun.
- 7.3.3** Power to fans should be via unswitched fused spur outlets linked to a key operated switch located outside the room, above the door.
- 7.3.4** Fans to be EnviroVent Filterless Extract fans or similar.
- 7.3.5** Kitchen fans to have boost override switch located at worktop level.

## 7.4 Electrical Installations

- 7.4.1** The installation should be designed such that all circuits are capable of being rewired in the future.
- 7.4.2** Mains supplies located in individual external meter boxes must be provided to each dwelling and to each communal area for landlord's supplies each clearly located and labelled for ease of identification.
- 7.4.3** Consumer units should be provided in the entrance lobby or hall of each dwelling and in the landlord's cupboard in communal areas. Consumer units must have 25% spare capacity.
- 7.4.4** In addition the following should be provided:
- boiler power on separate circuit with banked switched spur
  - power for heating controls/pumps etc

- facility for separate fused circuits for smoke alarms and carbon monoxide alarms (see Section 5.10)

**7.4.5** Internal lighting circuits in dwellings should be provided to so as to provide the following lighting levels:

**7.4.6** Lights generally should be operated via one or two gang single switching, with two way switching provided for safety or for reasonable convenience of user. Switches to lights in roof spaces or cupboards should include a neon indicator and be positioned outside the roof space or cupboard. Switches to bathrooms should be pull chord type.

**7.4.7** Lighting proposals should be submitted to Enfield Council for approval.

**7.4.8** Lighting to external front entrances to dwellings should be controlled via PIR detector with override switch located internally adjacent to the entrance door.

**7.4.9** Lighting to external rear entrances to dwellings should be controlled via switch located internally adjacent to the external door.

**7.4.10** Lighting to communal staircases, lobbies and entrance areas should be LED operated on a combined 'dusk 'til dawn' and movement sensor, complete with compact fluorescent lamps. Staircases to have emergency lighting as appropriate.

**7.4.11** Communal roof voids should have a batten holder style light complete with low energy bulb operated via a key switch with neon indicator positioned adjacent to the roof access hatch.

**7.4.12** Provision should be made for low energy lighting for enclosed refuse bin and cycle stores operated via motion sensors.

## 7.5 Gas Installations

**7.5.1** Where gas is required to a scheme the following clauses apply.

**7.5.2** A natural gas supply is required to each dwelling with meters housed in recessed external meter boxes to match electricity meter boxes and each clearly located and labelled for ease of identification. Ground boxes are to be avoided where possible.

**7.5.3** Gas supplies should run internally to serve the boiler position and cooker space. The cooker supply should be terminated with a plugged cap.

**7.5.4** A Gas Safety Register Commissioning Certificate for gas appliances must be provided for every property and handed to the Employer at Practical Completion.

## 7.6 TV/VHF Aerial Systems and Satellite TV Systems

**7.6.1** Provide a communal digital aerial and satellite dish capable of receiving Sky multi room/HD to blocks of flats complete with a booster system, located in the communal area roof space and provide suitable satellite/TV wiring to the outlet in the sitting area of each flat with additional outlets in each bedroom and study where provided.

**7.6.2** Provide a 3 dish system in the communal roof space and provide suitable wiring to the specified outlets in each flat.

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## Services

**7.6.3** Provide Sky multi room HD compatible TV outlet/satellite outlet (combined with double power socket described in element 5.6) in each lounge with co-axial cable in 20mm PVC conduit routed to the roof space of houses. An additional TV outlet is required in each bedroom and study where provided.

**7.6.4** Carry out tests on completion including any necessary surveys and allow for additional aerial system works to ensure each dwelling has a good TV/VHF reception.

### 7.7 Multi Service Faceplates

**7.7.1** Multi service faceplates are preferred over multiple individual faceplates for radio, television, telephone, data and such like.

### 7.8 Smoke Alarms

**7.8.1** Dwellings and communal areas should be provided with mains operated self-contained smoke alarms located at each floor level in the hall or landing or as otherwise in accordance with the requirements of the Building Regulations. The alarms should be complete with battery backup facilities and should be inter-connectable so that smoke detected at one point can raise the alarm at other points.

**7.8.2** Each alarm should have:

- an optical (not ionisation) type sensor
- built in, tamper proof, rechargeable battery designed to last the life of the alarm
- auto self-test feature to check circuitry for correct functioning

- low power warning where alarm beeps and LED flashes if mains is disconnected and battery is depleted
- push-fit pre wired connector and detachable back plate

**7.8.3** The alarms should be permanently wired with concealed cabling to a separately fused circuit at the distribution board.

### 7.9 Carbon Monoxide Detectors

**7.9.1** Provide a mains connected carbon monoxide detector with battery backup located within 3 metres of the boiler and any other gas appliance.

**7.9.2** Each alarm should have:

- an optical (not ionisation) type sensor
- built in, tamper proof, rechargeable battery designed to last the life of the alarm
- auto self-test feature to check circuitry for correct functioning
- low power warning where alarm beeps and LED flashes if mains is disconnected and battery is depleted
- push -it pre wired connector and detachable back plate

**7.9.3** The alarm should be permanently wired with concealed cabling to a separately fused circuit at the distribution board.

### 7.10 Door Bells

**7.10.1** All homes with an external entrance door should have electric door bells with illuminated pushes. The bell/chime unit should be located in the hallway, close to the main sitting area.

## 7.11 Door Entry Systems

- 7.11.1** In the event of malfunction, replacement equipment and components for the system must be easily obtainable and the system capable of being repaired by local contractors within 24 hours.
- 7.11.2** The door entrance panels should be vandal and weatherproof and have a stainless steel fascia with heavy duty press type keys with numerals engraved and coloured. The sound system should provide for digital speech definition. The panel should be located under cover adjacent to the entrance door and should be adequately lit so that it can be read at night.
- 7.11.3** The door release mechanism should be low voltage electrically operated with concealed wiring.
- 7.11.4** The central control unit should be located in the landlords electrical cupboard and wired in to a fused connection.
- 7.11.5** There should be a programmable trades persons button to facilitate daily timed access for deliveries. It must be possible to disable this button from the programmer unit.
- 7.11.6** The system should incorporate a means of operating throughout power failure.
- 7.11.7** If required by Secured by Design the system should incorporate CCTV which should allow tenants to view the entrance via the television.
- 7.11.8** The system should be permanently wired with concealed cabling to a separately fused circuit at the distribution board.



## Variations to technical standards for shared ownership and private rent.

Shared Ownership and Private Rented Sector dwellings should be to the same design and specification as Affordable Rented units, subject to the following changes / enhancements:

### Section 4: External Environment

- 4.2 Superstructure
- 4.2.51 In addition to kitchens and bathroom, studwork walls in ensuite shower rooms should be strengthened full height for the whole perimeter with 18 mm minimum thickness WBP plywood.

### Section 5: Communal Areas

- 5.2 Entrance Lobbies
- 5.2.1 Floor finish to be high quality glazed ceramic floor tiles.
- 5.2.4 Wall finish to contractor's discretion subject to acceptance by Enfield Council. Minimum specification is to match the specification for affordable rent but enhancements are encouraged.
- 5.2.10 Enhancements to the lighting design are encouraged including incorporation of accent/feature lighting.
- 5.3 Stairs
- 5.3.2 Enhanced floor finish to suit that installed within entrance lobby and upper floor circulation.
- 5.3.9 High quality balustrading such as stainless steel with glass infill panels.

- 5.4 Lifts
- 5.4.1 Consider including a 10 person lift or a goods lift suitable for moving furniture with direct access to a parking area where blocks are higher than 4 storeys and contain more than 50% homes for shared equity and/or private rent.
- 5.5 Circulation
- 5.5.1 Floor finish proposals to be submitted to Enfield Council for acceptance, finishes must have a minimum 10 year design life for the expected levels of traffic.
- 5.5.5 Skirtings should be selected and finished to compliment the chosen floor finish.

### Section 6: Inside the Home

- 6.1 Dwelling Areas – General requirements
- Electrical Installations
- 6.1.11 Light fittings generally to be white or stainless steel recessed downlights.
- 6.1.12 Sockets and light switches to be satin or brushed stainless steel.
- 6.2 Living and Dining Areas
- 6.2.2 Floor finish at the contractor's discretion subject to approval by Enfield Council. We expect a high quality finish to reflect the local shared equity market.
- 6.2.4 Skirtings to be selected and finished to compliment the chosen floor finish.
- 6.3 Kitchens
- 6.3.1 Floor finish at the contractor's discretion subject to approval by Enfield Council. We expect a high quality finish to reflect the local shared equity market.

6.3.2 Skirtings to be selected and finished to compliment the chosen floor finish.

6.3.4 Splash backs to be provided in lieu of tiling above worktops.

6.3.5 Full height stainless steel, glass, or similar, splashback to be provided to back of hob from worktop to underside of cooker hood.

#### Kitchen Installation

6.3.8 Requirements to be as the affordable rented specification except for:

- worktops to have seamless joints and matching 100mm high upstands.
- drawers and doors to be soft closing with handleless doors.
- granite worktops, splashbacks, upstands and matching end panels to be provide to homes with 4 or more bedrooms.

6.3.9 Provide the following A+ rated white goods:

- washer-dryer (Electrolux or equal approved).
- fridge-freezer 70/30 frost free (Electrolux or equal approved).
- integrated dishwasher 600 wide (Electrolux or equal approved).
- electric ceramic or induction hob, 4 zone touch control (Electrolux or equal approved).
- built-in single or double electric oven or with grill in stainless steel / aluminium (Electrolux or equal approved).
- telescopic extract chimney hood (Electrolux or equal approved).

#### Sanitaryware

6.3.12 Taps to kitchen sinks to be chromium plated monoblock style with lever controls.

#### Electrical Installations

6.3.15 A minimum of 4 nr double sockets to be installed above worktops.

6.3.22 Grid switching for kitchen appliances to be provided within a wall unit.

#### 6.4 Bedrooms

6.4.1 Floor finish at the contractor's discretion subject to approval by Enfield Council. We expect a high quality finish to reflect the local shared equity market.

6.4.3 Skirtings to be selected and finished to compliment the chosen floor finish.

6.4.5 Built in wardrobe with full height sliding doors with shelf and hanging rail to be installed to master bedroom as minimum in shared equity and all bedrooms in private rent.

#### Electrical Installations

6.4.6 A minimum of 4 nr double sockets to be provided to each bedroom.

6.4.7 Additional light switch to be provided adjacent to each side of bed position in double bedrooms.

6.4.8 1 Nr BT point to be provided to each bedroom.

6.4.9 1 Nr TV aerial feed to each bedroom.

# Annex D

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6.4.10 1 Nr Sky+ feed to be provided to the master bedroom only.

6.5 Bathrooms, WCs and ensuites

6.5.1 Floor finish to ceramic glazed floor tiles (Nichols & Clarke or equal approved) to Enfield Council's approval.

6.5.5 Bathroom and ensuite walls to be finished with large format ceramic tiles (Nichols & Clarke or equal approved) as follows:

- full height to walls with bath or shower fitted
- full or half height to all other walls

Fittings

6.5.8 Fittings to be provided as the affordable rented specification except for the following:

- shower screen over bath in lieu of curtain, plain glass with chrome or stainless steel frame

Sanitaryware

6.5.10 All sanitaryware should be as per the affordable rent specification except for the following:

- pressed steel Tywford or bath with no handles, with Grohe Tenso mixer tap or, Grotherm 1000 thermostatic bath/shower mixer tap where over bath shower to be fitted, or equal approved note (acrylic baths not acceptable)
- bath panels to be flush fitted with hidden fixings

- pedestal or wall hung basins with integral overflow, Twyford Gallery or equal approved, 600mm wide to bathrooms and ensuites, 400mm wide to cloakrooms, complete with chrome mixer tap and pop up waste, Grohe Tenso or equal approved
- close-coupled WC Tywford Gallery or equal approved with soft close seat and chrome push button
- shower to be exposed valve with adjustable head e.g. Grotherm 1000 thermostatic shower or equal approved
- shower tray white stone resin, Corum or equal approved

6.6 Circulation and Storage Areas

Electrical Installations

6.6.7 A stainless steel bell push should be provided to the apartment/ flat or house door with a white internal sounder within the hallway, close to the main sitting area.

