

Liverpool Housing Design Guide





Foreword

Foreword to be included following consultation





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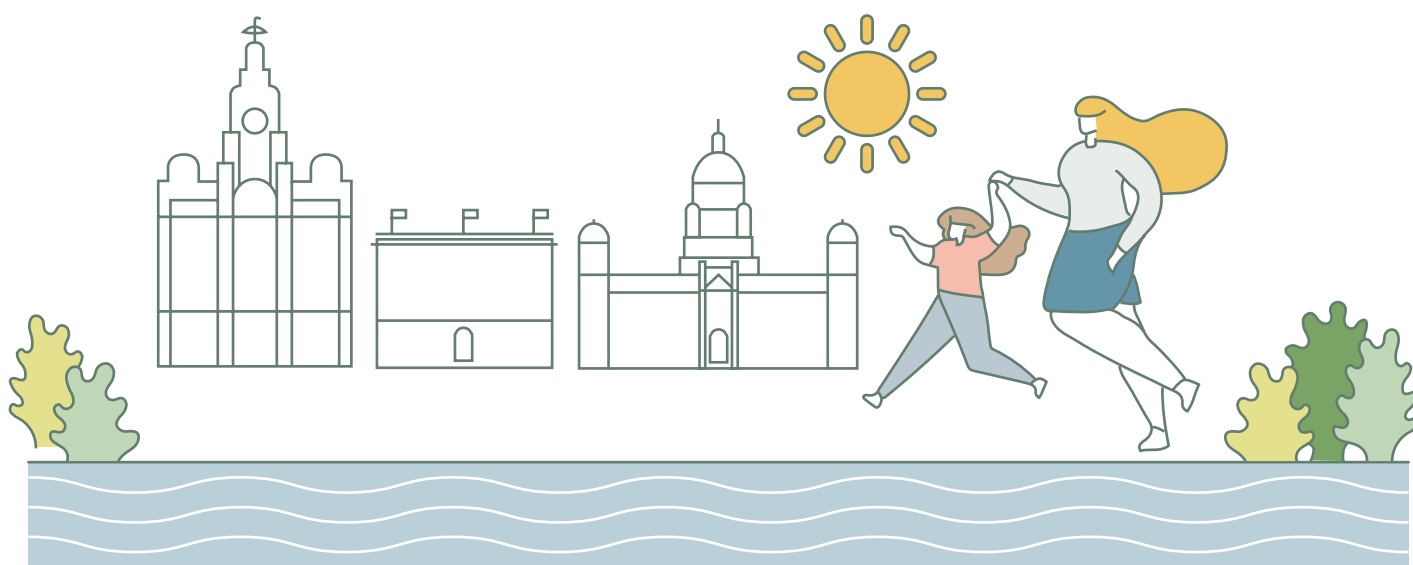
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Introduction

What is this document?

This is a Supplementary Planning Document (SPD) written to ensure Liverpool's homes meet the high standards of Liverpool City Council (LCC / the Council). It supports the Liverpool Local Plan and is a material consideration in the determination of planning applications.

LCC has a number of SPDs that help support the commitment to high quality housing, set requirements for certain areas or types of buildings, protect and enhance the character of Liverpool's neighbourhoods and help the city achieve net zero carbon by 2030.

All SPDs can be found online at:

www.liverpool.gov.uk/planning-and-building-control/plan-making-in-liverpool/local-plan-supplementary-documents-and-guidance/

Why does Liverpool need a Housing Design Guide?

In 2025 Liverpool was recognised as a Marmot City – a national marker of our commitment to tackling health inequalities. Central to that mission is housing. The quality of the homes and neighbourhoods we live in is one of the most powerful social determinants of health. Well designed, good quality housing doesn't just provide shelter, it shapes our physical and mental wellbeing, gives people a sense of security, and underpins healthier, fairer communities. LCC is committed to putting health equity at the heart of housing design, ensuring that every new home and neighbourhood helps to narrow health gaps and raise quality of life across our city.

LCC has released this draft Housing Design Guide SPD to set the standard for high quality homes. The guide reflects The Council's ambition: to shape the next chapter of Liverpool's growth through enduring quality that meets the needs of all who call this city home, today and for generations to come.

The guidance has been written to follow government design guidance. The government's **National Planning Policy Framework (NPPF)** requires local planning authorities to utilise visual tools, such as design codes and guides, are used to inform development proposals. These documents are to provide maximum clarity about design expectations at an early stage and reflect local character and preferences.

The NPPF sets out that the **National Design Guide** and **National Model Design Code (NMDC)** should be used by local authorities to help produce their design codes and guides.

The National Design Guide sets out ten characteristics of well-designed places, that is individual characteristics which work together to create its physical character. The ten characteristics help nurture and sustain a sense of community and work to positively address environmental issues affecting our climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.

Further emphasis on the production of Design Guides can be found in the **Levelling up and Regeneration Act** which:

- requires every local planning authority to produce a design code or guide for its area. These will have full weight in making decisions on development, either through forming part of local plans or being prepared as a supplementary plan
- allows local planning authorities to set design requirements at other scales either as part of their local plan, supplementary plan, or as a neighbourhood plan
- includes a requirement for local planning authorities to prepare a Local Plan Timetable, which includes how the authority proposes to comply with the requirement for an authority wide code or guide.

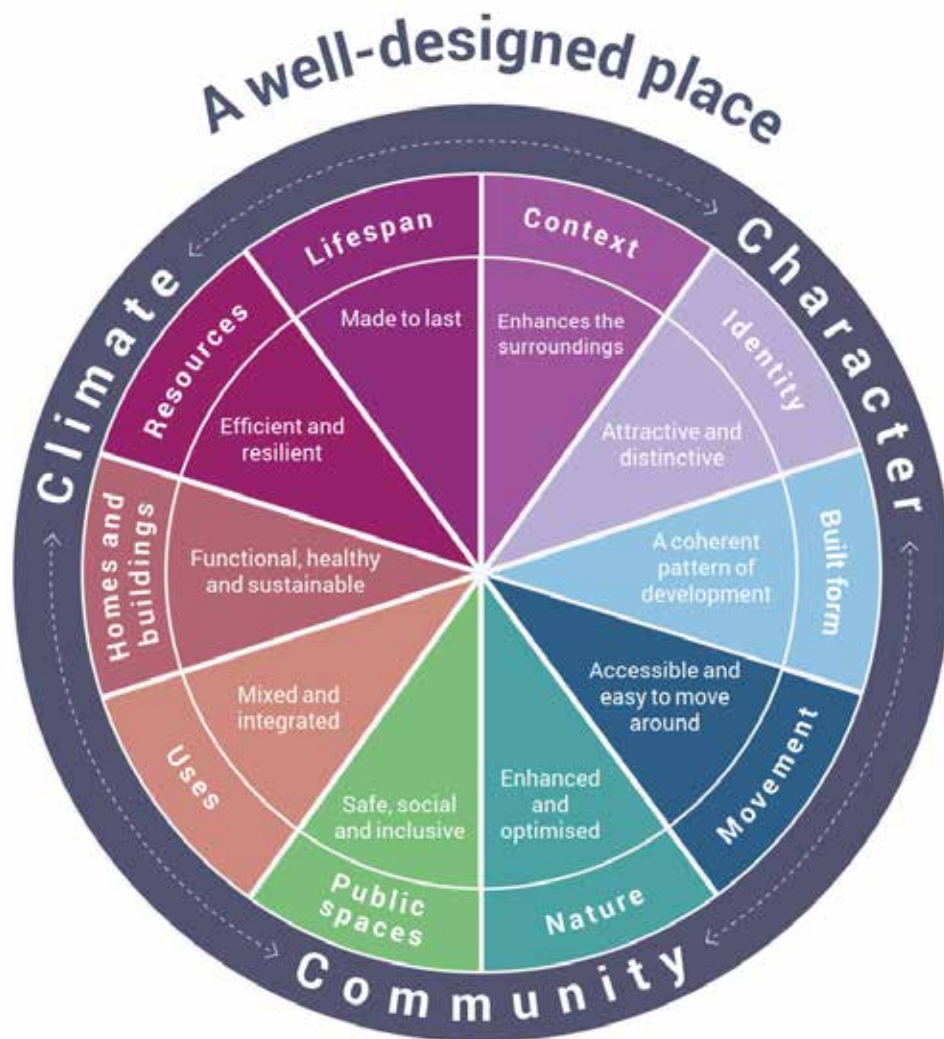


Diagram from the National Model Design Code demonstrating ten characteristics of well-designed places



Introduction

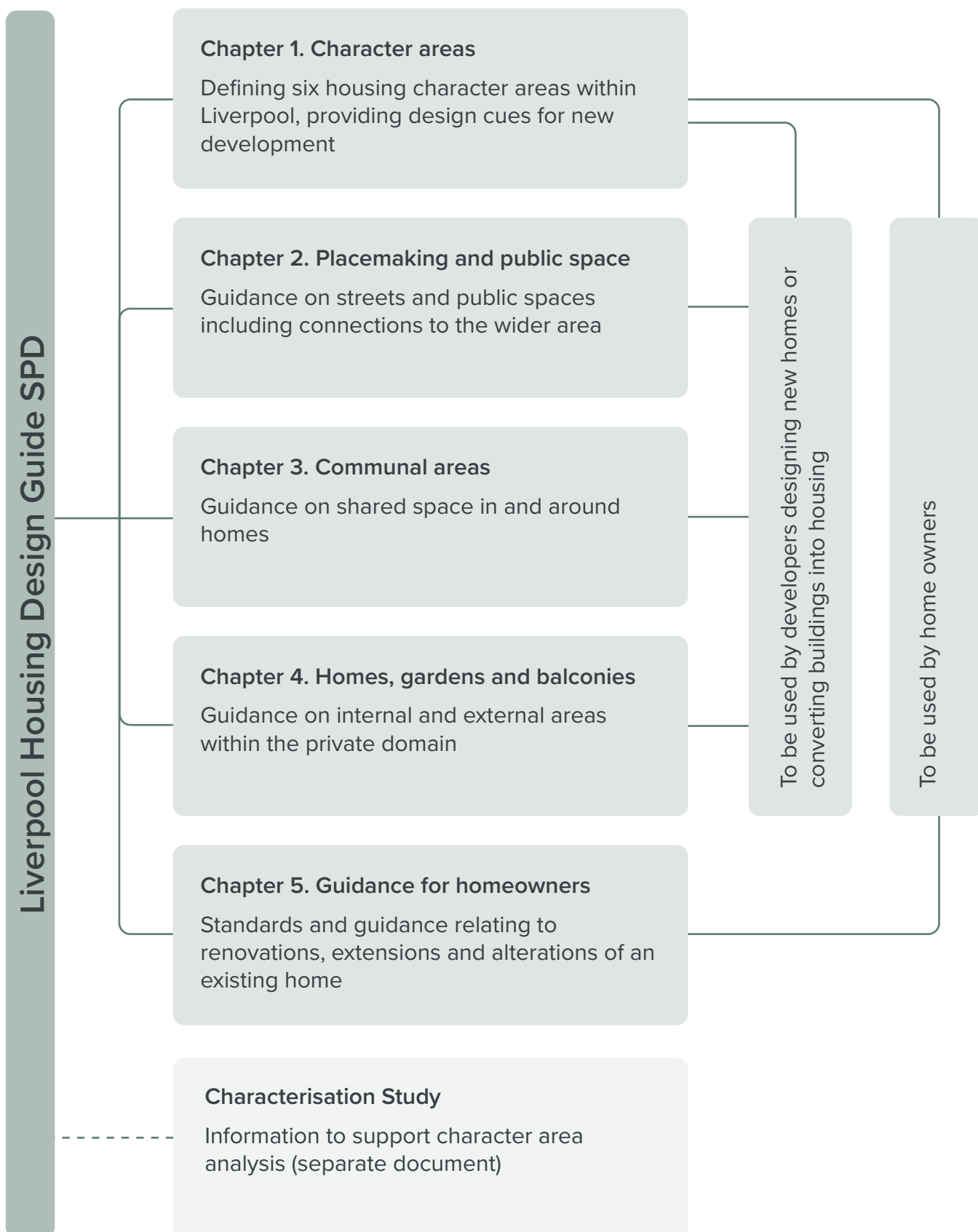
Who is it for?

This guidance is for landowners, prospective developers, agents, architects and design teams who intend to build new homes* and for private home owners who wish to extend or alter existing homes. The SPD will also aid planning officers in assessing the design quality of planning applications during pre-application discussions and determination, and inform Councillors' decision-making, ensuring consistency in advice and decision making.

All readers must read Chapter 1 to understand which character area their development is within as it demonstrates traits and characteristics that must be maintained and enhanced. Chapters 2-4 are for new housing developments and conversions into housing and Chapter 5 is for homeowners who wish to improve, extend or alter their home.



.....
** Housing types covered are shown on page 5*





Introduction

How should it be used when developing new homes and conversions?

Once developers have established which character area their project sits within (Chapter 1), they will need to ensure their proposals meet the guidance in Chapters 2-4 which cover placemaking and public realm, communal areas and homes, gardens and balconies.

This SPD covers all tenures within the housing types set out below and uses icons to identify specific design guidance related to that type. The definitions of each housing type can be found in the Glossary in Appendix A.

Mainstream housing



Houses and flats, *planning use class C3*

Later living, specialist housing for older people



Independent living, *planning use class C3*



Extra care, *planning use class C3/C2*

Homes with shared facilities



Large-scale purpose-built shared living (co-living), *planning use class sui generis*



Houses of multiple occupation (HMO)*, *planning use class C4 and sui generis*



Purpose-built student accommodation (PBSA), *planning use class sui generis*



Care homes**, *planning use class C2*

.....
* C4 use class for 3-6 individuals and sui generis for homes 7-18 individuals. For developments with 19+ bedspaces of non-self-contained housing, the Council will seek to apply guidance for co-living housing.

** High level design quality guidance but Liverpool would expect applications to come forward only from experienced, specialist providers

This guide does not provide specific guidance on other housing types such as supported living or homes for looked after children, although the general design principles set out in this document will be considered by planning officers.

Due to the specialist nature of these types of accommodation, the design of such housing schemes should include the provision of accessible accommodation and additional facilities or features, as required, to fulfil the range of support needs of residents. For other housing types, applicant and design teams should work closely with care providers and stakeholders to understand the particular needs of future residents to provide a high-quality scheme which supports the best quality of life possible.

This document must be used in conjunction with all other relevant planning documents for the area or type of housing that is being proposed. Information can be found on LCC's website or by booking a pre-application meeting with the Local Planning Authority (LPA) at planning@liverpool.gov.uk.

How should it be used for householder developments?

Sections of this guidance are for homeowners who wish to renovate, extend or alter a home; a building that is, and will remain use class C3. Homeowners must understand which character area their building is in by reading Chapter 1, then review the guidance in Chapter 5.

The information in this document does not remove or alter permitted development rights, but the Council would welcome permitted developments which adhere to these best practice principles. It is worth noting that permitted development rights may be restricted or removed in conservation areas, which would trigger a planning application. The list of Liverpool conservation areas is here:

<https://liverpool.gov.uk/planning-and-building-control/trees-hedges-and-conservation/conservation-areas/>

Homeowners must be aware that there are also certain types of alterations which might sit outside or beyond this guidance. These include:

- Work to make a home more accessible for someone with a disability or terminal illness. In such cases, work outside this guidance may be permitted, particularly where it is reversible to preserve historical character.
- Proposals with significant sustainability credentials may be given special dispensation as they will contribute to LCC's net zero ambitions.
- Work in a conservation area may be subject to an Article 4 direction which removes certain permitted development rights. That guidance supersedes the general principles in this document.



Introduction

If you are unsure whether your works will require planning approval, it is strongly advised that you discuss your plans with the Council's Planning and Building Control teams before submitting a planning application or starting building work. The Council have powers to stop work until an application is granted or make you return it to its former state if it does not meet requirements. In some cases there may be criminal liabilities.

It is also recommended you inform your neighbours for any type of home improvements that will affect them, to show good will. It will likely make any discussion over proposals easier and therefore the planning process, if required, smoother.

How will it be implemented?

This is an SPD, meaning the principles set out in this document will be used as a material consideration in any planning application. The guidance is written as '**must**' and '**should**' which separates requirements and best practice expectations. The '**must**' points are required as a minimum and '**should**' points are expected to be included where possible.

The Council has released this guidance on a 'comply or justify' basis, meaning any deviation from the standards in this guide must be demonstrated through robust evidence-based reasoning for LCC to review.

In order to demonstrate compliance, a checklist is available to download from LCC's website [\[insert web link\]](#). It lists each of the topics in this SPD and requires applicants to justify any that are not met. This checklist is a part of the validation requirements. Where the guidance is neither met or justified, it is likely the scheme will be refused.

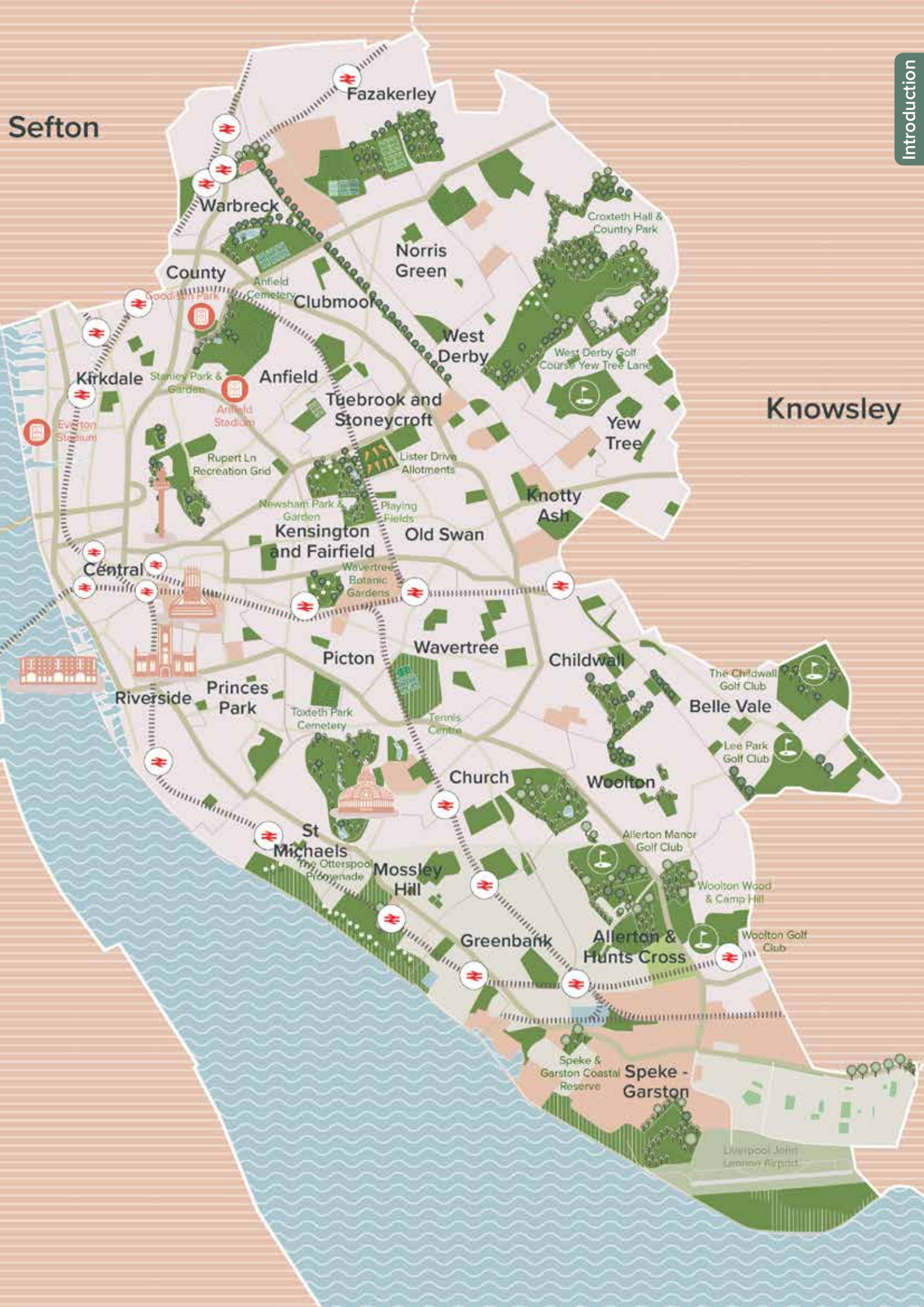
It is highly recommended that applicants engage early with the LPA as every project will be judged on its merits. Innovation and excellence beyond the general guidance in this document is welcomed.

As mentioned, this is one of a number of SPDs and council policy documents which support the Local Plan, so it must not be used alone. Depending on the location and type of development, a project might be required to meet a number of council planning documents.

Developments may also be required to meet national design guidance from establishments such as Building Research Establishment (BRE) on daylight and sunlight, and Secured by Design (SbD) on security. Where relevant, these will also be a material consideration at planning stage.

This guidance does not provide information on land ownership, Building Regulations, Health and Safety, Building Safety or Party Wall (Act 1996) matters. These fall outside of the planning system but are all legal requirements which could affect design and should be considered before a planning application.

Sefton



Knowsley



Introduction

How has it been produced?

Liverpool City Council have employed a professional team to help write this SPD, led by Levitt Bernstein. Arup has provided planning guidance and If_Do has coordinated the public engagement events.

Throughout the process, Levitt Bernstein worked with LCC departments to understand the issues and opportunities within the City. The team also held workshops with local developers, architects, agents and housing providers to understand challenges of delivering housing in the City.

Before writing, the team engaged with local people to ensure this guidance represents what Liverpool residents want and need. A public questionnaire was hosted on LCC's website and social media between March and May 2024 attracting 377 anonymous responses from across the city.

There was also a drop-in event at Liverpool Central Station Shopping Centre in April 2024, for local people to tell the team how they felt about their area and their priorities for new housing.

Liverpool is working towards its ambition to become recognised by UNICEF UK as a Child Friendly City, where councils and partners work together to put children and young people's rights, well-being and voices into local policies, practices and provision of services. LCC aims to create environments to meet the needs of children and young people, where they feel safe, welcome, supported and have the opportunity to flourish.

To ensure this document represents the views and interests of children, the team contacted all schools across Liverpool with an engaging activity to think about their homes and their neighbourhood. The team then held a day-long workshop with Liverpool's School Parliament where children took part in tasks to discuss what they like and don't like about their homes and neighbourhoods and present ideas for the future of housing.

The anonymous quotations throughout this document are from adults and children, taken from the questionnaire and the public events.



Liverpool residents making place-specific comments on their neighbourhoods - attaching to city-wide map



Liverpool residents prioritising aspects of good housing design for new homes



Liverpool students debating the most important aspects of new housing at the Schools' Parliament event



Liverpool's Housing Vision

The ambition of this SPD is to ensure a new generation of homes in Liverpool set a benchmark for housing quality in the UK. This guide builds on existing approaches to new housing in the city – as a civic duty to build well, to build beautifully, and to build for everyone.

Liverpool City Council want to ensure new homes respond to the city's unique character, sit well in their setting, contribute positively to their local neighbourhood and encourage community interaction through their design.

This guidance is rooted in Liverpool's identity: homes that speak to their surroundings, bring people together, and stand the test of time. It supports development that is not only attractive and sustainable but genuinely life-enhancing – setting a standard for quality that reflects Liverpool's pride in its people and places.

These five vision points summarise the aspiration:

1. Homes fit for Liverpool's future
2. Happy and healthy Liverpool homes for all
3. Building on Liverpool's character and identity
4. Building connections and communities
5. Leading with landscape

1

Homes fit for Liverpool's future



- Homes that are built to last, sustainable and affordable to run will make them resilient for the future.
- Well detailed homes that look great and age well will instil a sense of pride in residents now and in the future.
- Homes that are light-filled, spacious and comfortable will improve prospects for children and young people who form the foundation of a thriving future Liverpool.

2

Happy and healthy Liverpool homes for all



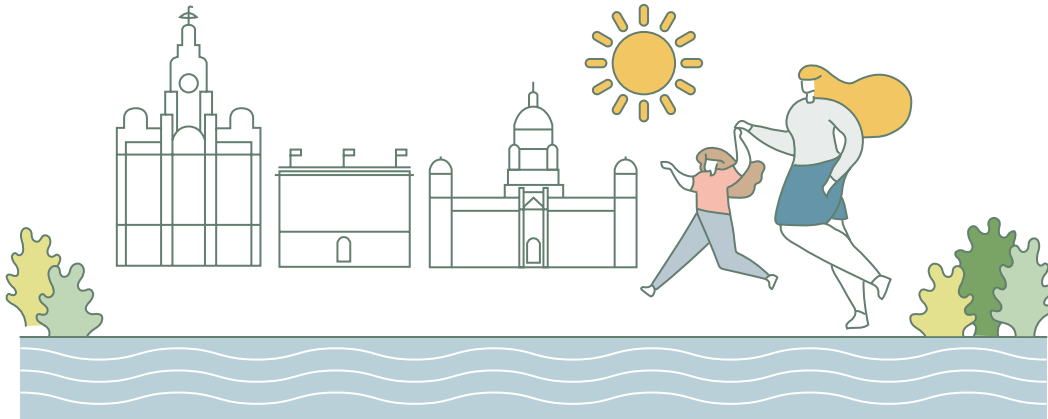
- Flexible homes will enable people to live independently in their community for longer if their needs change.
- Developments that facilitate the emerging independence of children will create friendly and connected communities.
- High quality specialist housing in the right locations across the city will benefit all in the community and free-up mainstream housing for families.
- Sustainably designed homes which use passive design will be more healthy and affordable for current and future residents.



Liverpool's Housing Vision

3

Building on Liverpool's character and identity



- Developments that respond positively to Liverpool's heritage will form a positive contribution to the city's fabric and strengthen its unique character.
- Developments that take a contextual approach and maximise existing heritage assets can enhance the context and benefit new and existing communities.
- Retaining and enhancing existing building fabric will breathe life back into old buildings which are already rooted in the city and contribute to the city's unique character.

4

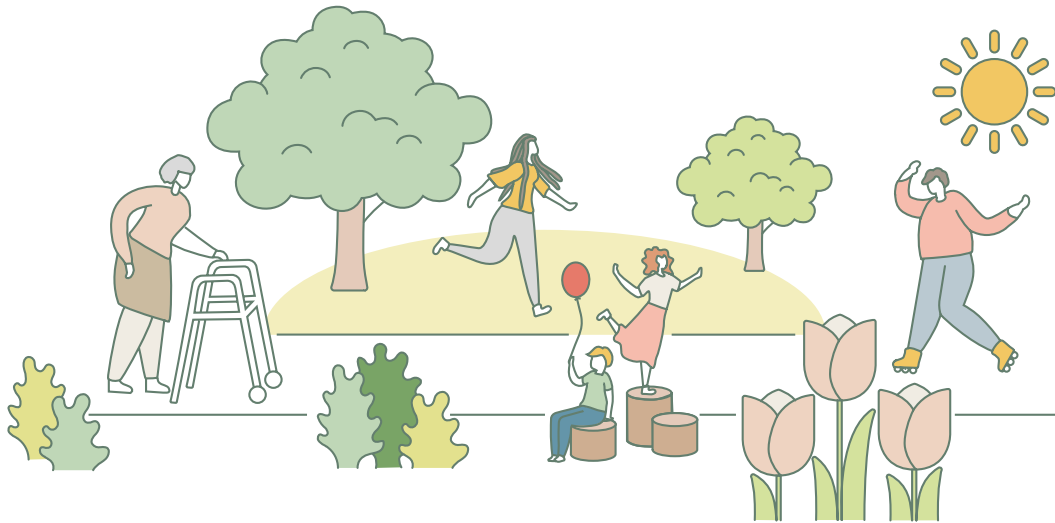
Building connections and communities



- Judging what housing to build and where to build it will ensure the city is balanced and attractive to people looking for their new home.
- On major developments, meaningful engagement with local communities will provide insight to help unlock the potential of the site.
- Maximising connections to local public transport networks and promoting sustainable modes of transport will help create a city that is navigable and open.
- Prioritising environments that enable safe and wider access for children will create streets that are safer, greener and more usable by all.

5

Leading with landscape



- Maximising space for private or communal enjoyment will benefit the mental health and wellbeing of residents.
- Well designed landscape will encourage people to interact and get together, which will strengthen communities.
- Well considered landscape will make higher densities feel more attractive and liveable.





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Chapter 1:

Character areas

The City of Liverpool has grown over centuries from a small tidal pool to a maritime powerhouse and each layer of development is reflected in the character of its grand civic buildings and cathedrals, streets and public spaces. But it is its housing which forms so much of its urban texture, from the conversions of vast brick industrial warehouses lining the city's historic waterfront, to the Georgian Quarter's elegant terraces, the villas of Croxeth and leafy Sefton Park, to the tightly packed Victorian streets of Kensington, Toxteth and Liverpool North.

The city's morphology, shaped by docks, hills and the river, creates a palimpsest where Victorian grandeur meets contemporary reinvention. Each of these characters requires a contextual and bespoke framework for new housing, from micro home extensions and retrofit projects to the macro scale of dense residential towers and neighbourhood wide regeneration.



This chapter defines character areas across the city and sets 'design cues', informed by the qualities and features that must be protected and enhanced through any new development in that neighbourhood. Whilst there are examples of specific buildings which do not follow the predominant character, it sets a starting point for appropriate development in these areas.

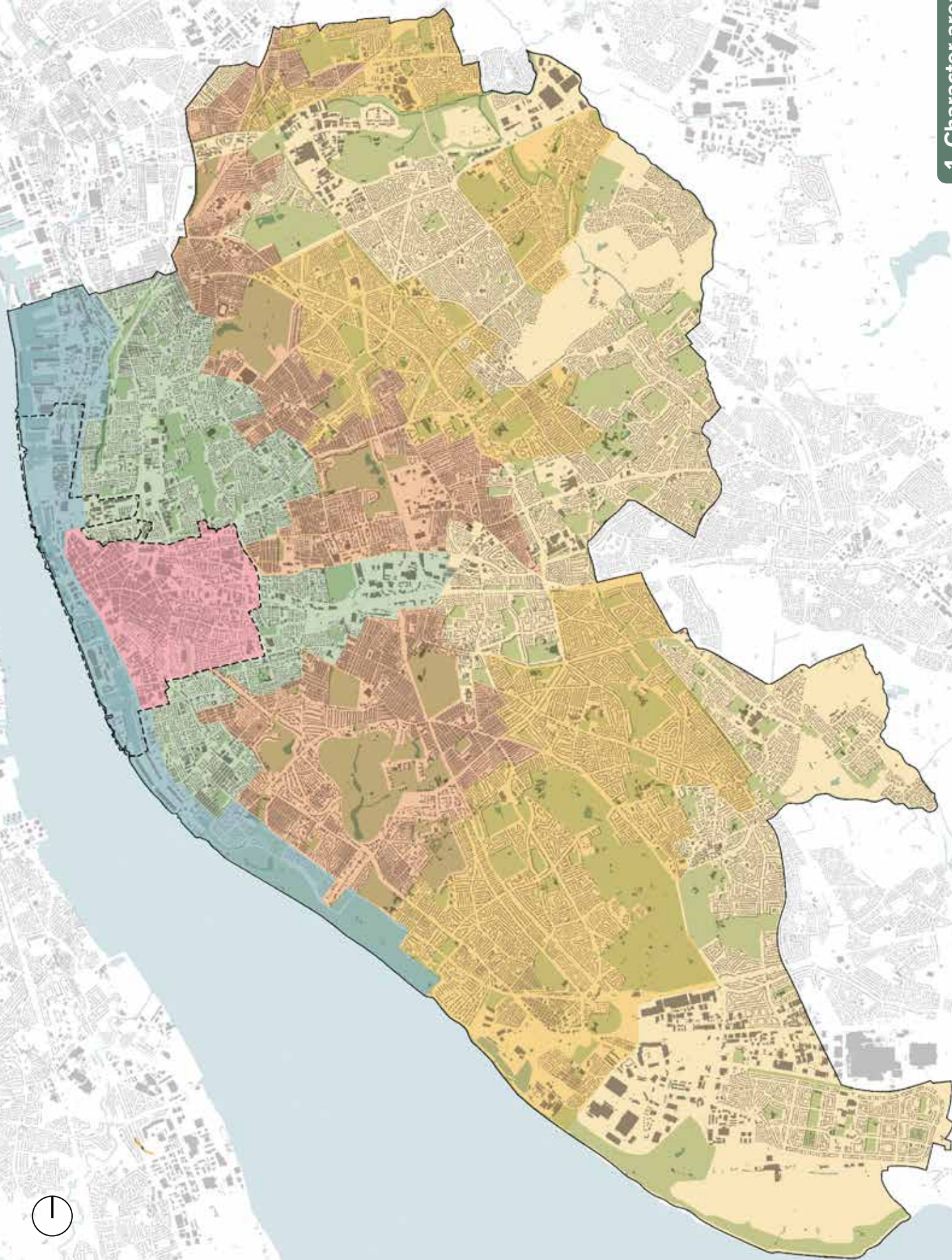
This analysis is informed by a Characterisation Study (separate document) as part of this SPD. The document can be found at [\[insert web link here for characterisation document\]](#)

The six broad character areas are defined as:

-  City centre
-  City centre expansion
-  Waterfront corridor
-  Inner neighbourhoods
-  Suburban
-  Suburban lower-density
- City centre boundary

For a larger map to help assess which area your development is in, please visit [\[insert web link\]](#).

For information on conservation areas refer to LCC website and the Historic Environment SPD.



1.2 City centre

The heart of the city with vibrant areas of mixed use and some of the most treasured heritage assets. There is an opportunity to mix housing with commercial and cultural uses within historic street networks.



Key parameters and townscape character

- Important civic buildings
- Areas of specialist housing including student accommodation in the Knowledge Quarter
- Varied mix of development over time from Georgian and Victorian buildings to post-war low-density housing and medium to high-density modern apartment buildings
- Significant number of conservation areas and heritage assets including listed buildings
- Well connected and accessible by train and bus
- Land rises significantly to the east





Design Cues

- Street layouts are mainly linear, traditional and formal
- Sensitive areas, such as the Georgian Quarter are built to relatively high-density but are not high-rise
- Historic buildings have classical order and proportions
- Raised entrances add a sense of grandeur along public routes
- There is a limited pallet of high quality materials such as red brick, and stone
- Ground floors are often articulated differently to upper levels (even where the building is a single use)

1.3 Waterfront corridor

The western corridor fronting the Mersey, with buildings which reflect Liverpool's rich industrial past, dating from the earliest Old Dock in 1715. There is an opportunity to celebrate heritage and create vibrant neighbourhoods with housing and other uses.



Key parameters and townscape character

- Mainly industrial land and docks
- Emerging mixed use residential development at the waterfront
- Mixed density, rising towards the city centre
- Pockets of detached and semi-detached housing
- Well connected and accessible by train and bus
- Land rises up from the Mersey to the eastern part of the city centre (10-30m AOD)
- Designated and non-designated heritage assets principally located within the central zone





Design Cues

- Streets are linear and perpendicular to the waterfront
- There is a wide range in building height and form along the water edge which creates rhythm and variety
- Robust, industrial buildings and 'wharf architecture' represent the quayside character
- Conversions of historic buildings are prevalent and maintain details and character hinting at the former use
- Buildings are constructed using robust materials and include planting suitable for a riparian environment
- Buildings often feature arched openings, and deep reveals

1.4 City centre expansion

The areas of housing are built at low to medium density with loose and non-traditional street patterns. There is an opportunity to increase housing in these well-connected neighbourhoods through a gentle increase in density.



Key parameters and townscape character

- Predominantly residential area
- Modern housing estates (later half of twentieth century) built at low - medium density
- Good provision of public green space although a lack of street trees
- Houses mainly built of brick with pitched roofs
- Well connected and accessible by train and bus



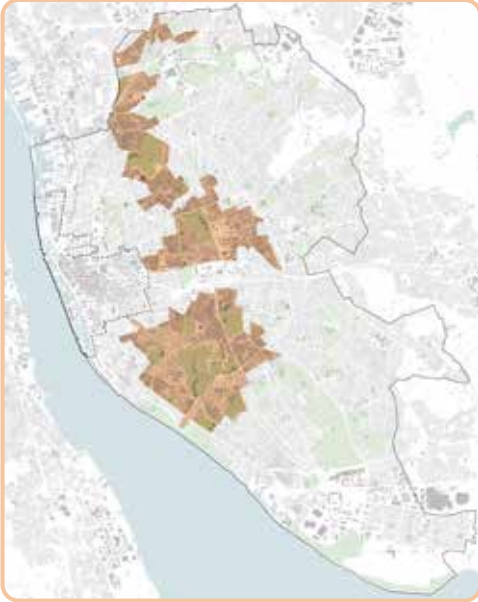


Design Cues

- Street layouts are less formal than traditional city blocks
- Houses and low-rise apartment buildings mean buildings are generally 2-4 storeys
- Housing is typically brick-built with pitched slate roofs
- Generally, the appearance is traditional, but housing styles are varied with houses constructed over the last century, partly because the area was badly bombed
- Front gardens / defensible space is generally shallow
- The area's strong public transport links mean parking requirements are relatively low

1.5 Inner neighbourhoods

These grand villas from the Georgian and Victorian eras are arranged in traditional street patterns. There is good access to parks and public transport and numerous heritage assets and conservation areas.



Key parameters and townscape character

- Predominantly housing, with access to local centres
- Mostly terraced houses
- Larger villas mainly around parks, some are converted into flats
- Good access to parks and green space
- Well connected and accessible by train and bus
- Designated and non-designated heritage assets and numerous conservation areas



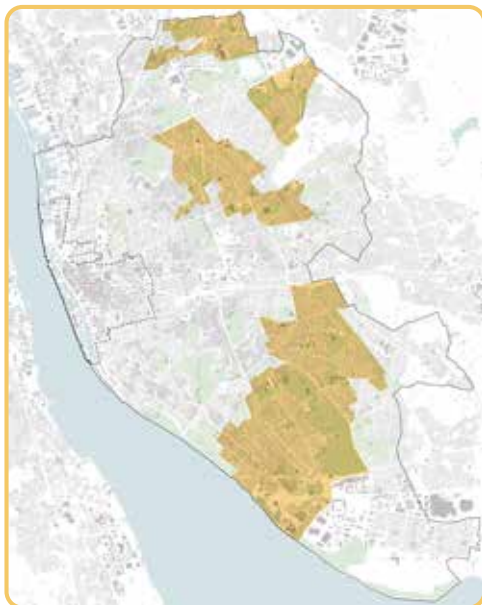


Design Cues

- Predominantly 2 and 3 storey homes with terraces and detached villas with some flatted buildings
- Green landscape is integral to the streets and public spaces
- Housing is mainly built in brown and red brick
- Buildings generally display vertical proportions, rhythmic façades and ornamental detailing
- Roof forms are mainly pitched but vary to include hipped, mansard, and raised parapets
- Terraced houses typically feature shallow front defensible spaces, defined by low brick walls, cast iron railings, and low kerbs.

1.6 Suburban

This area is formed of low to medium density housing built in the early twentieth century. The streets are designed around car ownership with homes further from local centres and public transport. There are small but frequent pockets of green public space.



Key parameters and townscape character

- Modern housing developments arranged in varied street patterns
- Terraced and semi-detached houses mainly, with generous front gardens used as driveways
- Generous rear gardens to most houses
- Low - medium density broken by pockets of green public spaces
- No conservation areas or designated heritage access
- Poorer access to public transport and local centres





Design Cues

- Street layouts are organic and varied, often curving and meandering reflecting a more informal and spacious urban grain
- Low to medium density housing is built at a low-rise height
- Small but frequent green spaces help give the area a suburban character
- Façades are typically horizontally proportioned with a strong emphasis on symmetry and detail
- Roofs are typically pitched with red clay tiles and tile hung walls
- Generous front and rear gardens supporting parking

1.7 Suburban lower-density

The housing is more generous in these neighbourhoods further from the city centre. This area includes garden suburbs designed to foster community. Many areas have their own high street, although there is a reliance on cars.



Key parameters and townscape character

- Modern housing developments arranged in varied street patterns
- Terraced and semi-detached houses mainly, with generous front gardens used as driveways
- Generous rear gardens to most houses
- Low density with generous green public spaces
- No conservation areas or designated heritage access
- Poorer access to public transport and local centres





Design Cues

- Streets are wide and arranged in linear and radial arrangements with consistent building lines
- Houses are generally on large plots
- Front boundaries are usually defined by low brick walls, fencing, or hedgerows, with rear gardens also generous and enclosed by fences or planting
- The materials and style is varied, although brick is the predominant material
- Green spaces help give the area an identity and reinforce the suburban character





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Chapter 2: Placemaking and public space

Liverpool's greatest strength is its people, and the spaces in which we live, work, meet and gather are the vital backdrop to our lives. Our unique and cherished cityscape – rich with history, culture, and community – illustrates how the architectural quality of our streets and public spaces is vital in shaping our sense of belonging.

Liverpool is a city of rich architectural heritage which inspires a sense of pride in its residents and draws people to live and work in the city. The challenge for the future is to continue the ambition and drive for quality set by our forebearers.

Our local neighbourhood is as much a part of our identity as our individual home. Placemaking is the process of designing these spaces with care and intelligence. Understanding not just a physical site but the stories, rhythms and relationships that define our neighbourhoods. This process begins with a deep understanding of the place, its physical features, history and unique character.

This guide promotes new development that looks beyond its site boundary to relate to the existing and emerging context, to create neighbourhoods that are grounded in place, and which are reflective of the people who use them.

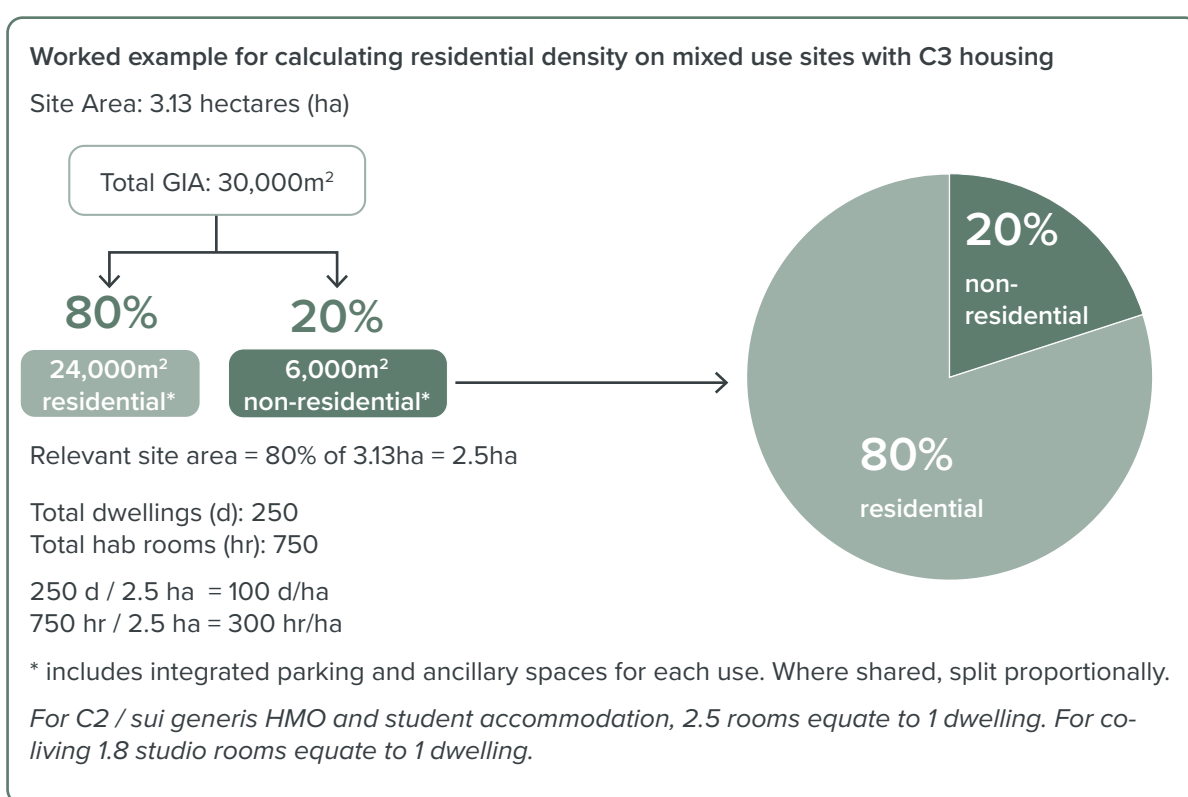
Above all, successful placemaking must reflect the needs and aspirations of a neighbourhood's specific community. Streets and public spaces must be designed to be vibrant, high quality, welcoming and safe, robust and inclusive. Such development will support the growth of rooted and resilient neighbourhoods, allowing communities to thrive, grow and prosper.



2.1 Site layout

1. The placemaking principles of a site are fundamental to all other elements of design and **should** affect every aspect of housing design. Proposals **must** be carefully considered, place-specific and contextual.
2. Developments **must** follow a design-led approach. In major schemes, an options appraisal and contextual assessment is an integral part of the design process and **must** be demonstrated in pre-app discussions and within the planning application.
3. For developments with 50 homes or more, applicants **should** engage with LCC through a pre-application process and undertake a minimum of two design review panels.
4. For strategic major developments, options for meanwhile uses **should** be considered in dialogue with local communities.
5. The proposal **should** demonstrate how local distinctiveness has positively informed and influenced the proposal.
6. New development **must** respond positively to the unique characteristics of the site's topography and landscape and seek to maximise the benefits of these.
7. Larger major developments **should** create an independent character of their own, where possible. The need to respect local context becomes more important towards the edges of the development and in the surrounding vistas where the emphasis on integrating with the local urban form **must** be clear and contextual.
8. Where relevant, site layout, building heights and form **must** consider impact on Liverpool's key views which are set in the Local Plan.
9. All new development **must** consider views to and from conservation areas and the impact **must** be explored with the LPA ahead of the planning application.
10. Where the site contains heritage assets and their settings, the significance of the heritage asset **should** be preserved, enhancing and integrating it into the design of new development. They **must** contribute to the sense of place and make a specific contribution to placemaking and regeneration.
11. Conversions, reuse and retrofit of existing buildings and built structures is a preference and priority. Where demolition is proposed, it **must** be robustly justified.
12. Opportunities to develop on smaller infill plots **should** be considered alongside reuse and retrofit. Infill development can enhance existing character and bring unity in fragmented areas.
13. Infill developments **should** be strongly linked to the character of the place and take cues from their surroundings.
14. Larger developments **should** consider non-residential uses at lower floors, particularly at ground floor in locations where privacy, daylight and amenity will be compromised for residents.

15. Developments **must** ensure proposals do not inhibit or limit development options on neighbouring sites through careful consideration of site layout, access and orientation, including windows.
16. Planning applications for major developments **must** provide the following density calculations:
- number of dwelling units (homes) per hectare
 - number of habitable rooms per hectare
17. Mixed-use sites **should** follow the 'relevant site area' principle in the worked example.



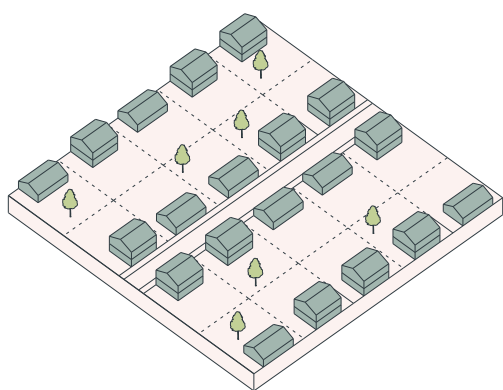
18. Plot ratios (the ratio between the site area and the total building floor area) and plot coverage (the proportion of the site area occupied by buildings) **must** be stated in the design and access statement for mixed-use.
19. New development **must** respond to the existing or planned accessibility by public transport and optimise the capacity of the site accordingly. For example, outside the city centre, densities higher than the surrounding context can be considered on well-connected sites within walking of a district centre and public transport node.
20. For larger developments, densities **should not** be uniform across the site and a range of housing and building types **should** be introduced to create an attractive and diverse neighbourhood.
21. Where high-density is proposed, development **must** demonstrate a high level of design competence through pre-application discussions with the LPA to ensure delivery of long-term high quality homes and spaces.

2.1 Site layout

22. Every development **must** make the best use of land to deliver high quality housing to optimise the capacity of a site, rather than simply maximising density. The appropriate density depends mainly on the location or character area, and **should** be in line with the matrix below.

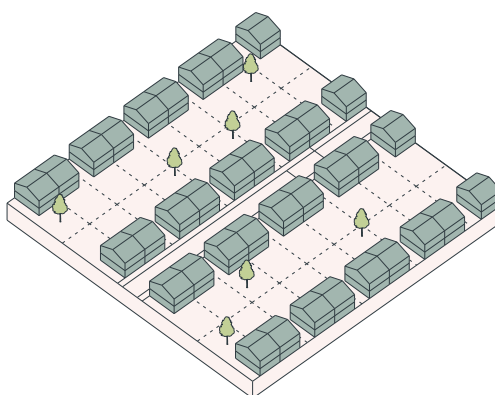
Low-density

15-30dph



This density is suburban in character, with detached houses and bungalows with large private gardens.

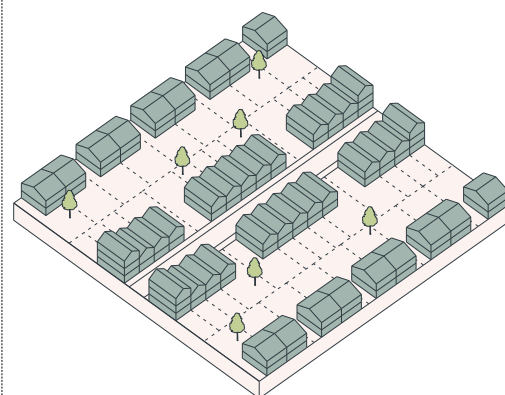
30-60 dph



This density is suburban in character, with predominantly semi-detached and detached houses of 2 storeys and private gardens.

Medium-density

60-90 dph



This density is urban in character, with mainly terraces of 2-3 storeys with private gardens.

City Centre

Waterfront Corridor

City Centre Expansion

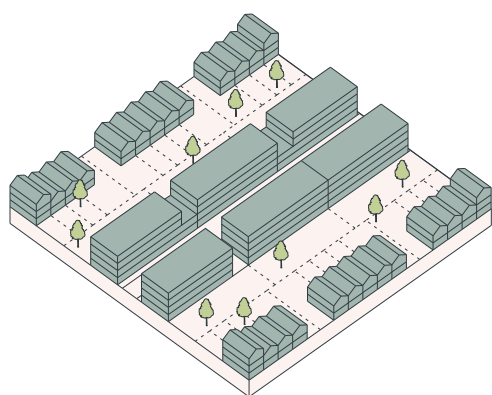
Inner Neighbourhoods

Suburban

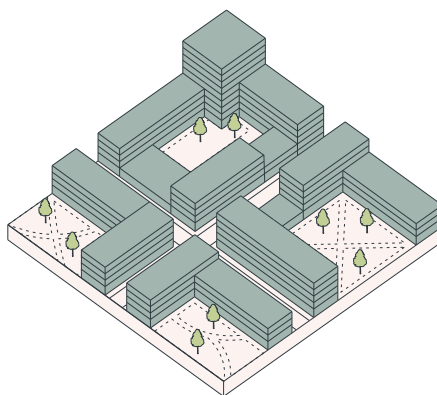
Suburban (Lower-Density)

High-density

90-150 dph

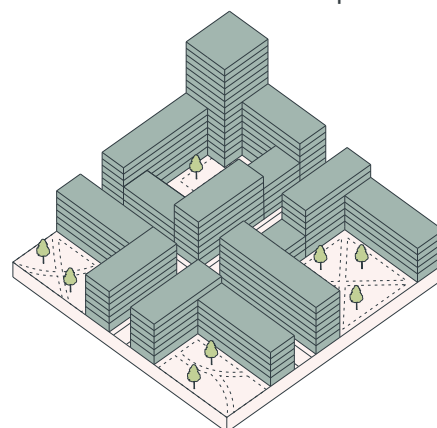


This density includes a mix of terraces and low rise apartment buildings of up to 3-4 storeys.

Medium rise
150-300 dph

This density includes medium rise buildings with taller elements marking key locations.

This would be predominantly buildings of flats and maisonettes with shared gardens and may include some town houses.

High rise
more than 300 dph

This density mixes residential with commercial and other land uses. Large building footprints and taller buildings are arranged in perimeter blocks with some taller elements and shared gardens for residents

This type of development may be suitable around key transport nodes.



Case study: City Centre

Kampus, Manchester (482 dph)

The development comprises a mix of new buildings and refurbished existing structures — including Victorian brick canal-side warehouses and a 1964 concrete tower — alongside a newly designed landscape garden.

Liverpool's city centre, with its high level of transport accessibility, is set to experience increased density and building heights, but must ensure its heritage and historical character are respected, utilised and preserved.



Case study: Waterfront Corridor

Hale Wharf, London (221 dph)

The development comprises a mix of apartments and maisonettes, maximising the density of this Opportunity Area whilst enhancing ecological habitats along the riverbanks.

Liverpool's waterfront corridor contributes to the city's unique identity through its relationship with the River Mersey. It should feature a variety of building typologies, ranging from taller buildings in the central core to medium-density developments on the fringes.



Case study: City Centre Expansion

Sutherland Road, London (137 dph)

Built on a site previously occupied by semi-derelict industrial units, the development includes apartments, terraced housing, and a health centre - all designed as a cohesive whole and unified by continuous landscaping.

Liverpool's city centre expansion should include a range of housing typologies that reinforce the urban character of the area - from compact terraced housing and medium-density mansion blocks to taller elements at key corners.



Case study: Inner Neighbourhoods

Vaudeville Court, London (100 dph)

The development delivers spacious family homes at inner-city densities, maximising internal space while also providing generous outdoor areas for all residents.

Liverpool's inner neighbourhoods will experience a gentle increase in density through the introduction of terraced housing and medium-density apartment buildings, designed to be sympathetic to the conservation areas and heritage assets.



Case study: Suburban

Abode at Great Kneighton, Cambridge (48 dph)

The development features a range of housing typologies that support the transition from inner-city neighbourhoods to suburban areas: terraces, semi-detached and detached houses, mews, and low-rise apartment buildings positioned at key corners.

Liverpool's suburban areas should feature housing typologies that respect the surrounding building scale and enhance existing open spaces, while allowing for a gentle increase in density.



Case study: Suburban (lower-density)

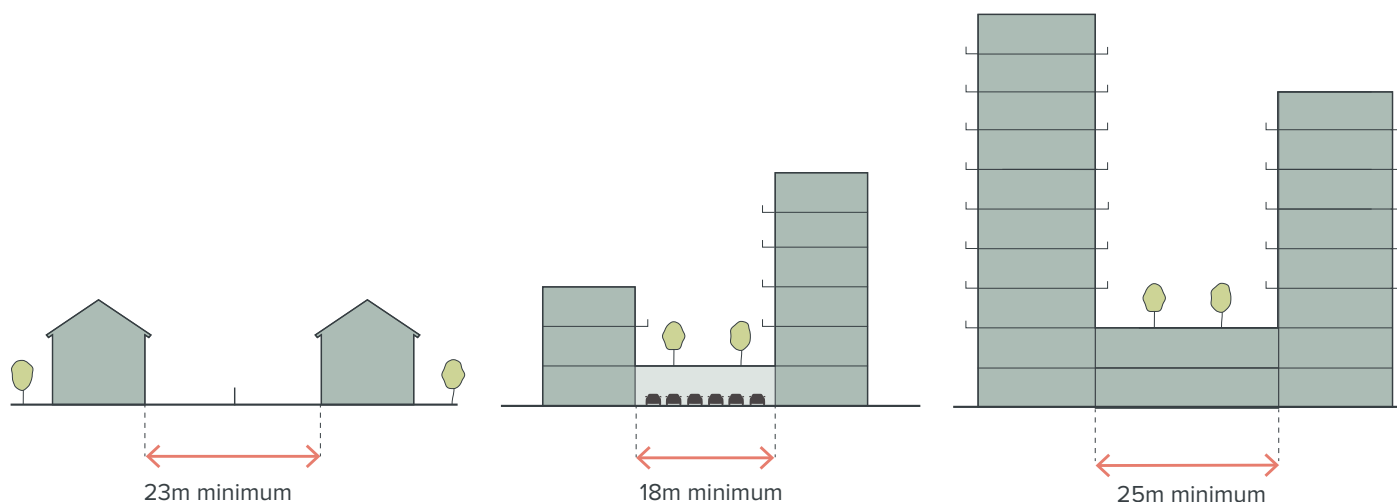
Polnoon, Eaglesham, Scotland (21 dph)

This development is a sensitive extension to a historic village, placing carefully designed 21st-century homes alongside a fine example of 18th-century placemaking.

Liverpool's suburban lower-density areas should feature detached and semi-detached houses, short rows of terraces, and mews streets, reinforcing existing character whilst providing a thoughtful transition from historic to contemporary architecture.

2.1 Site layout

23. The building form will impact the character of the streets and public spaces. Unbroken building lines will create a dark, cavernous feel and result in a lack of character, particularly at medium to high-rise. In major developments, there **should** be breaks and variation in building form to ensure streets and public routes are bright, attractive, safe and welcoming.
24. The back-to-back separation distances between homes will vary by site and location. Generally, houses **should** have a minimum of 23m between habitable rooms to the rear (across gardens). For developments up to six storeys, a separation distance of at least 18m **should** be proposed between habitable rooms, this is increased to 25m for buildings over six storeys to ensure adequate light to lower levels and prevent the buildings feeling overbearing.



Back-to-back distances for houses, medium-density flatted developments and high-rise buildings.

25. Where buildings are close together, the development **must** prove adequate privacy, access to views and daylight and sunlight levels to homes.
26. When setting footprints, all buildings **should** be set back a minimum of 2m from the street edge to allow for defensible space and planting. This is the case on flank walls too.



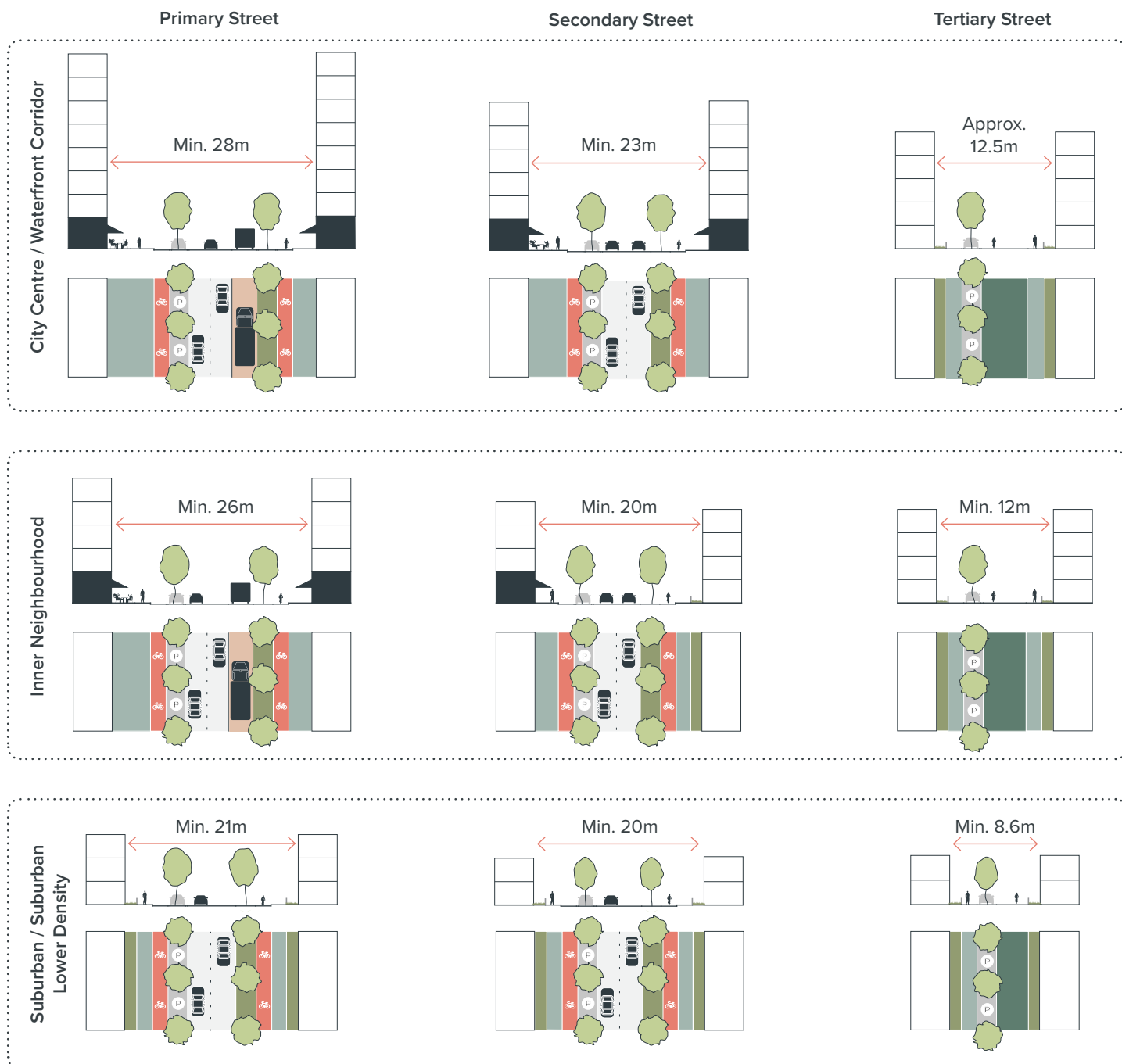
2.2 Streets and public routes

1. Streets and publicly accessible routes bring benefits for new residents and the wider community. They **must** be navigable, accessible and child-friendly to be comfortably used by all.
2. The street layout **should** come from a detailed analysis of the site and surroundings. Proposals **should** demonstrate how strategies for integrating street networks, and all forms of access have been considered.
3. Streets **must** be designed to prioritise pedestrians, cycling and vehicles in that order and all proposals **must** promote sustainable modes of transport.
4. For major developments with new street networks, proposals **must** demonstrate a clear hierarchy of streets and **should** establish a variety of street typologies.
5. Proposed street networks **should** include car-free routes and play streets to facilitate the independent movement of children and young people with well-located, safe crossing points and integrated playable landscapes.
6. New streets and public routes **should** connect to the existing street network, seek to repair the urban fabric, and improve permeability. Cul-de-sac layouts and gated forms of developments that fail to connect to nearby streets **should** be avoided.

*For conversions and infill schemes, every effort **must** be made to promote or improve existing connections.*

7. Where relevant, historic street networks **should** be researched reinstated where they reconnect disparate sites or communities.
8. The boundary between public streets, communal areas and private front gardens **must** be clear and consistent. Proposals **should** consider material changes, gateways, enclosures, public art and landscape to create a sense of character in different areas.
9. Streets and public routes **must** be well overlooked through building orientation, placement of windows, doors and balconies, to improve safety.
10. Streets **should** maximise opportunities for social interactions, using windows, access points, seating, planting, pocket amenity spaces and squares with designs to support a range of users.
11. New developments **must** provide active frontage along streets and public spaces to create sense of place and improve safety. Inactive uses onto public areas **must** be avoided **should** not exceed 10m in length.

*For conversions, proposals **should** explore ways to activate blank façades and consider careful placement of uses to maximise overlooking of public and shared areas.*



Key

- Footway - minimum width 2m
- Cycleway - minimum width 2m
- Tree planting and parking (where required) - minimum width 2.4m
- Planter buffer / defensible space - minimum width 2m
- Single way including refuse truck (or refuse truck bay) - minimum width 4.2m
- Two-way road - minimum width 6m (minimum width 6.2m if bus route)
- Shared surface (pedestrian and cycle priority) - minimum width 4.1m

2.2 Streets and public routes

12. The design of all streets **must** consider servicing, emergency access, refuse collections and future changes to car ownership. An access diagram **must** be demonstrated as part of the planning application.
13. To ensure accessibility, the proposal **must** provide drop off points and loading bays with dropped kerbs close to all communal entrances. Enable inclusive access for residents and visitors.
14. On mixed use schemes, the servicing of non-residential uses **must** be considered. Commercial deliveries are often at anti-social hours and **must not** disrupt residents.
15. The increase in home deliveries has changed the way roads are used and there is a greater demand for short stay parking bays. The street network **must** consider current and future vehicle usage and ensure deliveries are practical.
16. All street types **should** aim to minimise carriageway widths to encourage cautious behaviour from motorists.
17. All public areas of a housing development **must** be built to the local authority's adoptable standards, unless the space will be privately maintained where it **must** be designed to the minimum appropriate British Standards.
18. All streets **must** be designed to accommodate proposed street trees and soft landscape.
19. Existing trees offer a range of benefits and **should** be incorporated into new street design with consideration to future growth and management.
20. Sustainable Drainage Systems (SuDS) **must** form an integral part of the street design.
21. Proposals must consider people with visual impairment when designing streets and public routes. This includes materials, colour, routes, planting and wayfinding.

“ People play on my street at the weekend. The trees and plants are one of the reasons we are all close. ”





2.3 Building form

1. The building massing affects every part of the home, from street appearance to the experience inside. Housing **must** be contextual and appropriate for the site and create a human scale for pedestrian and people using the site.
2. Applicants **must** clearly explain the rationale behind the approach to height and how this responds to the existing context.
3. Where relevant, the height and massing **must** align with design parameters in LCC policy and guidance documents. Upper limit height parameters may not always be appropriate as buildings **should** vary in height.
4. Any height that is not consistent with the existing context **must** be clearly justified. Evidence **must** be used to inform the development proposal and to demonstrate its impact on the skyline and local surroundings, including overshadowing.
5. Where tall buildings are proposed, medium and long-range views towards the development **must** be thoroughly explored and discussed with the LPA ahead of the planning application. This is especially important for conservation areas and heritage assets.
6. Building height **must** not negatively impact air flow and natural light at street level which will create an unpleasant public realm.
7. The building form and footprint **must** be appropriate to the context and for the type of housing. Buildings that are too deep cannot be well planned as homes as they are unlikely to provide adequate daylight.
8. On narrow infill plots, innovative approaches such as contemporary mews houses with a narrow, linear footprint, terraced homes, or compact maisonette buildings **should** be considered.



Shallow plots with innovate housing layouts enable a higher-density on this small infill site

9. In larger developments a variety of roof forms **should** be adopted to aid legibility of character areas and street hierarchy.
10. Where proposed, set backs on upper levels **must** be designed as an integral part of the building and **should not** simply be used as a method of achieving additional height . Designs which look as though they have been extended from the outset will be resisted. See 2.4.
11. Applicants **must** consider corner buildings to ensure that they positively contribute to street legibility making the most of their unique position.



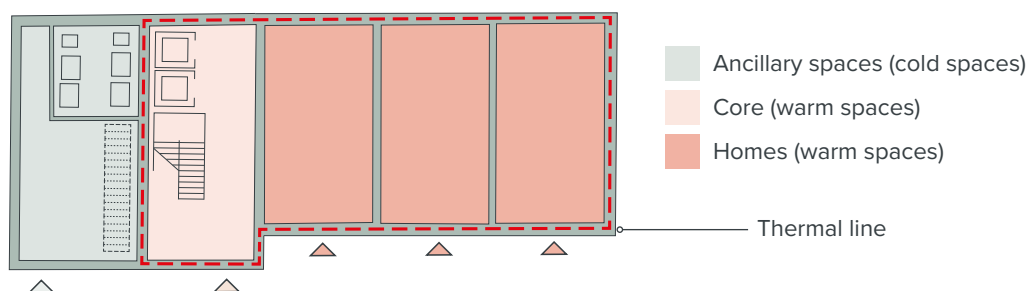
Corner building with unique character that aids wayfinding and addresses both streets



“ I would like developers to assess the surrounding area and make their new buildings fit in. ”

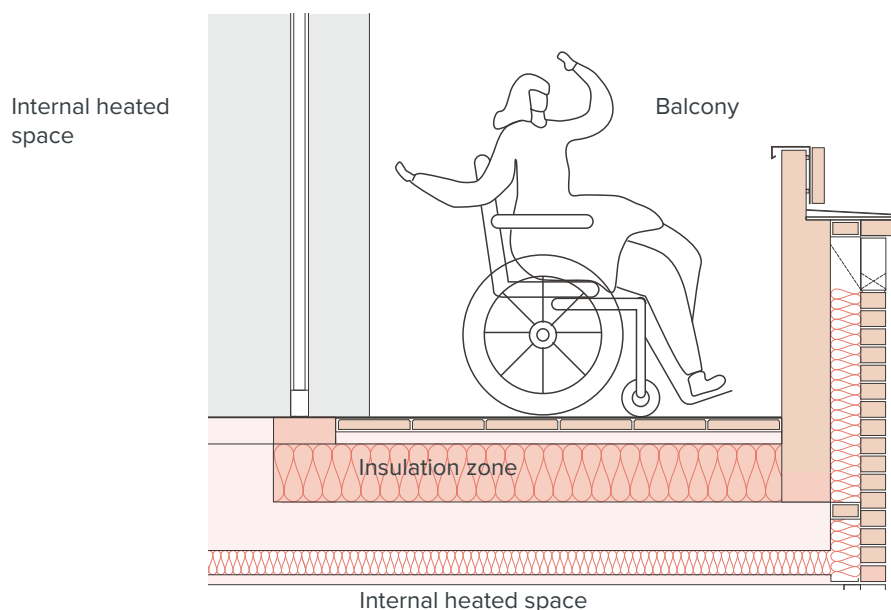
2.3 Building form

12. The form factor **must** be considered and **should** be reduced to minimise the thermal envelope which improves heat loss and embodied carbon. However, this **should not** compromise the design or contextual response to the site.
13. For major developments, the thermal line of a building **must** be continuous and clearly marked on drawings at planning stage. The thermal line **should** be simple and continuous to minimise heat loss, meaning unheated spaces should be grouped together where possible.



Grouping warm spaces together minimises the thermal line which reduces heat loss

14. Designs **must** allow sufficient space to accommodate appropriate build-ups of insulated walls, roofs and floors. U-values must be calculated pre-planning to ensure designs are buildable.
15. Heated spaces within the building **must** be sufficiently insulated and the effect that thicker build-ups have on total height **must** be considered. For example, floor levels **must** be carefully considered to ensure it is not necessary to drop the ceiling in a home to provide a sufficient depth of insulation while achieving step-free access to external spaces for the home above.



Consider floor build ups to achieve step-free access to terraces over heated space

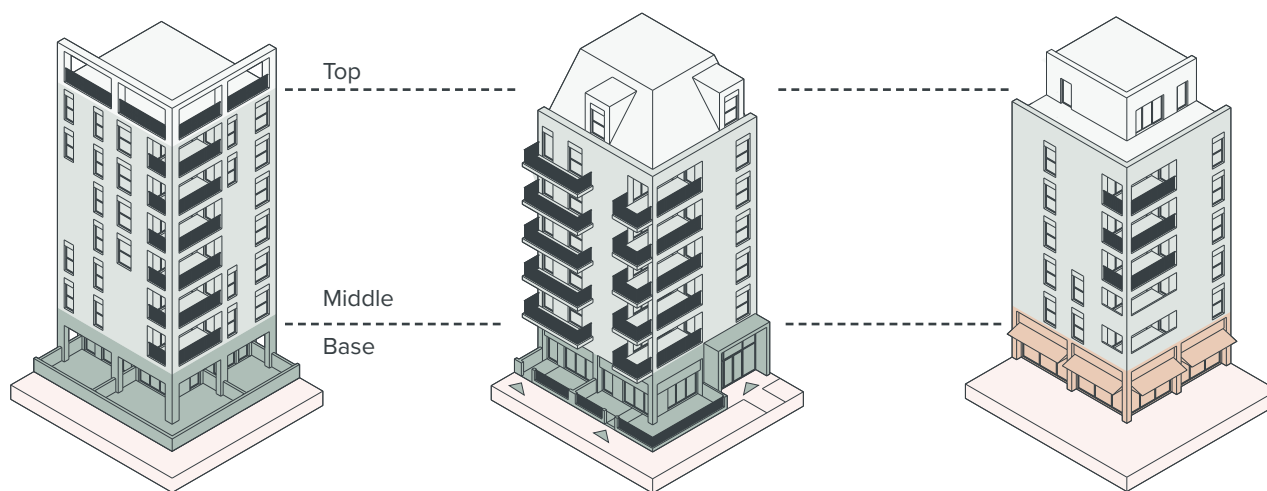
16. Building fabric **should** aim for an airtightness of $<3\text{m}^3/\text{h.m}^2$ @50 Pa and $<1\text{m}^3/\text{h.m}^2$ @50Pa for ultra-low energy homes. An airtightness and background ventilation strategy **should** be developed and agreed with the design team. The air tightness line **should** be shown on planning drawings.
17. Using a predictive energy modelling such as Passive House Planning Package (PHPP) alongside the Approved Document Part L: Conservation of fuel and power (AD-L) calculations will enable the building to be built to higher sustainability standards. Details of the of predictive energy modelling analysis **should** be used to inform the design and are welcomed as part of the planning submission.
18. 1:20 details of key build ups of the wall, floor and roof **should** be submitted as part of the planning application.



The simple form factor of this Passivhaus certified project is articulated with projecting balconies, brick garden storage and variations in brick colour

2.4 Façade design and glazing

1. The appearance of housing is important. Attractive homes instil a sense of pride in residents which contributes to a positive and thriving community. Buildings **must** be designed as tenure blind externally to ensure all residents feel equal.
2. The appearance of new buildings **must** enhance and complement the surroundings and be respectful of site history and context, particularly in conservation areas. Applicants **should** clearly explain their rationale through a contextual assessment.
*For conversions, the priority is to use or reinstate original entrances and openings to maintain the character of the building. Extensions and external alterations **must** be well considered and appropriate to the host building.*
3. For major developments with multiple buildings, each **must** be distinctive to ensure variety of character.
4. Façades **should** be designed with proportions that respond to the character of the area and the adjacent buildings and/or immediate context, and create a human-scaled street scene.
5. For medium and tall buildings, the building form and elevation design **should** articulate the base, middle and top, providing a balance of proportions between each part. This **should** be noticeable in the form as well as façade design.



Tall buildings well proportioned with base, middle and top to respond to context

6. There **should** be particular consideration and investment in the materials and detailing at the base of the building which are most visible and interacted with. There materials **must** be robust and high quality to ensure longevity.

7. Tall buildings which can be seen from afar **must** pay particular attention to colour and material. These **must** be considered from medium and long-range views and discussed with the LPA ahead of the planning submission.
8. On smaller / infill developments, a contemporary and innovative response to existing façades **should** be achieved through a complementary palette of building materials, avoiding low-quality pastiche replications.
9. For major developments, 1:20 elevation studies **must** be provided as part of the planning submission.



Homes with particular attention to ground floor materials and details

10. The sustainability credentials (e.g. embodied carbon and recyclability) **should** be considered when selecting materials.
11. Applicants **must** specify high quality, durable, low maintenance materials that are in-keeping with the area, age well and can be cleaned. Render **should not** ordinarily be proposed because it requires ongoing maintenance.

2.4 Façade design and glazing

12. Although timber is a sustainable material, untreated timber cladding is likely to age quickly and unevenly, particularly in exposed areas and **should** be avoided. Where proposed, it **must** be supported by a maintenance plan.
13. Applicants **should** incorporate features into the building façades employing sound ecological principles to encourage biodiversity (e.g. bird or bat boxes).
14. Intake and extract points for mechanical services **should** be constrained to façades away from the public realm. Where this is not possible, outlets **should** be discrete and well integrated. Any grilles incorporated into window design **must** be high quality and not appear dominant on the façade.
15. Meter enclosures **must** be located within dedicated cupboards and visually discreet. They **should** be located away from street elevations where possible.



Houses using durable materials, with concealed meter cupboards and rainwater pipes

16. Rainwater pipes and exposed plant on street elevations **should** be minimised. Details and locations **must** be provided as part of the planning application.
17. Doors to ancillary spaces (e.g. refuse/cycle storage, plant rooms) **must** be made of robust materials to withstand constant use. They **must** be in a convenient and safe location for residents and service providers (i.e. refuse collectors) to access. Consider noise transfer to neighbouring homes.

18. The design of windows affects daylight, views, external noise and overheating so **must** respond to the context, room use, required privacy and the façade orientation. For optimum solar gain and mitigation of heat-loss, glazing proportions **should** be:

- 10 - 15% glazing on north facing elevations
- 10-20% glazing on east and west facing elevations
- 20-30% glazing on south facing elevations

*For conversions and on complex sites, there may be less flexibility in window size and locations. In these circumstances, the configuration and layout of the homes **must** consider the elements of best practice design with this attention to detail demonstrated in the planning application.*



Windows designed to suit orientation

19. Developments **must** introduce entrances and windows to habitable rooms overlooking streets and public spaces to facilitate passive surveillance.

“Homes should be well constructed using first rate materials, easy to keep clean and attractive enough to make people take pride and want to stay for a long time.”



2.4 Façade design and glazing

20. Living rooms, kitchens and bedrooms **should** avoid overlooking adjoining properties and facing towards nearby high boundary walls.
21. Blank gable ends with no windows fronting streets, footpath and public spaces **should** be avoided.
22. Full height windows can compromise privacy, furniture layouts, overheating and heat loss and so **must** be carefully considered.
23. Curtain walling including large glazed areas is not appropriate for any form of housing and **should** be avoided.
24. Windows **should** be triple glazed to reduce heat loss.
25. Rooflights **should** be considered as a good way to bring natural light into the centre of houses.
26. Rooflights are not suitable as an alternative to a window. Across all housing types, every habitable room, including kitchens **must** have a window with a maximum cill height of 1.2m and within the principle living area, this should be 0.8m to allow views out when seated.
27. Windows **should** be able to be cleaned by residents from the inside to reduce maintenance costs and reliance on management.
28. Applications for tall buildings and flatted developments **must** include a robust window cleaning and façade maintenance strategy as part of the submission, to ensure window sizes and proportions allow for safe cleaning, maintenance and replacement.



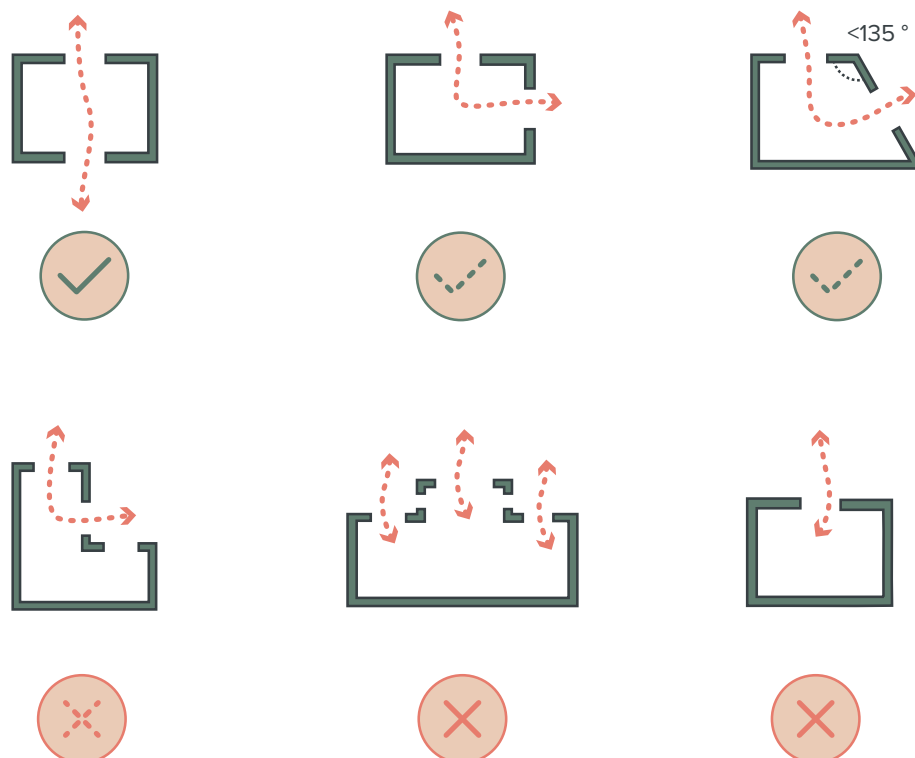
2.5 Aspect, orientation, daylight and sunlight

1. Effectively harnessing natural light has wide-ranging benefits for residents from improved health and wellbeing to reduced energy bills. Considering aspect and orientation will help create comfortable environments, and more welcoming streets and public spaces. A design-led approach to maximise the natural light across all housing development **must** be demonstrated.

*For conversions or on complex sites where the building depths are fixed, it may be necessary to consider oversizing homes to ensure adequate daylight. Centralised cores and ancillary spaces **should** be considered to maximise frontage for homes. Increasing ceiling heights and window sizes where possible will also improve the internal environment where homes are deep in plan and adding features such as rooflights, angled bays and lightwells to draw light.*

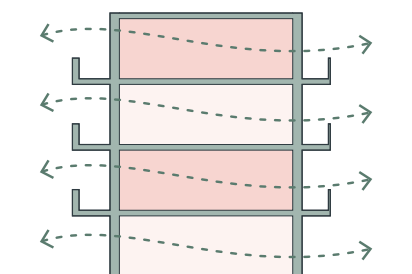
2. Developments **must** maximise the number of dual aspect homes across a development. Dual aspect homes have windows on two different sides, ideally opposite for good air flow. Bay windows, stepped or slightly angled façades do not constitute dual aspect.

*For conversions and on constrained sites, where single aspect homes cannot be avoided, they **should** be minimised and restricted to homes with one or two bed spaces.*

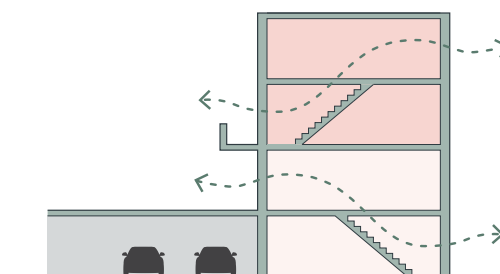


Diagrams demonstrating which arrangements count as dual aspect and which do not

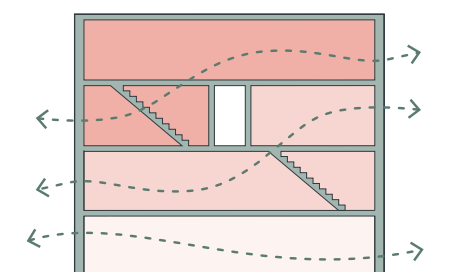
3. Single aspect homes within 45° of north **must not** be proposed as they will not achieve adequate sunlight.
4. All homes **must** receive direct sunlight to at least one habitable room. Sunlight to living areas **should** be prioritised.
5. In housing with shared facilities; co-living, PBSA, HMOs and care homes, the private rooms are smaller, with residents spending much of their waking hours using the shared facilities. There is no requirement to make private rooms dual aspect, although designs **should** maximise the opportunities where possible.
6. In housing with shared facilities, private rooms within 45° of north **should** be avoided as they will receive little to no direct sun light. Where unavoidable, this needs to be discussed with the LPA ahead of the planning application.
7. There **must** be an opening window to each private room to provide purge ventilation. Overheating assessments in line with AD-O **must** be provided as part of the planning application.
8. On complex sites, designs **should** propose innovative ways to ensure dual aspect homes by considering access and integrating maisonettes.



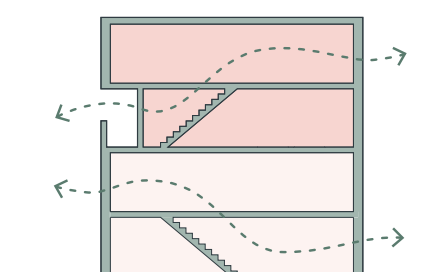
External deck access flats



Maisonettes with podium at first floor



Maisonettes accessed via central corridor



Stacked maisonettes accessed via external decks

Section diagrams showing design solutions which maximise dual aspect homes

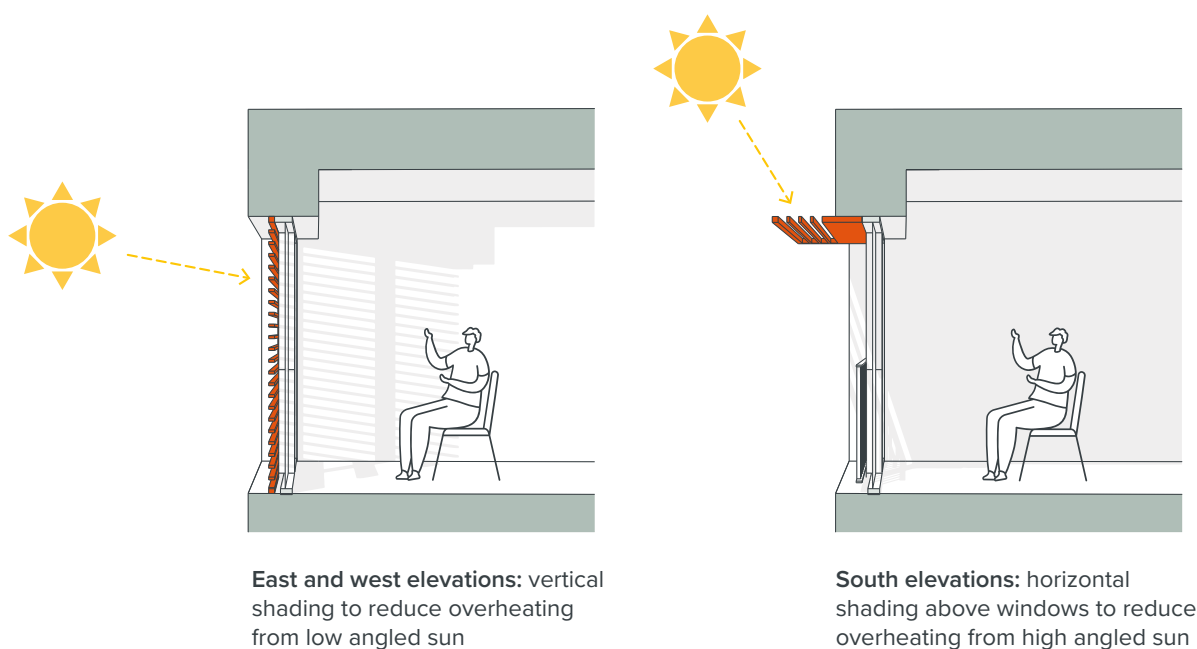
2.5 Aspect, orientation, daylight and sunlight

9. Alongside adequate daylight and sunlight, proposals **must** consider mitigation for overheating. Whether required for the planning application or not, an initial overheating assessment **should** be carried out pre-planning to ensure the proposal is buildable. Early analysis enables design teams to accommodate necessary changes whilst there is still flexibility in layouts and façade design.
10. Where an overheating assessment is required as part of the planning application, it **must** include a non-technical (plain English) summary of the conclusions stating which rooms fail to meet overheating requirements. Diagrams **should** also be included to clearly indicate the rooms at risk and where mitigation has been implemented.
11. Passive shading and ventilation **must** take precedence over mechanical solutions. This **must** be considered early on in design development as building orientation, façade design (window areas and opening types), and layout of homes will all affect performance.
12. Where active cooling is proposed to mitigate overheating risk, passive measures **must** also be installed to reduce the space cooling demand.
13. External shading **should** be proposed to mitigate overheating risk, particularly on south and west facing façades. Where proposed, it **must** be integrated into the design of the building. Balconies or fixed external shading can shade south facing windows. East and west-facing windows may require movable external shading to mitigate overheating.



Balconies and fixed louvres on south facing windows provide shade for south facing windows

14. Generous window openings and/or opening vents should be used for purge ventilation and to maximise air flow and help reduce overheating.
15. Openable vents may be completely separate to the windows or integrated into the window design. In both cases, design and construction detailing **must** be considered, and may require the use of a fixed louvre or decorated shutter to enhance security and safety. Proposals **must** be integrated rather than independent systems to ensure they function well and look attractive.



16. Roofscape design **should** prioritise south-facing pitched or flat roofs for solar panels / photovoltaics (PV). For flat roofs east/west concertina arrangements will maximise density and achieve higher energy production.
17. Where possible, roof access, plant and lift overruns **should** be located to the north edges, to minimise overshadowing to PVs on the roof.
18. Where a daylight, sunlight and overshadowing assessment is required, it **must** include a non-technical (plain English) summary chapter of the conclusions with diagrams where helpful, stating the number of habitable rooms which fail to meet the natural light standards set out in the Building Research Establishment (BRE) guidance. Diagrams **should** be included to clearly indicate the location of homes that fail.
19. Applicants **must** consider neighbouring sites' and Right to Light and **must** undertake daylight and sunlight studies when required.

2.6 Public open space

1. Public open space provides valuable areas for communities to gather and socialise and is essential in the creation of a sustainable neighbourhood. Housing development **should** improve areas of public open space and **should not** result in loss of open space area.
2. Open space has a positive effect on wellbeing and can provide a green lung, especially in dense urban environments. To maximise the benefits, areas of public open space **must** be well located and integral to the design.
3. Public open space **must** be at ground level unless site constraints dictate otherwise. In these circumstances, the proposal **must** be discussed with the LPA ahead of the planning application.
4. Open spaces **must** be inclusive and usable by all meaning all forms of accessibility **must** be considered through the design and specification.
5. Spaces **must** feel safe if they are to be widely used. This means they **must** be well overlooked with clear wayfinding and appropriate lighting. Developers **should** involve the local community who will understand the challenges and opportunities for the area.
6. Open space **must** be attractive and cater to all. This includes playable landscapes for children and young people, areas of sun and shade and spaces to sit (see 2.7)
7. Materials and planting **must** be high quality and durable (see 2.8-2.9).
8. The use of open space **must not** be impeded by vehicular routes.
9. All public areas of a housing development **must** be built to the local authority's adoptable standards.
10. The development **must** deliver a biodiversity net gain (BNG) with a 10% uplift on the baseline condition. A suitability qualified professional **should** be appointed and proposals **must** be submitted as part of the planning application.
11. SuDS **should** form an integral part of the open space.



“ I'd like to see resident developed green spaces as has been done in some areas locally. ”



2.7 Play

1. Child-friendly design is an important consideration in sustainable housing and all new developments **must** meet the needs of children and young people through the design of streets and open space which should include play areas.
2. Children and young peoples' access and movement **must** be considered from the outset and inform the design of buildings, routes and open spaces. This **must** be demonstrated through design development in the planning application.
3. Major developments **must** consider any existing local play network and enhance safe walking distances to play for older children within strategic neighbourhood green spaces. Successful routes often include informal playable features along them as 'play on the way'.
4. Play space design **must** meet Play England's recommendations:
 - be 'bespoke' - designed for its setting
 - be well located
 - make use of natural elements
 - provide a wide range of play experiences
 - be accessible and inclusive for children of all ages and abilities and their carers
 - meet community needs
 - allow children of different ages to play together
 - build in opportunities to experience risk and challenge
 - be sustainable and appropriately maintained
 - allow for change and evolution
5. Informal and incidental opportunities for play **must** be embedded within the design of neighbourhood streets, local streets and open spaces. This includes play-on-the-way on key pedestrian routes.
6. Play spaces **must** be provided in accessible locations, well overlooked by homes to discourage anti-social behaviour.
7. To ensure the spaces are equitable, areas for sports and socialising which are designed specifically to encourage use by girls **should** be included.

“ I would like to see green areas where I can play in a garden. ”





“ We want common spaces for children to play safely with their neighbours. ”

8. All children and young people **should** have access to play space within reasonable and safe walking distance of their homes. Children aged 5+ **should not** have to travel more than 480m to a play space.
9. Areas for age-appropriate activities for teens and older children **should** also be provided.
10. Natural play features give children opportunities to interact with nature and improve biodiversity. Features such as felled trees, log piles and bug hotels benefit all residents and **should** be included, particularly in inner-city and built-up areas.
11. Any play equipment **must** be durable and suitable for the intended age or user group.
12. Play areas **must** be overlooked by surrounding homes. This is so children can play whilst they're seen by their parents and ensures they feel welcoming as they are less likely to be taken over by any one group.
13. Play areas **must** be well lit and a management and maintenance strategy **must** be developed at an early stage.



Natural play-on-the-way

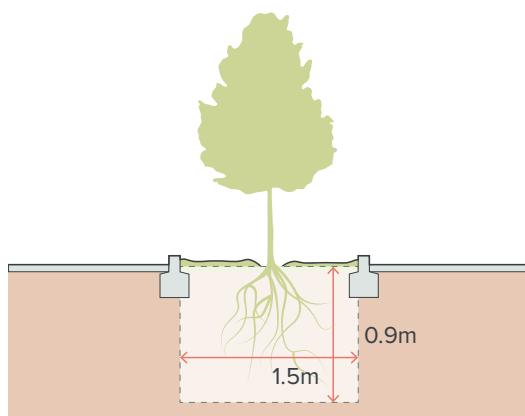
2.8 Planting and soft landscape

1. Planting and soft landscape benefit the setting and appearance of new homes and improve wellbeing, wildlife and biodiversity. Any existing landscape, particularly trees and valuable habitat features **should** be integrated into the site layout and landscape design with a strong presumption against removal in all instances.
2. If losing existing trees is unavoidable, mitigation planting within the development should be calculated using sound arboricultural principles to demonstrate replacement using a recognised system e.g. Urban Greening Factor (UGF). Mitigation could potentially include off-site areas where it can be reasonably demonstrated that tree planting within the development site has reached capacity.
3. New tree planting **must** consider aspects such as ultimate canopy size, form, character, drought tolerance, wildlife benefit and climate resilience.
4. Where 20 or more new trees are proposed, there **should** be no more than 10% of any one species, no more than 20% of any one genus and no more than 30% of any one family.
5. Consideration **must** be given to placement of trees in relation to residential windows so as to not impact on daylight and sunlight levels in the long term.
6. Trees in the public realm spaces **must** be no smaller than 18cm girth and have a mature clear canopy height of no less than 2.5m. Maintenance plans and budgets **must** make allowance for watering for the first three years.



New trees integrated into the street design

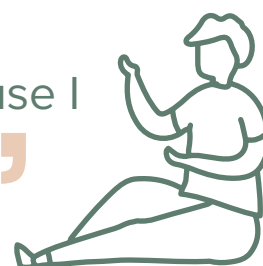
7. Trees set within planting and soft landscape **must** be prioritised.
8. Trees in 'intensive' tree pits or those set within hard surfacing **should** be limited to civic spaces. Tree pits **should** be a minimum of 1.5m x 1.5m wide, and a minimum of 0.9m deep. Soil volume **should** increase to reflect the species selection. Tree pits **should** be free draining.



Tree pit dimensions to ensure adequate growth

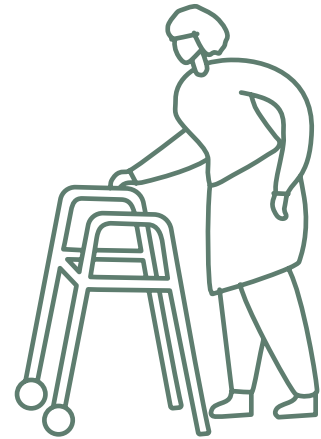
9. Trees and planting **must** be provided along new streets with adequate space allowance above and below ground. Consideration **must** be given to isolating tree pits from underground utility infrastructure – ribbed root barriers are a common consideration.
10. The planting strategy **must** consider aspect, shading and sunlight levels.
11. Planting design **must** maximise species diversity appropriate to the pH of the soil, be biased towards native species, those with wildlife benefit and tolerant of a changing UK climate.
12. Berry species **should** be avoided on sites where they may cause trip hazards on hard surfaces, or on sites proximate to Liverpool Airport, Alder Hey and Aintree hospitals to discourage flocks of birds.
13. Street planting **should** focus on robust, low-growing herbaceous and shrub planting that will preserve sightlines and define areas such as parking and defensible spaces.
14. The proposed maintenance strategy **must** be defined and, unless agreed otherwise by the local authority, planting in public areas **must** be designed to minimum adoptable standards.
15. Selective mowing regimes **should** be considered to produce grass meadow areas. Diversity **should** be introduced through bulb or wildflower planting extending the wildlife value.

“ I would put trees if I could because I have no trees near my house. ”



2.8 Planting and soft landscape

“ I miss the bats and other wildlife that we used to see. ”



16. Planting in public areas **should** be set at-grade avoiding raised planters which can dry-out quickly. Soils **must** be free draining to avoid heavy rain inundating planting beds whilst drainage details **should** avoid spoiling paved surfaces.
17. SuDS, such as swales and rain gardens, **must** be incorporated within the design of all streets and spaces to provide a holistic approach to water management and to improve biodiversity. Edge treatments **should** be carefully considered to protect against footfall and vehicular overrun.
18. Vertical greening can make positive contributions to placemaking and biodiversity. Suitable climbing plant species **should** be planted into adequately sized soil volumes. High maintenance intensive green walls **should** be avoided.



Communal garden with range of planting, seating and informal play areas

2.9 Hard landscape

1. Hard landscape design is an important and practical consideration. It **must** be high quality, robust, easy to replace and fit for purpose in aspects such as vehicular loading and slip resistance.
2. An emphasis on 'family' palettes **should** be made with common/ complementary materials devised between paving, edges etc.
3. Paved areas **must** incorporate step-free routes, promoting good levels of accessibility and legibility for all ages and abilities.
4. Choice of materials **should** reflect the hierarchy of the streets and spaces and must be to Liverpool's adoptable standards unless otherwise agreed.
5. Areas of planting **should** be integrated into paved areas to break down large expanses of paving which can be austere away from civic-type spaces.
6. The materials palette **should** reflect the local context and complement the materials of the proposed and existing architecture where present. This is particularly important in conservation areas, the setting of listed buildings and civic spaces.
7. Permeable surfaces **must** be considered to help with drainage/ surface water flooding where paving is not adopted. Consideration to maintenance of permeable surfaces **should** be made from an early point in design as well as the adoptability.
8. Hazard-warning paving types and colour/material contrasts **should** be employed to delineate changes in levels, safe walking routes or to highlight the edge of vehicular routes. Careful consideration is required in historic areas to ensure successful integration.
9. Upfront embodied carbon of hard landscape **should** be considered through at the outset of the design, through increased material reuse and recycling and review of Environmental Product Declarations (EPDs) where available.
10. Construction techniques for edges and pavings within the root protection areas of existing trees **must** be adapted to utilise a three-dimensional cellular confinement system to avoid damage to the rooting area in line with BS5837.

2.10 Signage and wayfinding

1. Wayfinding **must** be considered at an early stage as part of the street hierarchy and site wide principles. Natural and existing features aid wayfinding and **should** be maintained where suitable. Subtle architectural details can also be used as passive wayfinding techniques and are particularly useful where there are large new areas of development.
2. Wayfinding **must** be inclusive and help legibility and accessibility to public spaces. It is especially important for people with visual impairments and tactile data or braille should be considered.
3. Wayfinding **must** clearly identify means of access to public open spaces and Public Rights of Way.
4. Wayfinding and signage **must** be easy to maintain, repair and replace and **should** be of consistent material palette.
5. Signage **should** be consolidated to avoid over-cluttering the public realm and historic environments.
6. Signage, names and numbering is important for visitors and deliveries and they **must** be clearly visible and well-lit. For major developments, a wayfinding strategy **should** be developed at planning stage.
7. Where relevant, public art, street furniture and landscape landmarks **should** contribute to the wayfinding strategy.



Integrated signage and artwork gives identity to buildings and helps with wayfinding

2.11 External lighting

1. Proposed lighting **must** create a welcoming and human-scale environment which encourages residents to use outdoor spaces.
2. Lighting **must** contribute positively to feelings of safety and security for everyone, with particular consideration to visually impaired people. Using well placed low-glare, warm white tones with good levels of consistency should be proposed, in line with SbD principles.
3. Lighting **must** enhance the architecture and open spaces and reinforce the different character areas across Liverpool.
4. Primary footpaths and amenity spaces **should** be adequately lit and routes and spaces of lower status **should** consider motion-activated lighting.
5. Luminaries **should** be specified for low energy consumption and their position **should** enable easy maintenance.
6. When within the public realm, lighting **must** be designed with the local authority's adoption requirements in mind.
7. Street lighting **should** be integrated with other street furniture to avoid clutter.
8. Lighting design **should** consider vertical surfaces including walls, entrances and building façades.
9. Lighting **must** be directed away from residential windows. Care **must** be taken to develop strategies that minimise the amount of light pollution and glare caused.
10. Lighting **must** be designed to minimise light pollution, particularly near wildlife habitats, dark landscapes and nature conservation.
11. Lighting to river frontages **must** not have a negative effect on river ecology or safe navigation of the River Mersey.



Creative lighting in public areas can create character and flexibility in the use of public spaces

2.12 Street furniture

1. Street furniture can make public areas more attractive and help encourage a sense of identity and community. Where proposed, it **must** be integrated into landscape design, positioned to avoid clutter or barriers and maintain clear routes.
2. Regular seating opportunities **must** be provided to provide rest points.
3. To be usable by all, seating **must** include varying seating heights, incorporate arms and backrests, provide space for wheelchair users and be visually contrasting to the surroundings.
4. Seating **must** be overlooked by surrounding homes and sited in positions that are well lit, shady in the summer and are not excessively windy.
5. Street furniture **should** be combined with lighting columns to reduce clutter.
6. Street furniture **must** be from a constrained palette with a 'family' of products with simple, robust design of high quality that will endure.
7. Street furniture **should** be easily replaced, and bespoke items **should** only be used where they are made of materials that can endure with zero maintenance over the lifetime of the item.
8. The finish and colour of metalwork across the palette **should** be consistent and in keeping with local context.
9. Water fountains **should** be considered in areas where people might spend any length of time, like play areas.
10. Bin provision (and capacities) **should** be adequate and in convenient locations to support a litter free environment. LCC would support pre-application discussions ahead of a planning submission.
11. Options for recycling **must** be included where possible.
12. Dog waste **should** be combined into general litter bins avoiding additional dog litter bins.
13. Vehicular access control **should** be passive where possible, for example using planting to reduce anti-social parking. Bollards are considered a last resort as they are unsightly, obstructive and a maintenance issue.
14. Waterside developments **must** include provision of riparian lifesaving equipment where necessary to facilitate safe and active use of the river front.







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Chapter 3:

Communal areas

A sense of community is critical to a thriving, healthy, and active city. This cannot happen in a vacuum; communities are influenced by the places they build and the spaces they inhabit. In Liverpool, a city with such a strong identity and sense of community, well-designed communal spaces are the quiet glue that helps people flourish together. At the macro scale, creation of well-designed shared spaces within housing of all types, reinforces this cohesion and is vital to enhancing the daily experience of residents and visitors of all ages.

Communal internal and external spaces should do more than form routes from one part of a building or development to another. They need to link public and private spaces and feel like an extension of the home. Shared spaces create opportunities for neighbours of all ages to meet and socialise. They should give space for play and recreation, for friendships to grow, and for people of all ages to feel safe. They must be designed to be equitable, accessible and usable by all, and with quality, durability and flexibility in mind.

This guide champions well-designed housing that supports neighbourliness within and across neighbourhoods, to create safer, happier, more resilient communities where no one is left behind.



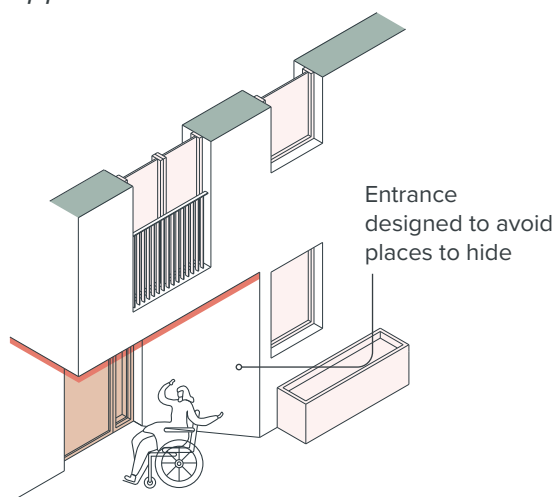
3.1 Entrances

Guidance for all homes:

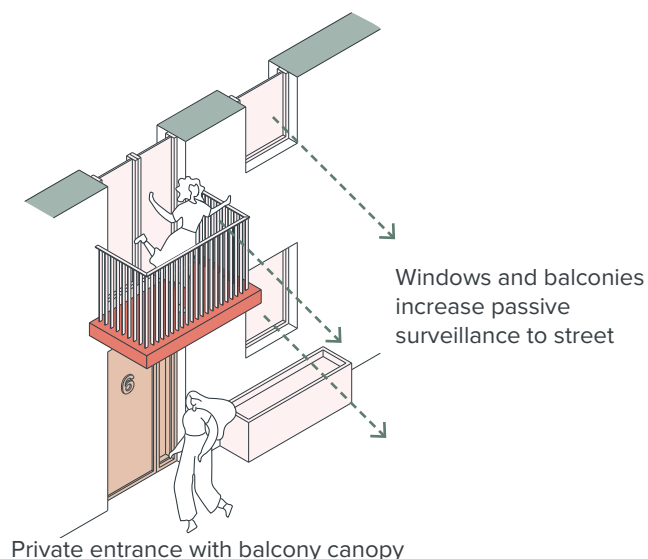


1. Communal entrances act as a front door for many homes. They **must** be generous, inviting, thoughtfully designed, clearly identified and accessible to all.
2. There **must** be step-free access from the public realm in line with the inclusive design standards required for the type of housing proposed.

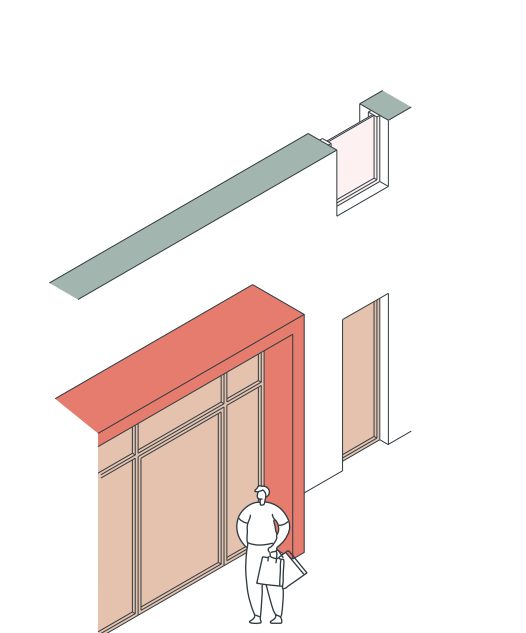
*For conversions, and on constrained sites, any constraint affecting accessibility **must** be raised with the LPA ahead of the planning application.*



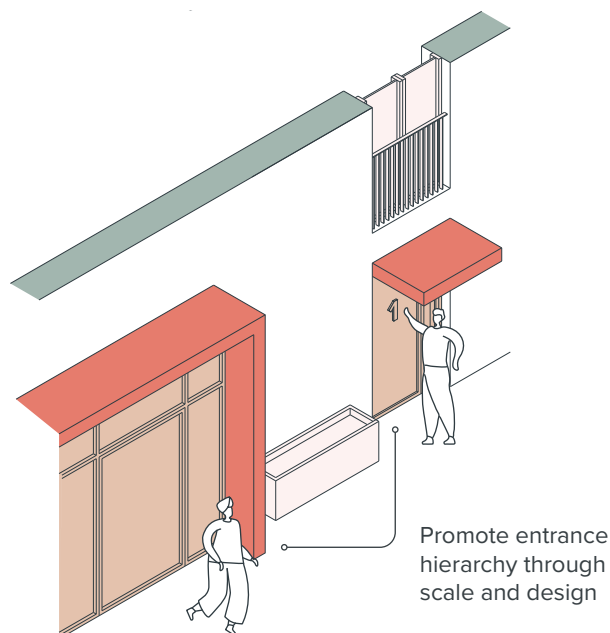
Private entrance recessed



Private entrance with balcony canopy



Prominent communal entrance and ancillary door



Communal entrance alongside private entrance

3. All entrances **must** have a significant street presence and be easily identifiable, including at night. Primary access via a rear passageways **must not** be proposed.
*For conversions and on constrained sites where the entrance sequence is inflexible, extra effort will be required to ensure it is acceptable. It **must** be developed early on and reviewed as part of discussions with the LPA ahead of the planning application.*
4. There **must** be a hierarchy of entrances in terms of size and location. Entrances serving more homes **should** feel generous and more prominent than individual front doors.
5. In terms of location or quality, there **must** be no perceptible difference between tenures or housing types within a development.
6. Context and scale **must** be considered in material specification of the entrance areas. These are highly trafficked areas so they **must** be durable and of high quality.
7. All interior and exterior signage **must** be inclusive, high quality and durable.
8. Lighting **must** be well designed to ensure the area is always safe and visible. However, the design and specification **must** ensure no light pollution to neighbouring homes. A specialist **should** be employed where possible.
9. The external entrance area, canopy or porch style **must** be in keeping with the architectural design and enhance the character of the building. They **must** ensure good sight lines and not create places for someone to hide which is a safety and security issue.
10. Rainwater **must not** discharge over an entrance and adequate drainage **must** be provided to stop any water ingress into building entrance zones.
11. Residents' route to their home, their experience and comfort **should** be considered in the design of entrances. For example, if the building has external deck walkways, the entrance space may have an external feel and be unheated. Where there are internal corridors, the entrance space **should** be heated.
12. Where a concierge is proposed, the building's security **must not** depend on this function, as the management may change throughout the life of the building.
13. Lobbied entrances are more thermally efficient and secure than a single door and **should** be considered wherever possible.
14. The landscape setting to entrances **should** be considered with planting included where possible. Paved frontages **should** be adequate without being excessively generous.

3.1 Entrances

Additional guidance for later living:



15. In extra care schemes, the entrance **should** be close to an office or overlooked by staff facilities. Staff offices are less likely in independent living. In both cases, entrances **must** feel welcoming, residential in character and not institutional.
16. There **should** be space to comfortably sit in a warm environment. For extra care, this **must** be provided.



Well defined and covered entrance area for extra care housing overlooked by staffed areas



3.2 Deliveries and post

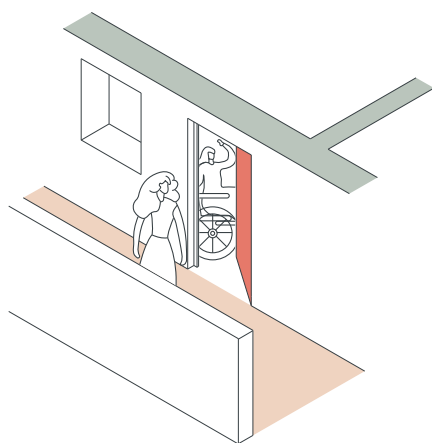
Guidance for all homes:



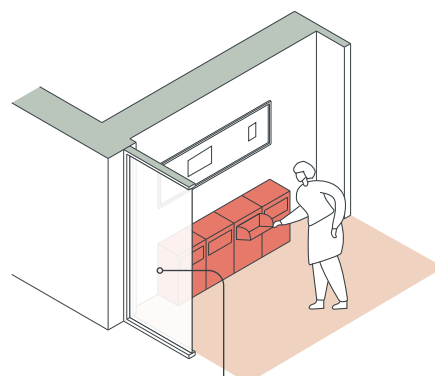
1. Development proposals **must** ensure post and deliveries can be safely and securely received, stored or collected by residents. Developments **must** demonstrate a post and delivery strategy as part of the planning application.
2. All post boxes and letter boxes **must** be at a convenient height for postal workers to use and residents to collect.
3. Where possible, delivery and postal workers **should** be able to gain access to individual homes via an entry system. This **should** be the case for small buildings with fewer than 20 homes.
4. In communal areas, grouped post boxes **must** be accessible, discretely located not visible from the public realm, to avoid opportunistic theft of parcels.
5. Individual parcel boxes **should** be considered where it is feasible, to ensure no unattended parcels are left in the entrance areas.
6. Where communal post boxes are required, they **must** hold at least A4 sized mail.
7. Where there is a concierge or other staffed entrance, there **must** be a suitable, secure area for storage and organising of post.



Personal deliveries to individual homes is beneficial for residents and reduces management issues

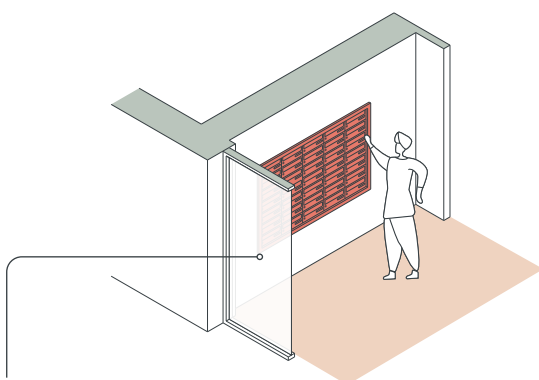


Individual delivery to buildings with up to 20 homes



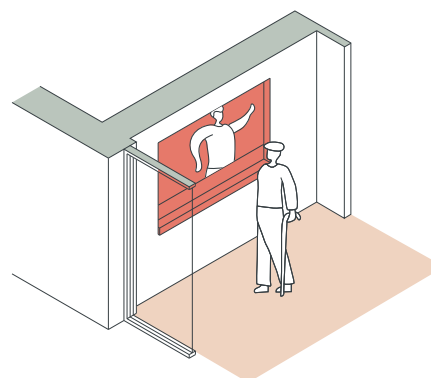
Boxes obscured from street

Lobbied entrance with parcel boxes for medium developments



Boxes obscured from street

Lobbied entrance with A4 boxes for larger developments



Entrance staffed by concierge although layout does not rely on this function

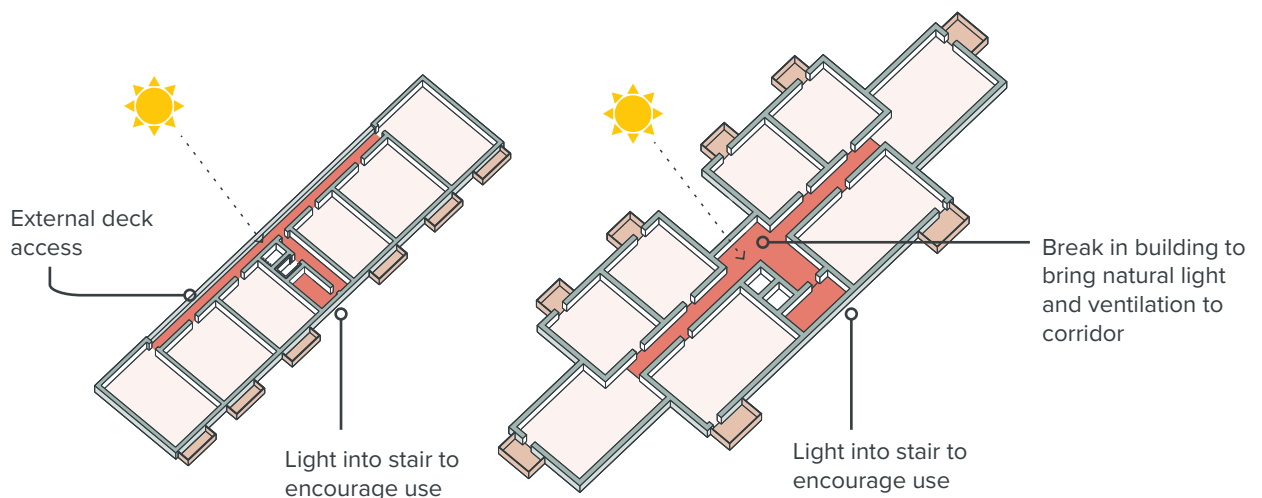
Post deliveries and storage for homes with communal entrances

3.3 Access to homes

Guidance for all homes:



1. Access to all homes **must** be legible and achieve the inclusive design standards required for the type of housing proposed. This includes the route to the principal or shared entrance and to individual homes.
2. Where possible, cores **should** be centrally located within the building for convenient access to all homes.
3. Materials used in circulation spaces **must** be robust, durable and easily cleaned. They **must** be high quality and selected to enhance the daily experience of residents.
4. The access strategy **should** be made clear as part of the planning application. In calculating lift numbers, applicants must also meet requirements for firefighting and/or evacuation lifts. Circulation areas **must** be a minimum of 1.5m clear width, with passing places as required. This **should** be increased outside lifts and in highly trafficked areas, such as a communal entrance, to create easy passing points and encourage neighbourly interaction.
5. Achieving dual aspect for homes is a priority. This is easily achieved with external deck access, although the building access and form **must** be suitable for its size, type and location.
6. Where access decks are proposed, windows **should** provide overlooking and enable cross ventilation through the home. These **should** be secondary windows to habitable rooms or serve a non-habitable area.



External deck and internal corridor, both with centralised access core, with natural light and ventilation

7. There **must** be a privacy buffer to the window if a habitable room faces on to a deck. Security, fire and management **must** be considered.
8. Developments **should** avoid long narrow corridors. Internal corridors, particularly those that serve flats on both sides, **should** be kept short.
9. All internal corridors **should** have natural light and ventilation where possible. This will improve the experience for residents and visitors and help manage overheating and build-up of odour.
10. Natural light and ventilation **must** be proposed where stairs or corridors have an external wall to make these spaces more attractive and encourage use of stairs.



Natural light into stair of a flatted building

11. Any home for a wheelchair user above ground floor **should** be served by more than one lift to ensure continuity of access in case of lift failure.
12. All homes in flatted developments with three or more bedrooms **should** be served by more than one lift to ensure continuity of access in case of lift failure as negotiating stairs with young children and buggies is challenging.

3.3 Access to homes

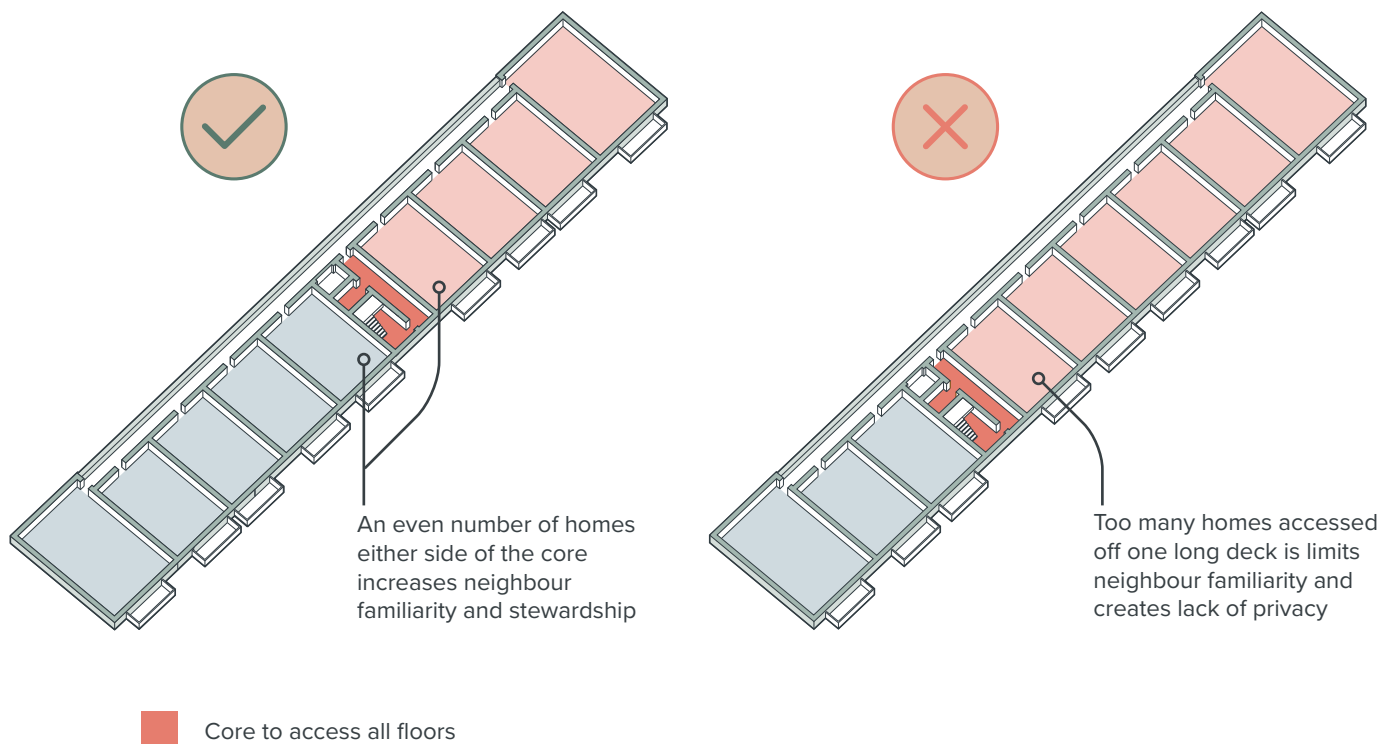
Additional guidance for mainstream housing:



13. LCC require all new homes to meet Approved Document M: Access to and use of buildings Vol 1: Category 2 Accessible and adaptable dwellings (AD-M4(2)) as a minimum. Therefore, all homes **must** achieve step-free access.

*In conversions and on complex sites, there may be constraints to layouts which will affect access. These **must** be discussed with the LPA ahead of the planning application and every effort must be made to ensure homes comply with AD-M4(2) in as many aspects as possible.*

14. Cores **should** generally serve six to eight homes per floor. However, this may vary depending on the number of lifts and storeys. Where more than eight homes are served, they should be split into clusters to promote familiarity and neighbourliness.



A centralised core creates smaller clusters of neighbours and reduces how many people walk past each home

Additional guidance for later living:



15. All homes above ground floor **must** be served by at least one lift.
16. Proposals **should** consider providing spaces to sit along access routes between homes, although these **must** be developed in careful collaboration with the fire engineer.



Deck access in extra care building with kitchen windows, planting and seating area

Additional guidance for homes with shared facilities:



17. In shared living, homes **should** be accessed off a communal area. In general, corridors **should** be kept to a minimum.

3.4 External amenity

Guidance for all homes:



1. All homes **must** have access to external amenity in line with the table below:

Type of housing	Total area of external amenity per home (or unit of accommodation)*
C3 Mainstream housing	20m ² per home**
C2 or C3 Later living	20m ² per home
C2 care homes	10m ² per room
HMO	2m ² per room / unit (minimum 9m ² total)
Co-living	1m ² per room / unit
PBSA	1m ² per room / unit

The total can be made up by only providing private spaces (i.e. private garden/balcony), only providing communal amenity (i.e. shared gardens for exclusive use by residents) or a combination of both (i.e. private balcony with access to shared garden). When using a combination, the minimum areas for private amenity are set in 4.10.1. The flowchart opposite shows how it could be achieved and there are worked examples on the following page.

There may be examples of both new buildings and conversions where a reduction in area may be considered acceptable. This will only be considered where all options for provision have been explored and where a high quality of the amenity space provided can be demonstrated.

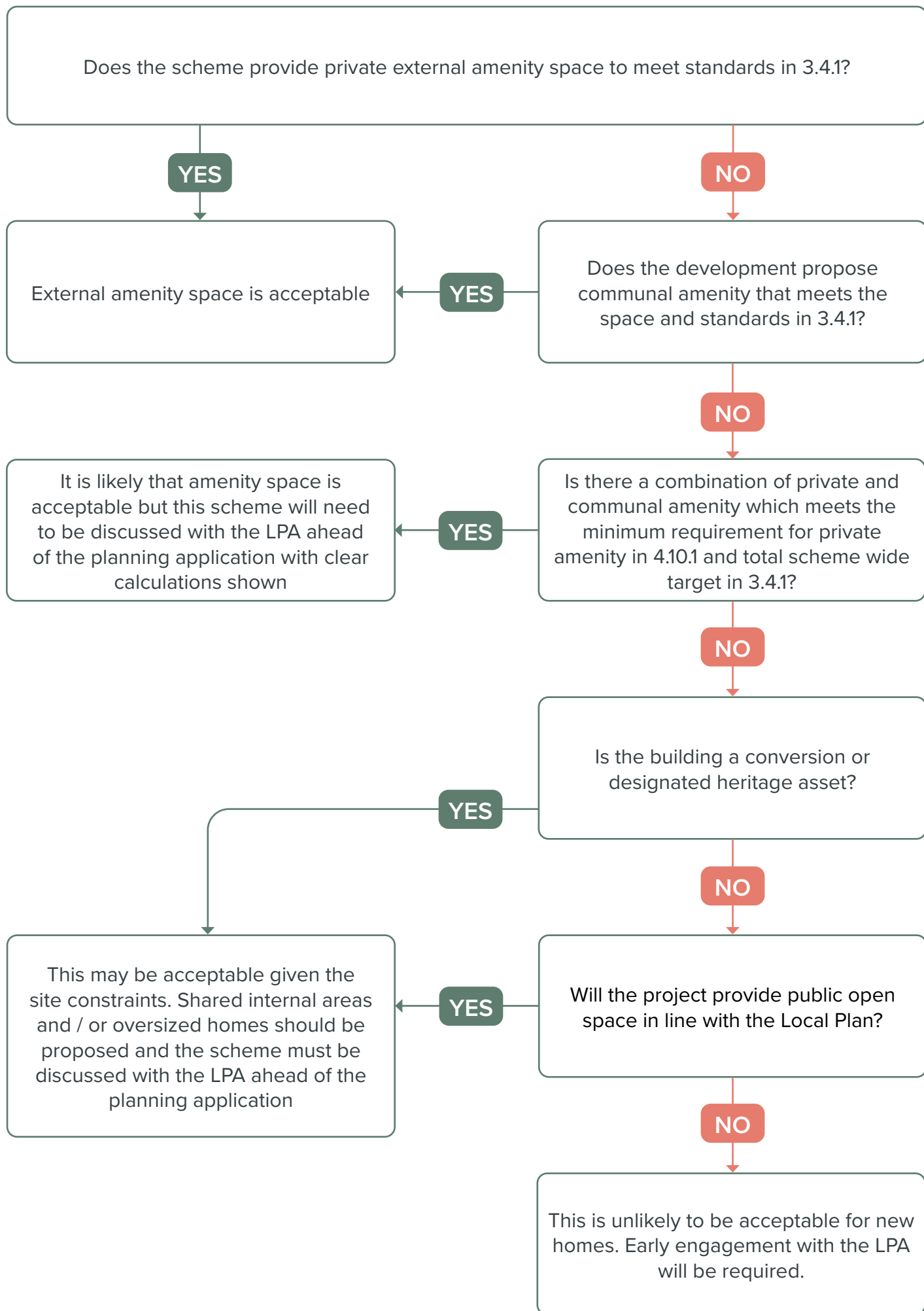
For conversions with existing amenity, any proposed reduction below the levels in the table below will be resisted.

2. Communal external amenity **must** be usable, meaningful and engaging, designed as a relaxing and sociable garden space for the genuine benefit of all residents, not 'left over' space. It **must** be at least 2.5m wide and deep and large enough to accommodate a table and chairs.

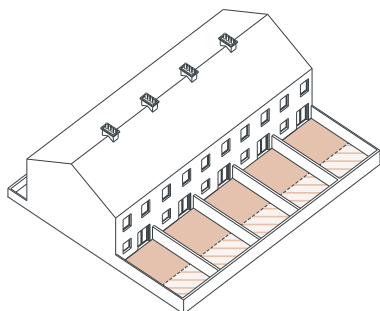
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** Where private gardens exceed the figures in this column, they cannot be used to compensate for other homes. For example if 1no C3 home has 40sqm, it does not mean a neighbouring home can have nothing.*

*** See 4.9 for guidance on private gardens and 4.10 for balconies and terraces*



3.4 External amenity

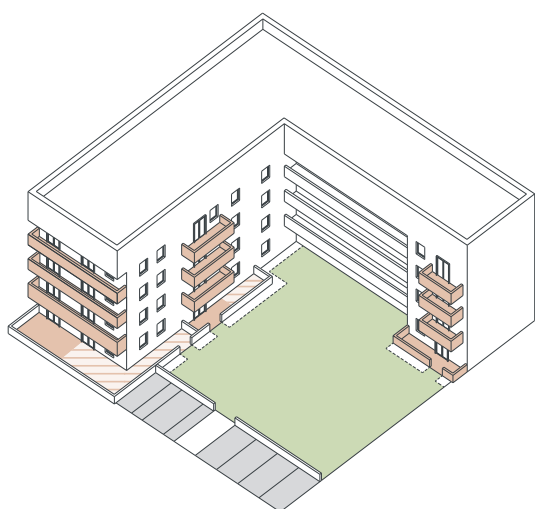


Mainstream housing - houses with private gardens

Requirement per home: 20m²

Private amenity: all homes have private rear gardens larger than the minimum requirement

Communal amenity: no requirement

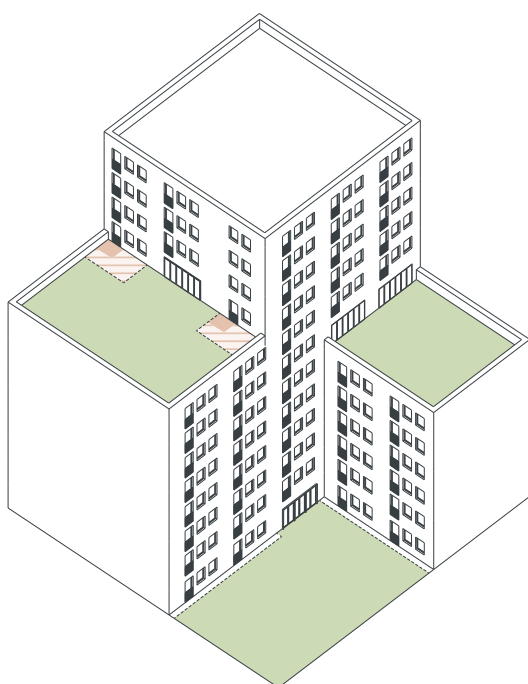


Mainstream housing - flats with balconies and access to communal garden

Requirement per home: 20m²

Private amenity: all homes have private balconies to meet the standards in 4.10.1 (5m² for 1 and 2 people + 1m² per person)

Communal amenity: the shortfall is made up in the communal garden



Co-living studios - with access to communal gardens terraces

Requirement per home: 1m²

Private amenity: 2no. homes have requirement as private terrace only.

Communal amenity: Most of the homes have access to the garden and terraces

Key

-  Private amenity (calculated up to a maximum of the value in 3.4.1)
-  Additional private amenity (beyond requirement in 3.4.1 - does not count towards development-wide provision)
-  Communal amenity
-  Parking / ancillary spaces do not count towards communal amenity requirement

Diagrams showing how a range of housing types can deliver the required external amenity through private and shared spaces

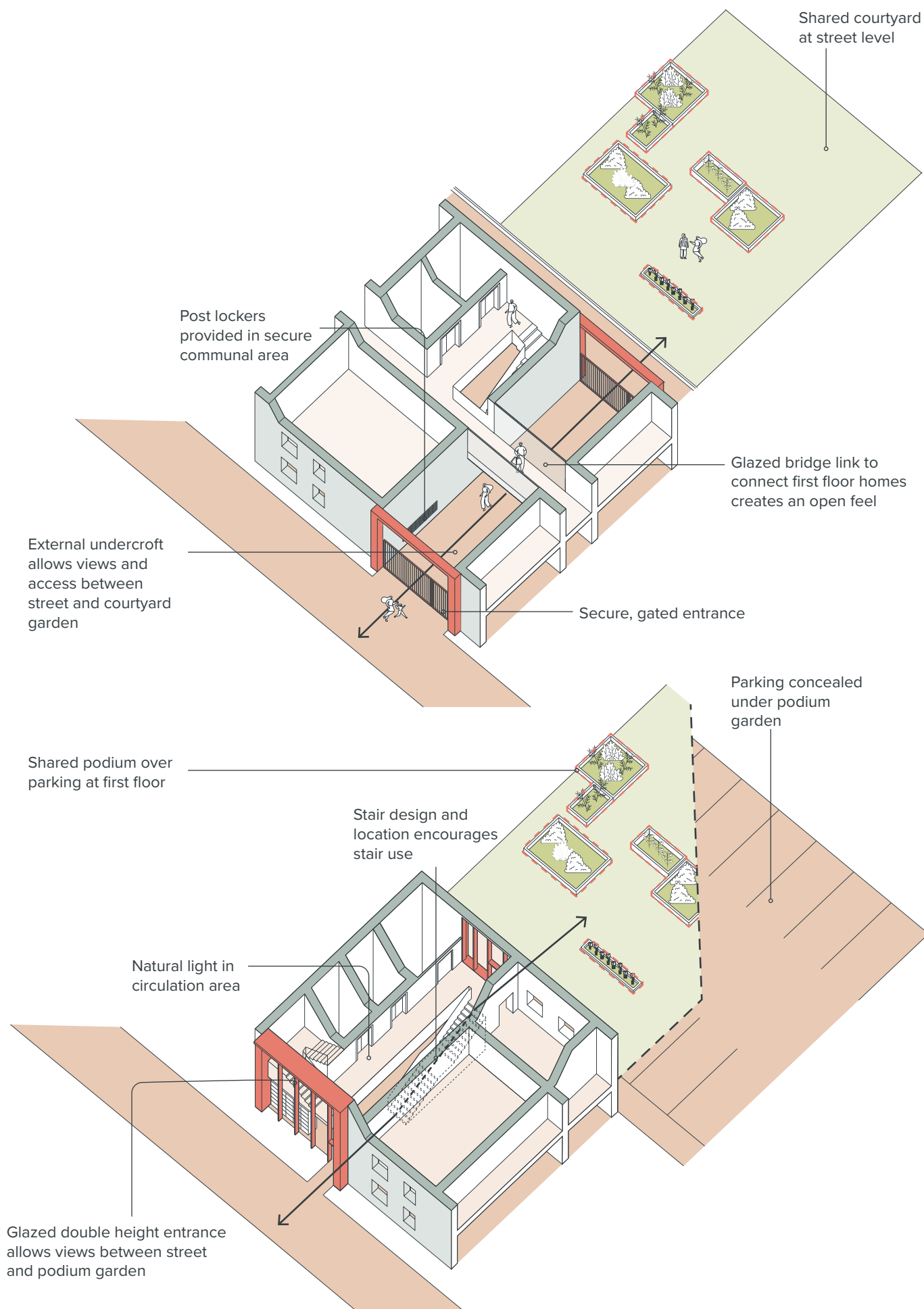
3. Communal external amenity **must** be appropriate to the scale, function and character of the development, and be safe, attractive and accessible.
4. All external spaces **must** be available to all residents within a building or development, irrespective of tenure and accessibility requirements.
5. Larger schemes **should** consider a variety of amenity spaces for different activities and usable at different times.
6. The external amenity **should** be conveniently located and have access and clear-sight lines to and from surrounding homes to promote safety and maximise a pleasant outlook for residents.
7. The communal amenity area **should** be at ground floor where possible.
8. Rooftops **should** not be the only shared amenity as they are limited in terms of the range of spaces they offer.
9. Where proposed, rooftop spaces **must** be comfortable and tested for wind/microclimate if required. They **must** provide areas of shelter and be well overlooked by surrounding homes.
10. The design and location of communal external amenity **must not** create unacceptable overlooking to new or surrounding homes.
11. Spaces should be tested against BRE guidance at an early stage to ensure they are capable of providing appropriate levels of daylight and sunlight
12. Communal amenity areas **should not** be surrounded by buildings on all sides, as they can feel noisy, gloomy and disorientating. This means courtyard buildings **should** have a break in the massing which will also improve daylight.
13. Communal gardens **should** have a visual connection to the street. This helps create an open, welcoming feel and improves daylight to both spaces.



“ I think all apartments should have shared communal areas to foster a sense of community. Apartment living can be lonely. ”

3.4 External amenity

14. Communal amenity space over car parking may be appropriate where a high-quality solution can be achieved and with suitable management. In these cases, there **should** be a connection to the street, and the ground floor **must** have active uses.
15. The access and ventilation for the car park **must not** compromise the communal amenity space for residents.
16. A balance of hard and soft landscape surfaces **should** be provided to ensure a pleasant and usable space, bring biodiversity and wildlife benefits and mitigate surface water run-off. Turfed areas **should** be proposed only where they can avoid excessive wear.
17. For planting to thrive, planting layout design **must** adequately consider aspect, location and function. The density and size of planting **should** ensure meaningful areas from day one and plant protection fencing during establishment **should** be considered. Qualitative information on planting **should** be provided in the planning application.
18. To increase usability and encourage community, communal amenity areas **should** include grassed areas and space for residents to grow plants or vegetables, with the option of communal composting and rain-water harvesting, particularly in high-density areas.
19. Specialist advice **should** be sought when designing the planting for raised podia and roof gardens. Drought-tolerant planting will reduce the amount of water needed, and grass should generally be avoided.
20. Where communal amenity sits over parking, the design **must** consider adequate soil volumes and structure. Ventilation to parking **should not** detrimentally impact the quality of amenity space.
21. SuDS **must** be incorporated into designs to reduce the use or size of attenuation tanks. This can include permeable paving and planted interventions such as rain gardens and swales. Features **must** include appropriate detailing and plant specification.
22. All aspects of landscape design and palettes **must** consider maintenance.
23. The maintenance of communal amenity spaces may be undertaken by contractors. However, secure storage for garden tools **should** be considered as part of the design to promote community stewardship.
24. To ensure planting can be watered, a lockable and properly drained water tap **must** be provided within reach of all planted areas.
25. Loose surface finishes in communal amenity space **should** be avoided due to issues with vandalism and inclusive access.
26. Communal external spaces **must** include fixed permanent seating in well-placed locations with sections of backrests and arms.



Top: Double height external communal entrance with views through to courtyard

Bottom: Double height internal communal entrance with views of raised first floor podium over parking

3.4 External amenity

27. To create a pleasant environment, at least 50% of every shared amenity space **must** receive at least two hours sunlight on 21st March. To achieve this, taller buildings **should** be positioned to the north and east to maximise sunlight. This is in accordance with BRE guidance for homes where this is required.
28. The total area of communal external amenity space, **must** be clearly demonstrated within a planning application and also calculated as a total per home

Additional guidance for mainstream housing:



29. External shared amenity areas must be step-free to be accessible to all residents and meet AD-M4(2).
30. All communal spaces **should** be child-friendly by facilitating independent movement of children and young people.
31. Doorstep play for young children (age 0-5) **should** be well integrated into the design of shared external amenity space. It **must** encourage independence and **should** offer a range of experiences accessible by children with a range of abilities.
32. Naturalistic playable landscape features give children opportunities to interact with nature and **should** be considered in communal areas to complement doorstep play. These interventions can promote biodiversity and contribute to visual amenity.
33. Play areas **must** be well overlooked from neighbouring homes, but not located immediately adjacent to habitable rooms or private amenity space as the noise can be disruptive.
34. There **should** be direct access between private homes (or gardens) and communal areas. Where this is not possible, the route **must** be car-free.
35. Although important, play provision **should** not preclude use of the space by others.
36. For high-density schemes with houses, a generous shared rear alley or court for access, play and socialising may be appropriate. This approach **should** be discussed early on in the planning process.



3.4 External amenity

Additional guidance for later living and care homes:



- 37. Communal external spaces **must** be designed to reflect a range of physical and mental health needs. Looped walking routes **should** be considered, complemented by planting.
- 38. Landscape design and materials **must** consider a range of accessibility requirements including mobility aids.
- 39. Seating **must** be provided to integrate wheelchairs and enable residents to transfer from wheelchairs. Pausing points, handrails and leading points **should** be included.
- 40. Raised plant-beds **should** be considered to make gardening more accessible to residents.
- 41. The sound of running water is therapeutic so water features **should** be considered. Combining water features with naturalistic planting can promote biodiversity too.
- 42. There is no requirement for play areas as these homes will not be occupied by children. However, areas where guest children can play **should** be considered with an informal, playable character to avoid dominating space.



Extra care communal garden which is well overlooked with planting, seating, paved and grass areas

Additional guidance for homes with shared facilities:



- 43. Shared external space **must** be well overlooked by residents and other communal areas.
- 44. Spaces **must** be high quality and flexible in use. Outdoor sitting and eating areas **should** be provided close to the shared kitchen and dining areas.
- 45. There is no requirement for play areas as these homes will not be occupied by children. However, areas where guest children can play **should** be considered with an informal, playable character to avoid dominating space.



Co-living rooftop amenity providing a range of seating and socialising spaces, well overlooked by surrounding rooms

3.5 Communal internal space

Guidance for mainstream housing:



1. There are additional facilities required to ensure living above ground and at higher densities is comfortable and accessible, particularly for families with children. All family sized homes above ground floor **should** have access to a dedicated, private store at ground floor for storing buggies, scooters and other bulky outdoor items.
2. Where there is no lift access within a building, all homes above ground floor **should** have a dedicated ground floor storage area.
3. Additional internal spaces for work and fitness may be attractive to residents and **should** be considered in higher density developments, such as build-to-rent especially where they can have a wider public benefit too. Where provided, they **must** be available to all residents regardless of tenure.

Guidance for later living:



4. For C3 independent living developments, there is no requirement to deliver any shared internal space, however, it may be appropriate and attractive to have an area where residents can meet inside. Where proposed, it **must not** be in lieu of meeting the requirements for private space or the external amenity requirements in 3.4.1.



Multi-function communal area connected to entrance and shared garden in independent later living scheme

5. There **should** be a communal lounge for residents in extra care developments, which **must** have good daylight and ventilation. It **should** be a flexible space.
6. Extra care developments, **should** provide a resident dining area to serve 30% - 50% residents in a single sitting, depending on the provider's requirements.



Courtyard garden in extra care scheme connected to the resident dining area

7. A commercial kitchen of at least 25m² **should** be considered in most extra care developments to allow meals to be cooked on-site instead of a reheat-only kitchen. This can be difficult to integrate later, so developers **must** ensure appropriate discussions with the users ahead of the application.
8. Kitchen areas are assumed to be for staff only but **must** be immediately adjacent to the dining area.
9. In extra care developments a multi-purpose activity room **should** be provided. To make this usable, it **must** be a minimum of 12 m² with additional storage to support a range of uses. It **should** be linked to the communal external amenity space to make it as flexible as possible.
10. A therapy room **should** be provided in extra care schemes. It **must** be a minimum of 10 m² and could be open to the public.
11. There **should** be a communal assisted bathroom with ceiling hoist in every extra care scheme and most independent living schemes **should** have one too. This is approximately 18m² and includes an accessible bath.
12. A communal laundry **should** be provided including space for ironing.
13. There **must** be an accessible toilet close to all shared areas.
14. Rentable storage **should** be considered as residents are often downsizing from larger homes.

3.5 Communal internal space

Guidance for homes with shared facilities



15. Shared facilities, are fundamental to the ethos and success of these housing types and **must** be provided in all co-living, HMO and PBSA developments.
16. As part of the planning submission, applicants **must** provide clear and simple details of the total quantum, type (use), location and size of shared internal areas including the allocation per room.
17. There is no restriction on the types of shared facilities and a market analysis **should** be carried out to inform proposed uses. However, not all uses will contribute to the requirement for shared areas.
18. Areas that are solely practical and not-habitable must not count towards communal internal space. These include:
 - toilets / washing facilities
 - utility / laundry rooms
 - plant rooms
 - cycle stores
 - corridors
19. Practical and non-habitable spaces that do not contribute to the total shared amenity area do not need a window, although they **must** be adequately lit and ventilated.
20. Any space that contributes to the communal area **must** be available for residents to use and **must not** be bookable or made unavailable at any time.
21. Developers **should** consider making some of the communal facilities (such as a gym or workspace) publicly accessible to integrate the scheme into the local community. Facilities that are open to the public can contribute towards the communal area, although may need to increase in area.
22. Communal areas **should** adjoin external communal areas to maximise the use of the outdoor space.
23. Communal areas **must** be designed with flexibility in mind and be fully accessible and usable by all, including residents or guests in a wheelchair.
24. Kitchen and dining spaces **should** be combined, or close to each other.
25. Cooking, dining and living spaces **must** have excellent daylight and ventilation.
26. Access corridors, routes and lobbies do not contribute to the communal areas and **must not** be included in calculations.
27. Laundry space **must** be remote from living and dining areas in a separate cupboard or room, although it can be in a standalone kitchen.
28. Separate laundry areas do not need natural light but **must** be well ventilated.



3.5 Communal internal space

29. To avoid noise transfer the laundry area **must not** be adjacent to a private room.
30. Optional additional storage **should** be provided for residents in addition to the communal area requirements.
31. All buildings must provide a toilet for guests to use close to communal areas. For HMOs, this may be the shared facility, but for developments with en-suites, this **must** be separate.
32. At planning stage, homes must clearly state the total quantum of internal shared space, also calculated as a total per home see

Additional guidance for co-living:



33. Informed by Statutory Guidance: Technical Housing Standards – Nationally Described Space Standard (NDSS), co-living **must** deliver at least 37m² space per person through a combination of private and shared areas. This means the total area of internal communal space will vary depending on the size of the private rooms. For example, a 25m² studio will contribute 12m² to communal space. As the spirit of co-living means that at least some of the primary functions of the home are shared, co-living studios must contribute at least 4m² to the shared space in the development. See worked example below. For minimum and maximum areas of private rooms / studios see 4.1.

Shared living communal internal space for 270 studio room development

Total 37m² area per studio room, with a minimum of 4m² communal space

200 studio rooms are 25m ² room	Each contributes 12m ² to communal space	= 12m ² x 200 = 2,400m ²
50 studio rooms are 34m ² room	Each contributes 4m ² to communal space	= 4m ² x 50 = 200m ²
		+1 to achieve min. 4m ² per room
20 studio rooms are 36m ² room	Each contributes 4m ² to communal space	= 4m ² x 20 = 80m ²
		+3 to achieve min. 4m ² per room
		= 2,680m² shared internal space

34. The internal areas within co-living **must** provide space for cooking, dining and living (lounge / common room). Any other area that can be used for relaxing, activities or socialising can be included such as:

- gym
- workspace
- multi-function room for classes
- screening room / cinema
- games room



Exercise area and gym for communal use

35. Any space that contributes to the communal internal area **must** have an openable window for daylight and ventilation.
36. All private co-living studios **must** be on the same floor as a cooking and dining area to enable residents to conveniently cook and socialise.
37. There **should be** a maximum of 12 people sharing a single cooking area to encourage neighbourliness and prevent it being unwieldy.

3.5 Communal internal space

Additional guidance for HMO and PBSA:



38. People living in HMO and PBSA are expected to socialise, cook and eat all meals in the communal space. The development **must** provide communal space for cooking, dining and living in line with the table below:

No. of people	Combined cooking, dining, living area
3	25 m ²
4	27 m ²
5	29 m ²
6	31 m ²
7*	33 m ²
8*	35 m ²

The 3m² required for living spaces stated in the Local Plan are included within these figures.

39. In order to encourage neighbourly interaction, HMO clusters **must not** serve more than six people. This applies to both use class C4 (three-six individuals) and sui generis (seven - eighteen individuals). For further definition of sui-generis HMO, see the Glossary in Appendix A.
40. To encourage a collegiate environment and prevent isolation, all student rooms in PBSA **must** be grouped in clusters of no more than eight people. This includes any larger studios that have some facilities in their room (see 4.1).
41. The communal internal spaces **must** be shown furnished in planning applications to demonstrate that all residents can cook, dine and socialise together. This includes comfortable seating in the living area.
42. Areas that are solely practical and not-habitable must not count towards communal internal space (see 3.5.18).

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** PBSA only as HMO clusters can only extend up to six individuals*



Kitchen and dining area in PBSA cluster

43. Additional facilities such as workspaces and exercise rooms may be valuable, particularly in larger PBSA schemes, but they **must** be provided in addition to the basic facilities and living areas (see 3.5.38).



Study space in PBSA for all residents to use

3.6 Staff areas and facilities

Guidance for all homes:



1. For housing with any shared areas, there **must** be a cleaner's store with sink associated with every core. On taller buildings, these **should** be repeated on several floors.
2. Building management and maintenance staff facilities may be necessary in some larger schemes and can be combined with the cleaner's store. Facilities **should** include:
 - ambulant WC and wash hand basin
 - sink area with kettle
 - fridge
 - shower
 - desk and chair
3. Where a concierge is proposed, there **must** be an available accessible WC and small private staff area with lockers.

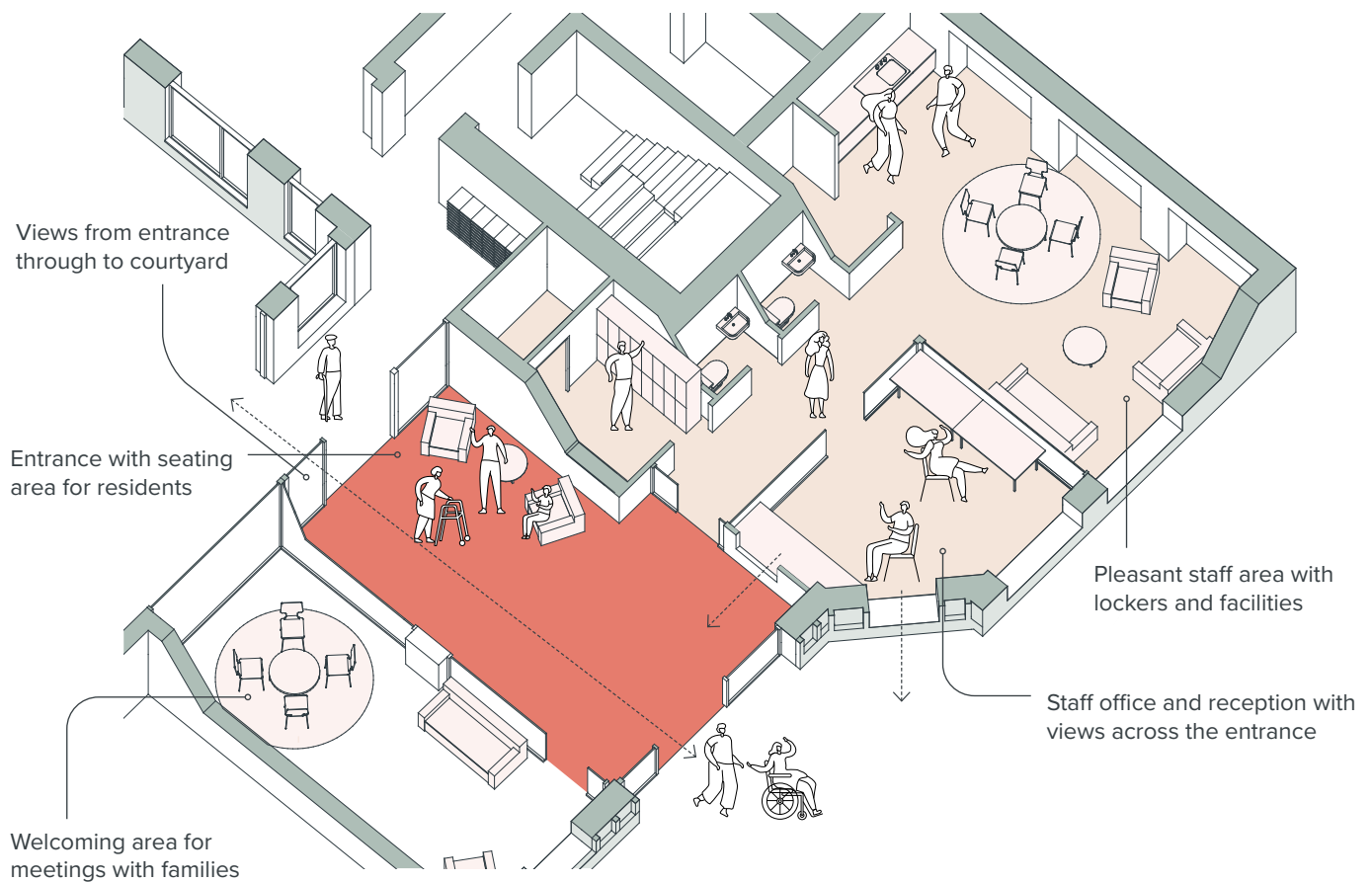


Entrance with concierge has concealed but convenient staff facilities and good signage for wayfinding.

Additional guidance for later living:



4. Staff showers and change areas **should** be considered for all later living schemes, including for visiting staff, where there are no permanent staff on site.
5. For extra care, staff rest and change areas **must** be provided, including showers, lockers and break-out space
6. For extra care, a staff office **must** overlook the entrance area.
7. For extra care, there **must** be a small meeting room capable of use by wheelchair users with suitable hearing enhancement.



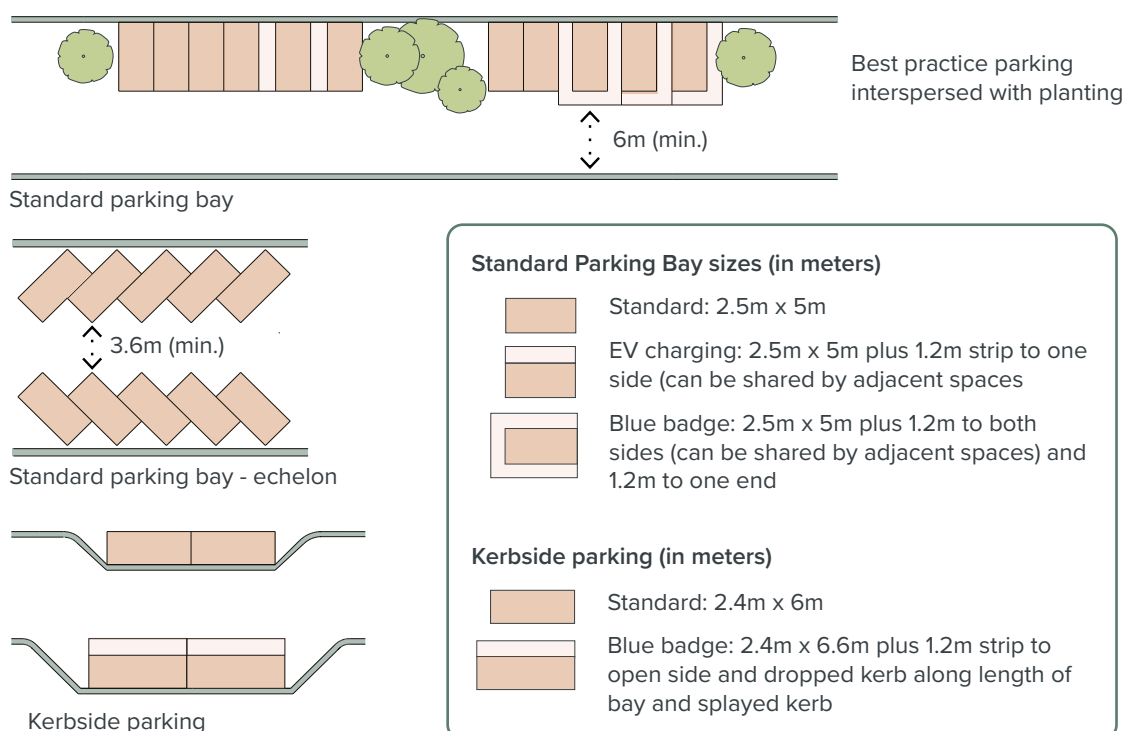
Extra care housing entrance surrounded by staff areas and shared uses. Good visibility through the building and from staff areas

3.7 Parking

Guidance for all homes:



1. Parking **should** be convenient and close to the home / communal entrance of a building. Routes to parking from the doorstep **must** consider inclusive access with dropped kerbs in key locations to allow egress by all.
2. Applicants **should** consider reducing parking numbers by including car clubs.
3. Parking spaces **must** be sized as the diagram below.



Options for parking layouts and required bay sizes

4. Parking can dominate large areas and car ownership is expected to reduce in the future. Imaginative re-purposing of parking areas will be made easier if they are designed with pedestrians in mind from the start. Planting, trees, paving and level surfaces will enable re-use of parking spaces either permanently or for infrequent community events. Asphalt surfacing **should** be broken up with paving banding to avoid a traditional highway appearance.
5. Any external parking area (including on-street) **must** use robust materials suitable for vehicular traffic and with clear delineation of parking bays. In off-street locations, numbered parking bays may aid parking management.

6. External communal parking areas **must** be interspersed with trees and planting to provide relief and visual amenity. Runs of perpendicular parking bays **should** be limited to 7-8 before being broken by trees and planting.
7. Parking courts with more than 12 spaces **should** include trees as well as other planting/landscaping.
8. External parking areas (including on-street) **should** provide trees with clear canopy height of min. 2.5m between parking bays. Multi-stem trees **should** be avoided as they will impair visibility.
9. Adequate space **must** be allowed for trees to thrive. A width of at least 1.5m will offer a reasonable tree rootball to be planted. Allowing tree planting to occupy a space of one parking bay assists layouts and will give the best chance of achieving mature canopy cover.



Car parking court with integrated planting. Flexible space can be used communally.

10. Parking spaces **should not** be unduly close to living room windows with a generously planted buffer of at least 1.5m from the building line or amenity space.
11. Where possible, parking **should** be surfaced with permeable paving finishes, with a preference for unit-paving. Loose surface or uneven materials are not accessible for pedestrians and **should** be avoided.
12. Parking courts can be a good way to keep streets car-free and pedestrian focused, so **should** be considered where possible. SuDS interventions such as permeable paving and planted rain gardens/swales **should** be included.
13. Internal/covered car parks **should** rely on natural ventilation but not to the detriment of the amenity space above.

3.7 Parking

14. Undercroft, podium and under-deck car parks are well suited to apartment buildings, however they **must not** have a detrimental impact on the street by creating inactive frontages, preventing access and views through the development. Consider wrapping maisonettes over internal car parks and providing amenity over.
15. On-street parking **should** be located to avoid key pedestrian desire lines, sight lines and the related obstruction of pedestrian movement.
16. For higher density housing schemes, on plot parking for individual homes should be integrated into the building in the form of garages and car ports to avoid car dominance on the street. Driveways may be proposed for lower density housing schemes, where large front gardens suit the context..



Car ports integrated into house design to keep streets car free

17. Garages and car ports **must** be built as external spaces and not convertible into habitable rooms. Consider the location and arrangement on the thermal line by pairing them along a street.
18. The quantum of Blue-Badge bays, loading bays and maintenance provision **must** be understood at an early stage. This is particularly important on 'zero parking' schemes.
19. All wheelchair accessible homes **should** have a dedicated Blue Badge space close to their home.

- 20. Demarcation of Blue Badge bays **must** be clear, using visual contrasting materials or white line markings.
- 21. Visitor parking will be dictated by the site constraints. Where provided, it **should** be evenly distributed and not at the expense of shared green space.
- 22. On high-density schemes, drop-off area for a taxi/delivery drop (2.5m x 5.5m) **should** be provided close to the main shared entrance door.
- 23. Parking areas must be designed to meet Approved Document S: infrastructure for charging electric vehicles (AD-S) and every front garden where there is potential to park a car or mobility scooter should have electric vehicle (EV) charging capacity.

Additional guidance for mainstream housing:



- 24. Parking requirements vary by area. As a maximum, developments **must** provide parking in line with the table in Appendix C.

Additional guidance for later living:



- 25. Parking requirements vary by area. As a maximum, developments **must** provide parking in line with the table in Appendix C.
- 26. Space for delivery/taxi drop off close to the main entrance **must** be included.
- 27. Space for ambulance drop off **should** be considered. It may be suitable for this to be close to an alternative entrance.

Additional guidance for homes for homes with shared facilities:



- 28. Parking requirements vary by area. As a maximum, developments **must** provide parking in line with the table in Appendix C
- 29. A 2.5 x 5.5m space for delivery/taxi drop off close to the main entrance **must** be included.

3.8 Cycle storage and mobility scooters

Guidance for all homes:



1. It is important that residents are encouraged to use sustainable modes of transport, so all developments **must** propose suitable and convenient storage for bicycles.
2. Long-stay communal cycle storage **should** be internalised. Where this is not possible, a secure, covered area **must** be provided close to the entrance.



Secure and covered cycle storage

3. In larger developments, smaller cycle stores serving fewer homes **should** be proposed to encourage use. Cycle stores serving 20 or more homes **should** be split into smaller secure sections.
4. Internal cycle stores **should** be grouped with refuse stores, plant rooms and other unheated spaces to simplify the building's thermal line and avoid unnecessary heat loss across the building. However, large areas of inactive building frontage **must** be avoided.
5. Cycle stores visible and accessible from the public realm pose a security issue, so stores **should** be accessed from a communal area only - for example, a communal garden with direct access to the street. Where this is not possible, access doors on to the public realm **must** be well overlooked.
6. Cycle stores can be noisy as people manoeuvre bikes and allow doors to slam closed. These **must not** be adjacent to habitable room windows or private amenity space.
7. Cycle doors **must not** open directly on to a path where they might impede someone's path or cause injury.

8. Where bikes are to be taken through the building, the access should be generously wide and step free. Building finishes **must** be robust and easily cleaned. Lift sizes will need to be considered.
9. Mobility scooter storage **must** be considered, and provision may be within the shared cycle stores. The requirements match those of a cycle store for access and security, and the stores **must** be accessible with charging points. Consider fire risks and management issues associated with charging.
10. Electric bikes **should** be considered in communal stores, along with additional security and management of charging points.
11. Visitor spaces can be external but **must** be easily accessible and well overlooked. They **should** be located close to the building entrance within the public realm and do not need to be covered. Cycle parking stands or racks must allow the bicycle frame and both wheels to be adequately secured.
12. Any spaces provided for staff **must** be secure and internal.
13. Entrances to communal cycle stores **must** be well lit.
14. Cycle parking requirements for all housing types can be found in Appendix D

Additional guidance for mainstream housing:



15. Developments **must** provide cycle parking in line with Appendix D.
16. Two-tiered bike racks save space and can store most types of bikes. However, 15% of spaces must be provided in single / Sheffield style stands and an additional 5% of spaces **must** be suitable for larger and non-standard cycles, so residents can store scooters, cargo or adapted bikes too.

Additional guidance for later living:



17. This type of housing **must** provide space to store and charge outdoor wheelchairs and motorised buggies in addition to the bicycles required in Appendix D. Store areas may be multi-use spaces with charging points, and space for non-standard cycles **should** be provided. Provision will depend on the intended residents and **should** be discussed with the LPA ahead of the planning application.

3.9 Waste and recycling

Guidance for all homes:



1. The integration and management of waste storage facilities **must** be well considered as it impacts the use and enjoyment of residents and those who share the building and neighbourhood. A well-designed solution can positively impact user behaviour, enable efficient management, and support the quality of the street scene and experience of the public realm.
2. Unless stated otherwise, the assumption is that Council collection is proposed. Any other arrangement **should** be discussed with the LPA ahead of the planning submission.
3. For major applications, the waste strategy **should** be discussed with the LPA ahead of the planning submission.
4. Applicants **must** accurately size refuse, recycling and food waste stores in line with the collection method and frequency in their area and to meet the table below:

Use class	Collection method	Capacity per person	Refuse (Fortnightly collection)	Recycling (Fortnightly collection)	Food waste* (Weekly collection)
Mainstream housing and later living**	Kerbside (street collection)	n/a	1no. 240L bin	1no. 240L bin	1no 23L caddy
HMOs	Kerbside (street collection)	n/a	1no. 240L bin for every 5 occupants	1no. 240L bin for every 5 occupants	1no 23L caddy for every 5 occupants
All housing types	Communal	100L per occupant per fortnight	50L per occupant	50L per occupant	5L per occupant

Assume refuse and recycling are collected alternately, so one collection per week.

Some areas may have different arrangements, meaning early engagement with the LPA is important

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** Applications must make provision for food waste storage and collection, anticipated from 2026.*

*** Based on homes for up to six people. Additional bins may be required for homes with more than six people or where someone has a waste-generating condition.*

5. Major developments may have a combination of kerbside and communal collections. Any home with a front door on to the street **should** have kerbside collection.
6. For kerbside developments using council collection, designs **must** allow for:
 - industry standard 23L food waste caddies
 - 240L bins for refuse and recycling
7. For homes with communal bin storage, designs must allow for
 - 1100L bins for refuse and recycling
 - Communal food waste in 240L wheeled bins
8. LCC want to ensure residents are able and encouraged to recycle as much of their waste as possible, so all developments **must** ensure recycling and food waste bins are as available and accessible as refuse bins.



Duplex homes at ground floor with dedicated area for bin storage within front garden

9. Where the calculations do not result in a whole number of bins, the total number of bins **must** be rounded up.

3.9 Waste and recycling

10. Refuse operators **must** be able to park the truck within 10m of the bins without having to walk on private domain (i.e. front gardens). This means a maximum of 10m to the door of a communal store, or the individual bin for kerbside collection. Where this is not possible, applicants **must** propose a management strategy where bins are moved to an appropriate area within the 10m drag distance. The refuse collection area **should** be secure as it cannot be vulnerable to improper use which will prevent it being used for bins.
11. If the waste strategy requires a management plan, for example to rotate bins, or move them on collection day, it **should** be discussed with the LPA ahead of the planning application.
12. Individual bins **should** be stored off streets to the side or rear of homes where possible (see 4.8 and 4.9). Where this is proposed, there **must** be a clear, wheelable route between storage and collection points. Residents **must not** be expected to wheel bins through their home.
13. Any individual bins that can be seen from the public realm **should** be in a store, which is integrated into the design. The proposals for these **must** be submitted with the planning application. (See 4.8.5)
14. A communal bin store **should** be within the building it serves, in a location that is convenient and easily accessible to occupants, such as close to the building entrance.
15. Communal bin stores **should** be internal. Where external stores are provided, they **must** be integrated sensitively into the landscape and/or architectural design of the wider proposal, with robust, high-quality and contextual materials. The details need to be included with the planning submission.



Doors to refuse store are easily accessible from core entrance but set back and set away from habitable rooms

16. In line with Approved Document H: drainage and waste disposal (AD-H) residents should not need to travel more than 30m (excluding vertical travel) from their home to the bin store.
For conversions, or on challenging sites, alternative arrangements may need to be considered, such as managed intermediate bin stores.
17. Communal bin stores **must** be accessible to all, allow step-free access, and provide inclusive signage and suitable lighting. Additional space for lower, accessible bins **should** be considered.
18. Long and narrow stores **should** be avoided where there is no management strategy, as the bins close to the door tend to overflow and the bins further away are not used.
19. If refuse operators are to collect bins directly from a communal store, they **must** have direct access without needing to negotiate a lobby or corridor.
20. There **must** be adequate natural ventilation into bin stores.
21. Bin store doors **must not** open over the public footpath or road which will impede pedestrians.
22. Bin stores **should** be designed and positioned to minimise the impact of noise, smell and traffic to nearby homes. The proximity of residential windows and private amenity **must** be considered.
23. Internal bin stores **should** be grouped with cycle stores, plant rooms and other unheated spaces to avoid unnecessary heat loss within the building. However, large areas of inactive building frontage **must** be avoided.
24. A lockable tap for cleaning and gulley on the floor **must** be provided in all bin stores.
25. A hand wash basin with timer push top tap **should** be provided in communal refuse stores in major developments as it is expected that residents will dispose of waste when they're on their way out of their home.
26. For flatted developments of over 25 homes, there **must** be dedicated internal storage space for bulky waste. The dedicated area **should** be proportionate to the number of homes but a minimum of 8m². This space **must** be provided for every scheme, not necessarily in every store.
27. On mixed use schemes, there **must** be separate waste strategies and separate store rooms for each building use.
28. Waste chutes **must not** be proposed in residential developments because they cause management and safety issues.

3.9 Waste and recycling

29. Underground bin stores **should** be considered in large developments where refuse stores would become unmanageable. They bring benefits of freeing up ground floor internal space, avoiding inactive frontages and reducing odour and mess. This strategy **must** be discussed with the LPA at an early stage of design development.



LCC underground bin collections which free up space within the building and help prevent odours and mess

30. The council will encourage, where appropriate and feasible, the use of new and innovative smart waste collection systems. In all instances, applicants **must** consider the sensitivity of location and access requirements. Early discussion with the LPA during pre-application stage is encouraged to optimise an appropriate solution.

Homes with shared facilities



31. Where it is required for a building to demonstrate how it would be converted into mainstream housing (see 4.1.47) amendments to the waste storage and collection strategy **must** also be demonstrated as part of the application.







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Chapter 4:

Homes, gardens and balconies

Liverpool has long understood that housing is more than just bricks and mortar. In 1869 the first council housing in Europe was built in the city. Its current housing stock reflects its organic growth and industrial past, with sweeping Georgian terraces, sedate Victorian villas and Edwardian townhouses layered with post-war estates, high rise towers, suburban extensions and contemporary regeneration developments.

Each era has reflected social change and brought new architectural styles and priorities. Today, high quality housing remains crucial to supporting the health and vitality of the city. Everyone, in each corner of Liverpool, deserves to have a home where they feel comfortable and safe.

Good housing should foster neighbourliness, while also providing quiet, private spaces for each household. Every home is much more than a place to sleep and eat and must be designed to provide sociable and private spaces to grow, play, unwind, work, study and dream.

Private outside space, such as gardens, balconies and terraces, are essential spaces for relaxation, leisure, daily wellbeing and connection to nature. Every household is different too and every home will (and should) be used in a unique way.

This guide sets out design principles that promote light filled, flexible, well-proportioned and well-planned homes, with linked external private space, ensuring housing in Liverpool has a sustainable, enduring quality to serve its people today and for generations to come.



4.1 Internal space and accessibility

Guidance for all mainstream housing and later living:



1. All new homes **must** comply with the Statutory Guidance: Technical Housing Standards – Nationally Described Space Standard (NDSS) for internal areas as replicated in the table below:

Number of bedrooms (b)	Number of people (p)	1 storey	2 storey	3 storey
1	1	39 (37*)		
1	2	50	58	
2	3	61	70	
2	4	70	79	
3	4	74	84	90
3	5	86	93	99
3	6	95	102	108
4	5	90	97	103
4	6	99	106	112
4	7	108	115	121
4	8	117	124	130
5	6	103	110	116
5	7	112	119	125
5	8	121	128	134
6	7	116	123	129
6	8	125	132	138

2. In light of the COVID pandemic, developments **should** consider increasing the size of homes to 5- 10% larger than NDSS to offer residents more storage and space to work and study from home.

.....

** Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.*

3. New homes **should** have a minimum floor to ceiling height of 2.5m in habitable rooms to enhance spatial quality, improve daylight and ventilation and assist with cooling. In city centre developments, ground floor homes **should** have a minimum ceiling height of 2.7m to increase daylight, make provision for future changes of use and reduce overheating. Homes **must** comply with NDSS ceiling height requirements as a minimum.

*In conversions, ceiling height will be restricted by existing structure and may be further compromised by services. Every effort **must** be made to maximise ceiling height and anything lower than NDSS **should** be agreed with the LPA ahead of the planning application.*



Living area with generous ceiling height and well proportioned spaces

4. All rooms **must** be well proportioned and of regular shape so they are easy to furnish.
5. Downstands to conceal structure and services **should** be avoided and limited to non-habitable spaces.
6. To afford future flexibility in layout, load-bearing walls **should** be avoided within the home. Structural columns **should** be within external or party walls, where this is possible without over-engineering the structure.

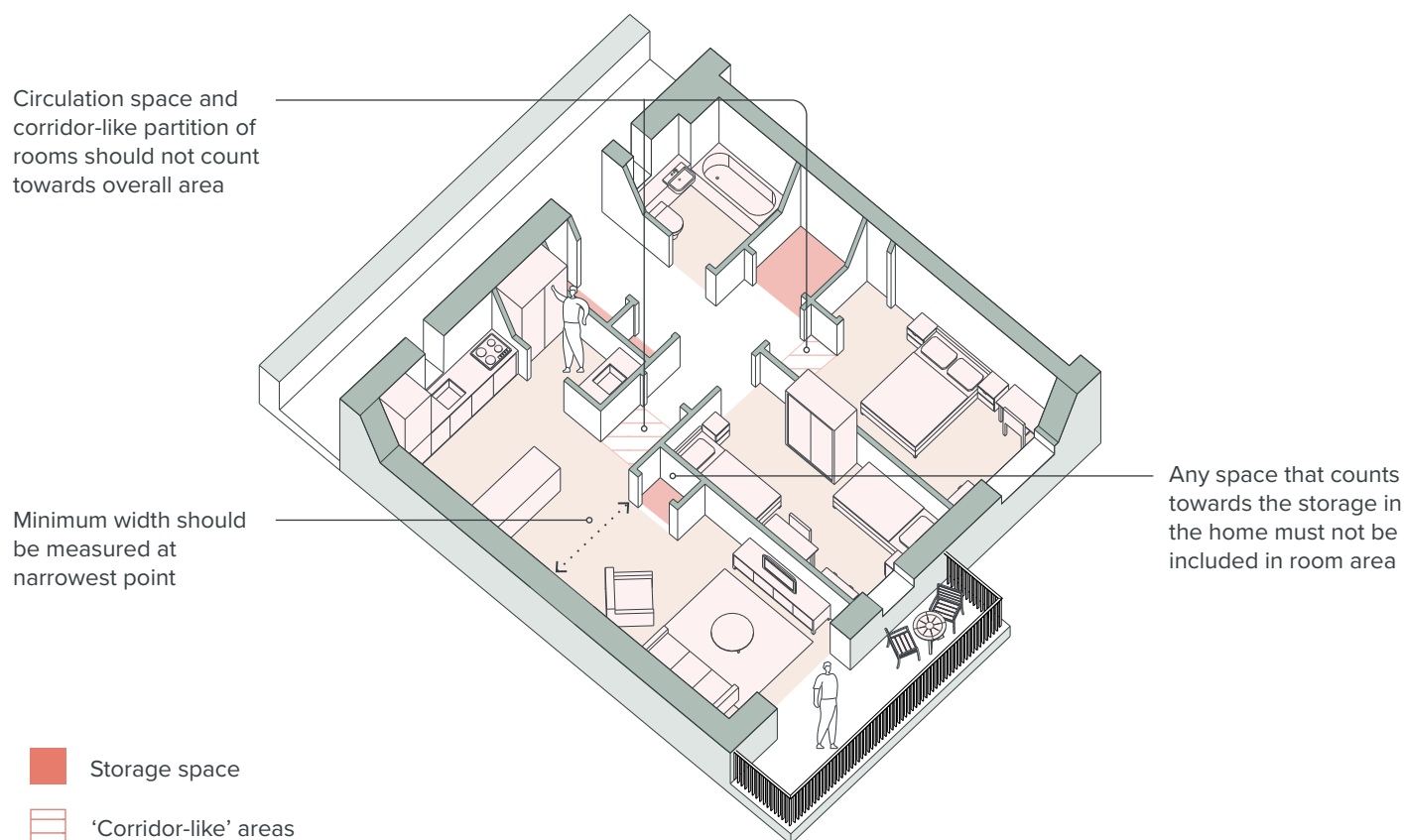
4.1 Internal space and accessibility

7. All new homes **must** be accessible and adaptable by complying with AD-M4(2) for accessibility.

*For conversions and on constrained sites, it might not be possible for all homes to achieve the enhanced accessibility requirements. In these cases, a number of AD-M4(1) homes may be acceptable. These **must** be agreed with the LPA ahead of the planning application.*

8. In any cases where specific constraints mean AD-M4(2) is not achieved, homes **should** still deliver on all possible aspects of AD-M4(2).
9. The principal bedroom in all new homes **must** be of sufficient size to accommodate a double bed.
10. In developments with 10 homes or more, at least 10% of homes **should** be suitable for wheelchair users and comply with AD-M4(3), with the remaining achieving AD-M4(2).
11. NDSS minimum areas may not be sufficient for AD-M4(3) homes so they **should** be larger to incorporate furniture and activity zones.
12. Intergenerational homes with two or more adult generations living together are welcomed. Applications **should** demonstrate how these homes can be used flexibly.
13. The majority of homes **should** contain only double or twin rooms because these are more flexible and desirable long-term. A small proportion of single bedrooms are acceptable, particularly in larger homes where there is already flexibility.
14. For best practice, where single bedrooms are proposed, they **should** be increased to 10m² (minimum) and the total area of the home increased by 2m².
15. Homes with three or more bedrooms **should** generally be at ground floor so families with children can benefit from larger private gardens.
16. Homes with three or more bedrooms **should not** be above fifth floor as families benefit from connection to outside space and play areas.
17. AD-M4(3) wheelchair user homes **should** be located throughout the development to offer a range of options. They **should not** be grouped at ground floor, as often this is where natural light is the poorest.
18. The range of AD-M4(3) wheelchair user homes provided **must** be representative of the mix of homes in the development. This may include houses as well as apartments.
19. Where known, developers should liaise with future residents or their representatives when establishing the brief for AD-M4(3) wheelchair user homes. Where unknown, they **should** be built to adaptable standards (M4(3)(2)(a)). It **must** be clear how they could be converted easily to an accessible home (M4(3)(2)(b)).

20. AD-M4(3) wheelchair user homes require a wheelchair transfer and charging zone. For practicality, this **should** be close to the front door. However, designers **must** ensure the proposed location does not block the escape route should the battery catch fire. The proposal **must** be reviewed by a fire engineer ahead of the planning submission.
21. Modern methods of construction (MMC) and Design for Manufacture (DfM) can offer benefits during construction. Where proposed, the opportunities and constraints of these systems **should** be considered before planning submission and be explained in the application.
22. In open plan layouts, the measured floor area **must** be clearly identified. It **should not** include circulation space needed to access other rooms, nor any 'corridor like' portion of a room.



Layout of 2 bedroom flat with well proportioned rooms

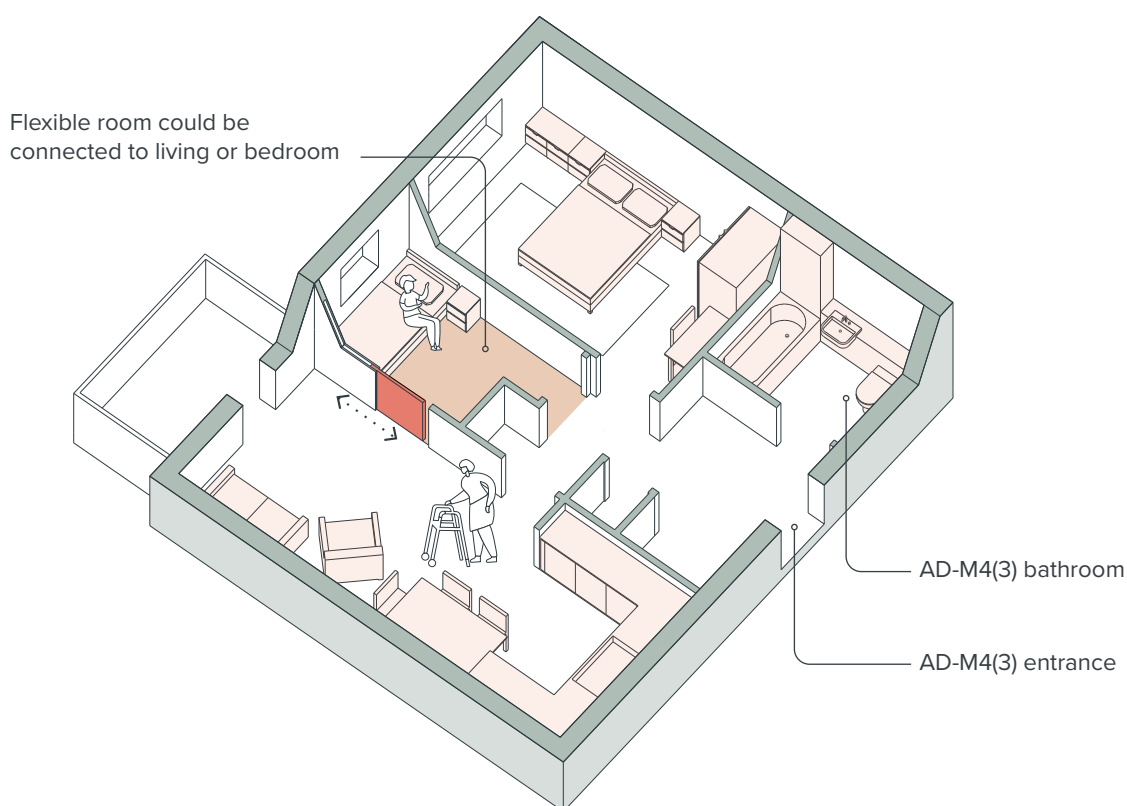
23. The main living area in a home for up to two people **should** be at least 3m wide, increasing to 3.5m wide in homes for three people or more. Any built-in storage or furniture **should not** encroach into this width.
24. A selection of typical layouts **must** be shown furnished at 1:50 scale at planning stage.
25. Areas **must** be measured using Royal Institute of Chartered Surveyors (RICS) New Rules of Measurement latest edition.

4.1 Internal space and accessibility

Additional guidance for later living:



26. Single storey homes **must** make up the vast majority of homes for later living developments, to avoid the need to use stairs.
27. Where possible, elements of AD-M4(3) **should** be incorporated to all housing for older people, for example in the entrance area and bathroom. It is likely these homes will need to be larger than NDSS to accommodate this, and these homes can be categorised as 'AD-M4(2)+'. The approach **should** be explained in the planning application.
28. Older people may be downsizing from a larger home. Whilst they may only need one bedroom, they may benefit from extra space to host family, or for hobbies or equipment. A 1B2P 'plus' model **should** be considered with a flexible additional space that could be connected to the bedroom or living area or separated, making the downsizing more attractive and practical. For these types of home, the total area **should** be 58-60m².



Layout of a 1 bedroom flat with improved accessibility and additional flexible room

Guidance for homes with shared facilities:



29. These homes will have a private room and **must** have access to internal and external communal space. The spirit of these housing types relies on using shared facilities, these are not self-contained homes and **must not** be designed as such.
30. Private rooms **must** be accessed via a shared area rather than have independent street access.
31. These homes are not subject to C3 requirements and therefore do not need to achieve NDSS. In fact, private rooms, including those for wheelchair users **must not** exceed 37m² or they could be considered a standalone home (1B1P studio meeting NDSS).
32. In general, developments with smaller individual rooms **should** provide larger areas communal spaces.
33. Most homes within these tenures **should** be for single people, although some larger studios or rooms may be for a couple. Occupancy must be stated as it will be conditioned as part of the planning approval.
34. All internal spaces **should** have a floor to ceiling height of minimum 2.5m to enhance spatial quality, improve daylight and ventilation and assist with cooling. In city centre developments, ground floor areas **should** have a ceiling height of 2.7m to maximise daylight and make provision for future change of use. To echo mainstream housing, homes **must** achieve a floor to ceiling height of 2.3m for at least 75% of the gross internal area.
*In conversions, ceiling height will be restricted by existing structure and may be further compromised by services. Every effort **must** be made to maximise ceiling height and anything lower than NDSS **should** be agreed with the LPA ahead of the planning application.*
35. Developers **should** consider providing a range of rooms sizes to suit lifestyles and budgets.
36. At planning stage, these schemes **must** clearly provide details of:
 - total number of individual rooms and occupants
 - smallest and largest size of private room
37. A selection of typical private rooms **must** be shown furnished at 1:50 scale as part of the planning application (see 4.1.40 onwards).

4.1 Internal space and accessibility

Additional guidance for co-living:



- 38. Private rooms **must** be a minimum of 25m² and smaller than 37m² to avoid being considered a C3 home (see 4.1.30). They **must** include en-suite facilities of a shower, toilet and basin.
- 39. 5% of rooms in co-living schemes **must** meet the needs of wheelchair users. These private rooms **must** demonstrate the same furniture requirements with enhanced access and manoeuvrability zones but must still be smaller than 37m².

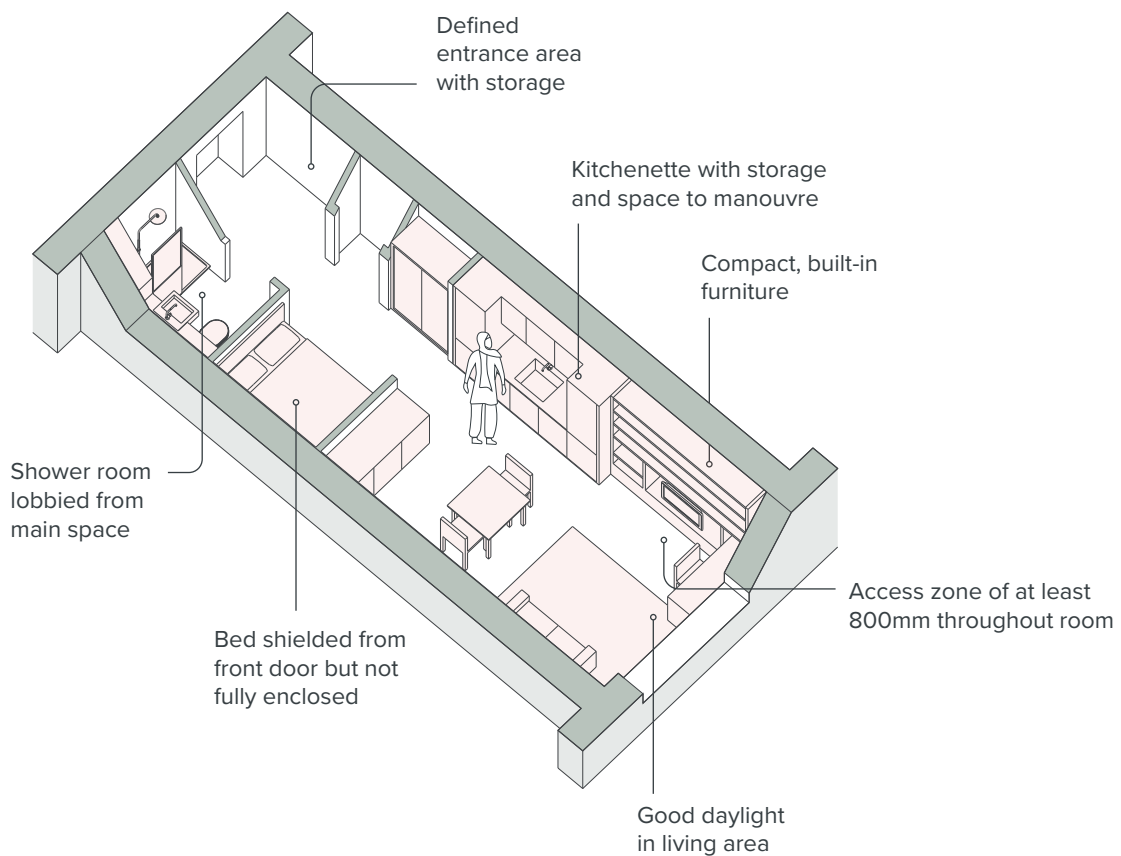


Compact living area with good natural light

40. A co-living studio **must** show as a minimum:

- double bed
- desk with chair (1050 x 500mm)
- wardrobe (1200 x 600mm)
- 1m² storage
- small sofa
- dining area for 2
- kitchenette
- en-suite shower room (within room area)

41. Rooms **must** be at least 2.55m wide



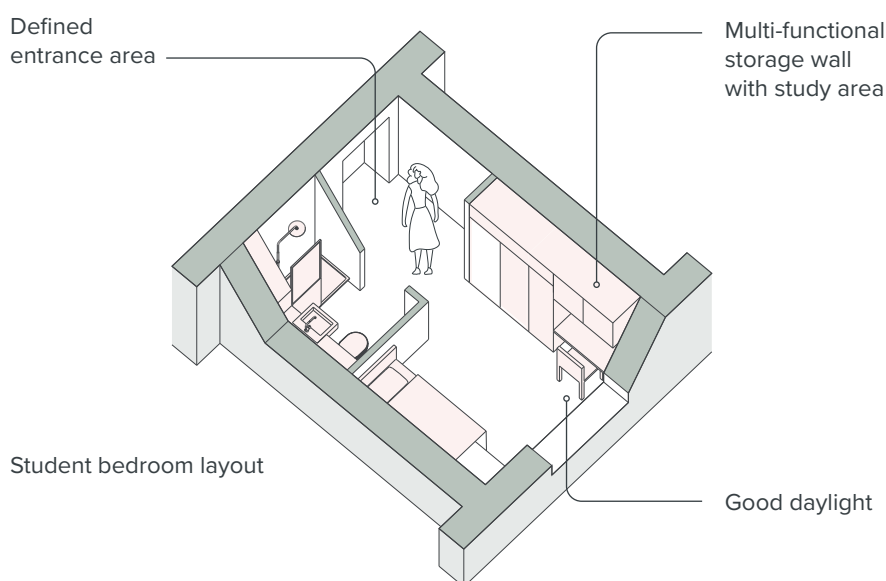
Co-living studio room layout

4.1 Internal space and accessibility

Additional guidance for PBSA:



42. Private rooms in PBSA can be provided as 'student bedrooms' or 'student studios'. 'Student bedrooms' are the more traditional student housing offer and **must** form at least 80% of the development to encourage a collegiate environment. All accommodation **must** have the same access to shared facilities (see 3.5.15 onwards).
43. A student bedroom **must** be a minimum of 9.5m² and show as a minimum:
- single bed
 - desk with chair (1200 x 600mm)
 - wardrobe (1200 x 600mm)
 - chest of drawers (450 x 750mm)
 - 0.5m² storage
- Rooms **must** be at least 2.15m wide



44. PBSA **should** provide rooms with en-suite facilities, or a basin where this is not possible These areas are in addition to the room are in 4.1.43.
45. 'Student studios' **must** comply with all the requirements of a co-living studio (see 4.1.38 - 4.1.41)
46. 5% of rooms **must** meet the needs of wheelchair users. These rooms will be larger and **must** demonstrate the same furniture requirements with enhanced access and activity zones. Note these rooms **must** still be smaller than 37 m² (see 4.1.31)

47. To ensure long-term viability of new developments, LCC would like to ensure PBSA developments could be converted into mainstream housing, should the development no longer be required for students. Floor plans showing an overlay of conversion proposals **must** be provided as part of the planning application. The conversions will be subject to all mainstream housing (C3) requirements including NDSS and AD-M.

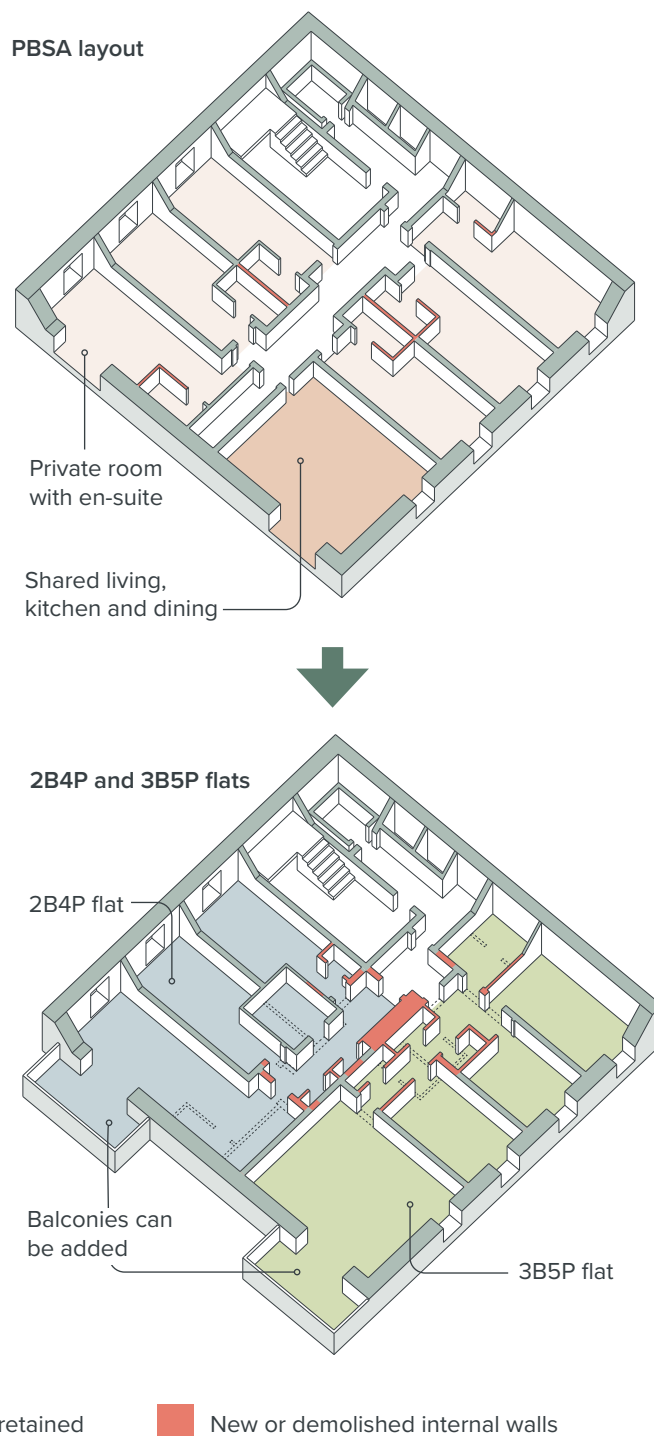


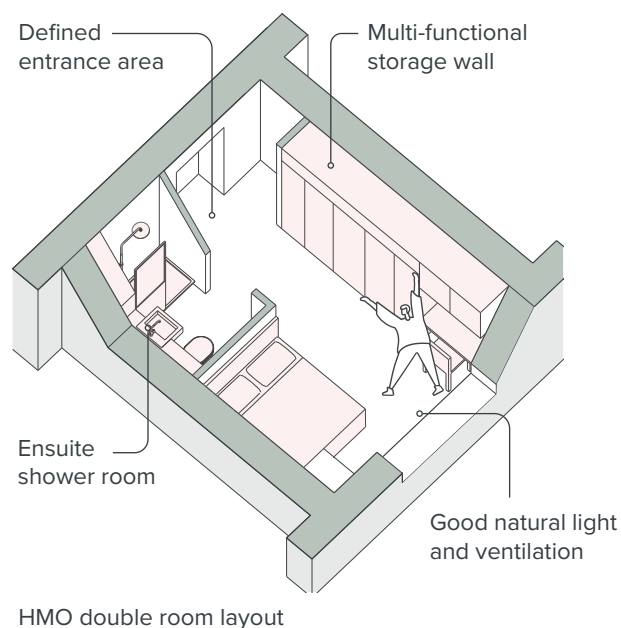
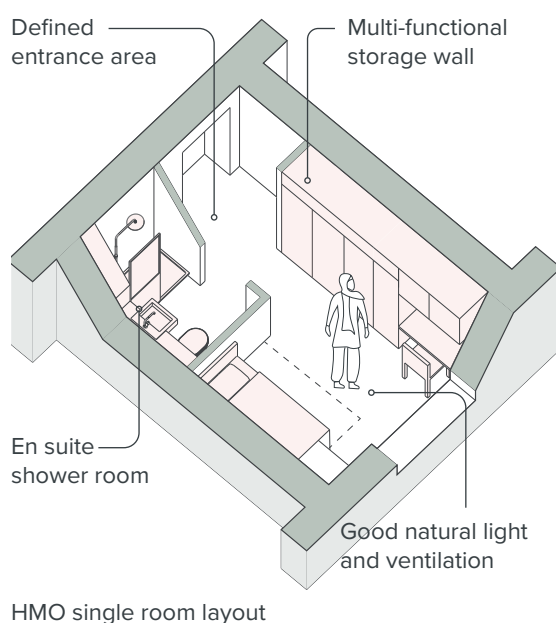
Diagram showing how PBSA can be planned to convert to mainstream housing with minimal structural changes. Services are retained and balconies can be added to existing window locations

4.1 Internal space and accessibility

Additional guidance for HMO:



48. HMO rooms **must** act as a bedroom only with all living activities taking place communally. Any HMO that includes individual cooking areas within rooms **must** be considered co-living.
49. HMOs can provide rooms for single or double occupancy. All HMO rooms **must** be smaller than 37m² to avoid being considered a C3 home (see 4.1.31)
50. A HMO single room (for 1 person) **must** be at least 9.5m² and show as a minimum:
- single bed (but enough space for a double)
 - desk/dressing table with chair (1050 x 500mm)
 - wardrobe (1200 x 600mm)
 - chest of drawers (450 x 750mm)
 - 1m² storage
- Rooms must be at least 2.15m wide
51. A HMO double room (for 2 people) **must** be a minimum of 13m² and show as a minimum:
- double bed
 - desk/dressing table with chair (1050 x 500)
 - wardrobe (1200x600)
 - chest of drawers (450 x 750mm)
 - 1.5m² storage
- Rooms must be at least 2.55m wide.



52. En-suite facilities should be provided where possible, and the space must be in addition to the areas in 4.1.50 and 4.1.51.

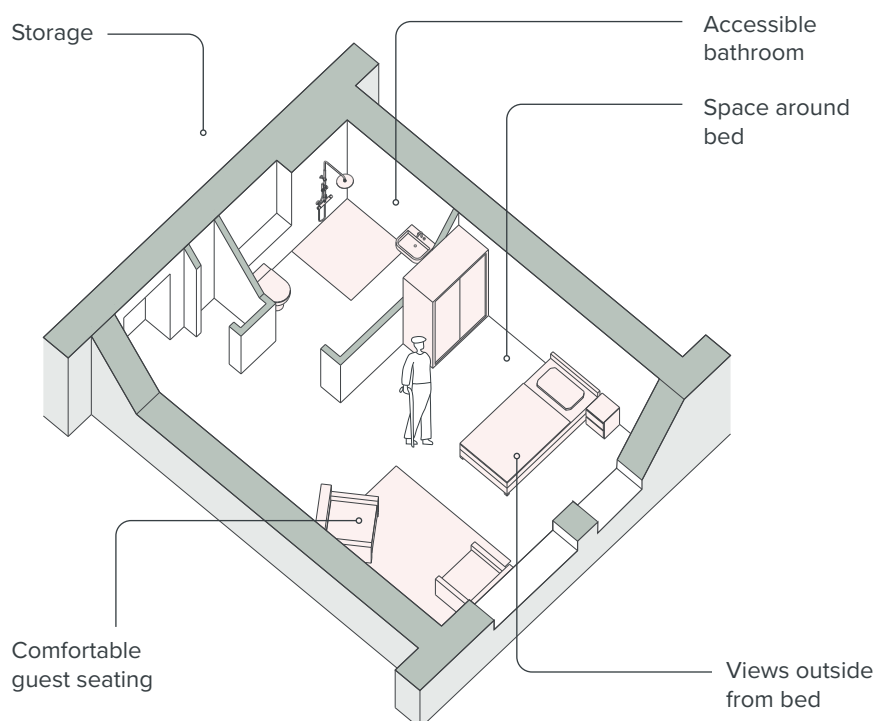
Additional guidance for care homes:



53. Care homes **should** be designed by specialist providers who will create an individual brief, but LCC wish to ensure a minimum level of quality to ensure long-term viability of the development.

54. A care room **must** be at least 13m² and show as a minimum:

- Single bed with access to both sides
- Bedside cabinet (400 x 400mm)
- Wardrobe (1200 x 600mm)
- 0.5m² Storage
- Armchair with access to both sides
- Space for guest chair
- Potential for hoist between bedroom and bathroom



Care home room layout

55. All care rooms **must** be suitable for wheelchair users.
56. Rooms must have an accessible en-suite bathroom / shower room.

Guidance for mainstream housing and later living:



1. All homes **must** have a defined entrance area and, in most cases, homes with three or more bedrooms **should** have a lobbied entrance as part of the circulation space.
2. Natural light is highly desirable in circulation spaces and **should** be designed in where possible via clerestory windows, side lights and rooflights.
3. Stair configuration **should** be driven by design, but a straight flight of stairs is preferable for future stair lift provision. Winders are less easy to use, so **should not** be proposed.

Additional guidance for later living:

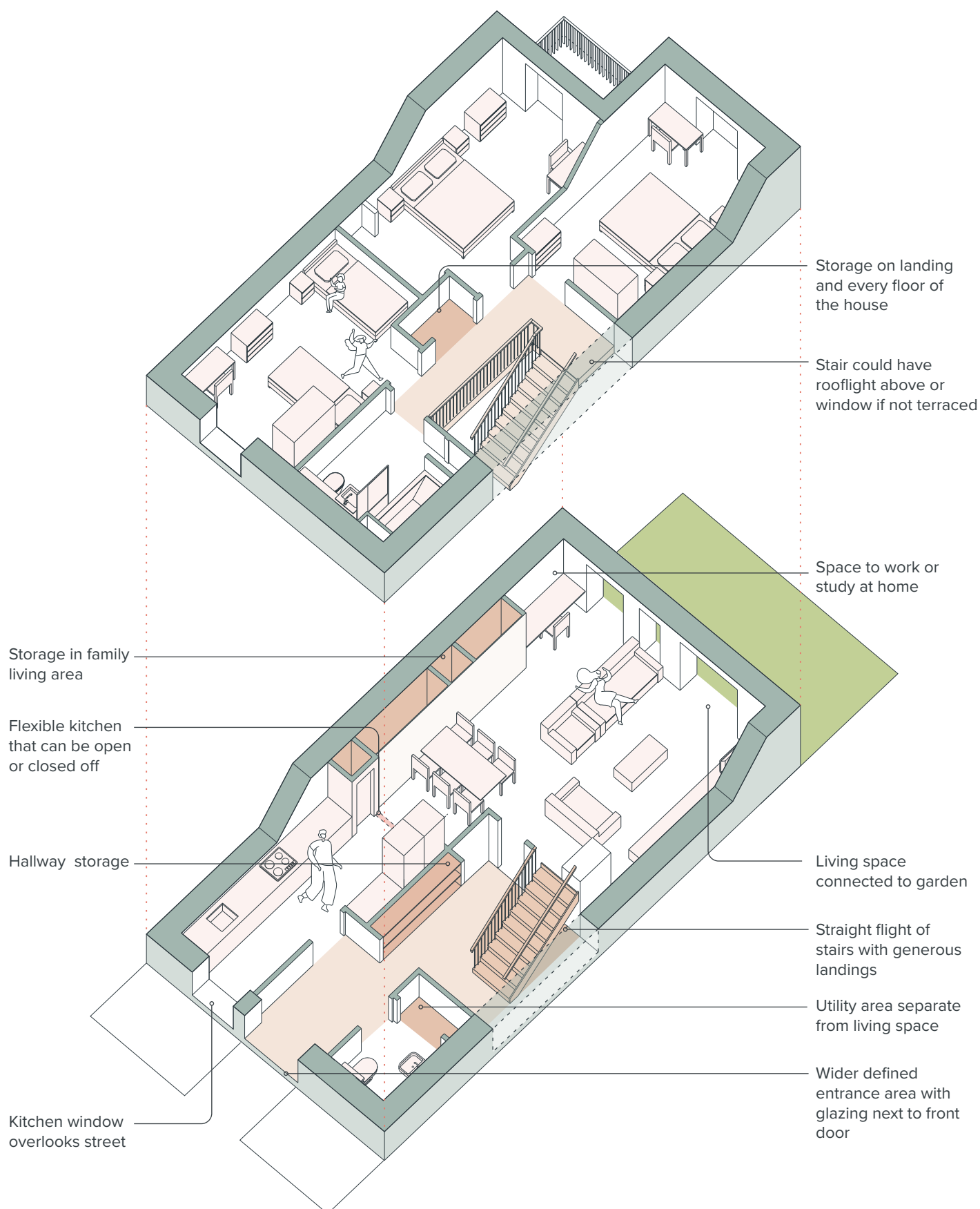


4. An entrance of at least 1500 x 1800mm wide **should** be designed into all later living schemes. This enables space for a chair to put on shoes, or space to store a walking aid.

Guidance for homes with shared facilities:



5. Private rooms may be too small to have separated entrance areas, however the design and layout of the room and door **should** ensure the bed is not visible when the front door is open.



Example of 3 bedroom family house or maisonette at the ground floor of an apartment building

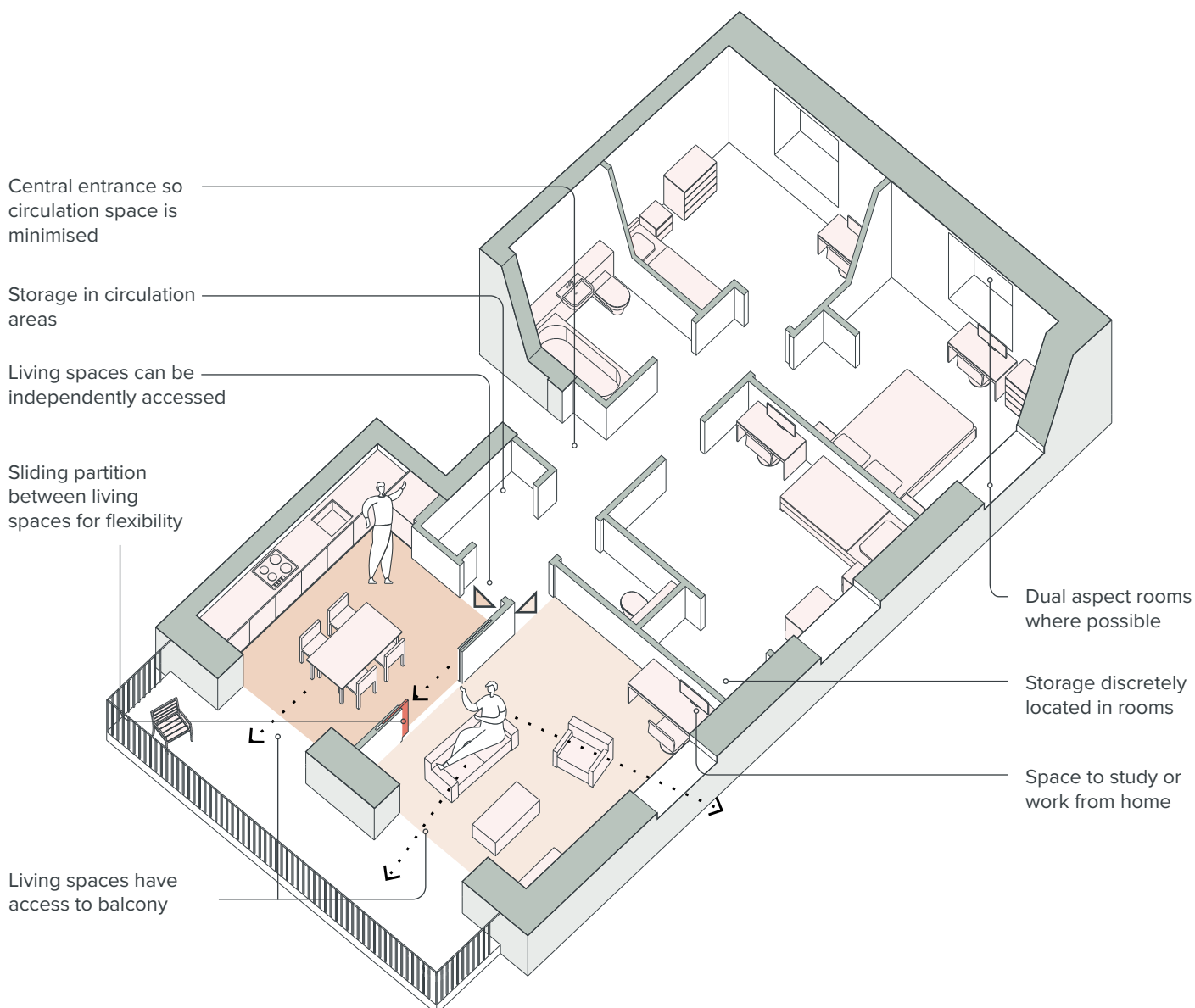
4.3 Kitchen, living and dining rooms

Guidance for mainstream housing and later living:



1. The combined kitchen, living and dining areas **must** be a minimum of 23m² for up to 2 people (1B2P), increasing by 2m² for every additional occupant.

No. of people	Combined area of KLD	No. of people	Combined area of KLD
up to 2	23 m ²	6	31 m ²
3	25 m ²	7	33 m ²
4	27 m ²	8	35 m ²
5	29 m ²	+1	+2 m ²



3 bedroom flat with options to separate or combine kitchen / dining and living areas

2. Most homes up to two bedrooms **should** have an open plan kitchen, living and dining space, but some cellular plans are welcomed to provide variety.
3. Homes **should** ensure living and dining areas receive the best natural daylight.
4. Homes with three or more bedrooms **should** have two separate living spaces, with the kitchen separated from the living space. Where this is not possible, options for dividing up the space **should** be shown on the plans, ensuring both areas receive adequate daylight. This **should** be demonstrated in the planning application.
5. Where they are separate, kitchen and dining spaces **should** be adjacent to each other, with adjoining doors and the kitchen **must** be on the same floor as the dining room.
6. In an open plan living arrangement, the spaces for different functions **should** be zoned. A linear kitchen along one wall is undesirable.
7. Kitchen lengths **must** meet those set out in Appendix B.



Open plan kitchen and dining area with kitchen zoned and discretely located

Additional guidance for later living:



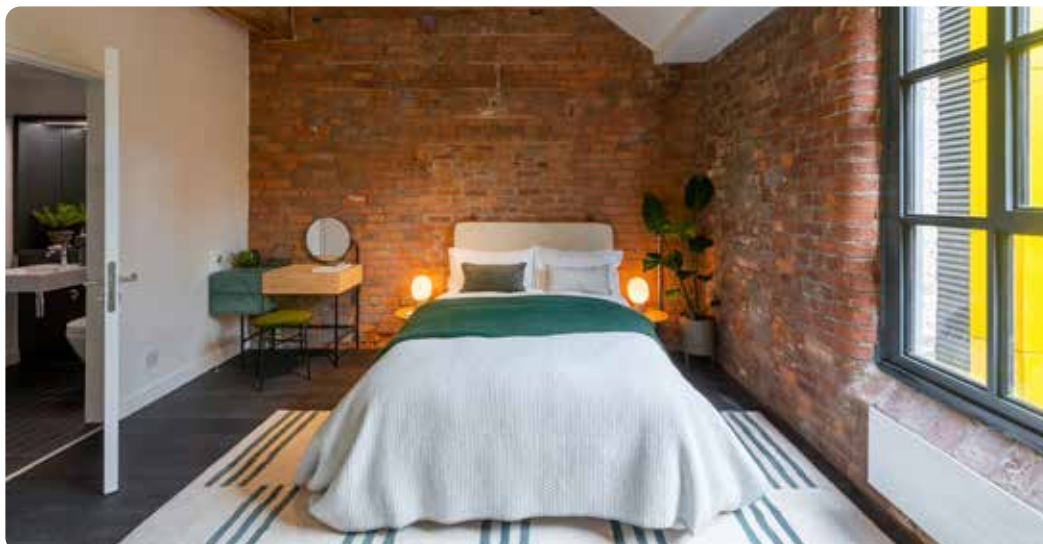
8. In most later living developments, the living, kitchen and dining room **should** be combined for practicality. The developer **should** check with the residents or their representative ahead of the planning application.
9. High level breakfast bars are not suitable and **must not** be proposed.
10. Window cills in living rooms **should** be low enough to see out from a seated position.

4.4 Bedrooms

Guidance for mainstream housing and later living:



1. Bedroom floor areas and widths **must** meet NDSS criteria. Any portion of the room narrower than NDSS widths **should not** count towards the total area.
2. In flatted developments, noise transfer is a significant issue for residents. Bedrooms **should not** be located adjacent to, or directly over or under:
 - main communal entrances
 - lift shafts
 - living rooms or kitchens of other homes
 - communal bike and refuse stores
3. The furniture layouts **must** ensure that no bed nor furniture item is located under a window as this may enable someone to climb and fall.
4. Single bedrooms **should not** be on the ground floor of 2+ storey homes to avoid young children sleeping on the floor lower than their parents.
5. 1B1P homes **must** ensure there is natural light in the sleeping area of the home.



Well proportioned bedroom in converted building with good daylight



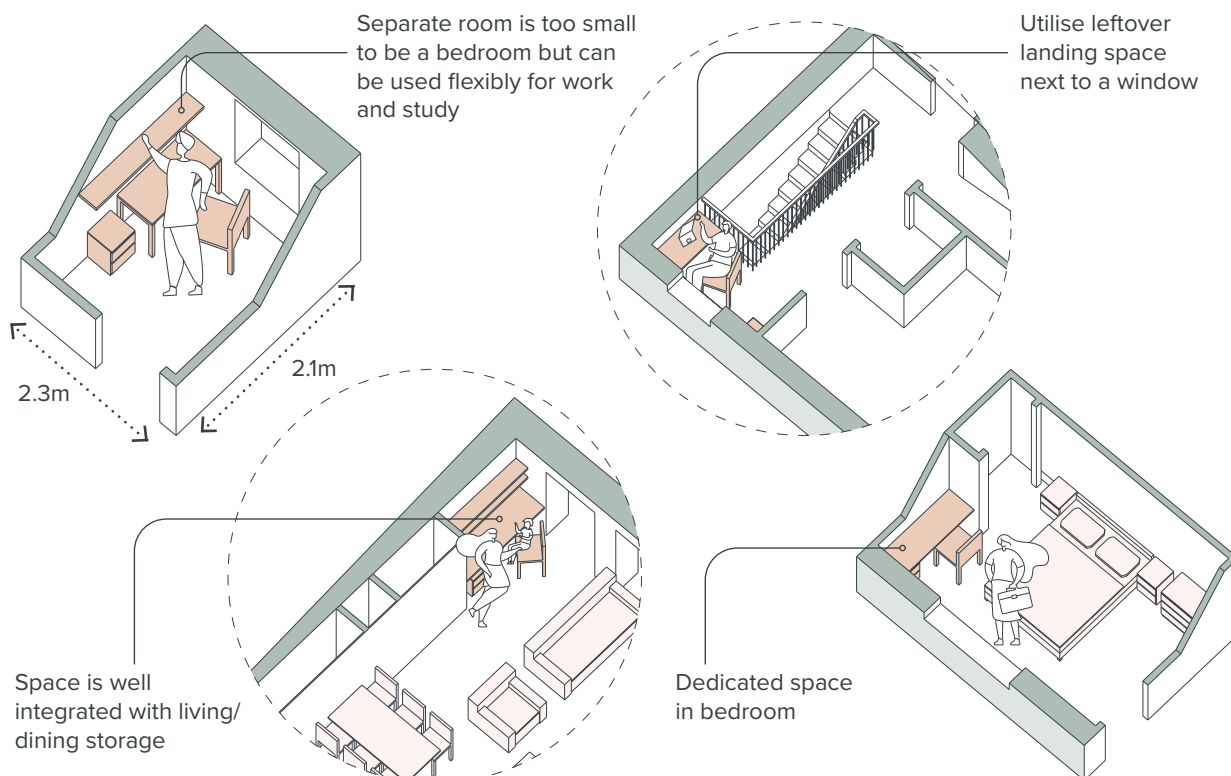
“ My favourite room is my bedroom because I like chilling in a calm and peaceful place where I can still talk to my family. ”

4.5 Space for hobbies, work and study

Guidance for mainstream housing and later living:



1. 63% of adults who responded to the questionnaire spend time working or studying from home, so all new homes **must** make provision for this. Space to study or work from home does not need to be a separate room, it can be part of any other space, so long as the following criteria can be met:
 - 1050 x 500mm desk
 - desk chair
 - 450 x 450mm storage
 - natural light and ventilation
 - adequate power and internet cabling
2. For homes with three or more bedrooms, consideration **should** be given to providing a dedicated study space, to meet the above criteria. Any separate study room **must** be smaller than 4.64m², to ensure it cannot be considered a bedroom.*



Examples of dedicated work or study spaces around the home

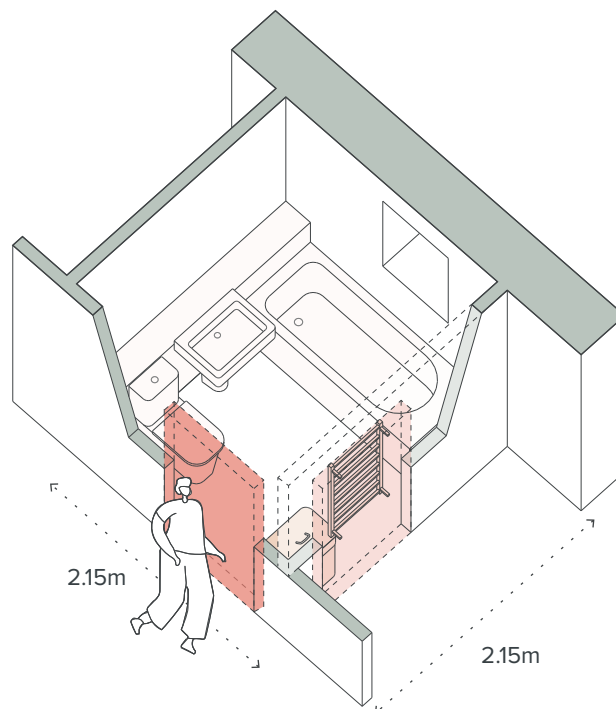
* Taken from the HMO Regulations (2018) relating to the Housing Act 1985 which states 4.64 m² as the minimum room size for a child under the age of 10. Anything over this size could be counted as a bedroom.

4.6 Bathrooms and WCs

Guidance for mainstream housing and later living:



1. There **must** be a separate WC in all homes with three bedrooms.
2. There **must** be a separate bathroom or shower room with WC in all homes with four or more bedrooms. This could be independent or en-suite.
3. Bathrooms and WCs (except for en-suites) **should** be accessed from the circulation space rather than another room. Where accessed from another room, it **should** be lobbied.
4. It is desirable that bathrooms and WCs have a window, although not at the expense of quality of the living spaces. For privacy and ease of access, this window **should not** be over the bath and the glazing **should** be obscured.
5. Bathrooms **should** be designed with sufficient wall space for hanging towels and floor space for a laundry bin, without affecting the use of the bathroom appliances.



AD-M4(2) compatible bathroom with optional door locations. This could be podded, made offsite and consistent across homes in a larger scheme.

Additional guidance for later living:



6. Where possible, developers **should** consult with future residents or their agents to understand preferences or specific needs.
7. For all AD-M4(2) homes, it is preferable that the bathroom is designed to the additional AD-M4(3) standards, or other accessible standards for C2 homes.
8. The bathroom **must** be close to the principal bedroom and a sliding pocket door is a favourable detail.

Guidance for homes with shared facilities:



9. For privacy, hygiene and practicality, all private rooms **should** have en-suite washing facilities and for co-living, they **must** be provided. The en-suite **must** include:
 - toilet
 - sink
 - shower (wet rooms **should** be avoided)
 - space to dry a towel

For conversions and on challenging sites, it may not be possible to provide all rooms with en-suite facilities.
10. For HMOs where private washing facilities are not possible, up to five people can share a single toilet, basin and bath / shower. The toilet and basin **should** be separate from the shower / bath for practicality.
11. All communal toilets and showers **must** be accessed off communal areas.
12. Rooms designed for wheelchair users **should** have private bathrooms that meet AD-M4(3) requirements.
13. Shared toilets, shower rooms and bathrooms **must** be well ventilated and **should** have an opening window.

Additional guidance for care homes:



14. All homes **must** have a private shower room which meets M4(3).

4.7 Services, utility and storage

Guidance for mainstream housing and later living:



1. New homes **should** be fossil-fuel free, and therefore not connected to the gas grid.
2. Low carbon heating systems **should** be chosen to maximise efficiency and minimise energy bills.
3. Any requirement to connect to a district heating network **must** be evaluated and, if required, communal pipework **should** be routed efficiently, in line with the most recent CIBSE Heat Networks Code of Practice (CP1).
4. Ultra-low energy homes (<20 kWh/m² GIA/yr space heat demand), **should** not be required to connect to a district heating system, where it can be demonstrated that
 - the losses from the network outweigh the heat demand of the home,
 - the energy bills (including standing charges) are less affordable for residents than an alternative low carbon system;
 - or the pipework distribution contributes to the risk of overheating.In these cases ultra-low energy homes should have a low carbon and energy efficient heating system installed.
5. Where MVHR is to be installed, it **should**:
 - not preclude the installation of openable windows for purge ventilation
 - be located within 2m of an external wall to avoid heat loss through duct work
6. Layouts **must** consider that equipment may need to be serviced and maintained by professionals entering the home (i.e. changing an MVHR filter), so they **should** be placed as close as possible to the front door or be independently accessible.
7. Individual home controls **should** be easy to reach and simple to operate.
8. The services cupboard **should not** be in a bedroom or living areas where noise is most disruptive.
9. Where required, a utility / services cupboard showing layout of equipment **should** be provided as part of typical layouts in the planning application.
10. Washing machines and tumble dryers **should** be in a services cupboard or utility room, or possibly a bathroom or WC. They are not acceptable in bedrooms or living rooms and **should not** be in a combined living, kitchen, dining rooms as the noise is disruptive.

11. Utility rooms should be considered for homes with four or more bedrooms and **should** house the washing machine and heating and ventilation services, as well as an additional sink. Direct access to outside **should** be considered in ground floor apartments and houses.
12. Storage **must** be provided in line with NDSS as a minimum, which allows for up to 0.5m² for utilities / services. Where MEP equipment takes up more than 0.5m², it **must** not further compromise the storage area.
13. Storage cupboards (not including wardrobes) in bedrooms / living rooms that contribute to NDSS storage requirement **must** be discounted from the overall room area and width.
14. Over-provision of built in storage **should** be considered and is encouraged.
15. At least 50% of the storage **should** be accessed from circulation space, or in a utility room to provide flexibility.
16. Maisonettes and houses **should** utilise under-stair storage in line with NDSS.
17. There **must** be a minimum of two cupboards in any home
18. There **should** be storage on every floor of the home.
19. There **should** be a cupboard next to the front door for coats and shoes.
20. Storage **must** be a minimum of 400mm deep. Usable cupboards are usually wider than they are deep.

Additional guidance for later living:



21. Where possible, it **should** be possible to isolate control of services from outside the home.

Guidance for homes with shared facilities:



22. Storage requirements are included within the areas for homes with shared facilities, although additional, rentable storage spaces **should** be considered. (See 3.5.30)
23. Shared clothes washing facilities **should** be separate from the shared living space and **must not** be adjacent to a private room for noise transfer. (See 3.5.27 - 3.5.28)

4.8 Front gardens

Guidance for mainstream housing and later living:



1. Front gardens offer an opportunity to improve the street setting and add character to the development as well as provide privacy to homes. Front gardens **should** include an area of planting to encourage wildlife and biodiversity.
*For conversions, infill developments and in conservation areas in particular, the context may dictate the building line and influence design choices. Priorities **should** be discussed with the LPA ahead of the planning application.*
2. Front gardens are unlikely to be the only private amenity for the home. Where they are, they **must** comply with the guidance in 4.10.
3. Where there is space, secure cycle storage **must** be provided in a front garden unless there is independent rear garden access. The storage **should** be covered and well integrated into the design.
4. Where required, meter boxes **must** be integrated into the design, discretely located and covered. They **must** be non-combustible and sized appropriately.



Houses with integrated bin storage, planting and car parking

5. Private bins kept in the front garden **must** be in a dedicated store and integrated into the design.
For conversions and in sensitive historic areas, an alternative refuse strategy may need to be considered where stores are not possible. The refuse strategy must support the planning application and should be discussed with the LPA ahead of submission. (See 3.9)
6. A covered space to park and charge a mobility scooter **should** be a consideration for AD-M4(3) homes with a private ground floor entrance and front garden.
7. For all front garden storage, bespoke designs and green roofs **should** be considered, with details provided as part of the planning application.
8. Where on-plot parking is necessary, it **should** be integrated into the form of the home to minimise visual and physical impact of parking in the street. Driveways may be proposed for lower density housing schemes, where large front gardens suit the context. (See 3.7)
9. Front wall boundary height and materials **must** respond to urban design principles
10. Boundaries on to the public realm must create an appropriate degree of enclosure, which helps with privacy, security and accessibility (i.e. creating a shore line for people using a walking cane).
11. They **should** be robust and encourage neighbourliness. Timber is not durable enough and **must** be avoided.
*For conversions, infill developments and in conservation areas, boundary walls design **must** follow the predominant pattern of the area as it will be critical to integrating the scheme.*

Additional guidance for later living:



12. Space to park and charge a mobility scooter **should** be proposed for all later living schemes with a private ground floor entrance.
13. Homes accessed from a shared space may not require a front garden, but **should** provide some privacy but **must** ensure a good visual connection from the home into the communal area.
14. Where planting is proposed, raised beds **should** be considered.

4.9 Rear gardens and side access

Guidance for mainstream housing and later living:



1. Private external amenity contributes to a sense of space and openness, which is important for wellbeing and it is strongly encouraged in every development. Developments **must** provide either private or communal external amenity (or a combination) as set out in 3.4.1. This **should** be proportionate to the size and type of home.
2. Where private amenity is provided, the minimum is set in 4.10 but rear gardens to houses and ground floor flats / maisonettes **should** be larger.
3. Bungalows **should** have a private rear garden that is at least 10m deep and houses with 2 or more storeys **should** have a rear garden of 11.5m deep to ensure adequate back-to-back distances and allow areas of sun and shade.
4. Ground floor flats and maisonettes **should** have private gardens. Prioritise larger, family homes at ground floor to give family homes more private amenity space.
5. Gardens **should** be accessed from the living room, kitchen or dining area although additional access from another room is welcomed. Every room with access **must** have an openable window as well as the external door.
6. Additional side or rear access to private gardens **must** be provided where it is possible to do so.
7. Means of enclosure between the public realm and private gardens **should** normally consist of a 1.8m high wall. This **must** be a robust material, entirely timber fences **must not** be proposed.
8. Where rear gardens back on to shared amenity space, they **must** be designed to foster neighbourliness as well as privacy for the homes. There **should** be access between the two and include careful boundary treatment, including planting.
9. Purpose-built garden pods or storage **should** be provided to private gardens where they back on to shared spaces and are overlooked by numerous homes. These gardens may require more secure storage than traditional gardens and the consistency improves the outlook for those who use and look down on the courtyard.
10. Wildlife and biodiversity features **must** be considered, especially in more urban environments. Designs **should** integrate features such as insect nesting, bat boxes and hedgehog holes.
11. Existing trees **must** be maintained where possible and will provide an attractive feature in rear gardens. However, designs **should** ensure that no rear garden is unduly overshadowed by large trees, limiting light to the garden and home.

Additional guidance for later living:



12. In dedicated developments for older people, smaller rear gardens may be appropriate in addition to shared communal space.
13. Where a private rear garden backs on to a shared amenity space, access between the two **must** be provided.
14. Gravel and other loose surface finishes **must not** be proposed on routes.



Independent living scheme where first floor balconies provide shelter and shade to the private amenity for homes below and private gardens have direct access to communal garden

4.10 Balconies and terraces

Guidance for mainstream housing and later living:

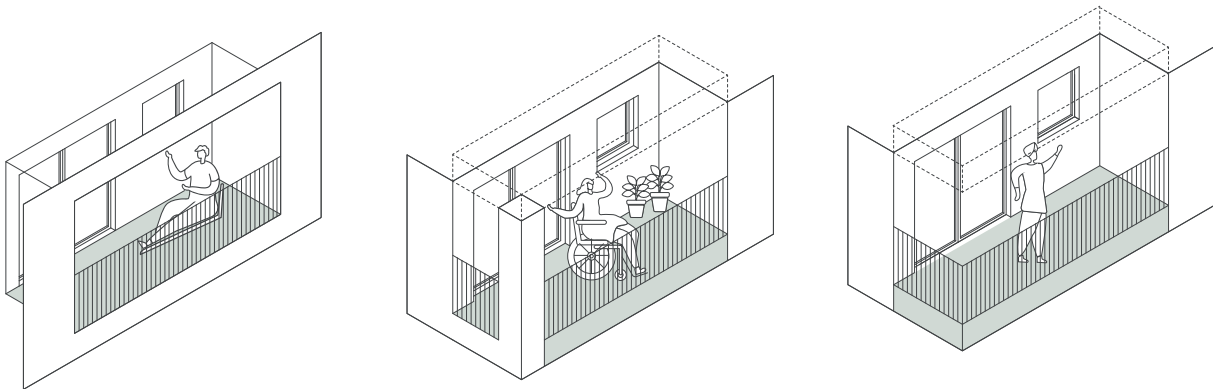


1. In flatted developments where private gardens cannot be provided to all homes, balconies and terraces can offer the same benefits. Developments **must** provide either private or communal external amenity (or a combination) as set out in 3.4.1. Where private amenity is provided, it must meet the minimum area set in the table below:

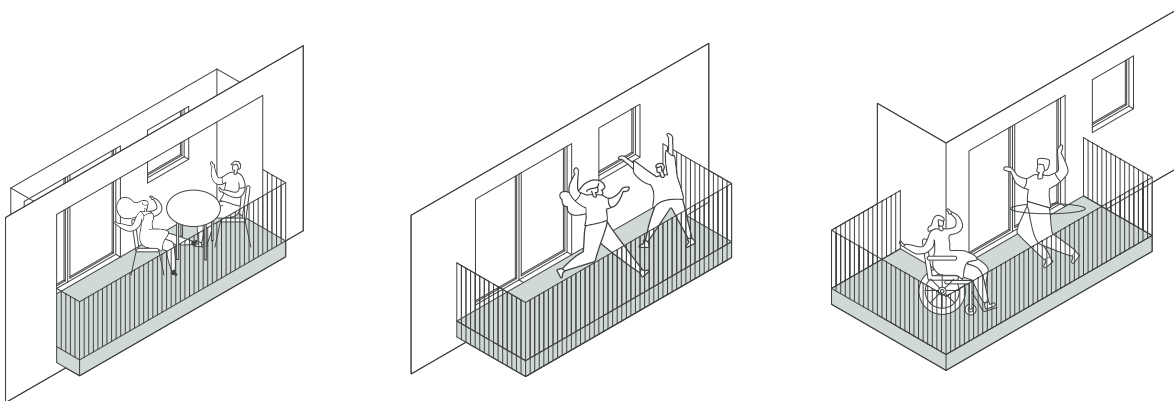
Number of people	Minimum balcony size (m ²)
1 or 2	5
3	6
4	7
5	8
6	9
7	10
8	11
+1	+1

2. The balcony strategy **must** be established early on and provided as part of any outline application, as it will affect building footprints, internal layouts and building efficiency. The strategy **should** respond to orientation for sun as well as context.
3. Dual aspect homes **should** explore the potential of having more than one balcony on different sides of the building to maximise use throughout the day. The total balcony area **must** meet the minimum size in the table above, and every measurable space **must** comply with the requirements.
4. Balconies **should** be orientated towards open views or greenery, but they should also be well oriented for the sun. Balconies facing directly north will not receive adequate sunlight and **should** be avoided.
5. Balconies **should** be large and deep enough for residents to make effective use of them, and **must** be at least 1.5m deep, measured from the façade line.
6. The style and form of balconies **must** be contextual in the street setting and overlooking to surrounding homes **must** be considered.

7. Cantilevered balconies can add variety to a façade and deliver bright, open amenity space for residents. However, on upper floors or where wind speeds are higher, external balconies can feel exposed and unsafe. Designs **must** consider the usability of balconies and may propose inset balconies or winter gardens in exposed areas. A wind analysis may be required to support any decision.
8. Where winter gardens are proposed, they **must** be single glazed with space between panels, to avoid it being used as an internal room. The glazing **must** be retractable so it can be used as an 'open' balcony.



Recessed balconies where more privacy or shelter is needed

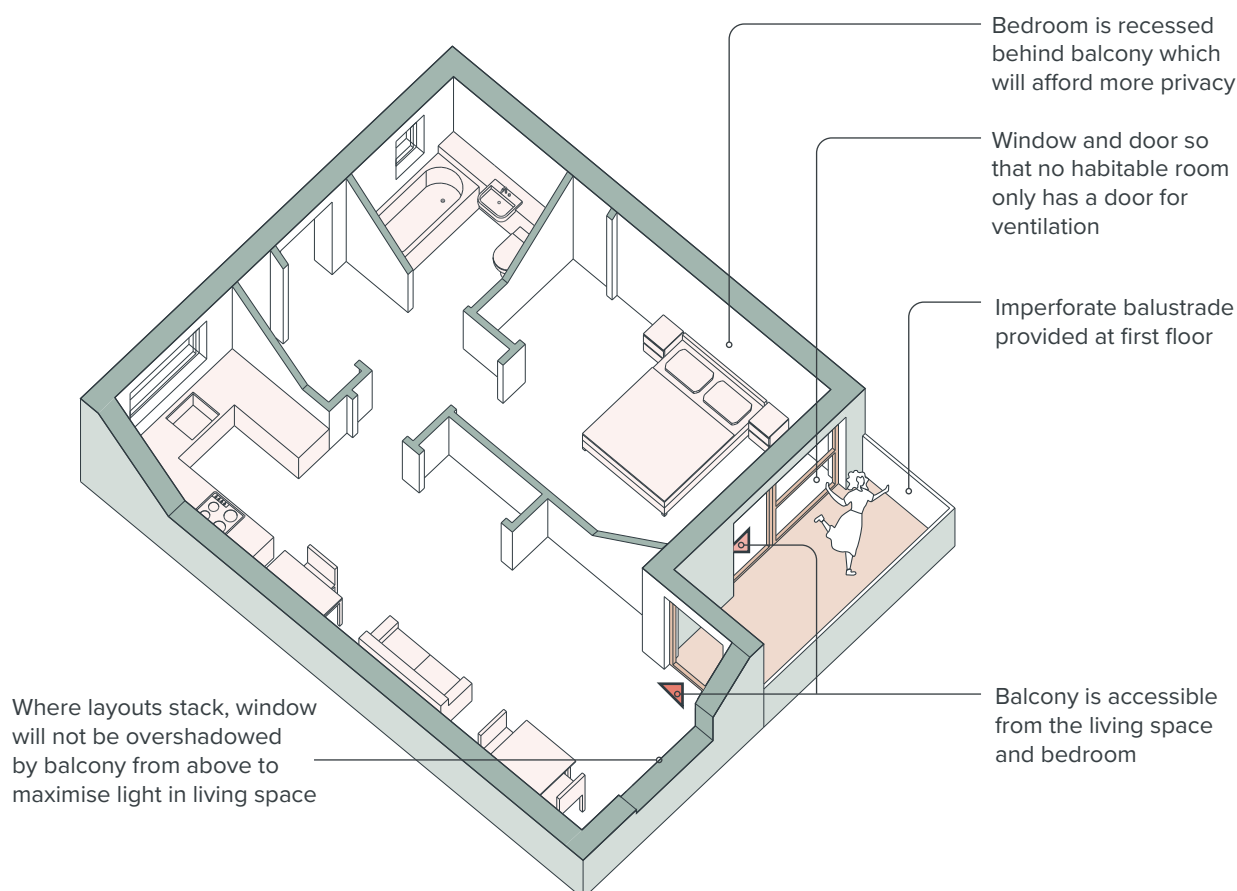


Cantilevered balconies will maximise daylight and views

9. It is not desirable to have a home's only private amenity directly adjacent to the public realm (i.e. a ground floor flat with terrace on to the street). Where this is unavoidable, it **must** be at least 2m deep and contain a planted buffer.
10. Balconies **must** be designed with comfort and usability in mind. This means they **should** feel private and an area of translucent or opaque balustrade may be considered.
11. Ground and first floor amenity space **should** have an imperforate balustrade up to 1100mm for increased privacy.

4.10 Balconies and terraces

12. Balconies should afford residents some privacy so screening **should** be considered, particularly in high-density schemes.
13. The underside of balcony decks are highly visible from ground level. They **should** be solid, attractive, and detailed to avoid the possibility of nesting birds.
14. Balconies **must** be positively drained. For cantilevered balconies, downpipes **should** generally be grouped, unless the design allows for them to be concealed elsewhere. Rainwater pipes **must** be shown on planning drawings.
15. Any home that cannot have access to its own private amenity space **should** have a Juliet balcony to bring sufficient purge airflow into the home.
16. Balconies / terraces **must** be accessed from the kitchen, dining or living area, although additional access from another room is welcomed. Every room with access **must** have an openable window as well as the door.
- 17.



Example showing a 1 bedroom flat with balcony access from the bedroom and living area

Additional guidance for later living:



18. Balconies **should** be a minimum of 1.8m deep for improved accessibility.
19. Winter gardens **should** be considered, especially in more exposed locations.



Extra care scheme with raised ground floor balconies set back behind planting

Guidance for homes with shared facilities:



20. Where housing does not fall within C3 planning designation, there is no requirement for private external amenity. However, developers **should** understand its value and consider whether can be proposed.
21. PBSA developments **must** demonstrate how the scheme can be converted into mainstream housing (see 4.1.47), where more communal and / or private external amenity is required (see 3.4.1).





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Chapter 5: Guidance for homeowners

Residents of Liverpool have a deep responsibility to their neighbours and the wider community to look after their homes and behave respectfully to other residents and visitors alike. This attitude extends to homeowners who need to ensure that their homes and private amenity spaces contribute positively to the local area. Any alterations or extensions must respond respectfully to their context, avoid overlooking and overshadowing and are ‘neighbourly’ in their design.

Beautifully detailed, contemporary additions which are appropriate in scale and massing, and sit comfortably in their context are supported by the Guide, giving new life and flexibility to existing housing. Similarly, extensions which draw upon local materials and are more subtle in their architectural approach are also encouraged – as long as both create housing of real integrity and design quality, which also enhances the local setting and is respectful of adjacent housing.



5.1 General principles

1. Renovating or altering an existing home gives an opportunity to extend the life of the existing building and create an environment that brings joy, improves comfort and is more suited to modern living. These projects are often, at most, once in a generation so applicants **must** think carefully about the spaces they are creating and the long-term impact of the proposal on future residents, neighbours and the wider street.
2. The design and massing **must** consider the style, character and proportions of the host building, neighbouring buildings and the wider area and **must not** detract from the character of the street.
3. Generally, extensions **should not** be visible from the public realm to help ensure the original character of the area is to be maintained.
4. Where possible, renovation work **should** restore existing design features of the original building.
5. In most cases, extensions **should** be subordinate to the scale of the host building to ensure the integrity and significance of the original building is maintained.
6. Extensions and alterations **should** complement and harmonise with the style of the host building and the LPA welcomes modern, innovative and creative architectural design solutions where they can demonstrate exceptional quality. Applicants **should** consider employing a professional design team to help ensure a high quality outcome.



Extension using traditional materials in keeping with surrounding homes in a modern way

7. Applicants **should** research Liverpool building types, materials, styles and architectural details and reinstate these where suitable.
8. Façade details **should** adequately demonstrate that careful attention has been given to ensure water run-off will avoid unattractive staining.
9. Where relevant, the proposal **should** use local precedents when considering boundary treatments and their relationship to the street scene.
10. Light pollution to neighbouring homes and surrounding landscape / gardens **should** be considered for wildlife and in the interests of neighbourliness.
11. Habitable rooms, including kitchens, **must** have a window or glazed door. Rooflights and obscured windows **must not** count as the only glazing because they do not offer adequate views out.
12. Windows feel better when window cills are reasonably low (maximum 900mm) but each habitable room **must** have at least one window with a cill at no higher than 1200mm above floor level to allow views.
13. Developments **must** consider the impact of overlooking into other homes and gardens from windows, doors and balconies. Potential for unacceptable overlooking will depend on the proximity of windows to neighbours' habitable rooms and gardens, the angle of view and the arrangement of buildings and gardens. Unacceptable overlooking **must** also be considered to other relevant building types too, for example, schools.
14. Fixed external shading may be proposed to prevent overlooking, but obscured glazing is not considered sufficient so **must not** be proposed for this purpose.
15. The design and massing of extensions **must not** overshadow or have an overbearing effect on neighbouring properties' daylight and sunlight to an unacceptable degree (see 5.3)
16. Any proposed development **must not** compromise rooms in the host house and habitable rooms, including kitchens **must** continue to receive adequate daylight and ventilation.
17. When proposing plant equipment, such as PV panels or an air source heat pump, they **must** be sensitively designed and acoustically enclosed, so they do not become a nuisance.

“ The buildings should take on new idea for a new age. ”



5.1 General principles

18. Any development **should** minimise its environmental impact by the efficient use of resources including materials, water and energy. Consideration **must** be given to designs and construction techniques that reduce carbon emissions and contribute to low carbon buildings.



Kitchen extension using natural and recycled materials and maximising natural light

19. Extensions **must not** have a significant adverse impact on the quantum and quality of the host building's external amenity space.
- When converting a building into a HMO or extending one to serve more residents, the amount of external amenity must still meet the minimum requirements in 3.4.1. It is not acceptable to reduce (or completely lose) garden space. Where existing external space is already below the requirements in 3.4.1, it must not be further compromised. Spaces used for refuse, parking or cycle storage do not count towards external amenity space.*
20. When reconfiguring a home, usability and accessibility of the layout **should** be considered and improved where possible, for example by adding a downstairs WC where there is currently not one.
21. Any proposal that significantly improves the accessibility of a home for an individual with specialist needs will be given special consideration. However anything that contravenes guidance **must** be reversible to its former state.
22. Buildings in conservation areas may be subject to an Article 4 direction which removes certain permitted development rights. The introduction has a link to the list of Liverpool's conservation areas.
23. LCC defer to permitted development rights regarding air conditioning units, however homeowners **must** ensure they carefully follow the rules, which may preclude installation in conservation areas.

5.2 Front extensions

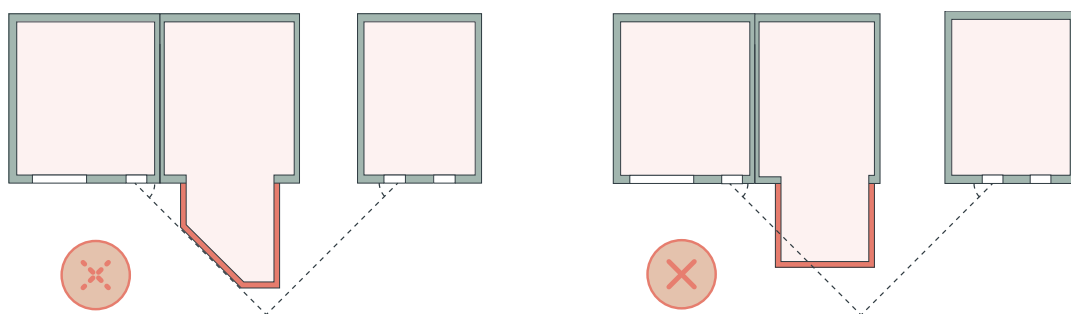
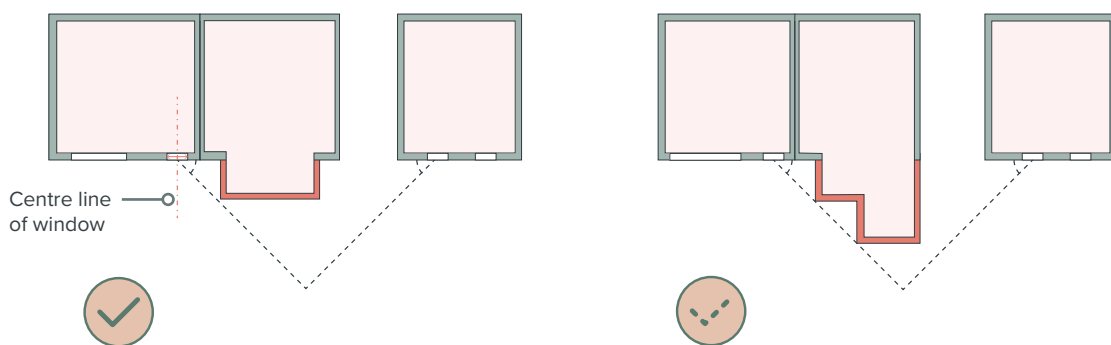
1. Front extensions are prominent features in the streetscape and are typically not acceptable. Where proposed, their design **must** be carefully considered to avoid being visually obtrusive.
2. Front porches **must** relate to the architectural design, materials and scale of the host building, and **must not** disrupt the architectural unity of a group of homes along the street.
3. Car ports and integrated garages prevent cars from dominating the streets and they assist in relieving parking pressure along a road, so they **should** be used. Where garages are converted into living accommodation, the design, details and proportions of fenestration **must** be in keeping with the character of the street.



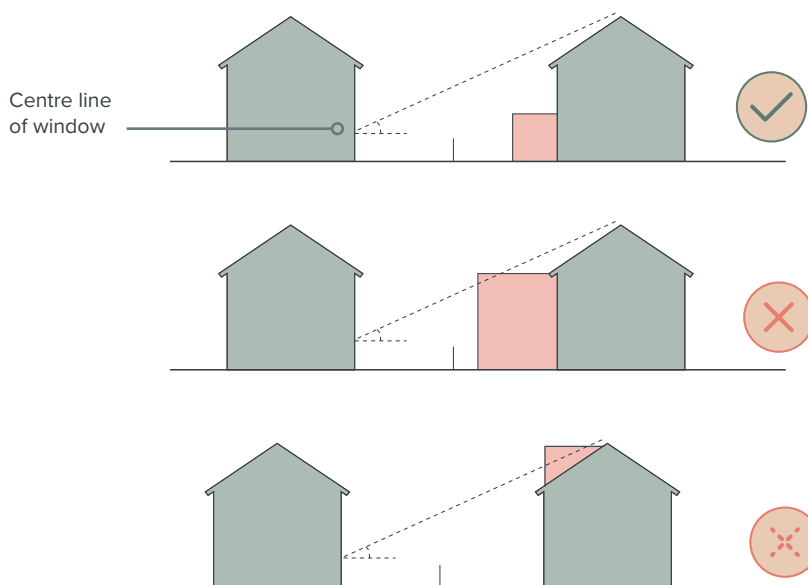
Retained, historic porticoes in Gambia Terrace

5.3 Rear extensions

1. Extensions to the rear of a home generally have less impact on the character of the street and the surrounding area. However their composition contributes to the overall townscape and in some cases they can be seen from the public realm. Extensions **should** have a height, depth and width that respects the existing, common pattern and rhythm of rear extensions on neighbouring sites, where they exist. The same guidance for extensions also applies to full glass conservatories.
2. Single storey extensions to terraced houses **should** usually have flat roofs or pitched roofs falling the rear or the boundary to ensure they appear subordinate to the main building. However individual design quality and rationale will be reviewed.
3. Two or more storey extensions are likely to have a detrimental effect on the host and neighbouring homes. Where proposed, they **must** be well considered with exceptional internal and external design quality and any impact on the neighbours **must** be thoroughly tested and demonstrated.
4. Rear extensions **should not** reduce any existing external amenity space by more than 50%.
5. The orientation and position of neighbours' windows **must** be considered and LCC adopt a 45° rule meaning there must be no building mass within 45° viewing arc of a neighbouring window or external door. This must be reviewed in both plan and elevation, as demonstrated in the diagram.
6. The 25° rule **must** also be considered when proposing an extension. Applicants **must** take a 25° angle from the centre of the lowest window in opposite homes. Any massing that cuts this line is likely to be rejected as it will limit light into the home.
7. The building massing **should not** be awkward or convoluted to achieve the standards and the measurement is to be taken from the centre line of the window or glazed door.
8. For loft extensions, the 25° rule **should** be applied but other factors are considered, such as the distance of the extension from the neighbour's window, the overall scale and massing of the extension, and any detailed daylight and sunlight assessments provided.



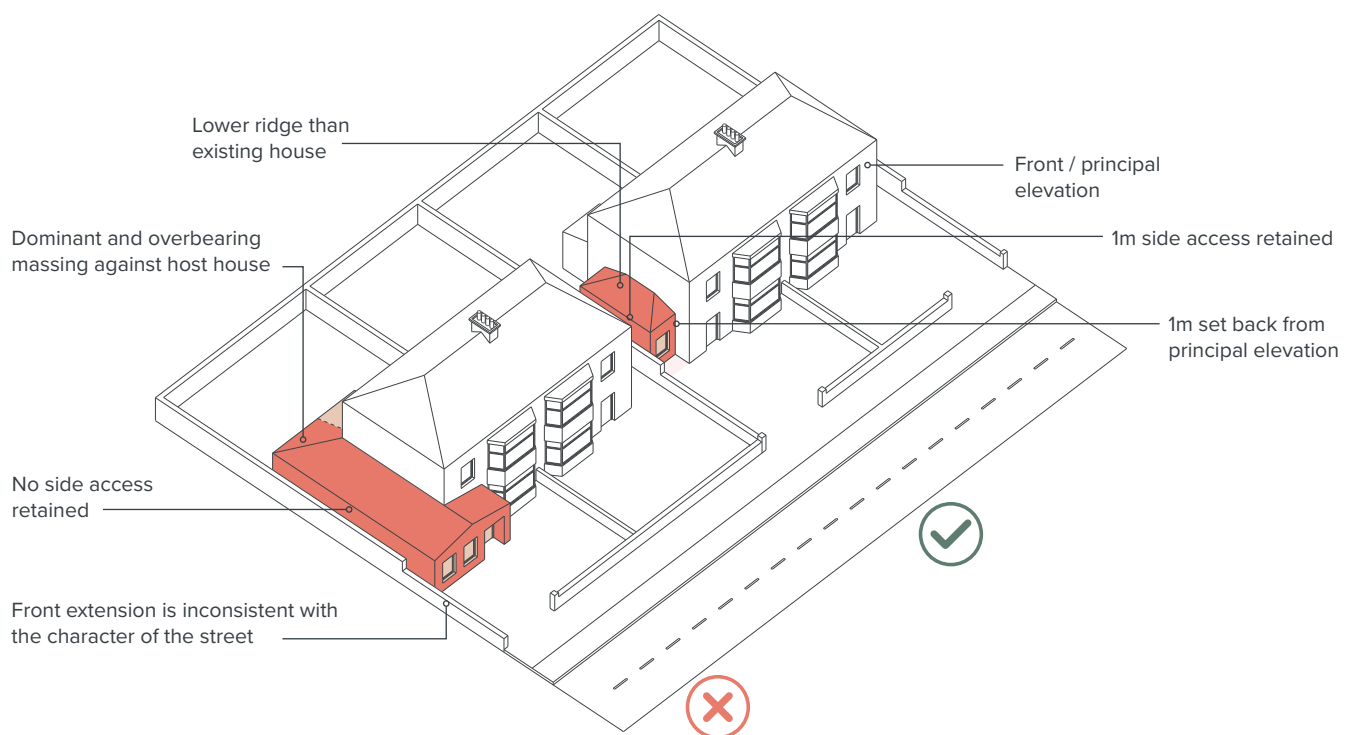
Acceptable and unacceptable massing using a 45° line to the neighbouring window: plans and rear elevations



Acceptable and unacceptable massing using a 25° viewing angle from opposite homes: sections

5.4 Side extensions

1. The massing and design of side extensions may significantly change the appearance of the building. Where proposed, they **must** reflect or enhance the character of the area, particularly when they are visible from the public highway.
2. Infilling a gap between semi detached or detached homes, or adding a first floor side extensions (e.g. over a garage) is likely to significantly affect the street rhythm. Where proposed, these **should** be set back from the front wall of the original house by a minimum of 1m and have a lower ridge height.
3. The extension **must not** appear to overwhelm the host building and become unacceptably dominant. This is particularly the case when combined with a rear extension.
4. Side extensions **should not** normally exceed half the width of the host house.
5. The roof line and style **should** reflect the host building character and style.
6. Side extensions **should not** reduce any existing external amenity space by more than 50%.
7. Side extensions should maintain a minimum of 1m distance to the boundary, to allow for access.
8. The proposal **must not** obscure any existing architectural features that make a positive contribution to the character of the existing building.
9. The ratio of openings to solid wall, and the proportions of doors, windows and other openings in a side extension **should** be similar to that of the original building. Modern designs and creative approaches may be welcomed but **must** be justified through strong design and sustainability rational and demonstration of exceptional quality.



Side extensions to detached / semi-detached houses

5.5 Roof extensions and dormers

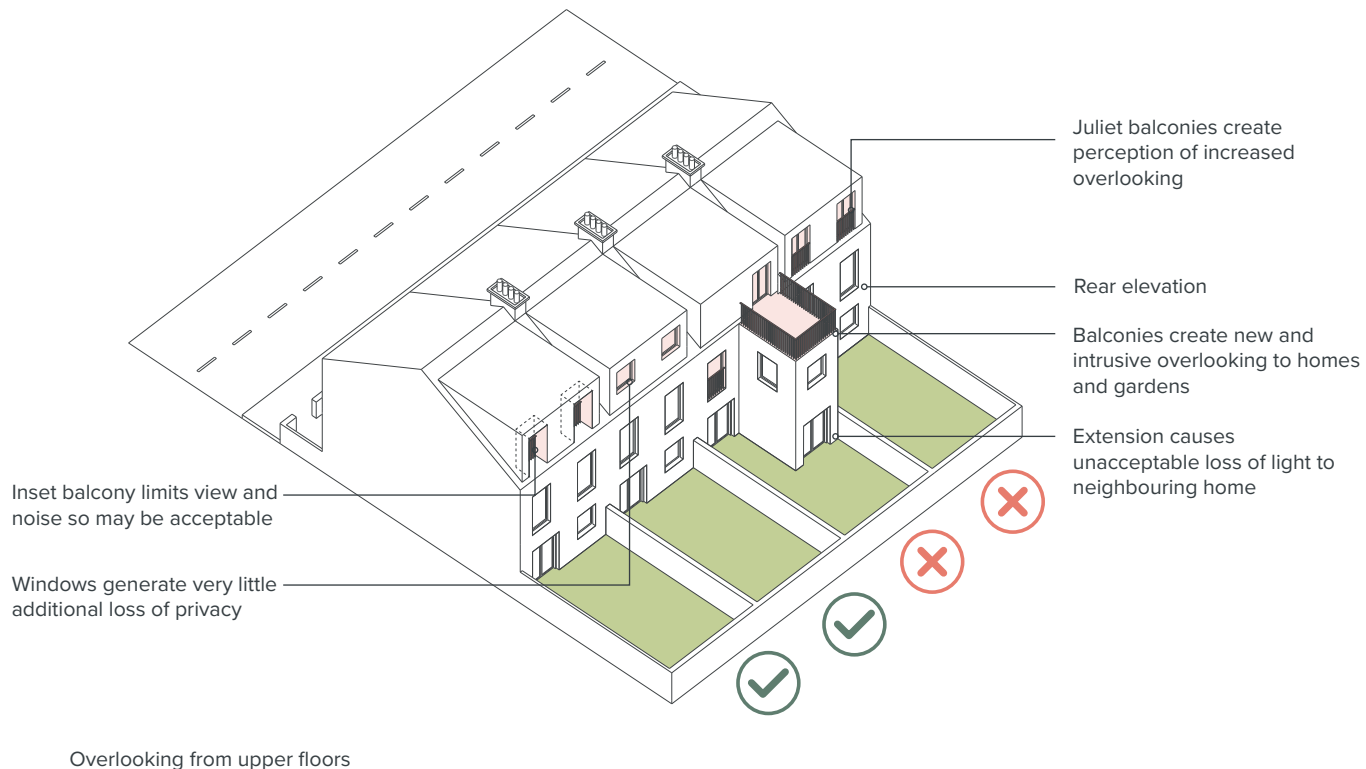
1. Extending into a loft can add valuable additional habitable rooms without compromising garden space. However care **must** be taken to ensure these extensions don't appear overbearing or change the character of the area.
2. Any roof extension that is highly visible from the public realm is unlikely to be acceptable and **should not** be proposed. This does not include rooflights.
3. Front mansard extensions and dormers will not normally be acceptable and **should** normally be restricted to rear elevations.
4. Any extension **must** preserve the characteristic features of the roof such as chimney stacks and chimney pots.
5. Any proposed dormers **must not** become over-dominant and **should** be inset from the roof verge or party wall line by at least 0.5m.
6. In order to preserve a continuous eaves line roof extensions **should** normally be set back by at least 0.2m from the eaves.
7. The massing **must not** cut through ridge or hip lines.
8. Additional floors in any form **should not** harm the architectural integrity of a building or the unity of a group (i.e. a terrace).
9. Dormers **should** normally be restricted to rear elevations.
10. Hip to gable extensions **should not** be proposed as they will likely cause an imbalance in the building form. This is particularly true when they can be seen from the street.
11. Windows **should** line through with lower ground windows and avoid windows which are larger in scale and design to those on the existing first floor of the building.



Dormer extensions to terraced houses

5.6 Balconies

1. Balconies, including Juliet balconies, can be desirable, particularly when buildings are divided into flats. However, they are likely to cause significant harm to neighbours' privacy through noise and overlooking and generally **should not** be proposed.
2. New balconies are unlikely to be in keeping with the character of the surrounding homes, so where proposed, they **must** be carefully designed and well justified in the planning application.
3. Inset balconies may be acceptable and **should** only be proposed where there is no overlooking harm to neighbouring homes or gardens.



“ We should not be able to see into our neighbours' homes from ours. ”



5.7 Building fabric

1. LCC encourage thoughtful approaches to alterations and extensions. Before making changes to the property, homeowners **must** consider the desired effect and appearance. In general, alterations **should** reinstate original features, or protect or enhance local character. Inappropriate and unsympathetic alterations can spoil the character of a property and damage the overall street scene.
2. Fenestration has a significant impact on the appearance and livability of a home. Applications **should** detail opening methods, such as sliding sash, outward or inward. They **should** also include frame material and dimensions (profile) including size of glazing bars.
3. The original wall finish is likely to be the most appropriate for any repairs, meaning sensitive restoration may be required. Repairs **should** match the host building's materials and finishes. Matching original materials includes colour, size and finish of materials. With brickwork, it includes mortar colour, grain and texture, bonding and pointing profile.
4. As a general rule, render and painted finishes **should not** be proposed as they require ongoing maintenance, show dirt quickly and can be vulnerable to graffiti if publicly accessible.
5. Where the colour or finish differs from the main or existing building, proposals **must** demonstrate clear rational drawing from local context, history etc.
6. Original external pipework and guttering **should** be repaired or reinstated in a like-for-like manner for all properties. Any new pipework **should** be restricted to the side and rear elevations of buildings where possible to avoid harming the appearance of the principal elevation.
7. Any architectural metalwork features, such as railings, canopies or balconies, **should** also be retained and repaired, or replaced in a like-for-like manner.



“ The redesign of a property should still fit into its environment. ”

5.8 Roofs and rooflights

1. Roof material, form and detail are important to the character of a building. Repair and restoration of roof coverings **should** be proposed over to wholesale replacement where parts of the original roof covering can survive.
2. Where roofs are being refurbished, original features such as keyhole ridge tiles or decorative chimney stacks and chimney pots **should** be reused, and where possible, re-instated if they have been removed.
3. Attention **should** be paid to matching any traditional overlap pattern, especially when using natural slate (and some tile types).
4. Rooflights can bring great benefit to a house by drawing natural light into the centre of a plan; areas which usually rely on artificial lighting only. Their size and location **must** be well considered, particularly on the front of homes.
5. Rooflights **must** be significantly subordinate both in size and number to the roof slope being altered and roof form overall.
6. The position of rooflights **should** take into account other architectural roof elements, e.g. gables, chimneys, turrets.
7. Where relevant, the position and dimensions of rooflights **should** ensure a consistent rhythm with other rooflights on adjacent/neighbouring roofs.
8. Rooflights on the roof of ground floor extensions, **should** be positioned away from the building line or obscured glazed to not cause excessive light pollution to neighbouring homes.

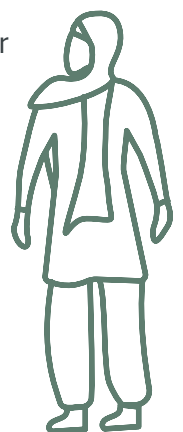


Rooflight brings extra light into kitchen and deeper into the house

5.9 Improving sustainability

1. LCC welcome alterations that improve the sustainability credentials and all homeowners **should** consider this when carrying out building work. In some cases, these projects may be given special dispensation if they contribute to the LCC's net zero aspirations.
2. Additions such as shutters and canopies **should** be considered on south, east and west façades as they will help reduce overheating through solar gain in summer months. Where proposed, they must be integrated into the design.
3. Solar or PV panels on a building **should** be sited to minimise the effect on the external appearance of the building, the street scene and local area.
4. Solar panels **must not** be installed on a building that is within the grounds of a listed building or on a site designated as a scheduled monument. *For further information, refer to the Historic Environment SPD*
5. If the property is in a conservation area, solar panels **must not** be fitted to a roof plane or wall on principal elevations. *For further information, refer to the Historic Environment SPD*
6. Where proposed, air source heat pumps (ASHP) **must** have a minimal impact on the external appearance of the building. Applicants **must** consider its effect on the street scene and amenity of the local area.
7. The size of the ASHP **must** be proportionate to heating and hot water need for the home it is installed for.
8. If installed on a flat roof all parts of the ASHP **must** be at least one metre from the external edge of that roof.
9. In a conservation area the ASHP **must not** be installed on a wall or roof which fronts a highway or be nearer to any highway which bounds the property than any part of the building.
10. ASHPs **must** be located to minimise any noise nuisance to neighbours. Consider using sound absorbing enclosures to reduce breakout noise.
11. Water butts are an easy way to provide water for your garden without increasing water bills and **should** be proposed wherever possible. They connect into an existing down-pipe and are available in a range of sizes and styles and
12. The installation of EV charging points **should** minimise the impact on the visual context of the local area. They **should** be placed in discreet and unobtrusive locations – for example on the side of the building, on a porch, or by using evergreen planting to disguise it.

“Housing creates a large percentage of greenhouse gases. We should prioritise using less. Thinking about insulation and renewable energy heating systems.”



5.10 Front, rear and side gardens

1. Gardening is known to improve health and wellbeing. All proposals **should** make the most of the garden space available by ensuring good access and views
2. Proposals **should** retain, enhance or re-introduce original surface materials and boundary features, such as decorative paving, walls, railings and hedges, especially in conservation areas. Any new materials **should** be complementary to the host building and neighbouring ones.
3. There **should** be planting in all front gardens, as well as features to encourage wildlife and biodiversity.
4. Hard, impermeable (non-porous) finishes may be practical but, if over-provided, can look stark, reduce biodiversity, increase surface-water flooding and increase summer temperatures. A balance of hard and soft treatments **should** be targeted in all garden areas and permeable paving **should** be proposed where possible.
5. A minimum viable size of lawn is approximately 5m². Any smaller and it may not establish and flourish. Artificial turf **should not** be proposed as it can cause environmental harm by releasing micro-plastics and restricts natural ecological processes so the soil beneath degrades. If lawns are not viable, other forms of planting or natural, permeable surface finishes (shingle, gravel or mulch) **should** be considered.
6. A diverse range of trees, plants and bulbs **should** be introduced to improve biodiversity and help wildlife thrive.
7. Landscape proposals **must** consider the growth potential of new trees to ensure they do not dominate or cause harm to structures.
8. Space and upkeep **should** be considered when specifying new plants. Flowering species and night-scented climbers will help attract pollinating insects that in the UK are in decline. The Royal Horticultural Society (RHS) offers further online advice on plant species with wildlife benefit and how to encourage wildlife into gardens.
9. Proposals **should** consider leaving one part of a garden less-well attended to allow nature to take care of itself (re-wilding), leaving fallen leaves or logs available for wildlife.

“ Gardens have the ability to make someone feel relaxed and reduce stresses ... so someone of any age, physical and mental condition can live independently for as long as possible. ”



10. Bird and bat boxes **should** be installed on building structures or mature trees within the garden. Bird baths and feeding stations can also tempt wildlife with great success.
11. Bright garden lighting will disturb nocturnal wildlife species so **should** be limited in gardens. If gardens back onto existing strategic green spaces, this principle becomes even more significant.



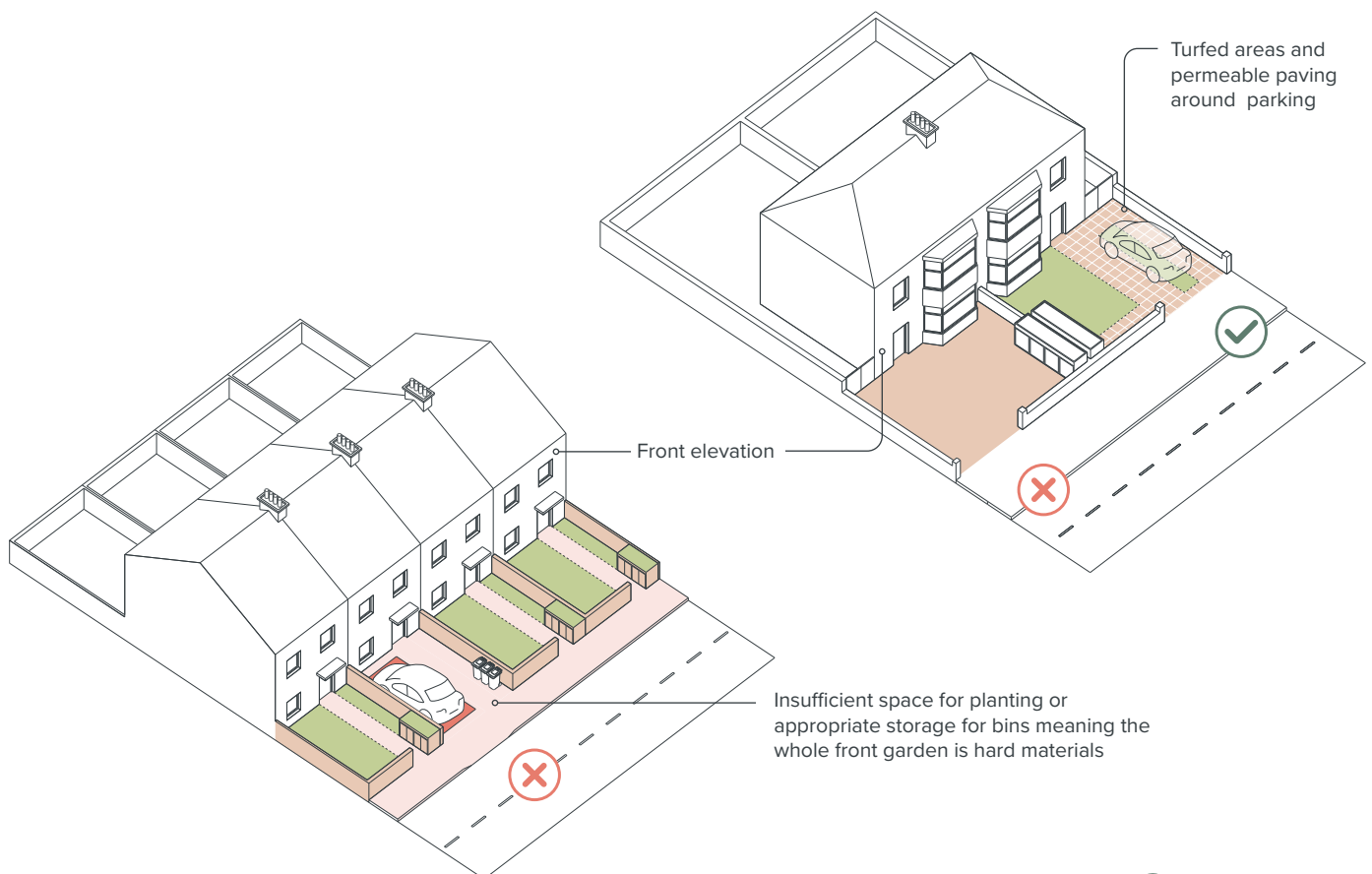
Rear extension that maximises connection with the garden without impacting neighbouring homes

“ Our garden is like another room of the house and is used constantly by the children. ”



5.11 Off street parking

1. Where existing garages are of a suitable size to accommodate off-street parking, they **should not** be converted into extensions unless there is suitable parking in-curtilage elsewhere.
2. Converting front gardens to off-street parking **should not** be proposed where it changes the character of the street. A minimum of 30% of soft landscaping should be retained in the interests of wildlife and biodiversity.
3. Water run-off **must** be contained within the property boundary. Consider changing hard surfacing into permeable paving or directing water to a garden border or soak away that is located within the property boundary.



Parking on driveways will only be supported where there is enough space to retain soft landscaping

“ I don’t drive myself but I feel that on street parking looks an absolute eyesore. A lot of on street parking happens outside properties with an empty driveway. ”



5.12 Boundary treatments

1. Boundary treatments, particularly those visible from the public realm, are an important and integral part of the character and appearance of the home. Any alterations **should** consider the effect of the appearance on the wider context / street. In general, boundary treatments **should** be in keeping with the context.
2. The boundary's dimensions, proportions, detailing and design **must** respect the existing character of the street and be subordinate to the host building.
3. The repair of boundary walls, fences and railings **should** be considered before full replacement.
4. Materials used **should** be robust and relate and complement the host building. Incorporation of planting with viable planting widths is encouraged. Integrated planting will afford some privacy, improve the street-scape and bring biodiversity.
5. Timber fences facing on to the public realm are generally not acceptable and **must not** be proposed in any new instance.
6. The design and construction of new boundary conditions (particularly those with strip foundations/footings) **must not** damage any existing trees / tree roots.
7. Designs **should** allow periodic gaps in the base of boundary treatments to allow passage of commuting species such as hedgehogs that are in rapid decline in the UK. These can also be retro-fitted by removing bricks or cutting a holes in the fence panels.



Front boundary of brick with evergreen hedge and integrated signage

5.13 Outbuildings and garden storage

1. Outbuildings and garden storage can improve the enjoyment and usability of gardens and provide a space for hobbies or somewhere private to work or study from home. Where proposed, they **should** not extend to more than 50% of the garden
2. Outbuildings and **must** adhere to the permitted development height rules of 2.5m if within 2m of a boundary, and 4m with a dual-pitched roof if further away.
3. Guidelines for extensions, in particular, those regarding size, scale, materials and privacy, also apply to outbuildings and **must** be considered.
4. The siting, location, scale and design of the outbuilding **should** have a minimal visual impact on, and be visually subordinate within, the host garden.
5. The size of the outbuilding **should** not adversely impact the usable area of the garden. Suitable space around the building **should** be retained for soft landscaping.
6. Outbuildings **should not** detract from the open character of neighbouring gardens.
7. The location of outbuildings **should not** harm existing trees or their roots and the construction method **should** minimise any impact on all vegetation and adjacent structures. Outbuildings that require removal of a mature tree will not be permitted.
8. The proposal **should** use materials which complement the host property and the overall character of the surrounding garden area.
9. The proposal **should** assess any impacts on water run-off and groundwater flows and demonstrate how these will be negated.
10. If the outbuilding takes up space previously used as garden, the proposal **should** consider provision of a green roof to replace planted area. This **must** have a soil depth of at least 100mm to allow plants to thrive. Other innovative solutions to incorporate wildlife habitats **should** also be considered.
11. Integrated storage for bins and cycles in front or rear gardens **should** be proposed where the space is available.
12. Composting is a way to reduce food waste and avoid the expense of buying garden compost. Compost bins are available in a range of sizes and styles and generally have little odour. Their use is encouraged, but they **must** be well located and well maintained to ensure they do not encourage vermin.
13. Designs **should** consider bird and bat boxes on the structure or in vicinity.





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Appendix

Term	Definition
1B1P (and 1B2P, 2B3P etc)	Abbreviation for size of home and number of bedspaces i.e. 2B4P is a 2-bedroom home for 4-people, or a two bedroom home with two double / twin bedrooms.
Approved Documents (AD-M, AD-O etc)	Sets of guidance documents published by the government that provide practical solutions and examples for meeting the requirements of the Building Regulations. They are available on the .gov website.
Adopted or adoptable standards	Specification of external finishes for public realm which the local authority is willing to inherit and able to manage and maintain.
Balcony / Terrace / Roof Terrace	Private area of outside space dedicated to a home within a shared building.
Biodiversity Net Gain (BNG)	A measured approach to land management that ensures a development leaves the natural environment in a better state than before it was undertaken. It is achieved by delivering improvements to biodiversity through habitat creation or enhancement.
Blue Badge parking	Car parking concessions available to people with disabilities or certain health conditions, normally those that make walking difficult. Spaces can be used for any vehicle where the card holder is travelling as they are linked to the individual not the vehicle
Building Research Establishment (BRE)	Organisation dedicated to developing solutions to aid or measure built environment challenges. In this Guide, it is referenced with respect to daylight and sunlight tests to evaluate how a new development impacts the amount of natural light and sunlight received by neighbouring properties and buildings, as well as the amount of light within the new development itself. The specific document to reference is 'Site layout planning for daylight and sunlight: a guide to good practice' latest edition.
Build to rent (BTR)	Homes that are specifically designed and built to be managed and let to renters, across any tenure.
Co-living	Purpose-built residential developments to provide studio accommodation with communal facilities. These schemes can be entirely new-build developments or conversions of existing buildings to facilitate co-living arrangements. In planning terms, co-living developments are classified as 'sui generis', meaning they fall outside of conventional use classes, and they are considered non-self-contained market housing. Unlike other accommodation types, co-living schemes are not restricted to specific occupational groups such as students, healthcare professionals, or those in temporary or emergency housing. HMOs with more 19 or more bedrooms will be considered co-living by LCC

Term	Definition
Communal	Shared between all residents within a building or development, but not accessible to the public.
Density	A calculation of number of d/ha (dwellings (homes) per hectare) or hr/ha (habitable rooms per hectare). The calculation gives a figure of the number of homes that would be proposed if this scale of development was proposed on a one hectare site, to give a comparable figure across all schemes.
d/ha	Dwellings (homes) per hectare. A calculation to measure of the number of homes in an area in a comparable way. Used to understand the density of the development.
External amenity	High quality, usable, dedicated outside space, either private (for sole use by one household) or communal (for use solely by residents within a building or development). Car parks, service areas and access routes are not considered part of amenity spaces.
Extra Care	A form of later living housing for older adults (typically aged 55+) with a self-contained home in a community. Extra care offers support services and amenities on site, including personal care and domestic assistance 24/7. There are permanent staff on site and a range of communal areas which may include dining areas for residents to eat together.
Family sized home	This is a home with 3 or more bedrooms, although it is understood that two generations can live in homes with 2 bedrooms.
Fenestration	The arrangement and design of windows and other external glazed elements.
Form factor	The ratio of the building's exposed external surface area to its gross internal floor area. A lower form factor means less external surface area per unit of floor area, reducing heat loss through the building envelope and improving energy efficiency.
Habitable room	A room where somebody will spend living or downtime. All bedrooms, living rooms, studies and dining rooms are habitable rooms. Bathrooms, WCs, utility rooms hallways are not habitable rooms. Any open plan living area (including combined kitchen / diners) over 29m² counts as 2 no habitable rooms for the purpose of any density calculation, as it is conceivable that two independent activities could take place. Standalone kitchens are not normally counted as habitable rooms, as the activity in that room is limited, but some of the requirements apply. Refer to specific guidance points.
Higher density	Density greater than the surrounding context.

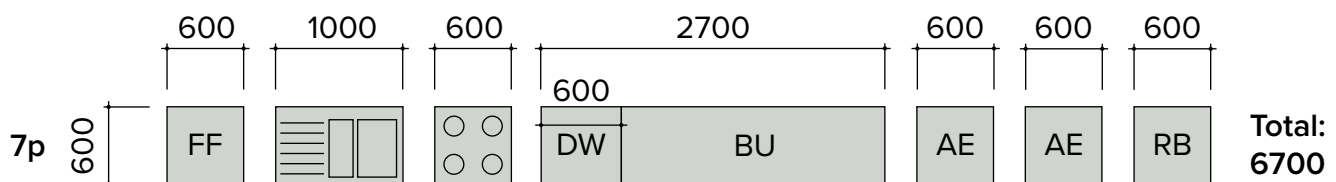
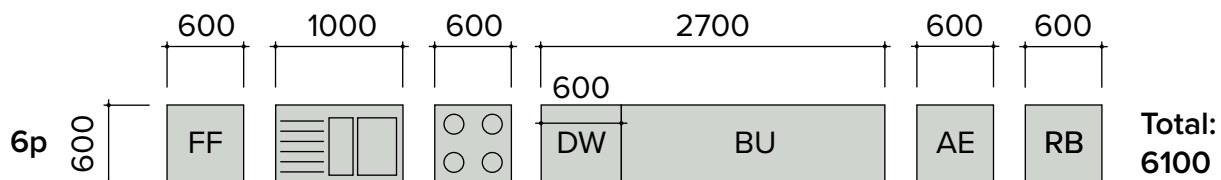
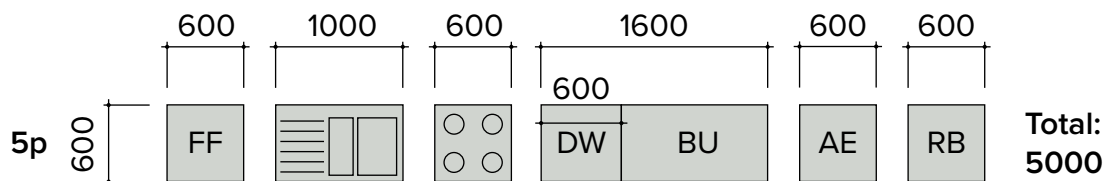
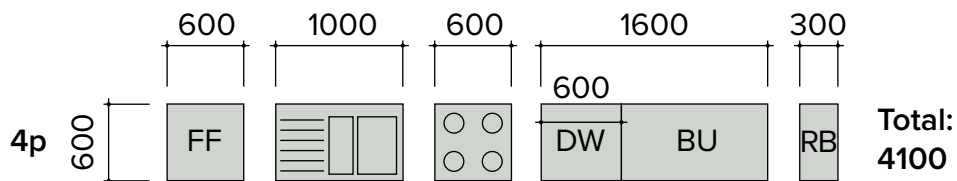
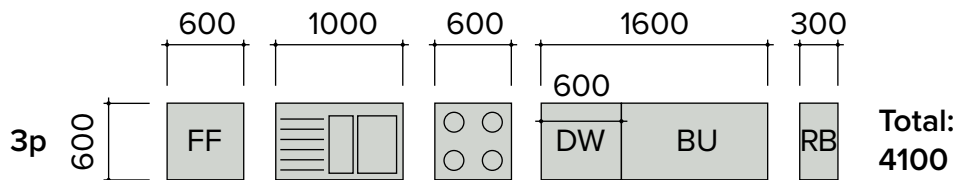
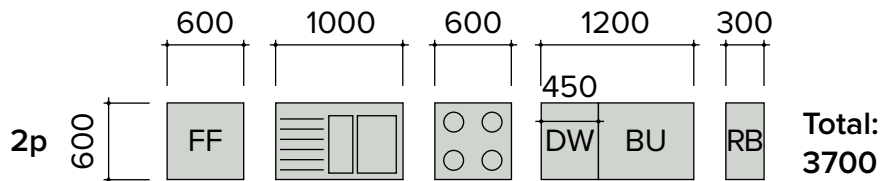
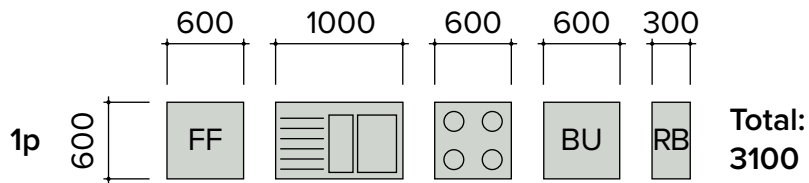
Term	Definition
Houses in multiple occupation (HMO)	This housing type can be classified into two categories: Small HMOs (use class C4) and Large HMOs (use class sui generis). Small HMOs accommodate between 3 and 6 occupants sharing basic amenities. Large HMOs house 7 to 18 occupants. The maximum number of occupants will be controlled by condition. For developments with 19+ bedspaces of non-self-contained housing, the Council will seek to apply guidance for co-living housing. Guidance will apply to 'new' HMOs which may comprise change of use or purpose-built new build schemes.
Independant Living	A form of later living housing for older adults (typically aged 55+) with a self-contained home in a community. Optional support services and amenities are typically brought in, and not permanently located within the scheme. There may be no staff permanently on site, meaning residents live completely independantly. There may be some communal space used for access to services and communal activities.
Later living	Housing for older people, often over 55 years (but will vary depending on developer or provider). These homes can be of any type, tenure or size, but are often 1 or 2 bedroom flats. This guide covers two types of later living; independent living (which is planning use class C3) and extra care (which is planning use class C2 or C3). The name and planning classification depends mainly on the level of shared facilities and the amount of care provided on site.
LCC / The Council	Liverpool City Council
Local Planning Authority (LPA)	Liverpool City Council planning department
Maisonette	A home with more than one storey within a shared building. It can be across any levels, not necessarily at ground and first floor.
Major development / scheme / application	An application of more than ten homes. This refers to total built homes, not a net increase. i.e. if six homes are demolished and ten are built (a net increase of four homes) the scheme is still a major application.
Must / must not	Written in bold throughout the guidance, LCC have used the terms 'must' or 'must not' to describe a clause that is a requirement. Deviation, by exception, must be well justified and discussed with the LPA ahead of the planning application.

Term	Definition
Nationally Described Space Standards (NDSS)	A national standard for space within homes, that local authorities can choose to adopt. Liverpool City Council have adopted this and require all C3 homes to achieve the requirements. Throughout the Guide, there are some instances where there is a requirement for other types of housing to meet certain NDSS criteria as a Liverpool preference to ensure quality.
National Model Design Code (NMDC)	A document which provides detailed guidance for local authorities and communities on creating well-designed places, particularly in the context of new developments. It expands on the ten characteristics of good design outlined in the National Design Guide.
National Planning Policy Framework (NPPF)	A document published by the UK government that sets out planning policies for England and how these should be applied. It provides a framework for local authorities when preparing development plans and making decisions on planning applications.
Open space	High quality external space that is open to the public and not designated to residents within a building or development.
Private amenity spaces	Outside space for the sole use by one household. The measured area must be secure, high quality, usable, dedicated outside outdoor space. Space designated for parking or storing bikes or refuse do not count towards the total measurable area.
Purpose-built student accommodation (PBSA)	A form of housing specifically designed and developed for students undertaking full-time higher or further education courses. It is most commonly classified as ‘sui generis’ within planning law, meaning it does not fit into a defined use class. It often shares operational characteristics with hotels (C1 use class), as it typically includes management arrangements for day-to-day operations and onsite facilities such as laundry, reception, and communal spaces. LCC requires all students to share cooking, dining and living facilities in groups of up to eight ‘student bedrooms’ or ‘student studios’. There must be no more than 20% ‘student studios’ within each development.
Student accommodation	
Pedestrians	People who use the streets including walking, jogging, people with walking aids or wheelchairs and people with children’s buggies. It does not include adults on scooters, cyclists or moped drivers.
Permitted development (PD)	National rights that allow homeowners to undertake certain types of building work or changes of use without needing to apply for planning permission. The information in Chapter 5 echoes many of these standards and expands on the detail.
Positively drained	With respect to drainage and rainwater design, water is collected on a waterproof surface and directed to a piped outlet into the wider drainage network. It means the balcony does not free drain by running through the deck to the floor below.

Term	Definition
Purge ventilation	The rapid exchange of indoor air with fresh outdoor air, primarily achieved by opening windows or doors, to quickly remove pollutants, excess heat, or humidity. This is within the residents control, rather than a mechanised form of ventilation
Rooflight	Any window with a cill higher than 1.2m from the finished floor level.
Should / should not	Written in bold throughout the guidance, LCC have used the terms 'should' or 'should not' to describe a clause that is an expectation describing best practice. Deviation, must be well justified and discussed with the LPA ahead of the planning application.
Supplementary planning document (SPD)	A document that provides further guidance on how planning policies in a Local Plan will be implemented. SPDs are not part of the statutory development plan, but they are a material consideration in planning decisions.
Street	A highway with public realm functions beyond the movement of traffic. Most critically, streets should have a sense of place, which is mainly realised through local distinctiveness and sensitivity in design. They also provide direct access to the buildings and the spaces that line them. Most highways in built-up areas can therefore be considered as streets.
Step-free	A route without any steps, allowing access for people with mobility impairments, including wheelchair users. It may include ramps or lifts to navigate changes in level. It is further defined in Approved Document M: Access to and use of buildings, Vol 2 (AD-M)
Studio	A home of 37-50 sqm that is designed for one person to live in.
Sustainable drainage systems (SuDS)	These systems are designed to manage surface water runoff in a way that mimics natural drainage processes, reducing flood risk and improving water quality
Thermal line	A conceptual line that represents the continuous layer of thermal insulation in a building envelope, separating the conditioned spaces (heated or cooled) from the unconditioned spaces and/or exterior.
Townhouse	A standalone narrow, multi-floor terraced house, usually for a single-family.
Use class	A planning use class is a category that defines the allowed purpose for which land and buildings can be used, as outlined in the Town and Country Planning (Use Classes) Order 1987.

B

Kitchen furniture schedule



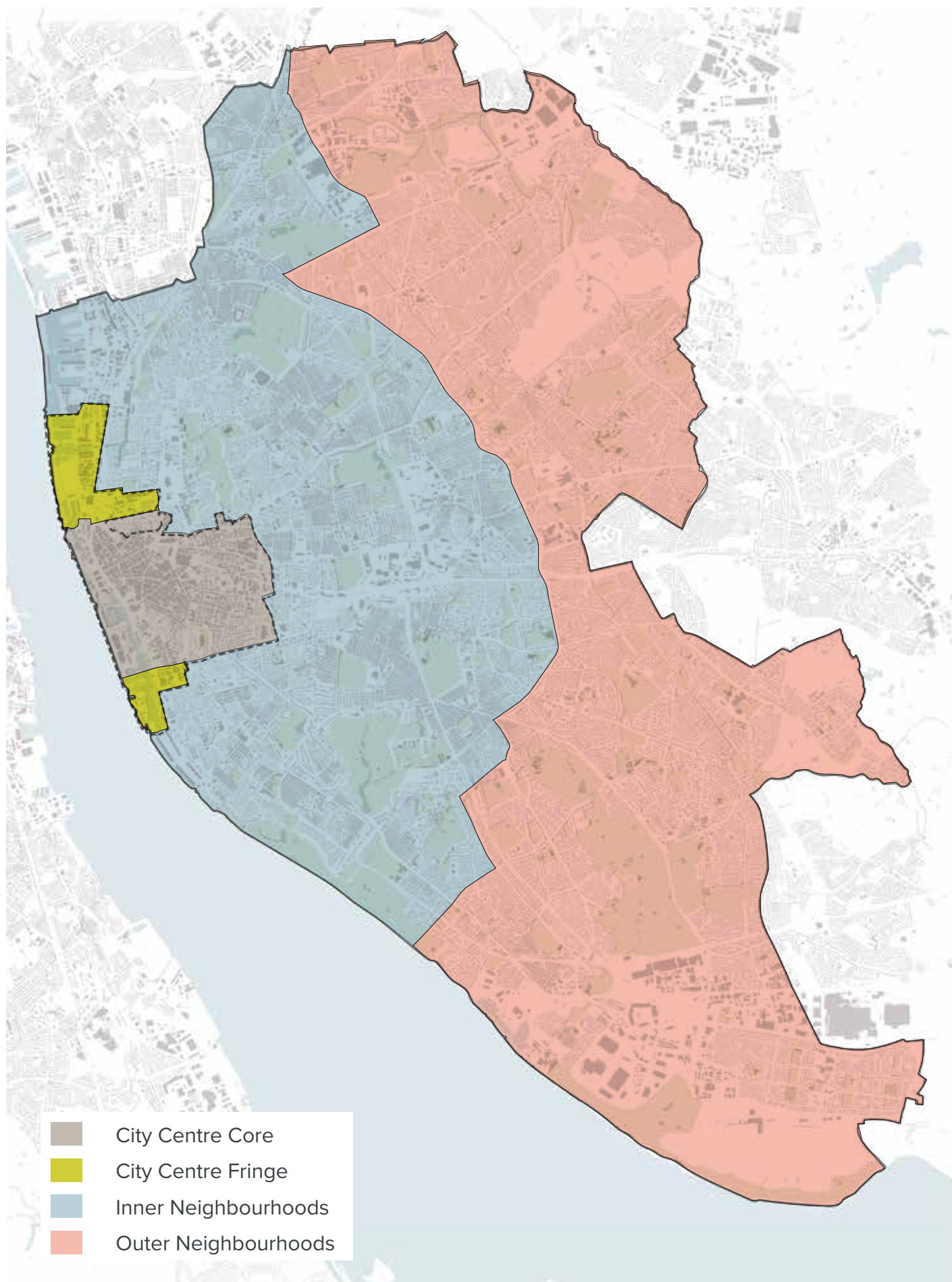
Key:

FF	Fridge/ Freezer (tall unit)
BU	Base unit (can be swapped out for a tall unit)
RB	Rubbish (refuse and / or recycling) bin
DW	Dishwasher
AE	Ancillary equipment. Space for additional appliance in larger homes

Wall units are encouraged in addition to the spaces shown.

Notes:

- Wheelchair accessible homes AD-M4(3) will require longer worktops runs - refer to Approved Document M requirements
- Washing machines should be in a separate utilities cupboard. Where they are included, they must be in addition to the total lengths stated.



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Mainstream housing parking tables

City Centre Core - maximum number of car parking spaces per home

Type of housing	Studio	1B	2B	3B +	Wheelchair housing - unallocated	Visitor - unallocated
Mainstream housing	0.5*	0.5*	0.5*	1*	0.5 per home (minimum of 2)	Not normally appropriate

City Centre Fringe - maximum number of car parking spaces per home

Type of housing	Studio	1B	2B	3B +	Wheelchair housing - unallocated	Visitor - unallocated
Detached and semi-detached houses	n/a	0.7	1	1	1 per M4(3) home (minimum of 2)	1 space per 10 homes plus 1 accessible space per 20 homes
Terraced houses	n/a	0.7	0.7	1	1 per M4(3) home (minimum of 2)	1 space per 10 homes plus 1 accessible space per 20 homes
Flats	0.7	0.7	0.7	1	1 per M4(3) home (minimum of 2)	1 space per 10 homes plus 1 accessible space per 20 homes

* These developments should be car free (except for accessible spaces). Stated numbers are a maximum and only acceptable where clear need can be justified. Mitigation methods such as car clubs must be considered.

Inner neighbourhoods - maximum number of car parking spaces per home

Type of housing	Studio	1B	2B	3B +	Wheelchair housing - unallocated	Visitor - unallocated
Mainstream housing	1	1	1	1.5	1 per M4(3) home (minimum of 2)	1 space per 5 homes plus 1 accessible space per 20 homes

Outer neighbourhoods -expected number of car parking spaces per home

Where developers can demonstrate that a development will have minimal impact on local on-road parking, developments in ‘outer neighbourhoods’ with a lower level of parking provision will be supported.

Type of housing	Studio	1B	2B	3B +	Wheelchair housing - unallocated	Visitor - unallocated
Mainstream housing	1	1	1	2	1 per M4(3) home (minimum of 2)	1 space per 5 homes plus 1 accessible space per 20 homes

Later living housing parking tables

City Centre Core - maximum number of car parking spaces per home

Type of housing	All home sizes	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Independent living (C3)	0.7*	n/a	1 per M4(3) home (minimum of 2)	Not normally appropriate
Extra Care (C3)	0.7**	1 space per 3 staff	1 per M4(3) home (minimum of 2)	Not normally appropriate**
Extra care (C2)	**	1 space per 3 staff	**	**

City Centre Fringe - maximum number of car parking spaces per home

Type of housing	All home sizes	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Independent living (C3)	0.7	n/a	1 per M4(3) home (minimum of 2)	1 per 6 homes
Extra Care (C3)	0.7**	1 space per 3 staff	1 per M4(3) home (minimum of 2)	1 per 6 homes**
Extra care (C2)	**	1 space per 3 staff	**	1 per 6 homes**

* These developments should be car free (except for accessible spaces). Stated numbers are a maximum and only acceptable where clear need can be justified. Mitigation methods such as car clubs must be considered.

** To be determined on case-by-case basis for this specialist housing

Inner neighbourhoods - maximum number of car parking spaces per home

Type of housing	Studio, 1B, 2B	3B+	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Independent living (C3)	1	1.5	n/a	1 per M4(3) home (minimum of 2)	1 space per 5 homes plus 1 accessible space per 20 homes
Extra Care (C3)	1**	1.5**	1 space per 3 staff	1 per M4(3) home (minimum of 2)	1 space per 5 homes plus 1 accessible space per 20 homes**
Extra care (C2)	**	**	1 space per 3 staff	**	1 space per 6 homes plus 1 accessible space per 20 homes**

Outer neighbourhoods -expected number of car parking spaces per home

Where developers can demonstrate that a development will have minimal impact on local on-road parking, developments in 'outer neighbourhoods' with a lower level of parking provision will be supported.

Type of housing	Studio, 1B, 2B	3B+	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Independent living (C3)	1	2	n/a	1 per M4(3) home (minimum of 2)	1 space per 5 homes plus 1 accessible space per 20 homes
Extra Care (C3)	1**	2**	1 space per 3 staff	1 per M4(3) home (minimum of 2)	1 space per 5 homes plus 1 accessible space per 20 homes**
Extra care (C2)	**	**	1 space per 3 staff	**	1 space per 6 residents plus 1 accessible space per 20 homes**

** To be determined on case-by-case basis for this specialist housing

Homes with shared facilities housing parking tables

City Centre Core - maximum number of car parking spaces per home

Type of housing	All private rooms	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Co-living	0	**	1 per accessible room**	Not normally appropriate
PBSA	0	**	1 per accessible room**	Not normally appropriate
HMO (3-6 occupants)	0	n/a	0	Not normally appropriate
HMO (7-18 occupants)	0	n/a	0	Not normally appropriate
Care home	**	1 space per 3 staff	**	**

City Centre Fringe - maximum number of car parking spaces per home

Type of housing	All private rooms	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Co-living	0	**	1 per accessible room**	Not normally appropriate**
PBSA	0	**	1 per accessible room**	Not normally appropriate**
Small HMO	0	n/a	1 per accessible room (if provided)**	Not normally appropriate**
Large HMO	0	n/a	1 per accessible room (if provided)**	Not normally appropriate**
Care home	**	1 space per 3 staff	**	1 space per 6 residents**

** To be determined on case-by-case basis for this specialist housing

Inner neighbourhoods - maximum number of car parking spaces per home

Type of housing	All private rooms	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Co-living	0.1	**	1 per accessible room**	**
PBSA	0.1	**	1 per accessible room**	**
Small HMO	0.5	n/a	1 per accessible room (if provided)**	**
Large HMO	0.5	n/a	1 per accessible room (if provided)**	**
Care home	0	1 space per 3 staff	**	1 space per 6 residents**

Outer neighbourhoods - expected number of car parking spaces per home

Type of housing	All private rooms	Staff	Wheelchair housing - unallocated	Visitor - unallocated
Co-living	0.5	**	1 per accessible room**	**
PBSA	0.5	**	1 per accessible room**	**
Small HMO	0.5**	n/a	1 per accessible room (if provided)**	**
Large HMO	0.5**	n/a	1 per accessible room (if provided)**	**
Care home	0.5**	1 space per 3 staff	**	1 space per 6 residents**

** To be determined on case-by-case basis for this specialist housing

D

Bicycle and motorbike requirements

Mainstream housing - bicycles

Type of housing	Studio	1B	2B	3B +	Visitor	Motorcycles - unallocated
Houses	1	1	2	2	5 to 40 homes: 2 spaces Thereafter 1 space per 40 homes	n/a
Flats	1	1	2	2	5 to 40 homes: 2 spaces Thereafter 1 space per 40 homes	1 per 20 flats (minimum of 1)

Later living - bicycles

Type of housing	Studio	1B	2B	3B +	Visitor	Staff	Motorcycles - unallocated
Independent living and extra care (C3)*	1**	1**	2**	2**	5 to 40 homes: 2 spaces Thereafter 1 space per 40 homes	1 per 5 staff (where required)	1 per 20 flats (minimum of 1)
Extra care (C2)*	0	0	0	0	1 per 20 homes	1 per 5 staff	1 per 60 flats (minimum of 1)

Homes with shared facilities - bicycles

Type of housing	Bicycle - residents	Bicycle - visitors	Staff	Motorcycles - unallocated
Co-living	1 per room	1 per 20 rooms	**	1 per 100 rooms (minimum of 2)
PBSA	1 per room	1 per 20 rooms	**	1 per 100 rooms (minimum of 2)
HMO (all types)	1 per room	0	n/a	1**
Care home (C2)	0	1 per 20 rooms	1 per 5 staff	1 per 60 flats (minimum of 1)

* In later living schemes it is sensible to assume the cycle stores may be combined with areas to park and charge mobility scooters and outdoor wheelchairs. Charging capacity, and additional space for non-standard cycles and larger motorised mobility aids must be considered

** To be determined on case-by-case basis for this specialist housing

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3	Aerial view of Liverpool	Liverpool City Council
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10	Liverpool residents prioritising aspects of good housing design for new buildings	If-Do
10	Liverpool students debating most important aspects of new housing at Schools Parliament event	Liverpool City Council
15	City Centre view	Levitt Bernstein
18	Aerial view of Liverpool	Liverpool City Council
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