



The Future of Ham Close

- Autumn 2016 -

Overview

This brochure gives RHP customers an indication as to how big new homes are likely to be and a guide to what they might look like.

We are currently building to London Housing Design Guide (LHDG) standards, which are:

Floor to ceiling heights

A minimum of 2.5 metres is required between the finished floor and finished ceiling.

Storage

Built in general internal storage space free of hot water cylinders and other obstructions must have a minimal internal height of 2 m and a minimal area of 1.5 sq m for two person dwellings which is in addition to storage provided by furniture in habitable rooms. For each additional occupant and addition 0.5 sq m of storage space is required.

Bathrooms/WCs

Dwellings designed for an occupancy of 5 or more people should provide a minimum of one bathroom with wc plus one additional wc.

Bedrooms

The minimum area of a single bedroom should be 8sq m. The minimum area of double/twin bedroom should be 12 sq m. The minimum width of double/twin beds should be 2.75m.

Circulation in the home

The minimum width of hallways and other circulation spaces inside the home should be 900mm although this may reduce to 750 mm at pinch points.

Cycle Storage

- 1 space per 1 or 2 bedroom dwelling
- 2 spaces per 3 or more bedroom

Accessibility

10% of new houses should be designed to be wheelchair accessible or easily adapted for wheelchair users.

Private Open Space (balcony / gardens)

A minimum of 5 sq m of private outdoor space for 1 or 2 person dwellings and an extra 1 sqm for each additional occupant is required. The minimum depth and width of all balconies and private external spaces is 1.5m.

Energy efficiency

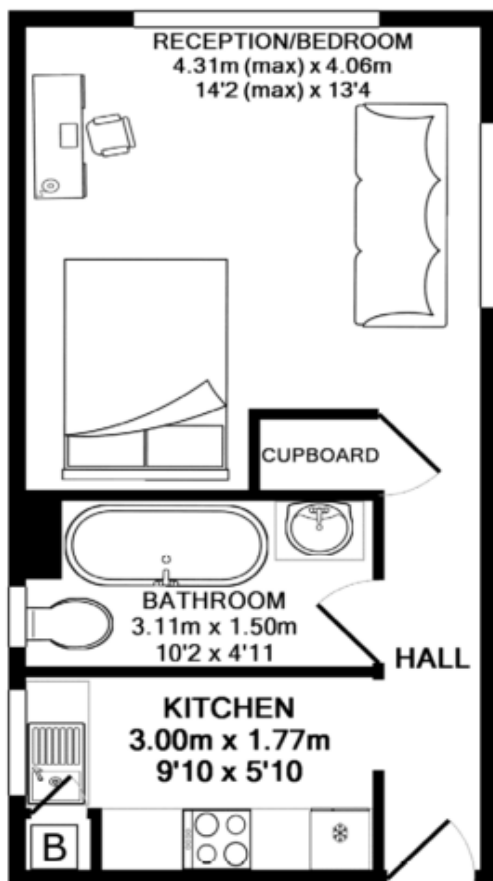
At this moment, designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in new developments.

Before renewable energy technologies are considered, the first priority is to reduce energy consumption. This means making the building fabric more efficient through high levels of insulation to minimise energy loss. Where feasible, development proposals should incorporate on site renewable energy generation to reduce carbon dioxide emissions.

Flat Sizes

Below are sample flat layouts for existing homes at Ham Close taken from Zoopla showing flat sizes and room dimensions. These have been compared to flat sizes in the London Housing Design Guide (LHDG).

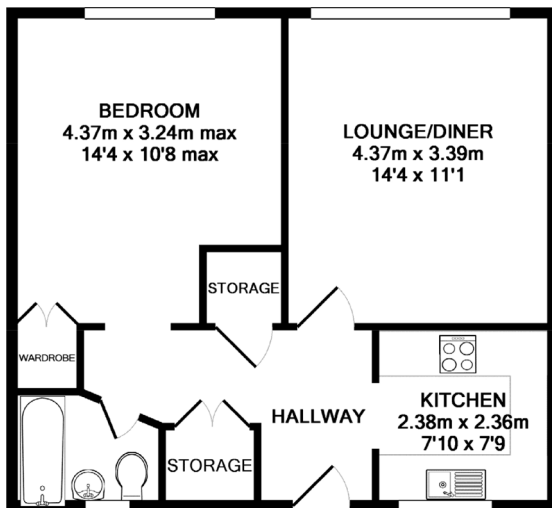
Studio at Edwards House



Current total
approx floor area:
31.3 SQ.M

New studios built
to LHDG standards
are 37 SQ.M

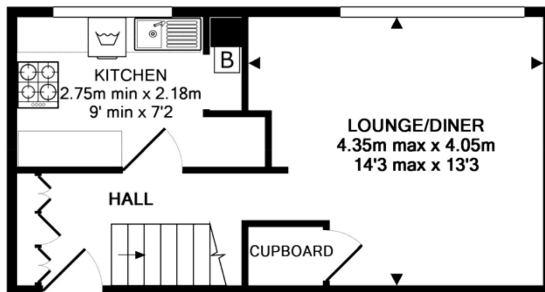
One bed at Clarke House



Current total approx
floor area: 44.7m²

New 1 bed homes built
to LHDG standards are
50m²

Two bed duplex at Bentinck House



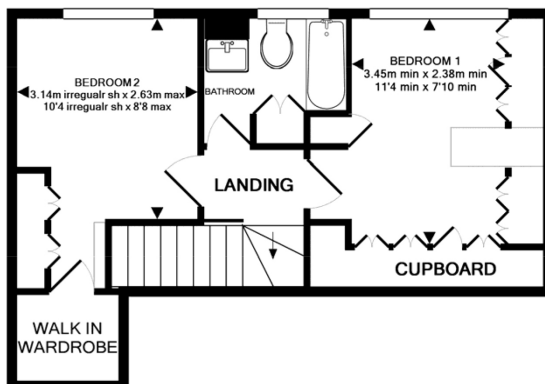
Entrance floor (1st floor)

Approx floor area:
31.3m²

Upper floor (2nd floor)

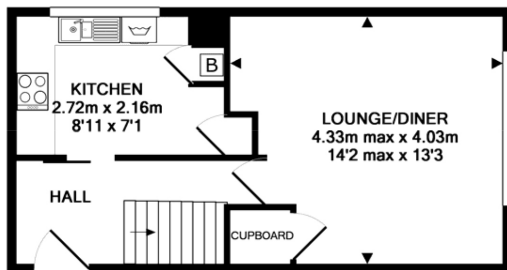
Approx floor area:
33.5m²

Total approx floor area:
64.7m²



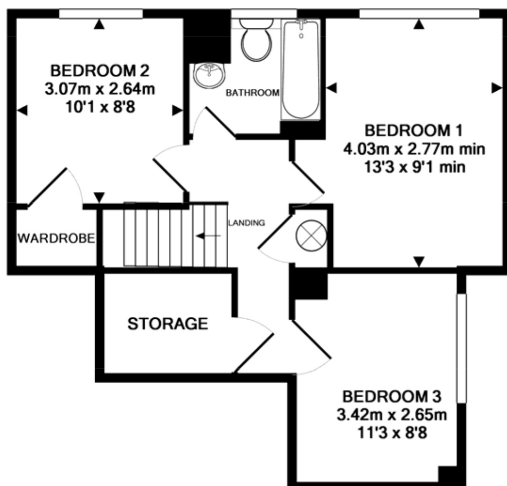
New 2 bed homes built
to LHDG standards
are 70m²

Three bed duplex at Benson House



ENTRANCE FLOOR (3RD FLOOR)

Current total approx
floor area: 75m²



New 3 bed flats built
to LHDG standards
are 86m²

New flats at Cave Road





For more information visit www.hamclose.co.uk.

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