



EAST THAMES DESIGN GUIDE

putting people first

east THAMES



East Thames Design Guide
produced by East Thames Group
with Levitt Bernstein and PRP Architects
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East Thames Group's mission:
*To make a positive and lasting contribution
to the neighbourhoods in which we work*



East Thames Group is engaged, over the next decade, in an ambitious development programme throughout east London and Essex, including the provision of a substantial number of new homes in the Thames Gateway growth area. Our challenge is to ensure that high quality design prevails across our entire development portfolio. The East Thames Design Guide has been produced to support and enable the achievement of this excellence in design.

Delivering design quality is challenging. Homes built over the next decade must endure over time, be attractive, of low maintenance, meet the climate change agenda and be adaptable to meet future lifestyles and technologies throughout the life of the building. They must meet the needs of the residents and be delightful to live in. The success in achieving this will be measured, ultimately, in the quality of the original design and how well it has settled within its surrounding environment.

By placing design quality at the centre of our development programme we are reinforcing our belief that healthy, safe, well-designed buildings and spaces are central to the quality of our residents' lives. Our commitment to creating long-term quality environments and making a lasting contribution to community sustainability are enshrined in our dual roles of landlord and developer. We will ensure these commitments are not compromised by an increasingly competitive political and economic environment seeking to deliver the high volume of new housing required.

East Thames is not alone in considering the positive influence of quality design on the lives of residents. There is extensive current guidance recognising the importance of quality homes and environments to well-being and how the nature of places strongly influences the way residents live, work and socialise. Guidance influential in the writing of this Design Guide has been:

- *Design and Quality Standards*, Housing Corporation.
- *Housing Quality Indicators (v4)*, Housing Corporation.
- *Code for Sustainable Homes*, CLG (Communities and Local Government).
- *Planning Policy Statements 1 and 3*, CLG (Communities and Local Government).
- *Places, Homes, People, Policy Guidance English Partnership's Quality Standards*, English Partnerships.
- *Urban Design Compendium*, English Partnerships and Housing Corporation.
- *Achieving Building for Life*, HATC, CABE and Housing Corporation.
- *Essex Design Guide for Residential and Mixed Use Areas*, Essex County Council.



In addition, there are key documents prepared through East Thames' own initiative, including research on successful higher density housing:

- *Delivering Successful Higher Density Housing, A Toolkit*, East Foundation.
- *High Density Housing in Europe: Lessons for London*, East Thames Housing Group and PRP.

In the context of this guidance, and building on the substantial raft of work already undertaken, we have set ourselves the challenge of defining the principles, guidance and requirements that underpin a quality framework to ensure design consistency across the depth and breadth of our many different developments, for each and every scheme, regardless of size, mix and location.

Some common themes have emerged in the process including the importance of:

- Placing residents at the heart of design.
- Joining up design, development, long-term management and maintenance.

East Thames, like many developing housing associations, has had to step up quickly to meet the government's demands for new housing. This has entailed finding new ways of working to unravel the many complexities this involves: partnerships with numerous funders and stakeholders; new financial models; multi-tenure, mixed use and higher densities; and challenging planning, legal and energy requirements.

Scheme standards, density requirements, sustainability targets, and funding regimes vary according to location and the type of scheme.

The East Thames portfolio includes grant funded, cross-subsidised and Section 106 schemes on low density suburban, inner-city infill, and super-density sites for a wide range of markets. Developments can include a mix of affordable homes to rent, starter homes, shared ownership, private sale, foyers and specialist housing.

Working with our partners and stakeholders to improve quality in the design and building of new homes and involving them in our development process is a key feature of the East Thames ethos.

Placing residents at the heart of design

The people who live in our homes come in all shapes and sizes: young people, older people, families - large and small, people with disabilities, with varying life-styles, and different cultural needs. Learning from residents and working with them to understand the residents' experience of living in our homes is, we believe, critical to developing sustainable new homes. It underpins our whole approach to housing design.

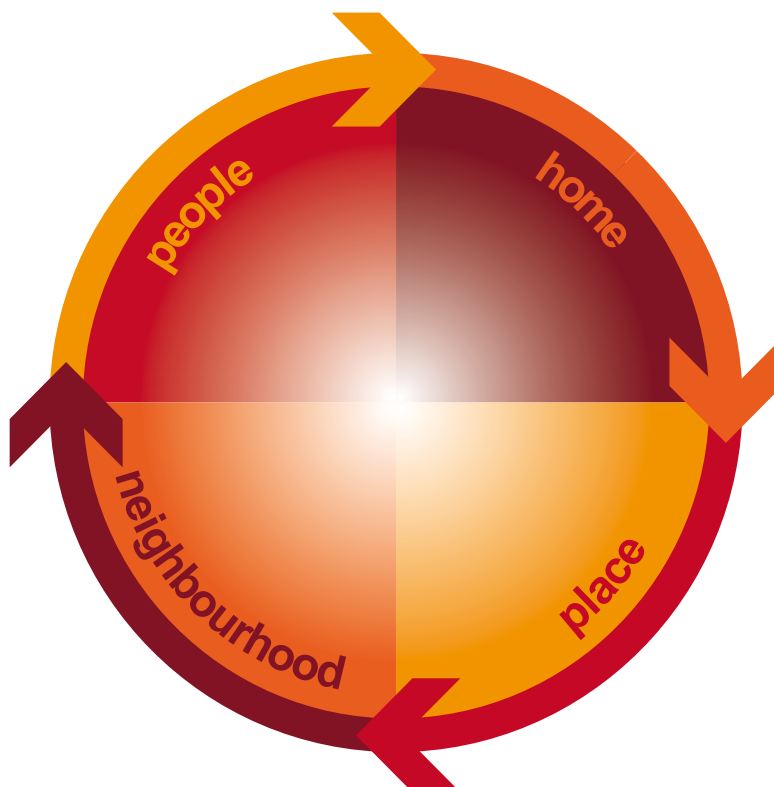
Placing residents at the heart of the design has helped us to focus on the aspects that will make a difference in the design of new homes. We have considered the design elements that will differentiate between common-place and quality design; elements which will bring delight and enhance residents' lives. We have thought through every aspect of the design of the home from the perspective of the people who will live there, recognising the importance of meeting the needs of residents both now and in the future.

To help us identify the Design Principles, Guidance and Requirements needed to make our homes distinct and pleasurable to live in, we have taken a virtual tour around the inside of the home and imagined how spaces will be used.

We have then moved outside to the immediate environment, to the shared and public spaces within a development, and identified the Design Principles, Guidance and Requirements which will encourage ownership and neighbourliness, and a sense of pride. Finally, we have considered the journey through the wider scheme to the nearby local shops, school, bus-stop or tube station, in order to define the attributes needed in establishing the new development within the wider neighbourhood.

These four integrally linked themes:

People, Home, Place and **Neighbourhood** form a continuous loop of design interdependency and are at the heart of our approach in the writing of this Design Guide.



Joining up design, development, long-term management and maintenance

East Thames is responsible for providing homes for the long term and one of our over-arching principles is to ensure continuity between the design, development, use and long-term management and maintenance of our new developments.

This means placing residents at the heart of the design process in consideration of how they will use and enjoy the internal and external spaces. It also means thinking through whole-life issues around how the buildings and the internal and external common parts will be managed and maintained, and the impact of service charges.

Many of our new developments will be mixed tenure and high density residential schemes. In order to succeed, these will need to be underpinned by responsive management and the maintenance of high quality communal spaces and shared facilities. Early consideration, therefore, of how the scheme will be lived in – including the anticipated demographic profile – will assist in determining the appropriate level of management required and how these

costs will be financed to ensure ongoing maintenance of the development.

The range of services required will be dictated by the scale of the scheme, tenure aspirations, management and security, heights of buildings, sustainability targets, local facilities, the extent of public realm and who is taking the lead as developer. S106 schemes, containing an affordable housing element, for example, may incorporate a greater range of services – concierge and costly design features – potentially leading to an undesirable separation of the affordable and private housing.

The level of services required will influence not only how a scheme is let and managed but also the scale, mix and design of the development. At each stage of the development process, therefore, from feasibility through to completion, design decisions should be considered within the context of the long-term management plan and service charges that will be required.





Structure of the Design Guide

The East Thames Design Guide is a key document within a suite of guidance and procedures which East Thames has established to ensure the quality of the developments that we undertake. It is supplemented by supporting volumes setting out the specific standards which will be required on different schemes. This provides a framework of documents to assess the quality of development proposals at each stage of the process, for use by both the Development Team and our consultants and developers.

The Design Guide comprises three sections.

Section 1: Design Principles

This section sets out East Thames' qualitative and strategic design principles under the four interlinked themes: People, Home, Place and Neighbourhood. These will underpin all new developments.

Section 2: Design Guidance

This section sets out the guidance that applies to East Thames' entire development portfolio regardless of location or type of development. It includes project specific guidance on the design of culturally diverse spaces and specialist housing. It explores how internal and external spaces will be used and provides guidance to act as a benchmark for encouraging the development of successful and sustainable homes in well considered environments.

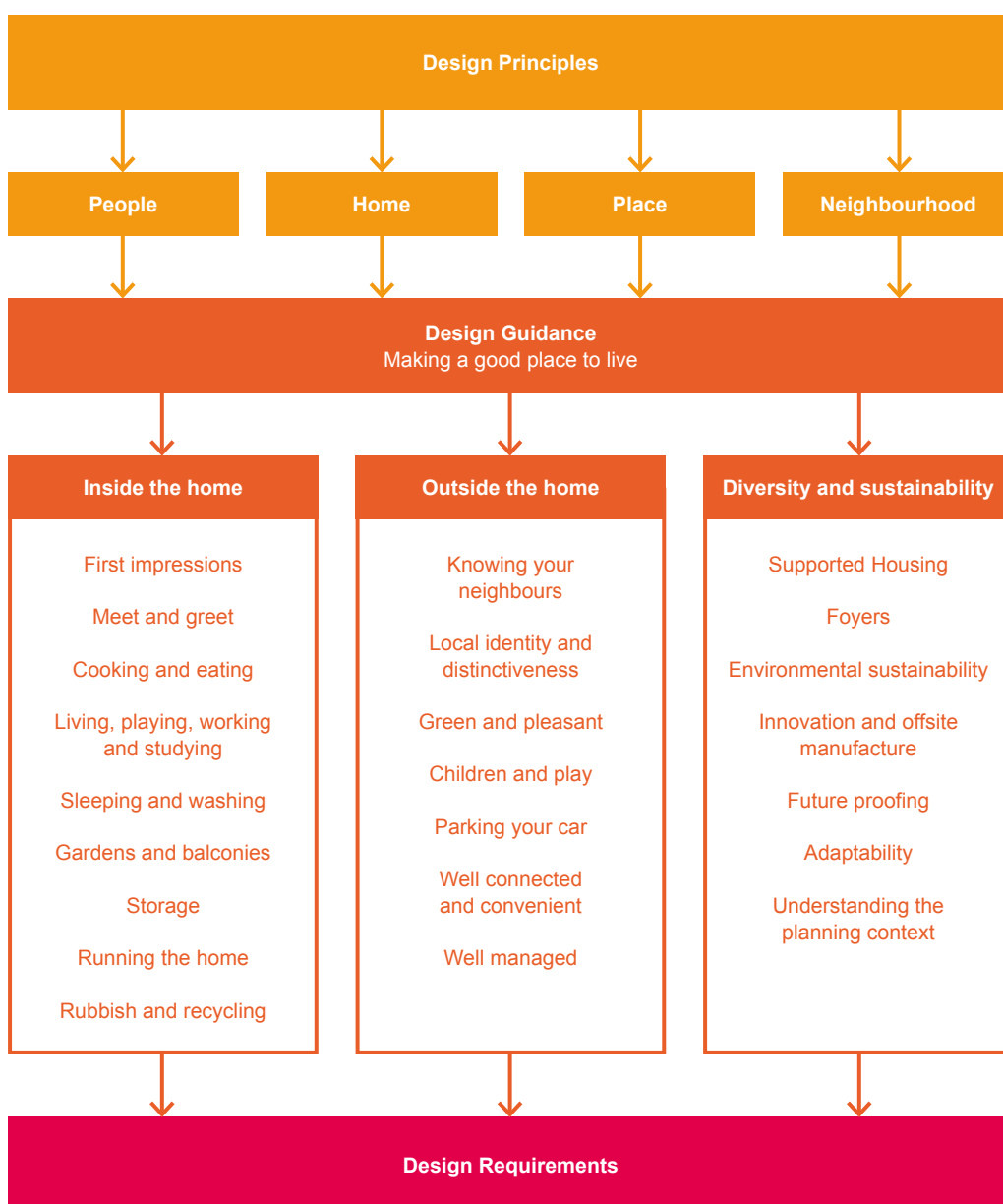
Section 3: Design Requirements

This section introduces the Design Requirements which are set out in supplementary volumes to the Design Guide. It identifies the Required, Exemplar and Baseline standards for internal and external areas for different types of projects. It also illustrates the use of generic plans and how the Design Guide should be applied at different development stages.

The chart below sets out the structure of the Design Guide.

The Design Principles summarise our commitment to investing in residents and the communities they live in. These are set out under the four themes: People, Home, Place and Neighbourhood. The Design Guidance focuses on Home and Place and sets out the core design components of making a good place to live, detailed in the three strands - Inside the home, Outside the home and Diversity and Sustainability.

The Design Principles and Design Guidance apply to every project East Thames develops. Throughout the development process, we will review each project to ensure that our aspirations are being met.





The Design Principles identified on the following pages summarise our commitment to investing in people and their communities, and the buildings and neighbourhoods where they live.



PEOPLE

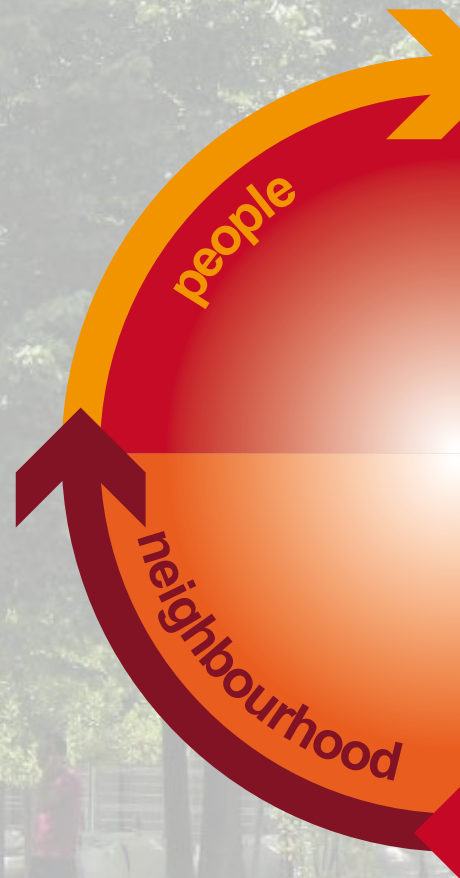
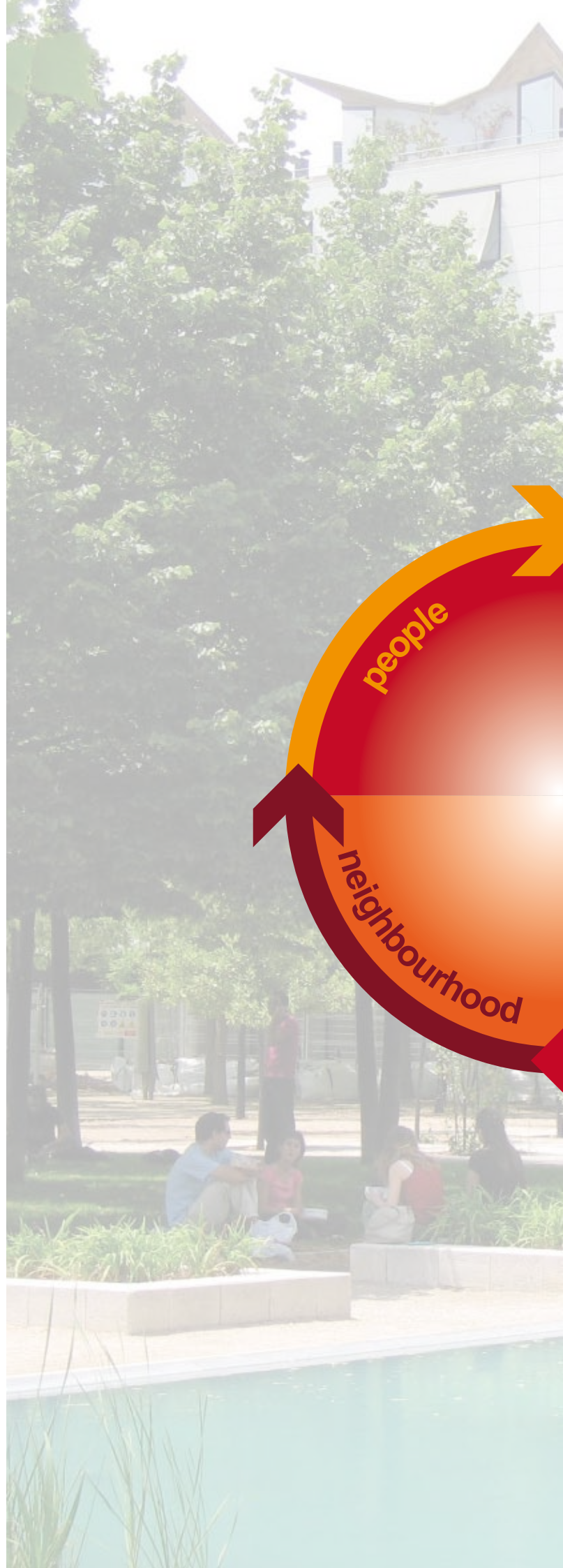
Our purpose is to provide homes and neighbourhoods which enhance the lives of our current and future residents. We aim to ensure that the places where people live assist them to develop and deliver their individual aspirations within a sustainable and welcoming environment. All of our developments will focus on meeting the needs of our residents by:

- Designing by putting people first and recognising their diversity.
- Improving the quality of people's lives and the environment they live in.
- Considering the human scale – creating spaces that are a pleasure to use.
- Designing homes which can be adapted to meet the evolving needs of residents.

NEIGHBOURHOOD

Each development sits within, and contributes to, the neighbourhoods where we work, enhancing the sustainability of that neighbourhood and ensuring a positive future for its residents by:

- Providing bold and lasting designs which strengthen neighbourhood identity.
- Linking into the urban grain of the adjoining neighbourhoods.
- Providing homes and facilities to strengthen neighbourhood cohesion and sustainability.
- Creating green links between the immediate environment and the wider locality.



HOME

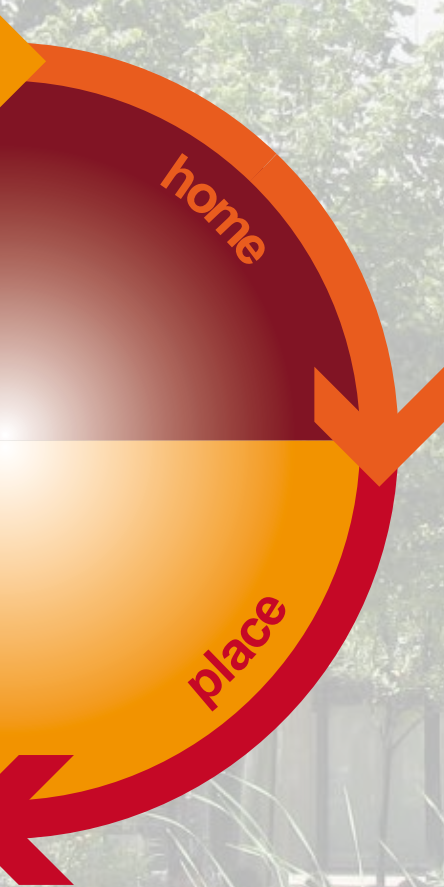
Each and every home we build must be thought about as the home of the individual or family who will live there. We will create homes that people positively choose to live and stay in by:

- Creating distinctive homes which are safe spacious, welcoming and user-friendly.
- Providing homes which are tenure neutral in appearance and standards.
- Staying one step ahead: providing environmentally sustainable homes and future-proofing designs to bring long-term benefits to residents.
- Designing to ensure that high quality standards and materials are maintained throughout the whole life of the building.

PLACE

The spaces and environments surrounding our homes are an extension of personal space, bringing individual homes together and forming a community of residents. This provides an identity to be proud of and offers clear connections with the wider neighbourhood. We will achieve this by:

- Creating identity and variety – a place where people feel safe and have a sense of ownership and belonging.
- Designing so residents know their neighbours and enjoy shared spaces.
- Encouraging walking, cycling and responsible use of cars.
- Creating delight in the external environment through quality of landscape and materials which will endure and improve over time.





This section sets out the fundamental qualities which we consider to be the core components of a good home and home environment. These will apply to East Thames' entire development portfolio regardless of location, type of development, size of home or tenure.



Making a good place to live

The Design Guidance is for both inside and outside the home. By taking a virtual journey through the home and surrounding environment and reflecting how residents use internal and external spaces we have identified the essential components which add up to good design. These, in turn, have informed the Design Guidance for both inside and outside the home. This Design Guidance section comprises three interlinked sections:

Making a good place to live – inside the home

A well designed home should meet the physical, social and economic needs of all residents. This section considers the different qualities which will make a home enjoyable to live in and sets out guidance on the design of private space within individual houses, flats and maisonettes.

Making a good place to live – outside the home

A well designed environment contributes to well-being and to the social interaction of neighbours and residents. This section sets out design guidance for the shared spaces outside the home, or public realm, and the location of the scheme within the wider neighbourhood environment.

Making a good place to live – diversity and sustainability

In addition to the generic Design Guidance set out in the first two sections, all our projects will also need to take account of wider design issues and some of these projects may require additional guidance relating to the needs of specific communities. This additional guidance is critical in achieving the inclusive design which will deliver the design quality sought for every project. This section sets out this additional guidance.



Making a good place to live – inside the home

Successful homes are where residents can express their personality regardless of their physical and cultural needs; a home which they chose to live in, can be proud of, and one where they wish to stay. Every design for every new home must clearly focus on the quality of the spaces created, successfully establishing the sense that this is a place that is a pleasure to live in, and will adapt to, rather than constrain, the changing needs of a household.

East Thames develops homes for all members of the neighbourhoods that we work in, with developments that may be low density in Essex, more traditional streets in London boroughs, or high or super-density for very particular projects. For all these developments, the qualities that create a good home are very similar. However the requirement for specific standards may vary according to the procurement and delivery method and these are considered in the Design Requirements section that follows the Design Guidance.



Residents' needs may vary according to tenure mix, culture and household mix and the homes they live in may vary in type, size and location. However, priorities concerning what makes a good home remain constant and these invariably include a sense of safety, good natural light and a pleasant outlook. Flexible spaces offer a choice of room layouts, and adequate storage for a range of household belongings. These are the key aspirations to be met in all our new homes.

Being proud of your home begins at the front door, or gate – where the first impression establishes 'identity' and the sense that this is 'home'. This applies to houses or flats; for a flat the whole journey from the front communal entrance to the door of the home is instrumental in creating that first impression.

This pride of place, or home is true to all types of housing, regardless of tenure. The successful and effective home will be one which sits proudly in its immediate environment and one which allows each household to feel that their home meets their needs and allows them to express themselves.

Communities are established by the quality of the housing and local amenities and by the people who live in them. Good design assists this by creating an attractive environment for residents to meet and know their neighbours. Successful communities will bring together individuals and households from a range of tenures, income groups and cultures. The themes of sufficient space and sense of light and adaptability are common to all. Recognising and placing these themes at the heart of our designs will encourage good design and a welcoming setting.

The next section explores and focuses on the different areas that come together to create an individual home, and considers the qualities that will lead to success. A well-designed home should meet the physical and social needs of all residents for them to be able to live independently, with support where appropriate.

First impressions

The first impression of the home is from the street – we want our homes to demonstrate a strong identity and physical presence ensuring a sense of belonging – homes to be proud of.

Whilst the entrance to the home will vary according to whether it is the shared entrance to a block of flats, with communal area leading to the flat front door or the front garden leading to the front door of an individual house or ground floor maisonette, standards remain the same. In each case there must be a clear definition between public and private space, and a strong sense of security for everybody who will use the space.

For all homes, the front entrance will be an area to meet and greet; an informal space where guests are welcomed, deliveries dropped off, neighbours talked to. Entrances therefore need to:

- Provide shelter from the rain.
- Have effective security lighting.
- Have level entrance accessibility.
- Have a secure well-designed door with the ability for those inside to see who is on the doorstep.

For the entrance to a house, the private space between the front gate and the front door also needs to provide a well-laid out, easily maintainable front garden with:

- Areas at front and back to provide privacy and a sense of security.
- Space for effective and tidy management of refuse storage.
- Space for a bicycle, and push-chair or pram.
- Location of utility meters, allowing for access to prepayment mechanisms.
- An enclosing wall, fence, or railing that keeps out street litter.

In flatted developments communal entrances will need to:

- Provide security and ensure visibility in all shared spaces.
- Have finishing materials which create a welcoming identity, do not feel institutional, and can be easily cleaned and maintained.
- Provide space at all entrance areas for the storage of buggies and wheelchairs, with recharging facilities for electric wheelchairs.
- Allow for lifts in all buildings four storeys and over.
- Provide effective and convenient storage for rubbish which can be easily accessed and cleaned.
- Allow for utilities to be brought into the building and to be metered and accessible to all residents to check the meters for their home and monitor their costs.
- Ensure that mail can be delivered and stored in a secure lobby for collection by residents.
- Provide space for a concierge when required.



Meet and greet

Once through the front door and entering into private space, the hallway, or reception lobby in flats, works in the same way for all residents, providing a space where visitors can be greeted, with:

- Enough room to enter into the home, put down bags, and take off, and hang up, coats and outside shoes.
- Space to greet visitors.
- Space to leave a pram or bicycle.
- Space for visitors in a wheel-chair, or with a support frame, to gain easy access to ground-floor rooms and facilities.
- Stairs and circulation spaces which are adaptable to meet the changing needs of residents, with simple flights of stairs, and a minimum of winders, allowing the later addition of extra handrails and stair lifts as needed.



Cooking and eating

For many households, a combined kitchen and dining area may be the focal point of the home, the central place where family members and friends meet and spend time together cooking, eating and socialising. For others, the kitchen may be a more functional place for the preparation of meals, and eating takes place in another room. The kitchen/dining area or kitchen and dining/living areas therefore need to be considered as multi-functional spaces allowing for flexibility and life-style choices for the different households who may occupy the home over time. Designs need to ensure good daylight and comfortable spaces in addition to meeting the technical requirements of a kitchen as a key element of modern living.

The cooking area or kitchen may be required as a separate room to meet specific cultural and functional standards. In that instance the dining room may be considered as an extension to the living room. However, the design should continue to allow for a visual separation between the living room area and a dining area to ensure that the two areas can function separately to meet the needs of different members of the household.

The cultural and religious needs of a Muslim household, a Christian or Jewish household, or an agnostic household may be different. Our homes must be adaptable to meet these needs.

By providing three spaces that can be used separately or joined in different combinations we can provide for the needs of many cultural groups who live in east London. Our plans for new housing should be flexible enough to enable individual households to tailor their homes to reflect their individual lifestyles.



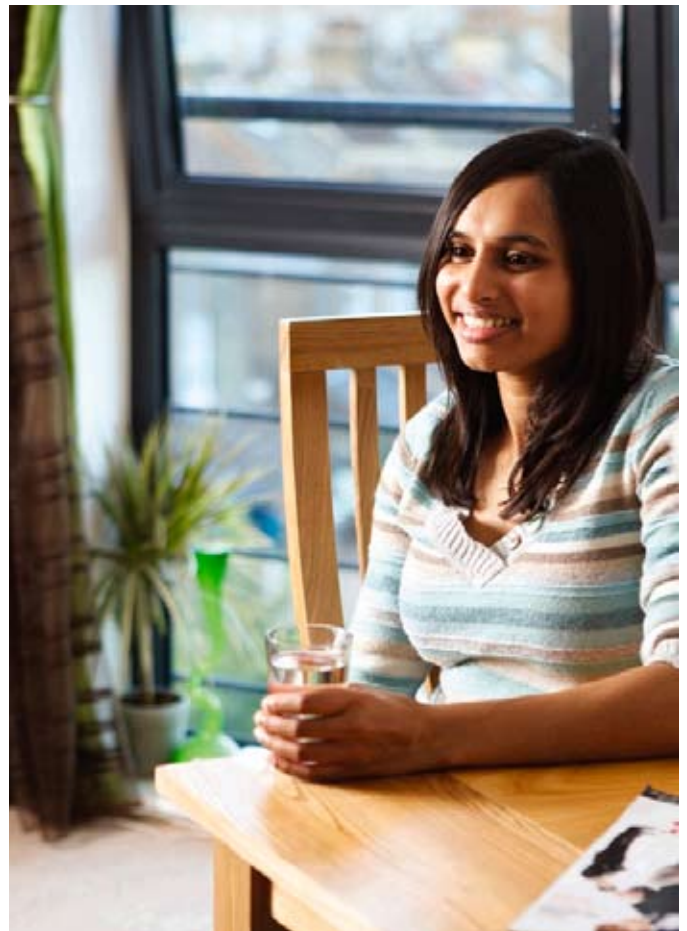
Kitchens do more today

As the hub of a home the kitchen or kitchen/dining room requires a welcoming design with a layout that provides for the essential functional standards. Well designed kitchens are also vital to successfully enabling some residents to live independently. The plan for a kitchen should therefore include extra space to allow for additional appliances that may be required in the future.

Each household will stamp their own identity on their kitchen, so the design should allow for some adaptation to reflect individual needs and for the addition or omission of white goods or culinary equipment. Kitchens should therefore:

- Allow space for kitchen/dining table and chairs for household and visitors.
- Allow good work surface spaces for the preparation of food and culinary equipment.
- Eliminate unnecessary spaces or gaps between floor units and ensure alignment of wall units.
- Provide maximum storage space with full-height cupboards to the ceiling.
- Provide excellent ventilation to remove steam/cooking smells, locating the sink under the window, where possible.
- Allow for clear spaces meeting common appliance dimensions with safe connections to utilities – cooker, upright fridge freezer, dishwasher, washing machine and tumble dryer, are now common appliances for many households.
- Include a separate laundry space or utility room with good service connections, ventilation and tumble dryer vent in large family homes.
- Provide a window in the kitchen or kitchen dining area that can be easily reached and opened, in addition to an external door, in all family houses.
- Provide a choice of cooking fuels, gas and electricity.
- Provide a first stop space for recycling material.

By including twin sinks of extra depth, kitchens will both meet the needs of specific religions and improve standards for all residents.



Living, playing, working and studying

A home must be designed to have spaces that fulfill different needs and different uses for individual residents, by creating simple spaces that can be used in many ways, and by different members of a household at the same time. The essence of a home is about creating a sense of both shared and private spaces, so that, for example, one person can study whilst others watch the TV. The larger the household, the more critical this becomes. Each of us needs space to call our own. In our homes, we need to ensure that:

- The design allows for alternative uses of space and that potentially conflicting uses can take place simultaneously, such as watching TV, studying or working at home.

- Individual rooms and spaces have minimum dimensions and areas that can accommodate different furniture layouts.
- In every family home there is room for play and for the storage of play equipment and toys.
- The services within each room allow alternative furniture layouts safely.
- Key digital connections, such as telephone point, TV, and broadband, are available in the living and dining areas and in bedrooms.

The need to create multifunctional spaces is also true also for smaller homes where the challenge to create individual areas within shared spaces to enable specific activities to take place simultaneously is greater.



Sleeping and washing

Creating spaces that provide choice and encourage residents to add their individual character is vital to establishing the sense of home where people will put down roots and choose to stay. Two key areas that are fundamental to the provision of individual and personal space are the bedroom and the bathroom.

Sleeping

A bedroom may need to serve different uses – sleeping, storage, and maybe homework. For young people, or larger households, the bedroom may also be a space for relaxation and entertaining friends. Designs should create spaces that can be laid out flexibly to provide for these uses, allowing rooms to be furnished individually and for safe movement. Designed to create choice, the bedroom must have:

- More than one place to put the bed.
- More than one way to locate the storage.
- Room for a work space.
- Services to meet the needs of different layouts.
- Effective and secure ventilation with an accessible openable window, ensuring night-time security.
- Unobstructive radiator locations.

Washing

Bathrooms are small, functional spaces and should be designed so household members can add their own character and personalize them. The layout should be space-efficient allowing for later adaptation of additional supports and aids. All bathrooms should have:

- The potential to have a shower and shower protection over the bath.
- A sense of comfort with space to move.
- A mirror and space for a wall cupboard.
- Easy access to linen storage.
- Effective heating for the room and for towels.

In larger family units, bathrooms will have:

- An accessible opening window.
- A separate shower in addition to the shower attachment over the bath.
- A separate w.c. and hand basin to the main bathroom, to meet wheelchair standards, located on the ground floor in a house to meet Lifetime Homes standards.



Considering the orientation of w.c.'s and providing showers over baths is another example of how to meet the cultural and religious needs of a wide range of individuals through considered design of the homes we provide.

By designing adaptable homes with inclusive standards, our clear ambition is that all potential residents should be able to consider and enjoy living in the homes that we create.

Gardens and balconies

All homes should be designed to have a private external space that can create individual character for each household, whether to share or to sit quietly, to grow vegetables or flowers, or for children to play.

These should be functional, useful and safe external spaces of an appropriate scale to the size of the unit:

- For houses, flats and maisonettes with ground floor access, this will normally be a rear garden, with a front garden/area.
- The rear garden should provide privacy, play space, drying space and a storage facility.
- The front garden needs to provide privacy and enclosure, acting as a clear boundary between private and public areas.
- For flats and family homes on upper floors, balconies or roof patios are required. These must be safe areas to use, easily accessible to all, provide privacy, have room for a table and chairs and for play space, and not cause nuisance to others.

Balconies should be designed without slatted decking to prevent water and debris dropping through on to residents below.



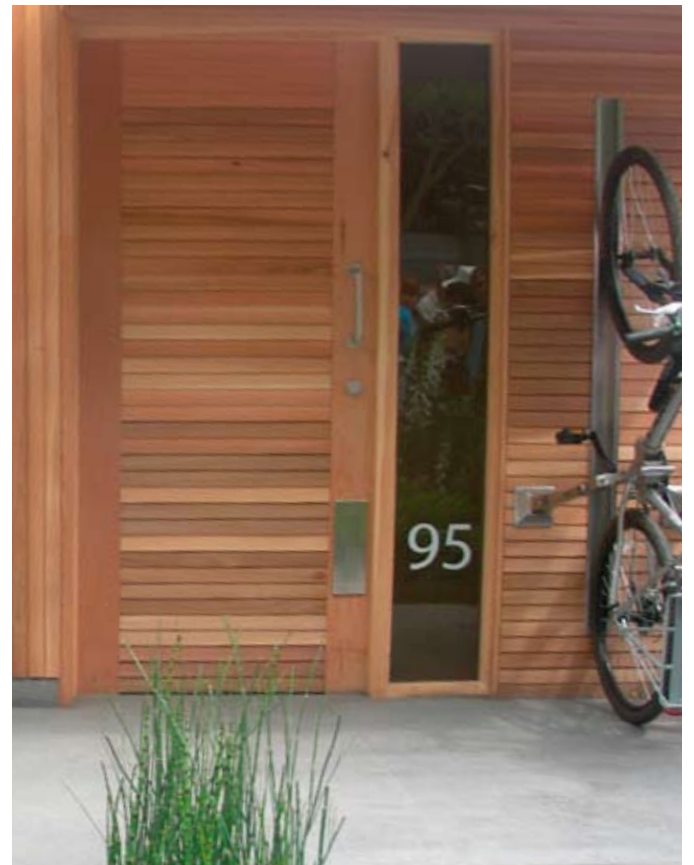


Storage

It is always a challenge to provide sufficient storage to meet immediate needs and changing lifestyles. The design of each home will require a range of storage spaces to reflect the needs of residents who will have all kinds of vital and precious items to display or store. Whether these are small and personal mementos or bulky storage, personal and family values are related to what we have and can retain.

All homes will be designed with a combination of:

- Storage for household cleaning.
- A heated linen cupboard.
- Storage for clothes and personal items.
- Space in individual rooms with walls that take shelves for books, cds and ornaments.
- Internal or external 'bulk' storage.
- Space within the home or secure space in common areas for bicycles and buggies.
- Storage for rubbish and/or recycling internally and externally.
- Secure external storage for each garden.





Running the home

A safe, warm, quiet, comfortable and affordable home is a basic requirement of life. The design of our homes will ensure that our homes are secure, well-orientated and insulated, and cheap to run.

Noise

Noise transference between neighbours can have considerable impact on satisfaction levels and inadequate sound insulation can become a major source of complaint. Equally noise within the homes needs to be managed; the sounds of loud music or television or people running up and downstairs can cause stress between family members. Sound insulation becomes increasingly important as densities rise and a greater number of homes are designed as apartments. Our homes will be designed to ensure that high levels of sound insulation both between neighbouring properties and within homes exceed minimum Building Regulation requirements.

Well insulated and south-orientated homes have the advantage of storing heat and keeping bills down, however attention also needs to be focused on ventilation – passive ventilation systems may well need to be considered in addition to well placed windows and doors.

Our preference is for dual aspect homes in all new developments allowing through ventilation. Orientation of the properties needs to be thought through early in the design.

Affordable running costs

The ever increasing cost of utilities is a major element of affordability for all residents. The design, installation and management of energy efficient and affordable utilities is crucial to the continuing success of every home. Each design must ensure that energy consumption and costs to residents are as low as possible. This will require design consideration from the very initial stage of a project so that orientation, window design, heat loss and heat gain are considered along with the potential cost in use of appliances.

Cost in use studies are a crucial design element for management and maintenance, ensuring that long term costs that may be passed to residents through service or maintenance charges are considered early and kept to a minimum.

To assist residents in their management of utility costs, every household must be able to monitor and control their use of gas, electricity, water, and digital services:

- Every property shall be individually metered for water, gas and electricity.
- Meter cupboards are to be carefully located, as part of an integrated design approach, and should be easily accessible to residents for readings and pre-payment.

Within the built life of each home, utilities and services, including key components such as boilers, cylinders and immersion heaters will change or be renewed. Design should ensure clear and simple utility routes that allow changes to be made in the future with minimal disruption to residents.

Early consideration should be given to the provision of TV and digital services to avoid purchase of satellite dishes by residents. Communal TV aerials and/or cabling of services are to be provided.

Rubbish and recycling

Every home and each block within a flatted development will be designed to encourage recycling and effective rubbish collection. The requirements vary between local authorities, depending on whether recycling is pre-sorted in the home, or collected unsorted and taken to a depot, and these requirements need to be addressed early in the design process. The space required is growing and, as recycling and development of refuse systems continues, designs will be required to be innovative and adaptable:

- For houses and ground floor dwellings with street access, the front garden will have a well designed and easily cleaned and defined refuse/recycling area, with limited 'first stop' storage in the kitchen.
- All our homes will have space to meet current requirements and space for future adaption.
- Flatted developments will have well-designed communal refuse systems that are easily maintainable and collection facilities that are integrated and not intrusive in the landscape of the communal areas.
- Underground refuse storage systems are preferred wherever possible and chute systems should be avoided.



Making a good place to live – outside the home

Successful places are created when people enjoy and cherish them. This is not dependent on any one particular style, typology or density, and good and bad examples of each can be found. This section looks at various locations and typologies and indicates some of the success factors to be taken into account when designing new places and how value can be added through design. We also look at how different user groups may have differing requirements and expectations of the place where they live.

The place where we live shapes the quality of our life. It has the potential to raise our sense of wellbeing and create personal and community pride. Most people agree on the main factors that affect their choice of where to live. Ready access to good schools, shops and public transport, coupled with green and leafy surroundings and knowing your neighbours are often cited.

The most enduringly popular type of housing is the traditional street lined with houses with their own front door and front and rear gardens. However, East Thames develops in other contrasting areas such as high density inner city sites in London and lower density schemes in rural Essex. Creating successful places in these locations offers different challenges.

The complex mix of tenures, uses and building forms that have become the norm in modern developments offers opportunities for creating vibrant and exciting places. However, these are also more demanding in terms of the design and management issues that need to be considered from initial concept through to completion. Conversely, low density development, disconnected from convenient facilities, can be equally challenging.

Communities are formed by people, and it is our ambition to achieve the right mix of homes and spaces that will encourage people of different ages and stages of family life to live together harmoniously and over the long term. Parts of the community, such as seniors, the young and single, will have their own particular needs which must be considered within the place-making brief.

In this section we look at the various components that add up to “a good place to live”.





Knowing your neighbours

Crime and fear of crime are recurring issues raised by residents in assessing neighbourhoods and the quality of life. Good urban design will help to design out crime and achieve the principles of well connected places, over-looked streets and clear defensible private spaces. Places that feel safe are well overlooked by the homes that surround them. The casual observation of the patterns of everyday life from our kitchen or living room window makes us aware of our neighbours and alerts us to any unusual activity. In low and medium density developments, this is not difficult to achieve. At higher density it becomes more difficult as homes are less directly connected with the streets that serve them.

In low and medium density schemes, all homes should face onto the street and their front door should be clearly visible from the street. In addition:

- One or more of the main living spaces in each home should look onto the street.
- Rear garden walls or fences facing onto the street should be avoided. This may mean challenging the Highway Engineer!
- In medium density schemes small apartment blocks are often required. These can be a successful way of turning the corner of a street and providing overlooking in two directions.
- Gardens should generally back onto each other. Where rear access is provided this must be secured by a lockable gate.
- Boundaries between public and private space should be formed using attractive and durable materials.
- Streets must be well lit.

At higher density, these principles can be adapted to suit the different types of accommodation:

- Entrances to apartment buildings must be clearly visible from the street, well lit and welcoming.
- As a general principle, the fewer residents using one entrance the better. This means that small clusters of apartments around a lift and stair core are preferable to corridor or balcony access arrangements.
- A lively and active frontage should be maintained onto the street. This can be achieved by entering the lower level homes directly from the street or by providing other uses at street level, such as shops, offices or community buildings.
- Avoid putting car parking under buildings at ground or semi-basement level as it creates poor quality street frontages.
- Ensure that all communal spaces and gardens have a clear purpose and are overlooked by homes or passers by.



Local identity and distinctiveness

People like to live in places which have a character and identity which they feel proud of. Many parts of our historic towns and cities, as well as suburbs and villages, have a character and identity which is hard to define and yet is one we recognise and respond to favourably. In developing new projects, East Thames wants to create places that residents will feel proud of and future generations will regard as being excellent for their time:

- The design of any new development should consider its context. Sometimes there will be strong local patterns of urban design and architecture which will need to be reflected in the new design. This does not mean copying historical styles but re-interpreting the scale and grain of existing places in a contemporary way.
- Where the context is poor or lacking in character the new development can become a beacon or exemplar for regeneration and future development.
- Materials may reflect existing local traditions or they may in some cases be selected to contrast. In either case, they must be chosen for their longevity and with certainty that they will age gracefully and not create undue maintenance burdens.
- Schemes may be designed with consistency or variety in mind. Designed well, both approaches can work and there are good historical precedents for both.
- On large projects there may be a case for sub-dividing the design into separate parcels designed by different architects but within an overall masterplan and design code.
- There should be no distinction between different forms of tenure within the layout or the architectural treatment of the buildings.
- New development should be integrated into and connected with the wider neighbourhood, avoiding the feeling of a separated estate or gated community.
- Traditional neighbourhoods have often undergone many changes over time, with large houses being changed into apartments and sometimes back again. New developments should anticipate such future change by building in flexibility in the structural form and allowing for adaptation.

Green and pleasant

Quality of life is influenced by the quality of the environment around homes. Carefully designed and well-managed communal spaces around housing are crucial to making neighbourhoods feel safe and vibrant. The greening of open spaces, pedestrian and car routes, and careful detailing of street furniture and materials are important factors in designing successful environments. Trees, plants and the wildlife they attract also contribute to the feeling of quality.

Designs, where possible, should work with, and value, what is already there. Connections to other open spaces, green links, existing mature trees, and areas of ecological importance, should be preserved and enhanced.

A mix of public, private and shared communal spaces should be provided. These spaces should be overlooked by surrounding homes encouraging passive surveillance. Long-term management of green spaces should be thought through at the design stage, and a Maintenance Strategy developed in consultation with the client team.

Private front gardens add quality to the street and neighbourhood; rear gardens can add to bio-diversity. Gardens can also be provided in flatted developments – balconies, winter-gardens, atriums and roof terraces. Residents should be involved in the design of allotments or communal gardens where possible. Planting schemes should provide colour, texture and encourage bio-diversity:

- Green spaces should be considered as part of an area-wide web of spaces and habitats; planting plans should enhance the natural ecology of these spaces. Bird, bat and insect boxes should be provided.
- Green spaces should stimulate all the senses – sight, smell, sound and touch.
- Opportunities should be explored for planted areas in amenity spaces at the upper levels of high density developments in the form of roof terraces.
- Green roofs can provide an attractive outlook for upper floor homes as well as contributing to rainwater retention and bio-diversity.
- Trees should be selected to provide shade in summer and filtered sunlight in winter. Their full mature height should be considered, and close planting to buildings avoided. Fruit trees should be planted in rear gardens.

Children and play

On all schemes, especially those of higher densities, children and young people should be offered the opportunity to engage with their natural surroundings in formal and informal play spaces. A range of spaces should be provided catering for the various recreational needs and different age groups. These spaces should be planned to contribute to the overall quality of the development and to avoid causing disturbance to adjacent homes:

- Play areas need to be designed to cater for a range of different age groups.
- Small incidental spaces should also be provided for simply sitting in the sun or meeting friends and neighbours.
- Teen shelters are popular, but contentious, so should be designed and sited with care.
- Play areas should be attractive and welcoming to children and young people, and designed to be easily maintained.
- Play areas should avoid the over-use of standard play equipment and primary colours through offering opportunities for more adventurous and imaginative play within a natural environment.
- The scheme design should include safe and accessible routes to school and local facilities.
- Where possible children, young people and their families should be given the opportunity to take an active role in the development of recreational and leisure facilities to encourage ownership.

Public Art can play a major role in enhancing the built and natural environment. The creation and provision of art works such as children's play equipment, sculptures, railings, mosaics, water features can unite residents as well as enhancing their enjoyment of open spaces.

Parking your car

Car parking needs to be carefully considered and integrated with the landscape. At higher density, the provision of shared open space is necessary to create visual relief and opportunities for social interaction. All of these opportunities need to be carefully considered at design stage in terms of their function, durability and on-going maintenance:

- Streets should not be dominated by cars and car parking. Short runs of parallel parking with sufficient space for large street trees are one of the most successful solutions at low or medium density.
- Streets should be designed to be safe for pedestrians and cyclists. Low car speeds should be encouraged through design and consideration given to shared surfaces and “play streets” or home zones in appropriate locations.
- On-plot parking in front of the house generally creates an unsatisfactory streetscape. The impact can be minimised by providing parking spaces between buildings or under first floor links.
- Small rear parking courts behind houses are a useful way of accommodating cars but they must be secure and well overlooked and serve a small number of homes.

- Larger parking courts for flat developments need to be carefully designed to avoid compromising the living conditions for ground floor homes. Allow for buffer planting between the parking and the building and allow space between some of the parking bays for trees and shrubs.
- At very high densities, decks over the rear parking courts should be considered to provide amenity space for the residents of the block. Such spaces need to be designed to allow for a mix of shrubs and hard surfacing.
- Car parking management should be considered early on.

Late adoption of streets by the local authority in phased developments can result in lack of parking enforcement, to the detriment of quality of life of those people who have moved into the first phases. We recommend early discussion with the Council's Highways Department.



Well connected and convenient

Creating sustainable communities is about much more than the home and its immediate surroundings. It is about building homes in places where people want to live for the long term, with access to jobs, schools, shops and leisure activities:

- At an early stage, establish the context of the site by analysing how well it is served by schools for different age groups. What is the quality of those schools well as the quantity?
- Local convenience shops should be available, ideally within a safe five minute walk of the site.
- Larger shops and supermarkets should be easily available within a ten to fifteen minute drive or by public transport.
- There should be good and regular public transport nearby, connecting the site to more major centres for work, shopping and leisure. Where those connections are poor, consider the impact on the development in terms of car parking strategy or provision of car club scheme.
- Is there a large open space or park nearby that people can walk to with their children or teenagers can play ball games?
- The layout of new development should connect naturally with the streets and footpaths of the local area and follow the natural desire lines which make walking or cycling a convenient option.



Well managed

Design is only one part of the equation and increasingly the importance of good management is being realised. This must be planned into the development from the beginning. Management is particularly important at higher density where there is more intensive usage and a greater proportion of shared, communal space. The cost of management, reflected in service charges, is a major issue in terms of affordability so designing to minimise the cost of management and spreading the cost over as many homes as possible is a key part of design process:

- The layout of new developments must take due account of who is going to manage the streets and spaces between buildings after completion. Adoption of the main roads by the Local Authority is generally the norm in low or medium density development. At higher densities the layout may be less conventional, relying on more shared spaces and landscaped areas. Such spaces may not be suitable for adoption and an alternative management plan must be put in place.
- Landscaped spaces should be designed with future maintenance in mind. Small areas of grass which require regular cutting are expensive to maintain. Hard surfaces with low maintenance planting schemes are preferred.
- Refuse collection and storage with re-cycling facilities puts greater demand on good management and maintenance. Adequate space must be provided for the increased size of containers and the amount of refuse which is now separated for recycling. Such spaces must be carefully sited to avoid noise, smells and overflow litter reducing the quality of the environment. More sophisticated collection arrangements may be “designed in” on larger projects.
- Increasing pressure on space means that car parking may need to be located below buildings. In the past such spaces have failed and become disused due to poor management arrangements. Underground or undercroft parking must be secure, well lit and well managed. In larger inner city projects the parking might be managed in collaboration with a commercial parking operator.

Making a good place to live – diversity and sustainability

Working throughout east London and Essex, East Thames provides homes for families and individuals from many cultures and communities. Delivering sustainable neighbourhoods is an intrinsic part of the work we do. We wish to ensure that all schemes will make a positive contribution to existing neighbourhoods – physically, socially, economically, and environmentally.

In this Design Guide, sustainability is primarily addressed through providing high quality, well designed homes, which are attractive and affordable to people on low and modest incomes and which enhance their quality of life. By addressing peoples' preferences and aspirations, as well as their diverse needs, we seek to ensure the long-term stability of the neighbourhoods where we work.

The sustainability of a neighbourhood and of a development is about more than new buildings. It is about the connection between our proposed development and the place that we will help create. It is about the ability of East Thames to assist with the wider objectives of sustainable development, social infrastructure, local economics, and job creation, and the benefits that a development can bring to the wider area beyond our site. Within this Design Guide we have incorporated standards that are intended to benefit all households that live within our developments.

East Thames seeks to provide excellent housing to whoever comes to us to rent or to purchase their new home. The neighbourhoods in which we work are rich in ethnic and cultural diversity. Within the initial appraisal, East Thames will identify the needs of the specific communities that are likely to occupy the development and reflect this within the project brief. We welcome the opportunity to work with other housing providers to create new housing designed, in the first instance, to meet the needs of specific cultural or ethnic groups and that might, in the longer term, be adapted to house others.

At feasibility stage, East Thames will consider the needs of our client community; for example, catering for extended families through providing housing for elders adjoining that of their families or providing larger accommodation which can be subdivided at a later date to meet the needs of smaller households.

Throughout the design and development of new schemes East Thames housing management and maintenance departments should be consulted and involved. The use of new materials or technologies may have significant impact on the whole life costs of the development, and on the ability of East Thames to 'future proof' and maintain the building so that the development matures well.



Supported Housing

East Thames provides supported housing to meet the specific needs of many individuals who live in east London and Essex.

The range of homes provided includes:

- Registered care homes – generally shared accommodation.
- Supported Housing – predominantly one-bedroom self-contained flats.
- Sheltered housing.
- Extra Care housing.
- Specialist housing – tailored to meet specific client group needs: for example, autistic spectrum disorders, challenging behaviour, or hostel and move-on accommodation.

In this way East Thames provides supported housing across the community, meeting the needs of many individuals who, with peripatetic support, are able to live successful independent lives and those who may require residential support or carers.

Supported Housing should be fully integrated and “pepper-potted” within the communities we serve and the developments we create, ensuring that those needs are met within our projects on an equal footing with all the other tenures.

By ensuring that Lifetime Homes criteria are met, homes can be adapted with aids or other alterations to meet the changing needs of our residents over time so that those individuals or families are able to continue to live independently in their own home without the need to move.

In order to future-proof schemes, all supported housing developments and, where applicable, alternative non-registered care developments will meet Commission for Social Care Inspections (CSCI) standards, requiring larger bedroom areas. In all our developments, at least 10% of homes should meet wheelchair standards and associated dwelling areas.

Where a specific need is identified for supported housing in a cluster or possibly as a flatted development with shared services, these are to be designed with enhancement and additional facilities as required, but with the ability to change the use back at a later date if necessary.

For supported housing that is “pepper-potted” within a mixed tenure development, the project specific Design Requirements will be the same as that for sites, tenures, with additional requirements specified to allow for extra space and/or aids and adaptations.

The Design Requirements supplement for supported housing further sets out requirements for supported housing developed as a cluster of homes or as a dedicated building.





Foyers

East Thames commissions, manages and maintains high quality, landmark foyer accommodation in east London and Essex. The purpose of the foyers is to tackle social exclusion amongst disadvantaged 16 to 24-year-olds, by providing housing and support, intensive life-skills, basic skills and vocational training and information.

Foyers are also a focus for the local community, providing opportunities for social integration in the process. East Thames supports, complements and actively makes use of existing services like Health Care Trusts and Education and Children and Young People's Services, sharing our premises to offer a wide range of services to residents and local people.

Foyer designs are a bespoke solution for every site, though the accommodation provided is generic for the building-type. Typically comprising about 100 bedsit flats, there is a small range of variations, requiring different arrangements and modifications to the specification.

Flats in foyers will provide accommodation for people who are young parents, wheelchair users, and who may have high dependency needs. The proportion of flats meeting these specific needs will vary from scheme to scheme.

The lower floors of the Foyer are devoted to the servicing of the flats above, as well as the offices and ancillary accommodation required to support a community of this size. Also provided in the public lower floors of the building is space for health and business enterprise centres for young people. ICT suites and meeting rooms are shared with other groups in the community.

The crucial aspect of the design and development of a foyer is future-proofing, since funding is currently entirely through grant. The requirement is therefore that the flats provided can revert to general needs accommodation in the future, if required.

These aspects are covered in the Design Requirements supplement for foyers which sets out project specific requirements.

Environmental Sustainability

East Thames is setting the ambitious target of delivering the Code for Sustainable Homes earlier than the statutory deadlines. Our immediate target is to meet Code level 4, and then work towards achieving higher Code levels. Pilot schemes will be brought forward to assist meeting these targets. Innovative design and construction, including the contribution of modern methods of construction, will be a vital element of delivering this target. Phased developments will need to be considered in this context.

The Code requires that the design of the buildings and the layout of the site is considered across the following topics: energy, water, materials, run-off, waste, pollution, health, health and well being, management, and ecology. East Thames is clear that, in meeting these targets, the impact on and benefit for residents is a high priority. There is a Code requirement for a design stage assessment and post-completion assessment which should be identified in the design programme from the outset. Our approach is to maximise passive solar gain, build airtight dwellings with adequate ventilation, shading and cooling, and incorporate thermal mass to reduce overheating.

All designs and technologies that affect how the home works must be designed and installed so that they can be easily managed by residents or, alternatively, do not require their attention at all. We believe that designs that meet the Code standards will, at each level, have increasingly significant benefits for residents, through reduced running costs and improved health. These benefits need to be identified at design stage, and recorded at handover so that housing management can pass on the information to the residents.

At higher Code levels, there is a demand for space for the fittings and equipment. These should be incorporated at an early stage to avoid loss of general storage space.



Innovation and off site manufacture

East Thames champions innovation in the design, construction and maintenance of its new homes, to ensure that they are constructed with an environmentally sound process, in a safe working environment, using tried and tested technologies and employing the most cost effective methods and programme. As part of our integrated approach to procurement, maintenance, and management, a risk management approach will be adopted to ensure best value over the whole life of the development.

Future proofing

As long-term owners of our properties, East Thames knows that the needs and aspirations of residents will change within the home and that the pace of technological change is rapid. Our developments should be adaptable to these changes over their lifespan.

Every building and each individual home should be designed for future-proofing, to allow for the addition of new technologies, both digital and renewable energy, such as solar hot water and photovoltaics as costs fall and the dependence on this form of energy increases. Service routes in blocks of flats and in homes must therefore be clearly identifiable and accessible.

In addition to these considerations, we will build-in flood resistance and resilience measures, and measures to reduce overheating and promote water efficiency.

Adaptability

Our ambition is that the housing we develop will provide long-term homes for our residents. To this end we continuously review the changing needs of the communities we work in – socially, culturally, and demographically. Whilst we cannot predict housing needs into the future, we know that for each family and for each individual their personal needs are likely to change. Providing Lifetime Homes will ensure that our homes can be adapted as the circumstances of our residents change.





Understanding the Planning context

The requirements of the statutory Planning regime have a growing impact on the detailed design and specification of new homes. At all stages of design development, there must be design strategies which demonstrate that, as the detailed design develops, the proposals will continue to meet our detailed requirements.

Many of the requirements set out in the local Unitary Development Plan (UDP) or the incoming Local Development Plan (LDP) and the Supplementary Planning Guidance (SPG) will have a significant impact on the overall site layout and design and energy strategy of developments.

At feasibility stage, East Thames must be advised of the opportunities and constraints that will arise as the design progresses. This is likely to include:

- Transport and movement, and connectivity, including pedestrian movement and cycle storage.
- Social infrastructure.
- Sustainability, including low carbon and energy strategies, recycling and rubbish collection.
- Lifetime Homes and wheelchair housing standards.
- Flood risk.

On larger schemes that fall within the London Plan planning process the requirement is to follow the mayor's energy hierarchy for reduction in the demand for energy by maximising energy efficient design, then using decentralised forms of energy such as combined heat and power (CHP) or CHP with cooling, and then finally meeting any remaining demand for heat and power from renewable technologies to hit the 20% target.

East Thames shares the concerns that have led to these statutory requirements and wishes to respond positively to the challenges that they set for each of our developments.



The Design Requirements are developed in supplementary volumes to the Design Guide according to different housing types. These set out the internal and external standards which will be required on all schemes to achieve the Design Principles and Design Guidance in the previous sections. This section introduces the Design Requirements and includes a route-map for developing East Thames' projects. It also identifies how the Design Guide is to be applied at different development stages.



The Design Requirements build on the Housing Corporation's Design and Quality Standards, Lifetime Homes criteria, the Code for Sustainable Homes, CABE's Building for Life criteria and other relevant guidance and set specific requirements for individual projects. They are organised in sections within separate topic headings following the same sequence as the Design Guidance section, and are illustrated by a series of generic house and flat plans.

The Design Requirements provide specific, quantifiable information to assist development staff, designers and developers to identify, address and achieve the Design Principles and Design Guidance of the previous sections. They can also be used as a value management tool at key stages during the life of the project to manage the tensions which can arise as the design is developed within a constrained budget.

For every project, design reviews, cost reviews and value engineering exercises will be assessed against the Design Principles and Design Guidance and against the specific Design Requirements identified for each project.

Design Requirements are set out under three standards: Required, Exemplar and Baseline:

Required:

The benchmark for all schemes where East Thames takes the lead and acts as a developer is the Required standard. This comprehensive standard represents East Thames's requirements for good design, good space standards and homes which can be run, managed and maintained efficiently. It is expected that the majority of East Thames's new homes will be delivered to this standard.

Exemplar:

The Exemplar standard will apply to specific projects where East Thames identifies the opportunities for enhanced performance and quality. This is an aspirational standard for all projects and relates to key design areas.

Baseline:

The Baseline standard identifies the minimum standards which East Thames will accept in providing homes for residents. This relates to only limited areas of design. Proposals to design projects that include Baseline elements will be specifically monitored by East Thames as they move through design development, and will be subject to specific project approval.



Making a good place to live – inside the home

| | |
|---------------------------------------|---|
| First impressions | Front gardens, defensible space, shelter, mail, deliveries (includes communal areas) |
| Meet and greet | Entrance door requirements, thresholds, hallway, lobbies, stairs, and circulation areas |
| Cooking and eating | Kitchen fittings and storage volume, dining area location, cooking fuels, addressing cultural needs, ventilation, natural light, laundry facilities |
| Living, playing, working and studying | Different uses, study area definition, minimum dimensions, storage, alternative furniture layouts, digital connections |
| Sleeping and washing | Size and minimum widths of rooms, alternative layouts, work space, ventilation and daylight, services required |
| | Bathroom layout, linen storage, heating, light and ventilation, shower provision |
| Gardens and balconies | External private amenity space and communal spaces, play provision, drying space, accessibility, size |
| Storage | Size, location and types of storage, linen cupboard, bulky storage, dirty storage, bikes and buggies, recycling store |
| Running the home | Controlling noise transmission, reducing running costs, meter locations, servicing and maintenance, low energy fittings, low water consumption, cable systems |
| Rubbish and recycling | Individual and communal refuse and recycling systems |

Making a good place to live – outside the home

| | |
|------------------------------------|--|
| Knowing your neighbours | Clear boundaries, street presence, gardens, active frontages, overlooking, lighting, limiting numbers of people using an entrance |
| Local identity and distinctiveness | Character and materials, reviewing context, integration with the neighbourhood, tenure blind, flexibility for adaptations |
| Green and pleasant | Communal spaces, amenity space at high level as well as ground level, visual amenity, incidental spaces, planting and trees, biodiversity, maintenance plans |
| Children and play | Formal and internal play spaces, play and social interaction, play equipment, teen shelters, safe and accessible routes |
| Parking your car | Parking arrangements, safety and security for pedestrians and cyclists, cars not to dominate, decks over parking areas |
| Well-connected and convenient | Analyse local facilities and context, public transport, parks, pedestrian connections, convenience shops, local schools |
| Well managed | Design for ease of maintenance, adoption of streets, landscaped spaces, refuse collection and storage, common areas of flats and shared gardens |

Making a good place to live – diversity and sustainability

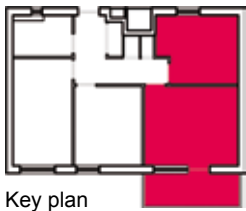
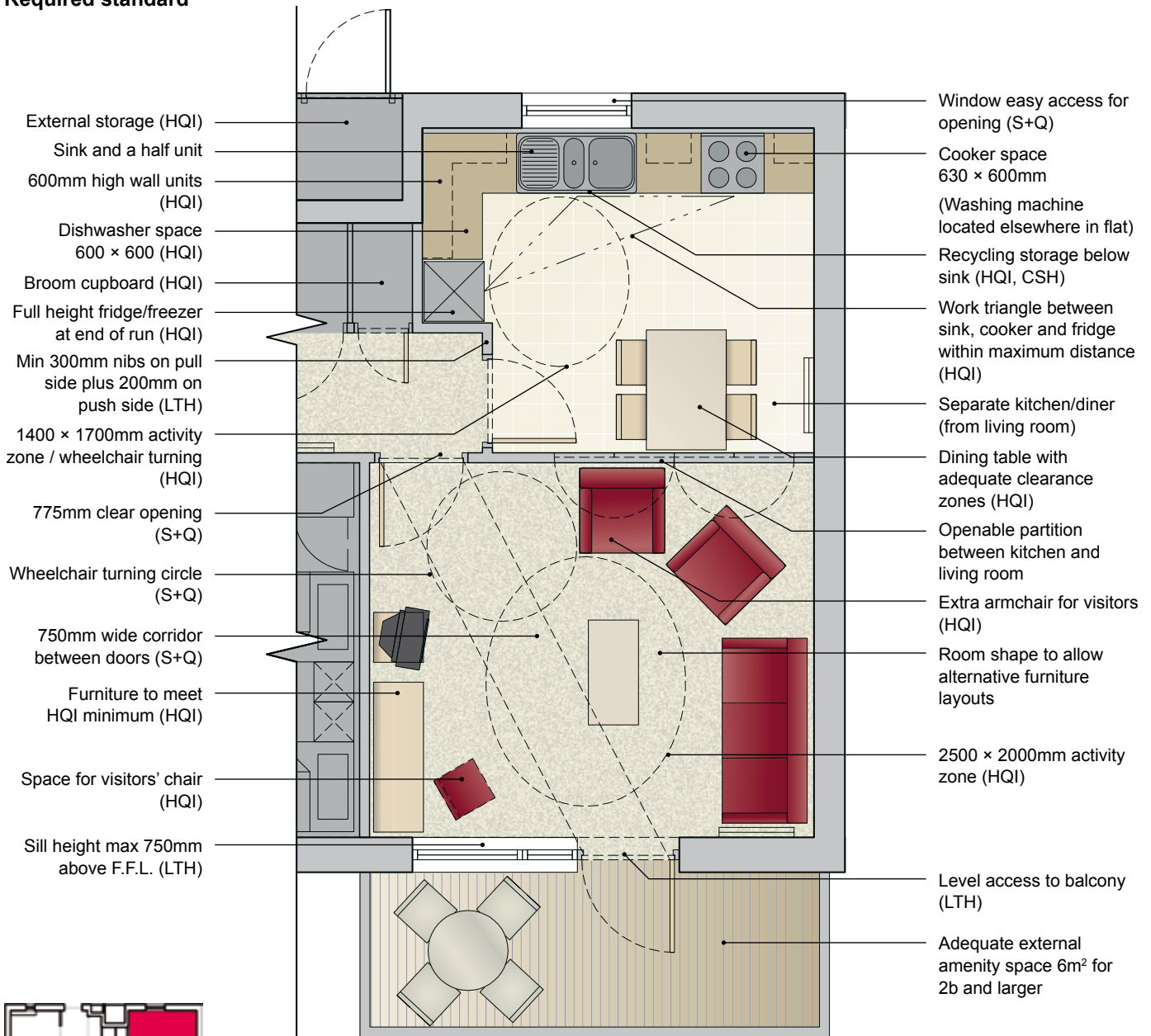
| | |
|-------------------------------------|--|
| Supported housing | The requirements for some supported housing is the same as general needs housing; other forms have a stand-alone brief accessed through the web tool |
| Foyers | There is a stand-alone brief for foyers which is accessed through the web tool |
| Environmental sustainability | Code compliance requirements |
| Innovation and off-site manufacture | Risk management approach |
| Future proofing | Designing for the whole life of the building |
| Adaptability | Lifetime Homes and wheelchair accessible homes |
| Understanding the planning context | Transport and connectivity, social infrastructure, low carbon and energy strategies, flood risk |

Using generic plans

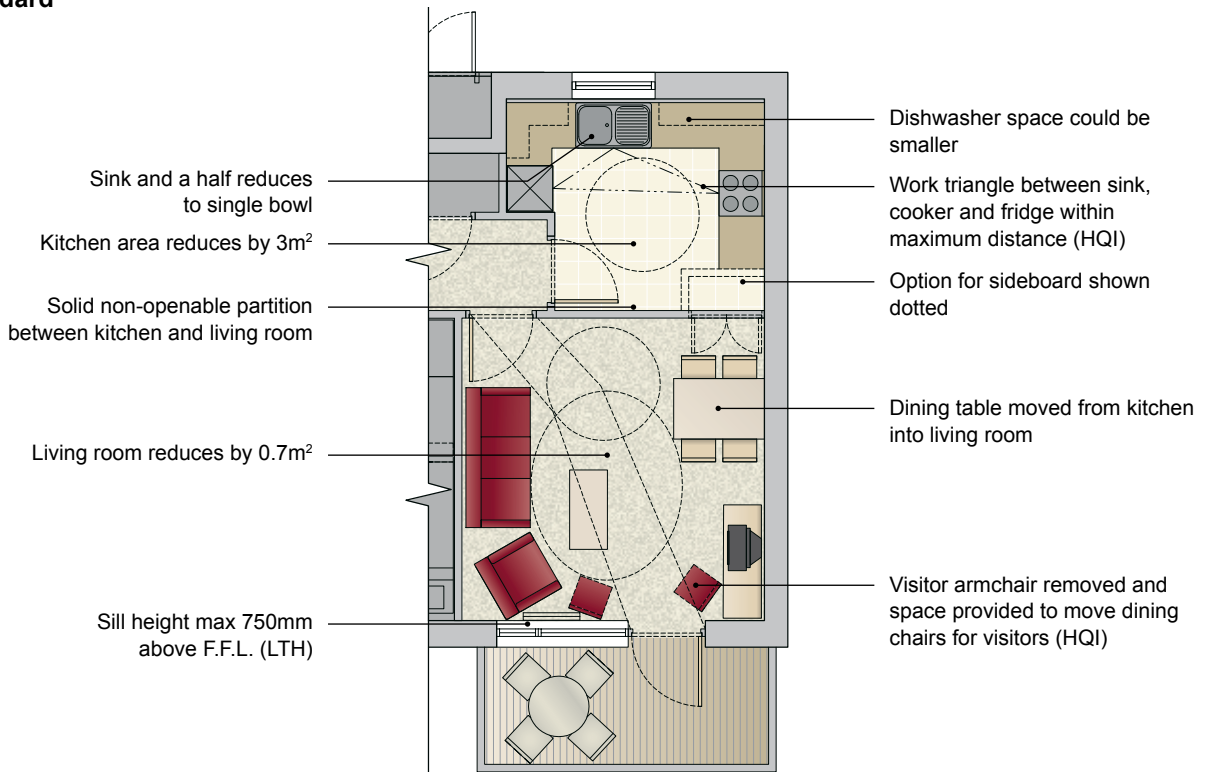
A series of generic house and flat plans have been developed as an aid to identify how the components of the Design Requirements come together in a project. In these plans, the key issues are highlighted to ensure the implications of the Design Requirements are understood and incorporated in project proposals. It is not intended that these plans be reproduced in schemes; they are provided for reference and guidance only.

To illustrate the use of generic plans for each of our standards the partial plans below show the kitchen, dining and living area of a 2b/4p flat extracted from the whole flat plan. For each of the proposed standards there are other revisions throughout each plan to ensure that the proposed standard is met across the whole flat plan. For the Baseline and Exemplar plans the notes highlight the variations compared with the plan for the Required standard.

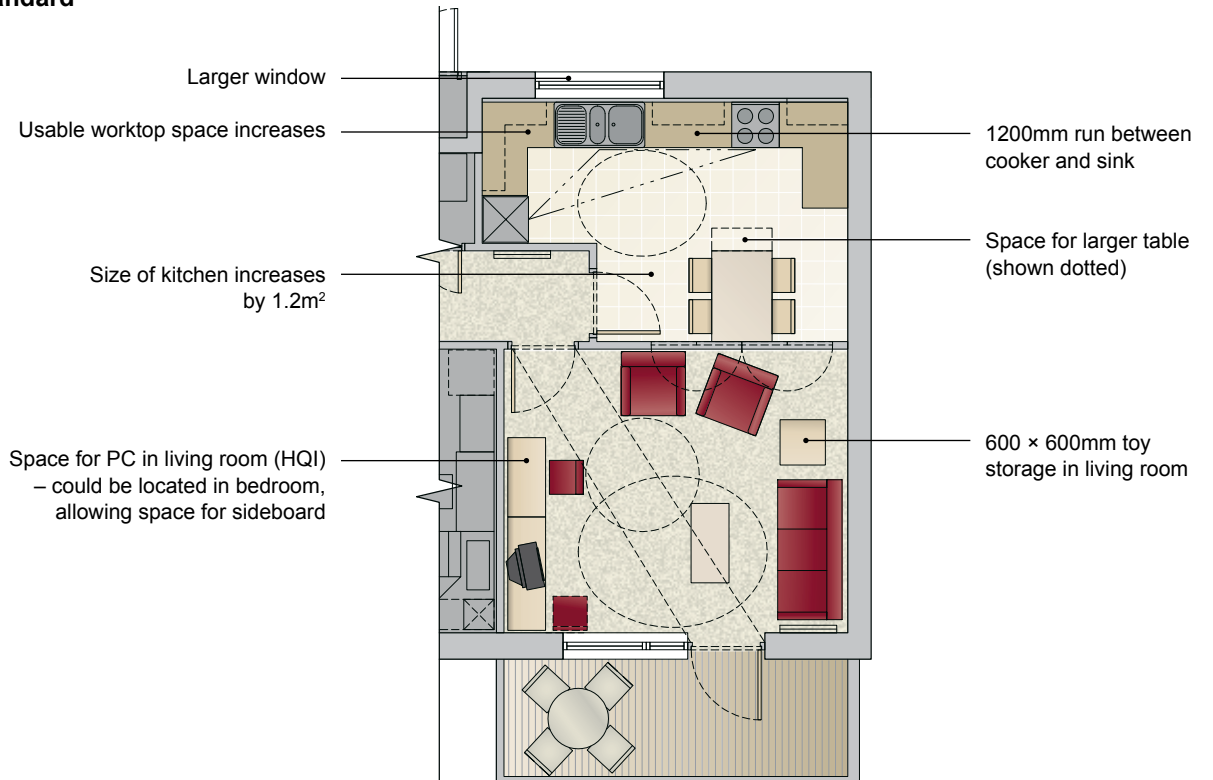
Required standard



Baseline standard



Exemplar standard



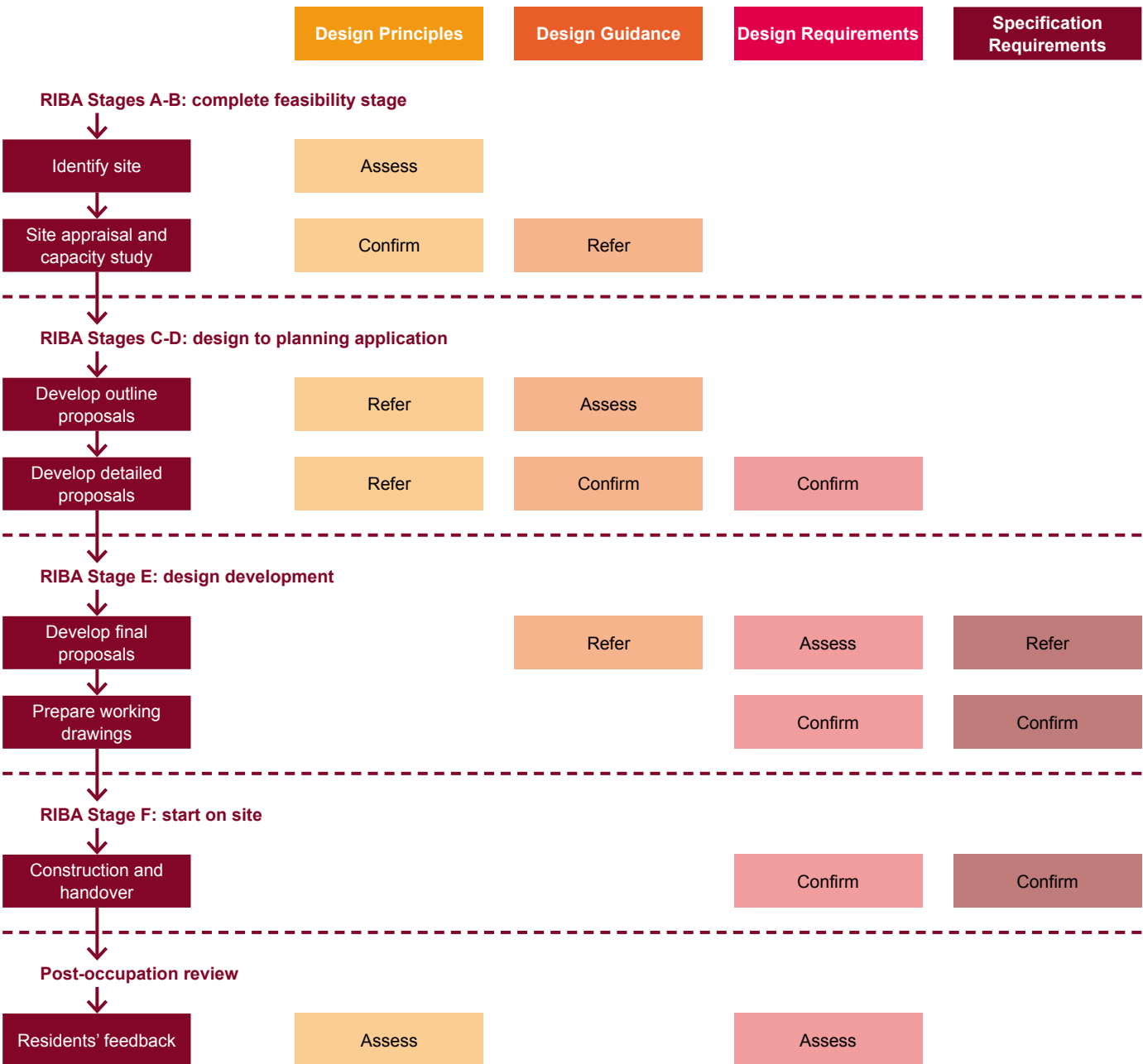
- Key**
- HQI Housing Quality Indicators
 - LTH Lifetime Homes Standard
 - S+Q NHF Standards and Quality
 - CSH Code for Sustainable Homes

Using the Design Guide

The projects which East Thames takes forward will be developed via a variety of procurement routes. In their design development stages these will typically include the RIBA work stages identified in the flow chart below. At key stages for each project the design will be reviewed against the Design Principles and the Design Guidance and against the project specific Design Requirements.

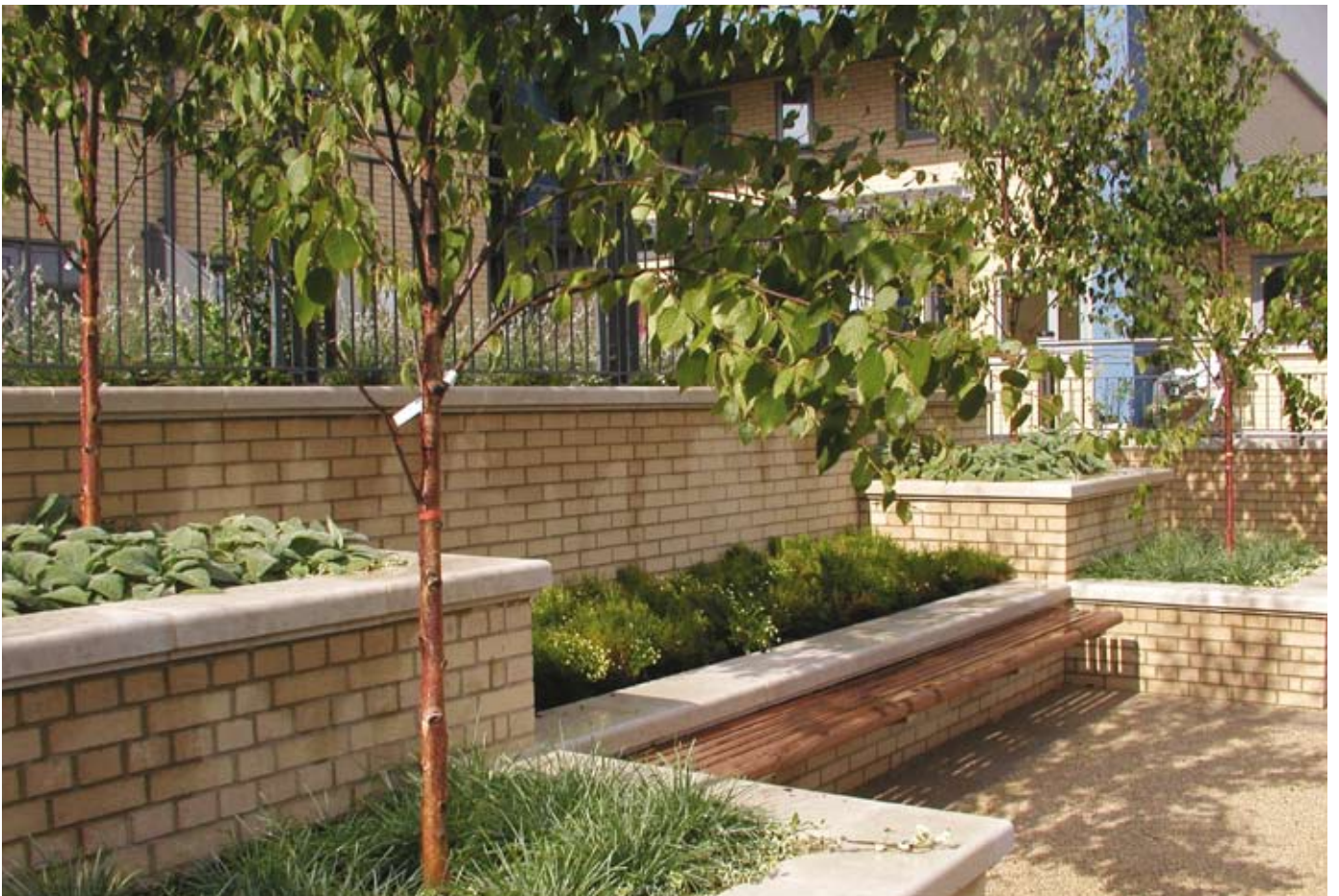
It should be noted that scheme technical requirements are identified as Specification Requirements within the suite of standard East Thames documents.

Application of the Design Guide for the East Thames Developer route



Continuous improvement

This Design Guide is a live design tool. It will be subject to continuous review and periodic updating. This will occur as a result of changes in legislation and standards, and on the feedback received from the communities and clients we work with. In this way we aim for continuous improvement in the quality of the homes we provide.



Acknowledgements

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East Thames Group
29-35 West Ham Lane
Stratford
London E15 4PH
T 020 8522 2000
www.east-thames.co.uk

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