

Housing Optional Technical Standards – internal space standards and inclusive access, update June 2015

Following the Government’s [Ministerial Statement](#) released on 25 March 2015 in response to the [Housing Standards Review Consultation](#), a number of changes have been introduced to technical housing standards in England, including the introduction of optional higher standards in relation to internal space and inclusive access.

The Council will be requiring these optional higher standards as they are comparable to existing local policies and guidance. This approach is in accordance with the proposed [Housing Standards Minor Alterations to the London Plan](#) (2015) and accompanying needs and viability evidence. The table below summarises the changes and how this affects our policies and planning applications:

	Summary of Changes	Existing Local Plan Policy Requirements until end September 2015	Policy Requirements from 1 October 2015
Internal Space standards	New national internal space standard will be implemented through planning	DMP Policy DMHO4 and the Residential Development Standards SPD apply to all new housing	All new housing to meet the nationally described space standard A minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged to address overheating and ensure appropriate ventilation and daylight
Inclusive Access	New Building Regulations Part M come into force 1 October 2015, which will be secured through planning conditions	CS Policy CP14 requires all homes to Lifetime Homes Standards CS Policy CP14 requires 10% of all new housing to wheelchair standards - the Design for Maximum Access SPG or Wheelchair Housing Design (Habinteg, Thorpe S., 2006)	90% of all new housing to meet Building Regulation Requirement M4 (2) ‘accessible and adaptable dwellings’ 10% of all new housing to meet Building Regulation Requirement M4 (3) ‘wheelchair user dwellings’

For external amenity space standards, [DMP](#) Policy DMHO4 (including paragraph 5.1.25) and the [Residential Development Standards SPD](#) will continue to apply to all new housing.

With regard to energy and water, see the update in relation to the [Sustainable Construction Checklist](#).