

Residential Standards Statement

Residential Accommodation and commercial space,
1-9 Sandycombe Road, Kew TW9 2EP

This statement supports a planning application for a proposed mixed use development at the above site to provide a mixture of 20 residential units and commercial space. All proposed residential units comply with and in most cases exceed the minimum space standards required under the 'Technical housing standards - nationally described space standard', that in London accord with those in the London Plan (2015). The following paragraphs respond to each point of the technical standards and are to be read in conjunction with the submitted drawings and Design and Access Statement.

For clarification purpose, the sentences shown in *italic* are extracts from the '*nationally described space standard*'. The responses are highlighted in red.

- a) the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1
All units comply with and in most cases exceed the minimum space standards required.
- b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom
All units provide at least one double (or twin) bedroom.
- c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
The smallest single bedrooms proposed are at least 8.1m² in area therefore exceed the minimum standard.
- d) in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
The smallest double bedrooms proposed are at least 12.1m² in area therefore exceed the minimum standard.
- e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
The narrowest double bedrooms proposed are 2.75m wide (in the shortest direction) and significantly larger in most instances and therefore comply with the minimum standard.
- f) any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
No 'half height' areas have been counted within the Gross Internal Area.
- g) any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
This criterion is complied with in the planning of the apartments and area calculations.



- h) a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

This criterion is complied with in the planning of the apartments and room width/area calculations.

- i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

All proposed units are to have 2.5m high ceilings, therefore exceed the minimum standards required.

Appendix – Table 1 – Minimum gross internal floor areas and storage (m²) – extracted from the ‘*nationally described space standard*’

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	