

# Briefing Note



Ref. bfn.028.09030002  
Date: 13 April 2017  
Subject: St Michael's Convent, Ham

## Residential Standards Statement – Application 16/3552/FUL

### Room sizes

- 1.1. The Minor Alterations to the London Plan Housing Standards (2016) outlines the latest minimum space standards for new dwellings. They are set out in Table 3.3 of that document.
- 1.2. The Area Schedule below confirm that all proposed dwellings exceed the minimum nationally described space standards as set out in Table 3.3. The dwellings are therefore compliant with London Plan Policy.
- 1.3. It should be noted that some of the proposed new houses (units 1-5) have upstairs studies, all of which are too small to be used as bedrooms as they are below the size threshold of at least 2.12m wide and at least 7.5 sqm in total size.

	Unit no.	Type	No. beds	GIA sqm
<b>New build</b>				
	1	House	2	128.6
	2	House	2	128.6
	3	House	2	128.6
	4	House	2	128.6
	5	House	2	128.6
	6	Apartment	1	63.8
	7	Apartment	2	94.3
	8	Apartment	2	94.3
<b>Conversion</b>				
	9	Apartment	2	109.6
	10	Apartment	2	109.8

	11	Apartment	2	114.2
	12	Apartment	2	111.6
	13	Apartment	2	82.6
	14	House	4	164.7
	15	Apartment	2	134.3
	16	Maisonette (inc basement)	3	265.5
	17	House (inc conservatory)	2	152.6
	<b>New build</b>			
	18	House	2	98.2
	19	House	2	98.2
	20	House	2	98.2
	21	House	2	98.2
	22	House	2	98.2
	23	House	2	98.2

### External amenity areas

- 1.4. In terms of amenity space, the following units have their own private gardens at ground floor level: units 1-5, 6, 9, 14-17 and 18 - 23.
- 1.5. Units 7, 8, 10, 11 and 14 have terraces/ balconies at 1<sup>st</sup> & 2<sup>nd</sup> floor levels.
- 1.6. All units (1-23) will also have access to the extensive shared gardens within the site.