

NATIONAL TECHNICAL HOUSING STANDARDS

The Bungalow Willoughby Road Twickenham TW1 2QH 20/2712/VRC

Variation of condition U73969 (decision drawings) of planning approval 13/2484/FUL to allow for Raising the front, side and rear parapet height at roof level and amending the mansard roof profile; 3.5m rear ground floor extension of the garage to create a utility room for house A and 1.1m rear ground floor extension of the living space of house A. 4m and 2.2m rear ground floor extension of the living space of house B. Reconfiguring the internal layouts of each house; Amendments to the openings, doors and fenestration, to all facades of House A and B as described in the proposed drawings. Creating additional windows & doors to the side elevations of house A and B. Amending the approved stairs to the front entrance of both house A and B and creating covered porches

The applicant is aware of Technical Housing Standards – nationally described space standards for housing. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use. Table 1 sets out the standards thus:

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) * | | | 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 | |

Each house is set out over three storeys, the submitted plans show areas for built-in storage and the space standards are considerably surpassed given the size of housing proposed with CIL form showing a GIA of 715.78sqm against a standard of 268sqm.

I hope this satisfies the LPA requirements with regards space standards.

7th October 2020

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