

Twickenham Riverside

TRS-HAL-XX-XX-SH-A-9550
Residential Standards Schedule

Approval Record

The initials below certify that this document has been approved:

Date	Revision	Approved by
10/12/21	C01	MB
11/02/22	P01	MB

Amendment Record

A record of contextual additions or omissions are given below:

Reference	Context	Revision	Date
M264	Incl. Ceiling Height GIA Percentages for client comment	P01	11/02/22

Residential Standards Schedule

Water Lane Building

Building	Floor	Flat number	Typology / Unit Type	Storeys	Tenure	Min. GIA requirement (sq.m)*	Total GIA (sq.m)
							* Technical housing standards Wheelchair units - LBRuT Wheelchair Housing Site Brief
Water Lane Building	01	01	1 bed (2-person)	1 storey	LAR	50	60
		02	1 bed (2-person)	1 storey	LAR	50	50
		03	1 bed (2-person)	1 storey	LAR	50	50
		04	1 bed (2-person)	1 storey	LAR	50	50
		05	1 bed (2-person)	1 storey	LAR	50	50
		06	1 bed (2-person)	1 storey	LAR	50	50
		07	2 bed (3-person) - Wheelchair unit	1 storey	LAR	75	74
		08	1 bed (2-person)	1 storey	LAR	50	50
		09	1 bed (2-person) - Wheelchair unit	1 storey	Shared Ownership	60	69
		10	1 bed (2-person) - Wheelchair unit	1 storey	Shared Ownership	60	69
		11	1 bed (2-person)	1 storey	LAR	50	58
	02	01	1 bed (2-person)	2 storeys	LAR	58	82
		02	2 bed (4-person)	2 storeys	LAR	79	84
		03	2 bed (4-person)	2 storeys	LAR	79	84
		04	2 bed (4-person)	2 storeys	LAR	79	84
		05	2 bed (4-person)	2 storeys	LAR	79	84
		06	3 bed (4-person) - Wheelchair unit	1 storey	LAR	90	114
		07	2 bed (4-person)	2 storeys	LAR	79	84
		08	2 bed (3-person)	2 storeys	Shared Ownership	70	78
		09	2 bed (3-person)	2 storeys	Shared Ownership	70	78
		10	2 bed (4-person)	2 storeys	LAR	79	95

The measurement of GIAs is in accordance with the following definition from 'Technical housing standards – nationally described space standards':

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

Cross reference Residential Standards Schedule for the Water Lane Building with Storage Provision plans on pages 8-10, External Amenity Provision plans on pages 16-18 and Ceiling Heights plans on pages 24-26 to show what areas have been measured.

Residential Standards Schedule
Water Lane Building

Ceiling height of habitable rooms (m)	% of unit GIA with ceiling height of 2.95m (duplexes and top floor flats only)	% of unit GIA with ceiling height of 2.3-2.95m	% of unit GIA with ceiling height of 1.5-2.3m	Min. storage requirement (sq.m)*	Storage (sq.m)	Min. external amenity space requirement (sq.m)	External amenity space (sq.m)*
				* Technical housing standards Wheelchair units - Approved Document M		* LBRuT SPD Residential Development Standards	
2.5	-	100%	0%	1.5	1.8	5	5.4
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5	-	100%	0%	2	2	6	5.4
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5	-	100%	0%	1.5	1.5	5	6.3
2.5	-	100%	0%	1.5	1.5	5	6.3
2.5	-	100%	0%	1.5	1.5	5	5.4
2.5 / 1.5 - 2.95	20%	68%	12%	1.5	1.5	5	16.3
2.5 / 1.5 - 2.95	23%	66%	11%	2	2.2	6	12.9
2.5 / 1.5 - 2.95	23%	66%	11%	2	2.2	6	12.9
2.5 / 1.5 - 2.95	23%	66%	11%	2	2.2	6	12.9
2.5 / 1.5 - 2.95	23%	66%	11%	2	2.2	6	12.9
2.5	-	100%	0%	2.5	2.5	6	17.2
2.5 / 1.5 - 2.95	23%	66%	11%	2	2.2	6	12.9
2.5 / 1.5 - 2.95	17%	73%	10%	2	2	6	21.4
2.5 / 1.5 - 2.95	17%	73%	10%	2	2	6	21.4
2.5 / 1.5 - 2.95	19%	69%	12%	2	2	6	8.5

Residential Standards Schedule
Wharf Lane Building

Building	Floor	Flat number	Typology / Unit Type	Storeys	Tenure	Min. GIA requirement (sq.m)*	Total GIA (sq.m)	
							* Technical housing standards Wheelchair units - LBRuT Wheelchair Housing Site Brief	
Wharf Lane Building	01	01	1 bed (2-person)	1 storey	Market	50	54	
		02	Studio (1-person)	1 storey	Market	39*	40	
		03	1 bed (2-person)	1 storey	Market	50	54	
		04	2 bed (3-person)	1 storey	Market	61	66	
		05	2 bed (4-person)	1 storey	Market	70	82	
		06	1 bed (2-person)	1 storey	Market	50	54	
		07	Studio (1-person)	1 storey	Market	39*	39	
		08	Studio (1-person)	1 storey	Market	39*	39	
		09	1 bed (2-person)	1 storey	Market	50	54	
								* req. would reduce to 37 sq.m if shower is included in lieu of bath
	02	01	1 bed (2-person)	1 storey	Market	50	54	
		02	Studio (1-person)	1 storey	Market	39*	40	
		03	1 bed (2-person)	1 storey	Market	50	54	
		04	2 bed (3-person)	1 storey	Market	61	66	
		05	2 bed (4-person)	1 storey	Market	70	82	
		06	2 bed (4-person)	2 storeys	Market	79	91	
		07	1 bed (2-person)	2 storeys	Market	58	65	
		08	1 bed (2-person)	2 storeys	Market	58	65	
		09	2 bed (4-person)	2 storeys	Market	79	91	
								* req. would reduce to 37 sq.m if shower is included in lieu of bath
	03	01	2 bed (4-person)	2 storeys	Market	79	91	
		02	2 bed (4-person) - Wheelchair unit	1 storey	Market	80	97	
		03	2 bed (3-person)	1 storey	Market	61	66	
		04	2 bed (4-person)	1 storey	Market	70	82	
	03	01	Studio (1-person)	1 storey	Market	39*	42	
		02	1 bed (2-person)	1 storey	Market	50	54	
								* req. would reduce to 37 sq.m if shower is included in lieu of bath

The measurement of GIAs is in accordance with the following definition from 'Technical housing standards – nationally described space standards':

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

Cross reference Residential Standards Schedule for the Wharf Lane Building with Storage Provision plans on pages 12-15, External Amenity Provision plans on pages 20-23 and Ceiling Heights plans on pages 28-31 to show what areas have been measured.

Residential Standards Schedule
Wharf Lane Building

Ceiling height of habitable rooms (m)	% of unit GIA with ceiling height of 2.95m (duplexes and top floor flats only)	% of unit GIA with ceiling height of 2.3-2.95m	% of unit GIA with ceiling height of 1.5-2.3m	Min. storage requirement (sq.m)*	Storage (sq.m)	Min. external amenity space requirement (sq.m)	External amenity space (sq.m)*
				* Technical housing standards Wheelchair units - Approved Document M		* LBRuT SPD Residential Development Standards	
2.5	-	100%	0%	1.5	1.5	5	4.5
2.5	-	100%	0%	1	1.8	5	4.8
2.5	-	100%	0%	1.5	1.5	5	4.8
2.5	-	100%	0%	2	2	6	9.8*
2.5	-	100%	0%	2	2	7	11.5*
2.5	-	100%	0%	1.5	1.5	5	4.8
2.5	-	100%	0%	1	1.2	5	4.8
2.5	-	100%	0%	1	1.2	5	4.8
2.5	-	100%	0%	1.5	1.5	5	4.8
							* incl. half of shared terrace area
2.5	-	100%	0%	1.5	1.5	5	4.5
2.5	-	100%	0%	1	1.8	5	4.8
2.5	-	100%	0%	1.5	1.5	5	4.8
2.5	-	100%	0%	2	2	6	9.8*
2.5	-	100%	0%	2	2	7	11.5*
2.5 / 1.5 - 2.95	19%	69%	12%	2	2.2	7	4.8
2.5 / 1.5 - 2.95	19%	69%	12%	1.5	2.1	5	7.3
2.5 / 1.5 - 2.95	19%	69%	12%	1.5	2.1	5	7.3
2.5 / 1.5 - 2.95	19%	69%	12%	2	2.2	7	4.8
							* incl. half of shared terrace area
2.5 / 1.5 - 2.95	20%	68%	12%	2	2.2	7	4.5
2.5	-	100%	0%	2	2.6	7	9.6
2.5	-	100%	0%	2	2	6	9.8*
2.5	-	100%	0%	2	2	7	11.5*
							* incl. half of shared terrace area
1.5 - 2.95	45%	26%	29%	1	1	5	5.1
1.5 - 2.95	49%	24%	27%	1.5	1.5	5	8.4

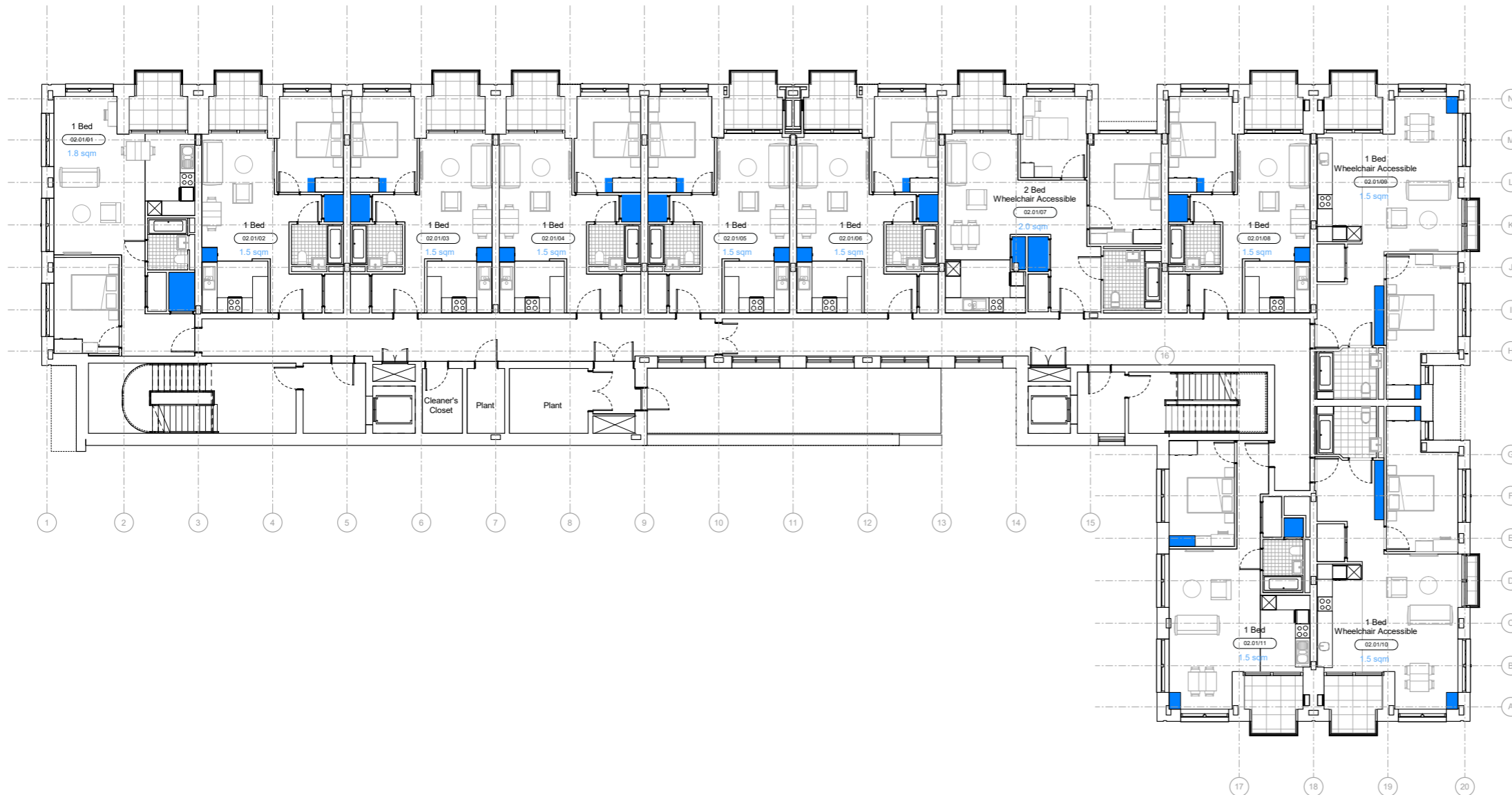
Storage Provision
Water Lane Building - Level 1

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



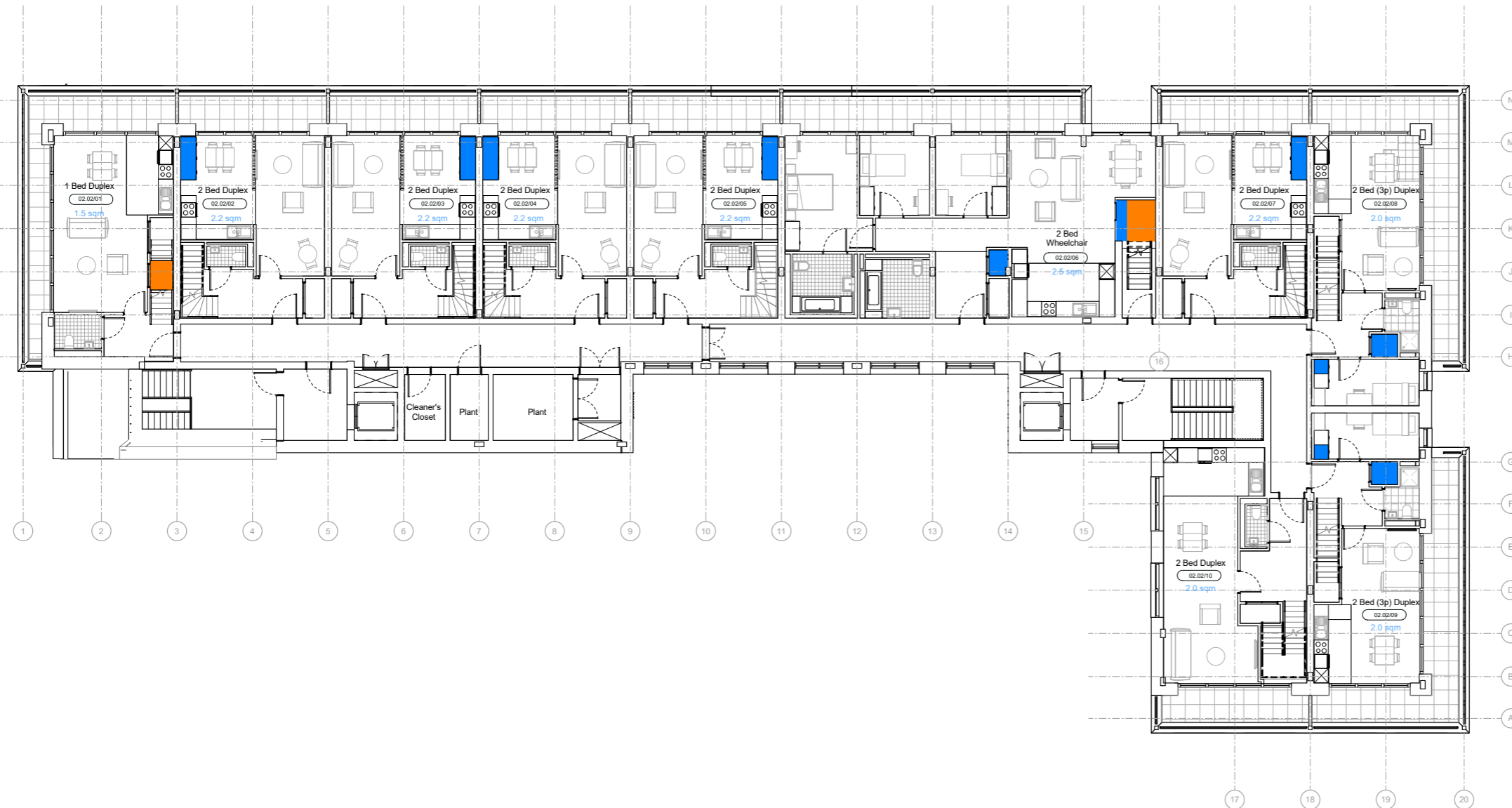
Storage Provision
Water Lane Building - Level 2

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



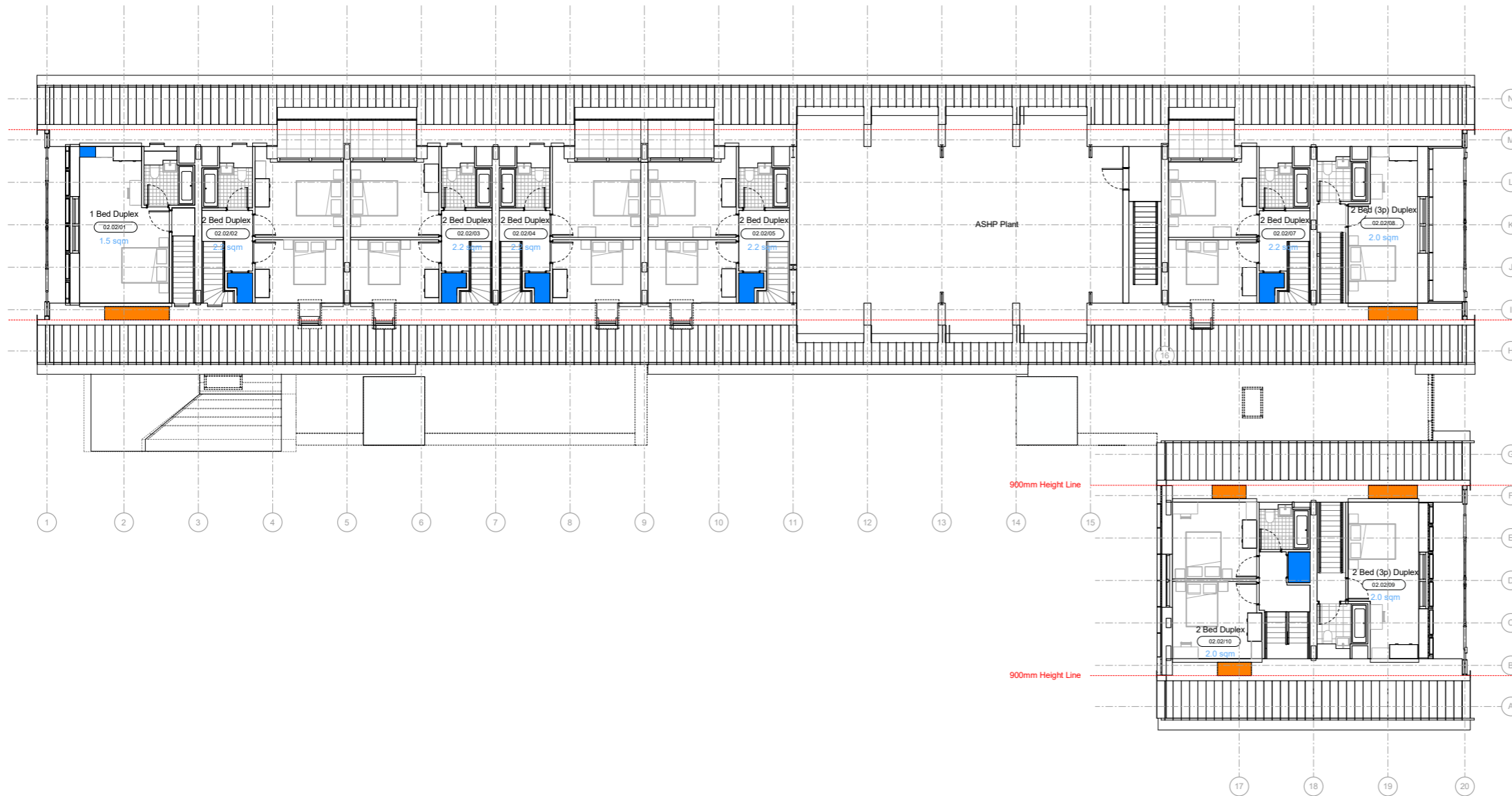
Storage Provision
Water Lane Building - Level 3

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



Storage Provision
Wharf Lane Building - Level 1

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



Storage Provision
Wharf Lane Building - Level 2

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



Storage Provision
Wharf Lane Building - Level 3

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



Storage Provision
Wharf Lane Building - Level 4

Key:

- Storage provision *1
- Eaves storage with headroom of 900-1500mm *2

*1 Storage provision includes a combination of built-in storage and space for freestanding storage units.

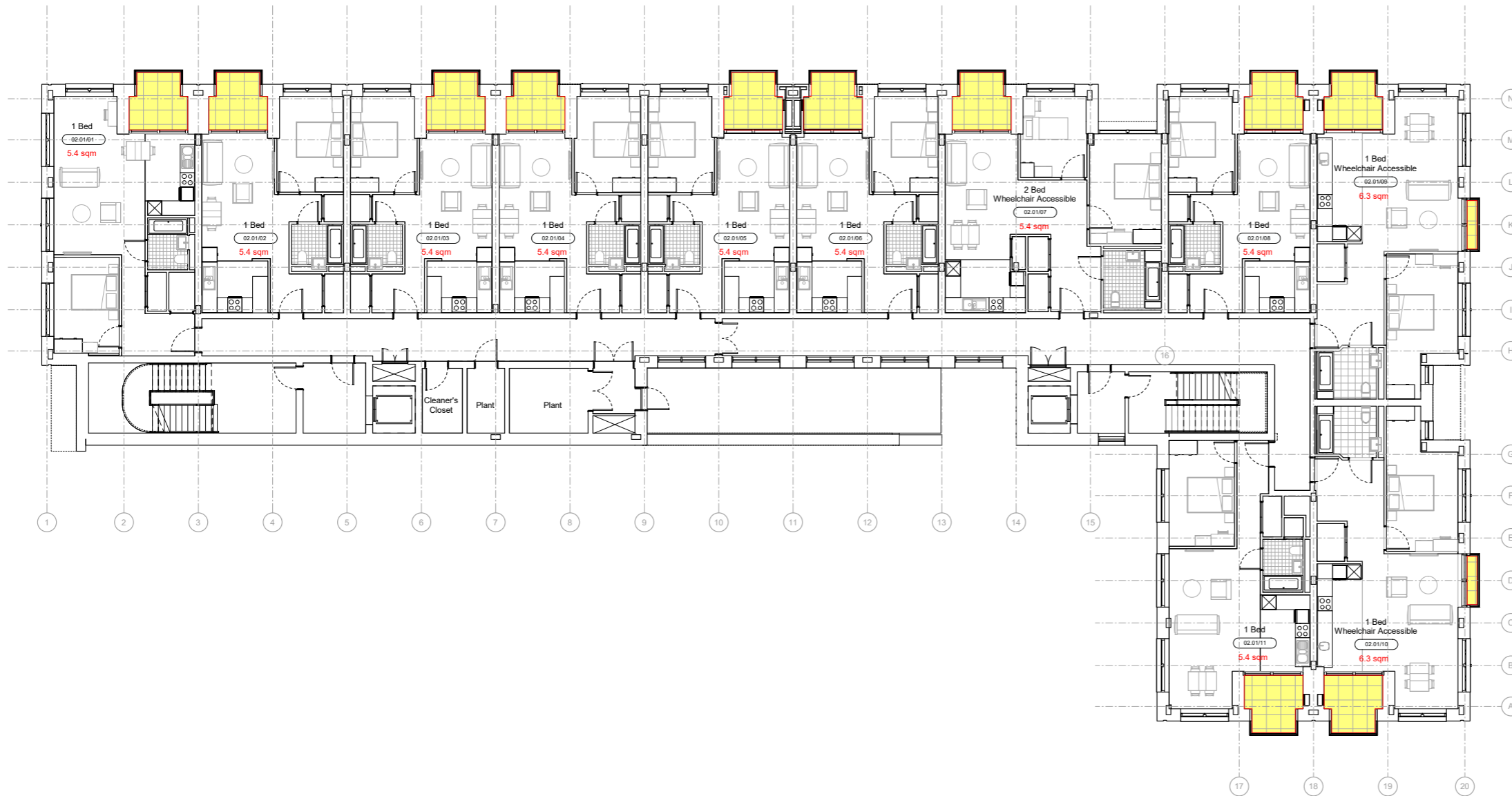
*2 Eaves storage with a headroom of 900-1500mm is counted at 50% of its floor area as per 'Technical housing standards – nationally described space standards'



External Amenity Provision Water Lane Building - Level 1

Key:

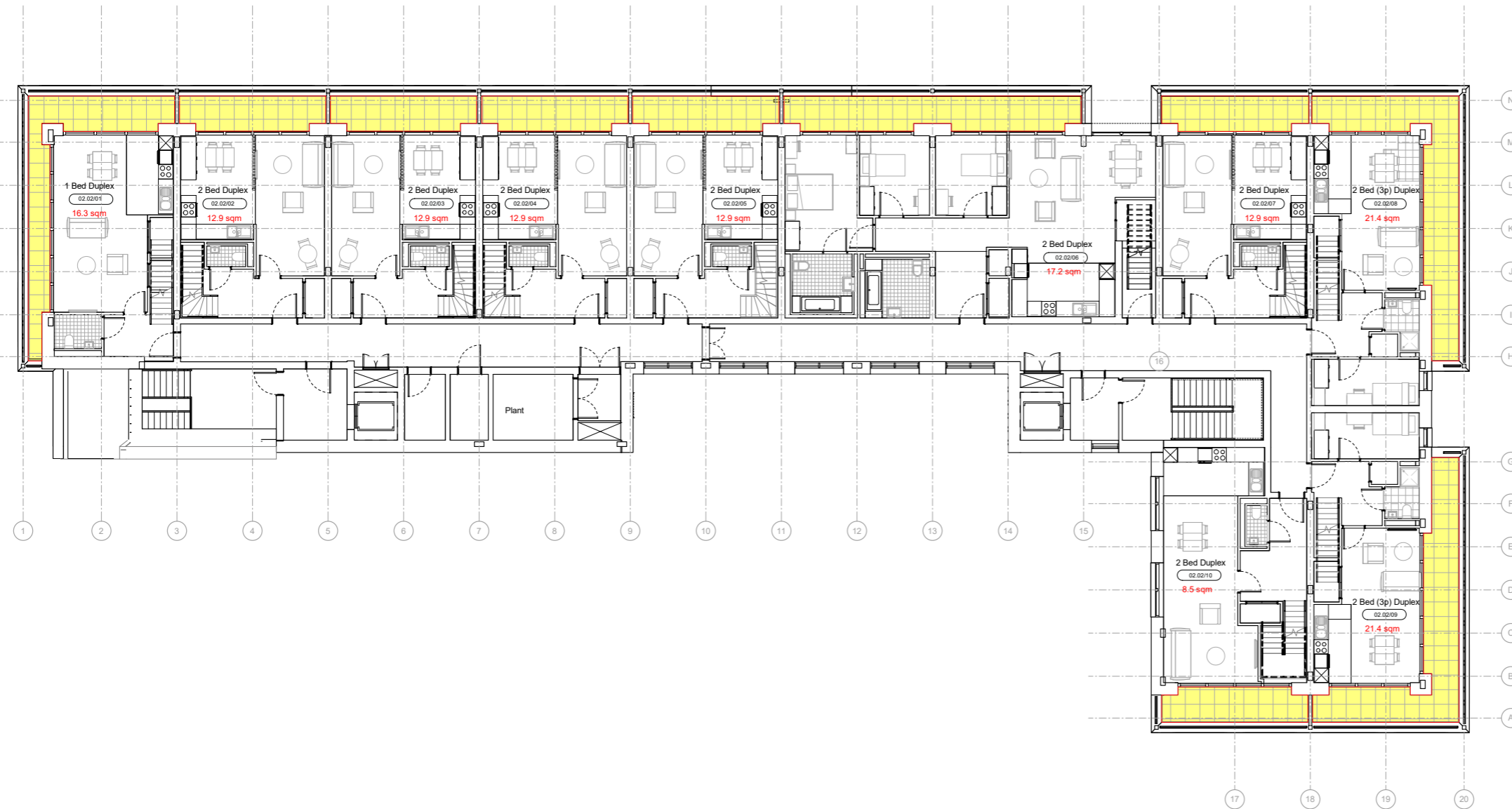
Private Amenity Space



External Amenity Provision
Water Lane Building - Level 2

Key:

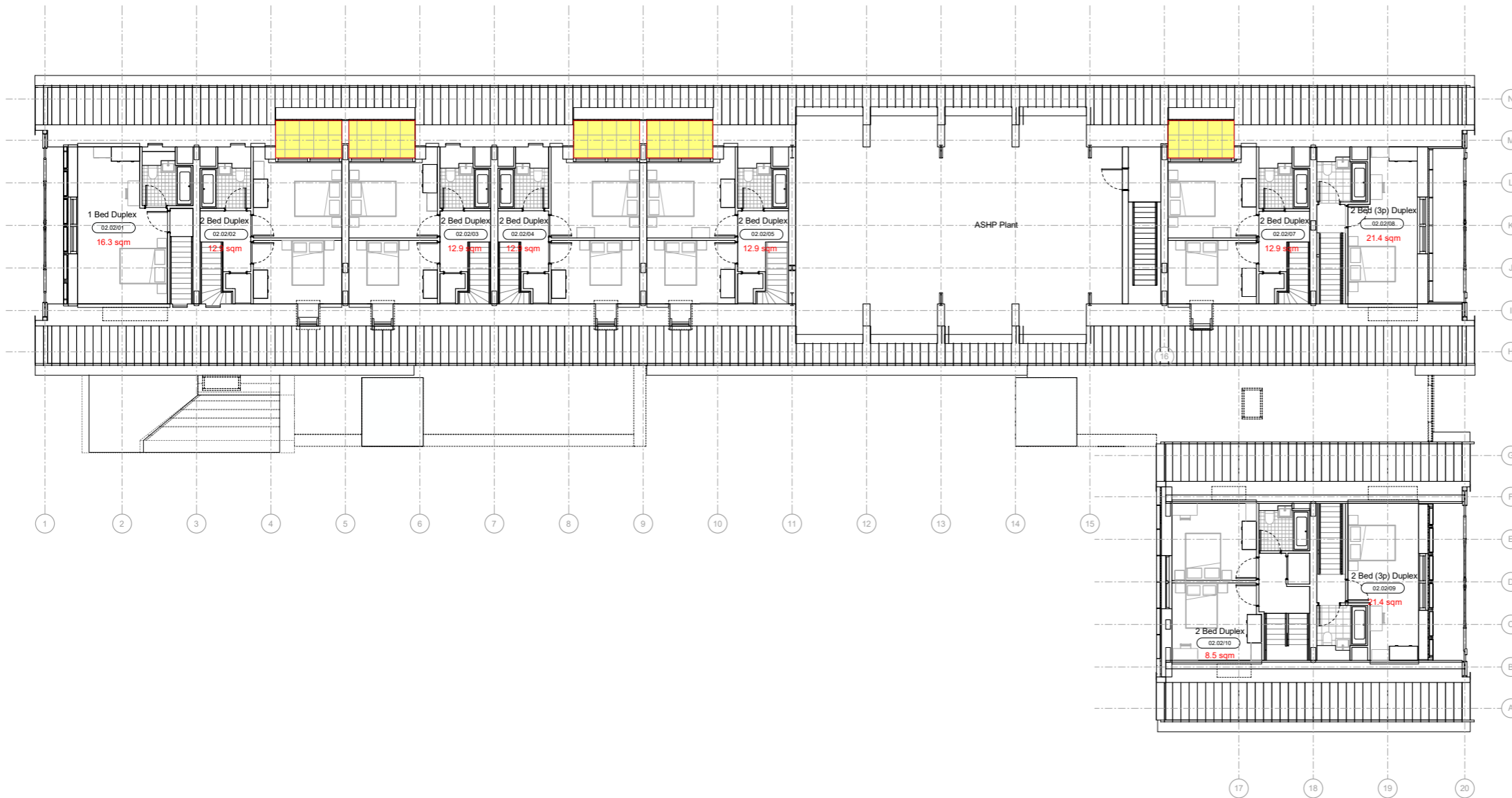
Private Amenity Space



External Amenity Provision
Water Lane Building - Level 3

Key:

Private Amenity Space



External Amenity Provision
Wharf Lane Building - Level 1

Key:

- Private Amenity Space
- Shared Amenity Space *1

*1 Amenity Space is shared between two adjacent flats. Area allocation is split 50:50 between flats.

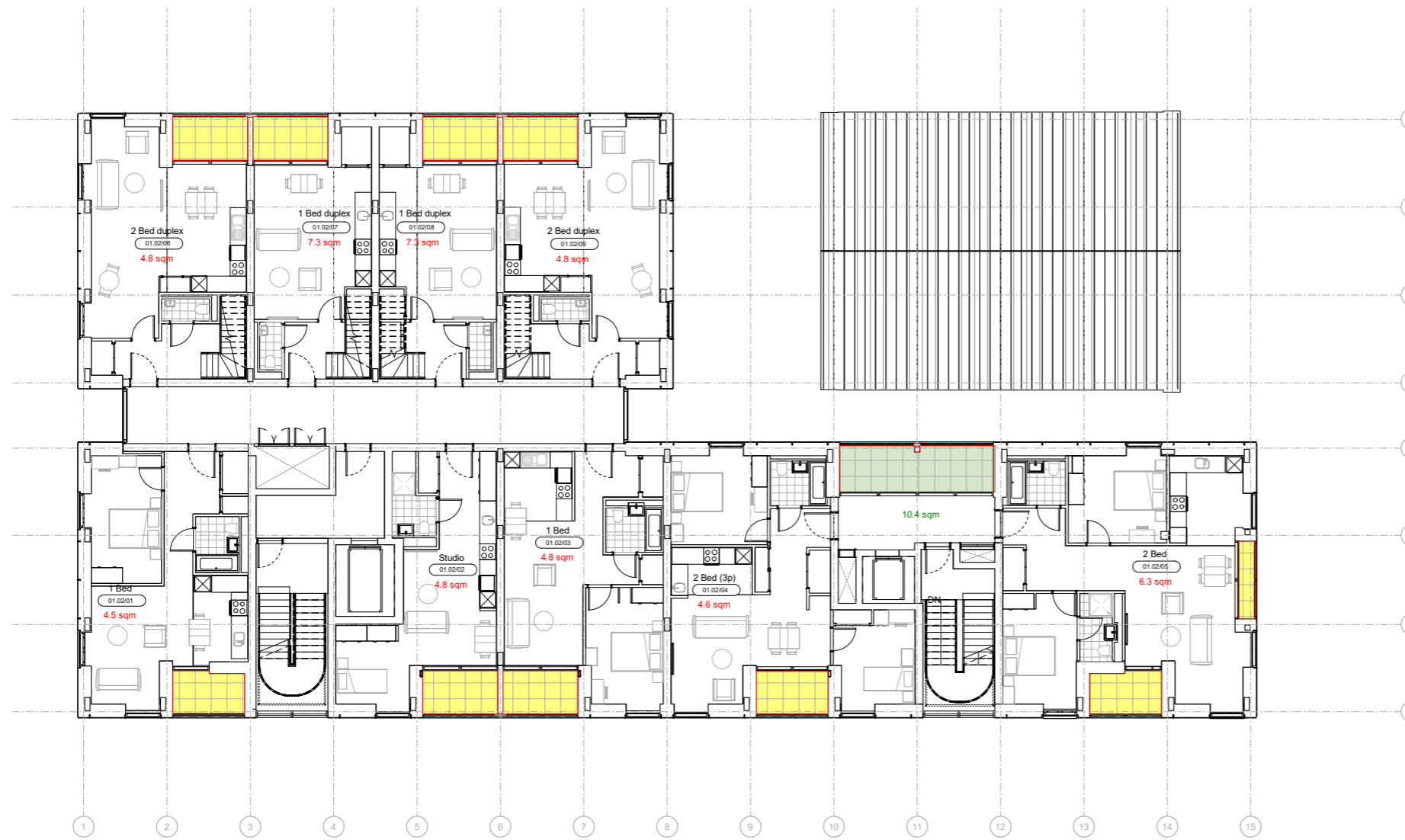


External Amenity Provision
Wharf Lane Building - Level 2

Key:

- Private Amenity Space
- Shared Amenity Space *1

*1 Amenity Space is shared between two adjacent flats. Area allocation is split 50:50 between flats.

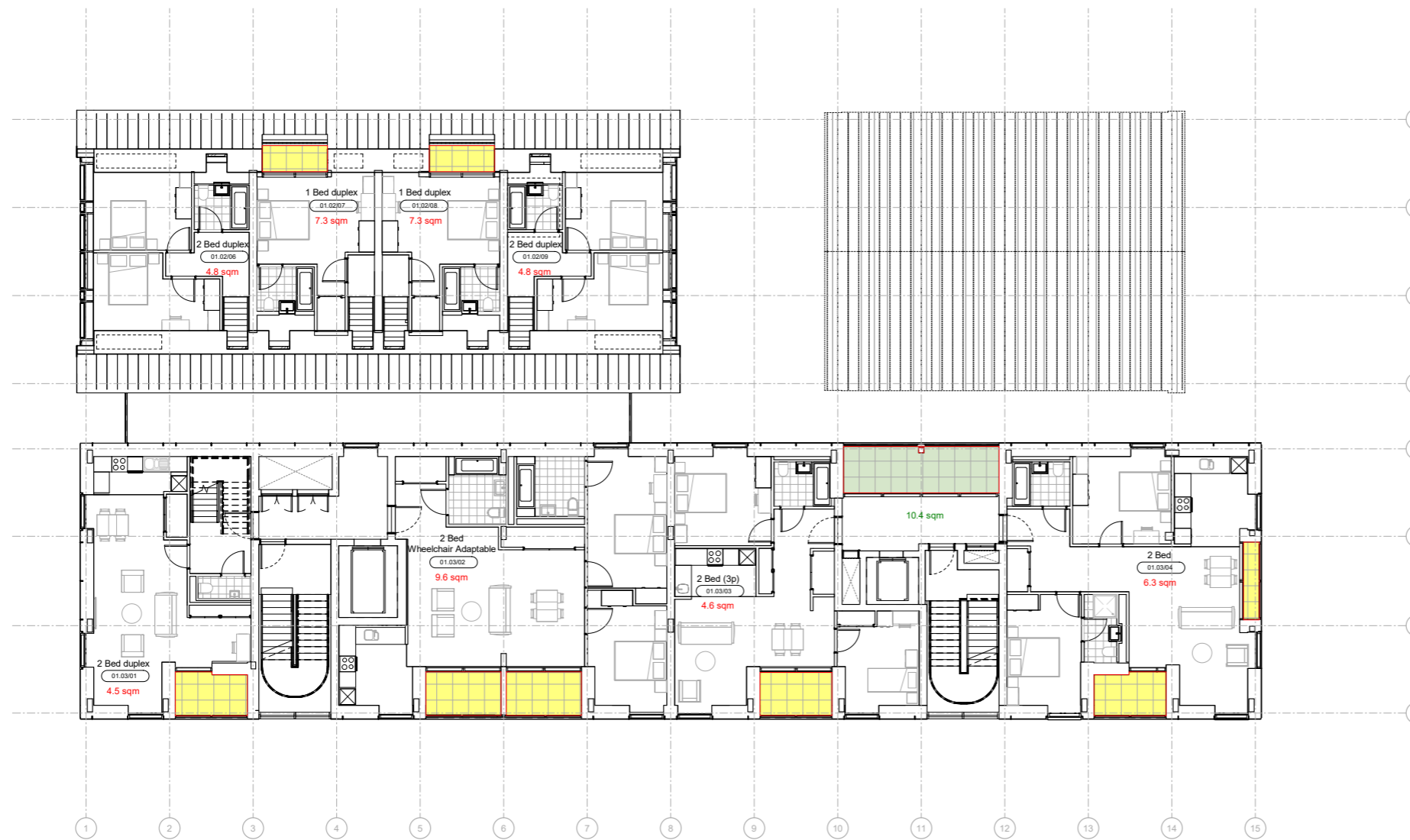


External Amenity Provision
Wharf Lane Building - Level 3

Key:

- Private Amenity Space
- Shared Amenity Space *1

*1 Amenity Space is shared between two adjacent flats. Area allocation is split 50:50 between flats.



External Amenity Provision
Wharf Lane Building - Level 4

Key:

- Private Amenity Space
- Shared Amenity Space *1

*1 Amenity Space is shared between two adjacent flats. Area allocation is split 50:50 between flats.



Ceiling Heights

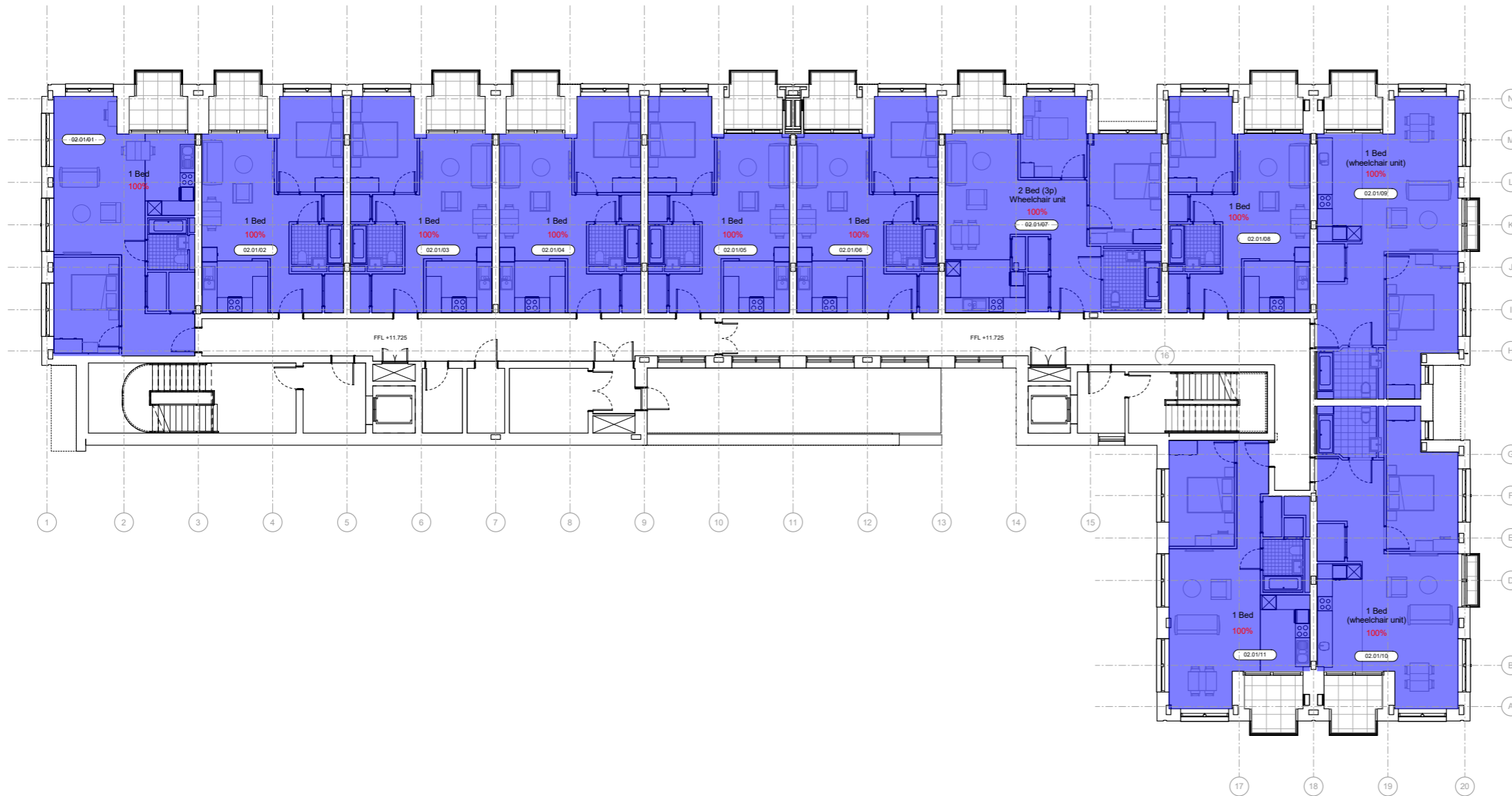
Water Lane Building - Level 1

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



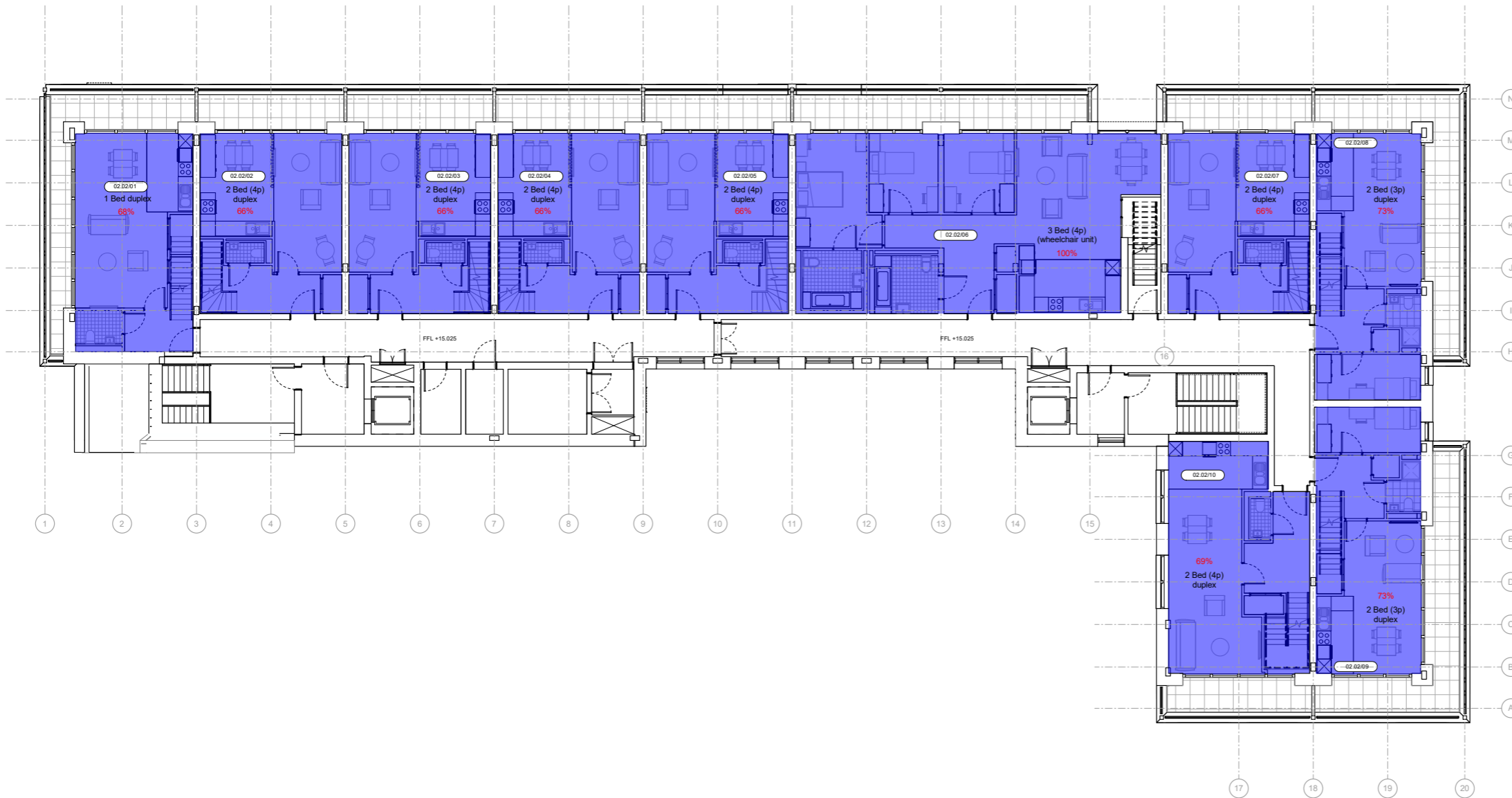
Ceiling Heights
Water Lane Building - Level 2

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



Ceiling Heights

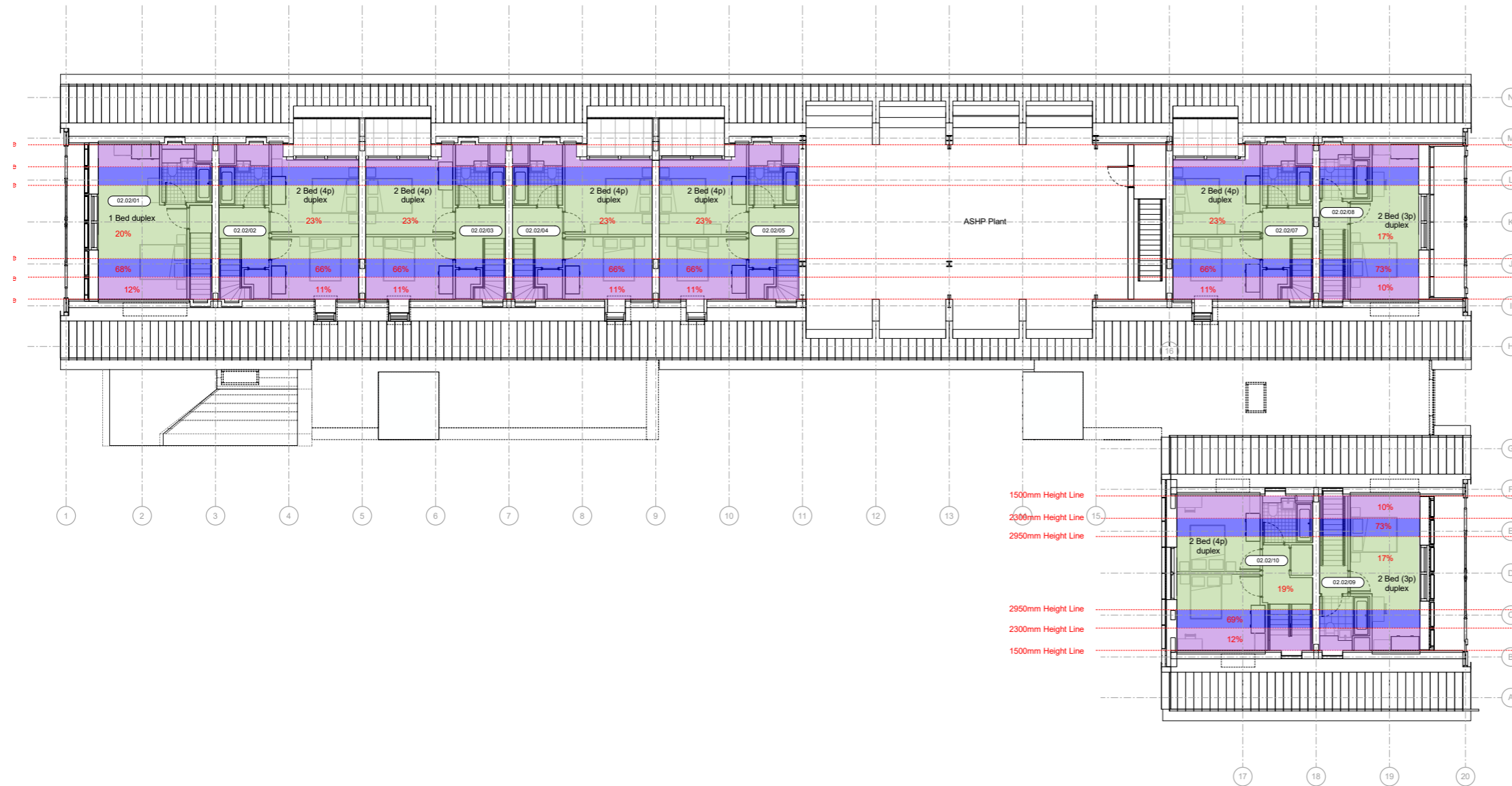
Water Lane Building - Level 3

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



Ceiling Heights
Wharf Lane Building - Level 1

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



Ceiling Heights
Wharf Lane Building - Level 2

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



Ceiling Heights

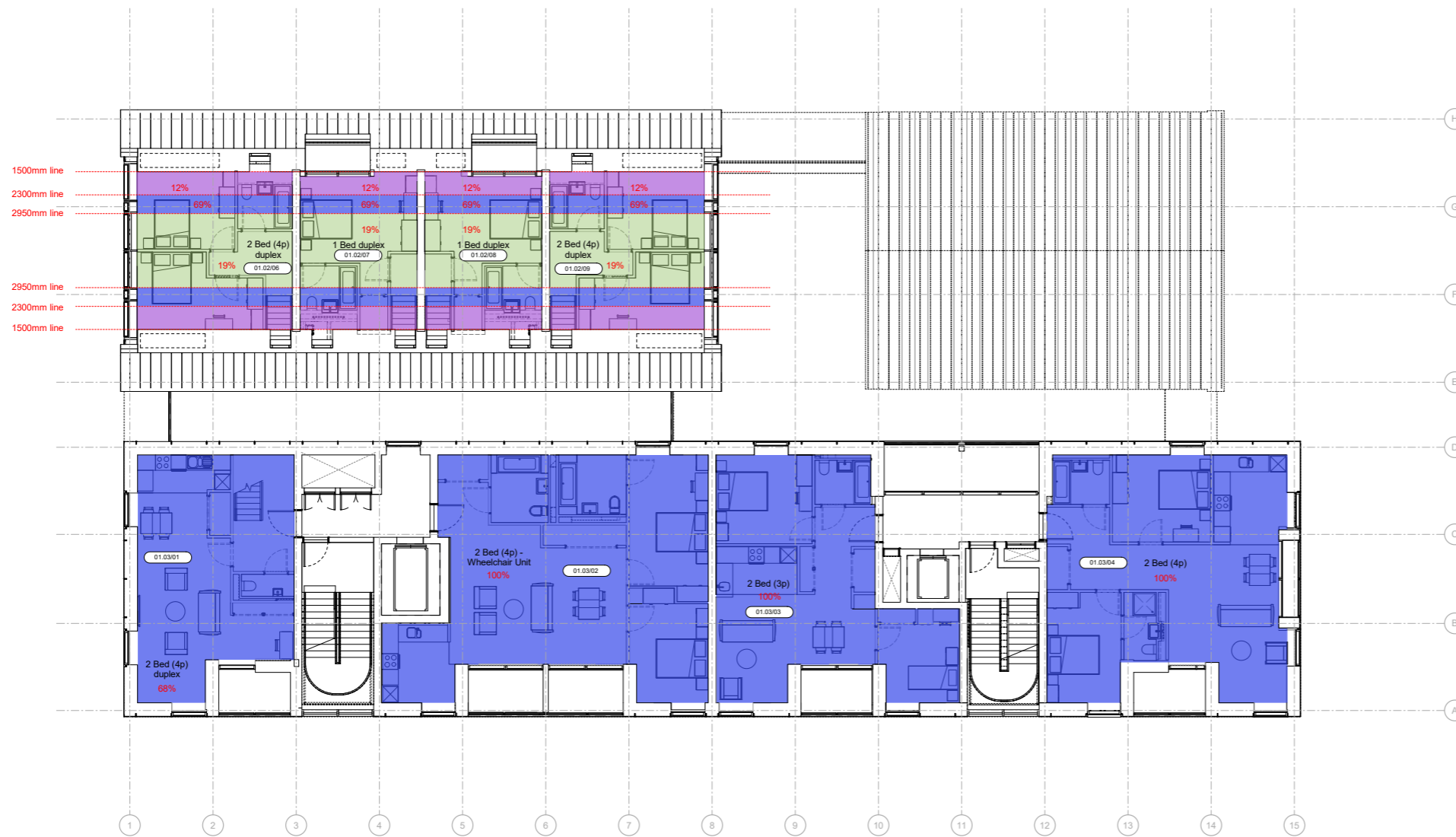
Wharf Lane Building - Level 3

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



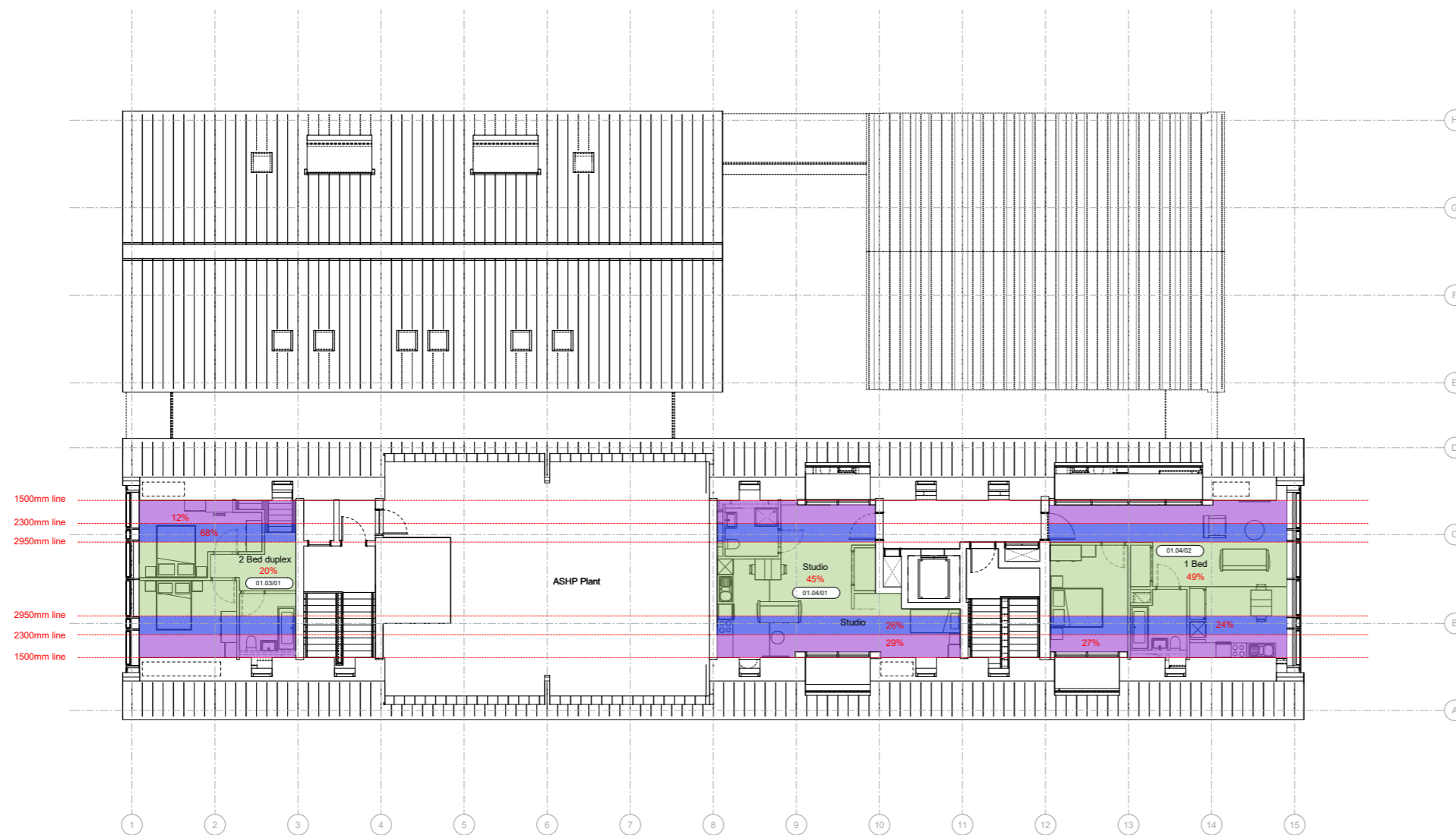
Ceiling Heights
Wharf Lane Building - Level 4

Key:

- Area with ceiling height at 2.95m
- Area with ceiling height between 2.3m and 2.95m
- Area with ceiling height between 1.5m and 2.3m

Note:

For duplex flats, the percentages shown are for the total GIA of each flat (incl. both storeys).



2 no. flats on this storey are marginally under the following recommendation from the 'Technical housing standards – nationally described space standards':

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

The only ways to bring these 2 flats in compliance with the guidance are to increase the height of the building or to decrease the GIA of these flats, neither of which we feel are appropriate.