




RESIDENTIAL DEVELOPMENT STANDARDS

45 Langham Road, Teddington, TW11 9HF

The proposed room sizes are as follows:

Room/area	Proposal House 1	Proposal House 2	National/local standard	Comment
Overall internal space	187sqm	91sqm	3b4p 84sqm 4b8p 130sqm	Exceeds national/local standard
Reception 1	20.3sqm	13.3sqm		Are acceptable sizes
Reception 2	14.2sqm	N/A		
Reception 3	11.5sqm	N/A		
Utility	3.1sqm	N/A		
WC	3.1sqm	4.4sqm		
Kitchen / Dining	20.2sqm	16.8sqm		
Bathroom	6.8sqm	4.4sqm		
Ensuite	4.4sqm	N/A		
Double Bedrooms	Bed 1 = 20.3sqm Bed 2 = 13.0sqm Bed 3 = 16.3sqm Bed 4 = 12.9sqm	Bed 1 = 15.2sqm	11.5sqm or	Exceeds local and national standard
Single Bedrooms		Bed 2 = 14.0sqm Bed 3 = 7.5sqm	7.5sqm	Exceeds local and national standard
Garden (Private)	43sqm	36sqm		Is an acceptable size for a family



Head height is at least 2.5m for a minimum of 75% of the gross internal floor in line excess of requirement and in line with the London Plan 2021.

Overall, the footprint and room sizes of the proposed residential dwellinghouse are adequate and would result in a good standard of accommodation.