

TECHNICAL INFORMATION

RESIDENTIAL STANDARDS STATEMENT & SCHEDULE OF ACCOMMODATION

Residential Standards,

The table adjacent shows how the proposed flats would meet and in many cases exceed the minimum internal space standards. Therefore, the units comply with policy 3.5 of the London Plan and the Nationally Prescribed Housing Standards. Also, it is worth mentioning that consideration has been given to limiting single aspect units, with most units enjoying double or some cases triple aspect. All of the flats benefit from good levels of daylight and will be mechanically ventilated with heat recovery which will aid with heating/cooling.

All double bedrooms meet or exceed 11.5sqm and all single bedrooms meet or exceed 7.5sqm, with the room areas indicated on the planning drawings. Appropriate storage levels are provided in most cases exceeding the standards. Floor to ceiling levels throughout are 2.5m.

As such, the quality of the internal spaces are considered to be of a high quality.

Residential Mix

The proposed housing mix is appropriate for the type of development in a town centre location, as per the levels below.

Unit Type	No.	%
1B1P	3	14.3%
1B2P	9	42.9%
2B3P	2	28.6%
2B3P M4(3)	2	
2B4P	2	14.3%
3B5P	3	
Total	21	

Schedule of Accommodation

Proposed Residential Areas								
Level	Unit Number	Unit Type	Unit GIA (sqm) *	Unit Amenity Area (sqm)	Unit Storage Area (sqm)	Total Sales (sqm)	Level GIA (sqm) +	Efficiency %
G	Unit 1 (Affordable So)	2B3P M4(3)	82.6	7	4.4	308.9	465.4	66.39%
	Unit 2 (Affordable So)	1B1P	41.5	5	2.5			
	Unit 3 (Affordable R)	3B5P	92.6	8.5	4.5			
	Unit 4 (Affordable R)	3B5P	92.2	9.5	3.6			
L1	Unit 5	2B3P	64.4	7	2.2	373.9	462.8	80.81%
	Unit 6	1B2P	50.0	8	2.9			
	Unit 7	1B2P	50.3	7	2.2			
	Unit 8	2B4P	70.3	9	3.5			
	Unit 9	1B1P	37.7	5	1.8			
	Unit 10	1B2P	50.8	6	3.0			
L2	Unit 11	1B2P	50.4	7	2.4	373.9	462.8	80.80%
	Unit 12	2B3P	64.4	7	2.2			
	Unit 13	1B2P	50.0	8	2.9			
	Unit 14	1B2P	50.3	7	2.2			
	Unit 15	2B4P	70.3	9	3.5			
	Unit 16	1B1P	37.7	5	1.8			
L3	Unit 17	1B2P	50.8	6	3.0	221.5	291.9	75.85%
	Unit 18	1B2P	50.4	7	2.4			
	Unit 19	3B5P	90.1	8	3.9			
	Unit 20	1B2P	54.2	8	2.1			
	Unit 21	2B3P M4(3)	77.1	8	3.7			
Totals	21		1278.3			1278.3	1682.8	75.96%

SO - Affordable intermediate shared ownership

AR - Affordable rent

* Unit GIA excludes winter gardens where provided and balconies

+ Level GIA includes Core, Circulation and enclosed balconies (winter gardens) but excludes external balconies