

## RESIDENTIAL DEVELOPMENT STANDARDS

### Hunters Lodge, Friars Lane, Richmond, TW9 1NX

- 1.0 Policy LP35 of the Local Plan stipulates that all new housing development, including conversions, are required to comply with the Nationally Described Space Standards. The London Plan reiterates this position and advises that housing should be of the highest quality internally and externally and must adhere to the internal space standards set out in table 3.1 of the London Plan 2021.
- 2.0 The tables below demonstrate compliance with the overall internal space standards set out in table 3.1 of the London Plan, for each unit proposed.

#### Unit 1 and Unit 2 – one bedroom flat

Room/area	Proposal	London Plan standard	Comment
<b>Overall internal space</b>	56.5sqm	50 sqm for a 1b/2p 1 storey dwelling	Meets standards
<b>Double bedroom</b>	11.5sqm	11.5sqm	Meets standards
	4.1m wide	2.75m wide	Exceeds standards
<b>Height over 2.5m</b>	100%	75%	Exceeds target
<b>Amenity space</b>	None	5sqm	Due to the constrained site and location within a conservation area and adjacent to a listed wall it is not possible to provide amenity space but the site is very close to Richmond Green and the River for amenity space

Units 3 and 4 – two bedroom flat

<b>Room/area</b>	<b>Proposal</b>	<b>London Plan standard</b>	<b>Comment</b>
<b>Overall internal space</b>	65 sqm	70 sqm for a 2b/3p over 2 storeys	Fails standards however, due to the constrained site and inability to provide dormers the LPA has verbally stated that this can be acceptable as a full layout has been shown to show the flat provides a decent standard of accommodation with both bedrooms exceeding space standards.
<b>Double bedroom</b>	14sqm	11.5sqm	Exceeds standards
	4m wide	2.75m wide	Exceeds standards
<b>Single bedroom</b>	9.2sqm	7.5sqm	Meets standards
	2.75m wide	2.75m wide	Meets standards
<b>Height over 2.5m</b>			Meets target
<b>First floor</b>	100%	75%	
<b>Second floor</b>	75%		
<b>Amenity space</b>	12sqm	5sqm	Exceeds standards

- 3.0 Overall, the footprint and room sizes of the proposed residential dwellings are adequate for a in all four units. The proposal would result in a good standard of accommodation in this central location within the heart of Richmond.