

Grosvenor Garage, Fitzgerald Avenue SW14 8SZ

Residential Standards Statement

March 2023

Project Grosvenor Garage

ABC Reference ABC/0196/05

Local Authority London Borough of Richmond upon

Thames

Client Hestia Homes

Issue Final

Author Andrew Black

Date March 2024

Disclaimer: This report has been prepared for the above named client for the purpose agreed in Andrew Black Consulting's (ABC) terms of engagement. Whilst every effort has been made to ensure the accuracy and suitability of the information contained in this report, the results and recommendations presented should not be used as the basis of design, management or implementation of decisions unless the client has first discussed with ABC their suitability for these purposes and ABC has confirmed their suitability in writing to the client. ABC does not warrant, in any way whatsoever, the use of information contained in this report by parties other than the above

Contents

1.	Introduction	4					
2.	Site Error! Bookma	and rk not defined.	Surroundings				
3.	Proposed Develo	pment	5				
4.	Water Error! Bookma	Standards rk not defined.	Requirements				
5.	Conclusions Error! Bookma	rk not defined					

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ

Residential Standards Statement



1. Introduction

- 1.1 This Residential Statement has been prepared by Andrew Black Consulting on behalf of Hestia Homes Limited in respect of a detailed application for development of the former Grosvenor Garage site on Fitzgerald Avenue, SW14 8SZ.
- 1.2 The proposal seeks full planning permission for the following development:

Redevelopment of existing garage to provide five apartments, three houses and a commercial unit with associated access, parking and landscaping.



2. **Proposed Development**

2.1 The application proposes redevelopment of the existing site to provide five apartments, three houses and a commercial unit, with associated access, landscaping and car parking.



Figure 6 – Proposed Site Plan

2.2 The proposed schedule of accommodation is set out below:

Unit No / Type	Unit Size					
Apartment 1 – One bedroom (2 person)	50 sqm					
Apartment 2 – One bedroom (2 person)	51 sqm					
Apartment 3 – Two bedroom (4 person)	102 sqm					
Apartment 4 – One bedroom (2 person)	50 sqm					
Apartment 5 – Two bedroom (4 person)	78 sqm					
House 1 – Three bedroom (5 person)	150 sqm					
House 2 – Four bedroom (8 person)	177 sqm					
House 3 – Four bedroom (8 person)	177 sqm					
Total Residential	835 sqm					
Commercial Unit	107 sqm					



Nationally Described Space Standards																							
HA24-267 - Grosvenor Garages, Fitzgerald Avenue, SW14 8SZ																							
Unit	Beds	Person	NDSS	Unit G.I.A.		Bed 1				Bed 2				Bed 3				Bed 4				Intl St. Sq.m	
Offic				Sq.m	sq.ft	NDSS area	sq.m	NDSS Wid	lth m	NDSS area	sq.m	NDSS Wi	dth m	NDSS area	sq.m	NDSS Wid	th m	NDSS area	sq.m	NDSS Wid	th m	ND	SS
Apartment 1	1	2	50	50	538.2	11.5	1	2.75	1	/		/		/		/		/		/		1.5	1
Apartment 2	1	2	50	51.9	558.652	11.5	✓	2.75	✓	/		/		/		/		/		/		1.5	✓
Apartment 3	2	4	70	110	1184.04	11.5	✓	2.75	✓	/		/		/		/		/		/		2	✓
Apartment 4	1	2	50	51.9	558.652	11.5	✓	2.75	✓	/		/		/		/		/		/		1.5	1
Apartment 5	2	4	70	80	861.12	11.5	✓	2.75	✓	/		/		/		/		/		/		2	V
Plot 1	3	5	99	148.5	1,598	11.5	✓	2.75	✓	11.5	✓	2.55	✓	7.5	/	2.15	✓	/		/		2.5	✓
Plot 2	4	8	130	177.3	1,908	11.5	/	2.75	✓	11.5	1	2.55	V	11.5	/	2.55	1	11.5	~	2.55	✓	3	✓
Plot 3	4	8	130	176.4	1,899	11.5	_	2.75	1	11.5	V	2.55	V	11.5	/	2.55	1	11.5	~	2.55	✓	3	✓