



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
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Date	March 2024

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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.

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					
				Sq.m	sq.ft	NDSS area sq.m	NDSS Width m	NDSS area sq.m	NDSS Width m	NDSS area sq.m	NDSS Width m	NDSS area sq.m	NDSS Width m	NDSS area sq.m	NDSS Width m	NDSS	NDSS						
Apartment 1	1	2	50	50	538.2	11.5	✓	2.75	✓	/	/	/	/	/	/	/	/	1.5	✓				
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	✓				
Apartment 5	2	4	70	80	861.12	11.5	✓	2.75	✓	/	/	/	/	/	/	/	/	2	✓				
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	✓	2.55	✓	11.5	✓	2.55	✓	11.5	✓	2.55	✓	3	✓
Plot 3	4	8	130	176.4	1,899	11.5	✓	2.75	✓	11.5	✓	2.55	✓	11.5	✓	2.55	✓	11.5	✓	2.55	✓	3	✓