



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
Overall internal space	56.5sqm	50 sqm for a 1b/2p 1 storey dwelling	Meets standards
Double bedroom	11.5sqm	11.5sqm	Meets standards
	4.1m wide	2.75m wide	Exceeds standards
Height over 2.5m	100%	75%	Exceeds target
Storage space	5.2sqm		
Amenity space	16.2sqm for flat 1 only None for flat 2	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

Room/area	Proposal	London Plan standard	Comment
Overall internal space	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.
Double bedroom	14sqm	11.5sqm	Exceeds standards
	4m wide	2.75m wide	Exceeds standards
Single bedroom	9.2sqm	7.5sqm	Meets standards
	2.75m wide	2.75m wide	Meets standards
Storage space	12.65sqm		
Height over 2.5m			Meets target
First floor	100%	75%	
Second floor	75%		
Amenity space	11sqm for flat 3 and 12sqm for flat 4	5sqm	Exceeds standards

Bins

1 bed flats – requires 100L of general waste storage, 2 x 55L recycling boxes and 1 x 23L food waste box.

2 bed flats – require 170L of general waste storage, 2 x 55L recycling boxes and 1 x 23L food waste box.

Unit 1 has its storage to the side passage to its garden

Units 2-4 have their storage between unit 2 and Hunters Court terrace.

Examples below show what the bin storage would look like.



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.