

Job: 01 42 Teddington High Street

RESIDENTIAL STANDARDS STATEMENT

V6 29.04.24

GIA of residential areas

Flat	Location	Bedroom/ Persons	Total GIA (m ²)	Target NDSS GIA (m ²)	Bedroom 1 size (m ²)	Maximum dims (m)	Bedroom 2 size m ²	Maximum dims (m)	Living / Kitchen / Dining (m ²)	Bathroom (m ²)	En-Suite (m ²)	Amenity space (m ²)	Balcony Orientation	Headroom (m)
Flat 1	First	1 bed / 2 p	53.4	50	15	4.04 x 4.25	-	-	27.3	4.6	-	5	East facing	2.30
Flat 2	First	1 bed / 2 p	51.8	50	13	3.7 x 3.5	-	-	29.6	4.4	-	7.6	East facing	2.44
Flat 3	First	1 bed / 2 p	54.1	50	14.7	4.3 x 3.4	12.4	4.3 x 2.89	31.3	4.4	3.7	7.5	East facing	2.44
Flat 4	First	1 bed / 2 p	54.1	50	15	4.04 x 4.25	-	-	29.6	4.6	-	5	East facing	2.30
Flat 5	Second	1 bed / 2 p	53.4	50	13	3.7 x 3.52	-	-	29.6	4.4	-	7.6	East facing	2.44
Flat 6	Second	1 bed / 2 p	50	50	14	4.3 x 3.4	12.4	4.3 x 2.89	31.3	4.4	3.7	7.5	East facing	2.44
Flat 7	Second/Third	2 bed / 4 p	82.4	79	12.6	3.1 x 4.08	-	-	29	6.6	-	7.9	East facing	2.44
Flat 8	Second/Third	3 bed / 4 p	84.4	84	10.8	3.85 x 2.82	-	-	28.6	5.4	-	5.4	East facing	2.44

(part 2.8)

GIA of non-residential areas

GIA (m²)

Includes common parts, circulation, stores, commercial areas

Basement	100.2
Ground	85.6
First	24.2
Second	22.2
Third	0

Notes

232.2

- All areas given as Gross Internal Area (GIA)
- Refer to planning drawings for Flat locations
- Residential Development Standards SPD areas are all exceeded (1 Bed = 45m² [22m² Kitchen/Living/Dining], 2 Bed = 60m² [24m² Kitchen/Living/Dining])
- Amenity space is provided as balconies to flats. Access to balconies is via level threshold making these fully accessible. Areas in accordance with LBRuT SPD Residential Development Standards 2010 & Policy DM HO 4.
- Nationally Described Space Standards (NDSS) are all met or exceeded
- Communal open space: The Borough is well served for publicly accessible communal open space including Udney Hall Gardens (400m away), Bushey Park (800m away)
- Children & Young People's Play Facilities: the nearest facility is at Vicarage Road (80m away)
- GIA & GEA measured to RICS standard Code of Practice

EXISTING BUILDING GIAs

Location	Use	GIA (m ²)
Ground	Bank (A2)	153.5
First	Bank (A2)	57
	Flat (C3)	44.4

ROOF AREAS

	m ²	%
Green Sedum	67.4	27
Brown (Flats 7+8 Terraces)	26.8	11
Pitched Tiled	120	49
Flat (Green)	32	13
Total	246.2	100

LIVING WALL AREA

Total Green & Brown Roof	23.9	51	70% required as green/brown roof [LP17]
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GEA of all areas

GEA (m²)

Basement	121.7
Ground	297.5
First	300.5
Second	297.5
Third	90.8
Total	1108