

Residential Standards Statement

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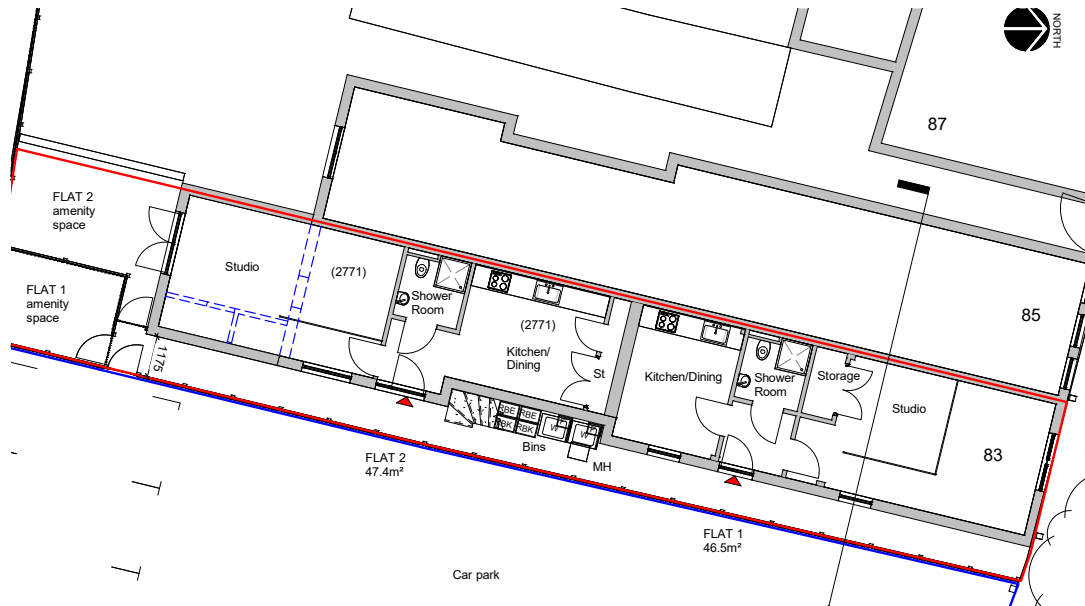
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1.0 Introduction

1.1 The following Residential Standards Statement has been prepared by FORM Design Group in support of application 24/0260 which proposes the change of use of the ground floor and alterations to create two x 1-bedroom flats.



Ground Floor Plan

1.2 This statement has been requested by The London Borough of Richmond upon Thames (LBRuT) and sets out the proposed residential standards and assess these against the relevant planning policies and guidance.

2.0 Planning Policy Context

2.1 Policy LP 35(b) of the Richmond Local Plan states that all new housing development, including conversions, are required to comply with the Nationally Described Space Standards as shown below.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

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2.2 The LBRuT Residential Development Standards SPD also sets out local internal space and layout standards:

Flat unit type	Net internal floor area*	Kitchen/Dining/Living area
Studio (1p)	30sqm	n/a
One-bed (1p or 2p)	45 sqm	22 sqm
Two-bed	60 sqm	24 sqm
Three-bed	70 sqm	27 sqm
Four +	85 sqm	30 sqm

*excluding access and stairs

2.3 The Nationally Described Space Standards also provide technical requirements for new dwellings:

Technical requirements

10. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

2.4 Policy LP35(c) goes on to state that all new housing development, including conversions, should provide adequate external space. The LBRuT Residential Development Standards SPD encourages a minimum outdoor amenity space of 5sqm for 1-2 persons dwellings plus an extra 1sqm for each additional occupant.

3.0 Residential Standards

3.1 The table below provides an overview of the internal space for each proposed unit and compares this with the requirements set out in both Nationally Described Space standards and the LBRuT Residential Development Standards SPD.

Unit	Type	NIA (m ²)	National Min. Requirement	LBRuT Min. Requirement
1	1b/1p (Studio)	47	37	30
2	1b/1p (Studio)	47	37	30

3.2 The proposed development exceeds the minimum requirements as set out in both the LBRuT Residential Development Standards and Nationally Described Space Standards. There are no minimum Kitchen/Dining/Living area requirements for 1b/1p dwellings within the Residential Development Standards SPD.

3.3 As per the Residential Development Standards SPD each unit should provide minimum 5m² of private amenity space. Units 1 and 2 provide 9.4m² and 13m² respectively which exceeds the minimum requirements.

3.4 Additional technical guidance has been taken into consideration, for example, each unit provides well in excess of 1m² of storage and all rooms have a head height of greater than 2.3m.

4.0 Conclusion

4.1 All units meet or exceed LBRuT minimum internal space standards and Nationally Described Housing Standards and the proposed development therefore complies with Policy LP35.