

## Residential Standards Statement

### Site Address:

561-563 Upper Richmond Road West  
East Sheen  
SW14 7ED

**The Application:**

Change of use of premises from a mixed use (Class A1/E and Class C3) to a residential uses (Class C3) to form a pair of semi-detached houses.#

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The proposal is conversion of a shop and the two flats above (one self- contained and one ancillary to the shop) into two houses (2 x 4 bed); following by internal alterations; removal of the chimney; separate amenity space; bin and cycle stores.

**The Site:**



### **Existing:**

The property is currently used as a shop/A1 (retail shop) in the ground floor with ancillary flat which part attached to the shop in the ground floor and part in first floor and the loft above the part of the shop. A self-contained Flat (561A) also exists in the ground floor behind the shop and also first floor above the part of the shop. It is accessed from the side of the property and has allocated amenity space at the rear. A large sized amenity space (garden) also located at the rear of the shop and the ancillary flat can also be accessed from the other side of the property.

### **Proposed:**

The proposed dwellings have been designed to meet **Lifetime Homes Standards**, by providing easy access and comfortable living spaces.

The proposal is to convert the shop and the two flats above (one self- contained and one ancillary to the shop) into two houses following by internal alterations; removal of the chimney; separate amenity space; bin and cycle stores.

The two proposed residential dwellings would be of good size and layout, one 127.67m<sup>2</sup> and the other 142.35m<sup>2</sup>, respectively. These have been designed to meet standard sizes of houses with room spaces in accordance with Lifetime Homes. The house areas exceed the minimum requirements for Floor Areas.

It is considered that the proposed residential houses would provide suitable standard space including Kitchen, Living Room, Dining Room, 4 Bedrooms (single and double), Store Rooms, Bathrooms and Shower rooms. The layouts have been designed to ensure standard room sizes and areas are maintained. It appears that all habitable rooms benefit from windows which afford adequate light.

Bin Storage is located to the Front for easy access and collection. The bicycle storages are located at the rear gardens. The rear garden is divided almost equally to provide a good amenity space for the residents of the houses.

The below table shows details of the proposed two Houses with their areas and number of bedrooms:

Address/location	Area (m <sup>2</sup> )	No of Beds/Spaces	Min GIA Requirement (m <sup>2</sup> )
No 561 Upper Richmond Rd W	142.35	4bedrooms 5 people	103
No 563 Upper Richmond Rd W	127.67	4bedrooms 5 people	103

According to **Lifetime Homes Standards**:

Minimum standard for Single Room area is 7.5 m<sup>2</sup> and minimum Width in the room to be 2.15m.

Minimum standard for Double Room area is 11.5 m<sup>2</sup> and minimum Width in the room to be 2.75m.

1. Proposed house at **561** Upper Richmond Road West, East Sheen, SW14 7ED has below room spaces in three stories:

Room/space details	Area m <sup>2</sup>	Notes
Living room	26.95	
Kitchen / Dining	39.95	
Hall	3.59	
Bedroom 1 - Single	8.48	Min GIA = 7.5 m <sup>2</sup>
Bedroom 2 - Single	10.85	Min GIA = 7.5 m <sup>2</sup>
Bedroom 3 - Single	7.77	Min GIA = 7.5 m <sup>2</sup>
Bedroom 4 – Double	16.74	Min GIA = 11.5 m <sup>2</sup>
En-suite	2.52	
Bathroom-disabled ground floor	3.04	
Bathroom – First Floor	2.64	
Storage	6.95	Min GIA = 3.00 m <sup>2</sup>
<b>Amenity Space (garden)</b>	<b>131.54</b>	

2. Proposed house at **563** Upper Richmond Road West, East Sheen, SW14 7ED has below room spaces in three stories:

Room/space details	Area m <sup>2</sup>	Notes
Living room	27.52	
Kitchen / Dining	34.46	
Hall	3.63	
Bedroom 1 – Double	12.04	Min GIA = 11.5 m <sup>2</sup>
En-suite	1.52	
Bedroom 2 - Single	8.95	Min GIA = 7.5 m <sup>2</sup>
Bedroom 3 - Single	7.51	Min GIA = 7.5 m <sup>2</sup>
Bedroom 4 - Single	7.65	Min GIA = 7.5 m <sup>2</sup>
Bathroom-disabled ground floor	3.04	
Bathroom – First Floor	3.23	
Storage	6.47	Min GIA = 3.00 m <sup>2</sup>
<b>Amenity Space (garden)</b>	<b><u>125.36</u></b>	