

August 2024

Residential Standards Statement
26 Washington Road, London, SW13 9BH

This statement considers how the scheme complies with the National Prescribed Housing Standards and London Plan 2021 residential requirements.

Policy DM HO 4 'Housing Mix and Standards' of Richmond's Development Management Plan 2011 states that all new housing developments, including conversions, are required to comply with external and internal space standards.

The Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/ or communal amenity space to meet the needs generated by the development. Development must take account of accessible design as required by Policy CP14.

Policy D6 'Housing quality and standards' Table 3.1 of the London Plan 2021 sets out the minimum space standards for new dwellings.

Proposal

The proposed development involves the demolition of the existing 3-bed dwelling house and the erection of a new 3-bed dwelling with new rear and side extensions and a loft conversion.

The style and proportions of replacement windows and doors will be in keeping with the original building.

Sufficient outdoor amenities will be provided which far exceeds min of 5m² per person. The new front and rear gardens combined will be 95 sq.m. in total.

The total internal area of the existing 3-bed dwelling is 83sq.m, for 5p. The proposed new 3-bed dwelling has a total internal area of 150.5 sq.m.

All rooms on the ground and the first floor have a headroom of 2.4m with good daylight and ventilation. The loft room has a height of 2.25m due to the ridge height restriction. The loft area has good daylight and ventilation.

Safe and secure 3-cycle storage is provided in the rear shed

Bins and boxes are located on the front patio, close to the entrance for easy access.

The below chart shows the proposed areas per bedroom, these areas exceed the minimum standards for a three-bedroom and a 3 - person dwelling.

The proposed dwelling complies with Policy D6 of the London Plan and the Nationally Prescribed Housing Standards.

Dwelling Type	N° of Bedrooms	Capacity	Storeys	Bedroom Sizes	Built-in Storage	Complies with Space Standards
Dwelling House	3	6	3	B1 - 11.5m ² B2 - 12.7m ² B3 - 19.6m ²	3.6m ²	Yes