

RESIDENTIAL STANDARDS STATEMENT

Ref: RS-KRT-912

123 Station Road, Hampton, Richmond-upon-Thames, Greater London, TW12 2AL

Division of maisonette into 2no. flats facilitated by roof extensions

Flat 1 internal space

	London Plan Policy D6 requirement	Flat 1 (as labelled by submitted plans)
Bedrooms/bed spaces		2b/3p (two-storey)
Gross Internal Area (GIA)	70m ²	81.99m ² (excluding communal hallway/staircase)
% of GIA with floor to ceiling height of 2.5m or greater	75%	79.6% (excluding communal hallway)
Built-in storage	2.0m ²	2.04m ² *
Single bedroom floor space	7.5m ²	11.11m ²
Single bedroom width	2.15m	2.51m (measured at narrowest point from edge of built-in wardrobe)
Double bedroom floor space	11.5m ²	12.63m ²
Double bedroom width	2.75m	3.00m (measured at narrowest point from edge of built-in wardrobe)
Kitchen/living/dining floor space	-	26.33m ²
Bathroom floor space	-	4.79m ²
En-suite floor space (serving double bedroom)	-	7.46m ²

**The single bedroom provides 1.56m² of built-in storage and thus 1.2m² of this counts towards the built-in storage requirement. The double bedroom provides 1.56m² of built-in storage and thus 0.84m² of this counts towards the built-in storage requirement.*

Flat 2 internal space

	London Plan Policy D6 requirement	Flat 2 (as labelled by submitted plans)
Bedrooms/bed spaces	-	2b3p (single-storey)
Gross Internal Area (GIA)	61m ²	77.37m ² (excluding communal hallway/staircase)
% of GIA with floor to ceiling height of 2.5m or greater	75%	100% (excluding communal hallway)
Built-in storage	1.0m ²	2.32m ^{2*}
Single bedroom floor space	7.5m ²	12.10m ²
Single bedroom width	2.15m	2.26m (measured at narrowest point from edge of built-in wardrobe)
Living/dining floor space	-	21.05m ²
Kitchen floor space	-	7.70m ²
Bathroom floor space	-	4.01m ²
En-suite floor space (serving double bedroom)	-	3.79m ²

**The single bedroom provides 1.07m² of built-in storage and thus 0.71m² of this counts towards the built-in storage requirement. The double bedroom provides 1.39m² of built-in storage and thus 0.67m² of this counts towards the built-in storage requirement.*

Outside space


The existing maisonette that is to be divided is not served by private amenity space and the flats would not be served by private amenity space. The Officer Report for 20/2697/FUL (concerning a recent change of use from a clothes ironing service to one bedroom flat at the application site) stated the following: *“There is no private amenity*

space afforded to the proposed unit [...] There is a small an informal communal area to the rear outside of the proposed living room doors. Furthermore, Hampton Village green is located a short walking distance to the east of the site. As such, no objections are raised in this regard.” There has been no material change in circumstance since this decision was taken and thus there is no reason to take an alternative view in the determination of the current application.

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