

Residential Standards Statement

In Respect of Proposal For Sevenoaks, 101A High Street, Hampton, London, TW12 2SX

The development comprises of demolition of existing house and 2 no. outbuildings and erection of new net zero family home, alongside associated works including driveway alterations and landscaping.

This brief report summarizes how the design responds to the Richmond Residential Development Standards, (RRDS), in addition to Nationally Described Housing Standards (NDHS).

Sunlight & Daylight

There will be no impact on neighbouring dwellings. The closest part of the proposed development will be 26m away from Elmgrove House. The distances to all other neighbouring properties are in excess of 30m.

Sense of Enclosure

For Elmgrove House, the sense of enclosure will be reduced as the proposed house will be significantly lower in profile than the existing house on the site.

The proposed building will extend southward towards the rear garden, but this will have no impact on the neighbours as this section of the building will be single storey. The existing outbuildings to the rear of the site will be demolished, increasing the sense of openness to the site.

Privacy & Space Between Buildings.

As discussed above, the change in the relationship between the proposed development and the neighbouring buildings will be neutral in regards to proximity. The change in relationship between the proposed development and the neighbouring buildings will be positive in regards to the reduced height of the proposed dwelling.

Amenity Space

The proposed amenity space will more than satisfy the required space standards.

Proposed garden area = 2338m²

Basement Accommodation

Gym = 16m²

Utility = 7m²

Studio = 18m²

Play Area = 11m²

Store = 4m²

Bathroom = 4m²

Plant Room = 7m²

Ground Floor Accommodation

Kitchen / Dining / Living = 85m²

Pantry = 11m²

Snug = 12m²

Bedroom 1 = 15m²

Bedroom 2 = 18m²

Bedroom 3 = 12m²

Bedroom 4 = 16m²

Office = 8m²

Boot Room = 6m²

First Floor Accommodation

Master Bedroom = 18m²

Ensuite = 16m²

Dressing Room = 14m²

Relaxation Room = 22m²

Each room in the property benefits from ample natural light and opportunity for natural ventilation.

This property exceeds the minimum internal floor areas of the NDHS and significantly exceeds the space standards of the RRDS.

Residential Space Standards

Where the NDHS proposes higher standards than the LBRUT SPD, the higher standard has been followed.

In all rooms, except bedrooms 3 & 4, the ceiling height will meet or exceed 2.5m. Bedrooms 3 & 4 have a ceiling height of 2.4m in order to keep the building profile low in this area.

In the round, the ceiling heights throughout the proposed dwelling will meet or exceed 2.5m for more than 75% of the floor area.

Internal Space and Layout

The proposed dwelling has been designed to create a spacious layout which affords each habitable room ample natural light.

Accessibility

The dwelling has been designed to be easy to access and to adapt to suit future needs of the occupants. The design is fully compliant with Part M4(2) Category 2: Accessible and Adaptable Dwellings.

Parking, Landscaping & Recycling

Refuse storage for the dwelling has been provided at the front of the site, with bins in storage cupboards along the boundary wall of the property. On collection day, the refuse bins can be collected by the refuse collection operatives and returned to the store.

The dwelling will have recycling sorters under the sink in the kitchen to encourage separating refuse at source.

There will be cycle storage with vertical racking to enable ample bike storage within the boot room.

There are two dedicated vehicle parking bays in front of the proposed dwelling, with overspill parking also available.

Sustainable Design

Please refer to the Design & Access Statement and the Sustainability Report prepared by Hodkinson.