

218 Hampton Road, Twickenham TW2 5NJ

L015- Residential Standard Statement

Proposals:

Erection of a 2-bedroom flat with the provision of amenity space and parking at rear of property.

Residential standard statement:

218 Hampton Road, Twickenham, TW2 5NJ will be built in accordance with residential development standards. The Development Plan requires that all new housing complies with the Nationally Described Space Standards (NDSS) and the London Plan 2021.

The minimum standards from the NDSS and London Plan 2021:

2-bedroom flat for 4 persons should consist of 70sqm over 1 level:

- Proposed flat 85.10sqm

Head height should be at least 2.5 meters for the minimum of 75% of the gross internal area:

- The proposed development consists of 2.5 meters ceiling height throughout 100% of the property.

A double bedroom should consist of a minimum of 11.5sqm and 2.75m wide:

- Both proposed bedrooms meet and exceed the above requirements. Bedroom 1 & 2 both consist of 11.60sqm and have a minimum width of 3m.

2-bedroom flat for 4 persons must include a minimum built-in storage of 2sqm:

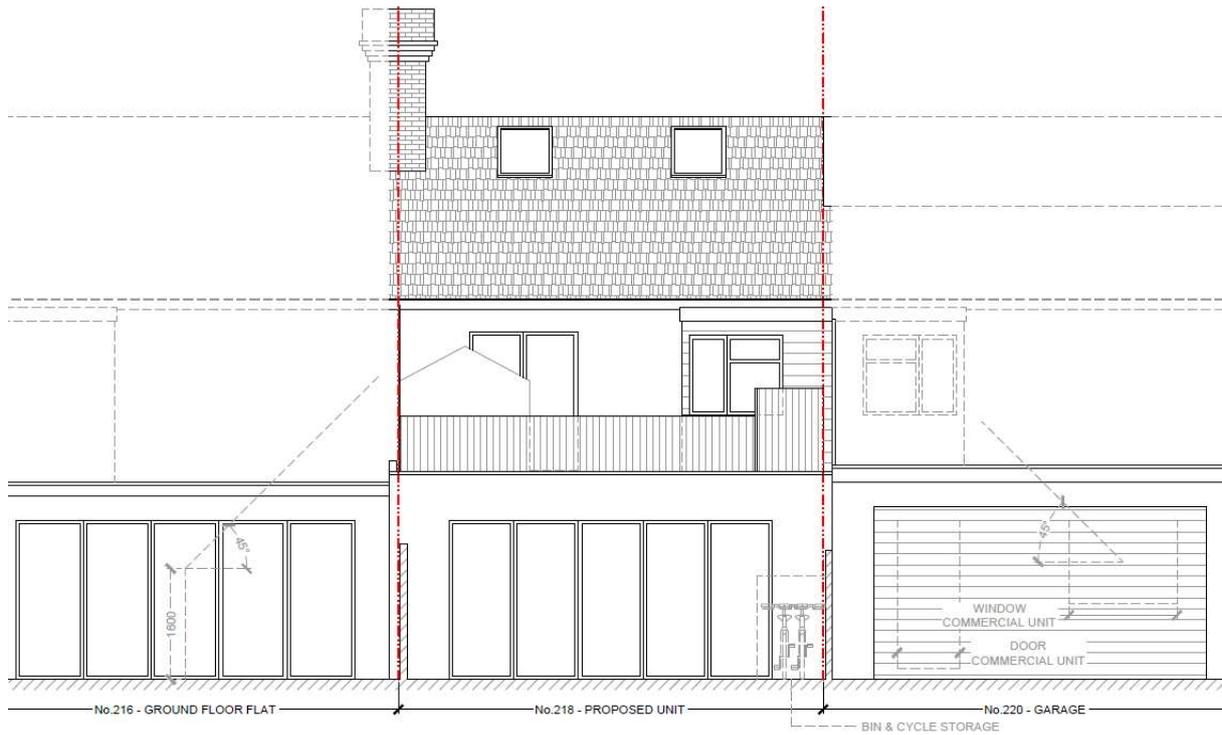
- The proposed development contains a dedicated storage space of at least 4.5sqm.

Supplementary Planning Document Residential Development Standards, with key aspects highlighted below:

Loss of sunlight and daylight to adjoining dwellings and gardens:

- The proposals would not result in the loss of natural daylight to any of the adjoining units as its limited to a single storey. A basic BRE assessment was conducted, and the proposals are acceptable, see below:

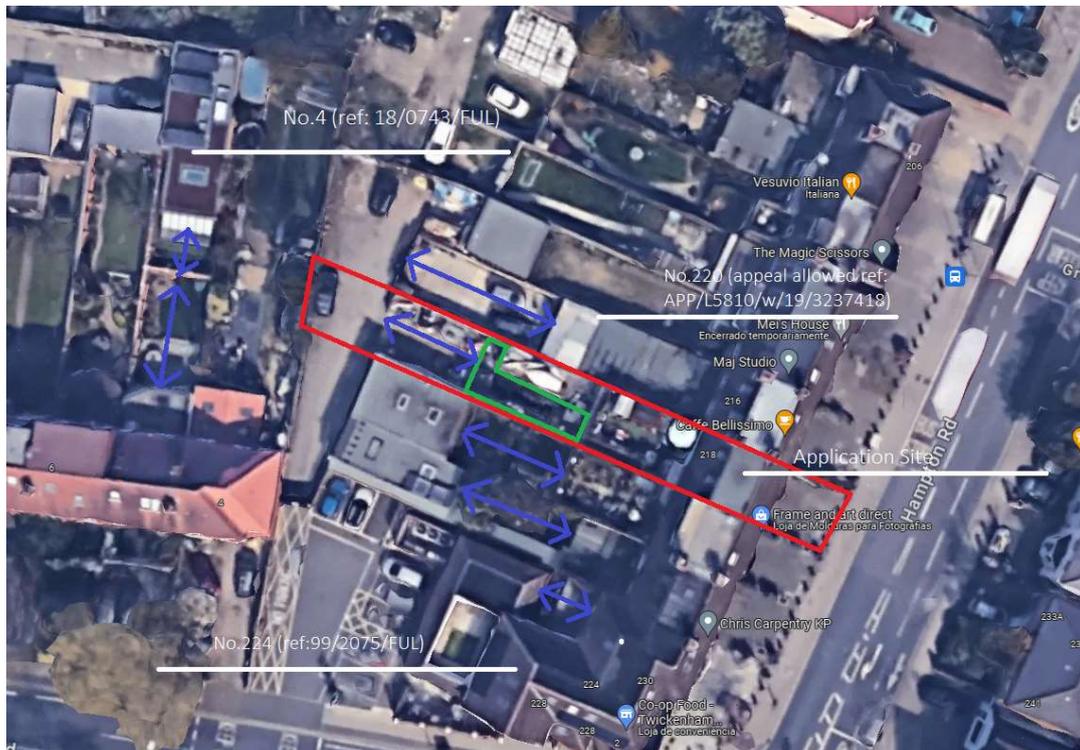
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Rear elevation

Result in an unacceptable sense of enclosure:

- The proposals would not result in an unacceptable sense of enclosure as its limited to a single storey. Similar applications have been approved at No.220 Hampton Road (appeal allowed ref: APP/L5810/w/19/3237418), No.224 (ref:99/2075/FUL) and back land development No.4 (ref: 18/0743/FUL). These are of similar depths when compared to neighbouring developments.

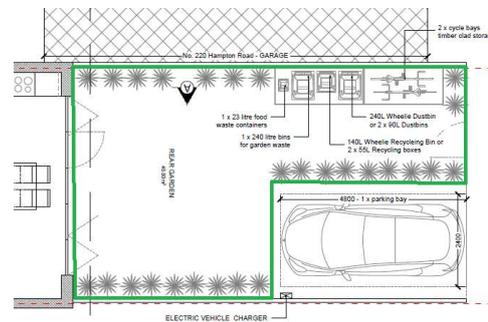
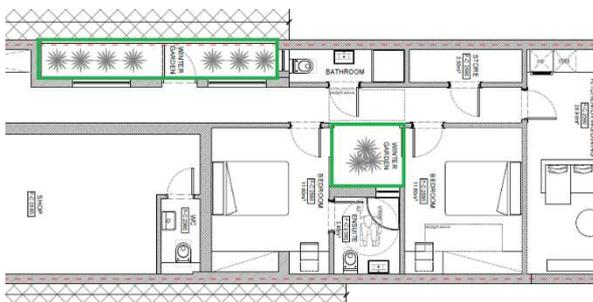


Similar applications

- The proposals would not have any habitable windows facing neighbouring amenities as its limited to a single storey.

Provide a suitable level of outdoor amenity space:

- The proposals would have a mix of dedicated amenity space at the rear along with 2 winter gardens that would provide adequate outdoor space. The proposals would meet and exceed the minimum requirement set out in the London Plan 2021 where each 1-bed, 2-person self-contained private unit must provide 5 sqm of amenity space, with an additional 1 sqm per additional resident.
- The proposed development consists of a 2-bedroom, 4-person flat, hence a minimum of 8 sqm of amenity space is required. It contains 45.80sqm main amenity and 5sqm of winter garden spaces.



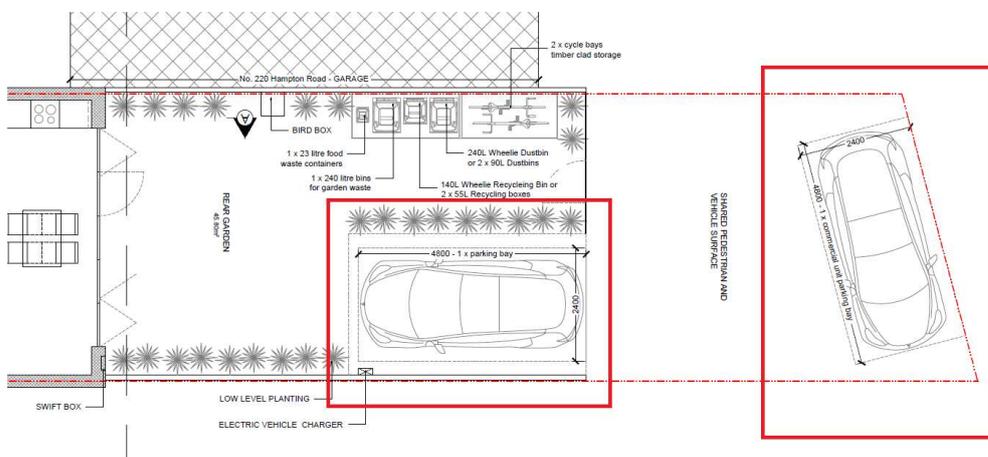
Rear garden and winter gardens

Meet the internal space standards for a 2-bedroom dwelling:

- As per the NDSS mentioned above.

Provide a suitable form of access and parking for the site:

- The proposals would allow for 1 parking space (however an additional bay could be added if needed) for the new unit and 1 parking space for the commercial unit out back.



Parking arrangements

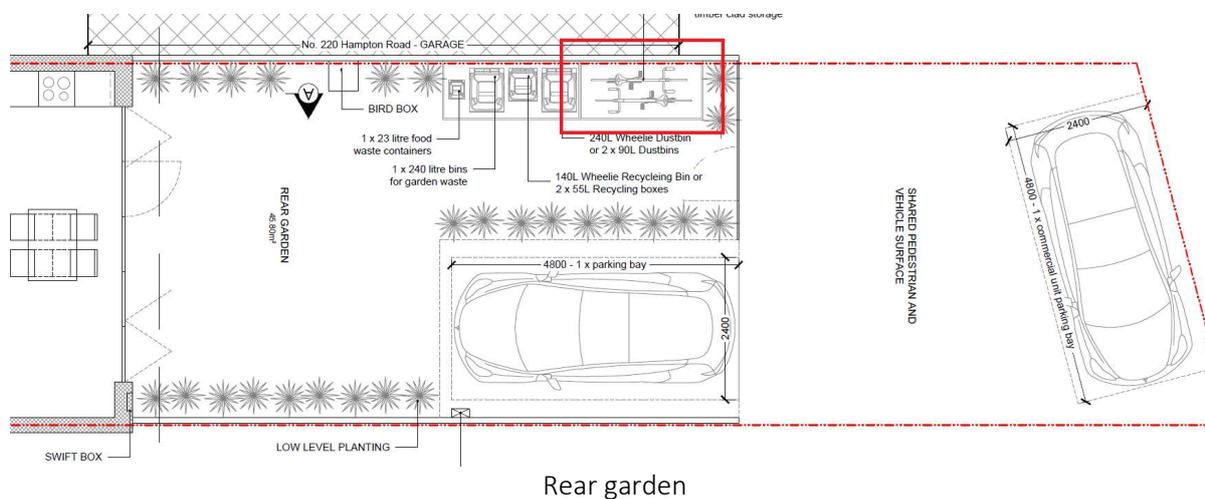
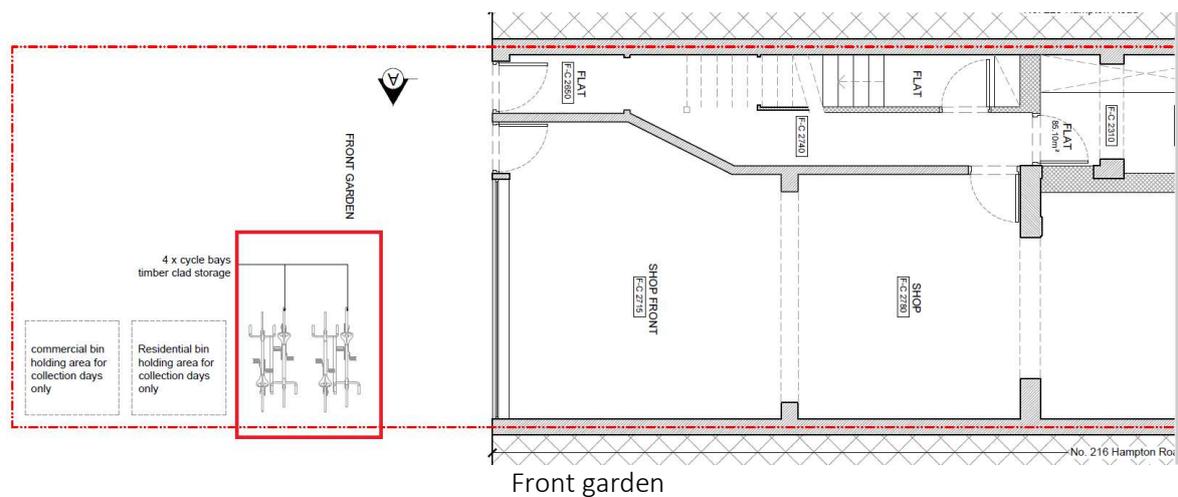
Ensure that there is sufficient storage spaces:

- The proposed development contains a dedicated storage space of 4.5sqm.

Ensure that there is sufficient space for cycle and refuse storage:

Transport SPD - The London Borough of Richmond upon Thames has adopted London Plan standards for cycle parking.

London plan 2021 – Chapter 10 Transport requires 2 spaces per all other dwellings. The proposed development has 2 cycle bays in the rear garden for the new build and 4 short stay for the commercial and first floor flat.



London Borough of Richmond Upon Thames - Local Plan - Supplementary Planning Document - Refuse and Recycling: storage and access requirements for new developments refuse storage – in line with requirements set out in BS5906:2005 Waste Management in Buildings – Code of Practice

4.2.1 Developments of traditional housing and blocks of up to two flats receive individual waste collection services and require suitable and sufficient storage space for the organic, recyclable, and residual waste that will be generated when the development is occupied. The following number of containers for each household should be provided.

4.2.3 Additionally, residential developments with private gardens should have suitable and sufficient space for a 240-litre wheeled bin for garden waste allocated to enable the occupants to subscribe to the Council's fortnightly garden waste service.

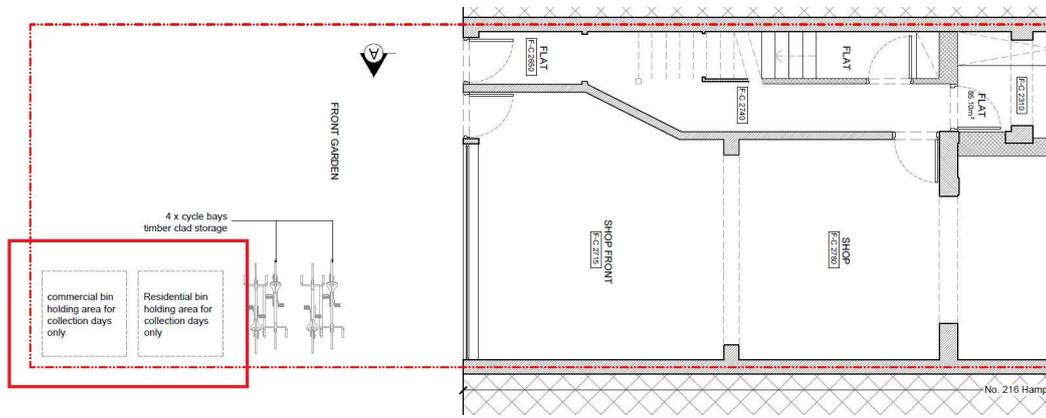
Table 1: Calculating space requirements for waste containers for each dwelling and residential development

Number of bedrooms	Required refuse storage capacity (litres)	Number of 90 litre dustbins	Number of 55 litre recycling boxes	Number of 23 litre food waste containers	Number of 240 litre bins for garden waste (residential units with gardens only)
1*	100	2	2	1	1
2	170	2	2	1	1
3	240	3	2	1	1
4	310	4	2	1	1
5	380	5	2	1	1

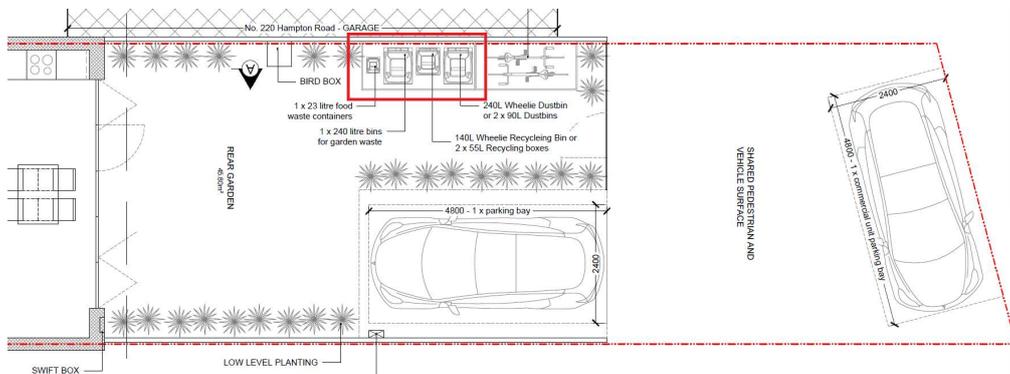
*Incl. studio flats

Table from
London Borough of Richmond upon Thames
Local Plan

Given the site characteristics, the applicant will adopt the same collection conditions which involves collections every Tuesday out front, hence, a dedicated collection area will be allocated for the existing commercial and residential units as per below. In addition, the applicant will have a dedicated enclosed storage area at the rear.



Front garden



Rear garden