RESIDENTIAL STANDARDS STATEMENT
Outlining room/unit sizes and external amenity sizes
Including Inclusive Access Statement

319 and 319A RICHMOND ROAD, TW1 2PB TWICKENHAM
DECEMBER 2024

1.1 INTRODUCTION

The existing property is a four-storey detached house currently divided into two separate flats. The proposed works comprise the conversion of the two flats into a single-family dwelling, with a reconfiguration of the current layout and other ancillary works as follows:

- Single storey rear extension
- Removal of external rear timber stair and landing
- Replacement of windows and doors
- Two new window openings to the side elevation and alterations to three existing window openings on the rear and side elevations
- Reinstatement of chimneys
- Remedial works to front and rear facades
- Bike shed and bin store to front garden
- Installation of Air Source Heat Pump
- Installation of Solar Panels to side roof

1.2 RELEVANT POLICIES

The converted dwelling is required to meet the criteria set out in the following policies and requirements:

- LP 35
- Residential Development Standards SPD
- Housing Technical Standards – nationally described
- Building Regulations Requirement M4 (2) 'accessible and adaptable dwellings'

All new housing development, including conversions, are required to comply with the Nationally Described Space Standard. The standard requires that:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
b. a dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom
c. in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m^2 and is at least 2.15m wide
d. in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m^2
e. 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m^2 within the Gross Internal Area)

g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1. Minimum gross internal floor areas and storage (m^2)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

2.0 PROPOSAL

The proposed conversion aims to restore the property to its original use as a single-family dwelling, offering five bedrooms suitable for accommodating at least six occupants. The redesigned layout delivers multiple benefits, aligning with local and national planning policies while incorporating sustainable features to enhance energy efficiency and environmental performance.

The proposal will meet the following requirements and policies:

2.1 Achieving Good Design

The reconfiguration of the space aims to enhance living conditions while resolving existing privacy and safety issues. The proposed layout will improve spatial efficiency, reduce flood risk, and ensure compliance with local and national housing standards.

2.2 Careful Repair and Replacement

The proposal focuses on restoring and repairing original architectural features, including the replacement of windows, reinstatement of original chimneys and chimney pots, and repairs to façade elements such as decorative eaves will be reinstated to their original condition, and remedial works will address existing cracks and damaged lintels.

2.3 Neighbourliness

The proposed rear extension is carefully designed to avoid any loss of daylight or sunlight to habitable rooms in neighbouring properties. High quality materials will be used to ensure the extension complements the existing structure. Additionally, a new window on the first floor will feature opaque glazing to prevent overlooking adjacent properties.

2.4 Front Garden

The front garden will be landscaped with planting at pavement level to screen the bicycle storage, bins, and air source heat pump (ASHP) located at the lower ground level, ensuring these elements remain concealed from the street view.

2.5 Internal Space and Layout

The kitchen, dining, and living areas will be located on the lower and upper ground floors, offering direct access to the patio and garden. Bedrooms and bathrooms will be situated on the upper floors. Additionally, the lower ground floor will feature a playroom and shower room, which can be easily adapted to accommodate an elderly person in the future.

The proposed house will have a gross internal area of 243 sqm, with the kitchen, dining, and living areas occupying 85 sqm—exceeding national space standards. The kitchen and dining area, measuring 35 sqm, will be separated from the main living spaces.

Single bedrooms will exceed the minimum size requirement of 7 sqm, while double bedrooms will exceed 12 sqm. Ceiling heights will range from 2.35–2.42m on the lower ground floor to between 2.60–3.05m on the upper floors.

2.6 Parking, Landscaping, and Recycling

As there is no parking space available at the property, the conversion from two flats to a single house will reduce demand for parking permits in the controlled parking zone.

The proposal features a shed designed to house four bicycles and waste/recycling bins, seamlessly integrating into the surrounding landscaping.

2.7 Sustainability

To improve energy efficiency, an air source heat pump will be installed, reducing the property's carbon footprint while providing efficient heating and hot water. Integrated solar panels are also proposed for installation on the side of the main roof to further lower carbon emissions.

3.0 INCLUSIVE ACCESS STATEMENT AND COMPLIANCE WITH BUILDING REGULATIONS REQUIREMENT M4(2)

According to Local Plan Policy LP35, 90% of new housing must meet Building Regulation Requirement M4(2) ('accessible and adaptable dwellings').

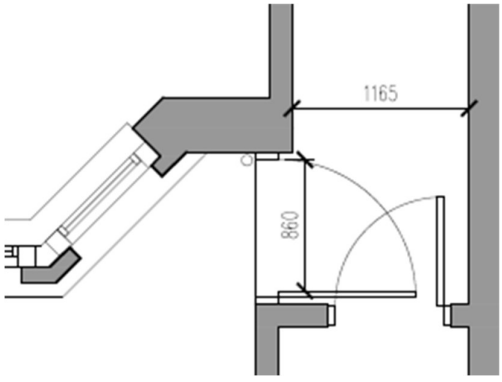
The proposal provides flexibility for future adaptations, such as accommodating older or disabled occupants. A playroom of 17 sqm on the lower ground floor can be converted into a bedroom with an adjacent shower room. This level provides direct access to the street, patio, and garden, and a stair lift can be installed to connect to the upper ground floor living areas.

3.1 Approach Routes

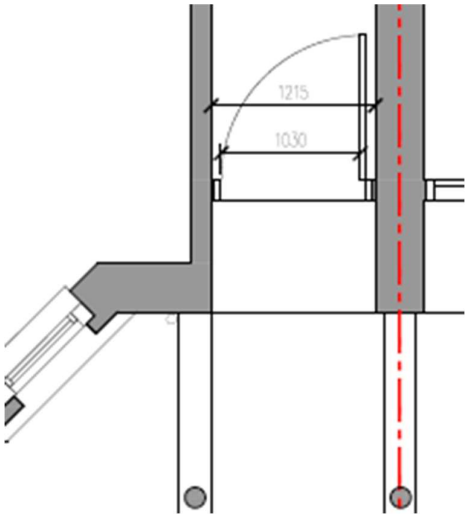
Currently, stone steps lead to the front entrances on the lower and upper ground floors. To provide step-free access, a ramp would need to be installed. However, as the property lies within a conservation area, such an alteration could impact its heritage value. An alternative solution, such as a temporary ramp or lift, may be applied in the future. This exemption allows for the application of M4(1) regulations for external stepped approaches.

3.2 Entrance

Both front doors meet the minimum clear opening width of 850mm. A canopy over the upper floor entrance and sensor-operated external lighting ensures accessibility and convenience.



LOWER GROUND FLOOR ENTRANCE



UPPER GROUND FLOOR ENTRANCE

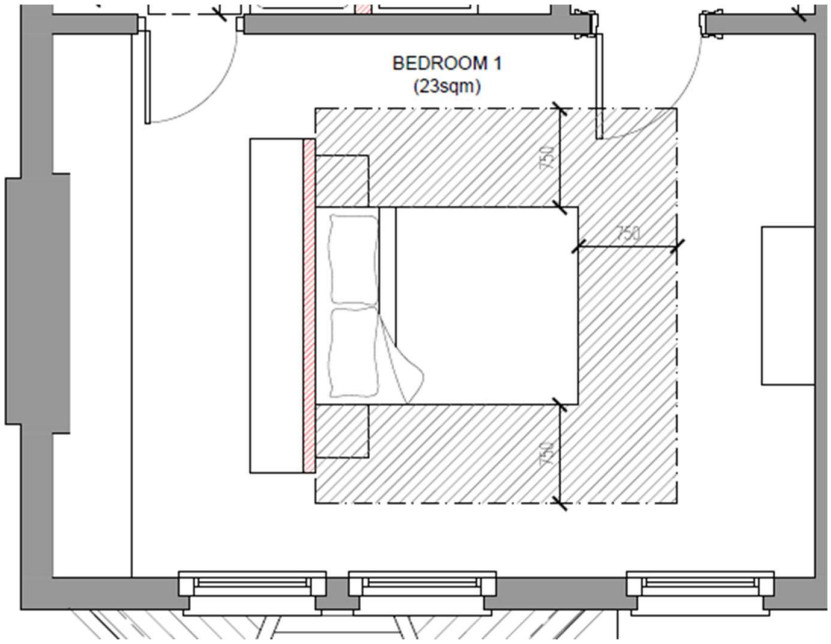
3.3 Circulation Areas and Internal Doorways

Hallways range in width from 1 metre to 1.8 metres. All doors comply with the minimum clear opening widths outlined in Part M4(2), with 750mm for direct approaches and 775mm for angled approaches. A 300mm nib is provided to the leading edge of each door.

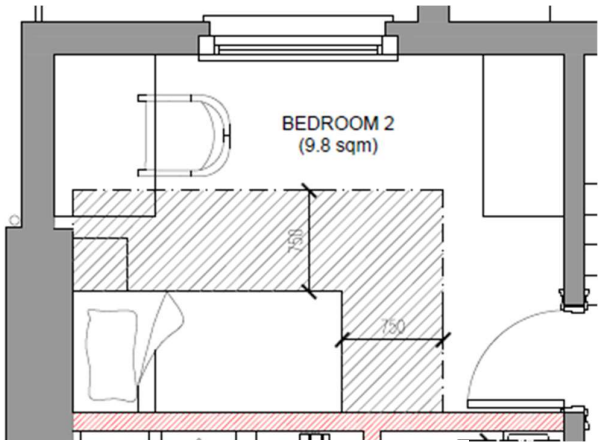
3.4 Habitable Rooms

Living/Kitchen/Dining Areas: The living spaces, located on the lower and upper ground floors, include a WC and provide a minimum 1200mm clearance between kitchen units. Glazed doors on the lower ground floor allow direct views of the garden.

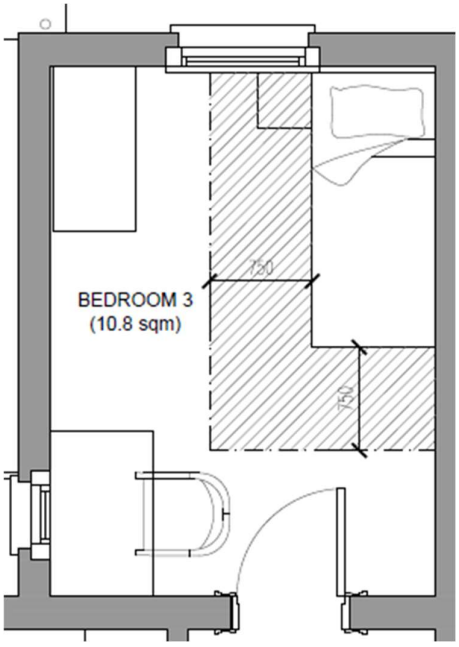
Bedrooms: All bedrooms will provide a clear access zone of at least 750mm around the bed.



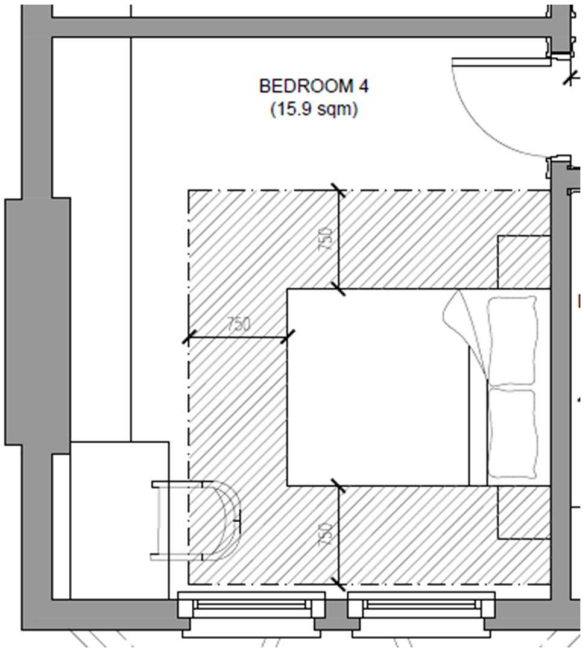
FIRST FLOOR – BEDROOM 1



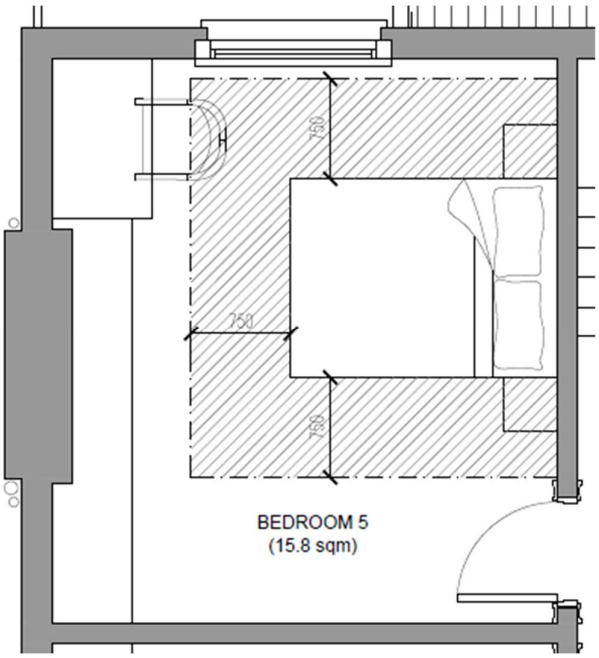
FIRST FLOOR – BEDROOM 2



FIRST FLOOR – BEDROOM 3



SECOND FLOOR – BEDROOM 4

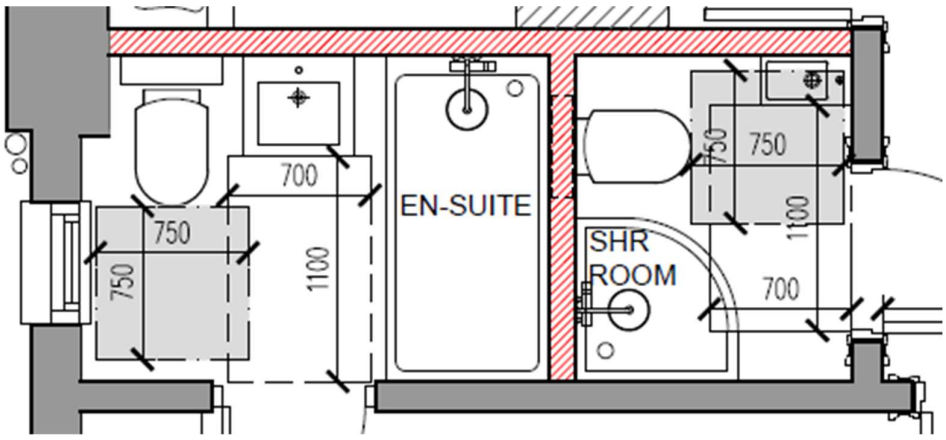


SECOND FLOOR – BEDROOM 5

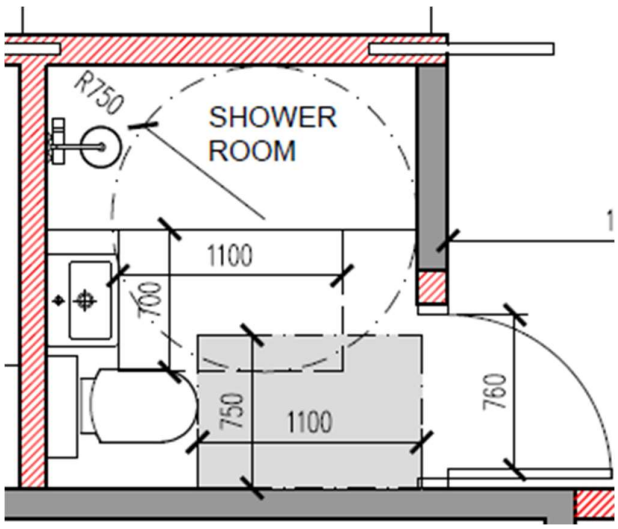
3.5 Sanitary Facilities

WC Facility on Entrance Storey: The lower ground floor shower room can be easily adapted to meet accessibility requirements. It will provide a clear zone of 1100mm in front of the toilet and a 1500mm turning circle, with outward-opening doors.

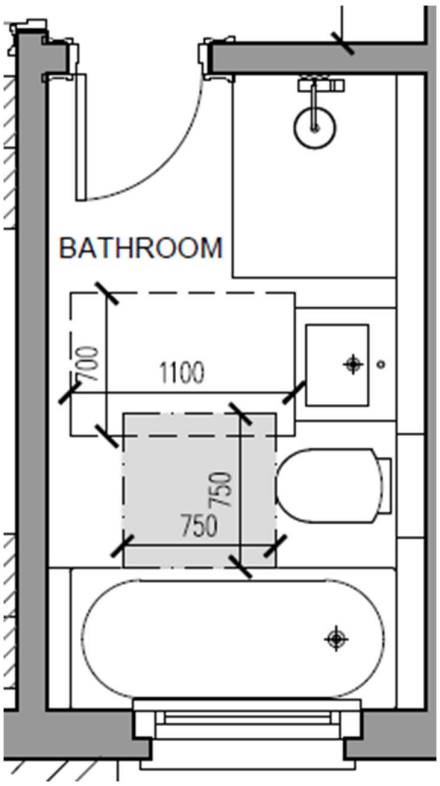
Bathrooms: The master bedroom will include an en-suite bathroom with a WC, basin, and levelled shower. Other bathrooms will meet the clear zone requirements outlined in Part M4(2).



FIRST FLOOR – EN-SUITE AND BATHROOM



LOWER GROUND FLOOR – SHOWER ROOM
(ADAPTABLE FOR ACCESSIBLE SHOWER)



SECOND FLOOR – BATHROOM

3.6 Services and Controls

All sockets, switches, handles, and controls will be positioned for easy reach and will comply with Part M Building Regulations.

4.0 SUMMARY

The proposed conversion from two flats to a single family house will improve the internal layout and follow local and national standards and requirements including Building Regulation Requirement M4(2) ('accessible and adaptable dwellings'). The proposal not only delivers substantial improvements to living standards, sustainability but also respects and enhances the heritage of the conservation area and the overall aesthetic of the street scene.