

## RESIDENTIAL DEVELOPMENT STANDARDS

For development at (land at the rear of) 31 St Albans Avenue, Chiswick W4 5LL

The proposed room sizes are as follows:

Room/ area	Proposed	National/ Local Standard	Comment
<b>Overall internal space</b>	136sqm	108sqm	Exceeds national/local standard
<b>Kitch/ Dining/ Snug Reception Utility WC 1 WC 2 WC 3</b>	38.1sqm 20.4sqm 4.6sqm 1.5sqm 2.6sqm 4.5sqm	N/A	Are acceptable sizes
<b>Double Bedrooms</b>	Bed 1 = 12.6sqm Bed 2 = 12.4sqm Bed 3 = 13.5sqm	11.5sqm	Exceeds local and national standard
<b>Rear Garden (Including Patio)</b>	47.8sqm	N/A	Is an acceptable size for a family

Head height is at least 2.5m for a minimum of 75% of the gross internal floor in line excess of requirement and in line with the London Plan 2021 – **all rooms meet/ exceed 2.5m headroom (100% of GIA)**

Overall, the footprint and room sizes of the proposed residential dwellinghouse are adequate and would result in a good standard of accommodation.