



249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB

COMPLETED BY: JRM
DATED: 12-04-24

AS/67.ROR/0424

Accommodation Schedule

PROJECT REF:	67.ROR/0424
PROJECT:	647 Royal Oak Road, Bexleyheath, DA6 7HQ
APPLICATION:	PART-RETROSPECTIVE Erection of a 4 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping (enlargement of the implemented 3 bedroom dwellinghouse permitted under planning application 21/02245/FUL).
SITE AREA:	271.983 m ² (67a ROR - not including site of no.67)

APPROVED UNIT (21/02245/FUL)	ADDRESS 67A ROYAL OAK ROAD	FLAT N/A	FLOOR Ground & 1st	TYPE 3 BED / 5 PERSON						
Rooms	Proposed Area (m ²)	Full Height (m ²)	Half Height (m ²)	50% of Total Half Height (m ²)	Total Room Area (m ²)	London Plan Requirement (m ²) 3 BED / 5 PERSON	More or less than London Plan Requirement (m ²)			
Living Room	17.0	17.0	0.0	0.0	17.0	16.0	1.0			
Kitchen/Diner	19.8	19.8	0.0	0.0	19.8	13.0	6.8			
Bedroom 1 (Double)	13.2	13.2	0.0	0.0	13.2	11.5	1.7			
Bedroom 2 (Twin)	14.3	14.3	0.0	0.0	14.3	11.5	2.8			
Bedroom 3 (Single)	8.5	8.5	0.0	0.0	8.5	7.5	1.0			
Storage (Total)	3.9	3.9	0.0	0.0	3.9	2.5	1.4			
Store 1	0.8	0.8	0.0	0.0	0.8	See above	See above			
Store 2	1.4	1.4	0.0	0.0	1.4	See above	See above			
Store 3	1.1	1.1	0.0	0.0	1.1	See above	See above			
Store 4	0.5	0.5	0.0	0.0	0.5	See above	See above			
Bathroom 1 (Family)	5.6	5.6	0.0	0.0	5.6	4.4	1.2	Private amenity provided plus any internal GIA over-provision (m ²)		
Bathroom 2 (Ensuite with bath)	4.7	4.7	0.0	0.0	4.7	4.4	0.3			
Cloakroom (Shower & WC)	3.3	3.3	0.0	0.0	3.3	2.4	0.9			
Amenity Space	128.3	128.3	0.0	0.0	128.3	8.0	120.3	141.0		
GIA: Ground Floor <small>(does not include external structures such as sheds or outbuildings)</small>	58.4	58.4	0.0	0.0	58.4	See Total GIA (below)	See Total GIA (below)			
GIA: 1st Floor <small>(does not include external structures such as sheds or outbuildings)</small>	58.4	58.4	0.0	0.0	58.4	See Total GIA (below)	See Total GIA (below)			
Total GIA <small>(includes internal walls & movement; not incl. areas not forming part of the main accommodation, such as the garage and outbuilding)</small>	116.7	116.7	0.0	0.0	116.7	96.0	20.7			
COMPLIANCE TEST	London Plan Compliance (Entirely New Accommodation) Does the new dwelling meet or exceed the minimum room and unit size standards set out in the current local, regional and national guidance as noted herein?						YES X	NO N/A	PASS X	FAIL N/A

NOTES	TERMS
For minimum London Plan Size Requirements please refer to the following documents: 1 London Plan Table 3.3 Minimum space standards for new dwellings 2 London Housing Design Guide room sizing standards	<p>Half Height Areas with head height of between 0.9m and 1.5m (full head height), counted as 50% of their total area.</p> <p>Quarter Height Areas with head height of less than 900mm ('quarter height') have not been included in our calculations.</p>

P.T.O for Proposed Unit Accommodation Schedule

PROPOSED UNIT	ADDRESS 67A ROYAL OAK ROAD	FLAT N/A	FLOOR Ground & 1st	TYPE 4 BED / 6 PERSON						
Rooms	Proposed Area (m ²)	Full Height (m ²)	Half Height (m ²)	50% of Total Half Height (m ²)	Total Room Area (m ²)	London Plan Requirement (m ²) 4 BED / 6 PERSON	More or less than London Plan Requirement (m ²)			
Living Room	17.0	17.0	0.0	0.0	17.0	17.0	0.0			
Kitchen/Diner	40.3	40.3	0.0	0.0	40.3	14.0	26.3			
Bedroom 1 (Double)	13.8	13.8	0.0	0.0	13.8	11.5	2.3			
Bedroom 2 (Twin)	14.3	14.3	0.0	0.0	14.3	11.5	2.8			
Bedroom 3 (Single)	8.5	8.5	0.0	0.0	8.5	7.5	1.0			
Bedroom 4 (Double)	14.3	14.3	0.0	0.0	14.3	11.5	2.8			
Storage (Total)	3.2	3.2	0.6	0.3	3.5	3.5	0.0			
Store 1	1.5	1.5	0.0	0.0	1.5	See above	See above			
Store 2	1.6	1.6	0.6	0.3	1.9	See above	See above			
Bathroom 1 (Family)	5.6	5.6	0.0	0.0	5.6	4.4	1.2			
Bathroom 2 (Ensuite with bath)	4.7	4.7	0.0	0.0	4.7	4.4	0.3			
Bathroom 3 (Ensuite with bath)	4.4	4.4	0.0	0.0	4.4	4.4	0.0			
Cloakroom (Shower & WC)	3.3	3.3	0.0	0.0	3.3	2.4	0.9			
Amenity Space	100.8	100.8	0.0	0.0	100.8	9.0	91.8	151.5		
GIA: Ground Floor (does not include external structures such as sheds or outbuildings)	78.7	78.7	0.0	0.0	78.7	See Total GIA (below)	See Total GIA (below)			
GIA: 1st Floor (does not include external structures such as sheds or outbuildings)	58.4	58.4	0.0	0.0	58.4	See Total GIA (below)	See Total GIA (below)			
GIA: Loft (2nd Floor) (does not include external structures such as sheds or outbuildings)	27.9	27.9	1.2	0.6	28.4	See Total GIA (below)	See Total GIA (below)			
Total GIA (includes internal walls & movement; not incl. areas not forming part of the main accommodation, such as the garage and outbuilding)	165.0	165.0	1.2	0.6	166.7	107.0	59.7			
COMPLIANCE TEST	London Plan Compliance (Entirely New Accommodation)									
	Does the new dwelling meet or exceed the minimum room and unit size standards set out in the current local, regional and national guidance as noted herein?							YES X	NO N/A	PASS X

NOTES	TERMS
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	Quarter Height Areas with head height of less than 900mm ('quarter height') have not been included in our calculations.