

RESIDENTIAL STANDARDS STATEMENT

Address: Radlett House, Radlett PI, London, NW8 6BT

Planning Portal Application Ref: PP-12995213

Proposal: The proposal comprises the replacement and relocation of the main dwelling house to achieve a lifetime, sustainable home which responds to the site’s location adjacent to Primrose Hill.

The following is a summary of the existing and proposed room and external amenity areas, together with the required area from the Residential Development Standards:

	Proposed Dwelling Size	Floor Area (sqm)	Min. Floor Area Required (sqm)	Amenity Space (Available plot + balcony space)	Parking Spaces	Cycle Spaces	Refuse Store
Coach House	3b3p	120	74	40	2	3	Yes
Main House	5b4p	1640	116	1455	4		Yes

Proposed sizes for Radlett House:

Basement	
Room/Space	Area - sqm
Hall	32
Wine	11
Games	63
Gym	57
Changing	8
Gaming	46
Ante	4
WC	5
Utility	17
Store	14
Store	9
Lobby	5
Car Park	223
Deep Store	30
Drive	100

Main House Ground Floor	
Room/Space	Area - sqm
Hall	24
Coat	4
WC	4
Breakfast	16
Kitchen	37
Pantry	21
Dining	31
Living	36
Drawing	48
Hallway	12
Study	17
Boot room	8
Yoga	20
Powder	7
Corridor	7
Massage	9
WC	2
Changing	3
Pool	86

Main House First Floor		
Room/Space	Area - sqm	Area Required - sqm
Landing	20	
Primary Bedroom	40	11.5
Primary Bathroom	31	
Hair	5	
Primary Dressing 1	30	
Primary Dressing 2	22	
Corridor	16	
Bedroom 1	16	11.5
Dressing 1	3	
En suite 1	5	
Bedroom 2	16	11.5
Dressing 2	3	
En suite 2	5	
Bedroom 3	20	11.5
Dressing 3	6	
En suite 3	6	
Playroom	36	
Play Dressing	7	
Play En suite	9	
SF Stairs	2	

Main House Second Floor		
Room/Space	Area - sqm	
Stairwell	4.5	
Living	36	
WC	2	
Bedroom 4	22	11.5
Dressing 4	3	
En suite 4	5	

Proposed sizes for the Coach House:

Coach House Ground Floor	
Room/Space	Area - sqm
Garage	97
Security	7
Bins	5
Gardener's	11

Coach House First Floor		
Room/Space	Area - sqm	Area Required - sqm
Entry	3	
Tea	6	
Guest 2	17	11.5
Guest En suite 1	5	
Guest 2	18	11.5
Guest En suite 2	4	
Staff Flat	34	
Staff Bedroom	15	11.5
Staff En suite	5	