

169/SR-CC - AREA SCHEDULE P05 26.04.23 (STATION RD/CROWN CL, HAYES UB3 4BE)

TABLE 5.3 Private

	APARTMENT	GIA (m2)	GARDEN/ PATIO/ BALCONY (m2)	Outdoor Amenity Space Standards
CROWN CLOSE APARTMENTS				
GF1	2b/4p	71.0	50	25
GF2	2b/3p	61.0	29.5	25
GF3	3b/5p	90.0	28	30
GF4	1b/2p	50.0	22	20
GF5	3b/5p	86.0	41	30
1F1	2b/4p	75.0	9.5	25
1F2	1b/1p	45.0	7.5	20
1F3	2b/4p	70.0	13	25
1F4*	1b/1p	42.0	6	20
1F5*	2b/3p	61.0	15	25
1F6*	2b/3p	61.0	10.5	25
2F1	2b/4p	75.0	9.5	25
2F2	1b/1p	45.0	0	20
2F3	2b/4p	70.0	13	25
2F4*	1b/1p	42.0	6	20
2F5*	2b/3p	61.0	0	25
2F6*	2b/3p	61.0	10.5	25
TOTAL		1,066.0	271.0	410
3F GREEN ROOF COMMUNAL AMENITY SPACE ON FLAT ROOF (L1)			180	
3F GREEN ROOF COMMUNAL AMENITY SPACE ON FLAT ROOF (L2)			107	
TOTAL AMENITY SPACE (PRIVATE AND COMMUNAL)			558.0	

*Denotes a dwelling identified as available for affordable London Rent

London Plan Housing Policy D4 (MINIMUM STANDARDS)

39m2 (37m2) GIA 1b/1p (1 single bedroom)
50m2 GIA 1b/2p (1 double bedroom)
61m2 GIA 2b/3p (1 double + 1 single bedroom)
70m2 GIA 2b/4p (2 double bedrooms)
86m2 GIA 3b/5p (2 double bedrooms + single bedroom)

A minimum of 5m2 of private outdoor space should be provided for 1-2 person dwellings & an extra 1m2 should be provided for each additional occupant.

London Borough of Hillingdon Local Plan Part 2 - Development Management Policies

Table 5.3 Private Outdoor Amenity Space Standards (Flats)

20m2 Studio
25m2 2 Bedrooms
30m2 3+ Bedrooms

STATION ROAD COMMERCIAL

GROUND FLOOR RETAIL	145.0
FIRST FLOOR RETAIL	90.0
	235.0