

169/SR-CC - AREA SCHEDULE P07 31.10.23 (STATION RD/CROWN CL, HAYES UB3 4BE)

GARDEN/
PATIO/
BALCONY
(m2)

TABLE 5.3
Private Outdoor
Amenity Space
Standards

CROWN CLOSE APARTMENTS

APARTMENT	GIA (m2)	GARDEN/ PATIO/ BALCONY (m2)	Private Outdoor Amenity Space Standards
GF1 (M4(3) (2)(a) Wheelchair Adaptable Unit	2b/3p	68.0	21.5
GF2	3b/5p	90.0	28
GF3	1b/2p	50.0	22
GF4*	3b/5p	86.0	38
1F1	2b/4p	76.0	49.5
1F2	1b/1p	45.0	0
1F3	3b/4p	83.0	7
1F4*	1b/1p	39.0	5
1F5*	2b/3p	61.0	15
1F6*	2b/3p	66.0	6.5
2F1	2b/4p	76.0	6.5
2F2	1b/1p	45.0	0
2F3	3b/4p	83.0	7
2F4*	1b/1p	39.0	5
2F5*	2b/3p	61.0	0
2F6*	2b/3p	66.0	6.5

TOTAL	1,034.0	217.5	395
3F GREEN ROOF COMMUNAL AMENITY SPACE ON FLAT ROOF (L1)		140	
3F GREEN ROOF COMMUNAL AMENITY SPACE ON FLAT ROOF (L2)		120	
TOTAL AMENITY SPACE (PRIVATE AND COMMUNAL)		477.5	

*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)
74m2 GIA 3b/4p (1 double bedroom + 2 single 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

	EXISTING (m2)	PROPOSED (m2)
GROUND FLOOR RETAIL/STORAGE	860.0	244.0
FIRST FLOOR RETAIL/STORAGE	878.0	91.0
	1,738.0	335.0