

The Champion Application

Habitable Rooms - A minimal room count

Analysis by the Champion Concerns Monitoring Group, May 2008

In making this count we have followed the definition of habitable rooms given in the UDP:

Habitable rooms include all rooms normally used for living or sleeping in and kitchens having a floor area over 11sq.m. Small kitchens, halls, bathrooms and WCs are excluded. Large rooms over 20sq.m which are readily capable of division will be counted as two rooms.

In the room count below we have only doubled-up on very large kitchen/living/dining rooms in the houses which by any reasonable measure must clearly be counted as two rooms (following the UDP definition) since they are readily divisible and have floor areas ranging from 34 to 50 sq m. Apart from we have counted all other rooms on a strictly one-for-one basis even though there are many that we believe should be counted as two rooms.

Block	Consisting of	Rooms
A (flats)	9x(2 beds+1 living)	27
B (flats)	2x(3 beds + 1 living)	8
	2x(3 beds + 1 living + 1 study)	10
	3x(2 beds + 1 living)	9
	1x(1 bed + 1 living)	2
C (flats)	19x(2 bed + 1 living)	57
	1x(1 bed + 1 living)	2
D (flats)	31x(2 bed + 1 living)	93
	1x(1 bed + 1 living)	2
	2x(3 bed + 1 living)	8
E (flats)	12x(2 bed + 1 living)	36
F (flats)	16x(2 bed + 1 living)	48
G (flats)	10x(2 bed + 1 living)	30
	2x(1 bed + 1 living)	4
Hii/Hiii (flats)	16x(2 bed + 1 living)	48
Hi (houses)	7x(4 beds + 1 kitchen/diner/living + 1 living + 1 study)	49
Hii/Hiii (houses)	16x(3 beds + 1 kitchen/diner/living)	64
Hiv (houses)	2x(4 beds + 1 kitchen/diner/living + 1 living)	12
Ji/ii/iii (houses)	16x(4 beds + 1 kitchen/diner/living + 1 living + 1 study)	112
	TOTAL =	621

In all of the houses the kitchen/diner/living rooms have a floor area ranging from 34 sq m to 50 sq m. Given that these rooms are well in excess of 20 sq m and are readily divisible it is clear that they should be counted as two rooms under the UDP definition of a habitable room. **This gives an an extra room for all 41 houses.**

Conclusions

- (1) The final minimal room count is therefore $621 + 41 = \mathbf{662 \text{ rooms}}$
- (2) The number of habitable rooms per unit with this figure is $662/168 = \mathbf{3.94 \text{ hr/u}}$
- (3) Given the suburban setting of the site and its PTAL of 2 this means that the indicative density range of the site should be **35-65 dph** (see Appendix 1).

Appendix 1 – The London Plan (2008) Density Matrix

The table below is from page 69 of the London Plan (2008). It shows that three parameters should be taken into account when determining the appropriate indicative density range for a give site: (1) setting; (2) PTAL; (3) habitable rooms per unit.

In the case of the Campion development (1) setting = suburban, (2) PTAL = 2 and (3) the habitable rooms per unit is in the 3.8-4.7 hr/u range. **It follows that the indicative density range is 35-65 dph.**

table 3A.2 Density matrix (habitable rooms and dwellings per hectare)

	Setting	Public Transport Accessibility Level (PTAL)		
		0 to 1	2 to 3	4 to 6
Indicative Average Dwellings Size	Suburban	150 – 200 hr/ha	150 – 250 hr/ha	200 – 350 hr/ha
	3.8 – 4.6 hr/unit	35 – 55 u/ha	35 – 65 u/ha	45 – 90 u/ha
	3.1 – 3.7 hr/unit	40 – 65 u/ha	40 – 80 u/ha	55 – 115 u/ha
	2.7 – 3.0 hr/unit	50 – 75 u/ha	50 – 95 u/ha	70 – 130 u/ha
	Urban	150 – 250 hr/ha	200 – 450 hr/ha	200 – 700 hr/ha
	3.8 – 4.6 hr/unit	35 – 65 u/ha	45 – 120 u/ha	45 – 185 u/ha
	3.1 – 3.7 hr/unit	40 – 80 u/ha	55 – 145 u/ha	55 – 225 u/ha
	2.7 – 3.0 hr/unit	50 – 95 u/ha	70 – 170 u/ha	70 – 260 u/ha
	Central	150 – 300 hr/ha	300 – 650 hr/ha	650 – 1100 hr/ha
	3.8 – 4.6 hr/unit	35 – 80 u/ha	65 – 170 u/ha	140 – 290 u/ha
	3.1 – 3.7 hr/unit	40 – 100 u/ha	80 – 210 u/ha	175 – 355 u/ha
	2.7 – 3.0 hr/unit	50 – 110 u/ha	100 – 240 u/ha	215 – 405 u/ha

Appendix 2 – A more detailed room count

In this count we have looked at nearly all the rooms that were clearly in excess of 20 sq m. Where these rooms appeared to be 'readily divisible' we have counted them as two rooms.

Block A – 9 2-bed flats

Each flat has an integrated kitchen/diner/living room + 2 bedrooms.

6 flats have kitchen/diner/living room of 7.5m x 3.9m (narrowing to 3.2). Area \approx 26.6 sq m

3 flats have kitchen/diner/living room of 6.4m x 5.8m. Area \approx 37 sq m – bay areas.

All these rooms are divisible and therefore should count as two rooms

Therefore for the 9 flats we have = $9 \times 4 = 36$ habitable rooms.

Block B – Campion House (8 flats)

Flat 1. 3-bed + kitchen/diner + living/dining. The living/dining room is an awkward shape but is clearly in excess of 20 sq m. (**7 hr**)

Flat 2. 2-bed + kitchen/diner/living room. The latter has an awkward shape but is well in excess of 20 sq m. (**4 hr**)

Flat 3. Similar flat 1. (**7 hr**)

Flat 4. Similar to flat 2. (**4 hr**)

Flat 5. 3-bed + small kitchen + dining/living room. The kitchen is under 11 sq m. The living/dining room may be just under 20 sq m. (**4 hr**)

Flat 6. 2-bed + living/kitchen/dining. The latter is about 24 sq m but perhaps not readily divisible. (**3 hr**)

Flat 7. 2-bed + small kitchen + dining/living. The latter is about 18 sq m. (**3 hr**)

Flat 8. 1-bed, kitchen/living/dining room. The latter is about 24 sq m and is readily divisible. (**3 hr**)

Therefore for the 8 flats we have $7+4+7+4+4+3+3+3 = 35$ habitable rooms.

Block C – 20 flats (19 2-bed, 1 1-bed)

The shapes are very awkward so we will leave the calculations on this till later. Counting on the basis of number of bedrooms + living room we get **$19 \times 3 + 1 \times 2 = 59$ habitable rooms**

Block D – 34 flats (2 3-bed, 31 2-bed, 1 1-bed)

The shapes are very awkward so we will leave the calculations on this till later. Counting on the basis of number of bedrooms + living room we get **$31 \times 3 + 1 \times 2 + 2 \times 4 = 103$ habitable rooms.**

Block E – 12 flats (all 2-bed)

Each floor has 3 flats the kitchen/living/dining rooms with areas of 20.4, 25.5, 26 sq m i.e. 4 hr per flat.

Therefore for the whole block we have $4 \times 3 \times 4 = 48$ habitable rooms.

Block F – 16 flats (all 2-bed)

Each floor has kitchen/living/dining rooms from 20.8 to 25.5 sq m giving 16 hr.

Therefore for the whole block we have $4 \times 4 \times 4 = 64$ habitable rooms.

Block G – 12 flats (10 2-bed, 2 1-bed)

All the kitchen/diner/living rooms for the 2-bed flats are in excess of 20 sq m and are readily divisible. Those of the 1-bed flats are smaller

Therefore for the whole block $10 \times 4 + 2 \times 2 = 56$ habitable rooms.

Block Hi – 7 houses (4-bed, study, family room/kitchen/diner, sitting room)

The family room/kitchen/diner is very large and clear counts as 2 hr.

Therefore for the whole block we have $7 \times 8 = \underline{56 \text{ habitable rooms}}$.

**Block Hii/Hiii – 16 maisonettes (3-bed, lounge/kitchen/diner)
– 16 flats (2-bed + lounge/kitchen/dining)**

For the maisonettes lounge/kitchen/diner is very large and counts as 2 hr.

For the flats the lounge/kitchen/diner is well over 20 sq m and counts as 2 hr.

Therefore for the whole block we have $16 \times 5 + 16 \times 4 = \underline{144 \text{ habitable rooms}}$.

Block Hiv – 2 house (4-bed, family room/diner/kitchen, living room)

The family room/diner/kitchen is large and counts as 2 hr.

Therefore for the whole block we have $2 \times 7 = \underline{14 \text{ habitable rooms}}$.

Block Ji/Jiii – 11 houses (4-bed, family room/kitchen/diner, living room, study)

The family room/kitchen/diner is well in excess of 20 sq m and counts as 2 hr.

Therefore for the whole block we have $11 \times 8 = \underline{88 \text{ habitable rooms}}$.

Block Jii – 5 houses (4-bed, family room/kitchen/diner, study, living room)

The family room/kitchen/diner is well in excess of 20 sq m and counts as 2 hr.

Therefore for the whole block we have $5 \times 8 = \underline{40 \text{ habitable rooms}}$.

Block	Habitable rooms
A	36
B	35
C	59
D	103
E	48
F	64
G	56
Hi	56
Hii/Hiii	144
Hiv	14
Ji/Jiii	88
Jii	40
Total =	743

Comment

Even without checking the data for blocks C and D we have a number of habitable rooms well in excess of the number given in the CgMs Planning statement for the Campion application. There are a number of large rooms in those blocks so our total for habitable rooms is still too low.

743 habitable rooms gives a habitable rooms per unit of 4.4.

The density grid for the 2008 London Plan (attached) makes it clear that the indicative density range for a suburban site with a PTAL of 2 and an hr/u of 4.4 should be 35-65 dph.

The Planning Statement calculates that the hr/u for the application is between 3.1 and 3.7 (no exact figure is given) and that therefore the indicative density range should be 40-80 dph. For the reasons given above we believe that the first claim is incorrect and that therefore so is the conclusion drawn from it.

Even a minimal room count that only counts the very large kitchen/living/diners in the houses as double rooms still clearly puts the proposal in the 35-65 dph density range. See Appendix 2 for details.