

## Housing Standards Statement

Technical housing standards – nationally described space standard – Match 2015

The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1. The house has a GIA of 85m<sup>2</sup>. As a two storey, two bedroom four person house it is required to have a gross internal area of 79m<sup>2</sup>. The house features 2.44m<sup>2</sup> of storage space. This is provided under the stairs and within built-in wardrobes.
- b. The dwelling feature two double bedrooms. Exceeding the requirements.
- c. Single bedrooms require a floor area of at least 7.5m<sup>2</sup> and need to be at least 2.15m wide. The house only features double rooms and the second double room exceeds this requirement.
- d. All double bedrooms have a floor area of at least 11.5m.
- e. All bedrooms are over 2.75m wide.
- f. The area under the stairs is to be used for storage and assumed to have a floor area of 1m<sup>2</sup>.
- g. No storage area has a headroom below 1500mm.
- h. Two built-in wardrobes provide 0.72m<sup>2</sup> each totalling 1.44m wardrobe storage.
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. Calculations shown on drawing PL202 Proposed Plans.