

proposed layout plan

Notes : There is also a requirement for 1.5m of built in storage for 1 bed and 2m for 2 bed the plan illustrates compliance with standards

Main sitting room area width exceeds the 'London housing design guide' (2.8m width)

'The minimum area of a double or twin bedroom should be 12 sq m'. all bedrooms exceed this standard

The minimum width of double and twin bedrooms should be 2.75m.all bedroom exceed this standardx

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block B

Existing building used for refuse and recycling (5 x 240L). Additional space available if required.

Built in storage (1.6 Sq M)
Built in storage 1.6m
combined storage illustrated
3.2m2 (min 2m2 required)

block C

Parking

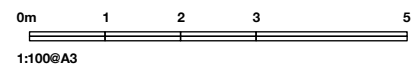
Table 3.1 - Minimum internal space standards for new dwellings*

Type of dwelling	Number of bedrooms (b)	Number of bed spaces (persons/p)	Minimum gross internal floor areas* and storage (square metres)			Built-in storage
			1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*	N/A	N/A	1	
	2p	50	58	N/A	1.5	
	3p	61	70	N/A	2	
2b	4p	70	79	N/A	2	
	5p	74	84	90	2.5	
3b	5p	86	93	99	2.5	
	6p	95	102	108	2.5	
	7p	99	106	112	3	
4b	7p	108	115	121	3	
	8p	117	124	130	3	
	9p	103	110	116	3.5	
5b	7p	112	119	125	3.5	
	8p	121	128	134	3.5	
	9p	116	123	129	4	
6b	8p	125	132	138	4	

Notes to Table 3.1
Key
b: bedrooms
p: persons
* New dwelling in this context includes new build, conversions and change of use.
* Where a studio / one single bedroom one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sqm to 37 sqm, as shown bracketed.

Schedule of accommodation

- Flat 1 [2bed,4p]= GIA = Proposed 84 Sq M (min standard 70m2)
- Flat 2 [1bed,2p]= GIA = Proposed 64 Sq M (min standard 50m2)
- Flat 3 [1bed,2p]= GIA = Proposed 62 Sq M (min standard 50m2)
- Flat 4 [1 bed,2p]= GIA = Proposed 53 Sq M (min standard 50m2)
- Flat 5 [1 bed,2p]= GIA = Proposed 65 Sq M (min standard 50m2)



block A

