

Housing Space Requirement Statement

Construction of 1x new 2 bed property at **4 Parkstone Avenue, Whitefield, M457QN**

on behalf of :

Mr & Mrs Addis

August 2025

Purpose of the Statement:

This statement outlines the space requirements for the proposed development of one residential home on. The project aims to provide high-quality, appropriately sized dwelling that meet local planning standards and provide comfortable living conditions for future occupants.

1. Project Summary:

The proposed development consists of **one detached single-family home** at 4 Parkstone Drive, Bury designed to accommodate growing families or small households. Each home will be designed with functional living spaces, private outdoor areas, and off-street parking.

2. Housing Unit Details:

Unit No.	Bedrooms	Bathrooms	Internal Area (sq. ft/m ²)	Storeys	Garden	Parking
1	2	2	2075 sq. ft / 192.8 m ²	2	Yes	2 cars

3. Total Space Requirement:

- **Total Internal Floor Area:** 2075 sq. ft / 192.8 m²
- **Land Size :** 4487 sq. ft (4487 sq. ft per unit – This includes access and bin store)
- **Building Footprint per Unit:** 1537 sq. ft
- **Total Gross Floor Area (incl. walls, circulation for 1x property):** 2075 sq. ft

Table below shows the technical space standards:

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

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4. Site Requirements:

- **Access:** individual driveway with direct access to public road
- **Parking:** 2 off-street parking spaces

5. Compliance and Guidelines:

- **Local Zoning:** Compliant with for low-density residential use
- **Space Standards:** Meets or exceeds national minimum space standards for 2-bedroom homes
- **Accessibility:** Ground floors designed for ease of access and future adaptability
- **Sustainability:** Homes to incorporate energy-efficient materials and systems (e.g., insulation, water-saving fittings)

6. Justification for Space Allocation:

- The proposed space provides ample living area for families while maintaining efficient land use
- Outdoor space enhances quality of life and supports sustainable drainage
- The unit sizes meet market demand in the area for mid-sized family homes