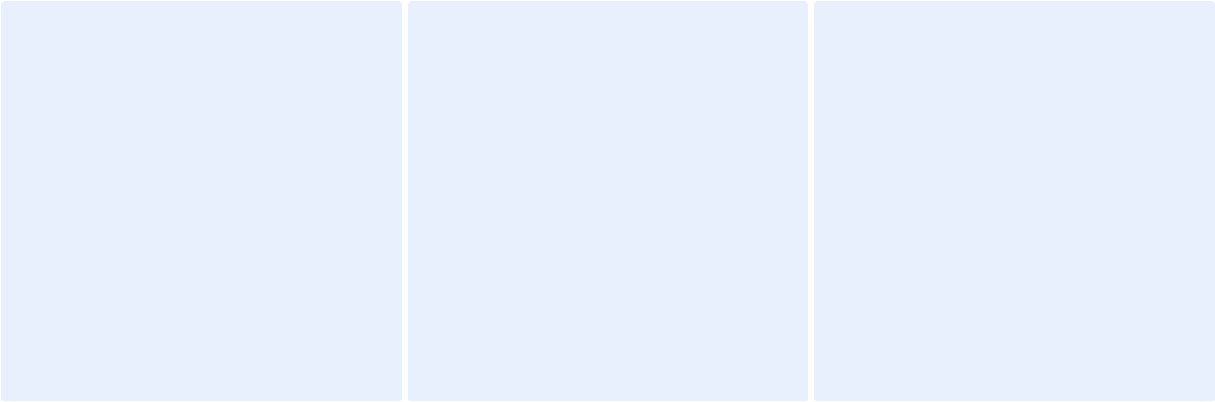




Space Standard Statement for New Home

34 Manchester Road
Ramsbottom

Date: 28.02.25
Revision - /

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1.0 Introduction

This statement has been prepared in connection with residential development at 34 Manchester Road, Ramsbottom

2.0 Space Standards – Policy JP-H3

New housing development should comply with the room sizes set out in the following table:

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	

The proposed property has 4 beds and is spread over 4 floors. The property will be for 8 people (4 double rooms). The current design is 309m² the requirement for this home is a minimum of 130m².

I can confirm that the dwelling will be built to the accessible and adaptable standard in Part M4(2) of building regulations.