

## Type, Size and Design of New Housing

(Policy JP-H3: Type, Size and Design of New Housing)

The new dwellings conform to the Nationally Prescribed Space Standards. Please refer to the Space Standards table attached.

We confirm the new dwellings will be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations. The exact details of this will be determined at detailed design stage.

Range of dwelling types, sizes. This is not a commercial housing development, it is for the current inhabitants to form their own homes. In this regard the new dwellings could be described as self build. Each of the dwellings will be very different due to the arrangement of the existing building and each of them will have a different number of bedrooms.

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The Intelligent Design Centre  
*Creative thinking in architecture, engineering and the built environment*

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## Nationally described space standard table

| Proposed dwelling (dwelling 1, 2, 3...etc) | Applicable overall floor space standard (m2) | Number of bedrooms | Number of bed spaces (occupants per dwelling) | 1/2/3 or more storey? | Principle double bedroom floor space (m2) | Minimum width | Single occupancy bedroom floor space (m2) | Minimum width | Applicable overall built-in storage standard | Overall built-in storage (m2) |
|--------------------------------------------|----------------------------------------------|--------------------|-----------------------------------------------|-----------------------|-------------------------------------------|---------------|-------------------------------------------|---------------|----------------------------------------------|-------------------------------|
| A                                          | Existing dwelling                            |                    |                                               |                       |                                           |               |                                           |               |                                              |                               |
| B                                          | 210 [102]                                    | 3                  | 6                                             | 2                     | 16.5 [11.5]                               | 3 [2.75]      | N/A                                       | N/A           | 2.5                                          | 2.5                           |
| C                                          | 235 [79]                                     | 2                  | 3                                             | 3                     | 12.8 [11.5]                               | 3.1 [2.75]    | 9.5 [7.5]                                 | 2.5 [2.15]    | 2                                            | 2                             |
| D                                          | 72 [58]                                      | 1                  | 2                                             | 3                     | 16.7 [11.5]                               | 3 [2.75]      | N/A                                       | N/A           | 1                                            | 1                             |
|                                            |                                              |                    |                                               |                       |                                           |               |                                           |               |                                              |                               |

### NOTES

Minimum gross internal floor area, bedroom floor space(double and single) and built-in storage should be presented in square metres (m2)

Please highlight in a red background those cells where the applicable standard is not met

[Applicable standard given in square brackets]