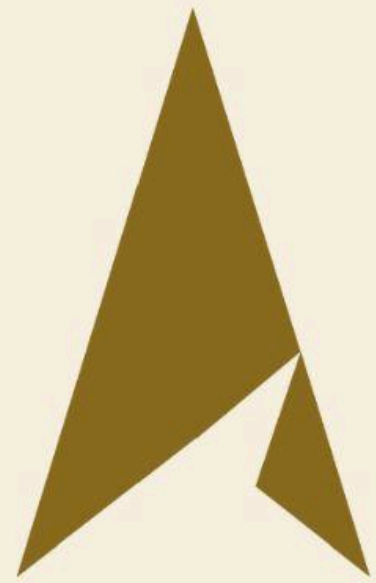




GOLDEN TRIANGLE ARCHITECTS

24111 - 167 and 169 Rochdale Road, Bury, BL9 7BB

Nationally Described Space Standard (NDSS) Compliance Table

04/03/2026



01 - Introduction

01.1 Purpose of Statement

This Nationally Described Space Standard (NDSS) Compliance Statement has been prepared by Golden Triangle Architects to support the planning application for 167 and 169 Rochdale Road, Bury, BL9 7BB. It provides the technical justification to demonstrate that the proposed dwellings meet or exceed the internal space standards required for modern residential living.

01.2 The Vision

A fundamental component of "high-quality" design is ensuring that internal living spaces are functional, flexible, and promote occupant well-being. Our strategy ensures that each dwelling provides the necessary "spatial backbone" required for modern life, ensuring long-term viability and social inclusion.

02 - Policy Context

02.1 National Planning Policy

The NDSS provides a consistent framework across England for the minimum Gross Internal Area (GIA) of new dwellings, determined by the number of bedrooms and intended occupants. Compliance with these standards is a key material consideration under the National Planning Policy Framework (NPPF).

02.2 Local Requirements

The design adheres to local housing objectives regarding the efficient use of land and the delivery of high-quality housing stock. By meeting these standards, the proposal ensures a superior level of amenity compared to unregulated or substandard conversions.

03 - Space Standard Assessment

The following table provides the technical breakdown of the proposed dwellings at 167 and 169 Rochdale Road, Bury, BL9 7BB.

Architect's Note: The Required GIA is based on the NDSS technical requirements for the specific bed/person/storey count.

Plot/Unit	Unit Type (Bed/Person)	No. of Storeys	Required GIA	Proposed GIA	Required Storage	Status
167	4b/5p	3	103 m ³	124.53 m ³	3.0 m ³	Pass
169	4b/5p	3	103 m ³	135.73 m ³	3.0 m ³	Pass

04 - Detailed Bedroom Schedule

The NDSS requires specific minimum floor areas and widths for bedrooms to ensure they are functional for their intended number of occupants. The following table demonstrates compliance for each proposed unit:

Plot/Unit	Room Designation	Occupancy	Req. Area (m ²)	Proposed Area (m ²)	Req. Width (m)	Proposed Width (m)	Status
167	Bedroom 1	Single	7.5	9.20	2.15	2.58	Pass
167	Bedroom 2	Double/Twin	11.5	18.20	2.75	4.55	Pass
167	Bedroom 3	Single	7.5	8.67	2.15	2.49	Pass
167	Bedroom 4	Single	7.5	11.05	2.15	2.60	Pass
169	Bedroom 1	Single	7.5	9.20	2.15	2.57	Pass
169	Bedroom 2	Double/Twin	11.5	18.08	2.75	4.52	Pass
169	Bedroom 3	Single	7.5	8.68	2.15	2.49	Pass
169	Bedroom 4	Single	7.5	11.20	2.15	2.64	Pass

Technical Design Justification

- Functional Space: Each bedroom is designed to accommodate a bed, wardrobe, and desk/chest of drawers while maintaining clear circulation.
- Natural Light: Fenestration for all bedrooms has been positioned to ensure adequate natural light and ventilation, supporting the well-being of occupants.
- Internal Arrangement: The layout rationalises the existing floor plans to provide high-quality family accommodation that respects the original architectural rhythm.
- Acoustic Comfort: Where developments are located near high-activity commercial areas or arterial routes, high-specification acoustic glazing is utilised to maintain a peaceful internal environment.
- Vertical Circulation: In cases where habitable volume is redistributed to the roof space, dormer extensions are designed to be subservient while providing the necessary head height for functional use.

05 - Internal Digital & Physical Fabric

05.1 Habitable Room Standards

The internal layouts have been rationalized to ensure all habitable rooms benefit from adequate natural light and functional furniture layouts.

- **Bedroom Widths:** All double and single bedrooms meet the minimum width requirements to ensure ease of movement and accessibility.
- **Headroom:** The design maintains a minimum floor-to-ceiling height of 2.3m for at least 75% of the GIA, enhancing the sense of volume and light.

05.2 Accessibility (Approved Document M)

The proposal emphasizes inclusive design, ensuring the dwellings remain accessible to occupants with varying levels of mobility.

- **Level Access:** Where structurally feasible, the design seeks to provide a seamless transition from the public realm to the private interior.
- **Sanitary Provision:** Essential amenities (WC) are located on the primary entry level to support 'visitable dwelling' standards.

05.3 Digital Connectivity

In compliance with modern standards, each dwelling will be equipped with high-speed digital infrastructure (FTTP), supporting home working and digital inclusion.

06 - Conclusion

This statement confirms that the proposal for 167 and 169 Rochdale Road, Bury, BL9 7BB fully addresses the requirements of the Nationally Described Space Standards. By prioritising internal volume, efficient layouts, and robust connectivity, the development delivers "future-ready" housing that supports sustainable and flexible lifestyles.



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