

Nationally Described Space Standards

Compliance Statement

Former Ambulance Station, Cemetery Road, Ramsbottom, BL0 9PU

Document Control

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Client: Home Park Avenue Ltd

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Local Planning Authority: Bury Council

1. Introduction

This Nationally Described Space Standards (NDSS) Compliance Statement has been prepared in support of a full planning application for the redevelopment of the Former Ambulance Station, Cemetery Road, Ramsbottom, to provide three detached dwellings.

2. Applicable NDSS Standard

All proposed dwellings are three-storey, five-bedroom houses designed to accommodate up to eight occupants. In accordance with the Nationally Described Space Standard (2015), the minimum Gross Internal Area (GIA) requirement for such dwellings is 156 m².

3. Calculated Gross Internal Area (Drawing P001)

Based on the annotated room areas shown on Drawing P001, the calculated Gross Internal Area for each dwelling is approximately 240 m². This figure is derived from the sum of ground floor, first floor and second floor internal areas.

4. NDSS Compliance Table

Plot	Storeys	Bedrooms	Occupants	NDSS Minimum GIA (m ²)	Proposed GIA (m ²)	Compliant
1	3	5	8	156	240	Yes
2	3	5	8	156	240	Yes
3	3	5	8	156	240	Yes

5. Bedroom Sizes, Storage and Ceiling Heights

Drawing P001 confirms that all bedrooms meet or exceed the minimum NDSS size requirements, with double bedrooms exceeding 11.5 m² and the smallest single bedroom exceeding 7.5 m². Dedicated internal storage is provided in excess of the NDSS minimum requirement, and minimum floor-to-ceiling heights of 2.3 metres are achieved across the majority of the floor area, with any reduced heights limited to areas beneath roof slopes.

6. Conclusion

Each proposed dwelling provides a Gross Internal Area substantially in excess of the NDSS minimum requirement for a five-bedroom, three-storey dwelling. The development is therefore fully compliant with the Nationally Described Space Standard and delivers a high standard of residential accommodation.