

NDSS & MCC Compliance

All apartments and houses in the proposal have been designed to meet or exceed the requirements set out in the Nationally Described Space Standard (NDSS) and Manchester Residential Quality Guidance

The standard requires that:

01. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1

02. a dwelling with two or more bed spaces has at least one double (or twin) bedroom

03. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide

04. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2

05. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

06. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)

07. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

08. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement

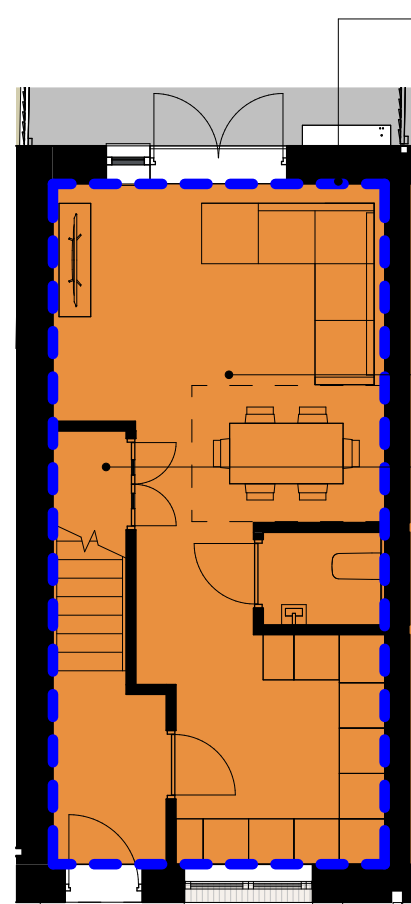
09. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Notes

Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m2 for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m2 to 37m2 as shown bracketed. Furnished layouts are not required to demonstrate compliance

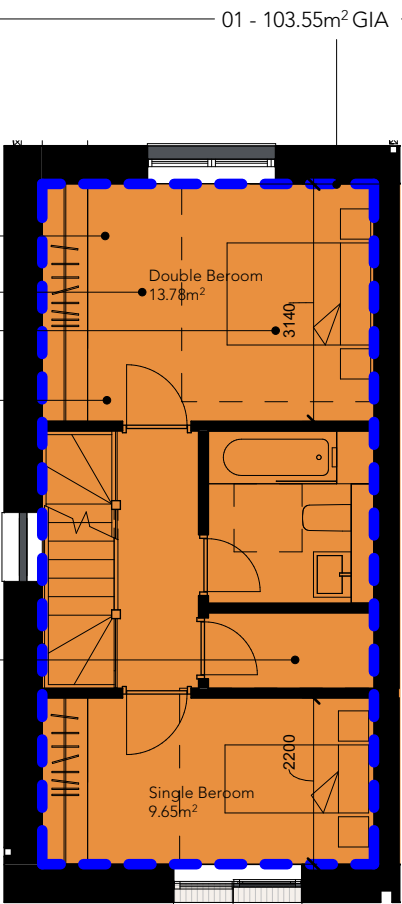
Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39(37) ^a			1.0
	2p	50	38		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	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	

Table 1



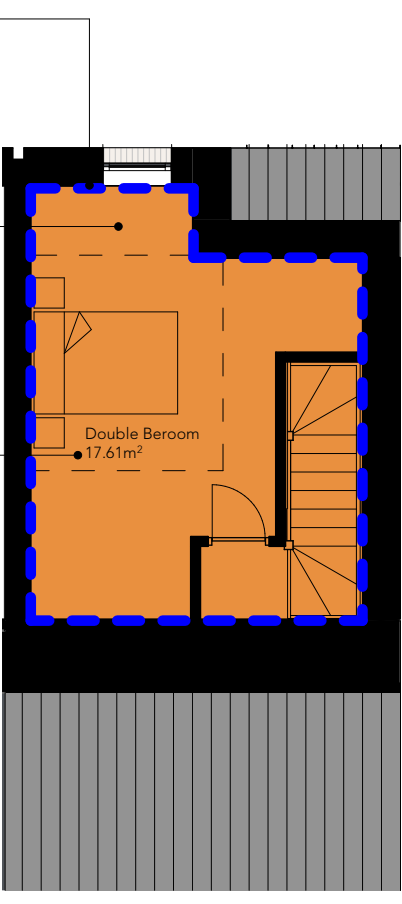
3B/5P House-Ground Floor Plan

1 : 100



3B/5P House-First Floor Plan

1 : 100



3B/5P House-Second Floor Plan

1 : 100

2	07/05/21	OM	Planning
1	03/05/21	MG	Planning

Rev	Date	Ints	Details
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Project Title	Downley Drive
Client	Great Places
Location	Ancoat - Manchester

Drawing Title 3 Bed / 5 Person - 3 Storey House - NDSS Plans

Date	07/05/2021 11:21:50	Scale	As indicated
Checked	Checker	Orig Paper Size	A3

Job No: 8801 Status Planning

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

8801-BA-00-00-DR-A-(04) 104-2

Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.