

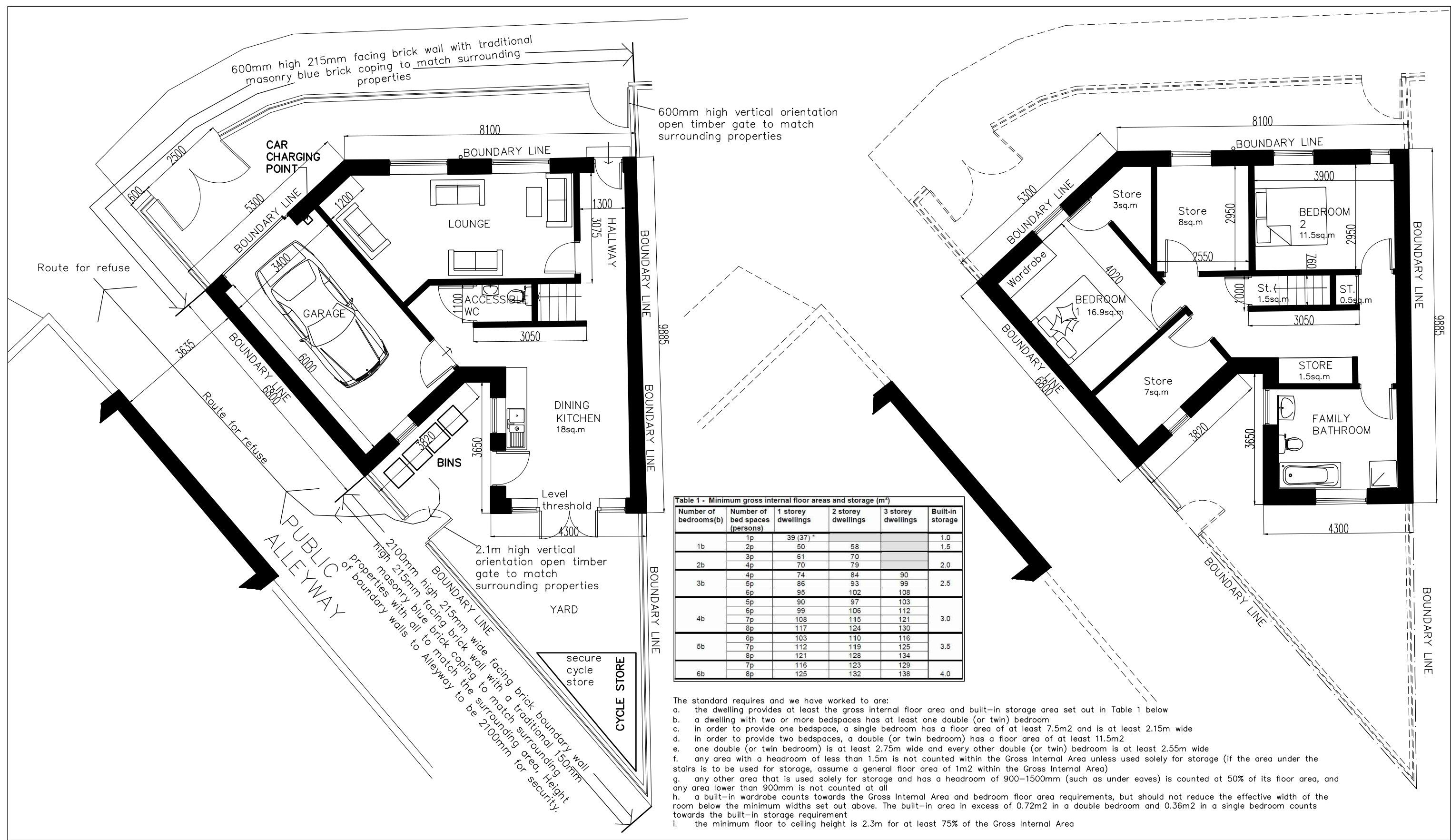


Table 1 - Minimum gross internal floor areas and storage (m ²)					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
	7p	108	115	121	
4b	8p	117	124	130	3.0
	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	
5b	8p	121	128	134	3.5
	7p	116	123	129	
	6p	103	110	116	
	5p	99	106	112	
6b	8p	125	132	138	4.0
	7p	116	123	129	

- The standard requires and we have worked to are:
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. 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
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. 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)
 - g. 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
 - h. 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
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Ground Floor Plan As Proposed

First Floor Plan As Proposed

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Dimensions are in millimetres unless otherwise stated				
C	26.04.21	PLANS UPDATED FURTHER TO COMMENTS RECEIVED FROM THE PLANNING AUTHORITIES	MRE	
B	07.03.21	PLANS UPDATED AND FLOOR AREAS REDUCED FURTHER TO COMMENTS RECEIVED FROM THE PLANNING AUTHORITIES	MRE	
A	03.01.21	BIN, CYCLE STORE CAR CHARGING POINT ADDED FURTHER TO COMMENTS RECEIVED FROM THE PLANNING AUTHORITIES	MRE	
REV	DATE	NOTE		BY

Project: 2 Highfield Road, Levenshulme
Ground and First Floor Plans As Proposed

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