

Technical Housing Standards– Nationally Described Space Standards Checklist:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
(All apartments comply, please see table & schedule to right)
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
(All apartments comply)
- 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
(All apartments comply, please see schedule & plan below)
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
(All apartments comply, please see schedule & plan below)
- 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
(All apartments comply)
- 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)
(All apartments comply)
- 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
(All apartments comply)
- 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 0.72m in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
(No apartments have built in wardrobes)
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area
(All spaces comply, ceiling heights will be atleast 2300mm throughout)

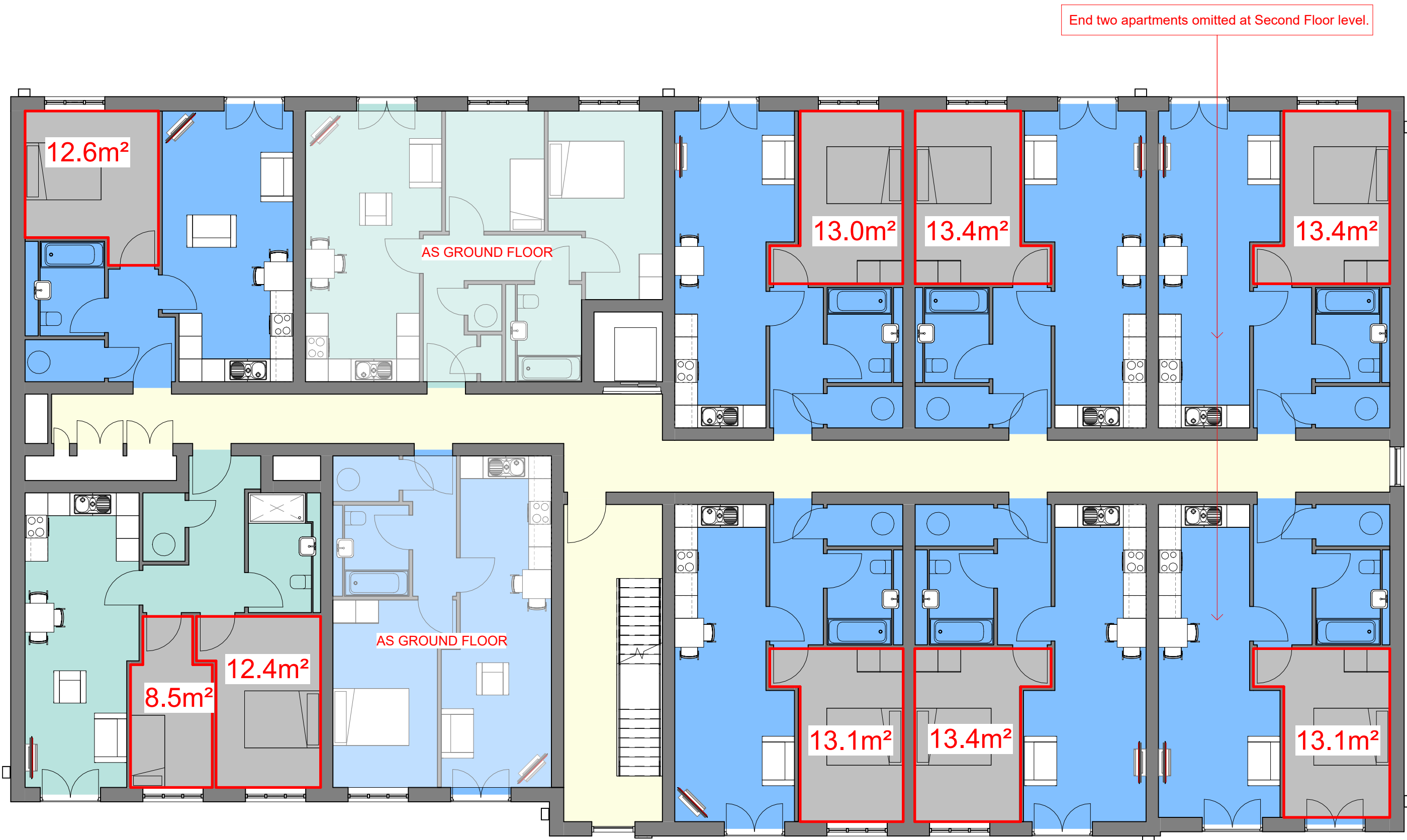
Table 1. Minimum gross internal floor areas and storage (m²)

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
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

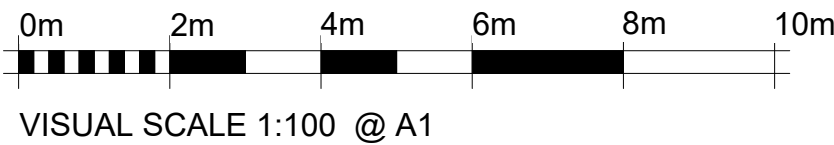
Francis Road - Apartment Schedule			
Level	Name	Department	Apartment / Room Area
Level 0 - Ground Floor	Unit-01	2B 3P	62 m ²
Level 0 - Ground Floor	Unit-02	1B 2P	50 m ²
Level 0 - Ground Floor	Unit-03	2B 3P	67 m ²
Level 0 - Ground Floor	Unit-04	2B 3P	68 m ²
Level 0 - Ground Floor	Unit-05	1B 2P	50 m ²
Level 0 - Ground Floor	Unit-06	2B 3P	67 m ²
Level 01 - First Floor	Unit-07	1B 2P	50 m ²
Level 01 - First Floor	Unit-08	2B 3P	62 m ²
Level 01 - First Floor	Unit-09	1B 2P	50 m ²
Level 01 - First Floor	Unit-10	1B 2P	51 m ²
Level 01 - First Floor	Unit-11	1B 2P	51 m ²
Level 01 - First Floor	Unit-12	1B 2P	50 m ²
Level 01 - First Floor	Unit-13	1B 2P	51 m ²
Level 01 - First Floor	Unit-14	1B 2P	50 m ²
Level 01 - First Floor	Unit-15	1B 2P	50 m ²
Level 01 - First Floor	Unit-16	2B 3P	62 m ²
Level 02 - Second Floor	Unit-17	1B 2P	50 m ²
Level 02 - Second Floor	Unit-18	2B 3P	62 m ²
Level 02 - Second Floor	Unit-19	1B 2P	50 m ²
Level 02 - Second Floor	Unit-20	1B 2P	51 m ²
Level 02 - Second Floor	Unit-21	1B 2P	51 m ²
Level 02 - Second Floor	Unit-22	1B 2P	50 m ²
Level 02 - Second Floor	Unit-23	1B 2P	50 m ²
Level 02 - Second Floor	Unit-24	2B 3P	62 m ²



1 NDSS Compliance Plan (Ground Floor Plan)
1 : 100



2 NDSS Compliance Plan (First & Second Floor Plan)
1 : 100



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

P02 2022-11-14 Design updated following RTL feedback RND
P01 2022-07-20 Issued for Planning RND

rev: date: comment(s): issued by:

Status: FOR PLANNING RIBA Stage:

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Client:



Job: Francis Road Apartments

Title: NDSS Compliance Plan

Date: 2021-11-25 Scale @ A1: 1 : 100

Drawn: RND Checked By: CC Authorised By: NSJ

Job Number	Originator	Volume	Level	Type	Role	Number	Revision
A20045	SASA	Z1	ZZ	DR	A	20112	P02

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