

NATIONAL SPACE STANDARD COMPLIANCE CHECK

**NEW DWELLING TO REAR OF HALFPENNY HOUSE, CROSSWAYS ROAD, GRAYSHOTT
CRW2305
REPLACEMENT DWELLING**

| TECHNICAL STANDARD: | REQUIRED: | MIN PROVIDED: | COMPLIANCE: |
|---|-----------|---------------|-------------|
| a. Gross internal floor area in accordance with Table 1: ² | 70 | 146 | Yes |
| Storage area in accordance with Table 1: ³ | 2.0 | 6.5 | Yes |
| b. If more than one bedspace, at least one double / twin: | Yes | Yes | Yes |
| c. All single bedrooms min 7.5sqm: | N/A | N/A | |
| All single bedrooms at least 2.15m wide ⁴ : | N/A | N/A | |
| d. All double / twin bedrooms min 11.5sqm: | Yes | 12.7 | Yes |
| e. One double / twin at least 2.75m wide ⁴ : | Yes | 3.30 | Yes |
| Every other double / twin at least 2.55m wide ⁴ : | Yes | 3.20 | Yes |
| f. Floor to ceiling min 2.3m for at least 75% of GIA: | Yes | See below | Yes |

⁴ Headroom < 1.5m not counted as GIA except as storage

³ Space below stairs used for storage equals 1.0sqm GIA

³ Storage areas with headroom 0.9m to 1.5m counts 50%

³ Storage areas < 0.9m headroom do not count

³ Built-in wardrobes > 0.72sqm in double/twin add to storage

³ Built-in wardrobes > 0.36sqm in singles add to storage

⁴ Built-in wardrobes must not reduce effective width

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage ³ |
|-----------------------|--------------------------------|---------------------|--------------------|--------------------|-------------------------------|
| 1b | 1p | 39(37) ¹ | | | 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 | |
| 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 | |

¹ Where one person flat has shower room rather than bathroom this may be reduced to 37sqm

| | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bedroom 5 |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|
| Bed spaces | 2 | 2 | - | - | - |
| Area ^{cd} | 12.7 | 12.7 | - | - | - |
| Width ⁴ | 3.20 | 3.30 | - | - | - |
| Wardrobe Space ³ | 0.72 | 0.72 | - | - | - |
| Excess + to Storage ⁴ | 0.0 | 0.0 | 0.0 | 0.0 | 0 |

| Storage Space: | |
|-------------------------------|------------|
| + from Wardrobes ³ | 0.0 |
| Below stairs ³ | 1.0 |
| Loft | 0.0 |
| Other | 5.5 |
| Total | 6.5 |

| Floor to Ceiling Height: | | %age of floor: |
|--------------------------|------|----------------|
| Basement | n/a | n/a |
| Ground Floor | 2.4m | 100% |
| First Floor | 2.4m | 100% |
| Second Floor | n/a | n/a |
| Third Floor | n/a | n/a |