

FLOOR AREA STATEMENT

1No. Four Bedroom Chalet Bungalow to south west of site, at 20 Frogmore Lane, with new access road from Frogmore Lane leading to existing dwelling

Floor area statement to show compliance with “technical housing standards – nationally described space standard”

The proposed chalet is proposed to be a one storey dwelling, with dormer windows, with four double bedrooms and they are therefore described as 4b5p.

In accordance with Table 1 of the Technical Standards the minimum requirements for a 4b5p dwelling are:

- Gross Internal Floor Area 97m²
- Double Bedroom Floor Area 11.5m²; minimum width 2.75m
- Storage Area 3m²

Proposed Dwelling

Gross Internal Floor Area: 143m²

Ceiling Height: Ground Floor 2.4m First Floor 2.4m

Bedroom 1 Floor Area = 12m²; Minimum width 3.2m (excl. storage)

Bedroom 2 Floor Area = 12.5m²; Minimum width 3m (excl. storage)

Bedroom 3 Floor Area = 12.3m²; Minimum width 2.8m (excl. storage)

Bedroom 4 Floor Area = 12.3m²; Minimum width 2.8m (excl. storage)

Storage	Ground floor entrance cupboard	1.60m ²
	Landing cupboard	3.00m ²
	Bedroom 1 cupboard	1.50m ²
	Bedroom 2 cupboard	1.40m ²
	Bedroom 3 cupboard	1.00m ²
	Bedroom 4 cupboard	1.00m ²
	Total	9.50m ²

Conclusion

The proposed dwelling exceeds the minimum requirements.