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Nationally Described Space Standards Calculations

Using Table 1 in the Technical Housing Standards (Nationally Described Space Standard) document downloaded from the IOS Council website, please see the below calculations for our planning application:

If the existing property is split into two properties, then using the space standards, each property could be classified as **3b6p**. Both properties would be 3 stories, meaning the minimum gross internal floor area for each would be 108 square metres and 2.5 square metres of built in storage.

Below are the total floor areas (in square metres) for each side of the proposed plans:

North Side (No. 1) 159.85

South Side (No. 2) 153.48

The above totals are also shown on the proposed plans that are submitted alongside this document.

Both properties would benefit from ample built in storage, which is above the minimum allowed. These would allow for hot water cylinders etc. to be fitted. The exact location of these would be determined after speaking with plumbers and electricians.