

TECHNICAL SPACE STANDARDS

GF FLAT

2b3p over 1 storey = 61m² Minimum

Actual GIA = 61.6m²

The Master Bedroom is 3.2m wide, and 12.85m²
The Second Bedroom (single) is 2.7m wide, and 8.4m²

Storage Requirement = 2m²

Actual Storage Area = 2.1m².

The Master Bedroom has 1.43m² of wardrobe space (0.71m² of which exceeds the 0.72m² requirement and so counts towards the storage allocation)

The Second Bedroom has 0.83m² of wardrobe space (0.47m² of which exceeds 0.36m², and so counts towards the storage requirement).

There is then a storage cupboard of 0.92m² in the open plan living space.

Property contains 2 bedrooms and 1 bathroom.

IF FLAT

2b3p over 2 stories = 70m² Minimum

Actual GIA = 71.2m²

The Master Bedroom is 3.4m wide, and 11.9m²
The Second Bedroom (single) is 2.6m wide, and 11m²

Storage Requirement = 2m²

Actual Storage Area = 3.8m².

The Master Bedroom has 1.2m² of wardrobe space (0.48m² of which exceeds the 0.72m² requirement and so counts towards the storage allocation)

The Second Bedroom has 1.14m² of wardrobe space (0.78m² of which exceeds 0.36m², and so counts towards the storage requirement).

The loft space has 6m² of storage area that is between 900mm and 1500mm head height, and so is counted as half of that figure; 3m²

Property contains 2 bedrooms, 1 bathroom, and 1 en-suite.

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1 OLD SHOREHAM ROAD, SHOREHAM-BY-SEA, BN43 5TA

ARCHITECTURE BY JAKE MCLEWEE BSC (HONS): ARCHITECTURAL TECHNOLOGY

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