Specifics of what is and is not permitted when undertaking the unit size assessment

Not Permitted

- Perimeter wall thicknesses and external projections
- Central lobby areas, passageways and other communal areas shared with other units.
- Any space where the height to the ceiling is less than 1.5m (e.g. rooms with sloping ceilings, external dustbin enclosures)
- Porches, covered ways etc
- Balconies (private, escape and access) and decks
- Voids and air wells
- Non-habitable basements, attics, thermal buffer zones or sheds.
- External storage space (see unit layout for this requirement)
- All space for purposes other than housing (e.g. garages, commercial premises etc.
- Conservatories not forming an integral part of the habitable space
- Chimney breasts, bay windows or other features, which, when included, would result in a unit size unrepresentative of the true unit size.

Permitted

- Floor area measured betweeen the inside faces of the finished enclosing walls of each unit and measured over:
  - Private staircases
  - Partitions
  - Internal walls
  - Heating appliances
  - Internal chimney breast projections.
- Internal porches forming an integral part of the habitable space
- Internal storage space greater than 1.5m in height
- Conservatories forming an integral part of the habitable space

Size by number of living spaces

If additional living spaces over the numbers shown in the following table of required rooms are provided in some or all units, enter the number of units which benefit from each of the different additional living spaces as listed in 5.2. Please note that for 5.2.2, additional bedrooms above the minimum required can be provided by the provision of additional single bedrooms rather than twin or double bedrooms.

Number of rooms required

required living spaces	**1p**	**2p**	**3p**	**4p**	**5p**	**6p**	**7p**	**8+**
Bedroom	1	1	2	2	3	3	4	4+
Bathroom	1	1	1	1	1	1	1	1+
WC†	1	1	1*	1*	2	2	2	2+
Kitchen	1	1	1	1	1	1	1	1
Living room	1	1	1	1	1	1	1	1
Dining space	1	1	1	1	1	1	1	1

† Separate or within a bathroom

* Two WCs required for 3p or 4p when on two floors (Source adapted from 'Standards and

Quality', National Housing Federation/ Joseph Rowntree Trust)

The Housing Corporations Design and Quality standards, published in April 2007 indicate that each individual unit funded by grant, within the development must satisfy the internal environment core standard. In real terms this means that only in the most exceptional circumstances would a scheme which includes units which "fall short" in terms of unit size be acceptable. It is the user's responsibility to ensure that each individual dwelling meets the minimum criteria set out in the Design and Quality Standards.

5.1 Unit type by area (75%) Please enter the number of units to which any of the following apply enter something on every line – use 'not applicable' for unit types not included in the scheme	Exceeds the upper figure by over 10%	Exceeds the upper figure by 1%-10%	Meets / falls within the range	Falls short of the lower figure by 1%-10%	Falls short of the lower figure by over 10%
5.1.1 1 bedspace 30 to 35 sq m					
5.1.2 2 bedspace 45 to 50 sq m					
5.1.3 3 bedspace 57 to 67 sq m					
5.1.4 4 bedspace 67 to 75 sq m					
5.1.5 5 bedspace 1 storey 75 to 85 sq m					
5.1.6 5 bedspace 2 storey 82 to 85 sq m					
5.1.7 5 bedspace 3 storey 85 to 95 sq m					
5.1.8 6 bedspace 1 storey 85 to 95 sq m					
5.1.9 6 bedspace 2 storey 95 to 100 sq m					
5.1.10 6 bedspace 3 storey 100 to 105 sq m					
5.1.11 7 bedspace 2+ storey 108 to 115 sq m					
5.1.12 7+ bedspace add 10 sq m per bedspace					
5.1.13 Other					

5.2 Units by living spaces (25%) *please enter the number of units to which any of the following apply. Enter something on every line*	**Number of units.**
5.2.1 At least the number of rooms required for the unit size are provided	
5.2.2 Additional bedroom above minimum required is provided	
5.2.3 Additional WC above minimum required is provided	
5.2.4 Additional bath/shower facility is provided in separate room from main bathroom	
5.2.5 Study/ separate work area is provided	
5.2.6 Separate utility room or separable utility space is possible	
5.2.7 Conservatory/enclosed sun porch/balcony (min. 3 sqm) is provided	
COMMENTS: Have any comments been entered on the comment page at the end?	

Units by layout – Table of furniture to be accommodated in units of different sizes*

See previous pages for illustration of the way in which furniture and access, passing and activity zones are shown on plans.

Living space	**1p**	**2p**	**3p**	**4p**	**5p**	**6p**	**7p**	**+**
arm chair 850x850 – combination to equal one seat/person	2	2	3	1	2	3	4	+1
settee – 2 seat 850x1300 (optional; as above)								
settee – 3 seat 850x1850 (optional; as above)				1	1	1	1	
TV 450x600	1	1	1	1	1	1	1	1
coffee table 500x1050 or 750 diameter	1	1	1	1	1	1	1	1
occasional table (450x450)					1	1	1	1
storage units 500x1000 – and incrementally larger	1000	1000	1000	1500	2000	2000	2000	+
space for visitor chair 450x450	2	2	2	2	2	2	2	2
Dining space	**1p**	**2p**	**3p**	**4p**	**5p**	**6p**	**7p**	**+**
dining chair 450x450	2	2	3	4	5	6	7	8
dining table 800x800 – and incrementally larger	800	800	1000	1200	1350	1500	1650	+
sideboard 450x1000 (+ larger) (but not in dining/kitchen)	1000	1000	1000	1200	1500	1500	1500	+
Bedrooms	**1p**	**2p**	**3p**	**4p**	**5p**	**6p**	**7p**	**+**
Double bedroom	**n/a**							
Double bed 2000x1500 or 2 singles 2000x900		1	1	1	1	1	1	1
bedside table 400x400		2	2	2	2	2	2	2
chest of drawers 450 x750		1	1	1	1	1	1	1
table 500x1050 , and chair/stool		1	1	1	1	1	1	1
double wardrobe 600x1200 – could be built in		1	1	1	1	1	1	1
occasional cot space 600x1200 for family dwelling				1	1	1	1	1
Twin bedroom	n/a							
single bed 2000x900		2	2	2	2	2	2	2
bedside table 400x400		2	2	2	2	2	2	2
chest of drawers 450 x750		1	1	1	1	1	1	1
table 500 x 1050, and chair/stool		1	1	1	1	1	1	1
double wardrobe 600x1200 (or two singles) could be built in		1	1	1	1	1	1	1
Single bedroom								
single bed 2000x900	1	1	1	1	1	1	1	1
bedside table 400x400	1	1	1	1	1	1	1	2+
chest of drawers 450 x750	1	1	1	1	1	1	1	2+
table 500 x 1050 and chair/stool	1	1	1	1	1	1	1	2+
single wardrobe 600x600 – could be built in	1	1	1	1	1	1	1	2+
Kitchen	**1p**	**2p**	**3p**	**4p**	**5p**	**6p**	**7p**	**+**
1 sink top and drainer 600x1000	1000	1000	1000	1000	1000	1000	1000	1000
2 cooker space 600x600	600	600	600	600	600	600	600	600