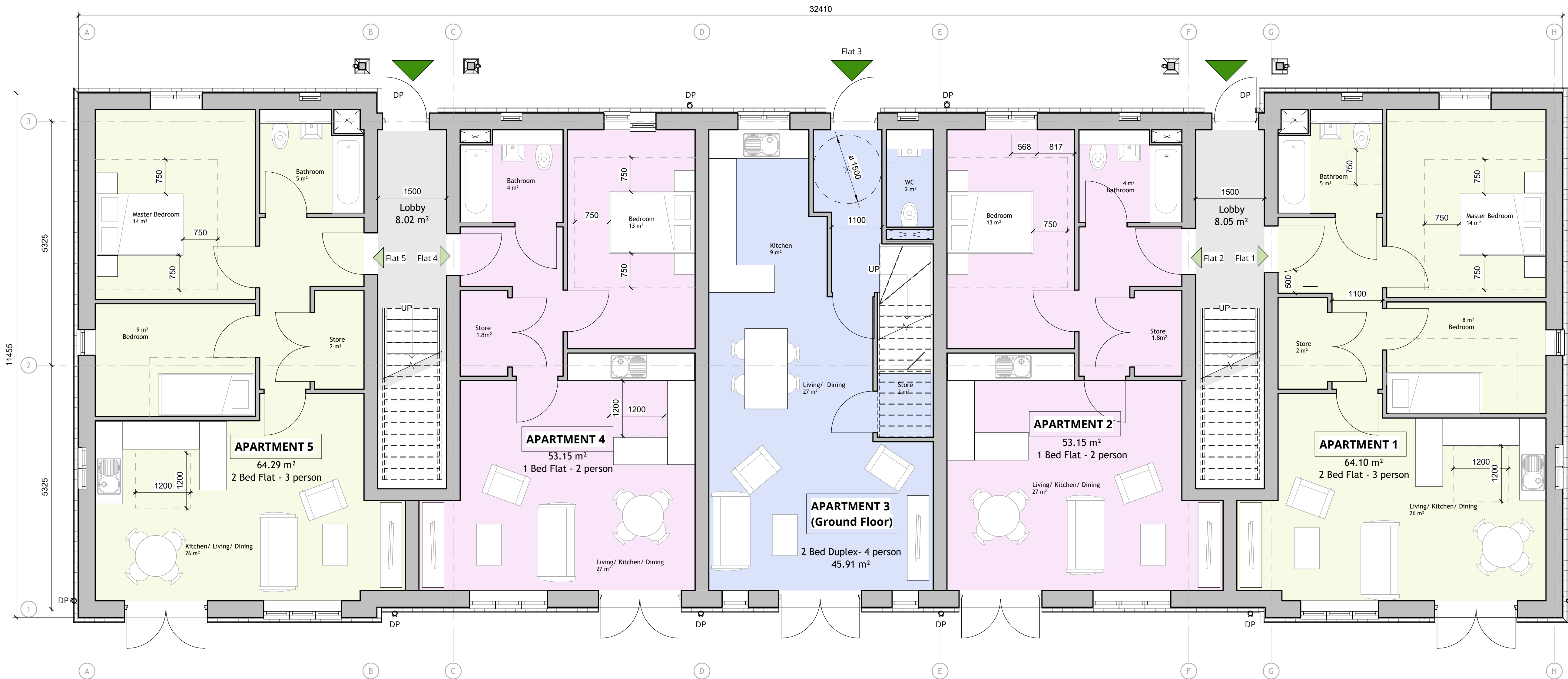




1 Ground Floor
Scale 1 : 50

Gross Internal Areas Schedule			
Number	Level	Name	Area
Apartment 1	Ground Floor	2 Bed Flat - 3 person	64 m ²
Apartment 2	Ground Floor	1 Bed Flat - 2 person	53 m ²
Apartment 3	Ground Floor and First Floor	2 Bed Duplex - 4 person	94m ²
Apartment 4	Ground Floor	1 Bed Flat - 2 person	53 m ²
Apartment 5	Ground Floor	2 Bed Flat - 3 person	64 m ²
Lobby 1	Ground Floor	Lobby	8 m ²
Lobby 2	Ground Floor	Lobby	8 m ²
Apartment 6	First Floor	2 Bed Flat - 3 person	67 m ²
Apartment 7	First Floor	1 Bed Flat - 2 person	57 m ²
Apartment 8	First Floor	1 Bed Flat - 2 person	57 m ²
Apartment 9	First Floor	2 Bed Flat - 3 person	67 m ²
Lobby 3	First Floor	Lobby	4 m ²
Lobby 4	First Floor	Lobby	4 m ²
Total Area			600 m ²

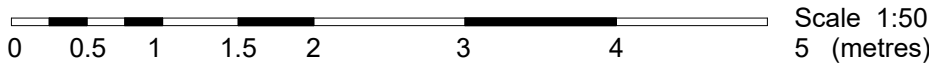
Colour Key

- 1 Bed Flat - 2 person
- 2 Bed Duplex - 4 person
- 2 Bed Flat - 3 person
- Lobby

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1p	39 (37) *				1.0
1b	2p	50	58		1.5
2b	3p	61	70		
3b	4p	70	79		2.0
	5p	74	84	90	
	6p	86	93	99	
	7p	95	102	108	
4b	8p	90	97	103	
	9p	99	106	112	
	10p	108	115	121	
	11p	117	124	130	
5b	12p	103	110	116	
	13p	112	119	125	
	14p	121	128	134	
6b	15p	116	123	129	
	16p	125	132	138	4.0

Extract from *Technical Housing Standards* - nationally described space standard (Department for Communities and Local Government March 2015)



Drawing Status: PLANNING			
P02	Area and tag updates	03/07/25	HB
P01	PLANNING ISSUE	10/01/24	HB
Rev	Description	Date	By

MAJESTY HOUSE, AVENUE WEST
SKYLINE 120, BRAINTREE, ESSEX,
CM77 7AA
T: 01279 647111
E: mail@barker-associates.co.uk
W: www.barker-associates.co.uk

Client		BARKER ASSOCIATES	
Contract Title		New Apartments, Land to Rear of Banyers Hotel, Royston, SG8 7BZ	
Drawing Title		Proposed Ground Floor Plan	
Drawn	Checked	Scale	Date
HB	RP	1 : 50 @ A1	Oct 24
ARCHITECTURAL			
Model Name	P24782-BA-A1-ZZ-M3-A-0001	Project No.	P23-1014
Drawing Number	BNR001-BA-A1-GF-DR-A-2002	Status	Revision
		S4	P02