

GIA vs Space Standards

Site Name:	Land of Grays Lane & Crow Furlong
Town/City:	Hitchin, Hertfordshire
Description:	GIA vs Space Standards
Prepared by:	CK
Document Number:	181-PS-2-600
Revision no:	-

Housetype A				
Plots	12,13,20,21,31			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
2	4	103.6		79.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	12.2		11.5
Bedroom 1	2	12.9		11.5

Housetype B				
Plots	3,4,5,6			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	5	103.6		93.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	12.1		11.5
Bedroom 1	2	11.6		7.5
Bedroom 2	1	7.5		7.5

Housetype C				
Plots	9,10			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	4	97.8		84.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	12.7		11.5
Bedroom 1	1	11.0		7.5
Bedroom 2	1	7.5		7.5

Housetype D				
Plots	36			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	4	97.8		84.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	12.7		11.5
Bedroom 1	1	11.2		7.5
Bedroom 2	1	7.5		7.5

Housetype E				
Plots	11,16			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	4	100.9		84.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	15.2		11.5
Bedroom 1	1	9.9		7.5
Bedroom 2	1	7.5		7.5

Housetype F				
Plots	14,15,17,40			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	4	107.8		84.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	15		11.5
Bedroom 1	1	10.7		7.5
Bedroom 2	1	10.1		7.5

Housetype G				
Plots	29,30			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
4	6	130.6		106.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	21.6		11.5
Bedroom 1	2	15.0		11.5
Bedroom 2	1	11.1		7.5
Bedroom 3	1	10.6		7.5

Housetype H				
Plots	8,37			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
4	5	144.1		97.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	19.1		11.5
Bedroom 1	1	10.5		7.5
Bedroom 2	1	9.9		7.5
Bedroom 3	1	10.5		7.5

Housetype I				
Plots	2,7,28			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
4	7	141.8		115.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	15.7		11.5
Bedroom 1	2	12.2		11.5
Bedroom 2	2	11.6		11.5
Bedroom 3	1	9.3		7.5

Housetype J				
Plots	1,38,39			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
4	8	171		124.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	16.5		11.5
Bedroom 1	2	13.7		11.5
Bedroom 2	2	14.7		11.5
Bedroom 3	2	13.0		11.5

Housetype K				
Plots	33,34,44,45,46,47			
Storeys	1			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
1	2	55.6		50.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	13.4		11.5

Housetype L				
Plots	18,19,24,25,32,33,42			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
2	4	79.2		79.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	13.8		11.5
Bedroom 1	2	12.1		11.5

Housetype M				
Plots	43			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	5	93.0		93.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	13		11.5
Bedroom 1	2	12.1		11.5
Bedroom 2	1	7.5		7.5

Housetype N				
Plots	22,23,41			
Storeys	2			
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard	Sqm
3	5	93.0		93.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard	Sqm
Principle Bedroom	2	11.8		11.5
Bedroom 1	2	11.5		11.5
Bedroom 2	1	7.6		7.5

Housetype O			
Plots	26		
Storeys	2		
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard Sqm
3	5	124.6	93.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard Sqm
Principle Bedroom	2	16.2	11.5
Bedroom 1	2	15.4	11.5
Bedroom 2	1	9.8	7.5

Housetype P			
Plots	27		
Storeys	2		
Bedrooms	Bed Spaces	NSA Sqm Per Unit	NDSS Space Standard Sqm
4	6	110.0	106.0
Bedroom Name	Bed Spaces	Room Area Sqm	NDSS Space Standard Sqm
Principle Bedroom	2	16.2	12.8
Bedroom 1	2	15.4	12.2
Bedroom 2	1	8.0	7.5
Bedroom 3	1	7.8	7.5