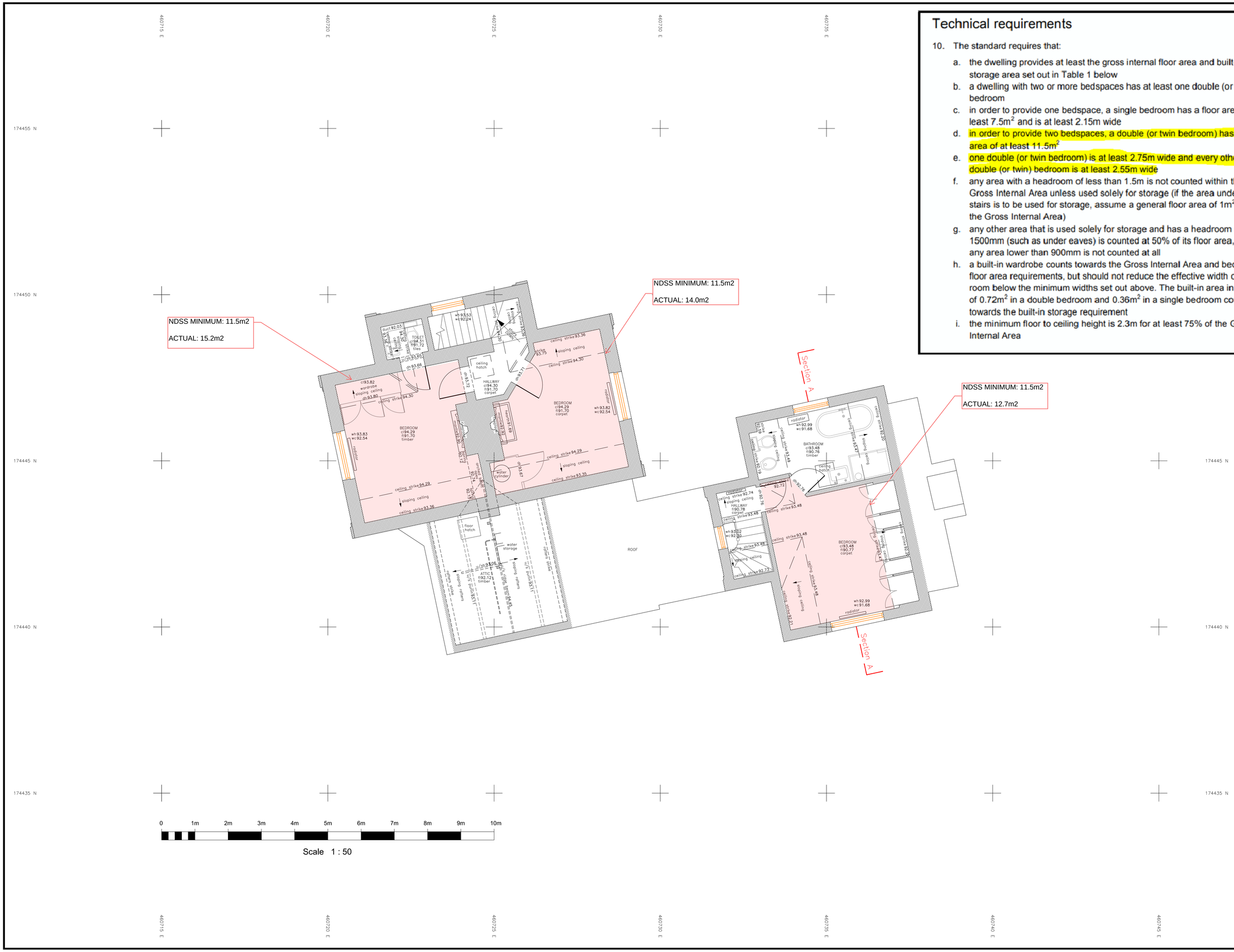
APPENDIX 1

Technical requirements

10. The standard requires that:
    a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
    b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
    c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m^2 and is at least 2.15m wide
    d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m^2
    e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
    f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m^2 within the Gross Internal Area)
    g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
    h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m^2 in a double bedroom and 0.36m^2 in a single bedroom counts towards the built-in storage requirement
    i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Key

cl	= ceiling level	o/h	= overhead
dc	= door cill	u/s	= underside of
dh	= door head	u/sb	= underside of beam
fl	= floor level	wh	= window head
gl	= ground level	wc	= window cill

Linetypes

Beam overhead
Building overhead
Ceiling
Cupboard/Shelf
Door
Duct/Boxing
Roof Edge/Last Tile
Level 147.87
Manhole
Pipe
Ridge
Step
Wall
Window
Window overhead
Grid Cross

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Project Name:
Gardeners Cottage, Buckhold
Pangbourne, Reading, West Berkshire, RG8 8QA

Drawing Title:
Existing First Floor Plan

Client:

Agent:
Fowler Architecture & Planning

Date: 12th December 2023	Scale: 1:50 @ A1	
Grid Orientation North GPS	Sheet ID MFgardenersFF	Rev None
Site Level Datum OS GPS	Surveyed By BS	Drawn By VM