

Residential Space Standards Statement: NDSS and M4(2) or(3)

Site Name/Address					Proposal Description							
Joynes House New Road Gravesend Kent DA11 0AT					Prior Approval Application under Part 20, Class AA, GPDO 2015 (as amended) for Construction of two additional storeys above the existing commercial building to provide 24 flats, with associated works.							
Plot/ unit no.	Dwelling type E.g. Flat, house	Number of bedrooms	Number of bed spaces (persons) eg 2p	Number of storeys within unit	Bedroom Size(s): (List each room)	Unit Size (gross internal floor area):	Built in Storage area:	Compliance with NDSS		Building Reg. Part M4(2) tick if compliant	Building Reg. Part M4(3) Tick if compliant	Explanation for noncompliance with M4(2) or (3)
Unit 1	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes		Yes	Yes	
Unit 2	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes		Yes	Yes	
Unit 3	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes		Yes	Yes	
Unit 4	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes		Yes	Yes	

Unit 5	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 6	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 7	Flat	1	1B 2P	1	11.4 sqm	50 sqm	1.5 sqm	Yes	Yes	Yes	
Unit 8	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 9	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 10	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 11	Flat	1	1B 1P	1	8.5 sqm	44 sqm	1 sqm	Yes	Yes	Yes	
Unit 12	Flat	1	1B 1P	1	8.5 sqm	40 sqm	1 sqm	Yes	Yes	Yes	
Unit 13	Flat	1	1B 1P	1	8.5 sqm	40 sqm	1 sqm	Yes	Yes	Yes	
Unit 14	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 15	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 16	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 17	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	

Unit 18	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 19	Flat	2	2B 3P	1	B1: 11.4 sqm B2: 9.5 sqm	65 sqm	2 sqm	Yes	Yes	Yes	
Unit 20	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 21	Flat	1	1B 1P	1	8.5 sqm	38 sqm	1 sqm	Yes	Yes	Yes	
Unit 22	Flat	2	2B 3P	1	B1: 11.4 sqm B2: 9.5 sqm	70 sqm	2 sqm	Yes	Yes	Yes	
Unit 23	Flat	1	1B 1P	1	8.5 sqm	37 sqm	1 sqm	Yes	Yes	Yes	
Unit 24	Flat	1	1B 1P	1	8.5 sqm	37 sqm	1 sqm	Yes	Yes	Yes	

Notes:-

1. All measurements to be in m².
2. All 1B units have shower rooms, hence relevant NDSS standard for 1B1P units is 37sqm