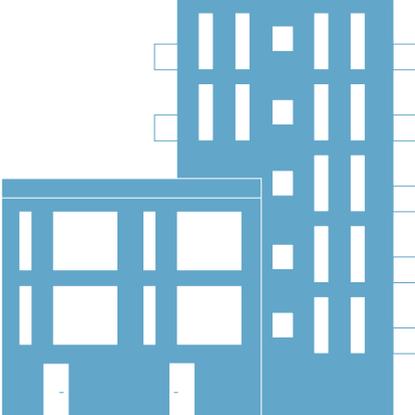


# Easi Guide

## London Housing Standards



# About this guide

This Easi-guide summarises the current GLA standards for all new housing in London. The full set of 41 standards set out in Part 2: Quality, of the Supplementary Planning Guidance ([SPG March 2016](#)) are reproduced on the inside pages, with helpful tips and extra information alongside.

For planning purposes, these are the standards we should now be working to for any project in London that didn't get planning approval before 1st October 2015. Read it with the [Easi-guide to wheelchair housing](#) (Category 3). The standards are also reproduced in our new Audit Tracker.

## Background

As a result of the Government's 2012-15 review of housing standards (HSR), draft minor amendments were made to the London Plan (which sets out the Mayor's strategic polices for London-wide issues) and to the Housing SPG (the implementation framework for housing policies).

Both were subject to public consultation, and an Examination in Public (EiP) on the London Plan was held at the end of last year. We responded to both consultations and attended the EiP, and our suggestions have been largely taken up.

In March 2016, the final minor amendments to the London Plan ([MALP 2016](#)) and the new Housing SPG 2016 were published. Part 2 of the new Housing SPG 2016 interprets the relevant policies of the MALP into a set of specific standards accompanied by explanatory text.

These standards supersede all previous London housing standards, including the London Housing Design Guide (LHDG). From now on, the LHDG should only be used for legacy projects (those which received planning approval before 1st October 2015). Make sure you are familiar with the scope of the London Plan and the SPG, in particular Part 2.

## Other standards may apply

**As far as we know, there are no longer any additional funding standards in London. When installed, the new Mayor is expected to instigate a full review of the London Plan. This may impact on housing standards but is unlikely to happen before 2018.**

Apart from the Building Regulations, the only other 'published' standards we now have to meet are those set out in local planning policy.

Check the Local Plan in the borough in which you are working and copy across any additional policy requirements into the Audit Tracker.

Not all Local Plans have been updated since the HSR so, if you are in any doubt, talk directly to a planner to find out where they are in the updating process, and which documents you should be working to.

## Additional client requirements

Unless you get a comprehensive and up-to-date brief, tease out any additional client requirements as early as possible. Add these to the Audit Tracker to build up a complete list of all requirements.

Like the boroughs, not all clients are fully up to date and may be relying on you. If your client talks about the Code, HQIs, Lifetime Homes or the Wheelchair Housing Design Guide (WHDG) they probably mean the equivalent new standard. If they really want you to work to any of the old standards, find out which parts - and why. Make sure you've read the Easi-guide to Category 3 wheelchair housing and ask the questions set out in the section headed 'Talk to your Client'.

## General good practice

**As a practice we aim to produce the best housing we can within the constraints of our client's budget and aspirations. Published standards represent a minimum level which we often expect to exceed. There are many areas that aren't covered by standards but still need to be considered.**

The [NHF Housing Standards Handbook](#) combines the current national standards and regulations that have to be met, with additional, good practice discretionary standards that clients/designers may choose to meet, but at least need to consider.

These are included in the Audit Tracker. Treat it as a set of helpful prompts; look again at any areas where your scheme is falling short and satisfy yourself that there are good reasons for this.

# Summary of main changes

This was not a full, planned review of the SPG so changes are confined to the impact of the Housing Standards Review, and parking. Most changes are omissions. Standards that are now nationally defined or taken into regulation have been removed; reducing the overall number from 76 to 41. Numbering is now simply 1, 2, 3 etc. as there is no need to align with the LHDG.

## 01. All standards now have similar status

No longer a two-tier system (previously comprised 'baseline' standards for all new housing and extra 'good practice' standards for affordable housing).

## 02. References to Code and Lifetime Homes removed

Requirement to meet Code Level 4, and other standards relating to materials and surface water run-off have been omitted, or re-phrased to avoid reference to the Code. References to Lifetime Homes (LTH) have also been removed.

## 03. Accessibility standards removed

All accessibility standards except wheelchair parking and percentage requirements (90% of new dwellings to be Category 2 and 10% to be Category 3) have been omitted to avoid doubling up with ADM.

## 04. Step-free access to all new dwellings

Unlike LTH, which it replaces, the new Category 2 standard (optional requirement M4(2)) requires step-free access to the dwelling entrance. Taken at face value, that means all upper floor flats and maisonettes must be served by a lift. However, the explanatory text in the SPG accepts that this won't always be possible (e.g. due to topography or service charges) and that in these cases, the Category 1 standard is acceptable. Tips in the inside pages about dealing with this.

## 05. Daylight standard removed

Requirement for windows to habitable rooms be 20% of floor area removed. (That doesn't mean we don't need windows though...!)

## 06. Space standards removed

Removed to avoid duplication/clashes with the new Nationally Described Space Standard (NDSS), although the GLA is 'encouraging' a ceiling height of 2.5m (NDSS only requires 2.3m). Furnished layouts are still required though the GLA may be forced by DCLG to remove this standard.

## 07. Noise standard removed

Soundproofing already in regulation (Part E) and a technical issue so outside the remit of planning policy. The old standard was weak so no real loss, but we should aim to exceed the minimum regulation.

## 08. Parking standards increased

Parking standards now related directly to PTAL with levels in suburban areas increased. 20% of all spaces must be for electric cars + 20% 'passive provision' for future electric cars. See standard 17 and table.

## 09. Cycle storage increased

This happened last year, but in case you missed it, cycle storage was increased. See standard 20.

## 10. Zero Carbon happening now

ZC by 2016 has been a London Plan target since 2014 so escaped scrutiny under the EiP, despite the Government crack-down on anything above Code Level 4. Very difficult to meet on-site even with a combined heat and power plant (CHP) but Clare is here to help! Follow her advice in the inside pages.

	Public realm	Dwellings	Communal areas	Energy and materials						
1	Development proposals should demonstrate: <ul style="list-style-type: none"> <li>How the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography.</li> <li>How the scheme relates to the identified character of the place, to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.</li> </ul>									
2	Development proposals should demonstrate: <p>How the scheme complements the local network of public spaces, including how it integrates with existing streets and paths. How public spaces and pedestrian routes are designed to be overlooked and safe, and blank elevations onto the public realm at ground floor have been avoided.</p> <p>For larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.</p>									
3	Development proposals should demonstrate that they comply with the LPAs' open space strategies, ensuring that an audit of surrounding open space is undertaken and that where appropriate, opportunities to help address a deficiency in provision by providing new public open spaces are taken forward in the design process.									
4	Where communal open space is provided, development proposals should demonstrate that the space: <ul style="list-style-type: none"> <li>Is overlooked by surrounding development;</li> <li>Is accessible disabled people including people who require level access and wheelchair users;</li> <li>Is designed to take advantage of direct sunlight;</li> <li>Has suitable management arrangements in place.</li> </ul>									
5	For developments with an estimated occupancy of ten children or more, development proposals should make appropriate play provision in accordance with the Mayor's Play and Informal Recreation SPG.									
6	Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport access levels (PTALs) and the accessibility of local amenities and services, and is appropriate to the location.									
7	Development proposals should demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local need and are appropriate to the location.									
8	All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm.									
9	The distance from the accessible car parking space of standard 18 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be preferably level or where level is not possible, gently sloping (1:60 – 1:20) on a suitable ground surface.									
10	Active frontages should be maximised and inactive frontages minimised on the ground floor of buildings facing publically accessible space, in order to provide natural surveillance and activity.									
11	90 per cent of new build housing should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'.									
12	Each core should be accessible to generally no more than eight units on each floor.									
13	An access core serving 4 or more dwellings should provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system should be provided where any of the following apply: <ul style="list-style-type: none"> <li>More than 25 dwellings are served by one core, or</li> <li>The potential occupancy of the dwellings served by one core exceeds 100 bed spaces, or</li> <li>More than 8 dwellings are provided per floor <b>(1)</b></li> </ul>									
14	Dwellings accessed via an internal corridor, the corridor should receive natural light and adequate ventilation where possible.									
15	All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.									
16	It is desirable that every wheelchair user dwelling is served by more than one lift.									
17	The maximum standards in the table opposite should be the basis for considering planning applications.									
18	Each designated wheelchair accessible dwelling should have a car parking space that complies with Part M4 <b>(3)</b> .									
19	Careful consideration should be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.									
20	All developments should provide dedicated storage space for cycles at the following level: <ul style="list-style-type: none"> <li>1 per studio and one bed</li> <li>2 per all other dwellings</li> <li>In addition, one short stay cycle parking space should be provided per 40 units</li> </ul>									
21	Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable <b>(2)</b> .									
22	Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.									
23	Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.									
24	All new dwellings should meet the nationally described space standard <b>(3)</b>									
25	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and furniture schedule set out in Approved Document Part M.									
26	A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.									
27	The minimum depth and width for all balconies and other private external spaces should be 1500mm.									
28	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces <b>(4)</b>									
29	Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided <b>(5)</b>									
30	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.									
31	A minimum ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged.									
32	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.									
33	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs).									
34	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.									
35	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. <table border="1"> <thead> <tr> <th>Year</th> <th>Improvement on 2013 Building Regulations</th> </tr> </thead> <tbody> <tr> <td>2014 - 2016</td> <td>35 per cent <b>(6)</b></td> </tr> <tr> <td>2016 - 2036</td> <td>Zero carbon</td> </tr> </tbody> </table>				Year	Improvement on 2013 Building Regulations	2014 - 2016	35 per cent <b>(6)</b>	2016 - 2036	Zero carbon
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2014 - 2016	35 per cent <b>(6)</b>									
2016 - 2036	Zero carbon									
36	Development proposals should demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems.									
37	New dwellings should be designed to ensure that a maximum of 105l <b>(7)</b> litres of water is consumed per person per day in line with the optional requirement of Part G.									
38	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance <b>(8)</b> whilst ensuring level access is maintained.									
39	New development should incorporate Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality. Surface water run-off is to be managed as close to source as possible.									
40	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.									
41	Developments should manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.									

(1) Based on: Secured by Design, ibid

(2) For more detail see: Transport for London Cycle Design Standards available from <https://tfl.gov.uk/rate/publications-and-reports/cycling>

(3) DCLG. Technical housing standards - nationally described space standard. 2015

(4) Based on: Secured by Design op cit

(5) PPG 24 1994 ibid. See also CLG NPPF 2012 ibid para 123 DEFRA. Noise Policy Statement for England. Explanatory Note. DEFRA, 2010

(6) As set out in the Mayor's Sustainable Design and Construction SPG 2014 (paragraph 2.4.3) and the Energy Planning - GLA Guidance on preparing energy assessments

(7) Excluding an allowance of 5 litres or less per head per day for external water use (as set out in MALP and 'optional' Requirement G2 of Schedule 1 to the Building Regulations 2010)

(8) Technical Guidance to the National Planning Policy Framework, Department for Communities and Local Government, March 2012 or any subsequent guidance on flood risk issued in support of the NPPF

# Extra information and tips for compliance

The notes below explain some of the trickier aspects of the SPG standards. The parking standards referred to in SPG standard 17, and the Nationally Described Space Standard (NDSS) referred to in standard 24, are also included. Make sure you read the supporting text of the SPG, particularly if it's proving difficult to meet any of the standards. The text will help you frame a justification.

## 5. Calculating play space

Standard 5 can be onerous and the Play and Recreation SPG is a meaty document. It provides a benchmark standard based on two exercises:

- A - assessing the needs of the existing population
  - B - assessing the needs arising from new development.
- This covers the quantity and quality of provision as well as how accessible it is.

The SPG takes you through a series of steps and provides a downloadable calculator to help with the calculations. Kate and other members of the landscape team will do the calculations when they are required by the planning authority but ask them early.

<https://www.london.gov.uk/file/5270/download?token=LAKt0Dq>



## 11. Achieving step-free access

Standard 11 has the full weight of the London Plan (Policy 3.8) behind it, but the GLA understands there has to be some flexibility when it comes to step-free access. Para 2.3.10 of the SPG says:

*...in certain specific cases, the provision of a lift where necessary to achieve this aim, may cause practical difficulties, make developments unviable and/or have significant implications for the affordability of service charges for intended residents... Policy 3.8b should be applied flexibly to ensure that residential or mixed-use development is deliverable... If proposals do not include step free access they should clearly demonstrate that achieving step free access would make the development unviable or would mean that service charges are not affordable for the intended residents. If the LPA accepts this then the base Building regulation M4(1) could be applied.*

If you're not providing 100% step-free access, you'll need to provide a justification and the paragraph above will help. The main difficulty is likely to be small, low-rise schemes and cores with too few dwellings to make service charges viable. 15 is typically regarded as the minimum threshold, so do your best to achieve at least 15 dwellings per core and include a lift, but argue for a 'waiver' when you can show that this either isn't possible, or isn't the best solution for the site. It's not the end of walk-up, double-stacked maisonettes but it may not be easy.

Offering to meet all other Category 2 standards might help (remember that Lifetime Homes permitted walk-ups so that would be 'no worse' than the previous policy). Where standard 11 looks tricky, talk to your client and the borough as soon as you can.

## 17. Parking for residential development (table reproduced from SPG)

	PTAL 0 to 1		PTAL 2 to 4		PTAL 5 to 6	
	150-200 hr/ha	Parking provision	150-250 hr/ha	Parking provision	200-350 hr/ha	Parking provision
<b>Suburban</b>						
3.8 - 4.6 hr/unit	35 - 65 u/ha	Up to 2 spaces per unit	35 - 65 u/ha	Up to 1.5 spaces per unit	45 - 90 u/ha	Up to 1 space per unit
3.1 - 3.7 hr/unit	40 - 6 u/ha		40 - 80 u/ha		55 - 115 u/ha	
2.7 - 3.0 hr/unit	50 - 75 u/ha		50 - 90 u/ha		70 - 130 u/ha	
<b>Urban</b>	<b>150-250 hr/ha</b>		<b>200-450 hr/ha</b>		<b>200-700 hr/ha</b>	
3.8 - 4.6 hr/unit	35 - 65 u/ha	Up to 1.5 spaces per unit	45 - 120 u/ha	Up to 1.5 spaces per unit	45 - 185 u/ha	Up to 1 space per unit
3.1 - 3.7 hr/unit	40 - 80 u/ha		55 - 145 u/ha		55 - 225 u/ha	
2.7 - 3.0 hr/unit	50 - 95 u/ha		70 - 170 u/ha		70 - 260 u/ha	
<b>Central</b>	<b>150-300 hr/ha</b>		<b>300-650 hr/ha</b>		<b>650-1100 hr/ha</b>	
3.8 - 4.6 hr/unit	35 - 80 u/ha	Up to 1.5 space per unit	65 - 170 u/ha	Up to 1 space per unit	140 - 290 u/ha	Up to 1 space per unit
3.1 - 3.7 hr/unit	40 - 100 u/ha		80 - 210 u/ha		175 - 355 u/ha	
2.7 - 3.0 hr/unit	50 - 110 u/ha		100 - 240 u/ha		215 - 405 u/ha	

### Maximum residential parking standards

Number of beds	4 or more	3	1 - 2
Parking spaces	up to 2 per unit	up to 1.5 per unit	less than 1 per unit

- Notes:
- All developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit.
  - Adequate parking spaces for disabled people must be provided on site (3).
  - 20% of all spaces must be for electric vehicles with an additional 20% passive provision for electric vehicles in the future.
  - In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address 'overspill parking pressures'.

## 24. Space Standards

1. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
2. A dwelling with two or more bedspaces has at least one double (or twin) bedroom.
3. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide.
4. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>.
5. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. 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<sup>2</sup> within the Gross Internal Area).
7. 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.
8. 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<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement.
9. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37 <sup>a</sup> )			1.0
	2p	60	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for 1 bathroom and 1 additional WC (or shower room) in dwellings with 5 or more bed spaces. GIAs for 2 and 3 storey dwellings include enough space for 1 bathroom and 1 additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1 bedroom 1 person (1bp) dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance..

## 35. Achieving zero carbon

Zero Carbon has been scrapped by the Government, but the GLA still ask for it on all new major residential schemes (more than 10 dwellings) as part of the London Plan (Policy 5.2) and Housing SPG (Standard 35). It comes into force on 1st October 2016, but you should be working to it now unless you are confident that you will get full planning approval before that date. ZC can be met through a combination of carbon reductions on-site (fabric, CHP and renewables) and offset payments to the LA. It is worth noting that it will be impossible to meet ZC without the offset payments, which

relies on LA's being able to collect the money, however, most aren't geared up for this. The GLA informally accepts this and also understands that these payments are subject to viability. Therefore, it is assumed that not all resi schemes will make offset payments to achieve ZC. To cut the story short, it's a negotiation process with the LA that needs to happen pre-planning for every major resi development. Until this discussion has happened on a project and the outcome confirmed by the LA assume that the design should work towards ZC.

# Furniture schedule from the NHF Handbook

Type of space	Furniture required in each room	Furniture size (mm)	Number of items required (by bedspace)							
			1p	2p	3p	4p	5p	6p	7p	+
Living space	armchair (or 'sofa seat' in addition to sofa where required below)	850 x 850	2	2	3	1	2	3	4	+1
	settee - 2 seat (optional, as above)	850 x 1300	(item optional)							
	settee - 3 seat (optional, as above)	850 x 1850				1	1	1	1	1
	TV	220 x 650	1	1	1	1	1	1	1	1
	coffee table	500 x 1050 (or 750 diameter)	1	1	1	1	1	1	1	1
	occasional table	450 x 450					1	1	1	1
	storage units	500 x length shown	1000	1000	1000	1600	2000	2000	2000	+
Dining space	dining chair	450 x 450	2	2	3	4	5	6	7	+
	dining table	800 x length shown	800	800	1000	1200	1350	1500	1650	+
Double bedroom	double bed in principal bedroom	2000 x 1500		1	1	1	1	1	1	1
	double bed in other double bedroom	1350 x 1900		1	1	1	1	1	1	1
	bedside table	400 x 400		2	2	2	2	2	2	2
	desk and chair	500 x 1050 (+ chair)		1	1	1	1	1	1	1
	chest of drawers	450 x 750		1	1	1	1	1	1	1
	double wardrobe	600 x 1200		1	1	1	1	1	1	1
Twin bedroom	single bed	1900 x 900				2	2	2	2	2
	bedside table	400 x 400				2	2	2	2	2
	chest of drawers	450 x 750				1	1	1	1	1
	desk and chair	500 x 1050 (+ chair)				1	1	1	1	1
	double wardrobe	600 x 1200				1	1	1	1	1
Single bedroom	single bed	1900 x 900	1		1	1	1	1	1	1
	bedside table	400 x 400	1		1	1	1	1	1	1
	chest of drawers	450 x 750	1		1	1	1	1	1	1
	desk and chair	500 x 1050 (+ chair)	1		1	1	1	1	1	1
	single wardrobe	600 x 600	1		1	1	1	1	1	1
Kitchen			length in mm							
	(1) sink top with drainer	600 x 1000	1000	1000	1000	1000	1000	1000	1000	1000
	(2) cooker (or oven + hob) space	600 x 600	600	600	600	600	600	600	600	600
	(3) washing machine position / worktop	600 x 630	630	630	630	630	630	630	630	630
	(4) other base units	600 x length shown	600	1200	1800	1800	1600	2700	2700	+
	(4a) dishwasher / worktop (included in 4)	600 x length chosen	(item optional)							
	(5) ancillary equipment space	600 x length shown					600	600	1200	1200
	(6) fridge/freezer space	600 x 600	600	600	600	600	600	600	600	600
	(7) recycling bins space	600 x length shown	300	300	300	300	600	600	600	600
	(8) total length of fitments (items 1 to 7)		3730	4330	4730	4730	5630	6730	7330	+
(9) wall cupboards	300 x maximum available length									
Note: Item 3,5,7 may be in other rooms or spaces but should be close to the kitchen										
Bathroom	WC + cistern	500 x 700	1	1	1	1	1	1	1	1
	bath	700 x 1700	1	1	1	1	1	1	1	1
	hand wash basin	450 x 600	1	1	1	1	1	1	1	1
	shower tray	750 x 750	(item optional)							
WC/cloakroom	WC + cistern	500 x 700	(where required)							
	hand rinse basin	250 x 350	(where required)							