

# 2 BED 4-PERSON TYPES

Minimum Floor Area - 73 sq.m



Overall Floor Area	
Required	73 m <sup>2</sup>
Provided	82.2 m <sup>2</sup>

TYPE 2.4  
1 : 50



Overall Floor Area	
Required	73 m <sup>2</sup>
Provided	75.7 m <sup>2</sup>

TYPE 2.5  
1 : 50

## Sustainable Urban Housing: Design Standards for New Apartments (2023)

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

\* Figures in brackets refer to 1995 guidelines  
 \*\* Permissible in limited circumstances

Minimum aggregate floor areas for living/dining/kitchen rooms, and minimum widths for the main living/dining rooms

Apartment type ***	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*
Studio	4m**	30 sq m**
One bedroom	3.3 m	23 sq m
Two bedrooms (3 person)	3.6m	28 sq m
Two bedrooms (4 person)	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

\* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres  
 \*\* Note: Combined living/dining/bedspace, also includes circulation  
 \*\*\* Note: Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas.

Minimum bedroom floor areas/widths\*\*\*

Type	Minimum width	Minimum floor area
Studio	4m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

\* Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space requirements  
 \*\* Note: Combined living/dining/bedspace

Minimum aggregate bedroom floor areas

One bedroom	11.4 sq m
Two bedrooms (3 person)	13 + 7.1 sq m = 20.1 sq m
Two bedrooms (4 person)	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

Minimum storage space requirements

Studio	3 sq m
One bedroom	3 sq m
Two bedrooms (3 person)	5 sq m
Two bedrooms (4 person)	6 sq m
Three or more bedrooms	9 sq m

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Minimum floor areas for communal amenity space

Studio	4 sq m
One bedrooms	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Notes:  
 DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS  
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 1:1,000 | 3263-08  
 1:1,000 | 3263-07  
 1:1,000 | 3263-03  
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### GENERAL NOTE:

- Area for each apartment type meets or exceeds minimum required area for Studio, 1-Bed or 2-Bed apartment types in all cases - See HQA for details.
- Aggregate Kitchen / Living / Dining Area for each apartment type meets or exceeds minimum required area for Studio, 1-Bed or 2-Bed apartment types in all cases - See HQA for details.
- Storage Area for each apartment type meets minimum required area for Studio, 1-Bed or 2-Bed apartment types in all cases. Where Built-in Wardrobe is included into storage area calculations, it is subsequently excluded from room area - See HQA for details.

### Apartment Area Legend

SYMBOL	DESCRIPTION
[Light Brown Box]	Bedrooms
[Light Green Box]	Kitchen/Living
[Light Blue Box]	Storage
[Light Yellow Box]	Private Amenity

PO1 18/20/23 WM Issued for Planning

Rev	Date	DRN	Description

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Project Details:  
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Drawing Title:  
 Permitted Block B2 - 2 Bed (4 Person)  
 Apartment Types

Job No	Date	Scale@A1
P24-216D	28.02.25	1:50
Status	Drawn By:	
Planning	D. Zubiak	
Purpose	Checked By:	
Planning Permission	RW	

Drawing Number	Revision
PGATE-RAU-ZZ-DR-A-APT-34402	P03