

Site Name/Address	Proposal Description
46 Castle Street, LE10 1DB	Change of use from Class E to use Class E and Class C3

*Plot/Unit Number	* Floor level (applies to flatted developments)	*Dwelling type e.g. flat, house, bungalow	*Number of Bedrooms (studio flat is 1 bedroom)	*Number of Bed Spaces	*Number of Storeys within unit	*Gross Internal Floor Areas (m2) of unit	Gross Internal Floor Area NDSS Requirement (m2)	Above, equal to, or below NDSS	Interior Communal Area per unit (m2)
1	plus 3700mm above external ground level	flat	1	1	1.0	43.6	39(37)*	6.6	27.0
2	plus 3700mm above external ground level	flat	1	1	1.0	38.4	39(37)*	1.4	23.6
3	plus 3700mm above external ground level	flat	1	1	1.0	37.9	39(37)*	0.9	21.8

* Where a 1b1p has a shower instead of a bathroom, the floor area may be reduced from 39sqm to 37sqm

Note to applicant:

1. As part of Leicester City Council's Planning Validation requirements, a Floorspace Schedule is required to accompany all applications for the creation of new residential units. This should include a schedule of accommodation in table form presenting residential unit types, the number of bedspaces (persons), number of bedrooms and gross internal floor space. An example of how this information can be presented is shown in the table above with columns identified with an * symbol.
2. Leicester City Council is considering adoption of the Nationally Described Space Standards (NDSS) - **see link below**. This can only be done formally through their adoption in a new local plan. The New Local Plan adoption process is not due to be finalised until 2020. In terms of measuring and monitoring these standards Leicester City Council asks developers to record all measurements identified with an * symbol, with the remainder columns being preferred measurements.
3. 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 1 square meter within the Gross Internal Area).
4. Interior Communal Areas include shared lounges, laundrettes, balconies, study rooms, common rooms, gyms, cinemas and roof terraces. It excludes circulation space, receptions, management areas and post rooms.
5. For further advice on how to use the Nationally Described Space Standards please see the DCLG guidance 'Technical housing standards-nationally described space standards' (2015).