

**Floor and bedroom areas of proposed dwellings to be created at Yew Tree Farm, Middleton**

**April 2025**

|                  |        |
|------------------|--------|
| Unit 1: 4 beds   | Sq m   |
| Total floor area | 158.07 |
| Bedroom 1        | 10     |
| Bedroom 2        | 10     |
| Bedroom 3        | 12.85  |
| Bedroom 4        | 10.66  |

|                  |        |
|------------------|--------|
| Unit 2: 4 beds   | Sq m   |
| Total floor area | 178.55 |
| GF bedroom       | 14.92  |
| GF bedroom       | 10.8   |
| Bedroom 3        | 12.6   |
| Bedroom 4        | 12.92  |

|                  |        |
|------------------|--------|
| Unit 3: 3 beds   | Sq m   |
| Total floor area | 138.02 |
| Bedroom 1        | 18.9   |
| Bedroom 2        | 12.18  |
| Bedroom 3        | 12.08  |

Figures taken from 'Technical housing standards – nationally described space standard' (March 2015)

Minimum bedroom sizes: 7.5sq m for a single, 11.5 sqm for a double

Minimum floor areas for 2 bed dwellings;

3 bed: minimum of between 84 sq m and 102 sq m

4 bed: minimum of between 97 sq m and 124 sq m

All proposed dwellings have a floor space above the upper minimum standards.

All proposed dwellings have a minimum of 1 bedroom exceed the minimum floor space for a double/twin room, and all other bedrooms exceed the minimum floor space for a single dwelling.