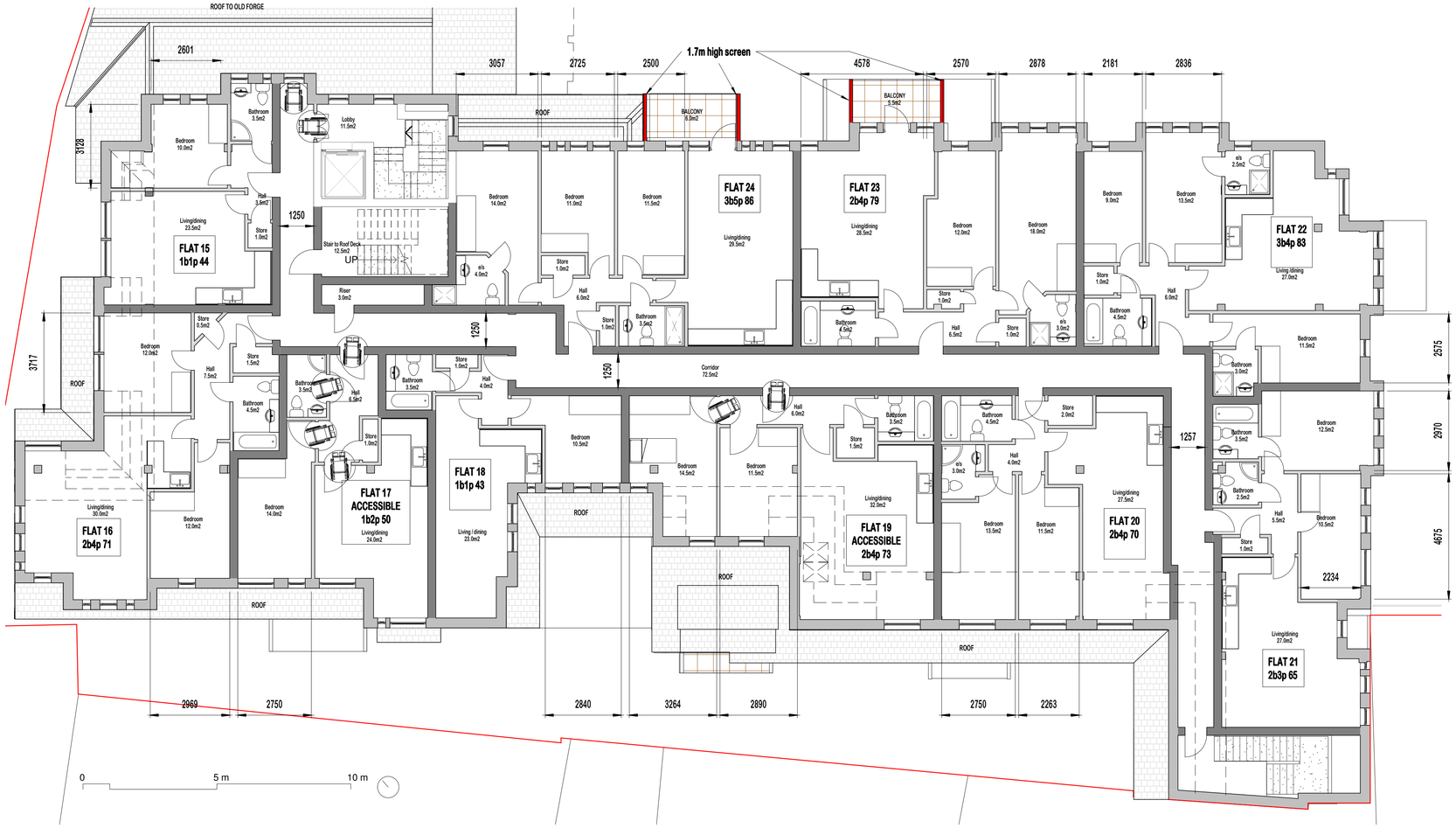
Single Storey Flat Areas GIA			
Level	Name	Type	Area
FIRST FLOOR	FLAT 1	2B4P	71 m²
FIRST FLOOR	FLAT 2	2B4P	74 m²
FIRST FLOOR	FLAT 3	1B1P	43 m²
FIRST FLOOR	FLAT 4	3B5P	89 m²
FIRST FLOOR	FLAT 5	1B2P	66 m²
FIRST FLOOR	FLAT 6	1B2P	53 m²
FIRST FLOOR	FLAT 7	2B4P	83 m²
FIRST FLOOR	FLAT 8	2B4P	78 m²
FIRST FLOOR	FLAT 9	2B4P	70 m²
FIRST FLOOR	FLAT 10	3B4P	80 m²
FIRST FLOOR	FLAT 11	1B2P	50 m²
FIRST FLOOR	FLAT 12	1B1P	43 m²
FIRST FLOOR	FLAT 13	1B1P	43 m²
FIRST FLOOR	FLAT 14	1B2P	52 m²
SECOND FLOOR	FLAT 15	1B1P	44 m²
SECOND FLOOR	FLAT 16	2B4P	71 m²
SECOND FLOOR	FLAT 17	1B2P	50 m²
SECOND FLOOR	FLAT 18	1B1P	43 m²
SECOND FLOOR	FLAT 19	2B4P	73 m²
SECOND FLOOR	FLAT 20	2B4P	70 m²
SECOND FLOOR	FLAT 21	2B3P	65 m²
SECOND FLOOR	FLAT 22	3B4P	83 m²
SECOND FLOOR	FLAT 23	2B4P	79 m²
SECOND FLOOR	FLAT 24	3B5P	86 m²
Grand total: 24			1560 m²

NATIONALLY DESCRIBED SPACE STANDARDS & WBCB DESIGN CRITERIA

	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P
GIA (m²)	37-49	50-60	61-69	70-73	74-85	86+
Single Bedroom Area (m²)	7.5 - 11.4	7.5 - 11.4	7.5 - 11.4	7.5 - 11.4	7.5 - 11.4	7.5 - 11.4
Double Bedroom Area (m²)	11.5 +	11.5 +	11.5 +	11.5 +	11.5 +	11.5 +
Single Bedroom Width (mm)	2150 - 2549	2150 - 2549	2150 - 2549	2150 - 2549	2150 - 2549	2150 - 2549
Double Bedroom Width (mm		2550 - 2750	2550 - 2750	2550 - 2750	2550 - 2750	2550 - 2750
Living/dining/kitchen Area (m²)	23	23	25	27	27	29
Storage Area (m²)	1	1	1.5	2.0	2.0	2.5

Design guidance derived from the Wokingham Borough Council Design Guide and the London Plan 2021



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Drawing Title:
SECOND FLOOR PLAN

Status:
PLANNING ISSUE

Drawn :	Author	Checked:	Approver
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