

First Floor.

1. Lobby/ Storage	3m ²
2. Bathroom	4.8m ²
3. Master Bedroom	13.3m ²
4. Single Bedroom	8.5m ²

First Floor Internal Area	35m ²
Gross Internal Area	70m ²

The London Plan 2021
Minimum internal space standards for new dwellings
Two Bedroom, three person, two storey dwellings : 70m²

The Gross Internal Area (GIA) of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (sq.m). Built-in storage areas are included within the overall GIA and include an allowance of 0.5 sq.m. for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

