

C2.3	A minimum ceiling height of 2.5m is required for at least 75% of the gross internal area to enhance the spatial quality, improve daylight penetration and ventilation and assist with cooling. Any reduction (from 2.5m) in floor-to-ceiling heights should only be for essential equipment in the ceilings of kitchens and bathrooms. [NB, CoU]	D6														
C2.4	The following combined floor areas for living / kitchen / dining space should be met or exceeded: [NB, CoU] <table><tr><td>Designed level of occupancy</td><td>Minimum combined floor area of living, dining and kitchen spaces</td></tr><tr><td>1 person</td><td>21 sqm</td></tr><tr><td>1-bed, 2-persons</td><td>23 sqm</td></tr><tr><td>2-bed, 3-persons</td><td>25 sqm</td></tr><tr><td>2-bed, 4-persons</td><td>27 sqm</td></tr><tr><td>3-bed, 5-persons</td><td>29 sqm</td></tr><tr><td>4-bed, 6-persons</td><td>31 sqm</td></tr></table> Note: In open plan layouts, the floor area measured should be clearly identified. It should not include the space immediately inside the front door, or any circulation space needed to access other rooms.	Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces	1 person	21 sqm	1-bed, 2-persons	23 sqm	2-bed, 3-persons	25 sqm	2-bed, 4-persons	27 sqm	3-bed, 5-persons	29 sqm	4-bed, 6-persons	31 sqm	D6
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C2.5	Best Practice: The main sitting space in a home for up to two people should be at least 3m wide and increased to 3.5m wide in homes with three or more bedspaces. [All]	D6														
C2.6	Fully furnished internal floorplans should be submitted for every dwelling type proposed, at a scale of at least 1:100. [All] Note 1: For convenience, the written and drawn furniture schedules that set out the required items for fully furnished floorplans are contained within Appendix 1 of this document. These are taken from Approved Document M, Volume 1 (ADM). Layouts that cannot comfortably accommodate all of the prescribed furniture for the dwelling type in question (including kitchen units and appliances) will not be considered acceptable. Note 2: The overall length of kitchen units should be measured at the mid-line of the worktop in accordance with the guidance for M4(3) homes set out in ADM. Note 3: The internal layout drawings should include the overall gross internal floor area (GIA), the floor area and the width and depth of every habitable room, a north point, the accessibility category of each dwelling, and demonstrate compliance with ADM. Note 4: Homes with five or more bedspaces and all dwellings with two or more storeys should provide at least two WCs. (Note that an additional 3m² is allowed for in the NDSS for this purpose and that ADM requires a second WC in M4(3) homes with four or more bedspaces). Note 5: Segregated bins for the short-term term separation and storage of waste and recycling should be provided in kitchens or utility rooms as set out in the furniture schedule. The space used for this should not be counted towards the general storage requirement.	D6 D7														
C2.7	Best Practice: Exceed the minimum built-in storage requirements and increase the capacity of indoor waste and recycling bins. [All]	D6														
C2.8	Best Practice: Provide at least two built-in storage cupboards in every home and at least one on every floor. Ensure that at least 50% of the storage provided is located in circulation spaces. [All]	D6														