

**Evidence document on dwelling sizes to support the
Neighbourhood Plan for the former Land Settlement Association's
Estate at Great Abington 2018 to 2031**

February 2018

1. This document has been produced to support Policy 1 and Policy 2 in the Neighbourhood Plan which specify maximum floorspace thresholds for new dwellings in the NP area. The information provided in this document has been made available by officers at South Cambs District Council (SCDC) in order to inform the policies in the NP.
2. SCDC have estimated that an original dwelling in the NP area, as built in the 1930s, has a floorspace of approximately 100 sqm (two floors each of 50 sqm).
3. Using GIS, SCDC have measured the current footprints of each of the 62 original dwellings based on the shape as shown on the OS base map, and estimated their floorspace by assuming that each dwelling is two storeys. Note: for some plots the dwelling shape on the OS base map might be smaller or larger than the current footprint of the dwelling, and for some plots the second floor may not have exactly the same footprint as the ground floor.

This provides the following information:

Number of houses	Footprint (x2) (sqm)
7	>=300sqm
8	>250sqm up to 300sqm
16	>200sqm up to 250sqm
21	>150sqm up to 200sqm
10	<=150sqm

4. SCDC have also measured the gross internal floorspace for each of the dwelling types being built by Hill Residential on Pampisford Road, Great Abington (S/3181/15/FL) using the measure tool on adobe acrobat reader.

This provides the following information:

	Ground Floor (sqm)	First Floor (sqm)	Total (sqm)	Number of Bedrooms
HT1	77.96	33.35	111.31	2
HT2	51.37	76.42	127.79	3
HT3	54.34	81.41	135.75	3
HT11	92.87	92.3	185.17	3
HT4	80.44	116.49	196.93	4
HT5	127.34	90.78	218.12	5

	Ground Floor (sqm)	First Floor (sqm)	Total (sqm)	Number of Bedrooms
HT6	80.38	127.01	207.39	5
HT7	92.81	132.55	225.36	5

Note: where the ground floor is smaller than the first floor, this is because there is an integral garage or double garage on the ground floor that have not been included in the measurements.

5. SCDC's '[Evidence for Residential Space Standards in South Cambridgeshire](#)' that they are using to justify Policy H/11: Residential Space Standards includes gross internal floor space data for a range of dwelling sizes across the district on different sized developments.
6. The data included in this evidence shows that 55% of the dwellings measured had a gross internal floorspace above the national described space standard, and for market dwellings, 73% of the dwellings measured had a gross internal floorspace above the national described space standard.
7. The data also shows for small sites (9 dwellings or less), which are likely to be built at lower densities, that:
 - the two single storey 3 bedroom dwellings measured had gross internal areas of 156 sqm and 177 sqm.
 - for two storey dwellings, the majority of 3 bedroom dwellings measured had a gross internal area of greater than 150 sqm.
 - for two storey dwellings, the gross internal areas of the 4 bedroom dwellings measured ranged from 141 sqm to 326 sqm.
 - for two storey dwellings, the majority of 5 bedroom dwellings measured had a gross internal area of greater than 200 sqm.