

Site: Cockshotts Barn , Sabden, Lancashire, BB7 9EH

Barn conversion to three attached dwellings with amenities

Plot 1 ; Two storey three bedroom dwelling**National Housing Standards 2015 (rev; 2016)**

3b (3 bedroom) 6p -(6 people) 2 Storey

Ground Floor

Kitchen diner	4.3 x 7.3	m =	31.39 sqms
Living room	6.5 x 7.3		47.45 sqms
Utility	1.8 x 3.0		5.4 sqms
Entrance Hall	1.8 x 2.2		3.96 sqms
WC	1.8 x 1.3		2.34 sqms

First Floor

circulation area	2.6 x 2.6			
	4.0 x 2.0	14.76 sqms		
store	2.0 x 0.6	1.2 sqms		
Bedroom 1 2p	4.2 x 4.0	14 sqms	min requirement	11.5 sqms
Dressing	1.80 x 2.0	3.6 sqms		
Ensuite	1.7 x 3.5	5.95 sqms	total	16.39 sqms
Bedroom 2 2p	3.5 x 4.0	14.0 sqms	min requirement	11.5 sqms
Dressing	2.0 x 2.0	4.00 sqms		
Ensuite	2.1 x 2.6	5.46 sqms	total	23.46 sqms
Bedroom 3 2p	2.9 x 3.5	10.15 sqms	minium requirement	11.5
Ensuite	1.70 x 3.4	5.78 sqms	total	15.93 sqms

total floor space**169.44 sqms****min requirement****102 sqms**

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Plot 2 ; Three storey four bedroom dwelling**National Housing Standards 2015 (rev; 2016)**

4b (3 bedroom) 8p -(6 people) 3 Storey

Ground Floor

Kitchen diner	4.3 x 7.0		30.01 sqms	
Living room	8.5 x 7.0	-2.5	57.00 sqms	
Utility	4.8 x 1.7		7.65 sqms	
Entrance Hall	3.0 x 3.0		9.00 sqms	
WC	1.0 x 2.5		2.5 sqms	

First Floor

circulation area	7.00 x 2.9			
	1.6 x 4.0		26.7 sqms	
store	2.0 x 0.6		1.2 sqms	
Bed 1	3.75 x 4.3		16.12 sqms	min requirement 11.5 sqms
Ensuite	2.1 x 3.2		6.72 sqms	total 22.84 sqms
Bedroom 2	4.1 x 3.0		12.3 sqms	min requirement 11.5 sqms
bathroom	2.4 x 2.7		6.48 sqms	total 18.78 sqms
Bedroom 3	4.2 x 3.2 (1.1 x 1.1)		12.23 sqms	min requirement 11.5 sqms
Ensuite	1.7 x 3.5		5.95 sqms	total 18.18 sqms

Second Floor

Circulation area	4.0 x 2.0 +	1.2	9.2 sqms	
Bedroom 4	4.5 x 5.0		22.5 sqms	min requirement 11.5 sqms
Dressing room Ensuite store	3.9 x 4.0		15.6 sqms	total 38.1 sqms
Home Office	3.0 x 3.4		10.2 sqms	

Total Floor Space 251.36 sqms**130 sqms**

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Plot 3 ; Two storey three bedroom dwelling

National Housing Standards 2015 (rev; 2016)

3b (3 bedroom) 6p -(6 people) 2 Storey

Ground Floor

Kitchen diner	5.0 x 4.0 + 3.5 x 6.00	2.1 sqms
Living room	6.0 x 4.2	25.2 sqms
Utility	2.5 x 2.0	25 sqms
Entrance Hall	2.4 x 2.0	4.8 sqms
WC	in utility	sqms
Study	4.7 x 3.5	16.45 sqms

First Floor

circulation area	5.00 x 2.5	
	1.7 x 1.5	14.76 sqms

Bed 1	3.6 x 4.0	14.4 sqms	min requirement	11.5 sqms
Ensuite	3.5 x 1.6	21.0 sqms	total	35.4 sqms
Bedroom 2	3.5 x 4.9	14.0 sqms	min requirement	11.5 sqms
Bedroom 3	4.2 x 3.9	10.44 sqms	min requirement	11.5 sqms
Bathroom	2.7 x 3.0	5.95 sqms		

Total Floor Space	154.1 sqms	102 sqms
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