

APPENDIX 1 : TABLE - COMPARISON THREE DRAGONS AFFORDABLE HOUSING PROVISION IN EAST DORSET & CHRISTCHURCH REPORT / BRETT ASSOCIATES CIL VIABILITY REPORT HOUSE TYPOLOGIES AGAINST HCA HOUSING QUALITY INDICATORS

House type description	Three Dragons Affordable housing – size m2	Three Dragons Market housing – size m2	Brett Associates House size – m2	HCA Quality Indicators House type description	HCA House size – m2
Flat 1 bed	46	45	47	1 bed space	30 to 35
Flat 1 bed	46	45	47	2 bed space	45 to 50
Flat 2 bed	67	60	67	3 bed space	57 to 67
Flat 2 bed	67	60	67	4 bed space	67 to 75
Terraced / Town houses 2 bed	76	65		3 bed space	57 to 67
Terraced / Town houses 2 bed	76	65		4 bed space	67 to 75
Semi detached house 2 bed	86	90	72	3 bed space	57 to 67
Semi detached house 2 bed	86	90	72	4 bed space	67 to 75
Terraced / town house 3 bed	84	80		5 bed space 2 storey	82 to 85
Terraced / town house 3 bed	84	80		5 bed space 3 storey	85 to 95
Semi detached 3 bed			92	5 bed space 2 storey	82 to 85
Semi detached 3 bed			92	6 bed space 2 storey	95 to 100
Detached houses 3 bed	90	120	100	5 bed space 2 storey	82 to 85
Detached houses 3 bed	90	120	100	6 bed space 2 storey	95 to 100
Detached house 4 bed	110	150	120	7 bed spaces 2+ storey	108 to 115
Detached house 4 bed	110	150	120	8 bed spaces (7+ bed space add 10 m2 per bed space)	118 to 125