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Building (Planning) Regulation 23(3)Non-accountable Gross Floor Area


The phrase "..... or any similar service" at the end of the captioned regulation may generally be interpreted to include water tanks, boiler rooms, electrical switch rooms, meter rooms, transformer rooms, generator rooms, pump rooms, and telephone equipment rooms. In each case the size of any such feature, and its location, should be appropriate to the layout and size of the main building. In a similar manner, and provided the facilities have been planned to suit the factors listed in my PNAP 1983.98, the area of refuse container chambers, refuse hopper rooms (including associated chutes), and refuse storage chambers, may also be discounted.

2. The horizontal area of staircases, lift shafts, and vertical ducts should normally be measured for gross floor area together with the floor through which they pass, but where these features pass through a floor which is otherwise accepted as not being accountable for gross floor area (by reason of the captioned regulation) the area of the features may also be discounted, with one exception. The exception is that at the level(s) of main access to a building, from the street(s), entrance lobbies, lifts, staircases and exit corridors should always be included in measurement for gross floor area. In such locations these features have a local function and do not merely pass through a floor.

3. My Practice Note 1975.23 has already dealt with the subject of voids, etc., being permitted in some instances not to count as gross floor area by a modification of Building (Planning) Regulation 23(1)(b). You may wish to note that in general terms, and subject to the special circumstances of each case, I am also prepared to consider favourably applications for similar modifications in respect of :-

- (a) chimney shafts forming an integral part of a new building,
- (b) fire refuge areas which observe the criteria in my PNAP 1983.94,
- (c) covered areas clearly intended for and designed as playgrounds.

4. The subject of possible exclusion from accountable gross floor area of any floor space used solely for the parking, or for the loading, or unloading, of motor vehicles is affected by many related factors and it is not possible to issue a comprehensive guide on what provisions would satisfy me. Each case will be determined on its merits and with particular relevance to the location of the building, the planned occupancy, and any reasoned justification put forward for the facilities proposed.



(CHAU Cham-son)
Building Authority

Ref. BDD(B) GP/BREG/P/9

Issued December 1974

Revised 1978, 1980

" June 1984

Index under : Bldg. (Planning) Reg. 23(3)
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