

CIL Floorspace Calculations

What is floor space?

1. For the purposes of CIL calculations, the floor space is the Gross Internal Area (GIA) of the building(s).
2. Rather than adding up the floorspace of each room, GIA is based on the internal area of the entire building(s) measured to the inside face of the perimeter walls at each floor level.
3. Floorspace is measured according to the Royal Institute of Chartered Surveyors (RICS) Code of Measuring Practice for GIA and includes:
 - Areas occupied by internal walls, partitions, columns, piers, chimney breasts, corridors and the like
 - Communal areas within blocks of flats
 - Parts of a room where the plans show built-in or walk-in cupboards
 - Steps and stairwells should be treated as a level floor measured horizontally
 - Horizontal floors, with permanent access, below structural, raked or stepped floors
 - Voids over stairwells and lift shafts on upper floors
 - Basements including gyms and swimming pools
 - Mezzanine floor areas (where forming part of a wider planning permission that seeks to provide other works as well)
 - Attics accessed via a fixed, permanent stairway
 - Attached or detached garages and car ports
 - Attached or detached indoor swimming pools
 - Conservatories
 - Plant rooms where they are an integral part of the building for which permission is being granted, and not a standalone building
4. It excludes:
 - Perimeter wall thicknesses and external projections
 - External open-sided balconies, covered ways and fire escapes.
 - Canopies
 - Buildings which would not normally be entered such as plant rooms
 - Areas with headroom of less than 1.5m unless under the stairs
 - Garden stores and greenhouses

Deduction of existing floorspace

5. The floorspace of an existing building, which exists on the day planning permission is granted, can be deducted from the overall increase on the site to provide an overall 'net additional' GIA.
6. However, the building or a part of the building must have been *actively* in lawful use for a continuous period of 6 months within the past 3 years.

7. Floor space credited from demolition can only be taken into consideration where it is demolished prior to completion of development

8. If necessary, the applicant should be asked to provide evidence that the building has been actively in lawful use

9. Abandoned buildings are not deducted.