

Trinity Hall and Warehouse Floor plan calculations in m²

P/2024/0180 - Trinity Hall, Llangollen Road, LL14 3SF

The Warehouse total floor areas and occupancy

Total warehouse office units & shared spaces floor space	161 m ²	14 desks
Total warehouse other floor space (toilets, bike store, corridors, plant room)	115 m ²	
Total warehouse storage floor area	78 m ²	
Total warehouse proposed internal floor space	355 m ²	

Loss of floor area due to internal wall thicknesses 12 m²

Warehouse current total existing floor area when empty 367 m²

The Annexe total floor areas and occupancy

Office 8, meeting room & kitchenette	26 m ²	3 desks
Entrance & toilet	5 m ²	
Store room	17 m ²	

Trinity Hall total floor area and occupancy

Store room & Hallway	218 m ²	0 desks
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Entire site total floor area and occupancy

Site total offices & shared spaces floor area	187 m ²	17 desks
Site total other facilities floor area	121 m ²	
Site total storage spaces floor area	314 m ²	
Site total floor area	622 m ²	

Office space per person*

Site total office rooms & shared spaces	187 m ²
Site total number of desks	17 desks
Site total office rooms & shared spaces/max. number of desks	11 m ² per person

*The British Council for Offices Density Recommendations 2023 were 10 - 12m² per person. <https://www.interaction.uk.com/insight/articles/how-much-office-space-do-i-need-per-person/>

Max. car parking required for the Warehouse & Annexe gross floor area**:

Total space	403 m ²
at 30 m ² per space	13 parking spaces

**Local Planning Guidance Note No. 16, Class B1 requires a maximum 1 car space per 30m².

Max. car parking required for Trinity Hall gross floor area***:

Trinity Hall entrance	20 m ²
Trinity Hall storage area	198 m ²
Gross area	218 m ²
at 100 m ² per space	2 parking spaces

***As Trinity Hall is only used for storage purposes, I have used the guidance for the B8 Storage class of a maximum of 1 car space per 100m² floor space, although we have no intention of allowing HGVs to visit the site.

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Breakdown of the warehouse floor area:

The Warehouse office units floor area and occupancy

Office 1	12 m ²	2 desks
Office 2	20 m ²	3 desks
Office 3	20 m ²	3 desks
Office 4	6 m ²	1 desk
Office 5	6 m ²	1 desk
Office 6	6 m ²	1 desk
Office 7	22 m ²	3 desks
Total warehouse office floor areas and Occupancy	91 m ²	14 desks

The Warehouse shared spaces floor areas

Kitchenette	5 m ²
Breakout space leading to garden	30 m ²
Meeting room	31 m ²
Work booth	3 m ²
Phone booth	1 m ²
Total shared spaces	70 m ²

The Warehouse other facilities floor areas

Plant room pellet boiler	7 m ²
Plant room hopper	13 m ²
Cycle store & lockers	15 m ²
2 toilets	3 m ²
1 disabled toilet	3 m ²
1 shower	2 m ²
Corridors	72 m ²
Total other facilities	115 m ²

The Warehouse storage floor areas

Store room (offices)	36 m ²
Store room (site maintenance)	42 m ²
Total storage areas	78 m ²