



# Community Infrastructure Levy (CIL)

## CIL Measurements

### guide Gross Internal

#### Area Definition

This informal guidance note is part of a series which together have been prepared to assist applicants in understanding how CIL may impact their development and the process which is likely to be followed in charging and payment of the levy. The contents of this note do not override the provisions of – or any powers available to the Council – through the Community Infrastructure Levy Regulations 2010 (as amended).

The starting point for the chargeable floorspace is the gross internal area (GIA) of the development which has been granted permission. This includes all buildings, including ancillary buildings. In all cases GIA is measured in accordance with the RICS Code of Measuring Practice (6th edition, 2007 or any subsequent edition).

GIA is the area of a building measured to the internal face of the **perimeter walls at each floor level. Including:**

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria and entrance halls, with clear height above, measured at base level only
- Internal open-sided balconies, walkways, and the like
- Structural, raked or stepped floors are property to be treated as a level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Corridors of a permanent essential nature (e.g. fire corridors, smoke lobbies)
- Mezzanine floor areas with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above the main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, changing rooms, cleaners' rooms, and the like
- Projection rooms
- Voids over stairwells and lift shafts on upper floors

- Loading bays
- Pavement vaults
- Garages
- Conservatories
- Areas with a headroom of less than 1.5m (except under stairs)

**Excluding:**

- Perimeter wall thicknesses and external projections
- External open-sided balconies, covered ways and fire escapes
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential