



Department for
Communities and
Local Government

Technical housing standards – nationally described space standard



© Crown copyright, 2015

Copyright in the typographical arrangement rests with the Crown.

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: psi@nationalarchives.gsi.gov.uk.

This document/publication is also available on our website at www.gov.uk/dclg

If you have any enquiries regarding this document/publication, complete the form at <http://forms.communities.gov.uk/> or write to us at:

Department for Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF
Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: <https://twitter.com/CommunitiesUK>

March 2015

ISBN: 978-1-4098-4567-6

Technical housing standards – nationally described space standard

Introduction

1. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
2. The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

Using the space standard

3. The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
4. Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.
5. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.
6. Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.
7. Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls¹ that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).
9. The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

Technical requirements

10. The standard requires that:
 - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
 - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
 - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
 - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
 - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
 - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

¹ The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

² Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m².

Plot No.	Block/Type	sqm	Tenure	2B	3B	4B	5B	Hab Rooms	Notes
1	Block 1	Apartment	69.5	PFS	1			3	Ground Floor
2	Block 1	Apartment	71.7	PFS	1			3	Ground Floor
3	Block 1	Apartment	81.7	PFS	1			3	First Floor
4	Block 1	Apartment	71.7	PFS	1			3	First Floor
5	Block 1	Apartment	81.7	PFS	1			3	Second Floor
6	Block 1	Apartment	71.7	PFS	1			3	Second Floor
7	Block 1	Apartment	81.7	PFS	1			3	Third Floor
8	Block 1	Apartment	71.7	PFS	1			3	Third Floor
9	A+	House	169.3	PFS			1	8	
10	A	House	175.2	PFS			1	8	
11	A	House	175.2	PFS			1	8	
12	A+	House	169.3	PFS			1	8	
13	A+	House	169.3	PFS			1	8	
14	Block 2	Apartment	77	PFS	1			3	Ground Floor
15	Block 2	Apartment	83.7	PFS	1			3	First Floor
16	Block 2	Apartment	83.7	PFS	1			3	Second Floor
17	Block 2	Apartment	83.7	PFS	1			3	Third Floor
18	A+	House	169.3	PFS			1	8	
19	A	House	175.2	PFS			1	8	
20	A	House	175.2	PFS			1	8	
21	A+	House	169.3	PFS			1	8	
22	A+	House	169.3	PFS			1	8	
23	A	House	175.2	PFS			1	8	
24	A	House	175.2	PFS			1	8	
25	A	House	175.2	PFS			1	8	
26	A+	House	169.3	PFS			1	8	
27	A+	House	169.3	PFS			1	8	
28	F	House	135.4	PFS			1	6	
29	D	House	109.4	PFS			1	6	
30	D	House	109.4	PFS			1	6	
31	E	House	109.3	PFS			1	6	
32	C	House	107.9	PFS		1		6	
33	C	House	107.9	PFS		1		6	
34	E	House	109.3	PFS			1	6	
35	E	House	109.3	PFS			1	6	
36	C	House	107.9	PFS		1		6	
37	C	House	107.9	PFS		1		6	
38	E	House	109.3	PFS			1	6	
39	D	House	109.4	PFS			1	6	
40	D	House	109.4	PFS			1	6	
41	F	House	135.4	PFS			1	6	
42	C	House	107.9	PFS		1		6	
43	C	House	107.9	PFS		1		6	
44	C	House	107.9	PFS		1		6	
45	C	House	107.9	PFS		1		6	
46	C	House	107.9	PFS		1		6	
47	B	House	145	PFS			1	7	
48	B+	House	139	PFS			1	7	
49	B	House	145	PFS			1	7	
50	Block 3	Maisonette	99.7	PFS		1		4	Ground Floor
51	Block 3	Maisonette	101.9	PFS		1		4	Ground Floor
52	Block 3	Maisonette	102	PFS		1		4	Ground Floor
53	Block 3	Maisonette	103.3	PFS		1		4	Ground Floor
54	Block3	Apartment	97.9	PFS		1		4	Second Floor
55	Block3	Apartment	99.3	PFS		1		4	Second Floor
56	H	House	141.9	PFS			1	6	
57	H	House	141.9	PFS			1	6	
58	H	House	141.9	PFS			1	6	
59	G	House	134.8	PFS			1	6	
60	C	House	107.9	PFS		1		6	
61	C	House	107.9	PFS		1		6	
62	C	House	107.9	PFS		1		6	
63	C	House	107.9	PFS		1		6	
64	C	House	107.9	PFS		1		6	
65	C	House	107.9	PFS		1		6	
66	C	House	107.9	PFS		1		6	
67	C	House	107.9	PFS		1		6	
68	C	House	107.9	PFS		1		6	
69	C	House	107.9	PFS		1		6	
70	G	House	134.8	PFS			1	6	
				2B4P	3B5P	3B6P	4B7P	405	
Total		8434.4	sqm	12	25	18	15	405	
		90787	sqft						
Total number of units			70						

Development Site Area
 Approx development site area
 Approx density

2.08 hectares
 34 dwellings/ hectare
 195 hr/hectare

SITE 1 SOVEREIGN HARBOUR MARTINIQUE WAY EASTBOURNE: SUMMARY ACCOMODATION SCHEDULE

Table 1

HPE850			GIA sq m	GIA sq ft	terrace sq	2br	3br	4br
PHASE 1	HOUSING							
HOUSE 1	4BR	3-STOREY SPLIT LEVEL	209.05	2249	70.34			
HOUSE 2	4BR	3-STOREY SPLIT LEVEL	216.64	2331	62.26			
HOUSE 3	4BR	3-STOREY SPLIT LEVEL	209.05	2249	66.94			
HOUSE 4	4BR	3-STOREY SPLIT LEVEL	216.64	2331	62.26			
HOUSE 5	4BR	3-STOREY SPLIT LEVEL	209.05	2249	66.94			
HOUSE 6	4BR	3-STOREY SPLIT LEVEL	216.64	2331	62.26			
HOUSE 7	4BR	3-STOREY SPLIT LEVEL	209.05	2249	66.94			
HOUSE 8	4BR	3-STOREY SPLIT LEVEL	216.64	2331	62.26			
HOUSE 9	4BR	3-STOREY SPLIT LEVEL	209.05	2249	66.94			
HOUSE 10	4BR	3-STOREY SPLIT LEVEL	216.64	2331	65.56			
			2,128.45	22,902	652.70			
			GIA	GIA	terrace			
			sq metres	square feet	sq metres			

SITE 1 SOVEREIGN HARBOUR MARTINIQUE WAY EASTBOURNE: SUMMARY ACCOMODATION SCHEDULE

PHASE 2	SOUTH BLOCK		GIA sq m	GIA sq ft	terrace sq	2br	3br	4br
			sq metres	square feet	sq metres			
GROUND								
APT 2/1	3BR	MANSION END	161.50	1738	87.21			1
APT 2/2	2BR	INNER APARTMENT	106.65	1148	53.15	1		
APT 2/3	3BR	INNER APARTMENT	125.28	1348	55.67			1
APT 2/4	2BR	INNER APARTMENT	106.45	1145	52.02	1		
APT 2/5	3BR	INNER APARTMENT	124.55	1340	54.21			1
APT 2/6	2BR	INNER APARTMENT	107.13	1153	51.89	1		
APT 2/7	3BR	INNER APARTMENT	130.40	1403	55.32			1
APT 2/8	3BR	MANSION END	161.78	1741	95.08			1
FIRST FLOOR								
APT 2/9	3BR	MANSION END	161.36	1736	46.19			1
APT 2/10	2BR	INNER APARTMENT	106.36	1144	28.2	1		
APT 2/11	3BR	INNER APARTMENT	124.52	1340	28.59			1
APT 2/12	2BR	INNER APARTMENT	105.93	1140	28.81	1		
APT 2/13	3BR	INNER APARTMENT	124.00	1334	30.95			1
APT 2/14	2BR	INNER APARTMENT	106.54	1146	26.40	1		
APT 2/15	3BR	INNER APARTMENT	130.22	1401	29.55			1
APT 2/16	3BR	MANSION END	161.96	1743	52.57			1
SECOND								
APT 2/17	4BR	END PENTHOUSE	187.87	2021	134.82			1
APT 2/18	3BR	INNER APARTMENT	124.52	1340	20.87			1
APT 2/19	2BR	INNER APARTMENT	105.68	1137	16.85	1		
APT 2/20	3BR	INNER APARTMENT	123.97	1334	23.79			1
APT 2/21	2BR	INNER APARTMENT	103.37	1112	19.74	1		
APT 2/22	3BR	END PENTHOUSE	162.07	1744	191.24			1
THIRD FLOOR								
APT 2/23	4BR	END PENTHOUSE	195.39	2102	173.76			1
APT 2/24	2BR	INNER APARTMENT	99.69	1073	28.83	1		
APT 2/25	3BR	INNER APARTMENT	123.97	1334	23.79			1
APT 2/26	4BR	END PENTHOUSE	194.77	2096	133.78			1
FOURTH								
APT 2/27	4BR	PENTHOUSE DELUXE	224.44	2415	129.80			1
APT 2/28	4BR	PENTHOUSE DELUXE	236.44	2544	135.98			1
30/9/15	Revised	TOTAL PHASE 2 SOUTH BLOCK	3,926.81	42,252.48	1,809.06	9	14	5
			GIA	GIA	terrace			
			sq metres	square feet	sq metres	2br	3br	4br

SITE 1 SOVEREIGN HARBOUR MARTINIQUE WAY EASTBOURNE: SUMMARY ACCOMODATION SCHEDULE

PHASE 3	NORTH BLOCK		GIA sq m	GIA sq ft	terrace sq	2br	3br	4br
GROUND			sq metres	square feet	sq metres			
APT 3/1	3BR	MANSION END	158.11	1701	83.48			1
APT 3/2	2BR	INNER APARTMENT	111.50	1200	44.73	1		
APT 3/3	3BR	INNER APARTMENT	123.55	1329	48.13			1
APT 3/4	2BR	INNER APARTMENT	106.44	1145	42.68	1		
APT 3/5	3BR	INNER APARTMENT	125.56	1351	49.25			1
APT 3/6	2BR	INNER APARTMENT	103.87	1118	44.57	1		
APT 3/7	4BR	HARBOUR END	205.37	2210	99.15			1
FIRST FLOOR								
APT 3/8	3BR	MANSION END	158.91	1710	54.39			1
APT 3/9	2BR	INNER APARTMENT	112.07	1206	30.31	1		
APT 3/10	3BR	INNER APARTMENT	125.80	1354	25.92			1
APT 3/11	2BR	INNER APARTMENT	106.44	1145	25.73	1		
APT 3/12	3BR	INNER APARTMENT	125.44	1350	27.49			1
APT 3/13	2BR	INNER APARTMENT	104.07	1120	29.36	1		
APT 3/14	4BR	HARBOUR END	188.35	2027	74.69			1
SECOND								
APT 3/15	3BR	MANSION END	158.91	1710	54.39			1
APT 3/16	2BR	INNER APARTMENT	112.07	1206	30.31	1		
APT 3/17	3BR	INNER APARTMENT	125.80	1354	25.92			1
APT 3/18	2BR	INNER APARTMENT	106.44	1145	25.73	1		
APT 3/19	3BR	INNER APARTMENT	125.44	1350	27.49			1
APT 3/20	2BR	INNER APARTMENT	104.07	1120	27.36	1		
APT 3/21	4BR	HARBOUR END	188.35	2027	74.69			1
THIRD FLOOR								
APT 3/22	3BR	MANSION END	172.14	1852	177.12			1
APT 3/23	3BR	INNER APARTMENT	125.80	1354	25.92			1
APT 3/24	2BR	INNER APARTMENT	106.44	1145	25.73	1		
APT 3/25	3BR	INNER APARTMENT	125.44	1350	27.49			1
APT 3/26	2BR	INNER APARTMENT	104.07	1120	37.26	1		
APT 3/27	4BR	HARBOUR END	188.35	2027	74.69			1
FOURTH								
APT 3/28	4BR	END PENTHOUSE	248.15	2670	133.74			1
APT 3/29	2BR	INNER APARTMENT	106.37	1145	31.08	1		
APT 3/30	3BR	INNER APARTMENT	125.79	1354	33.97			1
APT 3/31	2BR	INNER APARTMENT	104.56	1125	19.15	1		
APT 3/32	4BR	HARBOUR END	188.35	2027	58.84			1
FIFTH								
APT 3/33	4BR	PENTHOUSE DELUXE	222.7	2396	217.31			1
APT 3/34	4BR	PENTHOUSE DELUXE	241.05	2594	208.17			1
30/9/15		TOTAL PHASE 3 NORTH BLOCK	4,835.77	52,033	2,016.24	13	13	8
			GIA	GIA	terrace	2br	3br	4br
			sq metres	square feet	sq metres			

ODCP ARCHITECTS podarch@btconnect.com