

## APPENDIX I

### Technical housing standards – Nationally Described Space Standard

The standard<sup>1</sup> requires that:

- a. 'The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 13 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 7.5m<sup>2</sup> 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 11.5m<sup>2</sup>;
- 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 1m<sup>2</sup> within the Gross Internal Area);
- g. Any other area that is solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any lower area lower than 900mm is not counted at all;
- h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor 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 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> 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'.

Table 13: Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 story dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		

<sup>1</sup> Technical housing standards – Nationally Described Space Standards (March 2015 – updated 19 May 2016) by the Department for Communities and Local Government. Available at <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 story dwellings	3 storey dwellings	Built-in storage
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	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
	8p	125	132	138	

\*Where a 1b1p has a shower instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.