

Residential Design Guide Amendment 2016:

The text below replaces paras 7.3.5-7.3.9 of the Adopted Residential Design Guide 2014

Internal Space Standards

7.3.5 All residential properties need to provide enough internal space to allow varied domestic activities to take place comfortably. By defining overall space standards for a range of occupancy levels based on bed spaces per unit, providing minimum standards for bed room sizes and storage areas the following guidance aims to ensure that new homes will meet the needs of occupiers in the long term.

7.3.6 In accordance with Government policy all new residential units should accord with the Technical housing standards – nationally described space standard. The current standards were issued in March 2015 and are set out in the table below.

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)*			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	

7.3.7 A dwelling with two or more bedspaces should have at least one double (or twin) bedroom. The minimum width of a room providing a single bed space should be 2.15m and that of a double or twin bedroom should be 2.75m for the first room and 2.55m wide in every other double or twin bed room. The following minimum floor areas for bedrooms should also be met:

Bedroom size	Minimum floor area of bedroom (square metres)
Single	7.5
Double / twin	11.5

7.3.8 The built in storage space required by the standards is set out in the table at 7.3.6 . The following constraints apply when considering which elements of built-in storage can be included in the GIA figure for a particular dwelling.

1. 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)
2. 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
3. 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

4. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area
5. The following additional Notes were added to the Nationally Described Standard on 19 May 2016
 1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
 2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
 3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m² , as shown bracketed.
 4. Furnished layouts are not required to demonstrate compliance.