

Comparison of Internal Floor Space with Nationally Described Space Standards

Nationally Described Space Standards

Minimum gross internal floor areas and storage (m2)

No of Beds	No of spaces Persons	1 storey dwelling	2 storey dwelling	3 storey dwelling	Built-in storage
2b	4p	70m2 or 79m2		-	2sm

Therefore min overall space required for 2b4p dwelling = 81m2

Space standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities, at a given level of occupancy. Lack of adequate space and overcrowding can have an impact on health and wellbeing.

3.10 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

Proposed Internal Floor Space of New Dwelling

No of Beds	No of spaces Persons	1 storey	+	2 storey	+	3 storey	inclusive of Built-in storage
2b	4p	73	+	73	+	45	(4.7sm)

Proposed overall gross floor space of new 2b4p 3 storey dwelling = 191m2

In relation to internal space, Policy HS8 states that the nationally described space standards should be the minimum provided, **with more generous provision where possible**. It can be seen with the areas shown above that the minimum space provision has been met and extensively improved.