

Annex 1: The nationally described space standard

The Government published nationally described space standard deals with internal space within new dwellings and is suitable for application to housing of all tenures. It sets out requirements for the gross internal (floor) area (GIA) 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. More detail is on the [Government's website](#).

Minimum floor areas and room widths for bedrooms together with the 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. The GIA of a dwelling is defined as the total floorspace measured between the internal faces of the perimeter walls that enclose the dwelling. This should be set out in square metres.

The standard requires that:

- (a) the dwelling provides at least the gross internal floor area and built-in storage area set out in the table 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

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

Number of bedrooms (b)	Number of bed spaces (p)	One storey dwelling	Two storey dwelling	Three storey dwelling	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	

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