

## Developer Guidance Note DAP Policy DM7

### INTERNAL SPACE STANDARDS

#### Policy DM7 Space Standards

The design of all new homes will be required to meet the Nationally Described Space Standards.

The Nationally Described Space Standards (NDSS) relate to the internal area within new dwellings, and their implementation through the DAP will ensure that homes provide a high quality, spacious living environment for residents.

#### WHAT IS THE NDSS?

The NDSS sets out the **minimum requirements** for the overall Gross Internal (floor) Area of new dwellings at a defined level of occupancy. Minimum requirements for storage, bedroom dimensions and floor-to-ceiling heights are also presented. The NDSS was published in 2015 and becomes a requirement when introduced in Local Plans.

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 7.5m<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 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 0.72m<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

The table overleaf sets out the minimum floor areas expected of each type of dwelling – this table is the most important tool for assessing NDSS compliance.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

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	

The full technical standards document is available here:

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

#### **WHEN WILL THE NDSS APPLY?**

In accordance with national planning guidance, there will be a one-year transition period between the date of the DAP adoption and the date that the NDSS requirement will come into force, in order to allow developers to factor in the cost of space standards into future land acquisitions. This means that no applications (including outline and detailed/reserved matters applications) will be required to be NDSS-compliant for the first year after the DAP was adopted (24 June 2020).

However, developers are advised to incorporate the NDSS into pre-application schemes, as it is likely that many of the subsequent applications will be determined after the transition period has ended.

Type of Application	Applies 24 June 2021 (1 Year Post Adoption)
<b>DM7 NDSS</b>	
Outline	Yes
Detailed (Hybrid/ DET/ RM)	Yes (if outline approved as NDSS sizes)

#### **Outline Applications and Detailed Applications**

After the transition period, outline and detailed applications will have to demonstrate compliance with Policy DM7.

#### **Reserved Matters Applications**

It will not be possible to enforce compliance with the NDSS for reserved matters applications where the outline application was determined before the end of the transition period, including applications with a resolution to grant permission (e.g. subject to planning obligations). This is because NDSS applies to all dwellings in a scheme. However, if the reserved matters application relates to an outline permission

dated after the end of the transition period, it must be compliant with the NDSS. Sites within adopted masterplans should also demonstrate compliance.

**WHAT WILL THE NDSS APPLY TO?**

All planning applications for Use Class C3 dwellings, both new build and conversions (major and minor developments) will need to comply.

	C3 Dwellings – minor development	C3 Dwellings – major development	Conversion/ change of Use to C3	HMOs	Prior Approval	Build to Rent (PRS)	Studios (C3) (Inc. student)	Cluster Flats (C4/ Sui Generis), Halls of Residence	Care Home (Use Class C2)
NDSS Y/N	Y	Y	Y	N	N	Y	Y	Advisory	N

**PRS/Build to Rent**

The NDSS will apply to PRS schemes, including furnished dwellings.

**Student Accommodation**

Studio student accommodation (use class C3) will require compliance.

However, whilst student accommodation in Use Class C4 or Sui Generis would not be required to adhere to NDSS, it is recommended these units are also designed to meet the standards to ensure adaptability and sufficient residential internal space.

For cluster flats it is recommended that units with up to 6 bedspaces, an additional 10m<sup>2</sup> per extra bedspace should be added to the NDSS minimum area.

**C2 Residential Accommodation**

Residential uses in Use Class C2, such as care homes and residential colleges, do not meet the definition of ‘self-contained dwellings’ and the NDSS will not apply.

**Change of Use**

Unless permitted development, new dwellings created through conversion must comply with the NDSS.

**EXCEPTIONS**

Exceptions may be necessary for conversions where there are significant constraints related to historic assets. Lack of viability may also be a reason for variation from NDSS. Robust evidence would be required to demonstrate that meeting the standards would not be feasible/viable.

**Plans/Statements**

The Tyneside Validation Checklist requests details to be submitted to demonstrate NDSS compliance.

Outline - A statement of compliance with the NDSS within the Design & Access Statement (combined with a statement of compliance with the Accessible and Adaptable requirement where relevant), committing to demonstrating that all dwellings meet the NDSS in future reserved matters applications, will be required. An informative will be added on the decision notice.

Detailed applications (and plot substitutions) should include full details of house types and compliance. Housebuilders can use NDSS and M4(2) compliant house types, or simply refer to custom build information.

**Supporting Information-** Developers will be requested to:

1) Provide a **Schedule of Accommodation**, which should disclose the number of bedrooms, number of persons expected to occupy the dwelling, storey height, total GIA floorspace area and total built-in storage area. The schedule of accommodation should also indicate which dwellings are compliant with Building Regulations M4(2), and any other relevant compliance information including affordable housing (tenure). The schedule is required to be submitted in order to help demonstrate NDSS compliance, rather than requiring furnished layouts plans.

Where half-storeys are indicated, the number of storeys should be rounded up to the next whole: for example, a 2.5-storey house should be taken as a 3-storey house for NDSS purposes. An example schedule is shown below

2) Indicate the corresponding plot on a layout plan to align with the schedule of accommodation. The **Design and Access Statement** for residential major applications will also set out how the scheme will comply with Policy DM7.

See the example of supporting information in the table below for each house type which should then be identified on the corresponding plots on the site layout plan and inserted into the plan legend/ key.

*Example Information*



*Key*

Type	Number of units	Bedrooms and occupancy	Storeys	Building type	Floorspace (sqm)	NDSS Baseline	Storage (sqm)	Accessible & Adaptable	Tenure
HT1	4	2b4p	2	Semi detached	82	79	2.3	-	Affordable rent
HT2	2	3b5p	2.5	Semi detached	104	99	2.8	-	Private
HT3	3	4b7p	2	Detached	118	115	3.0	M4(2)	Private

3) Ensure that the supporting drawings are of sufficiently detail to demonstrate the dwellings meet the requirements of criteria of the NDSS document, e.g. specify the width of the bedrooms, height from floor to ceiling. Section drawings may be required to clarify that the ceiling heights.

The standard condition requiring the scheme to be carried out in accordance with the approved plans/documents should be sufficient to enforce the standards. It is essential that the documents demonstrating compliance (e.g. Design & Access Statement, layout plans, accommodation schedule) are referred to among the approved plans/documents in this standard condition.

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