

**Track changes version of the Section of the RDG to be changed so that it reflects the new national standards for internal space as published in March 2015 and made policy through the Deregulation Bill 2015 and draft new Local Plan policy UD5**

### **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 and breaking these down into suggested standards for individual rooms, 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)

<u>Number of bedrooms (b)</u>	<u>Number of bed spaces (persons)</u>	<u>1 storey dwellings</u>	<u>2 storey dwellings</u>	<u>3 storey dwellings</u>	<u>Built- in storage</u>
<u>1b</u>	<u>1p</u>	<u>39(37)*</u>			<u>1.0</u>
	<u>2p</u>	<u>50</u>	<u>58</u>		<u>1.5</u>
<u>2b</u>	<u>3p</u>	<u>61</u>	<u>70</u>		<u>2.0</u>
	<u>4p</u>	<u>70</u>	<u>79</u>		
<u>3b</u>	<u>4p</u>	<u>74</u>	<u>84</u>	<u>90</u>	<u>2.5</u>
	<u>5p</u>	<u>86</u>	<u>93</u>	<u>99</u>	
	<u>6p</u>	<u>95</u>	<u>102</u>	<u>108</u>	
<u>4b</u>	<u>5p</u>	<u>90</u>	<u>97</u>	<u>103</u>	<u>3.0</u>
	<u>6p</u>	<u>99</u>	<u>106</u>	<u>112</u>	
	<u>7p</u>	<u>108</u>	<u>115</u>	<u>121</u>	
	<u>8p</u>	<u>117</u>	<u>124</u>	<u>130</u>	
<u>5b</u>	<u>6p</u>	<u>103</u>	<u>110</u>	<u>116</u>	<u>3.5</u>
	<u>7p</u>	<u>112</u>	<u>119</u>	<u>125</u>	
	<u>8p</u>	<u>121</u>	<u>128</u>	<u>134</u>	
<u>6b</u>	<u>7p</u>	<u>116</u>	<u>123</u>	<u>129</u>	<u>4.0</u>
	<u>8p</u>	<u>125</u>	<u>132</u>	<u>138</u>	

7.3.6 New residential units must be built to the following minimum gross internal areas (GIAs)\*:

<b>Dwelling type (bedrooms / persons)</b>	<b>Minimum GIA (square metres)</b>
1 bedroom (includes studio flats)	37
2 bedrooms	61
3 bedrooms	74
4 bedrooms	90

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 length of that of a double and or twin bedrooms should be 2.75m for the first room and 2.55m wide in every other double or twin bed room. (in most of the length of the room.) The following minimum floor areas for bedrooms should also be met\*:

Bedroom size	Minimum floor area of bedroom (square metres)
Single	8–7.5
Double / twin	12– 11.5

7.3.8 The following combined floor areas for living, kitchen and dining space should also be met\*:

Designed occupancy	Minimum combined floor area of living, dining and kitchen spaces (square metres)
2 bed spaces	23
3 bed spaces	25
4 bed spaces	27
5 bed spaces	29
6 bed spaces	31

7.3.9 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 1m<sup>2</sup> 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 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
4. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Built-in general internal storage space, which is free of hot water cylinders and other obstructions, should have a minimum internal height of 2m. A minimum area of 1.5 sq m should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required.\*

**\*All standards based on the London Housing Design Guide (2010)**

## **Draft New policy UD5:**

Residential Design Guide and Optional technical housing standard – nationally described space standard

### **Why is this policy needed?**

10.1. In March 2015 the Government introduced an optional national standard for internal space within new housing - The Ministerial Statement which introduced the national standard requires local planning authorities to opt in to the standard by means of an explicit policy reference in a Local Plan Policy. These will replace first the local internal space standard contained in the revised Residential Design Guide 2014 which is based on a simplified version of the 2010 London Standards. Now that the national standard has been issued by Government the adopted local standards cannot be used and local planning authorities are required to refer to the relevant national standard instead. This can be confusing for developers and does require an explicit Local Plan policy. The existing Core Strategy policies do not refer explicitly to the need to comply with the Residential Design Guide, but make reference to the document in the supporting text (paragraphs 12.1.4 and 12.1.5).

10.2. The new policy is needed to meet the requirement set out in the Ministerial Statement and to ensure that new housing development complies with the national space standards.

### **What is it intended to do?**

10.3. This policy supports Core Strategy Policy UD1 (Delivering High Quality Design). Policy UD1 provides an overarching policy for the design of new development in the Borough and is supported by a suite of local design guides and character assessments. These documents include a Residential Design Guide (2014); Shopfront Design Guide (2013), Streetscape Design Guide (2013), character appraisals for conservation areas and the Watford Character of Area Study (2011).

10.4. This policy will require that all new housing development complies with the guidance in the Residential Design Guide and in particular with the nationally described space standard which is contained in a revision to the Residential Design Guide.

## **Policy UD 5**

**Design policy: residential design guide and optional technical housing standards – nationally described space standard.**

The Council will require a high standard development for all new residential schemes and has adopted a Residential Design Guide which sets out guidance and required standards for new development.

In particular the Residential Design Guide includes the nationally described space standards for new housing. All new housing schemes will be expected to comply with this national standard or/and subsequent revisions to this standard.