

Nationally Described Space Standards

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	
6b	8p	121	128	134	4.0
	7p	116	123	129	
	8p	125	132	129	

- 2.15 The table above shows minimum gross internal floor areas and storage (m²).
- 2.16 The nationally described space standard will replace the existing different space standards used by local authorities. It is not a building regulation and remains solely within the planning system as a new form of technical planning standard.
- 2.17 The standard is one part of a wider housing standards review package which the government announced on 27 March 2015.