

Norwich Local Plan Information Note – Internal Space Standards

This information note reflects post adoption changes to national policy as a result of the housing standards review and the subsequent [ministerial statement](#) of March 2015 which affect the implementation of policy DM2 - Amenity. It should be read alongside existing local plan policy and text.

From October 1st 2015, table 1 below, the new national standard for internal space from “[Technical housing standards - nationally described space standard](#)”, replaces the local internal space standard in the table below paragraph 2.4 on page 33 of this plan, which no longer applies. The standard in table 1 below is the nearest equivalent new national technical standard to the indicative local standard. The national standard includes a greater range of sizes of property and separates out storage requirements.

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

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) ²			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	

² Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m².

The national standard does not cover requirements for external space (e.g. for refuse storage); consequently Appendix 3 continues to apply.

Justification

The final sentence of paragraph 2.4 of this plan states that the indicative space standards will be used for guidance until they are superseded by national standards. The [ministerial statement](#) of March 2015 states that from 1 October 2015 existing Local Plan policies relating to internal space should be interpreted by reference to the nearest equivalent new national technical standard.

Addition to page 33 (in bold text)

2.4 Institute of British Architects (RIBA) in September 2011 (“The Case for Space”) proposes a range of minimum standards largely analogous to these. Development in the majority of cases can reasonably be expected to achieve these standards in Norwich but there may be some scope to relax them on a case by case basis if there are exceptional conservation or regeneration benefits. The standards below will be used for guidance until such time as they are superseded by national space standards.

	Dwelling type (bedroom/persons)	Indicative minimum gross internal area (GIA) (sq.m)
Single storey dwelling	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	4b6p	99
Two storey dwelling	2b3p	71
	2b4p	83
	3b5p	96
	4b6p	107
Three storey dwelling	3b5p	102
	4b6p	113

This table no longer applies. It is replaced by the new national standard. Please see the information note on page 34a.

2.5 Outdoor space around new homes may be provided as private gardens or as communal amenity space. It should, however, be integral to the overall design of the development. Where residential balconies are accepted as part of high density development proposals, this may contribute towards the overall provision of external amenity space.