

DESIGN AND ACCESS STATEMENT: NDSS ADDENDUM
APPLICATION FOR PROPOSED CONVERSION OF 2-BEDROOM SEMI-DETACHED HOUSE
INTO 2x 1-BEDROOM FLATS AT 15 SOUTH PARADE, SPALDING

Assessment against National Described Space Standards

Introduction

National Described Space standards deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area 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.

The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

Using the space standard

The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).

Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A three-bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.

This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.

Minimum floor areas and room widths for bedrooms and 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.

DESIGN AND ACCESS STATEMENT: NDSS ADDENDUM**APPLICATION FOR PROPOSED CONVERSION OF 2-BEDROOM SEMI-DETACHED HOUSE INTO 2x 1-BEDROOM FLATS AT 15 SOUTH PARADE, SPALDING****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) *			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	

Additional guidance notes

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

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Technical requirements assessment

Below we have set out our compliance with the technical requirements imbedded in the NDSS. The requirements of the technical standards are below in bold with our response following on:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 above.

The proposals are for two number 1 bedroom 1 person flats with the inclusion of a shower room. The figures within table 1 require that the minimum floor area required is 37m².

The proposed ground floor flat is 37m² and the first-floor flat is 42.7m² overall, both flats therefore met the gross internal floor area requirement of 37m².

The built-in storage required for both flats is 1m². Both flats achieve an area of 1m² as noted on the application drawings.

b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom

As the proposals are for a 1 bedspace dwellings this requirement is not applicable.

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

The proposed bedrooms widths are 2.588m wide with a floor area of 9.5m² on the ground floor and 11.4m² at the first floor as detailed on the application plans. Both proposed bedrooms exceed the requirements of the NDSS.

d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

As the proposals are for a 1 bedspace dwellings this requirement is not applicable.

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

As the proposals are for a 1 bedspace dwellings this requirement is not applicable.

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)

The ground floor flat includes an area with diminished headroom under the stairs leading to the first floor flat. Here only the area with 1.5m headroom or more is included in the floor area calculation. And the area for storage under the stairs is limited to 1m² as specified in the standard.

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

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No other areas of diminished headroom exist in the proposals.

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

We have not used built in wardrobe areas to achieve the required 1m² storage areas for either flat so this is non applicable.

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Only the ground floor flat has an area of ceiling less than 2.3m. This exists around the shower room/kitchen to the rear of the flat in order to accommodate ventilation ducting through the ceiling void.

The area of reduced ceiling height is 6.5m², which equates to 17.5% of the overall floor area. Therefore 82.5% of the floor area of the ground floor flat achieves the 2.3m ceiling height thus meeting the requirements of the standards.

Conclusion

This assessment should be read alongside the submitted DA statement and the application drawings.

We trust this additional document helps articulate how the proposals achieve compliance against all the relevant aspects of the NDSS's.