

# Nationally Described Space Standards

## Technical Notes for planning officers

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### Index

REQUIREMENTS FOR ALL LEVELS .....	3
I.    OVERALL NDSS DIMENSIONS APPLY .....	3
II.   APPROACH ROUTE .....	7
III.  COMMUNAL ENTRANCE.....	7
IV.   COMMUNAL LIFTS AND STAIRS .....	8
V.    PRIVATE ENTRANCES.....	8
VI.   CIRCULATION AREAS .....	8
VI.   INTERNAL DOORS AND DOORWAYS.....	8
VIII. LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS .....	8
LEVEL 1 → applies to all new homes that are Level 1.....	10
1.1  OVERALL NDSS DIMENSIONS APPLY.....	10
1.2  APPROACH ROUTE.....	10
1.3  COMMUNAL ENTRANCE.....	10
1.4  COMMUNAL LIFTS AND STAIRS .....	10
1.5  PRIVATE ENTRANCES .....	10
1.6  CIRCULATION AREAS.....	10
1.7  INTERNAL DOORS AND DOORWAYS .....	11
1.8  LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS .....	11
1.9  BEDROOMS INCLUDING HOISTING REQUIREMENTS AND RELATIONSHIP TO BATHROOM.....	11
LEVEL 2 → applies to 10% of new homes .....	12
2.1  APPROACH ROUTE.....	12
2.2  PARKING .....	12
2.3  COMMUNAL ENTRANCE.....	12
2.4  COMMUNAL LIFTS AND STAIRS .....	13
2.5  PRIVATE ENTRANCES.....	13
2.7  INTERNAL DOORS AND DOORWAYS.....	13
2.8  LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS .....	14

# Nationally Described Space Standards

## Technical Notes for planning officers

---

2.9	BEDROOMS INCLUDING HOISTING REQUIREMENTS AND RELATIONSHIP TO BATHROOM.....	14
LEVEL 3	➔ as required by Local Plan .....	16
3.1	APPROACH ROUTE.....	16
3.2	PARKING .....	16
3.3	COMMUNAL ENTRANCE.....	17
3.4	COMMUNAL LIFTS AND STAIRS .....	17
3.5	PRIVATE ENTRANCES.....	17
3.6	CIRCULATION AREAS .....	18
3.7	INTERNAL DOORS AND DOORWAYS.....	18
3.8	LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS .....	19
3.9	BEDROOMS INCLUDING HOISTING REQUIREMENTS AND RELATIONSHIP TO BATHROOM.....	19
3.10	SANITARY PROVISION INCLUDING WC/CLOAKROOMS, BATHROOMS AND SHOWER ROOMS.....	20
3.11	PRIVATE OUTDOOR SPACE.....	20
	COMPLIANCE AND ASSESSMENT .....	22

# Nationally Described Space Standards

## Technical Notes for planning officers

---

### REQUIREMENTS FOR ALL LEVELS

#### I. OVERALL NDSS DIMENSIONS APPLY

Nottingham City Council adopted the Nationally Described Space Standards (NDSS) for all new residential homes in the city. This means that Level 1 Accessibility requirements apply to all homes. Additionally, Level 2 applies to 10% of new homes on schemes of over 10 homes, and Level 3 (fully accessible) applies according to the Local Plan requirements.

When the conversion of an existing building or site constraints make it impossible to adhere to the standards, this is how Nottingham City Council will consider deviations:

SPACE STANDARD	COMMERCIAL DEVELOPMENT	SOCIAL HOUSING	SUBJECTED TO APPRAISAL
> 10% above NDSS (m2)	Pass	Not permitted	All layouts will be fully appraised at planning stage. If the reason for non-compliance is financial, then applicants must submit a full commercial viability appraisal and this will be scrutinised. Planners and designers will conduct a detailed layout appraisal to ensure the home is as functional and comfortable as possible.
0% to 10% above NDSS (m2)	Pass	Subjected to appraisal	
NDSS (DCLG, 2015)	Pass	Pass	
0% to 10% below NDSS (m2)	Subjected to appraisal	Subjected to appraisal	
<i>NOTE: the amount/percentage of homes that can be subjected to appraisal will depend on the nature of the development and its setting.</i>			

#### HOW TO WORK OUT THE NDSS AREAS:

**Studio Flats** do not feature as a permanent residential home in the NDSS and therefore are only permitted for temporary accommodation.

**Student Accommodation** does not need to meet the NDSS unless there is a requirement for flexibility for future adaptation to residential use, in which case the NDSS apply fully.

Areas with **headroom below 1500mm** should not be included in the Gross Internal Areas.

**Storage areas** with headroom between 900mm and 1500mm to be counted at half of their floor area and areas lower than 900mm not be counted at all.

**Building conversions** and change of use should comply at least with the NDSS Level 1. Officers should justify deviation from these standards with sufficient evidence to demonstrate any viability issues that lead to non-compliance with the standards.

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# Nationally Described Space Standards

## Technical Notes for planning officers

All areas include an allowance of 0.5m<sup>2</sup> for **fixed services** and equipment such as hot water cylinders, boilers and heat exchangers.

### Gross areas per dwelling type (m<sup>2</sup>):

Gross internal floor areas and storage (m<sup>2</sup>) - Commercial housing: (CH) - Social housing: (SH)

Nottingham Space Standards						Nottingham Space Standards					
Bedrooms	People	Storeys	-10%	NDSS	+10%	Bedrooms	People	Storeys	-10%	NDSS	+10%
(b)	(p)	(st)	(CH & SH)	(CH & SH)	(SH)	(b)	(p)	(st)	(CH & SH)	(CH & SH)	(SH)
1	1	1	35	39	43	5	6	1	93	103	113
	2	1	45	50	55		7	1	101	112	123
	2	2	52	58	64		8	1	109	121	133
2	3	1	55	61	67		6	2	99	110	121
	4	1	63	70	77		7	2	107	119	131
	3	2	63	70	77		8	2	115	128	141
	4	2	71	79	87		6	3	104	116	128
3	4	1	67	74	81		7	3	113	125	138
	5	1	77	86	95		8	3	121	134	147
	6	1	86	95	105	6	7	1	104	116	128
	4	2	76	84	92		8	1	113	125	138
	5	2	84	93	102		7	2	111	123	135
	6	2	92	102	112		8	2	119	132	145
	4	3	81	90	99		7	3	116	129	142
5	3	89	99	109	8		3	124	138	152	
6	3	97	108	119	4	5	1	81	90	99	
5	1	81	90	99		6	1	89	99	109	
6	1	89	99	109		7	1	97	108	119	
7	1	97	108	119		8	1	105	117	129	
5	2	87	97	107		5	2	87	97	107	
6	2	95	106	117		6	2	95	106	117	
7	2	104	115	127		7	2	104	115	127	
8	2	112	124	136		8	2	112	124	136	
5	3	93	103	113		5	3	93	103	113	
6	3	101	112	123		6	3	101	112	123	
7	3	109	121	133		7	3	109	121	133	
8	3	117	130	143	8	3	117	130	143		

# Nationally Described Space Standards

## Technical Notes for planning officers

### 1 Storey dwelling areas (m<sup>2</sup>):

Flats Or Other Dwellings On One Floor									
LEVEL				LEVEL					
	1	2	3		1	2	3		
studio	38	39	48	1b1p	1 bed space	38	39	48	
1 bedroom	47	48	58	1b2p	2 bed spaces	47	48	58	
2 bedrooms	60	61	73	2b3p	3 bed spaces	60	61	73	
3 bedrooms	73	74	92	2b4p	4 bed spaces	69	70	87	
4 bedrooms	88	90	108	3b4p	4 bed spaces	73	74	92	
5 bedrooms	101	103	123	3b5p	5 bed spaces	84	86	103	
				3b6p	6 bed spaces	93	95	113	
				4b5p	5 bed spaces	88	90	108	
				4b6p	6 bed spaces	97	99	118	
				4b7p	7 bed spaces	106	108	128	
				4b8p	8 bed spaces	115	117	138	
				5b6p	6 bed spaces	101	103	123	
				5b7p	7 bed spaces	110	112	133	
				5b8p	8 bed spaces	119	121	143	

### 2 Storeys dwelling areas (m<sup>2</sup>):

2 Storey Houses Or Other Dwellings On Two Floors									
LEVEL				LEVEL					
	1	2	3		1	2	3		
2 bedrooms	68	74	94	2b3p	3 bed spaces	68	74	94	
3 bedrooms	81	87	109	2b4p	4 bed spaces	77	83	104	
4 bedrooms	94	100	125	3b4p	4 bed spaces	81	87	109	
5 bedrooms	107	113	140	3b5p	5 bed spaces	90	96	120	
6 bedrooms	120	126	155	3b6p	6 bed spaces	99	105	130	
				4b5p	5 bed spaces	94	100	125	
				4b6p	6 bed spaces	103	109	135	
				4b7p	7 bed spaces	112	118	145	
				4b8p	8 bed spaces	121	127	155	
				5b6p	6 bed spaces	107	113	140	
				5b7p	7 bed spaces	121	122	150	
				5b8p	8 bed spaces	125	131	160	
				6b7p	7 bed spaces	120	126	155	
				6b8p	8 bed spaces	129	135	165	

# Nationally Described Space Standards

## Technical Notes for planning officers

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### 3 Storey Houses Or Other Dwellings On Three Floors

LEVEL	1	2	3	LEVEL	1	2	3	
<b>3 bedrooms</b>	<b>86</b>	<b>93</b>	<b>119</b>	3b4p	4 bed spaces	86	93	119
<b>4 bedrooms</b>	<b>99</b>	<b>106</b>	<b>135</b>	3b5p	5 bed spaces	95	102	130
				3b6p	6 bed spaces	104	111	140
				4b5p	5 bed spaces	99	106	135
				4b6p	6 bed spaces	108	115	145
<b>5 bedrooms</b>	<b>112</b>	<b>119</b>	<b>150</b>	4b7p	7 bed spaces	117	124	155
				4b8p	8 bed spaces	126	133	165
				5b6p	6 bed spaces	112	119	150
<b>6 bedrooms</b>	<b>125</b>	<b>132</b>	<b>165</b>	5b7p	7 bed spaces	121	128	160
				5b8p	8 bed spaces	130	137	170
				6b7p	7 bed spaces	125	132	165
				6b8p	8 bed spaces	134	141	175

**Notes:**

1. Space for one WC/cloakroom (in addition to the bathroom) included for:
  - Level 1 and Level 2 homes on one floor designed for five people and above
  - Level 3 homes on one floor designed for four people and above
  - all homes on two or more floors
2. Areas with headroom below 1500mm should not be included in the Gross Internal Areas.

# Nationally Described Space Standards

## Technical Notes for planning officers

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### Room areas (m<sup>2</sup>):

**Table B: Bedrooms**

Minimum floor area (m2)			
All dwelling types			
LEVELS	1	2	3
single bedrooms	7.0	7.5	8.5
principal double bedroom	11.0	12.0	13.5
other double and twin bedrooms	11.0	11.5	12.5
Minimum width (m)			
All dwelling types.			
LEVELS	1	2	3
single bedrooms	2.15	2.15	2.4
double and twin bedrooms	2.55	2.75	3.0

**Table C: Storage**

Minimum floor area of built in storage (m2)

All dwelling types			
ALL LEVELS			
studio	1.0	1.0	1 bed space
1 bedroom	1.5	1.5	2 bed spaces
2 bedrooms	2.0	2.0	3 bed spaces
		2.5	4 bed spaces
3 bedrooms	2.5	2.5	4 bed spaces
		3.0	5 bed spaces
4-6 bedrooms	3.0	3.0	5 bed spaces
		3.5	6 bed spaces
		4.0	7 bed spaces
		4.5	8 bed spaces

**Notes:**

- Storage areas with headroom between 900mm and 1500mm to be counted at half of their floor area and areas lower than 900mm not be counted at all.
- All areas include an allowance of 0.5m<sup>2</sup> for fixed services and equipment such as hot water cylinders, boilers and heat exchangers.

## II. APPROACH ROUTE

All approach routes should be step-free where practicable with shallow gradients.

External steps forming part of an approach route should meet the DCLG (2013) technical criteria.

All external gates, openings or doorways within an approach route should provide a minimum clear opening width of 850mm.

## III. COMMUNAL ENTRANCE

All doors with a clear opening width of at least 800mm

If two doors form a lobby or porch, the doors should be at least 1500mm apart and provide at least 1500mm clear space between door swings

Accessible threshold

# Nationally Described Space Standards

## Technical Notes for planning officers

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### IV. COMMUNAL LIFTS AND STAIRS

Where a lift is provided, it should be capable of transporting at least 8 people (or a person in a wheelchair and a companion), provide a minimum internal car size of 1100mm wide x 1400mm deep and a clear rectangular space of 1500mm x 1500mm in front of the door at every floor level.

A communal stair compliant with Part B of the Building Regulations should meet the DCLG (2013) technical criteria.

### V. PRIVATE ENTRANCES

The private entrance area should provide a level external landing and a door with a clear opening width of at least 800mm.

Where a secondary entrance door is provided, for example within a lobby or porch, the doors should be at least 1200mm apart and provide at least 1200mm clear space between door swings. The second door should also provide a minimum clear opening width of 800mm.

### VI. CIRCULATION AREAS<sup>1</sup>

The minimum clear width to a hall or landing may be reduced by up to 150mm by a localised obstruction such as a radiator provided that this reduction is not within 1000mm of a doorway.

All private stairs should comply with Part K of the Building Regulations, provide a minimum clear flight width of 850mm measured, and be capable of accommodating a stair lift.

### VI. INTERNAL DOORS AND DOORWAYS

See 1.7, 2.7 and 3.7

### VIII. LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS

See 1.8, 2.8 and 3.8

Clear access zones and clear access routes should not be compromised by furniture, radiators or other fixed obstructions.

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<sup>1</sup> Including halls, landings, wheelchair storage/ charging space, stairs and through-floor lift provision



# Nationally Described Space Standards

## Technical Notes for planning officers

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### **X. SANITARY PROVISION INCLUDING WC/CLOAKROOMS, BATHROOMS AND SHOWER ROOMS**

All WC/cloakrooms should provide a minimum of one WC and one hand rinse basin.

Doors to WC/cloakrooms should be outward opening or capable of being made outward opening.

### **XI. PRIVATE OUTDOOR SPACE**

See 2.11, and 3.11

# Nationally Described Space Standards

## Technical Notes for planning officers

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### **LEVEL 1 → applies to all new homes that are Level 1**

All new homes in Nottingham are expected to comply with the design criteria of NDSS LEVEL 1. Level 1 homes will provide adequate accessibility for most people, including many older people, and basic visitor access for people who use wheelchairs.

#### **1.1 OVERALL NDSS DIMENSIONS APPLY**

See I

#### **1.2 APPROACH ROUTE**

A private approach route should be at least 900mm wide.

A communal approach route should be at least 1200mm wide to areas that have step-free access. Corridors and landings which do not have step-free access may be reduced to 1000mm.

#### **1.3 COMMUNAL ENTRANCE**

The communal entrance should provide a level external landing area at least 1200mm wide x 900mm deep and fully covered.

#### **1.4 COMMUNAL LIFTS AND STAIRS**

See IV

#### **1.5 PRIVATE ENTRANCES**

The private entrance should provide a level external landing area at least 1200mm wide x 900mm deep.

An accessible threshold is required wherever practicable, even where a step-free approach route cannot be provided.

#### **1.6 CIRCULATION AREAS<sup>2</sup>**

All halls and landings within the entrance floor, and the principal floor where this is not the entrance floor, should provide a clear width of at least 900mm.

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<sup>2</sup> Including halls, landings, wheelchair storage/ charging space, stairs and through-floor lift provision

# Nationally Described Space Standards

## Technical Notes for planning officers

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Where the approach to a doorway to a habitable room, the kitchen, or the room containing the WC is not head-on, door opening dimensions apply; see the Illustrative Technical Standards 7.2\_L.2 (DCLG; 2013).

### 1.7 INTERNAL DOORS AND DOORWAYS

Within the entrance floor, or the principal floor where this is not the entrance floor, the doorway to any habitable room, the kitchen, and the room containing the WC should provide a minimum clear opening width of 750mm.

Where the approach to a doorway to a habitable room, the kitchen, or the room containing the WC is not head-on door opening dimensions apply; see the Illustrative Technical Standards 7.2\_L.2 (DCLG; 2013).

### 1.8 LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS

A habitable room, preferably a living space, should be provided on the entrance floor, or the principal floor where this is not the entrance level.

The kitchen should provide at least 1200mm clear space in front of, and between, all kitchen units and appliances.

### 1.9 BEDROOMS INCLUDING HOISTING REQUIREMENTS AND RELATIONSHIP TO BATHROOM

See IX.

### 1.10 SANITARY PROVISION INCLUDING WC/CLOAKROOMS, BATHROOMS AND SHOWER ROOMS

Every home should provide a Type 1 (see illustrative technical standards) WC and basin on the entrance floor, or the principal floor where this is not the entrance level. These should be provided together within a WC/cloakroom, bathroom or shower room.

### 1.11 PRIVATE OUTDOOR SPACE

No specific requirements

# Nationally Described Space Standards

## Technical Notes for planning officers

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### LEVEL 2 → applies to 10% of new homes

At least 10% of all new homes in Nottingham are expected to comply with the LEVEL 2 (adaptable) NDSS design criteria.

Level 2 homes will provide adaptability as well as improved accessibility for everyone; making them suitable for the majority of older people and many part-time wheelchair users while also helping families with young children and buggies. They will also provide good visitor access for people who use wheelchairs.

#### 2.1 APPROACH ROUTE

All criteria in 1.1 apply, plus:

Localised obstructions are acceptable within an approach route provided that they do not narrow the route by more than 150mm or occur within 1200mm either side of a doorway or change of direction.

#### 2.2 PARKING

Where private parking is provided within the curtilage of a dwelling, a standard parking bay should be capable of being widened to 3.3m. Garages and car-ports are exempt from this requirement.

Where communal parking is provided, at least one standard parking bay with a clear access zone of 900mm to one side and a dropped kerb, should be provided close to the entrance or lift core of each block. This should be additional to any provision for Level 3 homes.

Parking areas should be level or gently sloping.

#### 2.3 COMMUNAL ENTRANCE

The communal entrance should provide a level external landing area at least 1200mm wide x 1200mm deep and fully covered.

A 300mm nib should be provided to the leading edge of all communal doors and gates within the scope of this section; creating a side clearance zone that extends for a distance of at least 1200mm in front of the door. Nibs are not required to doors to a communal stairwell that is not part of an area with step-free access, until it is also a wheelchair evacuation compartment.

# Nationally Described Space Standards

## Technical Notes for planning officers

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A 1500mm clear turning circle should be provided inside the entrance area, in front of the entrance door when closed.

### 2.4 COMMUNAL LIFTS AND STAIRS

Lift access is required to any Level 2 home located above or below the ground or entrance floor, and to any associated communal facilities, unless another form of step-free access is available.

### 2.5 PRIVATE ENTRANCES

The private entrance should provide a level external landing area at least 1200mm wide x 1200mm deep, and covered for a width of at least 900mm and a depth of at least 750mm.

An accessible threshold is required.

A 300mm nib should be provided to the leading edge of the entrance door; creating a side clearance zone that extends for a distance of at least 1200mm in front of the door.

All other external doors providing access into, or out from, the dwelling) should also provide at least 800mm clear opening width and door nibs to the leading edge.

### 2.6 CIRCULATION AREAS<sup>3</sup>

All halls and landings within the entrance floor and the floor level above should provide a clear width of at least 900mm.

Where the approach to a doorway on the entrance floor or first floor level is not head-on, either the clear width of the hall or the clear opening width of the door, or both, should be increased in accordance with the Illustrative Technical Standards 7.2\_L.2 (DCLG; 2013).

### 2.7 INTERNAL DOORS AND DOORWAYS

Throughout the home, all internal doorways, except to a cupboard, where walk-in access is not intended, or to an en-suite shower room, should provide a minimum clear opening width of 750mm.

When the approach is not head-on, door opening dimensions apply; see the Illustrative Technical Standards 7.2\_L.2 (DCLG; 2013).

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<sup>3</sup> Including halls, landings, wheelchair storage/ charging space, stairs and through-floor lift provision

# Nationally Described Space Standards

## Technical Notes for planning officers

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All single doors within the entrance floor, including cupboards, should provide a 300mm nib to the leading edge.

### 2.8 LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS

A living space, which may be a combined kitchen/dining room, should be provided within the entrance floor.

The kitchen should provide at least 1200mm clear space in front of, and between, all kitchen units and appliances.

Drawings should show how the overall worktop length could be increased by at least 2000mm to compensate for the cupboard storage capacity lost when the height adjustable worktop is needed and that the required access to other kitchen fittings can be achieved.

Glazing to the window to the main living area should start no higher than 850mm above floor level.

### 2.9 BEDROOMS INCLUDING HOISTING REQUIREMENTS AND RELATIONSHIP TO BATHROOM

All bedrooms should provide a clear access route, at least 750mm wide, from the doorway to the window.

At least one double bedroom (the principal bedroom) should provide a 750mm wide clear access zone to both sides and the foot of the bed. This bedroom should be on the same floor as a Type 2 (see illustrative technical standards) bathroom, basin and bath.

All other double bedrooms should provide a 750mm wide clear access zone to one side and the foot of the bed.

All single and twin bedrooms should provide a 750mm wide clear access zone to one side of each bed.

### 2.10. SANITARY PROVISION INCLUDING WC/CLOAKROOMS, BATHROOMS AND SHOWER ROOMS

All walls, ducts and boxings should be strengthened to allow for the fitting of grab-rails and other items.

# Nationally Described Space Standards

## Technical Notes for planning officers

---

Every home should provide a Type 2 (see illustrative technical standards) WC, basin and provision for a future level access shower on the entrance floor. These should be provided together within a WC/cloakroom, bathroom or shower room. In a house (or other dwelling with 2 or 3 storeys) and only 1 or 2 bedrooms, provision may be reduced to a Type 1 (see illustrative technical standards) WC and basin (without provision for a future level access shower).

A home with 5 or more bed spaces should provide an additional WC and basin.

### 2.11 PRIVATE OUTDOOR SPACE

All outdoor spaces should provide a 1500mm clear turning circle, free of any door swing, and suitable for turning a wheelchair. The surface of any paved or other hard ground surface should be reasonably smooth, even and slip resistant under normal weather conditions.

Where a private rear garden is provided, this should include a level patio area at least 2000mm deep and not less than 8m<sup>2</sup>.

A level or gently sloping path, with a clear width of at least 900mm, (or 900mm in one direction and 1200mm in the other where a 90 degree turn is involved) should be provided to any refuse, recycling, cycle or other external store within the front, rear or side garden.

The front entrance gates or gateway should provide a minimum clear opening width of 850mm and a 300mm nib to the leading edge.

# Nationally Described Space Standards

## Technical Notes for planning officers

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### LEVEL 3 → as required by Local Plan

New homes in Nottingham are expected to comply with the design criteria of NDSS LEVEL 3 (fully accessible), in a quantity and distribution as established in the Local Plan.

Level 3 homes will provide very good accessibility for most people, including the majority of wheelchair users. Some disabled people will continue to need larger homes with additional features but these will normally be commissioned, designed and built on a bespoke basis.

#### 3.1 APPROACH ROUTE

The approach route should be level or gently sloping or ramped.

The maximum gradient to a ramp within a private approach route is 1:15. (A communal route may be up to 1:12.)

A stepped approach route is only acceptable as an additional route where the main route is ramped, but where unavoidable, steps may provide the only route to a communal store that is provided for cycle storage only.

Private and communal approach routes should be at least 1200mm wide and provide a 1500 x 1500mm passing or turning space at each end of the route and at not more than 10m intervals.

Localised obstructions are acceptable within an approach route provided that they do not narrow the route by more than 150mm or occur within 1200mm either side of a doorway or change of direction.

#### 3.2 PARKING

Each Level 3 home should be provided with an allocated standard parking bay with additional access zones as described below and a dropped kerb.

Where the space is within the curtilage of a dwelling, including within a garage or car-port, clear access zones of 1200mm are required to one side and to the rear of the parking bay.

Where the space is within a communal parking area, the side access zone is required to both sides (but not the rear) of a standard parking bay. The side access space may be shared between two adjacent bays.

Parking areas should be level and provide a minimum headroom of 2200mm.

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# Nationally Described Space Standards

## Technical Notes for planning officers

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### 3.3 COMMUNAL ENTRANCE

The communal entrance should provide a level external landing area at least 1500mm wide x 1500mm deep and covered for a width and depth of at least 1200mm.

A 300mm nib should be provided to the leading edge of all communal doors and gates within the scope of this section; creating a side clearance zone that extends for a distance of at least 1800mm in front of the door.

A 200mm nib should be provided to the following edge of each door; creating a side clearance zone that extends for a distance of at least 1500mm in front of the door. Nibs are not required to doors to a communal stairwell that is not part of an area with step-free access unless this is also a wheelchair evacuation compartment.

A 1500mm clear turning circle should be provided inside the entrance area, in front of the entrance door when closed.

### 3.4 COMMUNAL LIFTS AND STAIRS

Lift access is required to any Level 3 home located above or below the ground or entrance floor, and to any associated communal facilities, including parking, unless another form of step-free access is available.

Two lifts are required to any core serving a total of 30 or more upper level homes where one or more is a Level 3 home. Where only one lift is provided, a rapid repair contract should be in place.

### 3.5 PRIVATE ENTRANCES

The private entrance should provide a level external landing area at least 1500mm wide x 1500mm deep, and covered for a width and depth of at least 1200mm.

An accessible threshold is required.

A 300mm nib should be provided to the leading edge of the door and a 200mm recess to the hinge side to allow for the fitting of a letter cage to the back of the letter-box. The side clearance zones created on each side should extend for a distance of at least 1500mm in front of the door.

A 200mm nib should be provided to the following edge; creating a side clearance zone that extends for a distance of at least 1800mm in front of the door.

# Nationally Described Space Standards

## Technical Notes for planning officers

---

A 1500mm clear turning circle should be provided inside the entrance area, clear of the main entrance door when closed.

All other external doors providing access into, or out from, the dwelling should also provide a clear opening width of at least 800mm an accessible threshold and nibs to the leading and following edges with the same side clearance zones. Where double doors are provided, the main leaf should provide the required minimum clear opening width.

### 3.6 CIRCULATION AREAS<sup>4</sup>

All halls and landings should provide a clear width of at least 1050mm.

Where the approach to any doorway is not head-on, the minimum clear width of the hall or landing should be increased to 1200mm.

A wheelchair storage/charging space should be provided close to the main entrance and with access from a hallway at least 1200mm wide. The space should be at least 1100mm wide and 1700mm long and provided with a power socket.

In a house, or other home on more than one floor level, the circulation areas of each floor should be connected by a lift. For technical criteria refer to the Illustrative Technical Standards (DCLG; 2013).

In a wheelchair adaptable home, either the wheelchair storage/charging space, or the lift space (or both), may be used for storage (or another purpose) provided that;

- a. it is additional to the minimum general storage requirement of the Space Standard (where applied),
- b. it is clear of services other than the lift power supply
- c. any walls, floors, ceilings and doors could be easily removed without structural alteration
- d. it is fire protected where necessary

### 3.7 INTERNAL DOORS AND DOORWAYS

Throughout the home, all internal doorways, except to a cupboard where wheel-in access is not intended, or to an en-suite shower room which is additional to the requirements of Section 10.0, should provide a minimum clear opening width of 800mm, irrespective of the direction of entry.

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<sup>4</sup> Including halls, landings, wheelchair storage/ charging space, stairs and through-floor lift provision

# Nationally Described Space Standards

## Technical Notes for planning officers

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All single doors, (subject only to the same exceptions for cupboards and en-suites) should provide a 300mm nib to the leading edge and a 200mm nib to the following edge.

Where two doorways are positioned within adjacent walls in an internal corner situation, the combined length of the two nibs between the doors should be at least 800mm to allow for turning from room to room.

### 3.8 LIVING, DINING, KITCHEN AREAS INCLUDING GLAZING HEIGHT REQUIREMENTS

The living space, kitchen and an eating area should be provided within the entrance floor.

The kitchen should provide at least 1500mm clear space in front of, and between, all kitchen units and appliances.

In a wheelchair accessible home, the kitchen should include a height adjustable section of worktop that includes a sink with open leg room below, and be clear of other appliances.

The kitchen should include a space for a built-in oven with its centre line between 800mm and 900mm above floor level.

Glazing to the window to the main living area should start no higher than 850mm above floor level.

### 3.9 BEDROOMS INCLUDING HOISTING REQUIREMENTS AND RELATIONSHIP TO BATHROOM

All bedrooms should provide a clear access route, at least 750mm wide, from the doorway to the window.

At least one double bedroom (the principal bedroom) should provide a 1000mm wide clear access zone to both sides and the foot of the bed and in front of all other furniture, and a 1200 x 1200mm clear manoeuvring space provided on both sides of the bed. This bedroom should be on the same floor as a Type 3 (see illustrative technical standards) wheelchair accessible or wheelchair adaptable bathroom or shower room, as appropriate.

All other double bedrooms should provide a 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture.

All single and twin bedrooms should provide a 1000mm wide clear access zone to one side of each bed and in front of all furniture.

# Nationally Described Space Standards

## Technical Notes for planning officers

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All bedrooms should provide a 1200mm x 1200mm clear manoeuvring space inside the doorway to each bedroom, clear of the door when closed.

The ceiling structure to the principal bedroom should be strong enough to allow for the fitting of an overhead hoist.

### 3.10 SANITARY PROVISION INCLUDING WC/CLOAKROOMS, BATHROOMS AND SHOWER ROOMS

Every wheelchair accessible home should provide a Type 3 (see illustrative technical standards) WC, basin, level access shower and a clear turning circle on the entrance floor. These should be provided together within a WC/cloakroom, bathroom or shower room.

A wheelchair accessible home with 4 or more bed spaces should provide an additional Type 3 (see illustrative technical standards) WC Type 3 (see illustrative technical standards) basin and clear turning circle.

A wheelchair accessible home with 5 or more bed spaces should provide both a Type 3 (see illustrative technical standards) bath and a Type 3 (see illustrative technical standards) shower in addition to the WC, basin and clear turning circle. These may be provided together in the same bathroom or in separate bathrooms.

In a wheelchair adaptable home, Type 2 (see illustrative technical standards) fittings (including provision for future level access shower) are acceptable in all WC/cloakrooms, bathrooms and shower rooms provided that drawings show how these spaces have the potential to satisfy the requirements for wheelchair accessible homes set out above. This may involve replacing fittings and adjusting the layout but should not usually require walls or radiators to be moved or drainage to be significantly altered.

The ceiling structure to all WC/cloakrooms, bathrooms and shower rooms should be strong enough to allow for the fitting of an overhead hoist.

### 3.11 PRIVATE OUTDOOR SPACE

All outdoor spaces should provide a minimum clear width of 1500mm, a clear turning circle, free of any door swing, and suitable for turning a wheelchair. The surface or any paved or other hard ground surface should be reasonably smooth, even and slip resistant under normal weather conditions.

# Nationally Described Space Standards

## Technical Notes for planning officers

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Where a private rear garden is provided, this should include a level patio area at least 2000mm deep and not less than 8m<sup>2</sup>.

A level or gently sloping path, with a clear width of at least 1050mm and terminating in a clear turning circle, should be provided to any refuse, recycling, cycle or other external store within the front, rear or side garden and to a washing line unless accessible from the patio.

All gates and gateways should provide a minimum clear opening width of 850mm and a 300mm nib to the leading edge and a 200mm nib to the following edge.

# Nationally Described Space Standards

## Technical Notes for planning officers

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### COMPLIANCE AND ASSESSMENT

NDSS compliance will be appraised against all the criteria in this document during the pre-application and planning processes.

Applicants should provide a complete breakdown of dwelling types, by tenure, and provide a floor plan of each dwelling type at scale at 1:100 or 1:50. Each plan should show the number of bedrooms and bed spaces provided, the gross internal floor area in m<sup>2</sup>, the floor areas of all rooms and storage cupboards in m<sup>2</sup>. Detailed bathroom and WC/cloakroom layouts are required in sufficient detail to demonstrate how the spatial implications of the Accessibility Standards (Levels 1, 2 or 3) have been met. Fully furnished layouts of other rooms are also required where necessary to demonstrate that the Accessibility Standard has been met.

Floor plans should show the full set of furniture and fixtures, these must be as specified in the Illustrative Technical Standards (DCLG; 2013). AutoCAD versions of these standards can be downloaded from the DQF website.

Floor plans for affordable housing should also show activity and circulation space set out in Appendix B2 of the Illustrative Technical Standards (DCLG; 2013).