

Examination Library Document Reference C7

North Norfolk District Council

Background Paper 7: Housing Construction Standards update

A review of evidence to support nationally described space standards
March 2023

1 -Executive Summery

This paper forms part of the Council’s evidence base to inform plan making in relation to national policy approaches around optional technical standards for housing and the nationally described space standards. The information builds upon and provides more up to date data on compliance levels of major development permitted between 2016 and 2023 and should be read in conjunction with chapters 10 - Space Standards in the background paper 7: Housing Construction Standards. [Examination Library Document Reference C7.1].

A further review of dwelling sizes to that undertaken in the original paper of previous permissions granted on allocated sites was undertaken during February and March 2023, adding to the previously used sample size of around 900 dwellings. The aggregated sample size was much larger and equated to a total of 1947 dwellings from major applications which were permitted between 2016 and 2023. The work undertaken was extensive and analysis is possible for not only house sizes, from 1 bedroom through to 6 bedroom and also the number of persons accommodated, but also whether these are detached, semi-detached, terraced or flats, where these dwellings are, in terms geography, and also who the developers are. Another dimension that can be analysed is the provision for Affordable Rented and Shared Equity dwelling types. These figures will form part of the monitoring commitment through the emerging Local plan and set out in the Annual Monitoring.

Key Findings (Updated 2023) - Table 16 Internal Floor Area – Total dwellings surveyed

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Dwellings	266	633	652	346	50	1947

From the analysis of the much larger sample size of 1947 dwellings, only 39% of dwelling assessed meet or exceed the national space standards for total compliance. However, for the largest proportion of dwellings, the 2, 3 & 4 bed dwellings, sample size numbering 1631 (83% of the total), the percentage compliant dropped to 33%. 37% of dwellings had a gross internal area less than the national standard. The floorspace of the first double (or twin) bedroom(s) was found to meet the NDSS, in 83.7% of the cases and for the width compliance was also in the mid 80% at 85.4%. For the additional double/ twin bedrooms area compliance was found to be 55% and for the width 89.3%. For the single bedrooms, 70.0% met the standard for area and 85.9% met the standard for width.

In conclusion, compliance to the standard in full is not being met for 60% the dwellings, currently delivered across North Norfolk.

2- Analysis

Table 1 Results - Internal Floor Areas

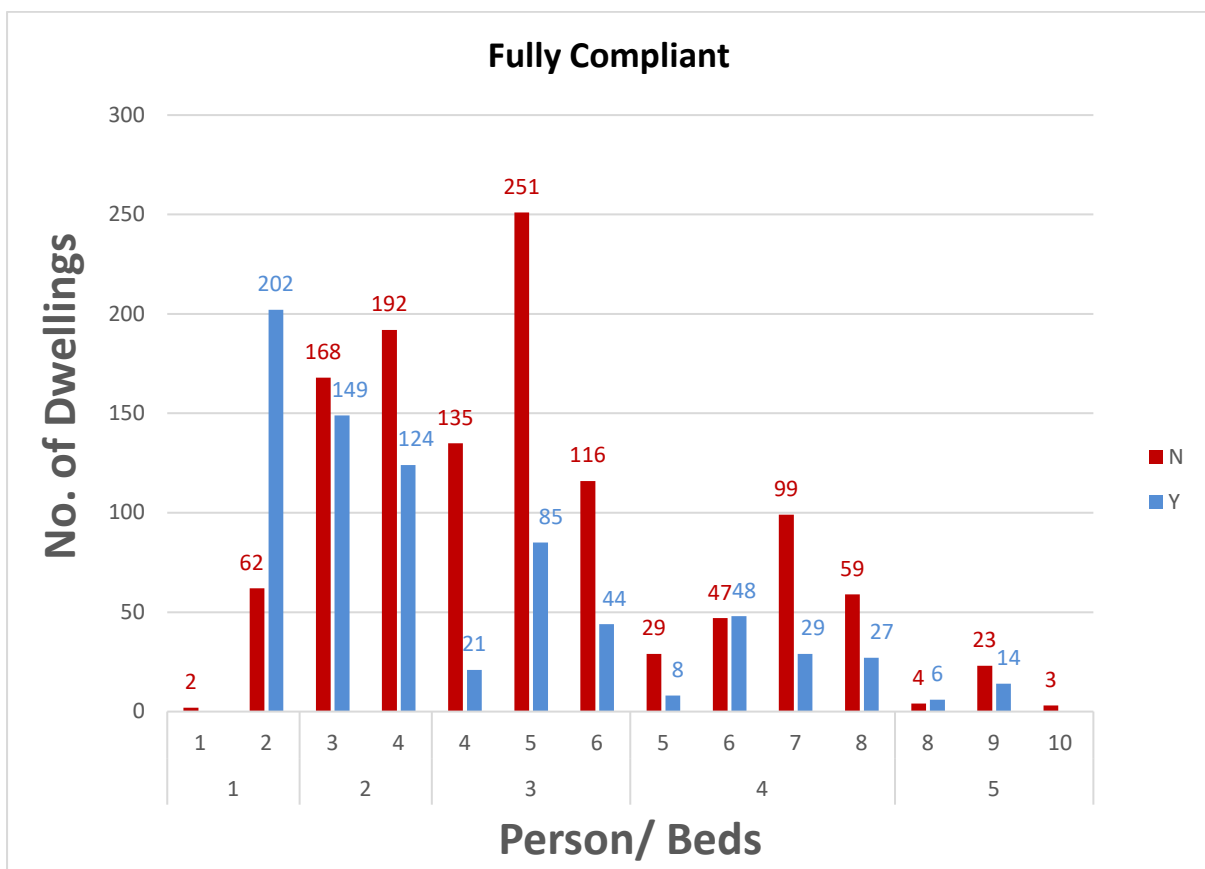
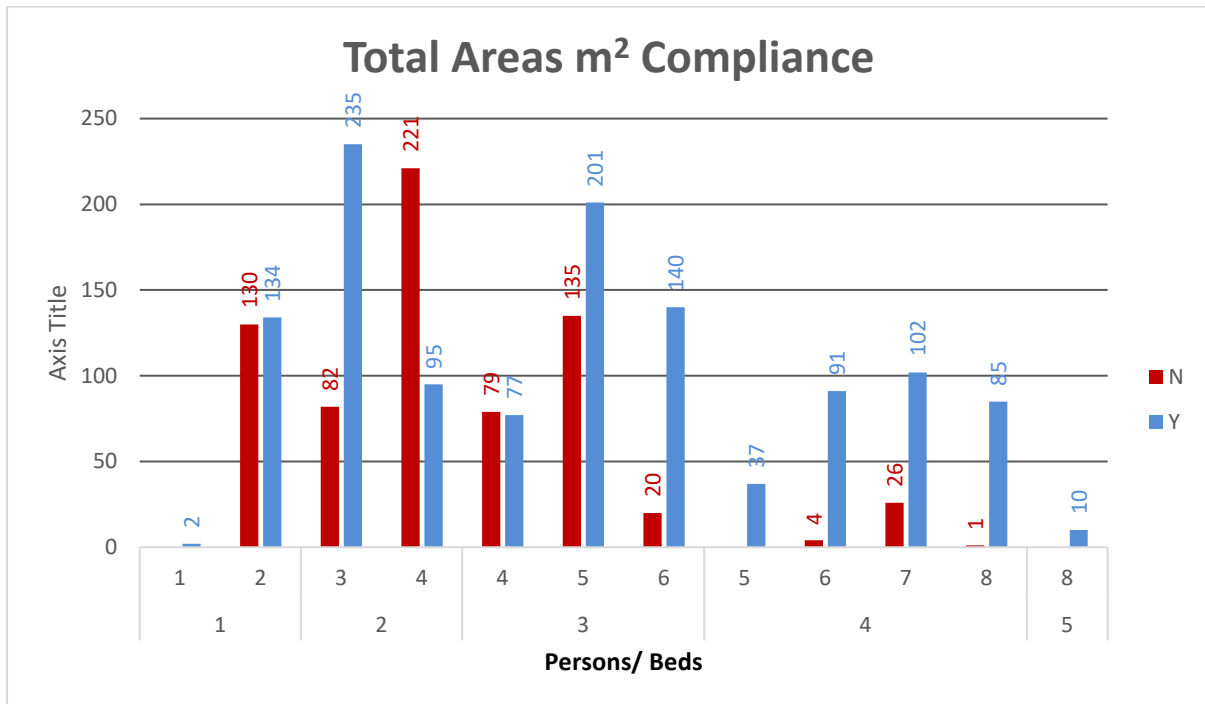
Types	Flats			Houses													
	1b	2b	Total	1b	2b	2b	3b	3b	3b	4b	4b	4b	4b	5b	5b	5b	Total
Person	1:2p	3:4p		2p	3p	4p	4p	5p	6p	5p	6p	7p	8p	8p	9p	10p	
Sample no.	150	79	229	116	257	297	156	336	160	37	95	128	86	10	37	3	1947
Average internal floor area	48	65		54	71	76	88	95	115	124	133	139	162	232	183	228	n/a
Number above NNDS	62	54	116	74	190	86	77	201	140	37	91	102	85	10	0	0	1209
Number below NNDS	88	25	113	42	67	211	79	135	20	0	4	26	1	0	0	0	698
%age meeting NDSS	41.3	68.4	50.7	63.8	73.9	29.0	49.4	59.8	87.5	100	95.8	79.7	98.8	100			62.1%

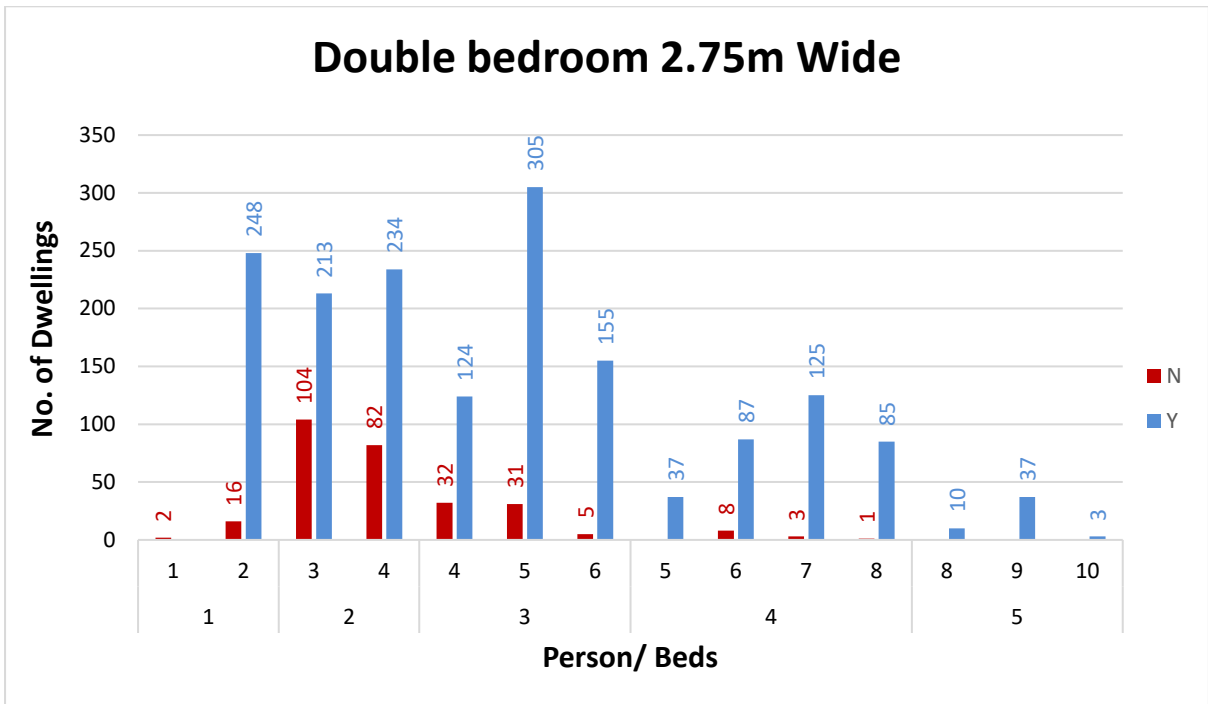
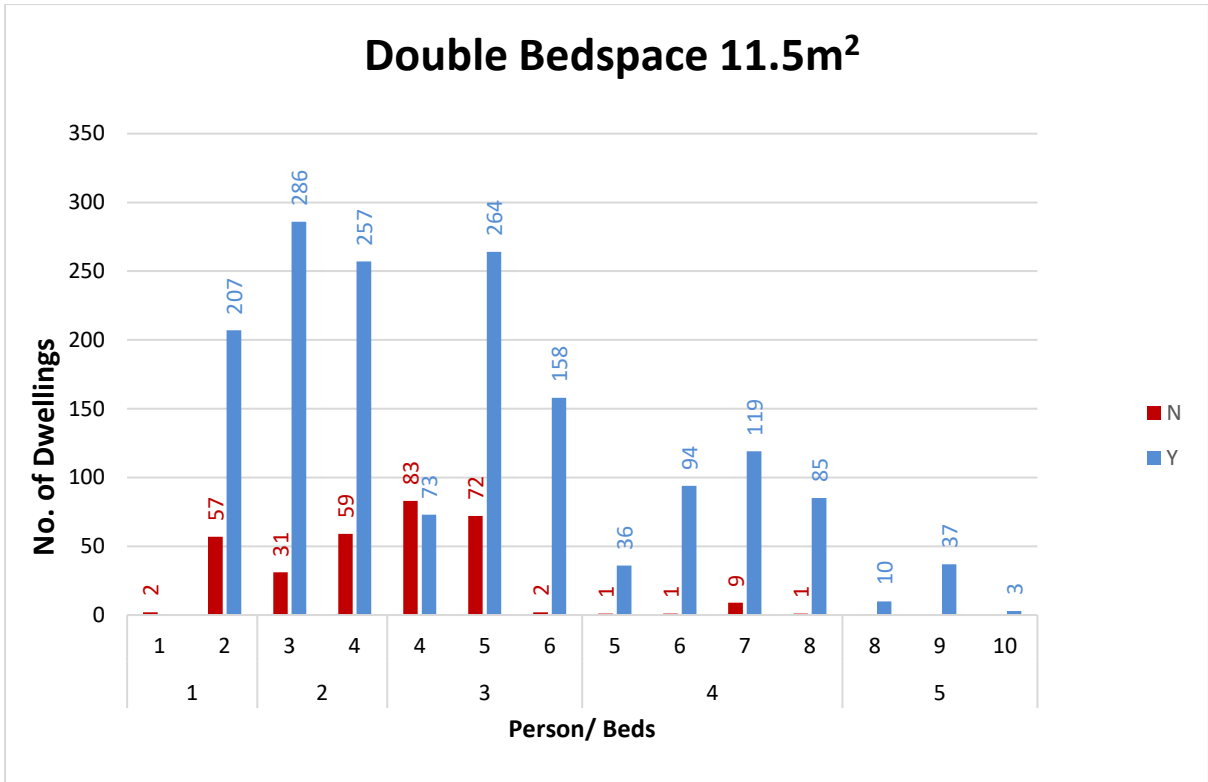
- 70.1% of the bedroom areas meet the double/ 2 bed area standard of 11.5m²;
- 85.4% of the one double (or twin bedroom) meet the 2.75m wide standard;
- 89.6% of the every other double (or twin) bedroom is at least 2.55m wide meet the standard;
- The majority of dwellings not meeting the double bedroom area standards fell in the 3 bed; 4 person category. (53%);
- 70% meet the Single/ 1 bed area standard;
- 86.9% of the bedrooms¹ meet dimension standard (double/ single);

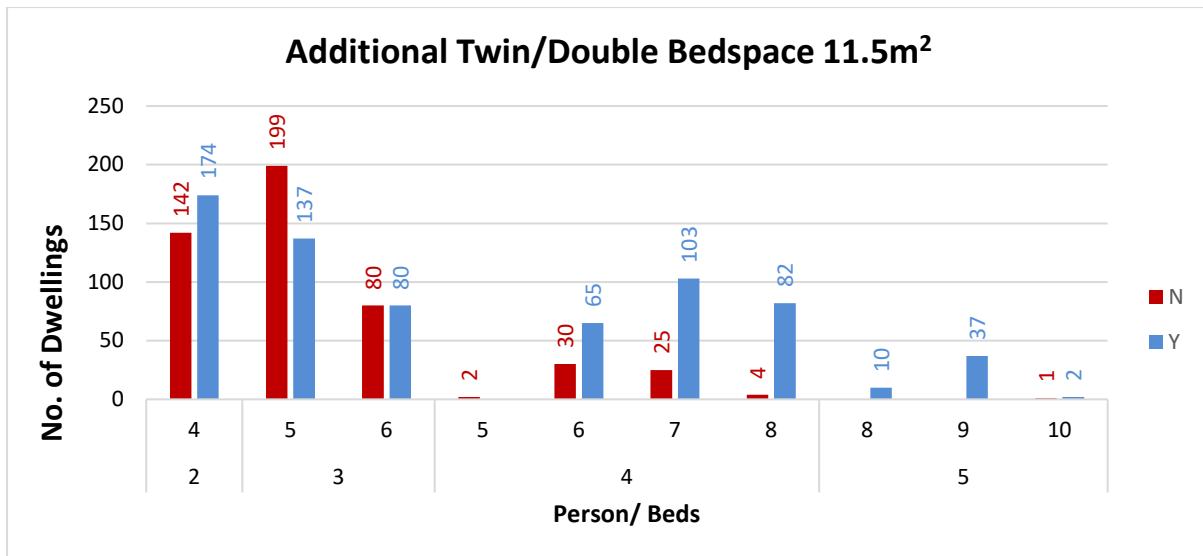
In Total 61.1% of dwellings (1190 dwelling) did not meet one or more of the standard(s) reviewed. For Flats, 38.9% did not comply with the full standard;

¹ These include the total % of all bedrooms assessed against the three standards for dimensions

Space Standard Compliance - The graphs below illustrate the findings in relation to number of dwellings and bed spaces / property type







For the additional Twin/ Double Bedspace area compliance, to the standard of 11.5m², only 58.8% complied. And for the largest number of dwelling type (3 bedroom), this fell to 43.8%.

Conclusion

From the analysis, as detailed above, **64%** of dwelling assessed meet or exceed the national space standards for total area. However, for the largest proportion of dwellings, the 1, 2 & 3 bed dwellings (80 of the total), the % compliant dropped to **57%**. **36%** of dwellings of the total, had a gross internal area less than the national standard. The floorspace of the double (or twin) bedroom(s) was found to meet the NDSS, in **71%** of the cases, (**29%** not meeting the standard). The floorspace of the single beds met the standard in **70%** of the cases (**30%** not meeting the standard)

For the main double bedroom, **85%** met the standard for minimum width. For one bedroom, **39%** met the standard for minimum width. The majority of those that did not meet the standard, were found to be in the 3 bed, 4 persons (**48%** meeting the standard) & 4 bed, 5 persons (**52%** meeting the standard) categories.

Considering all the specifications for space, it was found that 61% (1190 dwelling) did not meet one or more of the standard(s).