

Housing Standards Statement

Technical housing standards – nationally described space standard – March 2015

The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1. The houses achieve either 76 and 70m² respectively. As two storey, two bedroom three person houses they are required to have a gross internal area of 70m². The houses each feature 2.44m² of storage space. This is provided under the stairs and within built-in wardrobes.
- b. The dwellings each feature two double bedrooms. Exceeding the requirements.
- c. Single bedrooms provide a floor area of at least 7.5m² and need to be at least 2.15m wide.
- d. All double bedrooms have a floor area of at least 11.5m.
- e. All bedrooms are over 2.75m wide.
- f. The area under the stairs is to be used for storage and assumed to have a floor area of 1m².
- g. No storage area has a headroom below 1500mm.
- h. Two built-in wardrobes provide 0.72m² each totalling 1.44m wardrobe storage for each house.
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. Calculations shown on drawing PL302 Proposed Plans.