



NATIONALLY DESCRIBED SPACE STANDARD REPORT

FEBRUARY 2025

1. INTRODUCTION

- 1.1. The purpose of this report is to provide information on whether properties within developments given planning permission in Rugby Borough in the last 5 years meet the Nationally Described Space Standard (NDSS). This information will be used to help decide whether Rugby Borough Council should adopt the space standard in its Local Plan.
- 1.2. The NDSS deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for Gross Internal (floor) Area (GIA) of new dwellings at a defined level of occupancy.
- 1.3. Table 1 below sets out the minimum GIAs that the standard requires. It is organized by storey height to take account of the extra circulation space needed for stairs to upper floors, and deals separately with 1 storey dwellings (typically flats) and 2 and 3 storey dwellings (typically houses).
- 1.4. 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') e.g. a 3 bedroom home with 1 double bedroom and 2 single bedrooms is described as 3b4p.
- 1.5. This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum GIA. The breakdown of the minimum GIA 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.
- 1.6. Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (if a local authority has adopted the space standard in its Local Plan). It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.
- 1.7. The GIA of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The GIA should be measured and denoted in square meters (m²). The GIAs in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

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
1b	1p	39 (37) *		
1b	2p	50	58	
2b	3p	61	70	
2b	4p	70	79	
3b	4p	74	84	90
3b	5p	86	93	99
3b	6p	95	102	108
4b	5p	90	97	103
4b	6p	99	106	112
4b	7p	108	115	121
4b	8p	117	124	130
5b	6p	103	110	116
5b	7p	112	119	125
5b	8p	121	128	134
6b	7p	116	123	129
6b	8p	125	132	138

***Notes**

- Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

2. METHODOLOGY

- 2.1. An email was sent to Planning Officers outlining the Nationally Described Space Standard and asking for suggestions of any developments approved in the last 5 years which they thought might have properties which fell short of the standard.
- 2.2. 8 developments were suggested, and we looked at all of them. They were:
- R19/0804 – 360 1 and 2 bed Apartments at the Former Cattle Market site
 - R17/1089 – 149 1, 2,3 and 4 bed dwellings at Coventry Road, Long Lawford
 - R19/0976 – 146 1, 2,3 and 4 bed dwellings at Rugby Gateway Phase 3
 - R19/0941 – 105 1, 2,3, 4 and 5 bed dwellings at Land North of Ashlawn Road
 - R19/1185 - 333 1, 2,3, 4 and 5 bed dwellings at Land North of Ashlawn Road
 - R20/0124 - 206 1, 2,3, 4 and 5 bed dwellings at Land North of Ashlawn Road
 - R21/0689 - 216 1, 2,3, 4 and 5 bed dwellings at Land North of Ashlawn Road
 - R19/1496 - 122 1 and 2 bed Apartments at 117 Newbold Road
- 2.3. For each development a table of the floor areas, as per the submitted plans, for each different property type was made and that floor area was compared to the NDSS for the relevant number of bedrooms, bed spaces and storeys.
- 2.4. The overall number and percentage of properties (units) within each development that did or didn't meet the NDSS was calculated, and this data was also broken down by housing type (affordable or private.)
- 2.5. Appendices 2 to 10 show the data for each individual development. Where the floor space does not meet the NDSS, the figures in the 'Number of Units' and Size (m2)' columns are red and where it does, the figures are green.
- 2.6. Appendix 1 shows collated data for all the developments. In this appendix, the data is broken down not just by housing type but also by the number of bedrooms.

3. SUMMARY OF FINDINGS

- 3.1. Across all the developments, out of 1637 total properties (increasing to 1652 if PR24/0390 is approved) 955 of these are below the NDSS, and 682 (697 with PR24/0390) are in line or above. This equates to 58.34% (57.81% PR24/0390) below and 41.66% (42.19% PR24/0390) above.
- 3.2. Affordable properties are particularly likely to be below the standard, with all but 1 of the 375 looked at falling short (99.73%)
- 3.3. Open Market properties were slightly more likely than not to meet the standard; 681 (696 PR24/0390) of the 1262 (1277 PR24/0390) met or exceeded it (53.96% or 54.5% PR24/0390.)
- 3.4. It also seems that the greater the number of bedrooms in a property, the more likely it is to meet the standard. For 1 beds, only 12.96% (13.8% PR24/0390) met the standards but this increased to 44.49% (45.62% PR24/0390) for 2 beds, 45.24% for 3 beds, 63.16% for 4 beds and 100% for 5 beds.

APPENDIX 1: OVERALL

Please note, in all appendices, figures in red do not meet the NDSS, figures in green do.

Overall figures for all developments (Please note, R19/1496 is an approved application, PR24/0390 is a pre-app that may replace it if approved)

Overall					
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS
All	1637	955	682	58.34	41.66
Affordable	375	374	1	99.73	0.27
Private	1262	581	681	46.04	53.96
1 Beds	409	356	53	87.04	12.96
2 Beds	526	292	234	55.51	44.49
3 Beds	420	230	190	54.76	45.24
4 Beds	209	77	132	36.84	63.16
5 Beds	73	0	73	0	100

APPENDIX 2: FIGURES FOR R19/0804

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
1B Flat	1	1	2	4	40.93	50	Private
1B Flat	1	1	2	194	41	50	Private
1B Flat	1	1	2	3	42.2	50	Private
2B Flat	2	1	3	1	61.06	61	Private
2B Flat	2	1	3	2	61.08	61	Private
2B Flat	2	1	3	6	61.1	61	Private
2B Flat	2	1	3	3	61.75	61	Private
2B Flat	2	1	3	4	61.77	61	Private
2B Flat	2	1	3	37	61.8	61	Private
2B Flat	2	1	3	7	61.9	61	Private
2B Flat	2	1	3	1	61.91	61	Private
2B Flat	2	1	3	4	62	61	Private
2B Flat	2	1	3	6	65.6	61	Private
2B Flat	2	1	3	3	66	61	Private
2B Flat	2	1	3	3	66.1	61	Private
2B Flat	2	1	3	1	66.17	61	Private
2B Flat	2	1	3	43	66.2	61	Private
2B Flat	2	1	3	38	66.3	61	Private
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All (Private)	360	201	159	55.83	44.17		

APPENDIX 3: FIGURES FOR R17/1089

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
1BF04 Spencer	1	2	2	6	48.01	58	Private
1BF04 Spencer	1	2	2	8	48.01	58	Affordable
Billington	2	1	4	3	70.83	70	Private
Billington (RV101)	2	1	4	1	70.89	70	Private
Blake	3	1	6	1	103.15	95	Private
Drake	2	2	4	16	62.27	79	Private
2B4P Sinclair	2	2	4	15	68.06	79	Affordable
Byron	3	2	5	29	78.72	93	Private
Lyttelton SD	3	2	5	11	78.72	93	Private
Makenzie	3	2.5	5	10	97.55	96	Private
Mcarthur	3	2.5	5	10	103.56	96	Private
Heaton	4	2	6	6	98.8	106	Private
Hallam	4	2	6	9	103.42	106	Private
Brooke	4	2	7	14	116.65	115	Private
Wotton	4	2	7	5	115.16	115	Private
Wyatt	4	2	7	5	121.81	115	Private
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All	149	100	49	67.11	32.89		
Affordable	23	23	0	100	0		
Private	126	77	49	61.11	38.89		

APPENDIX 4: FIGURES FOR R19/0976

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
Albany	1	1	2	6	42.4	50	Private
Chesterton	2	2	4	24	67.89	79	Private
Sinclair	2	2	4	4	68.06	79	Affordable
Drake	2	2	4	10	62.27	79	Private
Sorley	3	2	5	4	82.21	93	Affordable
Byron	3	2	5	20	78.72	93	Private
Lyttelton	3	2	5	13	78.72	93	Private
Lyttelton SD	3	2	5	2	78.72	93	Private
Makenzie	3	2.5	5	6	97.55	96	Private
Dryden	3	2	5	15	98.8	93	Private
Lawrence	3	2	5	1	87.3	93	Private
McArthur	3	2.5	5	6	103.56	96	Private
Hallam	4	2	6	10	103.42	106	Private
Brooke	4	2	7	2	116.65	115	Private
Wotton	4	2	7	1	115.16	115	Private
Wyatt	4	2	7	6	121.81	115	Private
Harwood	4	2	8	3	139.14	124	Private
Douglas	4	2	8	4	140.97	124	Private
Morris	4	3	7	9	129.88	121	Private
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All	146	94	52	64.38	35.62		
Affordable	8	8	0	100	0		
Private	138	86	52	62.32	37.68		

APPENDIX 5: FIGURES FOR R19/0941

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
SF11 GAN 4	1	2	2	1	49.7	58	Private
SF11 FAN 4	1	2	2	1	53.23	58	Private
P204	2	2	4	4	57.6	79	Private
P382	2	2	4	10	77.3	79	Private
H303	3	2	5	7	100.43	93	Private
T310	3	2.5	6	8	101.17	105	Private
P341	3	2	5	6	93	93	Private
P331	3	2	5	4	93	93	Private
H421	4	2	8	2	163.97	124	Private
H433	4	2	7	3	127.65	115	Private
H469	4	2	7	10	142.7	115	Private
H497	4	2	8	1	158.21	124	Private
H577	5	2	9	1	183.2	128	Private
H588	5	2	9	5	184.23	128	Private
SF58	1	2	2	7	40.32	58	Affordable
SF59	1	2	2	7	48.22	58	Affordable
SH50	2	2	3	13	69.68	70	Affordable
SH52	3	2	5	11	86.03	93	Affordable
SH54	4	2	6	4	102.57	106	Affordable
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All	105	66	39	62.86	37.14		
Affordable	42	42	0	100	0		
Private	63	24	39	38.1	61.9		

APPENDIX 6: FIGURES FOR R19/1185

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
SN9B	1	1	2	30	41.9	50	Affordable
SF58	1	1	2	8	40.32	50	Affordable
SF59	1	1	2	8	48.22	50	Affordable
Amber	1	2	2	8	52.49	58	Private
SN9B	2	1	3	15	51.84	61	Affordable
Type 72	2	1	4	5	65.4	70	Affordable
AFF 2B FOG	2	1	4	2	68.47	70	Affordable
T 50	2	2	4	23	69.68	79	Affordable
Alverton	2	1	4	2	68.47	70	Private
Maidstone	2	2	4	14	77.11	79	Private
Ellerton	2	2	4	26	77.11	79	Private
T 52	3	2	5	26	86.4	93	Affordable
T 55	3	2	5	3	89	93	Affordable
Buchanan	3	2	5	2	81.29	93	Private
Moresby	3	2	5	7	79.34	93	Private
Ennerdale	3	2	5	11	85.19	93	Private
Bewdley	3	2	6	11	90.77	102	Private
Lutterworth	3	2	5	5	93	93	Private
Chester	3	2	5	9	95.88	93	Private
Kingsley	3	2	6	16	100.34	102	Private
Brentford	3	3	6	2	107.95	108	Private
Haversham	3	3	6	17	108.32	108	Private
T 54	4	2	6	13	102.57	106	Affordable
Hesketh	4	3	8	6	117.89	130	Private
Radleigh	4	2	8	7	122.35	124	Private
Ashburton	4	2	8	12	136.66	124	Private
Alnmouth	4	2	7	20	144	115	Private
Lamberton	5	2	9	16	144.19	128	Private
Malvern	5	3	8	2	155.89	134	Private
Marlowe	5	3	8	7	176.24	134	Private
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All	333	245	88	73.57	26.43		
Affordable	133	133	0	100	0		
Private	200	112	88	56	44		

APPENDIX 7: FIGURES FOR R20/0124

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
SF11 GAN 4	1	2	2	1	49.7	58	Private
SF11 FAN 4	1	2	2	1	53.23	58	Private
P204	2	2	4	5	57.6	79	Private
P382	2	2	4	24	77.3	79	Private
H303	3	2	5	25	100.43	93	Private
T310	3	2.5	6	6	101.17	105	Private
P341	3	2	5	18	93	93	Private
P331	3	2	5	1	93	93	Private
H421	4	2	8	4	163.97	124	Private
H456	4	2	8	5	138.52	124	Private
H469	4	2	7	3	142.7	115	Private
H538	5	2.5	10	7	212.66	131	Private
H577	5	2	9	11	183.2	128	Private
H597	5	2.5	10	8	199.28	131	Private
H588	5	2	9	5	184.23	128	Private
SF58	1	2	2	15	40.32	58	Affordable
SF59	1	2	2	15	48.22	58	Affordable
SH50	2	2	3	29	69.68	70	Affordable
SH52	3	2	5	17	86.03	93	Affordable
SH54	4	2	6	6	102.57	106	Affordable
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All	206	119	87	57.77	42.23		
Affordable	82	82	0	100	0		
Private	124	37	87	29.84	70.16		

APPENDIX 8: FIGURES FOR R21/0689

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
SN9B	1	1	2	12	41.9	50	Affordable
SF58	1	1	2	8	40.32	50	Affordable
SF59	1	1	2	8	48.22	50	Affordable
Amber	1	2	2	5	52.49	58	Private
SN9B	2	1	3	6	51.84	61	Affordable
AFF 2B FOG	2	1	4	1	71.16	70	Affordable
T 50	2	2	4	20	69.68	79	Affordable
Kenley	2	2	4	12	57.97	79	Private
Maidstone	2	2	4	13	77.11	79	Private
Moresby	2	2	4	1	79.34	79	Private
T 52	3	2	5	19	86.4	93	Affordable
T 55	3	2	5	4	89	93	Affordable
Bewdley	3	2	6	2	90.86	102	Private
Chester	3	2	5	8	95.88	93	Private
Kingsley	3	2	6	5	100.8	102	Private
Windsor	3	2.5	6	4	117.89	105	Private
Hesketh	3	2.5	6	15	121.8	105	Private
Woodcroft	3	2.5	6	23	119.94	105	Private
T 54	4	2	6	9	102.57	106	Affordable
Hemsworth	4	2	8	4	107.02	124	Private
Alderney	4	2	7	3	113.81	115	Private
Ashburton	4	2	8	15	136.66	124	Private
Alfreton	4	2	8	8	137.78	124	Private
Lamberton	5	2	9	2	144.19	128	Private
Malvern	5	2.5	8	3	155.89	131	Private
Marlowe	5	2.5	8	6	176.24	131	Private
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All	216	130	86	60.19	39.81		
Affordable	87	86	1	98.85	1.15		
Private	129	44	85	34.11	65.89		

APPENDIX 9: FIGURES FOR R19/1496

Type	Beds	Storeys	People	Number of Units	Size (m2)	NDSS (m2)	Housing Type
Small 1B Flat (Shower)	1	1	1	18	37	37	Private
Small 1B Flat (Bath)	1	1	1	18	39	39	Private
Small 1B Flat (Bath)	1	1	1	2	40	39	Private
Small 1B Flat (Bath)	1	1	1	1	42	39	Private
Large 1B Bed	1	1	2	4	52	50	Private
Large 1B Bed	1	1	2	1	53	50	Private
Large 1B Bed	1	1	2	7	54	50	Private
Large 1B Bed	1	1	2	2	56	50	Private
2B Flat	2	1	3	30	61	61	Private
2B Flat	2	1	3	17	62	61	Private
2B Flat	2	1	3	7	65	61	Private
2B Flat	2	1	3	4	66	61	Private
2B Flat	2	1	3	4	67	61	Private
2B Flat	2	1	3	7	68	61	Private
Type	Number of Units	Don't Meet NDSS	Do Meet NDSS	% Don't Meet NDSS	% Do Meet NDSS		
All (Private)	122	0	122	0	100		