

Comparison of residential space standards (March 2023)

GROSS INTERNAL AREA (SQ M)

Bedrooms	Potential occupancy (bedspaces)	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE
		Single storey dwelling	Single storey dwelling		Two storey dwelling (maisonette-house)	Two storey dwelling		Three storey dwelling	Three storey dwelling	
1	1	34.5	40	+5.5 (+16.0%)						
	2	51	52	+1.0 (+1.6%)	-	59		-		
2	3	62	63	+1.0 (+2.0%)	66/74	74	+8/0 (+12.0/0%)	-		
	4	76	77	+1.0 (+1.3%)	78.5/84	84	+5.5/0 (+7/0%)	-		
3	4	76	79	+3.0 (+4.0%)	78.5/84	87	+8.5/+3 (+11.0/+3.6%)	96	97	+1.0 (+1.0%)
	5	85.5	88	+2.5 (+3.0%)	88.5/95	97	+8.5/+2 (+9.6/+2.1%)	105	106	+1.0 (+1.0%)
	6	-	98	-	-	106		-	112	
4	5	-	93	-	-	101		-	107	
	6	93.5	102	+8.5 (+9.0%)	99.5/105	110	+10.5/+5 (+10.6/+4.8%)	109	115	+6.0 (+5.5%)

Table 1: Minimum gross internal area (GIA) sq m

GROSS INTERNAL AREA (SQ M): COMPARISON WITH UK

Bedrooms	Potential occupancy (bedspaces)	PROPOSED Jersey Single storey dwelling	UK ¹ Single storey dwelling	PROPOSED Jersey Two storey dwelling	UK Two storey dwelling	PROPOSED Jersey Three storey dwelling	UK Three storey dwelling
1	1	40	39				
	2	52	50	59	58	-	
2	3	63	61	74	70	-	
	4	77	70	84	79	-	
3	4	79	74	87	84	97	90
	5	88	86	97	93	106	99
	6	98	95	106	102	112	108
4	5	93	90	101	97	107	103
	6	102	99	110	106	115	112

Table 1A: Minimum gross internal area (GIA) sq m comparison Jersey/UK

¹ Reference to UK standards refers to the Technical housing standards – nationally described space standard (March 2015) Department for Communities and Local Government

LIVING, DINING AND KITCHEN SPACE (SQ M)

Designed occupancy	EXISTING Minimum combined floor area living, dining and kitchen spaces (sq m)	PROPOSED Minimum combined floor area living, dining and kitchen spaces (sq m)	CHANGE
1 person	(13.0 kitchen/diner)	21	
2 person	(13.0 kitchen/diner)	24	
3 person	(13.0 kitchen/diner)	27	
4 person	24.6	30	+5.4 (+22.0%)
5 person	29.7	33	+3.3 (+11.1%)
6 person	33.4	36	+2.6 (+7.8%)

Table 2: Minimum combined floor area of living, dining and kitchen spaces (sq m)

BEDROOM SPACE (SQ M)

	EXISTING Minimum size (sq m)	PROPOSED Minimum size (sq m)	CHANGE
Double/twin bedroom: primary	12.5	12.5	0 (0%)
Double/twin bedroom: secondary	10.2	11.5	1.3 (+12.7%)
Single bedroom	6.5	8.0	1.5 (+23.0%)

Table 3: Minimum floor areas of bedroom spaces (sq m)

STORAGE SPACE (SQ M): INTERNAL/EXTERNAL

Designed occupancy	EXISTING Minimum storage spaces: internal (flat/house)	PROPOSED Minimum storage spaces: internal	CHANGE	UK ²
1 person	2.0	2.0	0 (0%)	1.0
2 person	2.0	3.0	+1 (+50%)	1.5
3 person	2.0/4.0	3.0	+1/-1 (+50/-50%)	2.0
4 person	2.5/6.0	4.0	+1.5/-2 (+60/-33%)	2.0/2.5
5 person	2.5/6.0	5.0	+2.5/-1 (+50/-16.7%)	2.5/3.0
6 person	2.5/6.0	6.0	+3.5/0 (+140/0)	2.5/3.0
	Minimum storage spaces: external	Minimum storage spaces: external		
Flats without private gardens	2.0	2.0	0 (0%)	
Houses and flats with private gardens for up to 4 people	2.0/6.0	2.5	+ 0.5/-3.5 (+25/-58%)	
Houses and flats with private gardens for 5 or more people	2.0/6.0	3.0	+ 1.0/-3.0 (+50/-50%)	

Table 4: Minimum storage spaces (sq m)

² Reference to UK standards refers to the Technical housing standards – nationally described space standard (March 2015) Department for Communities and Local Government

PRIVATE OPEN SPACE: FLATS (SQ M)

Designed occupancy	EXISTING Minimum private open space: flats (sq m)	PROPOSED Minimum private open space: flats (sq m)	CHANGE	COMPARISON London (sq m)
1 person	5.0	5.0	0 (0%)	5.0
2 person	5.0	5.0	0 (0%)	5.0
3 person	5.0	6.5	+1.5 (30%)	6.0
4 person	5.0	8.0	+3.0 (60%)	7.0
5 person	5.0	9.5	+4.5 (90%)	8.0
6 person	5.0	11.0	+6.0 (120%)	9.0

Table 5: Minimum private amenity space: flats (sq m)

PRIVATE OPEN SPACE: HOUSES

Bedrooms	Potential occupancy (bedspaces)	EXISTING Minimum private open space: houses (sq m)	PROPOSED Minimum private open space: houses (sq m)	CHANGE
1	2		30	
2	3	50	40	-10 (-20%)
	4	50	50	0 (0%)
3	4	50	50	0 (0%)
	5	50	55	+5 (+10%)
	6	50	60	+10 (+20%)
4	5	50	55	+5 (+10%)
	6	50	60	+10 (+20%)

Table 6: Minimum private amenity space: houses (sq m)