



Building & Development Control

# Supplementary Planning Guidance

Minimum Standards for New Housing.

## **Supplementary Planning Guidance: Minimum Standards for New Housing.**

### **Introduction.**

The Building and Development Control Committee (BDCC) are concerned about the absence of performance standards for the construction of new dwellings, they are of the opinion that an agreed minimum area and outline specification for such housing would ensure the islands future housing standards are achieved.

This guidance deals with internal space within dwellings and is suitable for application across all tenures. There will always be a temptation for some to reduce standards of accommodation and the quality of work in order to produce more competitive prices or increase profit margins. The Committee hopes that by publishing the basic requirements, it can ensure that all future housing developments intended to meet the community's needs and demands are at least constructed to a reasonable standard.

### **Policy.**

When considering applications for new dwellings in the Central Building Area, the BDCC will take into consideration the following policy, S5, regarding housing needs. The supporting text says;

*“Sufficient housing is vital to meeting the States of Alderney’s aspiration to grow the population of the island.”*

The LUP also defines Housing Character Areas which acknowledge the individual characteristics of each of the islands general buildings areas. They will also form part of the assessment of any application and will be taken into consideration by the BDCC. Each application will be dealt with on their individual merits.

### **Guidance.**

#### **Development Briefs.**

It is intended that any large sites within the central building area or opportunity area will be the subject of formal development briefs, such as Tourgis, which will be approved by the BDCC and will set out broad guidelines and parameters for future development. Some small sites, particularly in sensitive areas, such as The Old Connaught, will also be subject to a Development brief.

Applicants will be encouraged to produce housing layouts which take full advantage of the site and its settings. Due regard should in particular be paid to the shape and slope of sites, existing buildings, trees and other features on or adjacent to sites. However, it will be equally important to consider orientation, privacy and views to and from sites.

In addition to meeting normal accommodation and planning standards, general guidance regarding road layout, vehicle access, pedestrian movement, amenity space provision can also be found in SPG ‘Space around dwellings and amenity space’.

#### **Form and Layout.**

The Committee would expect proposals for any larger housing developments, of which there will be few, to adopt a more traditional village pattern, with streets and courtyards enclosed by a mixture of buildings, boundary walls, trees and planting; a varied sequence of spaces, a mix of building sizes, shapes and roof lines and high standards of provision for sunlight, privacy and security.

It is equally important that developments of a more urban character comprising flats and town houses should also reflect and complement the scale and character of the local street scene. The creation of continuous built street frontages will often be required in such cases.

However, there are many factors which will influence form and layout and these will vary significantly from site to site. The Committee therefore does not wish to stifle the imagination of designers and it recognises there may well be some commendable design and layout solutions, which do not fit the patterns outlined above. For this reason, all proposals for new development will continue to be considered on their individual merits.

It should be emphasised, however, that an essential pre-requisite of good design is to accurately establish site boundaries and levels at the outset.

### Construction, Thermal Insulation & Noise Insulation.

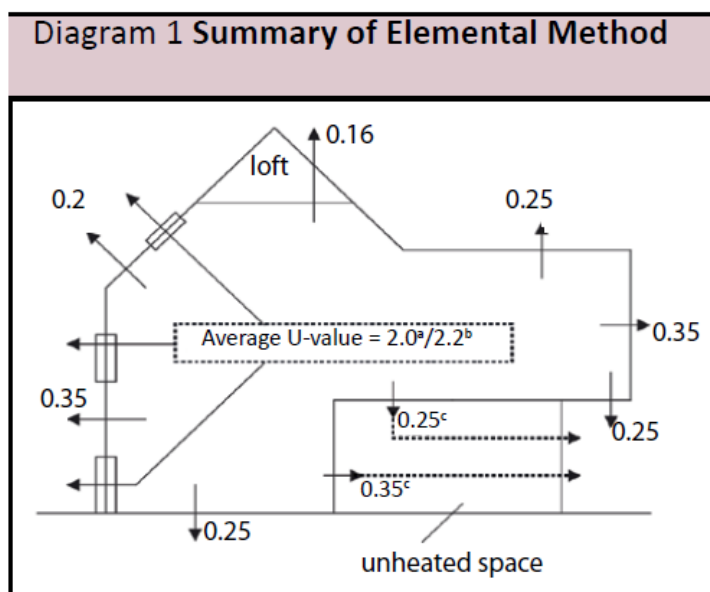
In all cases, houses and flats should conform to high standards of construction by complying with the current Building Regulations.

Houses and flats can be constructed by either traditional construction methods or modern ones as long as they produce the correct 'U' values and pass all Building Regulation inspections.

External materials and finishes will generally be limited to those which are in keeping with local tradition and which are in harmony with the surroundings.

Traditionally, the main roof of each dwelling has been a pitched, slated or tiled roof and in most cases a similar treatment was required for any secondary extensions. This will remain the case unless the applicant can prove the alternative is still in keeping with its surroundings.

Applicants seeking to pursue an alternative design concept should contact the Planning Officer at the earliest opportunity.



- a. If windows have wood or PVC frames
- b. If windows have metal frames
- c. includes the effect of the unheated space

Diagram 1, from the GTS – L1: Conservation of Fuel and Power – Dwellings, shows the present minimum 'U' values to be achieved in all new construction.

The relevant Building Regulation document which deal with noise insulation is GTS – E: Resistance to the passage of sound. It deals with all noise pollution to do with domestic dwellings and flats and also looks at acoustic conditions in schools.

### **Density.**

The density for each new site, brought forward for housing, will be decided principally by the Housing Character Area it is in, see Appendix A.

The actual number of units deliverable on individual sites will also depend on a whole range of factors including:

- Physical site characteristics (e.g. size, shape, slope)
- The need to preserve important trees or buildings and/or other natural or manmade features
- The character of the surrounding area
- The effect on existing community or public services
- The mix of housing and tenure
- The bulk and massing of accommodation
- On-site parking space requirements
- Public and private open space requirements
- The relationship with neighbouring properties

The Committee will seek to ensure that the density of any residential development will be the highest consistent with maintaining reasonable standards of design, space inside and around buildings, light and air, privacy and the amenity appropriate to the type of accommodation provided and the character of the local area within the Central Building Area.

### **Dwelling Size.**

Table 1 indicates the minimal gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notable bedrooms, storage and floor to ceiling height.

“The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).

Individual dwelling types are expressed with reference to the number of bedrooms (denoted as ‘b’) and the number of bed-spaces (or people) that can be accommodated within these bedrooms (denoted as ‘p’). A three bedroom (3b) home with one double bedroom (providing two bed spaces) and two single bedrooms (each providing one bed space) is therefore described as 3b4p.

This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area 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.

Relating internal space to the number of bed-spaces 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.

Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

The Gross Internal Area 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 Gross Internal Area should be measured and denoted in square metres (sqm). (The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls).” ‘Technical housing standard – nationally described space standard’. (March 2015)

The Gross Internal Areas in this standard will not necessarily be adequate for wheelchair housing because these are the absolute minimum standards, where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households see GTS – M: Access to and use of buildings.

Table 1 – Minimum gross internal floor areas and storage (sqm)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

### Internal Layout & Room sizes.

Furniture layouts, radiator positions, electrical points, telephone points and kitchen equipment should all be considered at the design stage, as they may often determine the shape of rooms and the position of doors and windows. In order to demonstrate that each space in a proposed dwelling type is capable of accommodating the activity associated with its use, floor plans shall be submitted to the Planning Office indicating suggested furniture and kitchen equipment layouts. These should be drawn to a scale of 1:50.

The combined floor area of the living, dining and kitchen areas should be no less than:

- 24.6sqm for a 2 or 3 bedroom, 4 person dwelling;
- 29.7sqm for a 3 bedroom, 5 person dwelling;
- 33.4sqm for a 3 or 4 bedroom, 6 person dwelling.

The floor area for bedrooms shall normally be no less than:

- 12.5sqm for the main or first double bedroom;

- 11.5sqm for the secondary double bedroom;
- 7.5sqm for any single bedroom.

A dwelling with two or more bed spaces must have at least one double room.

In order to provide a decent amount of space a single bedroom cannot be less than 2.15m wide. One double room is at least 2.75m wide with any others being at least 2.55m wide.

The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area (GIA). Any area with a headroom of less than 1.5m is not counted within the GIA unless used solely for storage. Any other area used solely for storage which has a headroom of 900-1500mm (eaves) is counted at 50% of its floor area.

A built-in wardrobe counts towards the GIA and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single counts towards the built-in storage requirement.

Gross Internal Areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bed-spaces. Gross Internal Areas for two and three storey dwellings include enough space for one bathroom and one additional WC (shower room). Additional sanitary facilities may be included without increasing the Gross Internal Area provided that all aspects of the space standard have been met.

The main entrance into the dwelling must open into an enclosed lobby or hall and not directly into living areas.

The minimum corridor width will be 1.2m and all doors and stairways should be wide enough and of a design to allow for assisted wheelchair access into the property.

### **Fixtures and Fittings.**

#### *Space heating.*

All new housing shall be provided with full central heating whether the system is electrically heated or fired by oil, or gas.

The higher standards of insulation now required should substantially reduce energy consumption, so that the running costs of whole house heating are affordable to future occupants.

In order to create conditions of reasonable comfort for occupants, the heating system of any new dwelling should be capable of raising internal temperatures to the following minimum levels, when the outside temperature is -10C

- |                                       |       |
|---------------------------------------|-------|
| • Living Room                         | 21 0C |
| • Dining Room                         | 21 0C |
| • Kitchen                             | 18 0C |
| • Bedrooms                            | 18 0C |
| • Bathrooms                           | 22 0C |
| • Hall, Landing and Circulation areas | 16 0C |
| • Separate WC                         | 18 0C |

In addition to central heating, living areas might also be fitted with a radiant heat source. This can, of course, be used to top up the temperature in very cold weather. It can also significantly reduce

energy consumption by extending the season when full central heating operation is not essential to comfort.

Unless there are very strong local design reasons, solid fuel appliances will not normally be considered appropriate for flats or elderly persons' dwellings, because of the problems associated with the cartage and storage of fuel and the tending of appliances.

#### *Windows.*

Windows should be designed and positioned to meet normal Bye-Law requirements and have proper regard to matters of privacy and other planning considerations. Architects should also address at the design stage, practical issues relating to window cleaning and access for future maintenance.

It is particularly important that windows above ground floor level are designed so that they can be safely cleaned from the inside of the building. Designs should also allow for safe ladder access to windows for maintenance work, which is free from obstructions such as raised flower beds and porches.

Where double glazing is installed care should be taken to ensure that the design and layout of window openings always allow for means of escape in the event of fire.

#### *Kitchens.*

All kitchens shall be provided with at least the following basic requirements:-

- a permanently fixed single sink and drainer unit with cupboard underneath, from a reasonable quality range;
- worktops preferably located on both sides of the sink and cooker hob positions;
- additional fitted cupboards of at least 2.3 cubic metres for 3 person + dwellings and 1.7 cubic metres for 1 and 2 person dwellings.
- space for a large refrigerator or fridge/freezer, which is normally best provided at the end of a run, as few will fit underneath a worktop;
- space for a washing machine and dishwasher to be positioned next to the sink. Suitable hot, cold and waste connections should be left available, if a separate utility room is not provided.

#### *Electrical Installations.*

Electrical installations must comply with the requirements of the current Wiring Regulations. In all new housing double electrical plug sockets should be used. The minimum number of sockets in each room are as follows:

- Kitchen – associated with work surfaces, refrigerator, cooker and washing machine, plus general use 6
- Lounge 6
- Living/dining 8
- Double Bedrooms 4
- Single Bedrooms 4
- Landing 2
- Hall 2
- Bathroom – shave socket 1
- Garage 4
- Loft 1

#### *Mechanical Ventilation.*

Consideration must be given to the provision of mechanical ventilation in areas of high humidity (e.g. kitchens and bathrooms). Systems which use the facility of heat recovery will be favoured as they are sustainable and create energy savings.

*Water.*

The BDCC would also like to encourage the use of water saving devices within all new dwellings, such as grey water diverters, rainwater tanks and using water efficient fixtures and fittings.

*Security.*

It goes without saying that all ground floor doors and windows should be fitted with locks and any interconnecting doors between dwelling and garage should also be of an external door standard and fitted with a lock. All doors and windows throughout the structure should be fire regulation compliant.

**Driveways and Car Parking.**

Car parking provision shall be made in accordance with the Planning Office and The SPG 'Space around Dwellings and Amenity Space'.

The other relevant document is GTS P: Roads, adopted by the States of Alderney.

**Gardens and Amenity Space.**

Please refer to the document SPG 'Space around Dwellings and Amenity Space'.



APPENDIX A: LUP HOUSING CHARACTER AREAS.

Ref	Housing Character Area name	Existing Character	Development Principles
1C	<b>Reine du Pres and lower Fontaine David (Water Lane)</b>	Comprises a 1970s estate and self-build detached dwellings (mainly built between 1970s and 2000s). All dwellings are two storeys.	There are very limited building opportunities in this Area, except for at Fontaine David. Along Fontaine David, sensitive infill development – which is detached or semidetached and up to two storeys – will be supported. Within the Reine du Pres Estate, the distinctive character should be retained. Any extensions permitted should be sympathetic to the existing character. Any development along the boundary of St Anne Conservation Area (C/001) should be sympathetic to its special character.
2A	<b>Lower Cotil du Val</b>	Comprises mostly low density housing, which are self-build properties including some pre-World War II.	Infill development of up to two storeys will be supported within this Character Area. The character within this area is quite varied and therefore the typology and design of the house should be sympathetic to its surroundings. Access to plots should be carefully considered including ensuring that proposals in Character Area 2A will not preclude any future development of Character Area 2B.
2B	<b>Upper Cotil du Val</b>	Comprises sloped (in some cases very steeply) greenfield plots, some of which are wooded sites. Some plots are located at the high point of the Island and are therefore very visible including from Braye Beach.	Given the sensitivity of this area and the availability of sites in other locations which are more suitable (in accordance with the housing land preference hierarchy (Policy HOU3)) this land should be safeguarded to meet longer term housing needs (outside the current Land Use Plan period). When this land is brought forward for development, any development should be low density, retain existing trees, minimise effects on green infrastructure, carefully consider access arrangements (as per the principles for Character Area 2A) and minimise the visual impact of any development from the coast.
3	<b>St Anne</b>	Comprises a range of housing types, characterised by historic terraced properties mostly dating from the 1800s. Whole area comprises the St Anne Conservation Area. Belle Vue Hotel falls into both this Character Area and Housing Character Area 4 (Grand Hotel/Butes).	Infill development may in appropriate settings extend up to three storeys but should be sympathetic and in keeping with surrounding development. Developments (infill and redevelopment) will be assessed on their individual merits and the extent to which they accord with any design policies in the Land Use Plan as well as any other supplementary design guidance. Sub-division of existing buildings/plots to

			support re-use of dwellings may be acceptable where proposals are sympathetic to the existing character, do not result in the loss of a façade which makes a positive contribution to the character of the Conservation Area and demonstrate how provision can be made for amenity space.
<b>4</b>	<b>Grand Hotel site/Butes</b>	Comprises a number of relatively recent developments (1970s and 1980s flats) and partial redevelopment of the Grand Hotel, which includes new affordable housing. Very mixed character and identity. Also includes cricket green, community centre and States of Alderney works depot. Belle Vue Hotel falls into both this Character Area and Housing Character Area 3 (St Anne).	This Character Area represents a major redevelopment area. Infill and redevelopment of existing dwellings will be supported including development up to three storeys and comprising flats. Prior to demolition of existing buildings, their contribution to the townscape should be assessed and, where appropriate, façades retained. Should the works depot be relocated, the redevelopment of this site and the adjacent community centre for residential and community uses should be promoted.
<b>5</b>	<b>Bute Lane</b>	Comprises low density houses set in large gardens, on raised hillside.	Limited infill may be supported within this Character Area. Any proposals will be assessed on their individual merits. Any development must be detached, no more than two storeys and be sympathetic to the surrounding environment. This includes minimising the visual impact of any development from the coast.
<b>6</b>	<b>Platte Saline</b>	Comprises pre- and post-World War II detached houses, with some later self-builds. Clear street layout, with the design of buildings usually the same on each street. Houses are a mix of one to two storey, with some single storey dwellings converted to 1.5 or two storeys.	The existing layout of streets will be retained; therefore there is a presumption against sub-division of land to increase the number of dwellings within this area. Any infill development will retain and/or strengthen the existing street layout. Infill plots will support detached houses of up to two storeys. Extensions of bungalows up to two storeys will be supported.
<b>7</b>	<b>Le Petit Val &amp; Wide Lane</b>	Comprises low density houses set in large gardens, on raised hillside.	Limited infill may be supported within this Character Area. Any proposals will be assessed on their individual merits. Any development must be detached, no more than two storeys and sympathetic to the surrounding environment. This includes minimising the visual impact of any development from the coast.
<b>8</b>	<b>Les Mouriaux &amp; Clos Carre</b>	Comprises a varied character which includes	Infill development will be supported within this Character Area. Any development proposals should be

		detached family homes, some post- World War II and 1980s flats, and more recently detached self-builds.	sympathetic in character to their neighbours, of up to two storeys and detached or semi-detached. Should the flats at Mouriaux be brought forward for redevelopment, reconstruction of apartments in this location would be supported.
<b>9A</b>	<b>Allee es Fees</b>	Comprises one to two storey self-build houses / bungalows. Outer edge of Allee es Fees represents the end of the Building Area.	Development of infill plots will be supported for detached, semi-detached or terraced houses of up to two storeys. Given that this Character Area is more remote from the centre of the Island, there is a presumption against apartments in this location. Developments towards the north of the Character Area should have regard to their visual impact – particularly from the coast – and should be sympathetically designed. Extensions of bungalows up to two storeys will be supported.
<b>9B</b>	<b>La Marette</b>	Comprises one to two storey detached self-build houses. Southern edge of Character Area represents the end of the Building Area.	Infill development comprising detached buildings of up to two storeys will be supported.
<b>9C</b>	<b>Brickfields</b>	Comprises predominantly high density residential development with limited amenity space, built in late 1990s.	Given that all available land in Character Area has been intensively developed, further densification should not be promoted. If commercial uses re-locate from this Character Area, residential development should be promoted along with provision of amenity space.
<b>10</b>	<b>St Anne east</b>	Comprises a predominantly residential area with detached one to two storey self-built family homes. Snooker Club and an area of garages/storage are located to the north of the Character Area.	Infill development comprising detached buildings of up to two storeys will be supported. Such development should be in keeping with surrounding development. If the garages/storage area re-locate from this Character Area, residential development of up to three storeys, which could comprise flats, should be promoted. Consideration should be given to how such development would integrate with the Snooker Club.
<b>11</b>	<b>Longis</b>	Comprises a varied character with a mix of styles. Houses are mostly post-World War II of one to two storeys. Eastern end of Character Area represents the end of the Building Area.	Infill development will be supported within this Character Area. Such development will be sympathetic in character to their neighbours, of up to two storeys and detached or semi-detached. Extensions of bungalows up to two storeys will be supported.
<b>12</b>	<b>Barrack Masters &amp; Bluestone Hill</b>	Comprises low density ribbon development following Longis Road.	Limited low density infill development will be supported. Any infill dwellings

		Includes pre-World War II cottages with newer self-build or re-build infill.	should not be more than two storeys in height.
<b>13</b>	<b>Harbour &amp; Braye Beach</b>	Comprises a largely non-residential area with the exception of Braye Street with distinctive steep pitched terrace on the east side. A lower standard copy of this style provided on the west side.	Please refer to guidance provided for Zone 7.