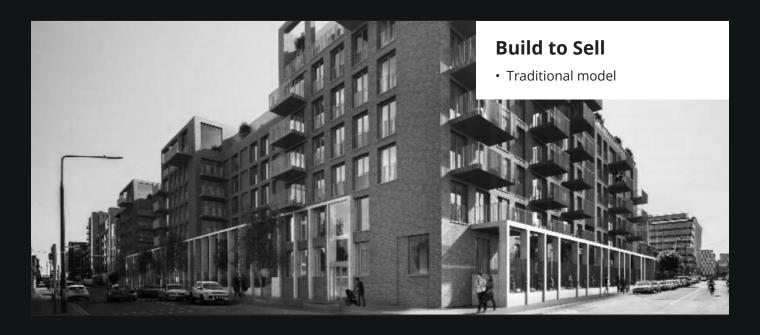
DOHLG APARTMENTS DESIGN STANDARDS INFOCARD JANUARY 2024







Build To Rent (BTR)

NOTE: AS OF 21ST DEC 2022, **BUILD TO RENT IS NO LONGER PERMITTED AS A CATEGORY UNDER PLANNING.**

- BTR is seen as a way of life
- Brand orientated
- Service and Rental
- **Professionally Managed**
- Central Services
- Occupants = Customers not Tenants...
- Institutional Investment



Shared Accommodation/ **Co-Living**

NOTE: NEW SCHEMES BANNED SINCE NOV 2020

- Cluster Living
- Similar to Student Model
- Dept. of Housing open to other formats/models
- Significant opportunity for varied offer
- Requirement to demonstrate need





Dohlg Apartments Design Standards Infocard January 2024



BUILD TO SELL

BUILD TO RENT (BTR)

SHARED ACCOMMODATION







Dual Aspect	> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban			
Apartments Core	≤12					No Restriction					No Restriction			
—	Urban: Minimal Suburban 1 Car/Unit + 1 Space/3-4 Units (Visitor)					Minimal					Minimal			
₫ ₽	1 per Bed + 1 per 2 Units (Visitor)					1 per Bed + 1 per 2 Units (Visitor)					1 per Bed + 1 per 2 Units (Visitor)			
Floor To Ceiling	>2.70m (Ground)		>2.40m (Upper)			>2.70m (Ground)		>2.40m (Upper)			>2.70m >2.40m (Ground) (Upper)			
	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible			
Storage	3m²	3m²	5m²	6m²	9m²	3m²	3m²	5m²	6m²	9m²				
Communal Amenity	4m²	5m²	6m²	7m²	9m²	4m²	5m²	6m²	7m²	9m²	Flexible			
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell)	21	B(4P) B(3P)	63n 45m²* 37m²*	90m ^{2*} 73m ^{2*} 1 ^{2*}			3B 2B ⁽⁴ P) 2B ⁽³ P) 1B Studio	6 45m² 37m²*	90m²* 73m²* 3m²* ;*		12m ² (1P) 12m 18m ² (2P) 12m		Beds 1-3 8m²/person Beds 4-6 4m²/person	
Mix	≤25%Studio ≤50%Studio/1B 					No Restriction					2-6 			
Width of living/ dining room**	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible			
	4m	3.3m	3.6m	3.6m	3.8m	4m	3.3 m	3.6m	3.6m	3.8m				
Aggregate floor area of living/ dining/kitchen area**	30m²	23m²	28m²	30m²	34m²	30m²	23m²	28m²	30m²	34m²	Flexible			
Bedroom Min Width**	Studio 4m	Sing 2.1		uble .8m	Twin 2.8m	Studio 4m	Sing 2.1	,	ouble 2.8m	Twin 2.8m	Flexible			
Bedroom Min Floor Area**	30m²	7.1r	n² 11	.4m²	13m²	30m²	7.11	m² 1	1.4m²	13m²	Flexible			

^{**}Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas



These requirements are set down in the

Sustainable Urban Housing:

Design Standards for New Apartments Guidelines For Planning Authorities (Click to follow on soft copy)



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