DoHLG APARTMENTS DESIGN STANDARDS INFOCARD JANUARY 2023







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/modelsSignificant opportunity for varied offer
- Requirement to demonstrate need



Dohlg Apartments design standards

INFOCARD JANUARY 2023



	BUILD TO SELL					В	UILD .	FO RE	NT (BT	SHARED ACCOMMODATION			
								SIONS 2 ND DEC	NO LO 2022)	NGER	NEW SCHEMES BANNED SINCE NOVEMBER 2020 ONWARDS		
Dual Aspect	> 33% Urban > 50% Suburban							33% Urb)% Subur			> 33% Urban > 50% Suburban		
Apartments Core	≤12						No	Restrict	ion		No Re	estriction	
	Urban: Minimal Suburban 1 Car/Unit + 1 Space/3-4 Units (Visitor)				Minimal					Minimal			
₫\$O	1 pe	er Bed +	1 per 2 U	Jnits (Visi	tor)	1 pe	er Bed +	1 per 2 L	Jnits (Visi	itor)	1 per Bed + 1 p	per 2 Units (Visitor)	
Floor To Ceiling	>2.7 (Grou			>2.40m (Upper)		>2.7 (Gro			>2.40m (Upper)		>2.70m (Ground)	>2.40m (Upper)	
	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed			
Storage	3m²	3m²	5m²	6m²	9m²	3m²	3m²	5m²	6m²	9m²	Flexible		
Communal Amenity	4m²	5m²	6m²	7m²	9m²	4m²	5m²	6m²	7m²	9m²	Fl	lexible	
- Tr Amenity										2			
Minimum Apartment Sizes	28 18	3(4P) 3(3P) 3	7 63m 45m ^{2*} 37m ^{2*}	90m²* ′3m²* '²			3B 2B ⁽⁴ P) 2B(3P) 1B Studio	63 45m² 37m²*	90m2* 73m2* 3m2*		12m ² (1P) 12m ²	12m² Beds 1-3 8m²/perso	
Minimum Apartment	28 28 18	3(4P) 3(3P) 3	63m 45m²*	73m ^{2*}			2B ^(4P) 2B(3P) 1B	45m ^{2*}	73m²* 3m²*		12m ² 12m ²	12m² Beds 1-3	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to	28 28 18	3(3P) 3(3P) 3 udio ∷	63m 45m ^{2*} 37m ^{2*} 6	^{73m2*} ^{12*} udio Studio/11 <10% 2B			2B(4P) 2B(3P) 1B Studio	45m ^{2*}	73m²* 8m²* *		12m² 12m² (1P) 12m² 18m² 12m² (2P) 12m² 2-	12m ² Beds 1-3 8m ² /perso Beds 4-6 4m ² /perso	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix Width of living/	22 22 18 51	3(3P) 3(3P) 3 udio ∷	63m 45m ^{2*} 37m ^{2*} %	udio Studio/1f <10% 2B Flexib	(3p)		2B(4P) 2B(3P) 1B Studio	45m ^{2*} 37m ^{2*} Restrict 2 Bed	73m ^{2*} 8 ^{m^{2*}} tion 2 Bed		12m² 12m² (1P) 12m² 18m² 12m² (2P) 12m² 2- ≤	12m ² Beds 1-3 8m ² /perso Beds 4-6 12m ² 4m ² /perso 6 ∲ 8 ∰	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix	22 28 18 51	3(4P) 3(3P) 3 uudio ∷ ≤25% ≤50	63m 45m ^{2*} 37m ^{2*} 6	udio Studio/1f <10% 2B Flexib	(3p) le 2B/3B		2B(4P) 2B(3P) 1B Studio NO	45m ^{2*} 37m ^{2*}	73m ^{2*} 8m ^{2*}		12m² 12m² (1P) 12m² 18m² 12m² (2P) 12m² 2- ≤	12m ² Beds 1-3 8m ² /perso Beds 4-6	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix Width of living/	22 22 18 St	3(4P) 3(3P) 3 uudio : ≤25% — ≤50 1 Bed	63m 45m ^{2*} 37m ^{2*} 6	udio Studio/18 <10% 28 Flexib 2 Bed (4P)	(3p) le 2B/3B 3 Bed	Studio	28(3P) 28(3P) 18 Studio No 1 Bed	45m ^{2*} 37m ^{2*} Restrict 2 Bed (3P)	73m ^{2*} 3m ^{2*} tion 2 Bed (4P)	3 Bed	12m² 12m² (1P) 12m² 18m² 12m² (2P) 12m² 2- ≤ 3 FI 5	12m ² Beds 1-3 8m ² /perso Beds 4-6 12m ² 4m ² /perso 6 ∲ 8 ∰	
Minimum Apartment Sizes *Majority of units need to be 10% larger than minimum (Only applies to Build to Sell) Mix Width of living/ dining room** Aggregate floor area of living/ dining/kitchen	226 28 18 51 51 51 51 51 51 51 51 51 51 51 51 51	3(4P) 3(3P) 3 udio : ≤259 550 1 Bed 3.3m 23m ²	63m 45m²* 37m²* 6	^{73m2*} ^{12*} studio/11 <10% 2B Flexib 2 Bed (4P) 3.6m	(3p) le 2B/3B 3 Bed 3.8m	Studio 4m	28(3P) 28(3P) 18 Studio No 1 Bed 3.3 m 23m ²	45m² [×] 37m² [×] Restrict 2 Bed (3P) 3.6m 28m² gle Do	73m ^{2*} 3m ^{2*} :ion 2 Bed (4P) 3.6m	3 Bed 3.8m	12m² 12m² (1P) 12m² 18m² 12m² (2P) 12m² 2- ≤ ≤ 5 Fl Fl	a 12m ² Beds 1-3 8m ² /perso Beds 4-6 4m ² /perso 4m ² /perso texible	

**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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