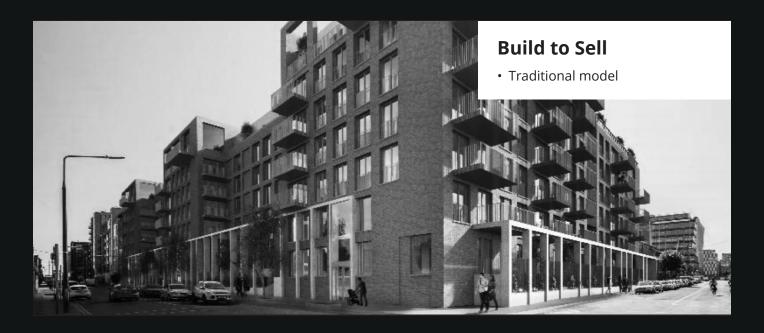
DOHLG APARTMENTS DESIGN STANDARDS INFOCARD JANUARY 2025







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 2025



BUILD TO SELL

BUILD TO RENT (BTR)

SHARED ACCOMMODATION







Dual Aspect			33% Uı 0% Sub			> 33% Urban > 50% Suburban					> 33% Urban > 50% Suburban			
Apartments Core	≤12					No Restriction					No Restriction			
A	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	>2.7 (Gro		>2.40m (Upper)			>2.70m (Ground)		>2.40m (Upper)			>2.70m			
	Studio	1 Bed	2 Bed (3P)			Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible			
Storage	3m²	3m²	5m²	6m²	9m²	3m²	3m²	5m²	6m²	9m²	riexible			
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)	2	B(4P) B(3P) B	6 45m² 37m²*	90m²¹ 73m²* 3m²* ²*			3B 2B(4P) 2B(3P) 1B Studio	6 45m 37m²*	90m²' 73m²* 3m²* ²*		12m ² (1P) 18m ² (2P)	12m²	12m²	Beds 1-3 8m²/person Beds 4-6 4m²/person
Mix	├──_≤25% ──'Studio ├──_≤50% ──'Studio/1B └──10% 2B(3p) Flexible 2B/3B					No Restriction					2-6 ≤ 8 			
Width of living/ dining room**	Studio	1 Bed	2 Be (3P)			Studio	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Flexible			
	4m	3.3m	3.6m	1 3.6m	3.8m	4m	3.3 m	3.6m	3.6m	3.8m				
Aggregate floor area of living/ dining/kitchen area**	30m²	23m²	28m	² 30m	² 34m ²	30m²	23m²	28m²	30m²	34m²	Flexible			
Bedroom Min Width**	Studio 4m	Sing 2.1r		Double 2.8m	Twin 2.8m	Studio 4m	Sing 2.1		ouble 2.8m	Twin 2.8m	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

30m²

7.1m²

13m²



Bedroom

Min Floor Area**

These requirements are set down in the

11.4m²

Sustainable Urban Housing:

 $7.1m^{2}$

30m²

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



13m²

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Flexible

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