Schemes for the Erection of Houses for Owner Occupation

REGULATIONS, DATED 5TH JUNE, 1950, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946.

1950. No. 82

The Ministry of Health and Local Government for Northern Ireland, in exercise of the powers conferred upon it by the Housing (No. 2) Act (Northern Ireland), 1946, hereby makes the following Regulations :—

1.—(1) These Regulations may be cited as the Housing (Owner Occupation) (Amendment) Regulations (Northern Ireland), 1950, and shall be construed as one with the Housing (Owner Occupation) Regulations (Northern Ireland), 1946 (in these Regulations referred to as " the Principal Regulations ") (**a**) and the Housing (Owner Occupation) (Amendment) Regulations (Northern Ireland), 1946 (**b**).

(2) The Interpretation Act, 1921, shall apply for the purpose of the interpretation of these Regulations as it applies to the interpretation of an Act of the Parliament of Northern Ireland.

2. For Schedules II, III, IV and V to the Principal Regulations there shall be substituted the Schedules to these Regulations.

3. Regulation three of the Housing (Owner Occupation) (Amendment) Regulations (Northern Ireland), 1946, and the Housing (Owner Occupation) (Amendment) Regulations (Northern Ireland), 1948 (**c**), are hereby revoked.

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this fifth day of June, One thousand nine hundred and fifty, in the presence of :—

(L.S.) *Ronald Green*,
Assistant Secretary.

SCHEDULE II

STANDARDS OF SITING

(1) The minimum distances in this Schedule are prescribed without prejudice to the application of any enactment or bye-law, and shall be deemed to relate to measurements taken at right angles to the wall or walls of the house.

(2) The prescribed minimum distances shall apply in respect of houses having not more than two storeys. In the case of a house having more than two storeys, the specific siting requirements shall be determined by the Ministry having regard to the circumstances of the case.

(**a**) S. R. & O. (N.I.), 1946, No. 155 (**b**) S. R. & O. (N.I.), 1946, No. 179
(**c**) S. R. &O. (N.I.), 1948, No. 176.

(3) For the purposes of these standards, the words " main front wall " and " main front walls " shall be deemed to exclude porches and bay-windows ; the words " main back wall " and " main back walls " shall be deemed to exclude porches, bay-windows and one-storey projections or outbuildings, but shall be deemed to include projections or outbuildings having more than one storey.

(4) There shall be provided a distance not less than :—

(*a*) 50 feet between building lines,
(*b*) 50 feet between main front walls,
(*c*) 50 feet between main back walls,
(*d*) 50 feet between a main front wall and a main back wall,
(*e*) 35 feet between a main front wall, or a main back wall, and a gable (end) wall, and
(*f*) 10 feet between a main front wall and a public road or footpath.

(5) The distance between the main front wall, or the main back wall, of a house and a one-storey outbuilding, structure or projection, which is outside the curtilage of the house and which is not more than 10 feet in height measured from ground level to eaves or parapet, shall be not less than 35 feet, provided that, where the said height exceeds 10 feet, the specific siting requirements shall be determined by the Ministry having regard to the circumstances of the case.

(6) The distance between gable (end) walls shall be not less than :—

(*a*) 8 feet where there are no windows or doors in the said walls,
(*b*) 12 feet where in the said walls there are doors, or windows which are not required to be taken into account for the purposes of compliance with Paragraph (12) of Schedule III of these Regulations, or which do not serve bathrooms on the ground floor, and
(*c*) 20 feet in all other cases.

(7) The average distance between the rear boundary of the curtilage and the main back wall shall be not less than 20 feet.

SCHEDULE III

STANDARDS OF ACCOMMODATION

(1) The standards in this Schedule are prescribed without prejudice to the application of any enactment or bye-law.

(2) In calculating floor areas for the purposes of these standards, the measurements shall be taken to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), so as to include the areas of built-in cupboards or presses having a minimum head-room of six feet six inches, and to exclude the areas of chimney breasts, larder, hot press, or stair bulkheads less than six feet six inches from the ceiling.

(3) *Living Room and Kitchen or Scullery Accommodation.*

(*a*) The combined floor area of the living room and kitchen or scullery accommodation shall be not less than :—

(i) in the case of one living room, 215 square feet ;
(ii) in the case of two living rooms, 315 square feet ;
(iii) in the case of three living rooms, 415 square feet ;

provided that the floor area of a living room shall be not less than 100 square feet.

(*b*) The kitchen or scullery accommodation shall contain a suitable sink and draining board.

(4) *Bedroom Accommodation.*

(*a*) The floor area of the bedroom accommodation shall be not less than :—

(i) in the case of one bedroom, 120 square feet ;
(ii) in the case of two bedrooms, 210 square feet ;
(iii) in the case of three bedrooms, 275 square feet ;
(iv) in the case of four bedrooms, 355 square feet ;
(v) in the case of five bedrooms, 435 square feet ;

provided that the floor area of a bedroom shall be not less than 65 square feet.

(*b*) The sole means of access to a bedroom shall not be through another bedroom.

(5) *Facilities for Cooking, for Heating of Water, and for Artificial Lighting.*

(*a*) *Cooking.*

(i) Where gas or electricity services are available, suitable arrangements shall be made to enable a gas or electric cooker to be installed ;

(ii) Where the said services are not available, a suitable solid fuel cooking appliance shall be provided.

(*b*) *Heating of Water.*
Where a piped water supply is available, a suitable hot water circulating system shall be provided.

(*c*) *Artificial Lighting.*
Where electricity services are available, sufficient points for the adequate lighting of each room, compartment, and passage shall be provided.

(6) *Larder Accommodation.*

Larder accommodation, having effective means of permanent ventilation directly to the outside air, and fitted with adequate shelving, shall be provided within the house.

(7) *Storage Accommodation.*

(*a*) Accommodation capable of accommodating a perambulator shall be provided on the ground floor and free of passages, it being assumed that a minimum width of two feet nine inches is required for the purposes of a passage.

(*b*) Storage accommodation, having a minimum effective capacity of 52 cubic feet, shall be provided for fuel. There shall be adequate access to the said accommodation, other than directly from a living room or kitchen or scullery accommodation, for the delivery of fuel.

(8) *Cupboard Accommodation.*

In addition to the larder and hot press, cupboard accommodation with adequate shelving shall be provided to afford, as a minimum :—

(*a*) 30 cubic feet in respect of bedrooms ; and

(*b*) 14 cubic feet other than in respect of bedrooms.

(9) *Shelving, etc.*

There shall be provided :—

(*a*) shelving (in addition to shelving prescribed for larder and cupboards), having a minimum area of six square feet, either in a living room or in the kitchen or scullery accommodation ; and

(*b*) adequate arrangements for hanging hats and coats.

(10) *Water supply, Drainage System and Sanitary Accommodation.*

(*a*) An adequate supply of wholesome drinking water shall be readily available.

(*b*) A drainage system suitable for the disposal of waste water, rain water, or, where a water closet is required, of soil from such closet, shall be provided.

(*c*) Where there is a public piped water supply, a bathroom, fitted with a bath and washhand basin, a hot press, and a water closet, shall be provided. The size of the compartment or compartments shall be sufficient to afford adequate space for access to, and use of, the fittings therein.

(*d*) Where there is not a public piped water supply, a storage tank, having a minimum capacity of 100 gallons, suitably located for the purpose of supplying water to the sink in the kitchen or scullery accommodation, and capable of being replenished by rain water from the roof of the house, shall be provided.

(*e*) Where a water closet is not provided, an earth or chemical closet shall be provided.

(*f*) A bathroom, or water or other closet, shall not communicate directly with a living room, bedroom, or the kitchen or scullery accommodation.

(11) *Ceiling Heights.*

(*a*) The ceiling height of a living room shall be not less than eight feet, provided that, in the case of a house which is situated either in the open