(1) The second living room (in the case of a house with two living rooms) ;

(2) The first, or second, bedroom.

Provided that, in the case of the first, or second, bedroom, it shall be permissible to substitute for a fireplace, or other fixed means of heating, an electric or gas service connection, to which a heating appliance can be conveniently connected.

Where the principal means of heating proposed is otherwise than by the use of solid fuel, the provision of fireplaces as above may not be required, but, in any such case, specific approval shall be sought to the system proposed."

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this second day of July, One thousand nine hundred and forty-eight, in the presence of :—

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

Housing on Farms

Farm Houses and Approved Workers' Houses

REGULATIONS, DATED 12TH MAY, 1948, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING ON FARMS ACT (NORTHERN IRELAND), 1948.

1948. No. 128

The Ministry of Health and Local Government for Northern Ireland (in these Regulations referred to as " the Ministry ") in exercise of the powers conferred upon it by section fourteen of the Housing on Farms Act (Northern Ireland), 1948 (in these Regulations referred to as " the Act "), hereby makes the following Regulations :—

1.—(1) These Regulations may be cited as the Housing on Farms Regulations (Northern Ireland), 1948.

(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. The standards of siting, accommodation and construction applicable to the provision of new farm houses and approved workers' houses shall be as specified in the First, Second, Third and Fourth Schedules to these Regulations respectively.

3. The standards of accommodation and construction applicable to the reconditioning of premises for occupation as farm houses and approved workers' houses shall be as specified in the Fifth Schedule to these Regulations.

4. The superficial area of a new farm house or approved worker's house shall be calculated in accordance with the method specified in the Sixth Schedule to these Regulations.

5. The instruments and deeds of release to be executed in pursuance of sections three, six and nine respectively of the Act shall be in the forms set out in the Seventh Schedule to these Regulations or in forms substantially to the like effect as the nature of the case may require.

6. The Ministry may assent to the modification of, or departure from, these Regulations.

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this twelfth day of May, One thousand nine hundred and forty-eight.

(L.S.) *W. McCaughey,*
Assistant Secretary.

FIRST SCHEDULE

FARMHOUSES

STANDARDS OF SITING

(1) The distances laid down in these standards for the siting of farmhouses are minimum distances, and are prescribed without prejudice to local Bye-Laws, and Planning Acts and Orders. The distances shall, unless otherwise required, be measured at right angles to the wall or walls.

(2) *Distances from Adjacent Buildings* :

(*a*) The distance between any wall of the house and any adjacent building or structure not directly required for the purposes of the house shall be not less than 20 feet.

(*b*) Where the wall of the house contains a principal window (i.e. a window providing the minimum lighting required in respect of a living room or a bedroom, or a kitchen or scullery or a ground floor bathroom), and where the adjacent building or structure measures less than 10 feet from ground level to the eaves or the parapet, the distance shall be not less than 35 feet.

(*c*) Where the wall of the house contains a principal window and where the adjacent building or structure measures more than 10 feet from ground level to the eaves or the parapet the distance shall be determined by the Ministry in the light of the particular circumstances of the case.

SECOND SCHEDULE

APPROVED WORKERS' HOUSES

STANDARDS OF SITING

(1) The distances laid down in these standards for the siting of approved workers' houses are minimum distances, and are prescribed without prejudice to local Bye-Laws, and Planning Acts and Orders. The distances shall, unless otherwise required, be measured at right angles to the wall or walls.

(2) The standards will apply in respect of approved workers' houses built as single-storey or two-storey dwellings.

(3) Where the expression " main front wall " is used in these standards it shall be deemed to exclude porches and bay-windows. Similarly the expression " main back wall " shall be deemed to exclude porches, bay-windows, and single-storey projections or outbuildings, but shall include projections or outbuildings of more than one storey.

(4) *Distance between House Fronts* :
The distances between the main front walls of houses shall be not less than 60 feet.

(5) *Distance between House Backs* :
The distance between the main back walls of houses shall be not less than 70 feet.

(6) *Distance between House Fronts and Backs* :
Where houses are sited so that the fronts of some houses face the backs of others, the distance between the main front walls and the main back walls shall be not less than 70 feet.

(7) *Distance between House Fronts, or Backs, and adjacent Buildings* :
A minimum distance of 35 feet shall be provided between the main front, or back, wall of a house and any outbuilding, structure, or projection (not contained within the curtilage of the house) which does not measure more than 10 feet in height from the ground level to the eaves or parapet. Where the height of such outbuilding, structure or projection exceeds 10 feet the minimum permissible distance shall be determined by the Ministry in the light of the particular circumstances of the case.

(8) *Distance between Gable Walls of Houses* :
The distance between gable, or end, walls of adjacent houses shall be not less than 20 feet.
Provided that :—
(*a*) where there is no principal window in either of the facing walls (i.e., a window providing the minimum lighting required in respect of a living-room, or a bedroom, or accommodation used for cooking purposes, or a ground floor bathroom), the distance between the facing walls may be reduced to 12 feet ; or,
(*b*) where there are no windows, or doors, in the facing walls, the distance may be reduced to 8 feet.

(9) *Depth of Back Gardens* :
The distance of the division or boundary fence of the curtilage from the main back wall of a house shall be not less than an average of 25 feet, measured within the extreme limits of the main back wall.

(10) *Access to Houses* :
Houses shall be sited within a distance of 200 feet from a laneway or roadway and shall be connected therewith by means of a properly constructed pathway.

THIRD SCHEDULE

Farmhouses and Approved Workers' Houses

Standards of Accommodation

(1) In calculating minimum floor areas for the purposes of these standards the measurements shall be taken to the rough wall surface or framework, the normal thickness of plaster, if any, being assumed. Minimum sizes of all rooms may

include built-in cupboards or presses which have a minimum head-room of 6 feet 6 inches, but shall not include chimney breasts, larder, press containing hot water cylinder, or stair bulkheads which are less than 6 feet 6 inches from the ceiling.

(2) *Living Room (including Scullery or Kitchen Accommodation)* :

Number of Bedrooms in House	*Minimum Floor Area to be provided for Living-Room and Scullery or Kitchen Accommodation*
Two	215 square feet
Three or more	235 „ „

(3) Where a house contains two living rooms, the minimum combined floor area of such living room accommodation shall (taken together with the scullery or kitchen accommodation) be 335 square feet, (see paragraph 14 regarding orientation of living room), provided, however, that in no case shall the floor area of a living room be less than 100 square feet. Where a third living room is provided its superficial area shall be at least 100 square feet in addition to the 335 square feet prescribed in this paragraph.

(4) The space to be provided for scullery or kitchen accommodation shall contain a suitable sink and draining board.

(5) *Bedroom Accommodation* :

In every case one bedroom of at least 120 square feet in floor area shall be provided : a bedroom shall in no case have a floor area of less than 70 square feet. A bedroom shall not be provided in respect of which the sole means of access thereto is through another bedroom.

The total floor area of the bedroom accommodation shall be as follows :—

Number of Bedrooms in House	*Total Minimum Floor Area*
Two	225 square feet
Three	295 „
Four	390 „
Five	470 „

(6) *Facilities for Cooking, for Heating of Water and for Artificial Lighting* :

(*a*) *Cooking.*

A suitable solid fuel cooking appliance shall be provided unless electricity services are available in which case suitable arrangements for the installation of an electric cooker may be substituted.

(*b*) *Heating of Water.*

In every case where there is a supply of piped water available there shall be provided a suitable hot water circulating system.

(*c*) *Artificial Lighting*

Where electricity services are available there shall be provided adequate points for artificial lighting of each room and compartment.

(7) *Larder Accommodation* :

Well ventilated larder accommodation shall be provided inside each house; such accommodation shall have direct means of ventilation to the outside air, and shall be provided with adequate shelving.

(8) *Fuel Storage Accommodation* :

Where solid fuel is to be used for the purpose of providing heating, storage accommodation of permanent construction shall be provided to afford a minimum capacity of 52 cubic feet. Adequate access for the delivery of fuel shall be provided, which must not be directly from a scullery or living room.

The height of the accommodation provided shall not, for the purpose of calculating the capacity, be taken as more than 6 feet 6 inches.

(9) *General Storage Accommodation* :

Each house must have storage accomodation on the ground floor free of passages, capable of accommodating a perambulator, it being taken that a minimum width of 2 ft. 9 ins. is required for purposes of a passage.

There must also be provided additional space of at least 32 square feet, either by providing a separate store of permanent construction (which may be either inside or outside the house), or by increasing the prescribed floor area of the living room, or bedroom, accommodation.

Provided that in the case of houses with not more than two apartments, it shall be permissable to dispense with the provision of general storage and perambulator accommodation.

(10) *Cupboard Accommodation* :

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

(*a*) 14 cubic feet other than in respect of bedrooms ; and

(*b*) 30 cubic feet in respect of bedrooms.

(11) *Shelving, etc.*

In each house there shall be provided (exclusive of shelving already prescribed for larder and cupboards) :—

(*a*) shelving, measuring a minimum of 6 square feet, which may be in the scullery, or the kitchen, or in any living room.

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

(12) *Water Supply and Sanitary Accommodation* :

(*a*) *Water Supply and Drainage System.*

An adequate supply of wholesome drinking water must be readily available.

A suitable drainage system for the disposal of waste water, rain water and of soil from any water closet must also be provided.

(*b*) *Where a local supply of piped water is available.*

Where there is a local piped water supply there shall be provided in each house a bathroom (including a bath and washhand basin), hot press, and water closet accommodation. The size of these compartments should be sufficient to provide reasonable space for access to, and use of, the fittings provided.

A bathroom or water closet shall not communicate directly with any living room, bedroom, kitchen or scullery.

(*c*) *Where there is no local supply of piped water available.*

Where there is no local supply of piped water, and the Ministry is satisfied that it would not be reasonably practicable to provide any such supply, a storage tank, with a minimum capacity of 100 gallons, located suitably for the purpose of providing a supply of water to the scullery sink, bath washhand basin and water closet, shall be provided in respect of each house. This storage tank shall be capable of being replenished by rain water from the roof and, if practicable, from a pumped water supply.

Provided that where the Ministry is satisfied that the water supply is inadequate or that there is no adequate means for disposal of waste water, and/or sewage, it may agree to the omission of the provision of a bathroom and/or water closet : where no water closet is provided, however, there must be provided a separate earth closet for each house or other approved arrangement.

(13) *Ceiling Heights* :

The minimum ceiling height of any room designed for use as a living room, scullery or bedroom, shall be 7 feet 6 inches.

Where accommodation is provided wholly, or partly in the roof space of a house, such accommodation shall, over an area of not less than one half of the total floor area of the room, be at least 8 feet in height ; in calculating the minimum floor area of any room so provided (for the purpose of complying with these standards) any area below a height of five feet from the floor level shall be disregarded.