

West Dunbartonshire Design Standard – Final Consultative Draft

January 2019

Element	Essential	Desirable	Comments
General			
Buildings to be designed to have a minimum life of at least 60 years.	X		
A minimum of Ten percent of all new housing must be designed to wheelchair accessible standard ¹ .	X		This requirement may be relaxed in exceptional circumstances for example, where the project is being developed for different specialist housing or the topography is particularly difficult.
All new homes must achieve a Standard Assessment Procedure (SAP) rating of at least 80.	X		
All new homes must meet at least the Silver Active standard (all aspects 1-8).	X		
Dual aspect homes should be provided wherever possible.		X	Single aspect properties will never be acceptable in north facing locations or in homes with 3 or more bedrooms.

¹ Wheelchair Standard defined as Housing for Varying Needs Part 1 -wheelchair standard.

Level access should be provided to the principal entrance. Where topography does not allow this, level access must be provided to another entrance. This would only be acceptable in exceptional circumstances.		X	
All floor plans should show a furniture layout to comply with those set out in HfVN and should clearly indicate where the Home Office space is located.	X		
Careful consideration should be given to providing the best orientation for the properties in terms of solar gain or potential cooling advantages.		X	
Main entrance doors should be positioned to take cognisance of the prevailing winds.		X	
We encourage consideration of innovative carbon reduction measures, for example Waste Water Heat Recovery Systems (WWHRS), in new developments.		X	
The layout of adjacent dwellings, as well as of lifts and circulation spaces, must seek to limit the transmission of noise to sound sensitive rooms within dwellings.	X		
Access to a living room through a kitchen dining room in 3-bed+ family units is not acceptable.	X		
A dwelling should have at least one accessible WC and wash hand basin and at least one accessible shower or bath, located on the principal living level of a dwelling.		X	
In 8-person homes, there should be separate utility room with space for a sink and two appliances as a minimum.		X	
A home office space must be included in each property. Where the house is for 4 or more people, consideration should be given to including a further home office space.	X		This is a Silver Standard requirement.
Bedrooms			
Double bedrooms must be capable of accommodating twin beds.	X		
The bed space should be located such that the bedhead is not under a window.		X	
Built in wardrobes should be provided to all bedrooms. Wardrobes should have sliding or side hung finished flush doors, a continuous shelf and hanging rail. The internal depth of the	X		See separate section on storage space for

wardrobe should not be less than 600mm.			more detail. Only in exceptional circumstances should these be omitted.
Future provision for direct access from the main bedroom to a bathroom is desirable.		X	
Bathrooms			
Internal bathrooms, ie those without windows, should be avoided wherever possible.		X	
Baths should not be sited under windows.		X	
The preference is for the bathroom door to open outwards while ensuring this does not cause an obstruction in the hall.		X	
Slip resistant floor finish (min R value = 11) and integrated coved skirting to be provided to all wet rooms; bathrooms, shower rooms and WCs. Coving in kitchens is preferred but optional.	X		
Kitchens			
Kitchen designs should include a dining space suitable for the size of the household. Only in exceptional circumstances should this be omitted.	X		
Floor spaces within the kitchen (minimum 625mm clear width) must be allocated for a cooker, a full height fridge/freezer, and a washing machine. dishwasher. For larger 5, 6+ dwellings, also provide a space for a tumble drier with vent and a dishwasher.	X		
Slip resistant floor finish (min R value = 11) and integrated coved skirting to be provided to all kitchens.	X		
Consideration to be given to providing floor finishes to open plan/kitchen/dining areas.		X	
Stairs/Hallways/Circulation Spaces			
Tapered treads must be avoided in the design of stairs.	X		
Ceilings over stairs should be lowered to match the rake of the stairs for ease of maintenance, while maintaining the required minimum 2000mm head room.	X		
Entrance doors to dwellings must have a minimum clear opening of 870mm.	X		

All corridors must have a minimum width of at least 1200mm (+ an increase at a change of direction to allow a 1.5m turning circle).	X																																									
Internal Door Widths must be a minimum 800mm clear width.	X																																									
Minimum Space Standards																																										
Minimum net internal floor areas and storage (m2) All developments should meet the following minimum space standards. Note:- Dwellings that exceed these minimum space standards are to be encouraged.	X																																									
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th data-bbox="190 619 683 691" rowspan="2">Number of bedrooms/people</th> <th colspan="3" data-bbox="683 619 1395 659">Minimum Net Floor Area</th> </tr> <tr style="background-color: #cccccc;"> <th data-bbox="683 659 909 831">One-storey dwellings (m2)</th> <th data-bbox="909 659 1153 831">Two-storey dwellings (m2)</th> <th data-bbox="1153 659 1395 831">Three-storey dwellings (m2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="190 831 683 903">1 bedroom (1 person)</td> <td data-bbox="683 831 909 903">33.0</td> <td data-bbox="909 831 1153 903"></td> <td data-bbox="1153 831 1395 903"></td> </tr> <tr> <td data-bbox="190 903 683 975">1 bedroom (2 person)</td> <td data-bbox="683 903 909 975">50.5</td> <td data-bbox="909 903 1153 975"></td> <td data-bbox="1153 903 1395 975"></td> </tr> <tr> <td data-bbox="190 975 683 1046">3 person</td> <td data-bbox="683 975 909 1046">61.0</td> <td data-bbox="909 975 1153 1046">68.0</td> <td data-bbox="1153 975 1395 1046"></td> </tr> <tr> <td data-bbox="190 1046 683 1118">4 person</td> <td data-bbox="683 1046 909 1118">73.5</td> <td data-bbox="909 1046 1153 1118">79.0</td> <td data-bbox="1153 1046 1395 1118"></td> </tr> <tr> <td data-bbox="190 1118 683 1190">5 person</td> <td data-bbox="683 1118 909 1190">82.5</td> <td data-bbox="909 1118 1153 1190">89.5</td> <td data-bbox="1153 1118 1395 1190">98.5</td> </tr> <tr> <td data-bbox="190 1190 683 1262">6 person</td> <td data-bbox="683 1190 909 1262">90.0</td> <td data-bbox="909 1190 1153 1262">97.0</td> <td data-bbox="1153 1190 1395 1262">102.5</td> </tr> <tr> <td data-bbox="190 1262 683 1334">7 person</td> <td data-bbox="683 1262 909 1334">111.5</td> <td data-bbox="909 1262 1153 1334">114.5</td> <td data-bbox="1153 1262 1395 1334">118.5</td> </tr> <tr> <td data-bbox="190 1334 683 1393">8 person</td> <td data-bbox="683 1334 909 1393">120.5</td> <td data-bbox="909 1334 1153 1393">123.5</td> <td data-bbox="1153 1334 1395 1393">127.5</td> </tr> </tbody> </table>	Number of bedrooms/people	Minimum Net Floor Area			One-storey dwellings (m2)	Two-storey dwellings (m2)	Three-storey dwellings (m2)	1 bedroom (1 person)	33.0			1 bedroom (2 person)	50.5			3 person	61.0	68.0		4 person	73.5	79.0		5 person	82.5	89.5	98.5	6 person	90.0	97.0	102.5	7 person	111.5	114.5	118.5	8 person	120.5	123.5	127.5			
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9 person	129.0	132.0	136.0			
	Minimum Net Floor Areas for Wheelchair Adaptable					
1 bedroom (1 person)	43.0					
1 bedroom (2 person)	58.5					
3 person	75.0	82.0				
4 person	87.5	93.0				
5 person	100.5	107.5	116.5			
6 person	108.0	115.0	120.5			
7 person	122.5	136.5	140.5			
8 person	133.0	151.0	155.0			
9 person	147.5	161.5	165.5			

<p>The above areas are based on Net Floor Areas, defined as:</p> <ul style="list-style-type: none"> • Living rooms, dining rooms, bedrooms, kitchens, bathrooms, shower rooms etc • General storage space including areas occupied by fitted cupboards • Halls and staircases. <p>It excludes:</p> <ul style="list-style-type: none"> • Common corridors, landings stairwells and areas of a shared nature • Areas where the headroom is less than 1.5m • Common utility rooms. 			
<p>The maximum depth of a storage cupboard should be 1m. They should be free of hot water cylinders, boilers, heat exchangers, washing machines and the like and all parts of the cupboard should be a minimum of 2m high internally.</p>		X	
<p>Internal ceiling heights must be a minimum of 2.4m in all habitable rooms, measured from finished floor level.</p>	X		
<p>Single Bedrooms The minimum floor area for a single bedroom, exclusive of built-in wardrobes, is 8 m² and should be a minimum of 2150mm wide.</p> <p>Single bedrooms should have a wardrobe min 600m x 600mm.</p>	X	X	
<p>Double Bedrooms The minimum floor area for a double/twin bedroom, exclusive of built-in wardrobes, is 12.5 m².</p>	X		

A double or twin bedroom (one double or twin bedroom) should be at least 2750mm wide and every other double or twin bedroom is at least 2600mm wide.		X	
Double/twin bedrooms should have a wardrobe min 1200 x 600mm.		X	
Disabled Access Requirements			
75% of all G/F houses must be provided with a walk-in shower unless there are especially difficult site constraints. Where a bath is fitted in a G/F, a wet floor should be provided.	X		
Consideration to be given to using contrasting colours and finishes around the doors to aid recognition for sight impairment.		X	
For the benefit of people with sight impairment, floor surfaces mustn't be heavily patterned or of a gloss finish as this causes glare.	X		
Door numbers and external door bells must be clearly visible against their background to assist people with a sight impairment.	X		
Letter boxes should have cages to collect mail.		X	
The minimum floor area for a single bedroom is 10 m2 for wheelchair housing.	X		
The minimum floor area for a double/twin bedroom is 15.5 m2 for wheelchair housing.	X		
Sustainability			
Measures which support the aim of decarbonising the grid, including provision of district heating systems, are encouraged.		X	We are in a transitional period in terms of the development of DHS but this will be an area for development in future versions of the Standard.
LED lighting is preferred for communal areas.		X	
Consideration should be given to the inclusion of smart meters when second generation		X	

models, not tied to particular energy suppliers, when available.			
Consideration should be given to incorporating mobile phone app based technology for managing home energy and security.		X	
Boilers must achieve at least an A efficiency rating.	X		
Internet Ready			
The Design Standard requires the provision of a home office space. Particular attention is drawn to AHSP Process and Procedures MHDGN 2018/01 Annex A: Future –Proofing Access to Internet and Broadband Services.	X		
Provision of a communal satellite & Freeview television system must be specified for flatted properties in developments. Consideration should be made for additional points in the bedroom. A dual satellite dish such as Freebird should be considered to allow wider access to international channels.	X		
Provision must be allowed for ‘fibre to the premise’ so that any ISP can be utilised by the occupier	X		
Inclusion of a cheap high speed fibre internet package through a particular provider should be considered.		X	

Assisting People with Dementia

WDC supports the view that housing will play an increasingly important role in improving the conditions for people with dementia. We may wish to consider designating particular houses or projects as being “Dementia Friendly”. For these houses a full range of assistive design measures may be employed. WD HSCP has provided advice on design measures which would assist people with dementia and those with learning difficulties. There may be value in considering incorporating some of these elements as a matter course as a future-proofing measure in mainstream housing, particularly in ground floors. The principles outlined in this section apply also to other people who would benefit from assistive measures including those with physical disability issues.

Dementia Friendly Elements²			
<p>General.</p> <ul style="list-style-type: none"> • Flooring should be of a consistent tone • Noise pollution should be minimised where possible • Allow for easy installation of future telecare items • In appropriate locations, consideration to be given to wall/ceiling structures capable of future installation hoist and track systems • Care should be taken in selecting windows handles. Difficult to open handles or ones in contrasting colours may be appropriate • Two electric double sockets must be made available next to the telephone socket to allow for future telecare items • Spy holes should be provided to external doors (one at standing level, the other for wheelchair users) • Consideration to be given to provision of power switches which are in contrasting colours to the wall 	X	X X X X X X X	
<p>Lighting.</p> <p>Good lighting is particularly important for people with Dementia. Where possible, seek to maximise lighting especially at key areas such as sinks, worktops, bathrooms and external pathways.</p> <ul style="list-style-type: none"> • Consider night time lighting pathways to bathrooms • Light switches should be in a contrasting colour • For some client groups dimmer lights in living room and bedrooms are beneficial 		X X X	
Kitchens.			

² The Dementia Centre at Stirling University provides useful information and advice. Developers should have regard to the principles contained here: Improving the design of housing to assist people with dementia. DSDC, CIH, Stirling University ,JIT.
<http://www.cih.org/resources/PDF/Scotland%20general/Improving%20the%20design%20of%20housing%20to%20assist%20people%20with%20dementia%20-%20FINAL.pdf>

<ul style="list-style-type: none"> • There should be a continuous worktop between oven and sink • At least some cupboards should have glazed doors(or shatterproof clear material) • Cupboard door handles should be of contrasting colours • Taps should be lever, not mixer, and marked “H” and “C” in red and blue • Worktops should be of a solid colour, not patterned, and should be of a matte finish • Sinks should be of generous dimensions • Install non-slip flooring 	X	X X X X X	
Bathrooms. <ul style="list-style-type: none"> • Taps should be lever, not mixer, and marked “H” and “C” in red and blue • WC should have traditional handle flush levers or raised buttons • Consideration to be given to painting bathroom doors in strong contrasting colour • Provide large wash hand basins • Install non-slip flooring • Glare from tiles/wet boards should be minimised. Use a matte finish. • In wet rooms, which will have coved skirting, a contrasting capping strip should be included to make it clear where the floor ends and the wall begins. • Showers should have an automatic timed switch off/maximum temperature control 	X X	X X X X X	
Externals. <ul style="list-style-type: none"> • Non-slip paving must be employed 	X		
<ul style="list-style-type: none"> • Pathways must be well lit 	X		
<ul style="list-style-type: none"> • Extra care should be taken creating short and clear access routes to bin stores and drying areas 		X	
<ul style="list-style-type: none"> • Consideration should be given to providing raised planters in gardens 		X	
<ul style="list-style-type: none"> • Planting of scented varieties is encouraged, especially near paths and 		X	

doorways			
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General External Items

The WDC Local Development Plan advocates sustainability principles and high open space standards in a design-led approach to new housing³. *Creating Places*⁴ details the Scottish Government’s vision to protect and enhance the built environment while their policy document *Designing Streets*⁵ promotes an approach to street design which challenges the primacy of motorised vehicles in neighbourhoods. New affordable housing should support the principles contained in these documents.

Developers should also take note of WDC Planning guidance Residential Development: Principles for Good Design, 2014 and Our Green Network, 2015 which are due to be updated along with the current local development plan.

Element			
Sustainability	Essential	Desirable	Comments
Building Standards require the provision of an accessible space to allow for the safe, convenient and sustainable drying of washing (3.11.6). Drying space must be integrated into the design of external spaces. Such provision may be shared, provided the arrangement is practical.	X		
Source Control Drainage shall be employed to minimise SUDS requirements and to provide a natural solution to rainwater runoff. This shall include maximising permeable elements in hard landscape areas subject to discussion with WDC Roads.	X		
Projects must seek to achieve environmentally sustainable parking levels, taking			

³ <https://www.west-dunbarton.gov.uk/media/4312635/residential-development-principles-for-good-design-local-development-plan-proposed-plan-planning-guidance-april-2014.pdf>

⁴ <http://www.gov.scot/Publications/2013/06/9811>

⁵ <http://www.gov.scot/Publications/2010/03/22120652/0>

account of the type, tenure mix and location of the housing.			
External lighting units will be subject to consultation with WDC Roads but must not distribute light above the horizontal plane.	X		
Provision for Electric vehicles should be considered (charging points and ducting for future provision of the points).		X	
External Areas			
Public footpaths and paths to houses must be a minimum 1200mm wide and should have a 1:100 crossfall.	X		
Planting should include edible fruit species.		X	
Front garden areas should contain hedges/taller shrubs to give a sense of privacy. Appropriate tree planting is also encouraged where space permits.		X	
Where timber board fencing is used to define rear/side boundaries, self-clinging/climbing plants or specimen shrubs should be used to break up the monotony.		X	
A minimum useable garden space of 50m ² should be provided for each house. For flats, a minimum of 10m ² should be allowed per unit.		X	It is recognised that a balance requires to be struck between the amenity provided by the garden and the maintenance burden it may place on the tenant or housing developer.
Timber boundary fencing of gardens should not back directly onto public spaces, including paths. Consideration should be given to running a hedge/planting strip behind the boundary.		X	
Any areas of grass should be of a size, shape and accessibility which facilitate ease of mowing.	X		Every effort should be made to avoid any “left-over space” which would give maintenance difficulties.
Developers should engage at an early stage with the Roads Authority to agree upon an environmentally sustainable solution which seeks to minimise car parking spaces.		X	

Normally, car parking should be provided at a level 1-step-down from mainstream developments: i.e. 1.5 spaces per dwelling with 3 or fewer bedrooms and 2 spaces per dwelling with 4 or more bedrooms. An acceptable design can include areas of landscaping showing a superimposed parking layout to the levels agreed with the Roads Authority, conforming to NRDG dimensions.	X		
Areas of car parking should be designed to encourage other uses, such as play. A <i>Designing Streets</i> approach should be considered.		X	
Cycle parking should be provided for flatted developments at the rate of 1 space per dwelling, in line with Cycling By Design 2010. This should be located at ground level and be in a secure, covered environment (e.g. part of the building or a lockable compound)		X	
Road layout must demonstrate compliance with current standards / guidance as advised by Roads Service (e.g. NRDG and Designing Streets).	X		

West Dunbartonshire Design Standard 2019

Glossary

Affordable Housing Supply Programme (AHSP)	The principal Scottish Government grant funding for Council and housing association new build.
Duel Aspect	A property with windows on two or more walls.
Energy Efficiency Standard for Social Housing (EESH)	A measure introduced by the Scottish Government to improve energy efficiency and reduce fuel poverty. The standard established a first milestone for social landlords to reach by 31 December 2020.
Fuel Poverty	A household is deemed to be in fuel poverty if more than 10% of its income is spent on fuel use.
Green Network	Connected areas of natural, semi natural and created greenspace, active travel and recreational routes, watercourses, woodland and other habitats that together form an integrated and multi-functional network.
Greener Standard	See Silver Standard below
Housing for Varying Needs (HfVN)	<i>Housing for Varying Needs</i> : a design standard which requires new dwellings to be designed to be barrier free internally to ensure that a wide range of needs can be met. All homes funded through the AHSP must at least meet this standard.
Local Development Plan (LDP)	<i>The Local Development Plan</i> : the statutory land use planning framework for West Dunbartonshire. The plan covers the whole of West Dunbartonshire with the exception of the area within the Loch Lomond and the Trossachs National Park. The current plan is the <i>West Dunbartonshire LDP2 Proposed Plan</i> dated September 2018.
Local Housing Strategy (LHS)	<i>The Local Housing Strategy</i> : the statutory document setting out the strategic housing priorities over a rolling 5-year period. The current version is the <i>More Homes Better Homes West Dunbartonshire Local Housing Strategy 2017 – 2022</i> .

National Roads Development Guide (NRDG)	The <i>National Roads Development Guide</i> is Scotland's principal guidance on this roads, produced by the Society for Chief Officers of Transport in Scotland
Open Space	Includes all green spaces which contribute to the amenity of an area.
Place and Design Panel	A forum convened by West Dunbartonshire Planning which works collaboratively with developers, architects and the likes to provide advice and assistance in pre-application proposals to help ensure projects contribute to a culture of design excellence.
Standard Assessment Procedure (SAP)	<i>Standard Assessment Procedure</i> : a government energy rating for homes.
Scottish Environmental Protection Agency (SEPA)	<i>Scottish Environmental Protection Agency</i> : the government body responsible for environmental regulation.
Strategic Housing Investment Plan (SHIP)	<i>Strategic Housing Investment Plan</i> : the annual document which sets out the funding priorities for affordable housing in West Dunbartonshire for the next five years.
Silver Standard	A sustainability level detailed in the Scottish Government's Building Standards Part 1: Technical Handbook – Domestic (Part 7.1 Statement of Sustainability). Sometimes referred to as <i>Greener standard</i> .
Silver Active Level	The sustainability level above Silver, which requires the inclusion of use of a low and zero carbon generating technology (LZCGT), usually meaning the inclusion of wind turbines, photo voltaic cells, combined heat and power units (fired by low emission sources) or some such items.
Sustainable Drainage System (SuDS)	A <i>Sustainable Drainage System</i> manages the impact of new developments on surface water drainage discharges. It may involve elements such as water retention basins and permeable surfaces.
Telecare	The range of equipment and services available to assist a person to remain safely in their own home. It includes things like movement and fall detectors, panic buttons and automatic medication management.
Waste Water Heat Recovery Systems	<i>Waste Water Heat Recovery Systems</i> are energy saving devices which recover

(WWHRS)	heat/energy from waste water and use it for other purposes.
West Dunbartonshire Health and Social Care Partnership (HSCP)	The health and social care integration body with delegated authority from the NHS Greater Glasgow Health and West Dunbartonshire Council.
Wheelchair Accessible Standard	An accessibility standard requiring more than HfVN. These are homes with significantly increased floor areas. Elements might include, for example, particular features in kitchens and bathrooms, hoist systems linking bedrooms to bathrooms and storage space for 2 wheelchairs. As defined under Housing for Varying Needs Part 1 - wheelchair standard.

