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Housing on Farms

Farm Houses and Approved Workers' Houses

REGULATIONS, DATED 21ST JUNE, 1951, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING ON FARMS ACT (NORTHERN IRELAND), 1950.

1951. No. 111

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 fifteen of the Housing on Farms Act (Northern Ireland), 1950, hereby makes the following Regulations :—

1.—(1) These Regulations may be cited as the Housing on Farms Regulations (Northern Ireland), 1951.

(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 Housing on Farms Regulations (Northern Ireland), 1948 (a), made by the Ministry of Health and Local Government under the Housing on Farms Act (Northern Ireland), 1948, are hereby revoked.

3. 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.

4. 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.

5. 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.

(a) S.R. & O. (N.I.), 1948, No. 128.

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 twenty-first day of June, One thousand nine hundred and fifty-one.

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

FIRST SCHEDULE

Farmhouses

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) 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 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 approved workers' houses built as single-storey or two-storey dwellings.

(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 the Third Schedule 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.

(8) 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) 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.

Where accommodation is provided wholly or partly in the roof space any area having a ceiling height of less than 6 feet (measured from floor level) shall be excluded.

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

(*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 as a permanent part of the structure.

(7) Storage Accommodation.

(*a*) Space normally 4 feet 6 inches by 2 feet 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*) Where solid fuel is to be used for the purpose of providing heating, storage accommodation, having a minimum effective capacity of 52 cubic feet, shall be provided. 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 all 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, shall be provided. A water closet and hot press shall also be provided, and may be located in the bathroom. 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, bedroom or the kitchen or scullery accommodation shall be not less than seven feet six inches.

(*b*) Where accommodation is provided wholly or partly in the roof space, the said accommodation, to the extent of not less than half of the floor area, calculated in accordance with Paragraph 2 of this Schedule, shall have a ceiling height of not less than eight feet.

(12) Windows.

(*a*) The window glass area shall be, in the case of a living room, or the kitchen or scullery accommodation, not less than one-eighth, and, in the case of a bedroom, not less than one-tenth, of the floor area of the said room or accommodation.

(*b*) The distance from the floor to the bottom of the lintel of a window in a living room, bedroom, or the kitchen or scullery accommodation (being a window which is required to be taken into account for the purposes of compliance with the sub-paragraph immediately preceding) shall be not less than 6 feet 6 inches.

(13) Room Heating.

(*a*) Where solid fuel will be the principal source of heating, a fireplace shall be provided in the living room, or, in the case of two or more living rooms, in the principal living room. In addition, there shall be provided in the living room or rooms, other than the principal living room, and in the first or second bedroom, either :—

(i) a Fireplace ;

(ii) some other fixed means of providing adequate heating ; or

(iii) an electric or gas service connection to which a heating appliance can be conveniently connected.

(*b*) Where solid fuel will not be the principal source of heating, the heating arrangements and the provision or omission of fireplaces shall be determined by the Ministry according to the circumstances of the particular case.

(14) Stairs.

Stairs shall be so constructed that :—

(*a*) the going is not less than 8½ inches ;

(*b*) the rise is not more than 7¾ inches ;

(*c*) the width, measured in the clear between handrail and finished wall surface, or between handrails, is not less than two feet eight inches ; and

(*d*) the distance from a line, joining the nosings of the treads, to any ceiling, soffit, or other obstruction is, when measured vertically, not less than six feet six inches, and, when measured at right angles to the said line, not less than five feet.

(15) Passages.

The width of a passage within a house shall be not less than two feet nine inches.

(16) Doors.

(*a*) The height of doors, other than to cupboards, presses, hot press and fuel store, shall be not less than six feet six inches.

(*b*) The width of doors giving access to a living room, bedroom, or the kitchen or scullery accommodation shall be not less than two feet six inches, and of the principal external door, not less than two feet nine inches.

FOURTH SCHEDULE

Farmhouses and Approved Workers' Houses

Standards of Construction

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

(2) Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements and recommendations of the relative British Standards Specifications and Codes of Practice. The bricks used shall comply with the Specification for Clay Bricks in Northern Ireland.

(3) Ground Floor.
The ground floor shall be constructed :
(*a*) in one of the recognised forms of solid construction, having a concrete ground slab ; or
(*b*) in the form of an adequately ventilated timber joisted floor with tongued and groved boarding.

(4) External Walls.
(*a*) External walls shall be of cavity construction, formed with an outer and inner skin each of 4½ inches thick brickwork, adequately tied together across a 2 inch cavity with wall ties which are free of mortar droppings.
(*b*) So that the inner skin cannot be affected by weather penetration of the outer skin, damp-proof courses and membranes, or other recognised barriers, shall be provided at parapets, lintels, sills, and jambs of windows and doors, and other places where the cavity may be bridged.

(5) Party Walls.
Party walls shall be :
(*a*) of cavity construction, formed with two skins each of 4½ inch thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties ; or
(*b*) of 9 inch thick solid brickwork ; and
(*c*) continued to a height not lower than the under side of the roof covering.

(6) Roofs.
Roofs shall be covered with slates or tiles, with an underlay of felt.

(7) Alternative forms of construction.
The Ministry may approve a form of construction other than as required in paragraphs (3) to (6) of this Schedule, provided that it is shown that the alternative form proposed is not materially inferior to the requirements of the said paragraphs.

FIFTH SCHEDULE

Farmhouses and Approved Workers' Houses

Standards of Accommodation and Construction for Reconditioned Houses

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

(2) The floor area of a new bedroom shall be not less than 65 square feet, and the sole means of access to a new bedroom shall not be through another bedroom.

(3) Facilities for Cooking, for Heating of Water and for Artificial Lighting :
(*a*) Cooking.
A suitable solid fuel cooking appliance shall be provided unless electricity or gas services are available in which case suitable arrangements for the installation of an electric or gas cooker may be substituted.
(*b*) Heating of Water.
Where a public 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.

(4) Larder Accommodation :
Larder accommodation, having direct means of ventilation to the outside air, and fitted with adequate shelving, shall be provided within the house.

(5) 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 closet, shall not communicate directly with a living room, bedroom, or the kitchen or scullery accommodation.

(6) Fuel Storage Accommodation :
Reasonable provision shall be made for the storage of fuel.

(7) Room Heating :
A fireplace or some other fixed means of providing adequate heating shall be provided in the principal living room and in at least one of the principal bedrooms.

(8) Roofs :
Roofs shall be covered with slates, tiles or corrugated asbestos with an underlay of felt.

(9) General :
All reconditioned houses must

(*a*) be in a good state of general repair ;

(*b*) have walls and floors reasonably free from dampness and have roofs impervious to dampness ; and

(*c*) be adequately lighted by natural means and ventilated.

SIXTH SCHEDULE

Farmhouses and Approved Workers' Houses

Calculation of Superficial Area

The superficial area of a house shall be calculated in accordance with the following provisions :—

(1) The superficial area shall be the whole area, measured to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), within the external or containing walls, so as to include the area of partitions, chimney breasts, bay windows and similar space, and, in the case of a house of more than one storey, shall be the combined areas, as so measured, of the several storeys.

(2) The area of accommodation provided in a basement or in an attic or storey formed in the roof space shall be included without regard to the use to which the said accommodation may be intended to be put, provided that the area of so much of the said accommodation as has a ceiling height of less than six feet (measured from the floor level) shall be excluded.

(3) The area of accommodation provided in an outbuilding of permanent construction shall be included, and shall be measured within the external or containing walls of the said outbuilding. For the purposes of this paragraph, " outbuilding " means a building which does not communicate with the house, and which is outside the external or containing walls thereof, whether attached thereto or not.

(4) The area of a porch, verandah, or covered open space shall be included, except so much of the said area as does not exceed 20 square feet.

(5) The area of a fuel store provided in an outbuilding of permanent construction or within the containing walls of the house shall be included, except so much of the said area as does not exceed 8 square feet.