

STANDARDS IN HOUSING

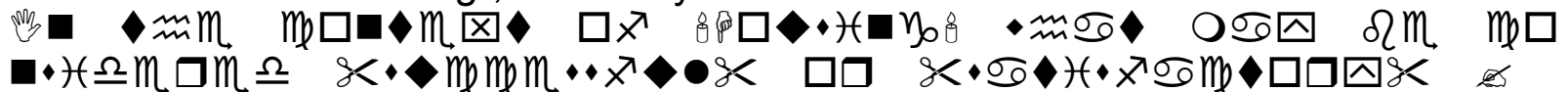
Indian Perspective 2010

1. Introduction - The Standards we ought to be talking about

- Housing involves reconciling complex sets of issues, in so doing satisfying all of the people housed. These issues have been variously described in terms of density, ideas about neighbourhood and mixed communities, community facilities, integrated transport, adaptability, accessibility etc.
- Students are not expected to be mature enough to grasp these issues far less use them to inform their designs.

Can satisfactory solutions to 'Housing' be found without considering these issues?

- In the context of 'Housing', what may be considered "successful"?



Can 'Quality of Life' be defined?

- These 'Quality of Life' Standards are the ones that must occupy the Architect.

2. Significance of Standards

- Standards represent the minimum. They are one end of the spectrum.
- But they are by no means absolute.
- They represent acceptable standards for now – In fact they are a reflection of current sensibilities.

3. Right to Housing



3. Right to Housing

- Every woman, man, youth and child has the human right to a secure place to live, which is fundamental to living in dignity, to physical and mental health, and to overall quality of life. The human right to housing is explicitly set out in the Universal Declaration of Human Rights, the International Covenant on Economic, Social and Cultural Rights, and other widely adhered to international human rights treaties and Declarations. Despite widespread recognition of the human right to adequate housing, the UN Centre for Human Settlements estimates that over 1 billion people worldwide live in inadequate housing, and 100 million are homeless.

www.pdhre.org/rights/housing.html

- "Everyone has the right to a standard of living adequate for the health and well-being of himself and his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood...."

--Universal Declaration of Human Rights, Article 25

Including The human right to access to safe drinking water and sanitation.

including the right to inheritance, the ownership of land and other property and credit.

Ref. the work of Hernando de Soto and others.

HOME 2M X 2M X 2m



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This then is the primary Imperative for “Housing” in India of 2010



MUKESH PARPIANI / COURTESY ROLI BOOKS

Public Health Act 1875



Public Health Act 1875

Loan copy from H.M.S.O.

Public Health Act, 1875.

[38 & 39 VICT. CH. 55.]

ARRANGEMENT OF SECTIONS.

PART I.

Preliminary.

A.D. 1875.

Section.

1. Short title.
2. Extent of Act.
3. Division of Act into parts.
4. Definitions.

Public Health Act 1875

[CH. 55.]

Public Health Act, 1875.

[38 & 39 VICT.]

A.D. 1875. Section.

16. Powers for making sewers.
17. Sewage to be purified before being discharged into streams.
18. Alteration and discontinuance of sewers.
19. Cleansing sewers.
20. Map of system of sewerage.
21. Power of owners and occupiers within district to drain into sewers of local authority.
22. Use of sewers by owners and occupiers without district.
23. Power of local authority to enforce drainage of undrained houses.
24. Power of local authority to require houses to be drained by new sewers.
25. Penalty on building house without drains in urban district.
26. Penalty on unauthorised building over sewers and under streets in urban district.

Public Health Act 1875

Provisions for Protection of Water.

- 68. Penalty for causing water to be corrupted by gas washings.
- 69. Local authority may take proceedings to prevent pollution of streams.
- 70. Power to close polluted wells, &c.

REGULATION OF CELLAR DWELLINGS AND LODGING-HOUSES.

Occupation of Cellar Dwellings.

- 71. Prohibition of occupying cellar dwellings.
- 72. Existing cellar dwellings only to be let or occupied on certain conditions.
- 73. Penalty on persons offending against enactment.
- 74. Definition of occupying as a dwelling.
- 75. Power to close cellars in case of two convictions.

Common Lodging-houses.

- 76. Registers of common lodging-houses to be kept.
- 77. All common lodging-houses to be registered, and to be kept only by registered keepers.

Public Health Act 1875

Provisions for Protection of Water.

[38 & 39 VICT.]

Public Health Act, 1875.

[CH. 55.]

PRIVIES, WATERCLOSETS, &c.

A.D. 1875.

35. It shall not be lawful newly to erect any house, or to rebuild any house pulled down to or below the ground floor, without a sufficient watercloset earthcloset or privy and an ashpit furnished with proper doors and coverings.

Penalty on building houses without privy accommodation.

Any person who causes any house to be erected or rebuilt in contravention of this enactment shall be liable to a penalty not exceeding twenty pounds.

36. If a house within the district of a local authority appears to such authority by the report of their surveyor or inspector of nuisances to be without a sufficient watercloset earthcloset or privy and an ashpit furnished with proper doors and coverings, the local authority shall, by written notice, require the owner or occupier of the house, within a reasonable time therein specified, to provide a sufficient watercloset earthcloset or privy and an ashpit furnished as aforesaid, or either of them, as the case may require.

Power of local authority to enforce provision of privy accommodation for houses.

only by registered keepers.

Public Health Act 1875

Power to provide receptacles for deposit of rubbish.

45. Any urban authority may, if they see fit, provide in proper and convenient situations receptacles for the temporary deposit and collection of dust ashes and rubbish ; they may also provide fit buildings and places for the deposit of any matters collected by them in pursuance of this part of this Act.

Houses to be purified, on certificate of officer of health, or of two medical practitioners.

46. Where, on the certificate of the medical officer of health or of any two medical practitioners, it appears to any local authority that any house or part thereof is in such a filthy or unwholesome condition that the health of any person is affected or endangered thereby, or that the whitewashing, cleansing or purifying of any house or part thereof would tend to prevent or check infectious disease, the local authority shall give notice in writing to the owner or occupier of such house or part thereof to whitewash cleanse or purify the same, as the case may require.

If the person to whom notice is so given fails to comply therewith within the time therein specified, he shall be liable to a penalty not exceeding ten shillings for every day during which he continues to make default ; and the local authority may, if they think fit, cause such house or part thereof to be whitewashed cleansed or purified, and may recover in a summary manner the expenses incurred by them in so doing from the person in default.

Public Health Act 1875

Power
to make
byelaws
respecting
new build-
ings, &c.

157. Every urban authority may make byelaws with respect to the following matters ; (that is to say,)

- (1.) With respect to the level width and construction of new streets, and the provisions for the sewerage thereof :
- (2.) With respect to the structure of walls foundations roofs and chimneys of new buildings for securing stability and the prevention of fires, and for purposes of health :
- (3.) With respect to the sufficiency of the space about buildings to secure a free circulation of air, and with respect to the ventilation of buildings :
- (4.) With respect to the drainage of buildings, to waterclosets earth closets privies ashpits and cesspools in connexion with buildings, and to the closing of buildings or parts of buildings unfit for human habitation, and to prohibition of their use for such habitation :

And they may further provide for the observance of such byelaws by enacting therein such provisions as they think necessary as to the giving of notices, as to the deposit of plans and sections by persons intending to lay out streets or to construct buildings, as to inspection by the urban authority, and as to the power of such authority (subject to the provisions of this Act) to remove alter or pull down any work begun or done in contravention of such bye-

Standards for Dwellings – in History, today and where we may be going in the future

- 1. Good repair, safe condition and structurally sound.
- 2. Windproof, waterproof, weatherproof condition
- 3. Plumbing and Drainage System
- Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system
- 4. Water Supply
Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants
- 5. Space for Sleeping purposes (overcrowding)
The owner of a housing premises shall not permit it to become or remain overcrowded.
(a) A housing premises shall be deemed to be overcrowded if: (i) a bedroom in it has less than 3 sqm (32 sqft) of total floor area and 5.6 cum (197 cuft) of air space for each adult sleeping in the bedroom.
- **Recommended Minimum Room Size (Typical City Standards year 2010)**

Purpose of the Room	Minimum Room size
First Double Bedroom (2 bedspaces)	12 sqm
Additional Double Bedroom (2 bedspaces)	10 sqm
Single Bedroom (1 bedspace)	6.5 sqm
Kitchen (separate from living/dining room)	6 sqm
Living Room (separate dining kitchen)	12 sqm
- *** The recommended size for a living room and a kitchen is intended for a small household of 2-4 persons. A larger family home with 3 bedrooms/5 bedspaces or more is expected to have a proportionally larger living/dining room and kitchen to cater for the needs of the larger household.

Standards for Dwellings – in History, today and where we may be going in the future

Here is guidance for a minimum room dimensions at the narrowest / shortest point:

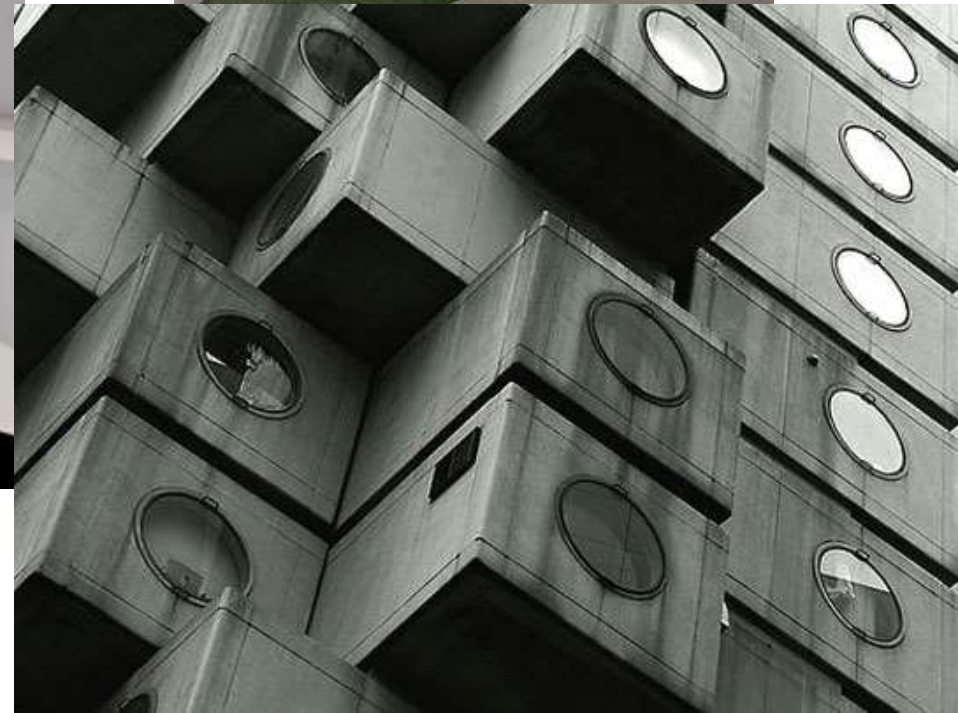
- Living rooms to have a minimum width of 3.2m;
- All bedrooms to have a minimum length of 3m;
- Double/twin bedroom to have a minimum width of 2.6m; and
- Single bedroom to have a minimum width of 2m.
- Habitable rooms 2 to be no longer than twice their width, or no wider than twice their depth (i.e. the ratio 2:1 not to be exceeded). For example, if a lounge is 3m in width, it needs to be less than 6m long.

Guideline for minimum dwelling size

Number of Bedrooms	No.of Occupants (Bedspace)	Flat	Maisonettes/ Houses
Studio	1	30 m2	--
1	1	37m2	--
1	2	45m2	53m2
2	3	57m2	65m2
2	4	62m2	70m2
3	4	67m2	75m2
3	5/6	73m2	81m2
4	5/6	79m2	87m2
5	6/7	85m2	93m2

*** As a Modern Day STANDARD it may be desirable to seek Designs that allow complete FLEXIBILITY to house owners – not just in terms of having choice to have an internal layout suited to their need at the time of purchasing a house, but also over time in response to the evolving needs of a changing family

Standards for Dwellings – in History, today and where we may be going in The future ?



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Standards for Dwellings – in History, today and where we may be going in The future ?

*** This really can't be the Future. Not really – not for India as we know it. We need to address our needs, our
IMPERATIVES

These constitute, w.r.t. the design of Dwellings a need to consider

- Our Social Structure
- Family size and compositions
- Our Construction methods
- Our Climatic realities
- Our Resource Realities

HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- 'In the design of Housing, neighbourliness is the first principle'

Graham Towers An Introduction to Urban Housing Design AT HOME IN THE CITY

Successful Housing Design could be defined as that where a sense of Community develops and takes root, evolves over time to positively enhance/enrich the lives of those it touches, in particular those of the more vulnerable such as the very young or the elderly, women and those that are disadvantaged for any reason what so ever.

Turning to the Physical Environment, the CRITICAL attribute for successful Housing Design is the design what lies outside of individual dwelling units. Quality of Housing Design lies in designing how individual dwellings interrelate to create a sustaining environment. It is CRITICAL because a threshold has be reached and crossed beyond which long-term relationships between different kinds of individuals can develop and be sustained.

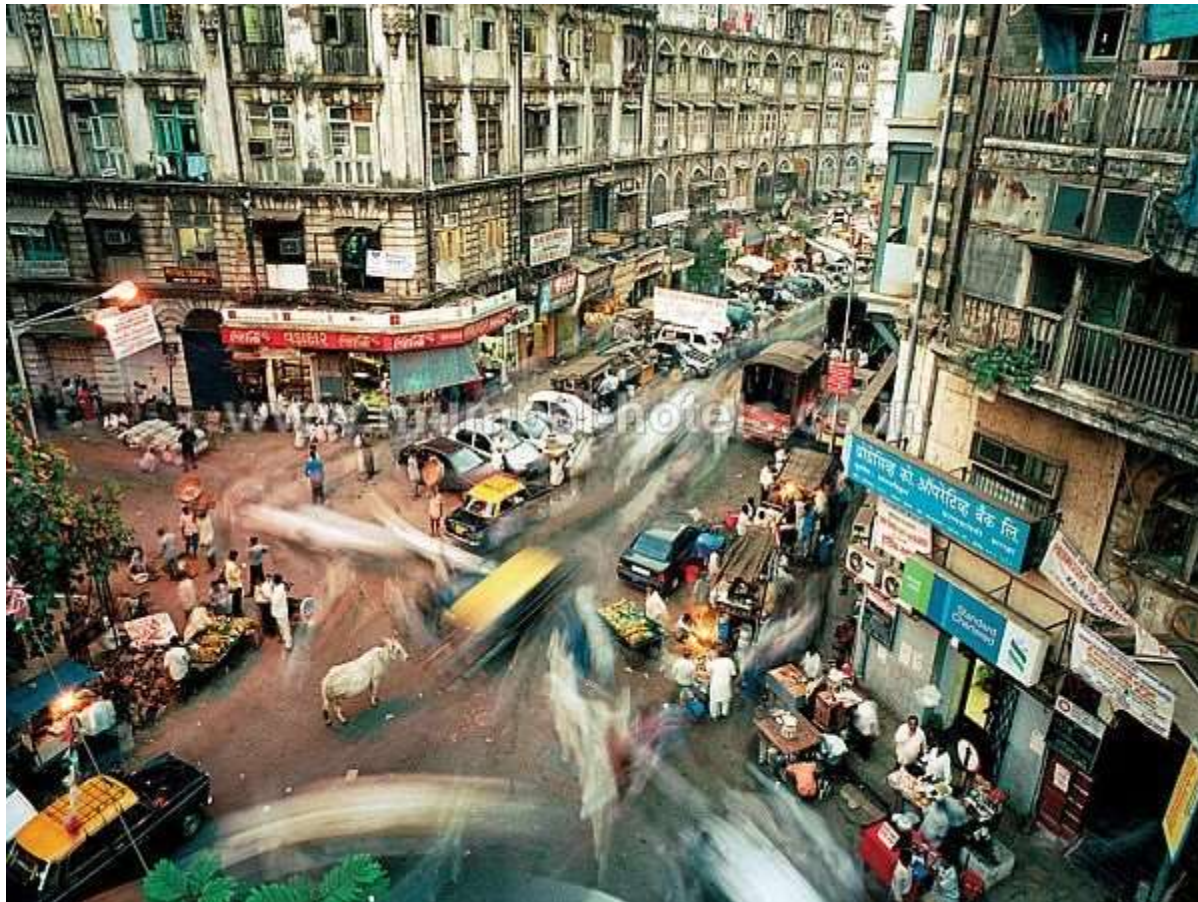
Primary amongst these is SECURITY, both for property and for self. Also important is the right DENSITY of human beings and of Buildings, the first to increase the choice of people with whom communities may develop, without over-crowding, the second so that the physical environment required is adequate to create a microclimate for a community.

It is this interrelationship between dwellings and the environment outside of themselves which is the basic fabric of cities. It is CRITICAL because it represents a certain threshold, which when achieved makes urbanity possible. It is an Architects role to identify different attributes of the physical environment which affect the Quality of Life in an identifiable sub-division of the city. Following is one such list of examinable attributes -

HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- DENSITY



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- DENSITY



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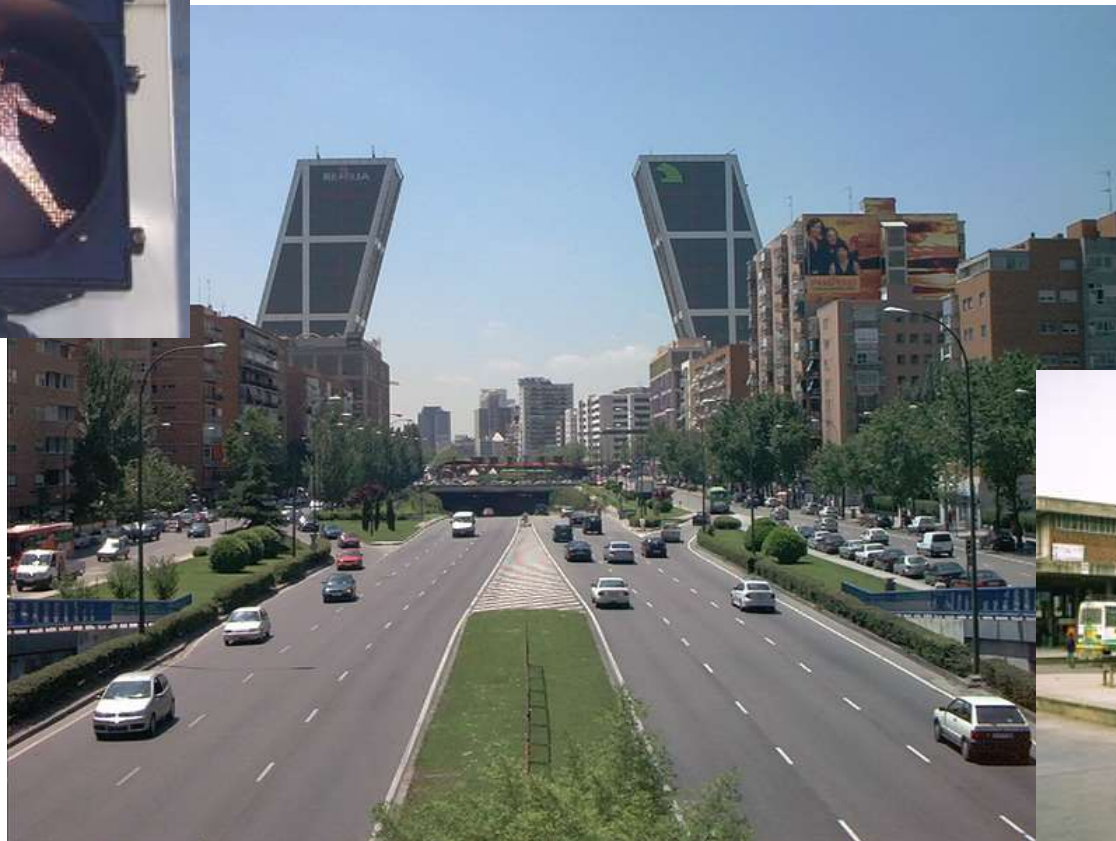
- FACILITIES & INFRASTRUCTURE



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Standards to define Quality of Life in terms of Physical Environment of Community

- TRANSPORT



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- TRANSPORT



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- SECURITY – Where Social Control does not enforce voluntary compliance



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

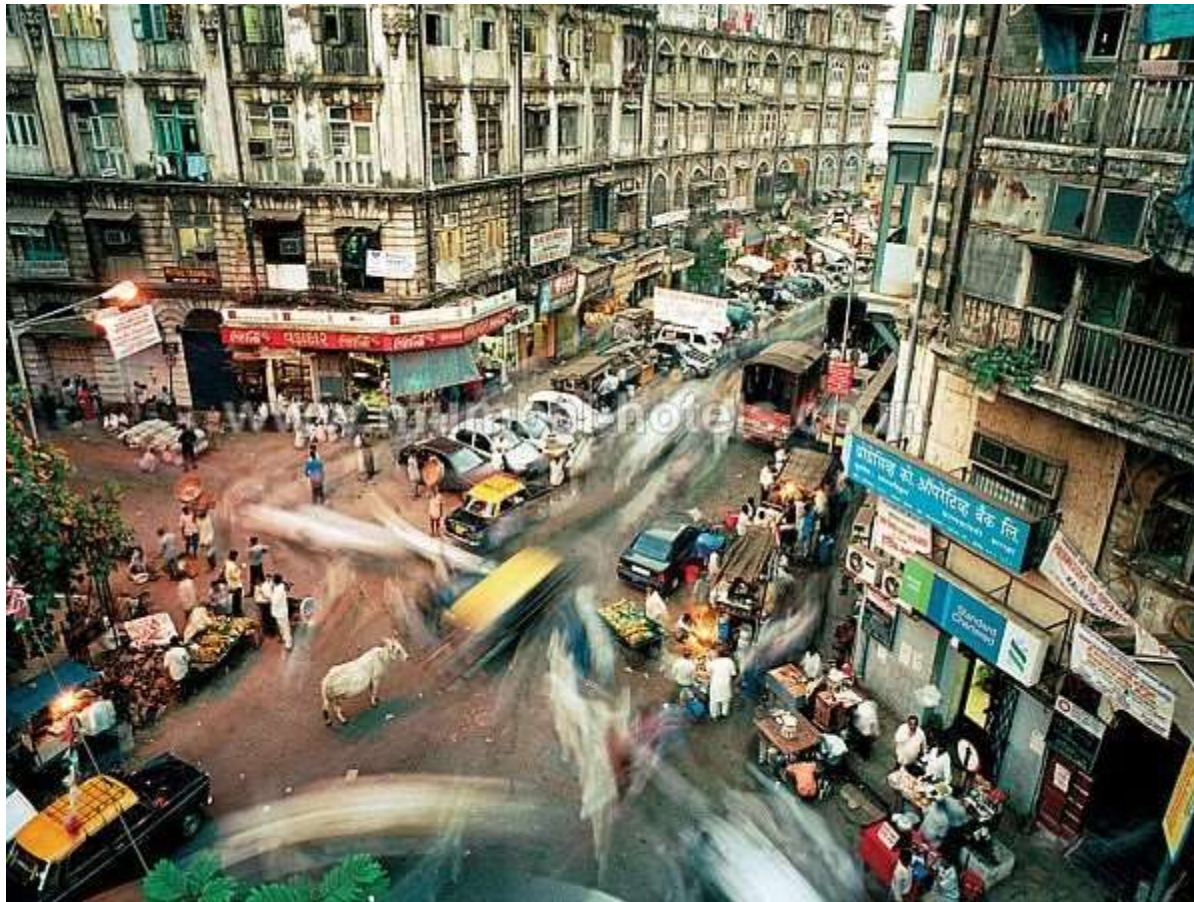
- SECURITY –Physical Barriers. Social Control, Eyes on the Street



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- STANDARDS FOR MIXED USE



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- STANDARDS FOR MIXING OF ETHNIC, ECONOMIC & SOCIAL GROUPS - Choice



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- STANDARDS FOR SUSTAINABLE DEVELOPMENT – Carrying Capacity of an Area



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- STANDARDS FOR SUSTAINABLE DEVELOPMENT – Carrying Capacity of an Area



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- STANDARDS FOR MANAGEMENT - & the Role of Self-Governance



HOUSING = COMMUNITY

Standards to define Quality of Life in terms of Physical Environment of Community

- STANDARDS FOR MICRO-CLIMATE COMFORT – Hot-Humid vrs Temperate or Cold. Position of SUN. Role of Vegetation and relationship to it.



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