



THE HIGHLAND COUNCIL
BUILDING STANDARDS

Professional Policy Note

Split Level Dwellings

12 March 2009

BST- 008

Purpose

The Highland Council Building Standards Professional Policy Notes are produced to inform and create uniformity and consistency of interpretation throughout the Highland Council area, thus promoting good practice and customer care for the benefit of our Stakeholders. Please note that this guidance note is based upon information available at the time of issue, and may be subject to change.

Guidance

Improvement to circulation within dwellings together with the provision, on one level, of an enhanced apartment, kitchen and accessible sanitary accommodation will assist in creating more sustainable homes by allowing occupants to move around freely and without any unnecessary obstacles.

Policy

The Domestic Technical Handbook was examined at the PBSS meeting on the 8th April 2008 and the following was agreed:

- (4.2.6) There should be safe and convenient access to and throughout each storey within a dwelling to ensure facilities within a dwelling can be reached and used by occupants.
- (4.2.6) The principal living level of a dwelling, should contain at least one enhanced apartment (see clause 3.11.2), a kitchen (see clause 3.11.3) and accessible sanitary accommodation (see clause 3.12.3). This accommodation should be either on one level or, if on different levels within a storey, accessible without a stepped change of level, i.e. a compliant ramp.
- (4.2.9) Any change of level within a storey should not compromise access to the facilities noted above. A storey may be split level provided a stepped change of level does not divide the accommodation forming the principal living level of a dwelling.