

(f) **Table 16: Housing Density and Housing Issues -**

<b>Housing Issue:</b>	<b>Comments:</b>
Terrace Development	Could increase density, but can present numerous design problems with access, parking, shared space, services etc.
Short Terrace/Pend Development	Can increase density, but needs to be integrated with car-parking and other layout features.
Semi-detached Development	Visually not the most attractive option, but can resolve numerous layout and management problems, and achieve a reasonable density if well designed. For density purposes, normally requires use of narrow/medium frontage dwellings.
Detached Development	Should only be used in very exceptional circumstances, i.e. where unavoidable in a layout.
Corner Development	Needs careful consideration to maximise density - otherwise oversized private open-space could result. Also needs to be integrated into the layout to avoid creating areas that could encourage anti-social behaviour and security issues.
Flats (walk-up, no lift)	Can increase density, but generally only suitable for singles, couples and small families. Limited flexibility, especially for the elderly and those with mobility problems.
Flats (with lift)	Can increase density, useful for the elderly, singles and couples. Useful for tenants with mobility problems, but communal access, lifts etc, must be controlled to limit anti-social behaviour.
3-Storey House	Can be used in selected locations to increase density.
2-Storey House	Narrow/medium frontage dwellings increase density. Wide-frontage dwellings can reduce density and should only be used in specific locations.
One and a-half Storey	Can increase density in rural or semi-rural locations and/or where height restrictions may apply.

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Bungalow & Single Storey (shared or multi-housing use building)

Associations should note that with effect from 1 April 2007 restrictions apply to bungalow and single storey development in social housing provision. As bungalows/ single storey provision is wasteful in the land use required compared to other forms of development, in future it will only be grant-aided in very exceptional circumstances, e.g., where the Association can demonstrate that an alternative design solution would not be appropriate for the need or where specific planning restrictions apply.

