



UNIT – II

PLANNING REGULATIONS

12 Basic Principles of Building Planning



1. Aspect
2. Prospect
3. Groping
4. Furniture Required
5. Roominess
6. Circulation
7. Flexibility
8. Privacy
9. Economy
10. Elegance
11. Sanitation
12. Practical Consideration



Privacy

Privacy is the most important part in case of building planning. It has a very significant role, particularly for residential buildings. Unless optimum privacy is secured, all the principles of planning of a building are bound to fail.



Privacy

The privacy of a building is two types

i. External privacy

External privacy of the whole building regarding the surrounding buildings and road can be guarded by placing window sills, which can cut the vision of outsiders to the bed in the bedroom. A businessman would like to have for his office necessary privacy and at the same time, he would like to have his concern easily spotted.

ii. Internal Privacy

In modern planning, it is often seen that a big central hall is provided to serve as drawing-cum-dining room. Bedrooms, kitchens, water-closet and bathrooms are arranged along two long sides of the drawing-cum-dining room. Such planning of rooms often can't satisfy the factor of privacy. Proper positioning of rooms, lobbies or screens can grant necessary internal privacy.



Furniture Required

Furniture silently tells us what this room is made for because the requirements of furniture for different rooms are also different.



Furniture Required

During planning the location of furniture and other utility articles should be so arranged in the respective rooms as to give maximum area for movements, convenience for operating door and window shutters and a comfortable breeze to bed.

It is better to create a sketch plan showing furniture positions so that it can be made sure that doors, windows, and circulation space do not preclude the placing of a sufficient number of pieces. In such plans, positions of beds, heavy furniture pieces such as sofa, big furniture, chest of drawers, etc. should be shown.

For the public building like schools, theatres furniture requirement plan is essential to determine the strength of accommodation.

Roominess

Roominess is the accomplishment of the economy of space. Planning should be such that maximum benefit can be obtained from the minimum required for the functions expected to be available from the space.



For utility, a rectangular room is better than a square room of the same floor area. Accordingly, the length and breadth ratio should be 1.2: 1 to 1.5: 1. If the ratio is one and half (1: 0.5) then again a bad effect is created. A room having its length twice the width is objectionable as it creates a look like a tunnel.

Skill is essentially required for making use of available accommodation by proper arrangement of the rooms, by locating the doors, windows and passages in such a way that the utility, livability, privacy are not adversely affected.