

[REDACTED]
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Subject: RE: Titchfield

Hi Aaron,

Meeting the national space standards is a current policy requirement.

Policy CS17 of the Council's adopted [LPP1 \(2011\)](#) states that "New housing will be required to secure adequate internal and external space...". The Council's adopted [Design Guidance SPD \(excluding Welborne\) \(2015\)](#) states that "The internal dimensions of a dwelling should seek to meet at least the minimum sizes set out in the National Technical Standards".

Kind regards,

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council

[REDACTED]
[REDACTED]



[REDACTED]

Hi Richard,

Thanks for the email below. Can you confirm that the requirement to meet national space standards is an emerging policy requirement rather than an adopted policy requirement?

Thanks

Aaron

Aaron Wright
Associate Director

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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Subject: RE: Titchfield

Aaron,

Further to Dominic's email below, you will recall that during our meeting on Monday I raised the issue of non-compliance with the national space standards.

Please see below an assessment of the house types provided in the pre-app submission.

Unit Type		Depicted Occupancy	National sqm/GIA	Issues	
16No. 2 Bed House	71m ² (761 sqft)	4 person	79	Undersized. The second bedroom is less than (10.5appx) the 11.5sqm standard. If this bedroom was for single occupancy (3 person house) then the national standard would be met at 70sqm	
10No. 3 Bed House A	110m ² (1187 sqft)	5 person	93	This is well over standard	
12No. 3 Bed House B	93m ² (999 sqft)	5 person	93	This is on size. However: both bed 2 (9sqm) and bed 3 (6.8sqm) are under the national standard, which should be 11.5sqm and 7.5sqm respectively	
6No. 3 Bed House C	88m ² (951 sqft)	6 person	108	Significantly undersized overall for 3 storey house. Lacks sufficient storage. Kitchen dining v small for 6p I make this unit GIA of appx 87 sqm	
7No. 3 Bed House D	92m ² (987 sqft)	6 person	108	Significantly undersized overall for 3 storey house. Lacks sufficient storage. Kitchen dining v small for 6p. I make this unit GIA of appx 90.5sqm	
14No. 3 Bed House (3BH)	81m ² (874 sqft)	5 person	93	Significantly undersized. Bed 1 (10.5) less than 11.5 standard; bed 3 (6.6) less than standard 7.5sqm. undersized storage also. Note WC direct into kitchen.	
6No. 4 Bed House B	113m ² (1222 sqft)	6 person	106	Sufficient size. NB bed 2 (10.7) undersized (11.5sqm national). There is no internal storage, which should be 3sqm	
2No. 4 Bed House (4BH)	100m ² (1084 sqft)	6 person	106	Significantly undersized. Bed 1 (10.5); bed 2 (10.5) and bed 3 (6.9) all undersized. Only one area of storage and less than the 3sqm requirement.	
4No. 1 Bed Flat (1BF)	46m ² (497 sqft)	2 person	50	Undersized	
18No. 2 Bed Flat (2BF)	57m ² (613 sqft)	3 person	61	Undersized.	

On the above basis, and taking account of a minor margin of error in transferring a PDF, then apart from 3 bed house type A, all units are either undersized overall (GIA) and/or have undersized bedrooms and storage in some cases.

I trust this is useful although as Dominic has already said we would welcome the opportunity to comment on a rough layout and principles behind it before too much detail is worked through.

Kind regards,

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council

[Redacted]



[Redacted]

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Aaron,

See attached as requested.

This attempts to help define issues that need to be addressed. BfHL 'red light' issues are highlighted to help with future discussion and to focus design thought. It does not necessarily cover every issue and any new approach needs to take account of other elements that influence design, such as ecology. Moreover, some issues are more critical than others.

As indicated previously, it is important that we agree early on a simple set of principles, expressed graphically, before embarking on wholesale layout changes. I would be happy to progress this with you at your earliest convenience.

Regards,

Dominic Lyster
Urban Designer
Fareham Borough Council

[Redacted]



[Redacted]

Subject: RE: Titchfield

Hi Dominic,
Are you able to send over the plan you shared with us yesterday?

Thanks

Aaron

Aaron Wright
Associate Director

[REDACTED]

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[REDACTED]

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No problem Aaron....any time. As discussed, it would be our preference to engage in principles and sketch approaches before embarking on further amendments.

Just in case you hadn't delved too deeply in recent changes to BfL
: <https://www.udg.org.uk/publications/othermanuals/building-healthy-life.....i> have found it constructive in organising discussion, helped by related imagery.

I am happy to provide further imagery to express issues and approaches as needed, together with later dialogue regarding architectural expression.

Regards,

Dominic Lyster
Urban Designer
Fareham Borough Council

[Redacted]



[Redacted]
[Redacted]
[Redacted]
[Redacted]

Subject: Titchfield

Richard/Dominic

Thank you so much for your time today. Your comments were extremely helpful.

I will be in touch once we have made further amendments to the scheme.

Many thanks

Aaron

Aaron Wright
Associate Director

[Redacted]
[Redacted]
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