

Lynnyrd Wolfe

From: Simon Davis
Sent: 06 February 2019 16:16
To: Planning.Responses
Subject: FW: Highfield Rd BR/215/18/PL
Attachments: 002-P-F.pdf; 003-P.pdf

Please see Action Sheet

From: Nick Hopper [REDACTED]
Sent: 06 February 2019 13:42
To: Simon Davis [REDACTED] Trish Paul [REDACTED] Trish Paul [REDACTED]
Subject: Re: Highfield Rd BR/215/18/PL

Simon
Attached
Many thanks
Nick

On Wed, Feb 6, 2019 at 10:06 AM Simon Davis [REDACTED] wrote:

Dear Nick,

No plans attached.

From: Nick Hopper [REDACTED]
Sent: 05 February 2019 17:40
To: Simon Davis [REDACTED]
Cc: Trish Paul [REDACTED] Trish Paul [REDACTED]
Subject: Re: Highfield Rd BR/215/18/PL

Hi Simon

Attached revised plans showing Flats 1 and 3 are now in adherence of minimum space standard requirements as we have removed the wall from the studies to show an open plan 1 bedroom layout (bedroom to 11.5msq); You'll recall this was something we spoke about last week as a possible solution. Good to see you are now in agreement that all other units are in adherence to Minimum space standards as our original submission and as annotated;

Many thanks

Nick

On Tue, Feb 5, 2019 at 5:16 PM Simon Davis <[REDACTED]> wrote:

Dear Nick,

Thank you for this. I will accept the plan and change it on our system.

However, I have discussed this with our Group Head of Planning and although the national space standards do state that "Furnished layouts are not required to demonstrate compliance", we do not agree that this should be applied across the board and therefore, regardless of how the accommodation layout is shown (i.e. bed or desk), we should calculate the area requirements by size of room.

The standards say that a double is at least 11.5m² and a single at least 7.5m². I have therefore recalculated the requirements based on the size of the rooms and this means that now only 2 of the flats do not comply (see new table below). Clearly the two that do not comply are those that you suggest will be studies but we need to ensure that if the owner/occupier uses them as bedrooms then there is sufficient space elsewhere for their needs. We would be happy to defend this position on appeal.

Flat	No. Bedrooms	No. Persons	Requirement m ²	Proposed m ² (using your measurements)	Complies?
1	2	2	61	52	N
2	2	3	61	68	Y
3	2	2	61	55	N
4	2	2	61	65	Y
5	1	1	39	50	Y
6	1	1	39	39	Y

Kind Regards

[REDACTED]

From: Nick Hopper [REDACTED]

Sent: 04 February 2019 12:04

To: Simon Davis [REDACTED]

Cc: Trish Paul [REDACTED] Trish Paul [REDACTED]

Subject: Highfield Rd

Hi Simon

Many thanks for your time on Friday. As discussed please find attached revised plans indicating we have met minimum space standard requirements as annotated with the transference of single bedrooms to studies.

Many thanks

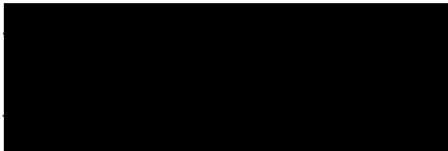
Nick



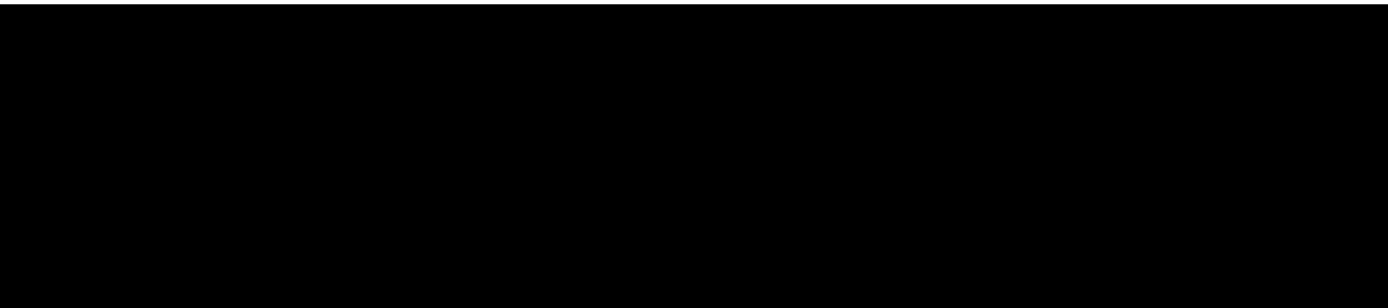
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