

APPENDIX 1 – Prior Approval Space Standard Case Studies

15/01606/AS – Trafalgar House, Elwick Road, Ashford TN23 1P

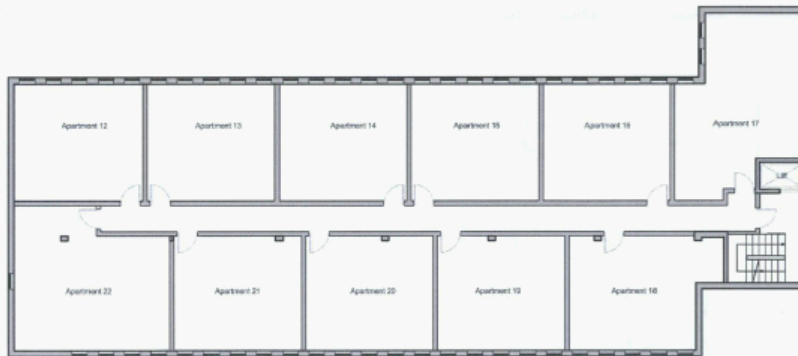
Application for thirty-three 1-bedroom residential units. The absolute minimum gross internal area (GIA) in the nationally described space standards (NDSS) is 37m², equating to a one bed, one person dwellings (1B1P) dwelling with a shower room.

The largest of the proposed flats in this scheme has a GIA of 43m², while the smallest has a GIA of 31m². The median GIA of the development as a whole is 32m², while the mean is 33.7m². Of the 33 flats proposed, only six would meet the space standards. None would meet the requirement should an additional person be included in the calculations (the minimum GIA in the NDSS for a one bed flat for 2 persons is 50m² GIA).

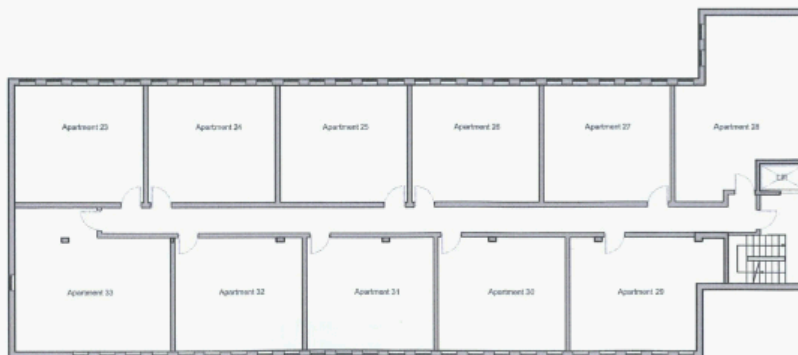
Number of Units	Bedroom (B) / Persons (P)	Minimum GIA in accordance with NDSS m ²	Gross Internal Floor Area (GIA) m ²	GIA shortfall m ²
21	1B/1P (studio)	37	32	-5
6	1B/1P (studio)	37	31	-6
3	1B/1P (studio)	37	42	+5
3	1B/1P (studio)	37	43	+6



First Floor Plan



Second Floor Plan



Third Floor Plan



Proposed Upper Floor Plans
Trafalagar House, Ashford

Client: London Green
Drawing Status: PD Planning
Scale 1:200 @A3
Job Number: 121532
Drawing Number: (PL)110

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16/01450/AS – Northdown House, 4 Station Road, Ashford TN23 1PT

Twenty residential units were proposed comprising five 2 bedroom flats, thirteen 1 bedroom flats and two studio flats. The table below illustrates the amount by which each flat would fail the NDSS:

Number of Units	Bedroom (B) / Persons (P)	Minimum GIA in accordance with NDSS m ²	Gross Internal Floor Area (GIA) m ²	GIA shortfall m ²
1	2B/2P	70	58	-12
4	2B/2P	70	37	-33
2	1B/2P	50	34	-16
4	1B/2P	50	33	-17
1	1B/2P	50	32	-18
6	1B/2P	50	30	-20
2	Studio	37	29	-8

Of the 20 flats proposed, none would meet the space standards. In addition, the units do not benefit from any shared or private external space (such as balconies).



17/00068/AS – Tufton House, Tufton Street, Ashford TN23 1QN

Thirty-six residential units were proposed, all 1-bed apartments. Given that the minimum GIA in the NDSS is 37m², the largest of these flats proposed had a GIA of 30m², while the smallest of these apartments has a GIA of a meagre 16m². The median GIA of the development as a whole is 19m², while the mean is 20.4m².

Number of Units	Bedroom (B) / Persons (P)	Minimum GIA in accordance with NDSS m ²	Gross Internal Floor Area (GIA) m ²	GIA shortfall m ²
2	1B/1P (studio)	37	30	-7
1	1B/1P (studio)	37	29	-8
2	1B/1P (studio)	37	28	-9
1	1B/1P (studio)	37	27	-10
1	1B/1P (studio)	37	24	-13
2	1B/1P (studio)	37	23	-14
3	1B/1P (studio)	37	22	-15
2	1B/1P (studio)	37	20	-17
7	1B/1P (studio)	37	19	-18
1	1B/1P (studio)	37	18	-19
10	1B/1P (studio)	37	17	-20
3	1B/1P (studio)	37	16	-21

Of the 36 flats proposed, none would meet the space standards, and indeed the majority fall short by some way. In addition, the units do not benefit from any shared or private external space (such as balconies).



Client,
Tufon House Limited

Job Title,
Tufon House
Tufon Street
Kent
TN23 1RJ

Drawing Title,
Floor Plan as Proposed
as Proposed

Prior Approval

Scale	1:125@A3	Drawn by	MSM
Date	Dec 2016	Approved by	

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Rev,
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