

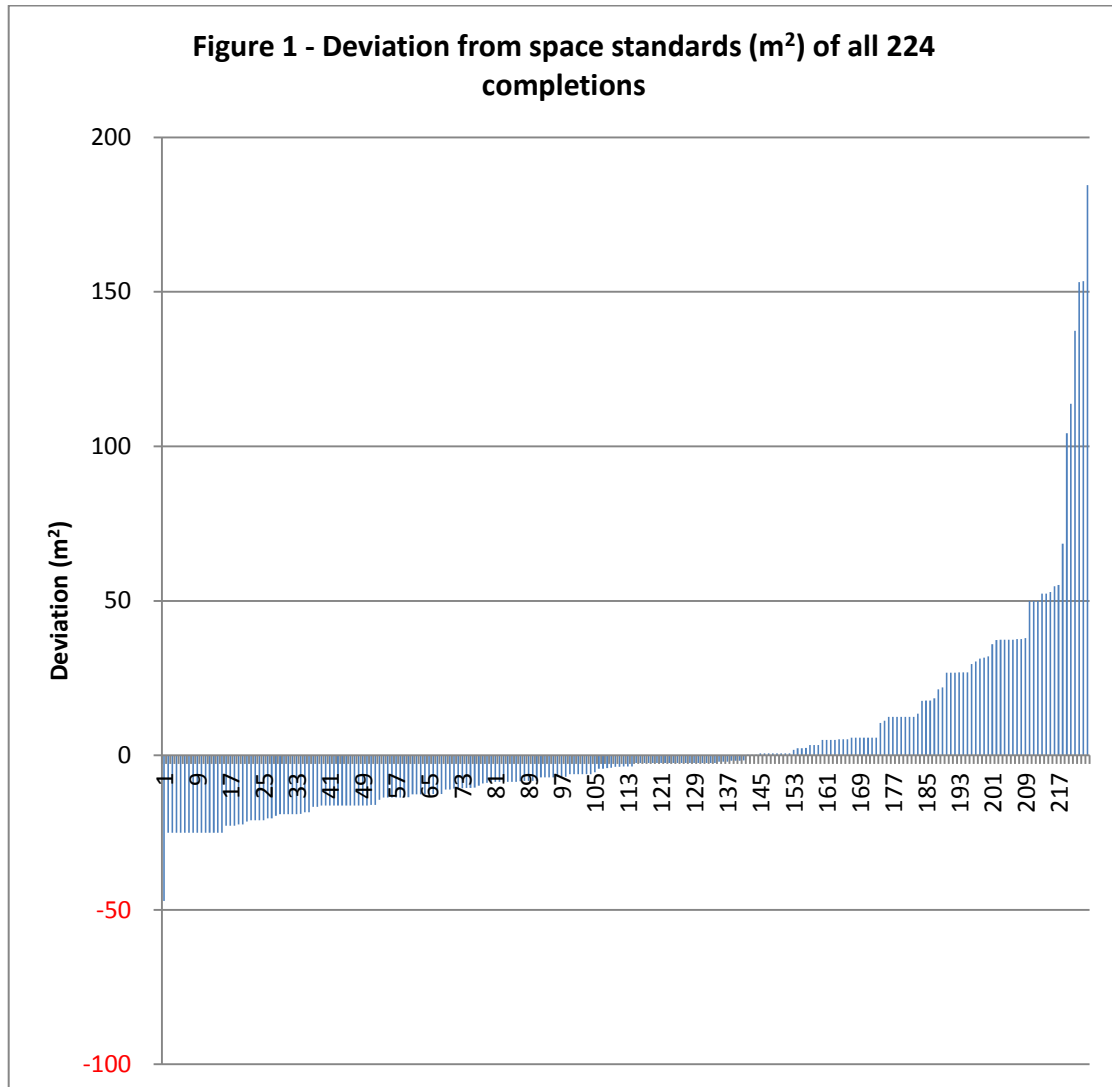
# Hyndburn Borough Council DM DPD Examination Briefing Note

24 May 2017

## In response to Matter 5 Housing: Issue 5i

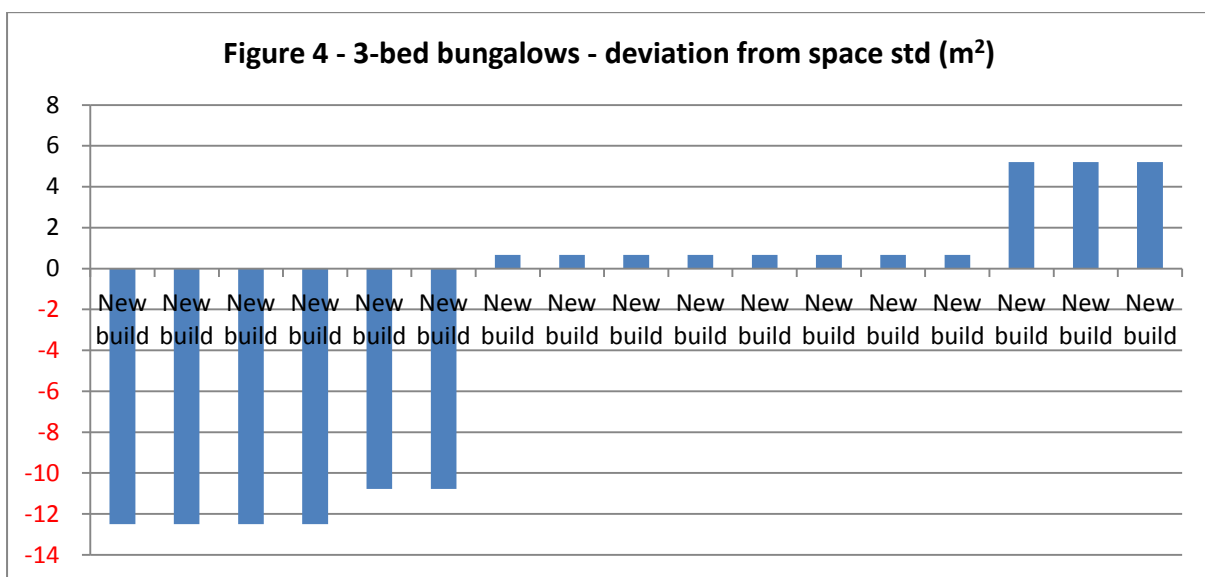
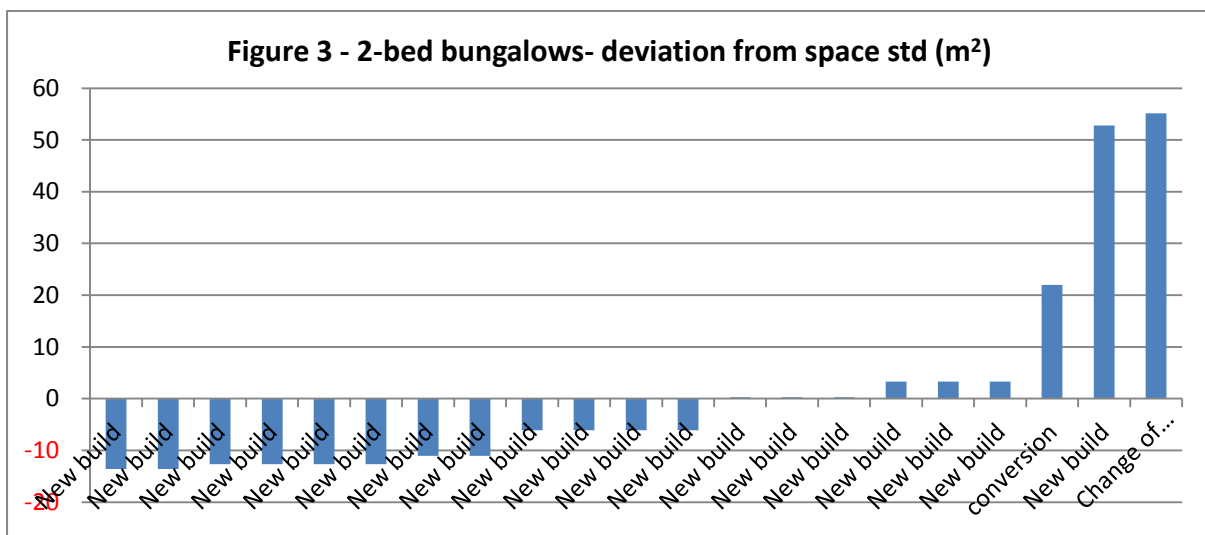
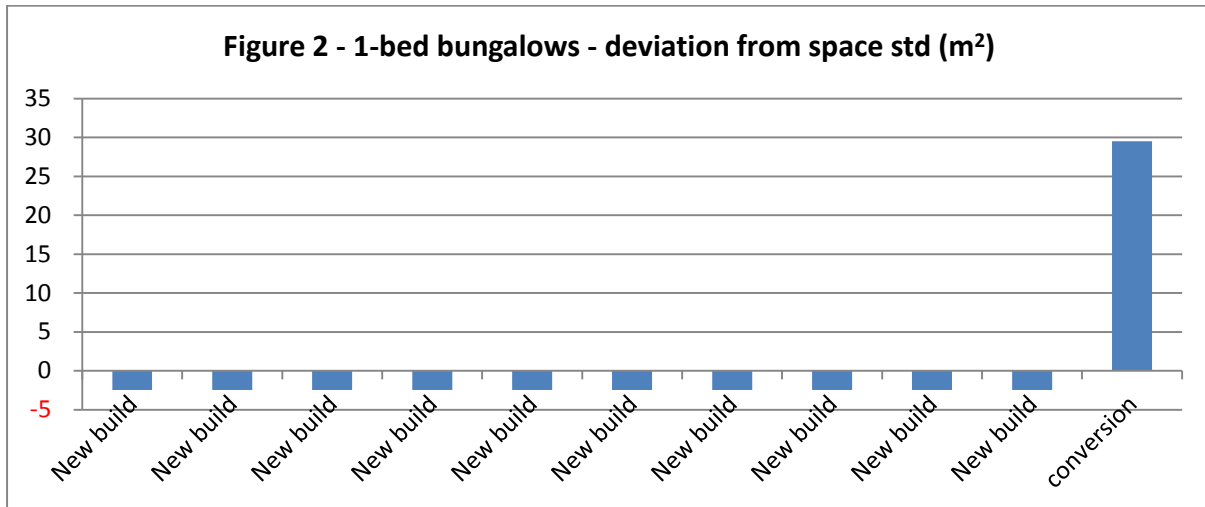
- 1.1. The proposed implementation of national technical housing space standards in Hyndburn (through Policy DM16 of the DM DPD) was discussed in detail at the Examination in Public on 18 May 2017. As requested, this briefing note provides further information on the breakdown of the completions data (and deviations from space standards) presented in Table 1 of the Council's Response to the Inspector's Initial Issues and Questions (Examination Document reference EX 03).
- 1.2. The Council presented the average deviation from space standards, by house type, for 224 dwellings recently completed in the Borough in Table 1 of Examination Document EX 03. For clarity, the applicable space standards for each property were calculated using the minimum gross internal floor area (including appropriate built-in storage) from the nationally described space standard. The actual measurements of the 224 dwellings were gross internal areas including storage.
- 1.3. The graphs/figures set out in this briefing note provide more detail of the data presented in Table 1 of EX 03. Whereas Table 1 of EX 03 shows that on average only certain house types fall marginally below space standards, this masks some significant data. Figures 1-15 in this briefing note graphically demonstrate the range of deviations from space standards of the 224 dwellings. It is clear when analysing the data in this way that a significant number of dwellings fall a more significant margin below the relevant space standards than when looking at the average figure alone.
- 1.4. In each graph (Figures 1-15 below) the horizontal axis represents each dwelling completion; the vertical axis represents the deviation from space standards in square meters. In each case dwellings are sorted ascending from the largest negative deviation from space standards to the largest positive deviation.
- 1.5. This briefing note should be read in conjunction with the further analysis on sales evidence and sales revenue provided by Keppie Massie and the additional evidence already submitted to the Examination on this subject.

1.6 Figure 1 below firstly plots all 224 properties to give an indication of the general distribution of deviations before looking in more detail at specific house types and sizes. In total a majority of completions (141 of the 224 dwellings, or 63%) fell below the national space standards.

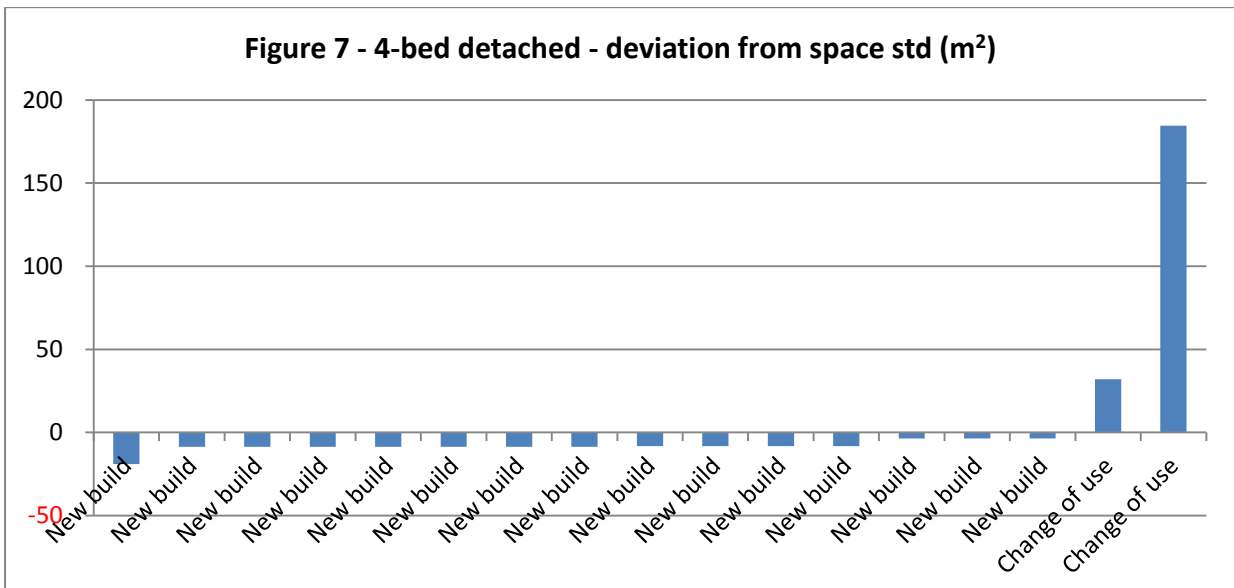
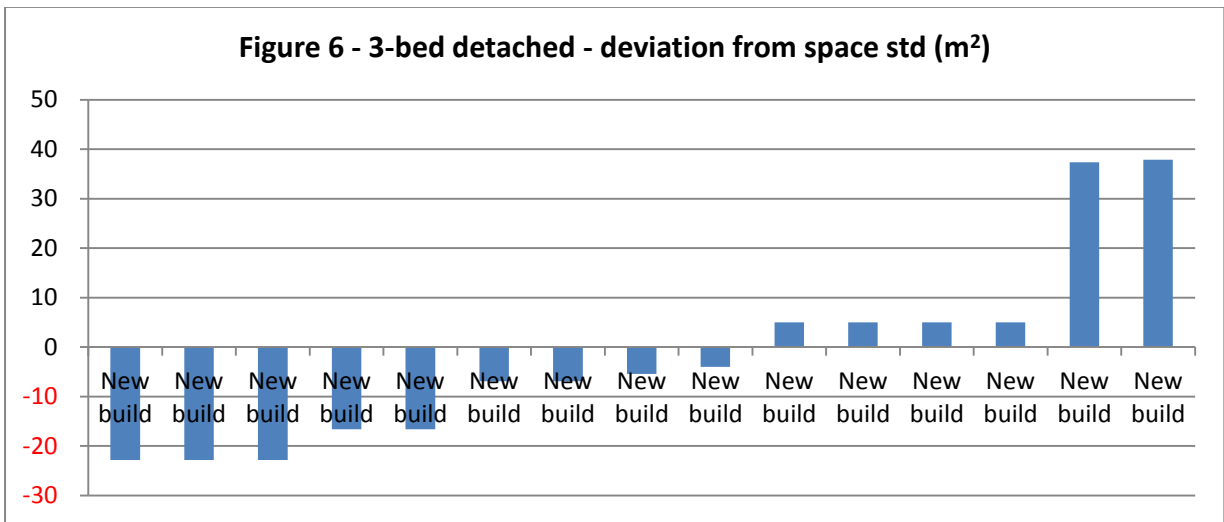
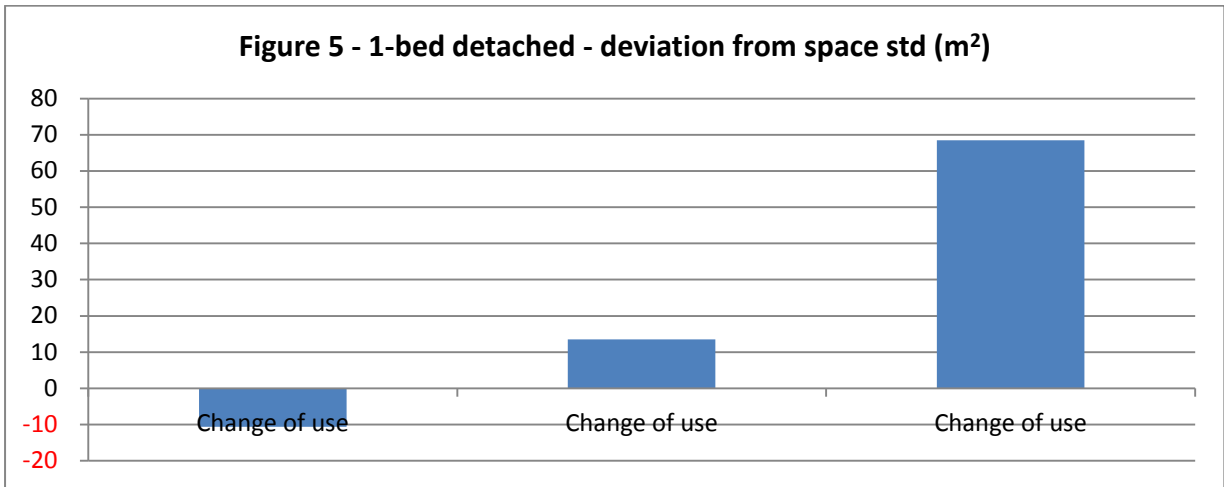


1.7 Individual graphs/figures are provided below for each house type and size (for where more than 3 completions are listed in Table 1 of EX 03). For these more detailed breakdowns the type of development is also highlighted (i.e. new build, conversion, change of use).

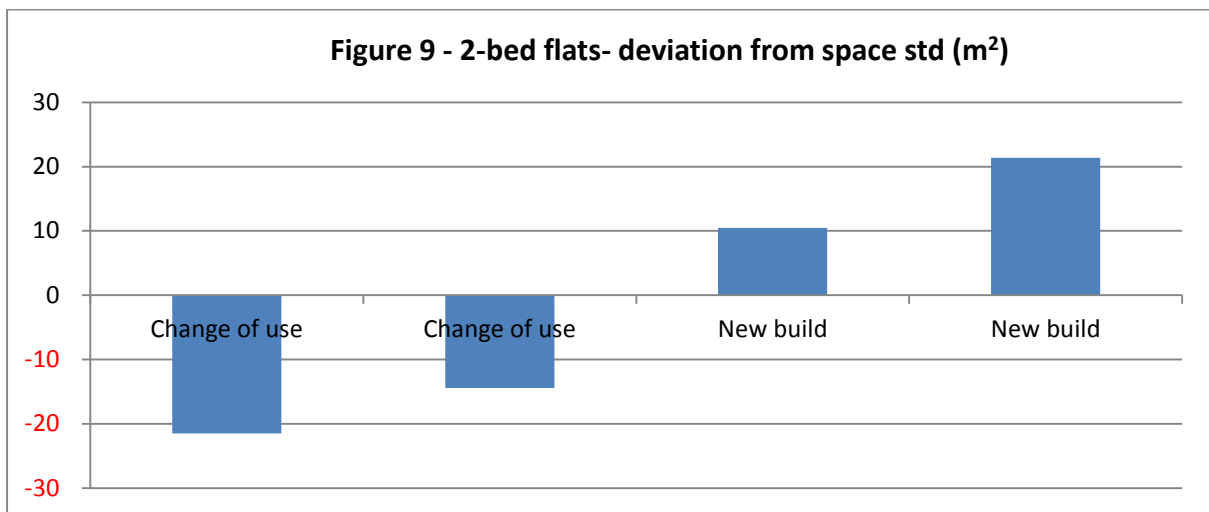
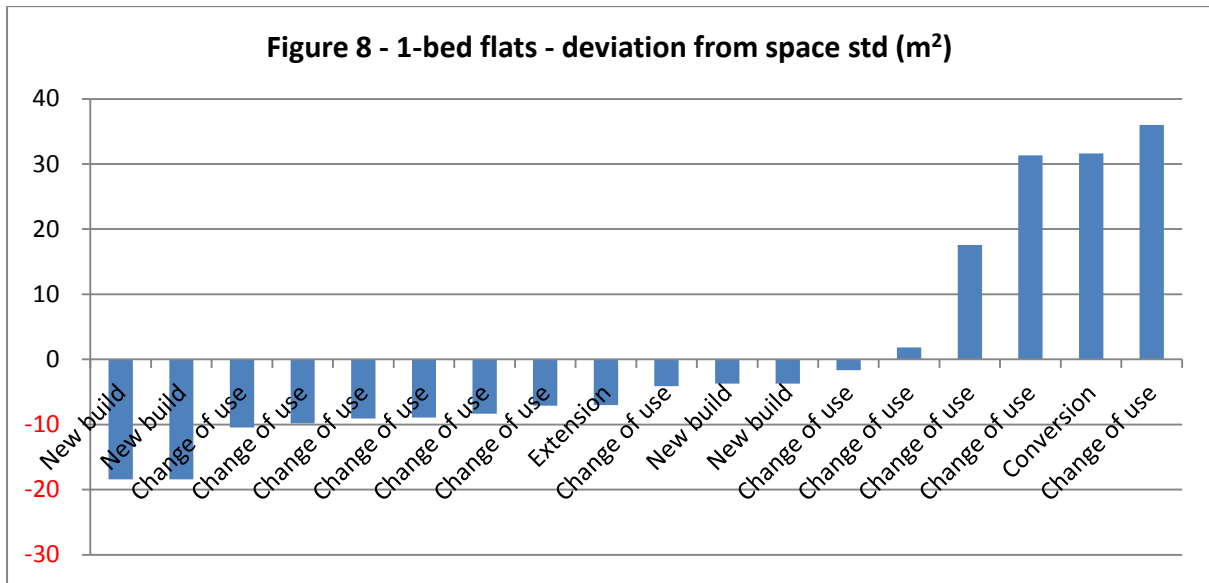
# BUNGALOWS



# DETACHED DWELLINGS



# FLATS





# TERRACED DWELLINGS

