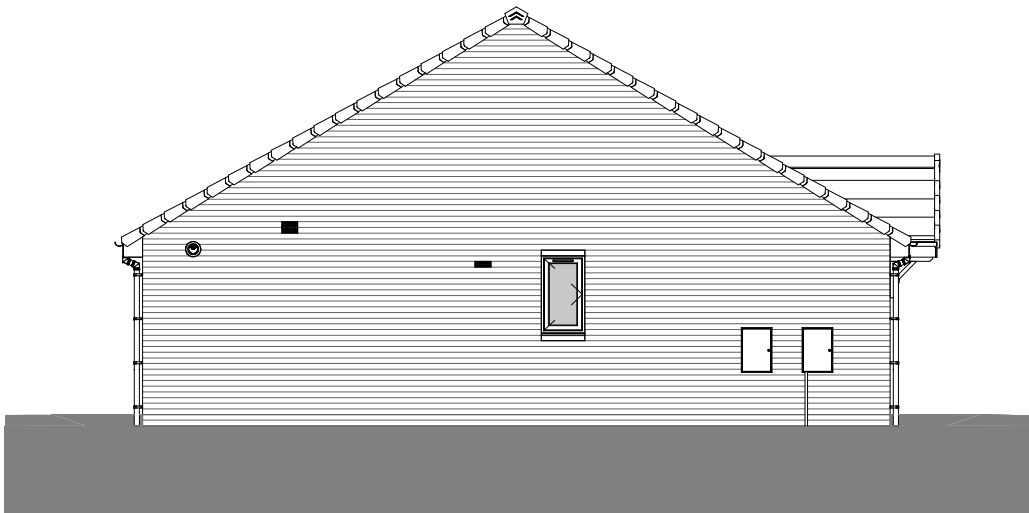




Front Elevation.

1 : 100



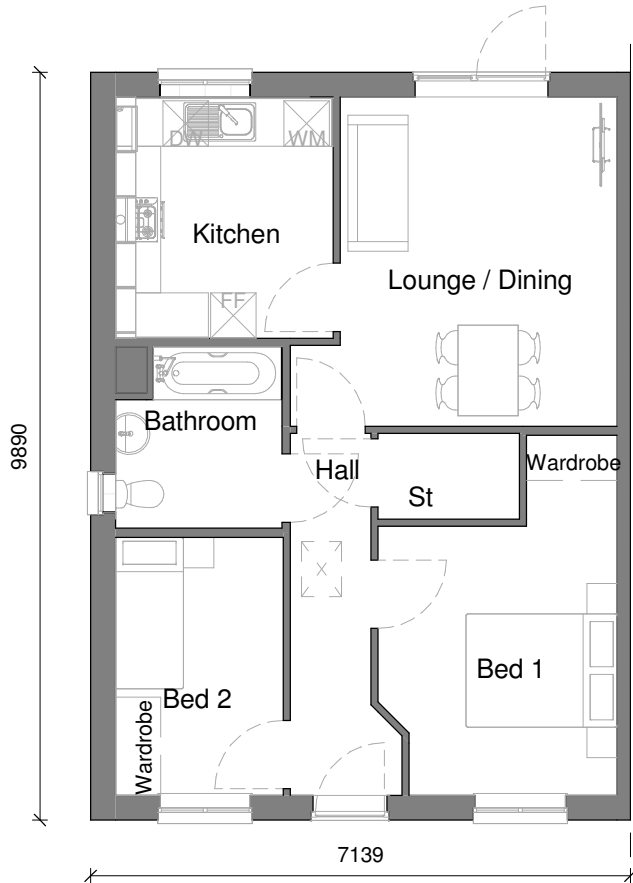
Left Elevation.

1 : 100



Rear Elevation.

1 : 100



Ground Floor.

1 : 100

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	61.29 m ²	659.67 SF
	61.29 m ²	659.67 SF

NDSS Minimum for 1 Storey 2B3P is 61m²

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	62.08 m ²	668.24 SF
	62.08 m ²	668.24 SF

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	12.28 m ²	11.5m ²
Bed 2	7.57 m ²	7.5m ²

Store Schedule	
Name	Area
St	2.12 m ²
	2.12 m ²

Above figures are total floor areas taken above skirting height.

NDSS rules only allows a 1m² for understair store. For eaves storage, any area with less than 0.9m headroom is discounted and areas with a headroom bewteen 0.9-1.5m are subject to a 50% reduction.

With these rules applied to this type, the NDSS store areas are:-

Ground Floor	2.12m ²
Total	2.12m ²

NDSS Minimum storage area for 1 storey 2B3P equals 2.0m²

Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows and doors as site specification and to Local Authority Approval.
SHOWN INDICATIVE ONLY ON THIS PLAN

House Type Range		Sub Range	
2018 Range		NDSS	
Scale at A3	Date	Drawn	Checked
As indicated	01/11/2016	JF	NTL
Pack Title			
The Elton Working Drawing Pack			
Sheet Name			
Planning Drawings			
Colours Code:	House Type Code	Plotting	Handing
	ELTON	DET	AS
Style	Issue		
BB01			
Project Drawing Pack No:	Project	Pack No.	Rev
18CORE		5010	1
		Sheet	201