

PV zone shown indicative only, refer to planning notes

PV zone shown indicative only, refer to planning notes



Front Elevation.

Left Elevation.

Rear Elevation.

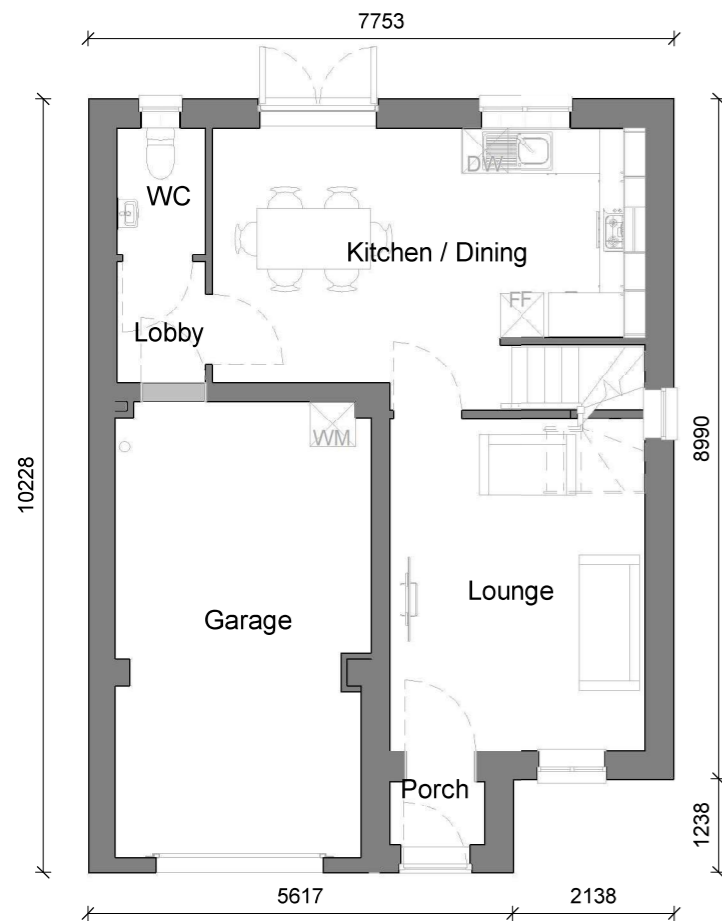
Right Elevation.

1 : 100

1 : 100

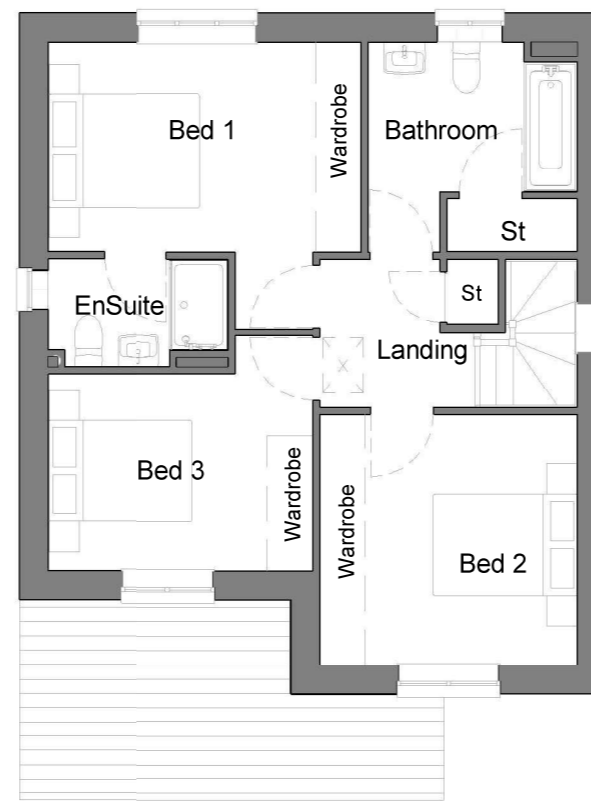
1 : 100

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

Planning Sheet Notes:

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

PV zone illustrated to multiple roof faces to indicate a possible final location, for the purposes of planning only. May vary by plot (dependant on optimum orientation / roof facing) and not be consistent for each plot & housetype

- Final orientation / roof facing (nb – this may be on one, or multiple roof faces) of PV panels to be confirmed following plot specific SAP assessment.
- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Part O - This housetype requires a dynamic assessment (TM59) as it has one or more bedroom windows that are easily accessible (i.e., either on the ground floor, or within 2m vertically of a pitched roof (with a pitch of less than 30°), or a flat roof (including bays and door canopies) that is within 3.5m of the ground.

Other site conditions may also apply - see Sheet 210 for further details.

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	41.51 m ²	446.85 SF
First Floor GIA	53.17 m ²	572.32 SF
	94.68 m ²	1019.17 SF

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	42.36 m ²	455.95 SF
First Floor Build	53.93 m ²	580.55 SF
	96.29 m ²	1036.49 SF

House Type Range		Sub Range	
2022 Range		OMS	
Scale at A3	Date	Drawn	Checked
As indicated	25.11.22	TechDev	SJK/RB
Pack Title			
The Harwood Working Drawing Pack			
Sheet Name			
Planning Drawings			
Cons Code	House Type Code	Plotting	Handing
	HARWOOD	DET	AS
Style	Issue	Style	Issue
BB	01.2	Style	Issue
Project Drawing Pack No.	Project	Pack No.	Rev
	Thurnscoe	1350	2
		Sheet	201