



Front Elevation.

1 : 100



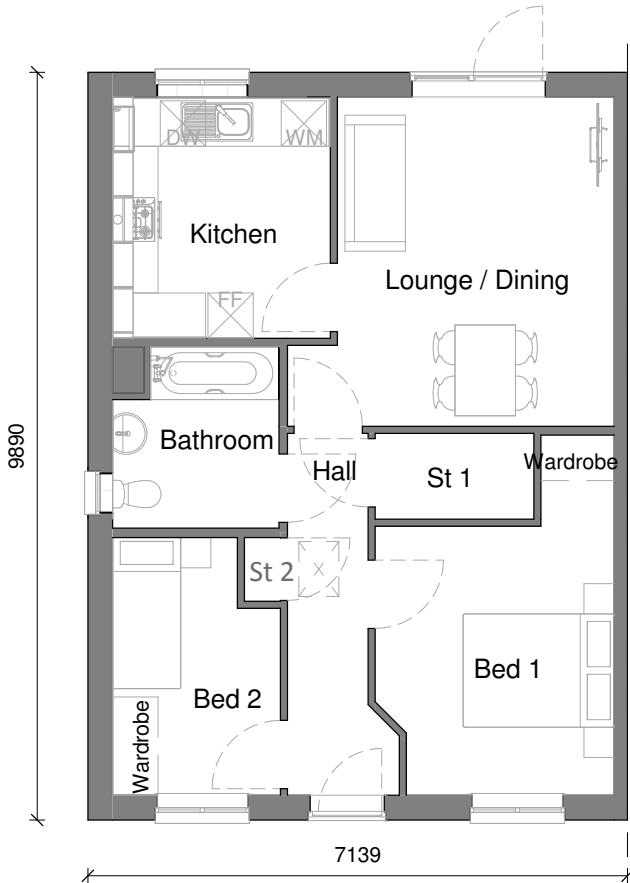
Left Elevation.

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	12.00 m ²	11.5m ²
Bed 2	7.03 m ²	7.5m ²

Store Schedule	
Name	Area
St 1	2.38 m ²
St 2	0.40 m ²
	2.79 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 between 0.9-1.5m are subject to a 50% reduction.

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

Ground Floor	2.79m ²
Total	2.79m 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

 Keepmoat Homes					
House Type Range				Sub Range	
2018 Range				NDSS	
Scale at A3	Date	Drawn	Checked		
As indicated	10.04.19	LRB	Checker		
Pack Title					
The Elton Working Drawing Pack					
Sheet Name					
Planning Drawings					
Colours Code:	House Type Code	Plotting	Handing	Style	Issue
	ELTON	END	AS	TRAD	01
Project Drawing Pack No:	Project		Pack No.	Rev	Sheet
	THURNSCOE		5010	1	201