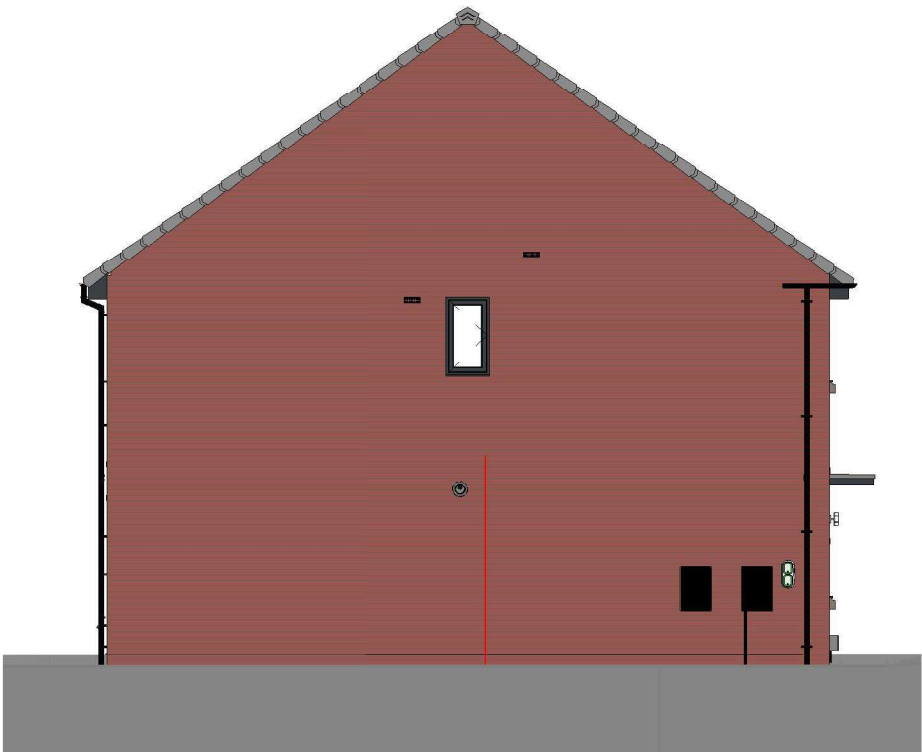




Front Elevation.

1 : 100



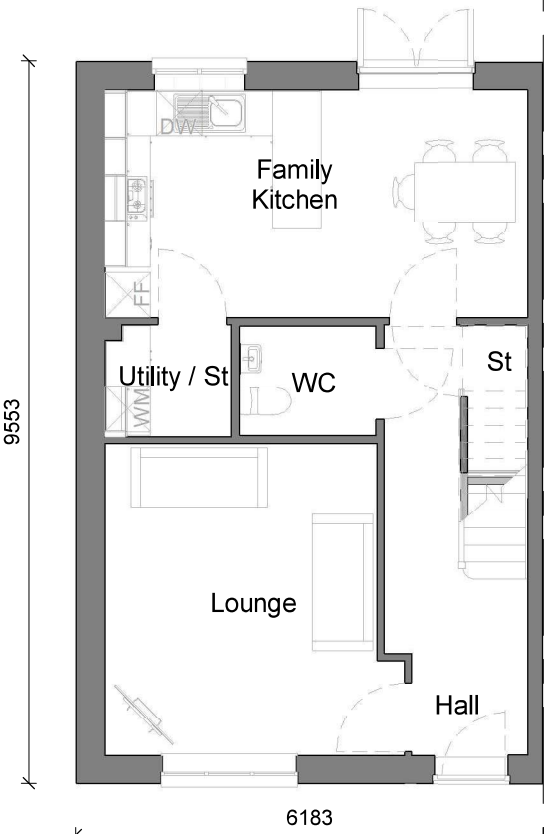
Left Elevation.

1 : 100



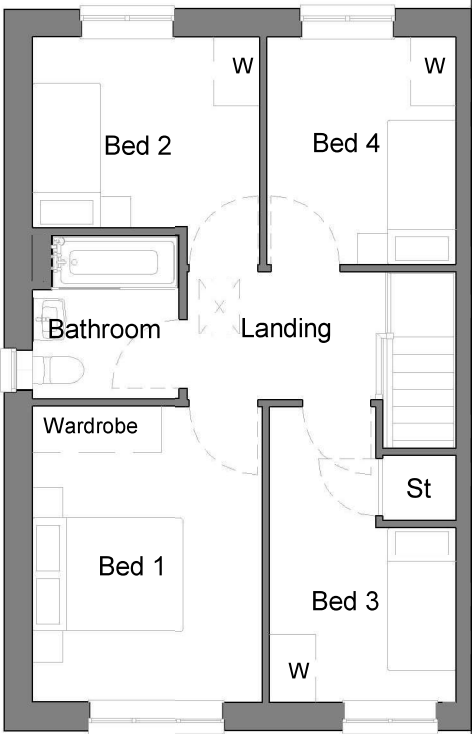
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	12.0 m ²	11.5m ²
Bed 2	8.0 m ²	7.5m ²
Bed 3	8.0 m ²	7.5m ²
Bed 4	7.5 m ²	7.5m ²

Store Schedule	
Name	Area
St	1.60 m ²
Utility / St	1.53 m ²
St	0.83 m ²
	3.97 m ²

Total floor areas taken above skirting height.

NDSS rules - Any storage 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:-

Understair	1.37m ²
Utility/store	1.53m ²
First Floor	0.83m ²
Total	3.73m ²

NDSS Minimum storage area for 2 storey 4B5P equals 3m²

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


Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	49.31 m ²	530.77 SF
First Floor GIA	49.31 m ²	530.77 SF
	98.62 m ²	1061.54 SF

NDSS Minimum for 2 Storey 4B5P is 97m²

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	50.03 m ²	538.55 SF
First Floor Build	50.03 m ²	538.55 SF
	100.07 m ²	1077.09 SF

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.

 Keepmoat Homes						
House Type Range				Sub Range		
2022 Range				NDSS		
Scale at A3		Date	Drawn	Checked		
As indicated		25.11.22	TechDev	SJK/RB		
Pack Title						
The Thornton Working Drawing Pack						
Sheet Name						
Planning Drawings						
Coins	House Type Code		Plotting	Handing	Style	Issue
Drawing	THORNT		END	AS	BB	01.2
Code:	Project		Pack No.		Rev	Sheet
Project	Thurnscoe		5260		2	201
Drawing	Pack No.		Rev		Sheet	
Pack No.	Thurnscoe		5260		2	201