



CONTEXT

1

DESIGN DEVELOPMENT

3

URBAN DESIGN

4

QUALITY

5

LANDSCAPE STRATEGY

6

HOUSE TYPE DESIGN

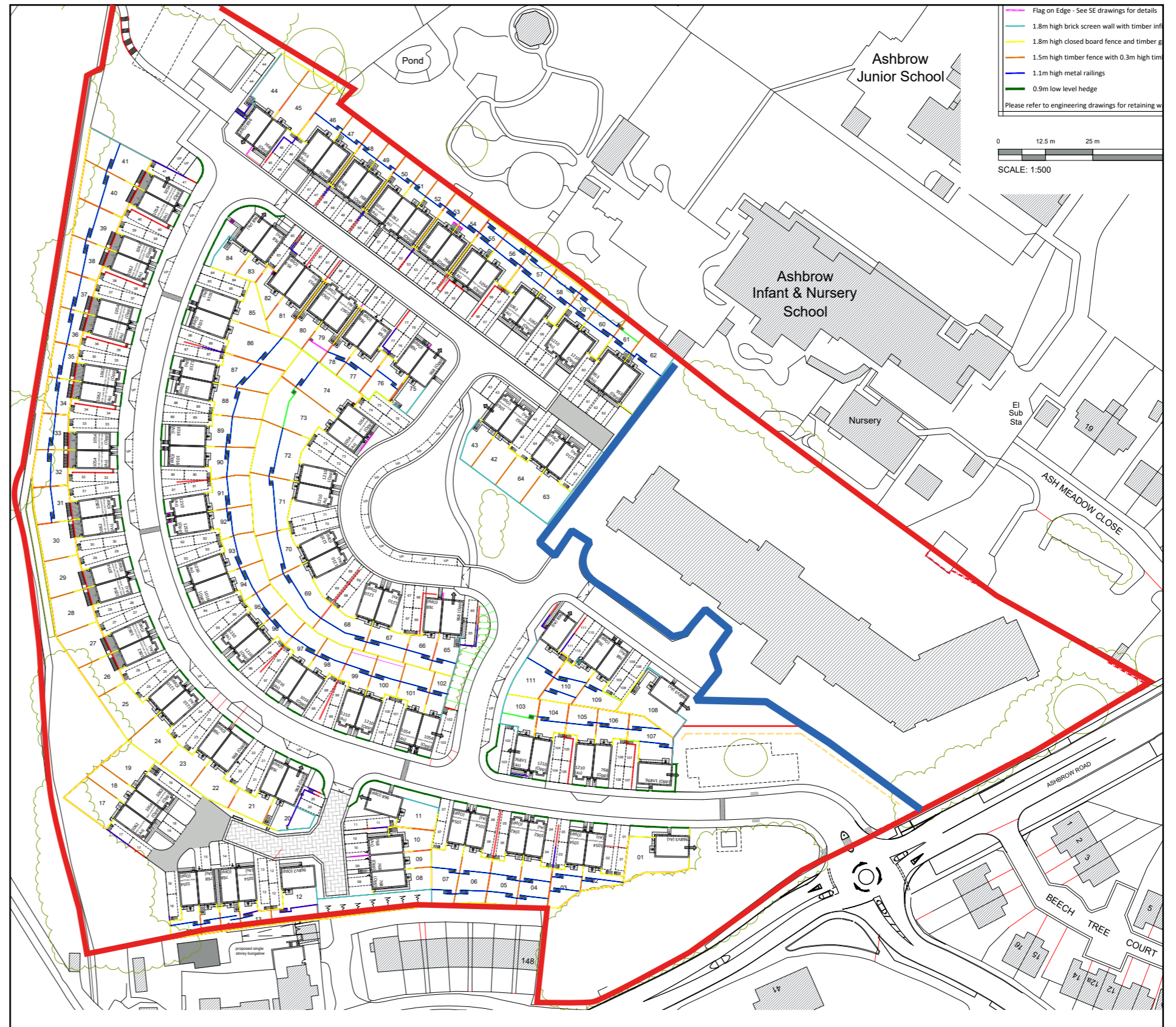
7

EXTRA CARE FACILITY

APPENDIX

A

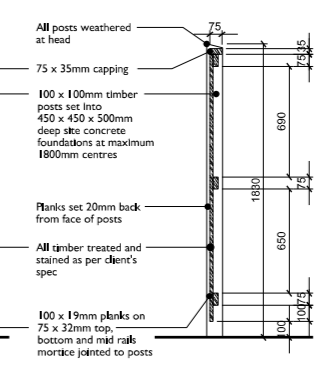
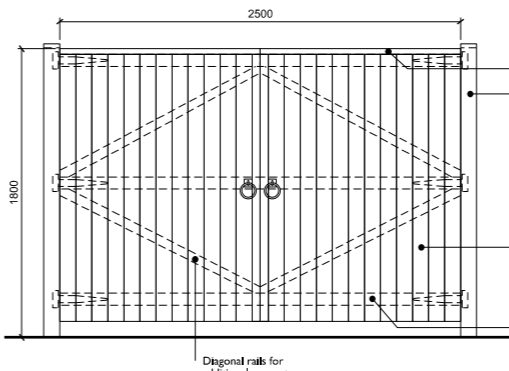
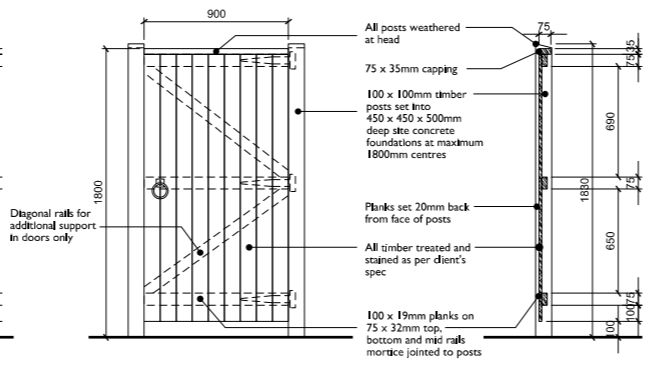
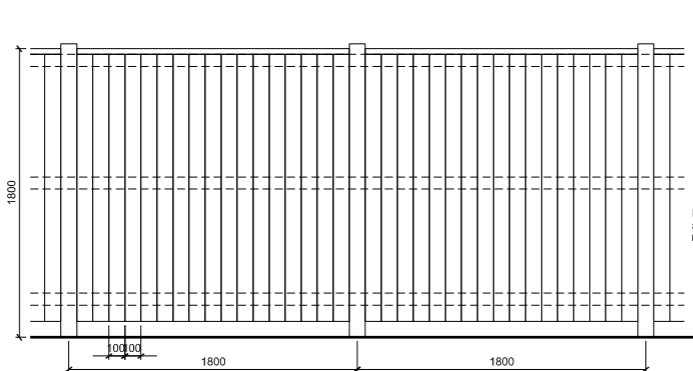
BOUNDARY TREATMENTS



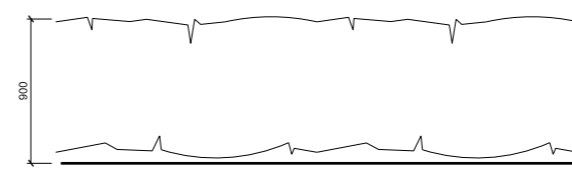
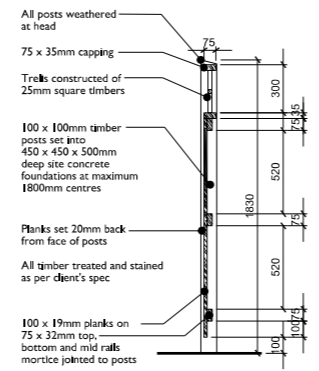
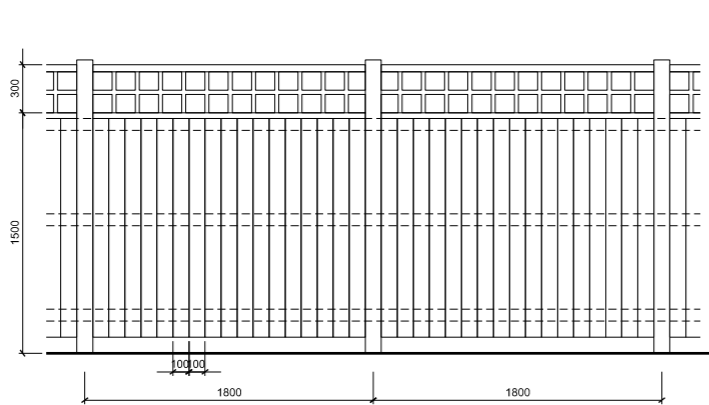
- 1.8m high brick screen wall with timber infill panels - 291m
- 1.5m high timber fence with 0.3m high timber trellis - 889m
- 1.8m high closed board fence and timber gates - 1484m
- 0.9m low level hedge - 414m

*Please refer to engineering drawings for retaining wall information.

BOUNDARY DETAILS

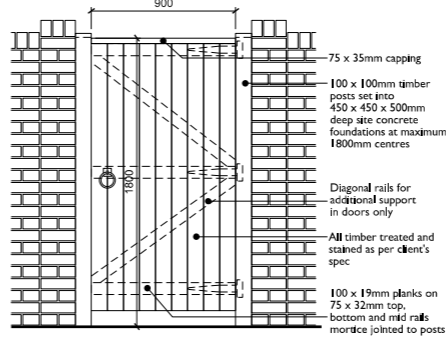
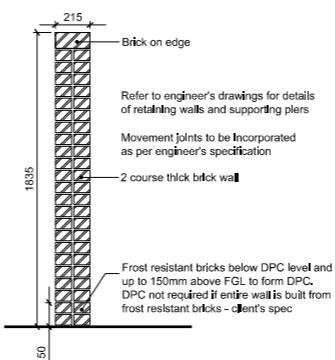
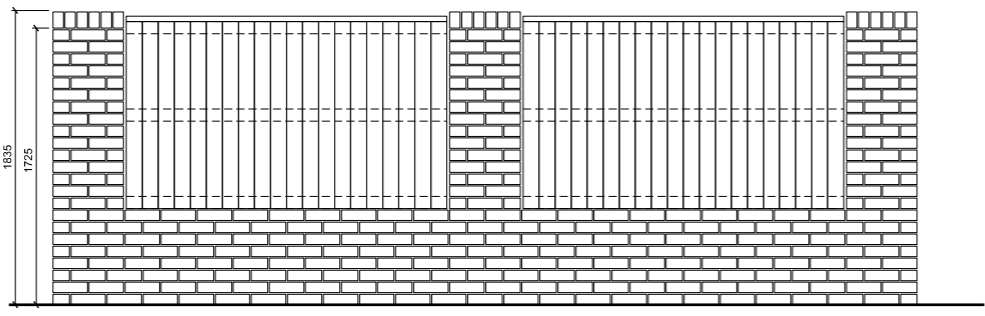


1800mm high closed board timber fence and gates



900mm low level hedging

1800mm high timber fence (1500mm closed board timbers with 300mm timber trellis)



1800mm high masonry wall with timber infill panels

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Roof Plan (1:200)

Materials Key	
	Edenhall Darlston Walling in buff / black rural - reconstituted stone
	Edenhall Knaresborough Straw Brick
	Sandtoft Rivius slate grey roof tiles
	GRP canopy
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black

Front Elevation

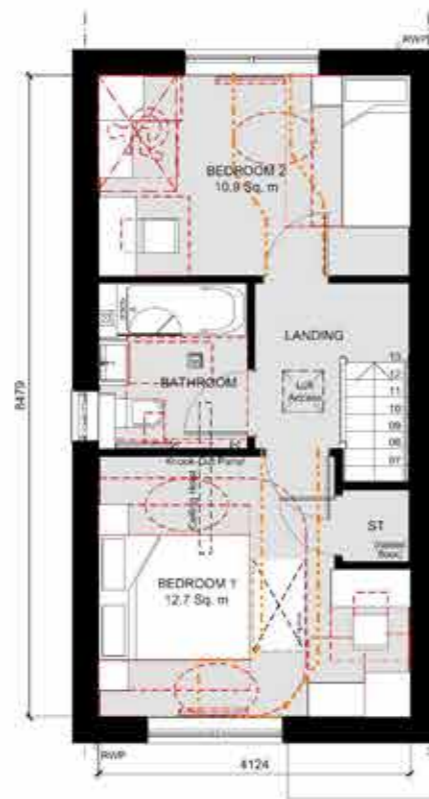
Rear Elevation

Plots: 08-10, 14-15, 23, 48, 49, 53, 77, 78,
 106, 109, 110
 Plots: 21, 45, 66, 76, 83 - Edenhall Darlston Walling

Totals:
 Area to blockwork - 71.2m² (768ft²)
 Area to plasterboard - 70.0m² (754ft²)



Ground Floor Plan
 Area to blockwork - 35.6m² (384ft²)
 Area to plasterboard - 35.0m² (377ft²)



First Floor Plan
 Area to blockwork - 35.6m² (384ft²)
 Area to plasterboard - 35.0m² (377ft²)



Side Elevation

Rev	Date	Description	Drawn	Chkd
C	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
B	25.01.18	Plot numbers updated following layout amendments	RM	DS
A	05.12.17	Stone cills removed from rear and side elevs. Material key updated	RM	DS
-	20.10.17	Final issue for comment	RM	DS

PLANNING

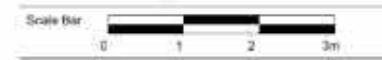


Project
 Ashbrow, Huddersfield

**Indicative Plans and Elevations
 House Type 768**

Scale @ A3 1: 100 Job Ref. 01191A

Drawing No: 01191A_HT 768-01 Revision: C



Notes:
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Materials Key	
	Edenhall Darlston Walling in buff / black rural - reconstituted stone
	Edenhall Knarsborough Straw Brick
	Sandtoft Rivius slate grey roof tiles
	GRP canopy
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black



Roof Plan (1:200)



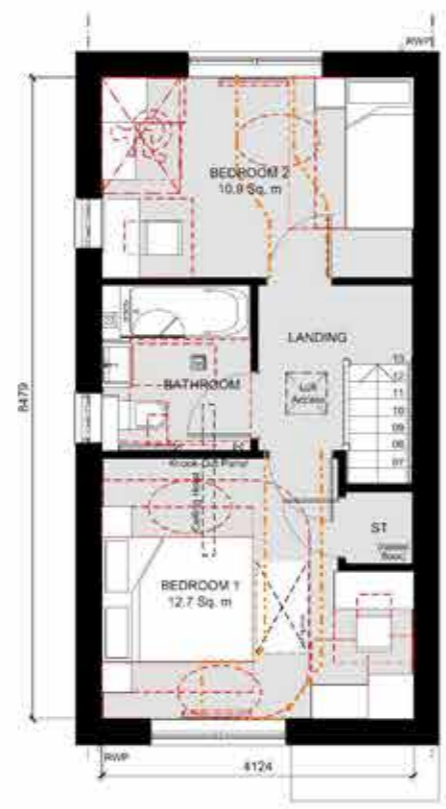
Front Elevation



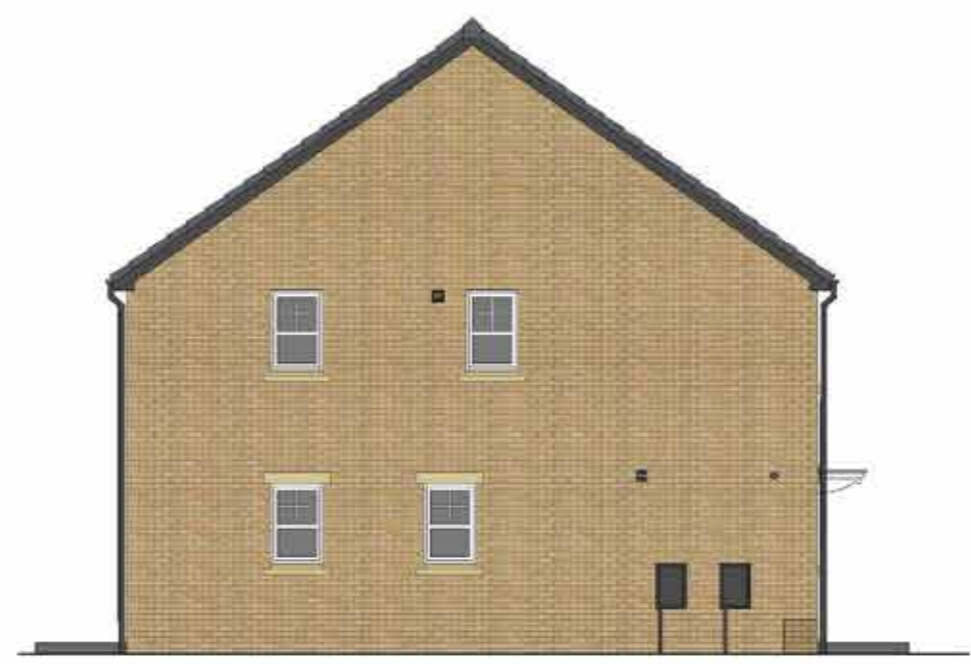
Rear Elevation



Ground Floor Plan
 Area to blockwork - 35.6m² (384ft²)
 Area to plasterboard - 35.0m² (377ft²)



First Floor Plan
 Area to blockwork - 35.6m² (384ft²)
 Area to plasterboard - 35.0m² (377ft²)



Side Elevation

Plots: 103

Totals:
 Area to blockwork - 71.2m² (768ft²)
 Area to plasterboard - 70.0m² (754ft²)

Rev	Date	Description	Drawn	Chkd
C	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
B	25.01.18	Plot numbers updated following layout amendments	RM	DS
A	05.12.17	Stone cills removed from rear and side elevs. Material key updated	RM	DS
-	20.10.17	First issue for comment	RM	DS

PLANNING



Project
 Ashbrow, Huddersfield

**Indicative Plans and Elevations
 House Type 768**

Scale @ A3 1: 100 Job Ref. 01191A
 Drawing No: 01191A_HT 768-04 Revision C
 Scale Bar 0 1 2 3m

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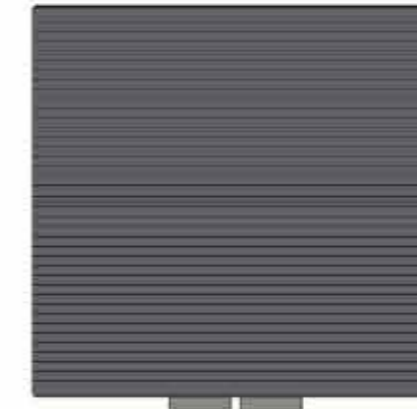
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Front Elevation

Right Elevation

Rear Elevation



Roof Plan (1:200)

Materials Key	
	Edenhall Darlston Walling in buff / black rural - reconstituted stone
	Edenhall Knaresborough Straw Brick
	Sandtoft Rivius slate grey roof tiles
	GRP canopy
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black

Plots: 85, 86, 90, 93, 94, 97, 98
 Plots: 61, 62 - Edenhall Darlston Walling

Totals:
 Area to blockwork - 88.6m² (953ft²)
 Area to plasterboard - 87.2m² (938ft²)

Rev	Date	Description	Drawn	Chkd
C	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
B	25.01.18	Plot numbers updated following layout amendments	RM	DS
A	05.12.17	Stone cills removed from rear and side elevs. Material key updated	RM	DS
-	20.10.17	First issue for comment	RM	DS

Rev	Date	Description	Drawn	Chkd
Drawing Status				
PLANNING				
Client				



Project
 Ashbrow, Huddersfield

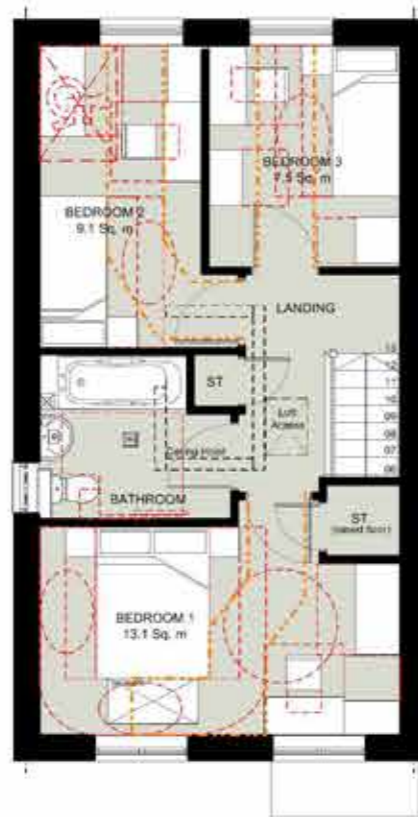
Drawing Title
 Indicative Plans and Elevations
 House Type 953

Scale @ A3 1: 100 Job Ref. 01191A

Drawing No: 01191A_HT 953-01 Revision: C



Ground Floor
 Area to blockwork: 44.3 m² (477 ft²)
 Area to plasterboard: 43.6 m² (469 ft²)



First Floor
 Area to blockwork: 44.3 m² (477 ft²)
 Area to plasterboard: 43.6 m² (469 ft²)



Side Elevation

Notes:
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Front Elevation

Right Elevation

Left Elevation



Ground Floor
 Area to blockwork: 45.0 m² (484 ft²)
 Area to plasterboard: 44.3 m² (477 ft²)

First Floor
 Area to blockwork: 45.0 m² (484 ft²)
 Area to plasterboard: 44.3 m² (477 ft²)

Plots: 22
 Plots: 20, 44, 65, 75, 84 - Edenhall Darlston Walling

Totals:
 Area to blockwork - 90.0m² (968ft²)
 Area to plasterboard - 88.6m² (954ft²)

D	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
C	25.01.18	Plot numbers updated following layout amendments	RM	DS
B	05.12.17	Stone cills removed from rear and side elevs.	RM	DS
A	20.11.17	Material key updated	RM	DS
-	20.10.17	First floor plan title changed	RM	DS
-	20.10.17	First Issue for comment	RM	DS

Rev	Date	Description	Drawn	Chkd
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Drawing Status
PLANNING



Project
Ashbrow, Huddersfield

Drawing Title
**Plans and Elevations
 HT 968 (semi-detached)**

Scale @ A3 1: 100 Job Ref. 01191A

Drawing No 01191A_HT 968-03 Revision D



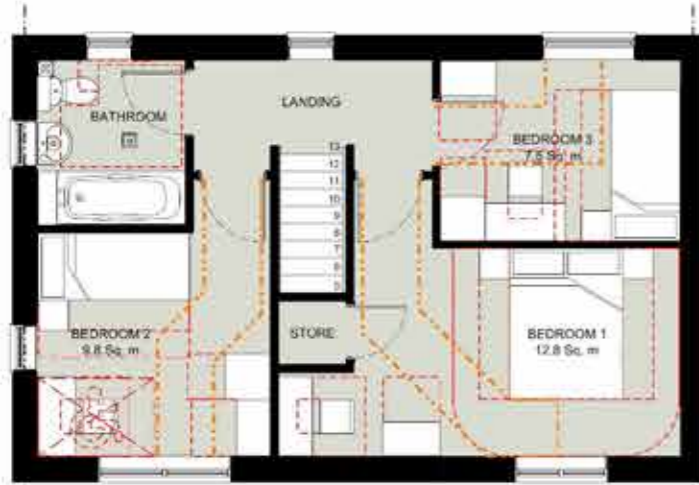
Roof Plan (1:200)

Materials Key

	Edenhall Darlston Walling in buff / black rural - reconstituted stone
	Edenhall Knaresborough Straw Brick
	Sandtoft Rivius slate grey roof tiles
	GRP canopy
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black

Notes:
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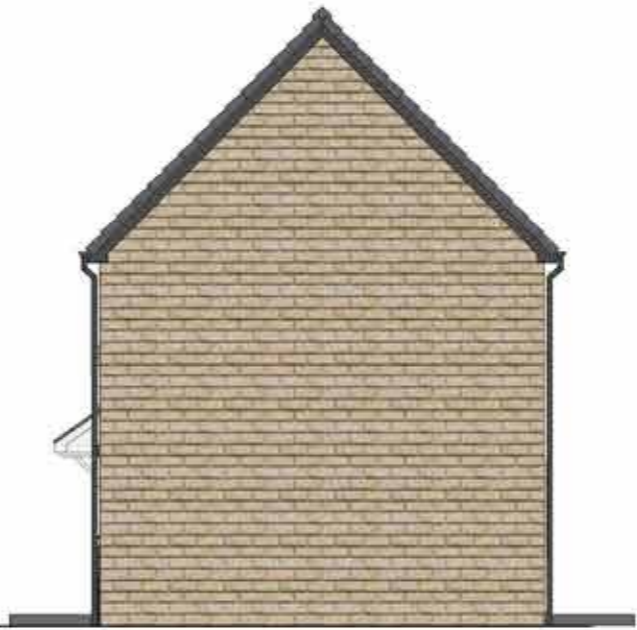
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Ground Floor
 Area to blockwork: 45.0 m² (484 ft²)
 Area to plasterboard: 44.3 m² (477 ft²)



Front Elevation



Right Elevation

Materials Key

- Edenhall Deriston Walling in buff / black rural - reconstituted stone
- Edenhall Knaresborough Straw Brick
- Sandtoft Rivius slate grey roof tiles
- GRP canopy
- UPVC White window frames
- Black UPVC fascia
- Artstone window heads & cills
- GRP faced entrance door in Black



Ground Floor
 Area to blockwork: 45.0 m² (484 ft²)
 Area to plasterboard: 44.3 m² (477 ft²)



Left Elevation



Rear Elevation

Plot: 107
 Plot: 12 - Edenhall Knaresborough Straw Brick

Totals:
 Area to blockwork - 90.0m² (968ft²)
 Area to plasterboard - 88.6m² (954ft²)

C	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
B	25.01.18	Plot numbers updated following layout amendments	RM	DS
A	05.12.17	Stone cills removed from rear and side elev.	RM	DS
-	20.10.17	Material key updated	RM	DS
-		First Issue for comment	RM	DS

Rev	Date	Description	Drawn	Chkd
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Drawing Status
PLANNING



Project
Ashbrow, Huddersfield

Drawing Title
**Indicative Plans and Elevations
 House Type 968v1 (recon. stone opt.)**

Scale @ A3 1: 100 Job Ref. 01191A

Drawing No: 01191A_HT 968v1 Revision: C



Roof Plan (1:200)

Notes:
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Front Elevation

Right Elevation

Rear Elevation

Left Elevation

Plots: 01, 11, 108, 111

Totals:
 Area to blockwork - 90.0m² (968ft²)
 Area to plasterboard - 88.6m² (954ft²)

Rev	Date	Description	Drawn	Chkd
C	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
B	25.01.18	Plot numbers updated following layout amendments	RM	DS
A	05.12.17	Stone cills removed from rear and side elevs. Material key updated	RM	DS
-	20.10.17	First Issue for comment	RM	DS

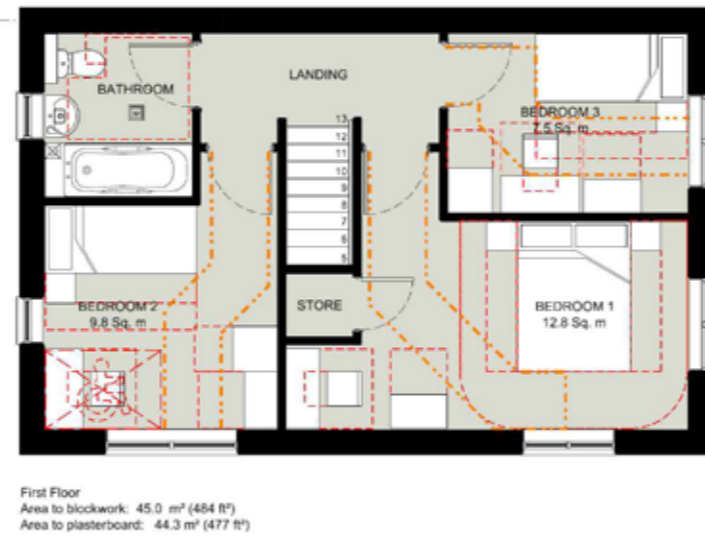
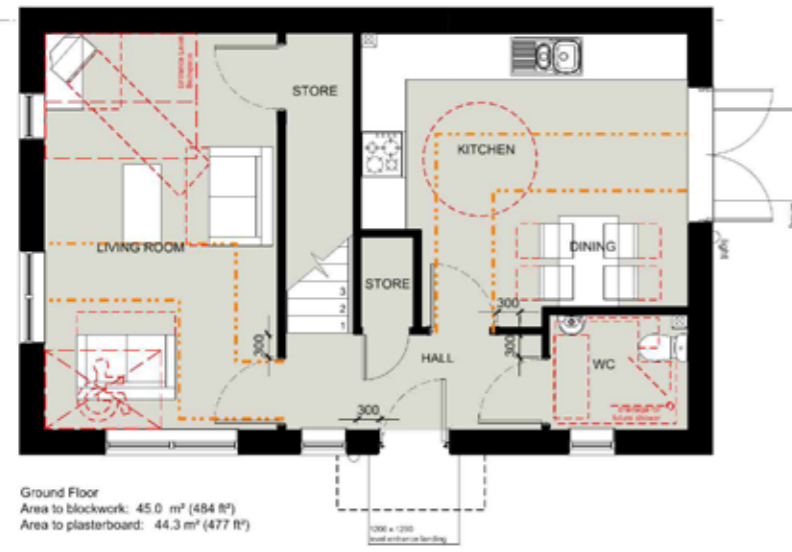
Drawing Status
PLANNING



Project
Ashbrow, Huddersfield

Drawing Title
**Indicative Plans and Elevations
 HT 968 (detached recon. stone opt.)**

Scale @ A3 1: 100 Job Ref. 01191A
 Drawing No 01191A_HT 968-02 Revision C
 Scale Bar 0 1 2 3m



Roof Plan (1:200)

Materials Key

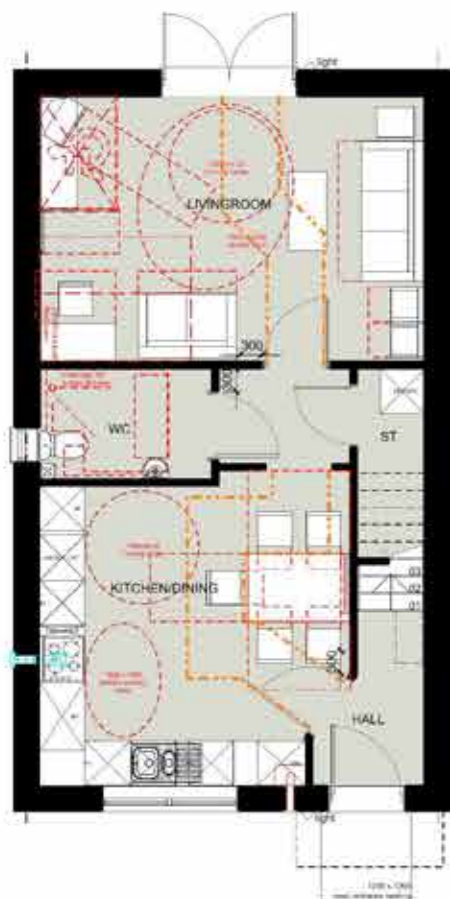
- Edenhall Darlston Walling in buff / black rural - reconstituted stone
- Edenhall Knarsborough Straw Brick
- Sandtoft Rivius slate grey roof tiles
- GRP canopy
- UPVC White window frames
- Black UPVC fascia
- Artstone window heads & cills
- GRP faced entrance door in Black



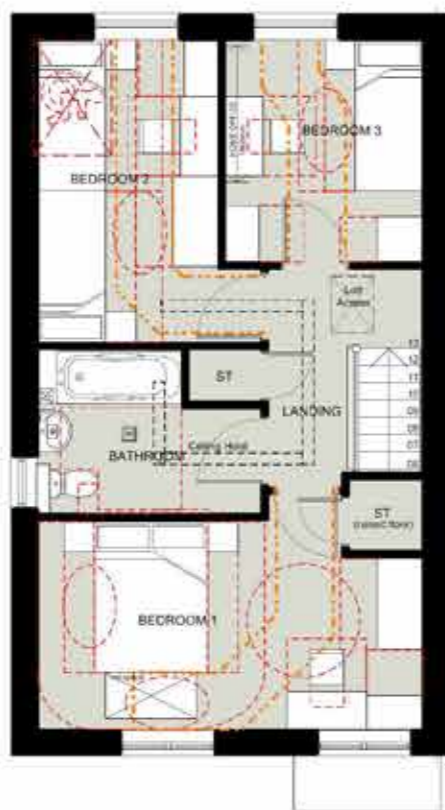
Front Elevation



Rear Elevation



Ground Floor
 Area to blockwork: 47.2 m² (508 ft²)
 Area to plasterboard: 46.5 m² (501 ft²)



First Floor
 Area to blockwork: 47.2 m² (508 ft²)
 Area to plasterboard: 46.5 m² (501 ft²)



Side Elevation



Roof Plan (1:200)

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Materials Key	
	Edenhall Deriston Walling in buff / black rural - reconstituted stone
	Edenhall Knaresborough Straw Brick
	Sandtoft Rivius slate grey roof tiles
	GRP canopy
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black

Plots: 85, 86, 90, 93, 94, 97, 98

Totals:
 Area to blockwork - 94.4m² (1016ft²)
 Area to plasterboard - 93.0m² (1002ft²)

Rev	Date	Description	Drawn	Chk'd
C	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
B	25.01.18	Plot numbers updated following layout amendments	RM	DS
A	05.12.17	Stone cills removed from rear and side elevs. Material key updated.	RM	DS
-	20.10.17	First Issue for comment	RM	DS

Rev | Date | Description | Drawn | Chk'd

Drawing Status
PLANNING



Project
Ashbrow, Huddersfield

Drawing Title
**Indicative Plans and Elevations
 House Type 1016**

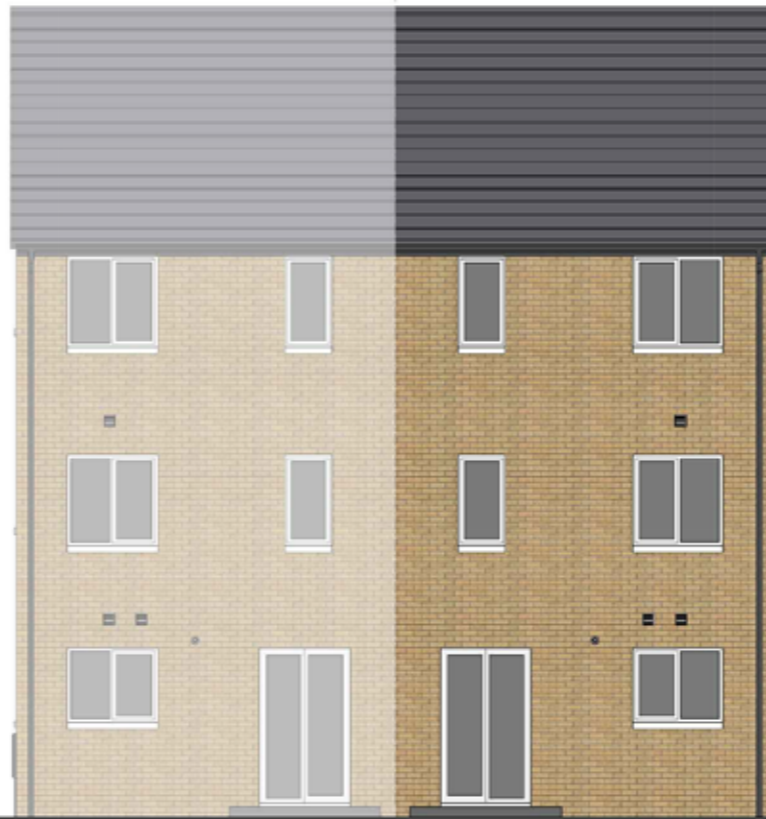
Scale @ A3 1: 100 Job Ref. 01191A

Drawing No: 01191A_HT 1016-01 Revision: C





Front Elevation



Rear Elevation



Roof Plan (1:200)

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Materials Key	
	Edenhall Darlston Walling in buff / black rural - reconstituted stone
	Edenhall Knaresborough Straw Brick
	Sandtoft Rivius slate grey roof tiles
	GRP canopy
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black

Plots: 24-25, 59, 60, 67, 72, 91, 92, 95, 96, 99, 100, 104, 105
 Plot: 63, 64 - Edenhall Darlston Walling

Totals:
 Area to blockwork - 114.4 (1229ft²)
 Area to plasterboard - 112.3m² (1210ft²)

Rev	Date	Description	Drawn	Chkd
B	25.07.19	Plot numbers updated by DMS Architecture	MB	MS
A	25.01.18	Plot numbers updated following layout amendments Unit stretched to achieve 4866 PDSS min. area House name changed to reflect new area	RM	DS
-	11.12.17	First Issue for comment	GA	DS

Drawing Status
PLANNING

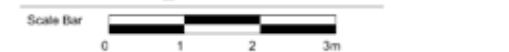


Project
Ashbrow, Huddersfield

Drawing Title
**Indicative Plans and Elevations
 House Type 1210**

Scale @ A3 1: 100 Job Ref. 01191A

Drawing No 01191A_HT 1210-01 Revision B



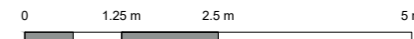
Ground Floor
 Area to blockwork: 38.6m² (415ft²)
 Area to plasterboard: 37.9m² (408ft²)

First Floor
 Area to blockwork: 37.9m² (407ft²)
 Area to plasterboard: 37.2m² (401ft²)

Second Floor
 Area to blockwork: 37.9m² (407ft²)
 Area to plasterboard: 37.2m² (401ft²)



Side Elevation

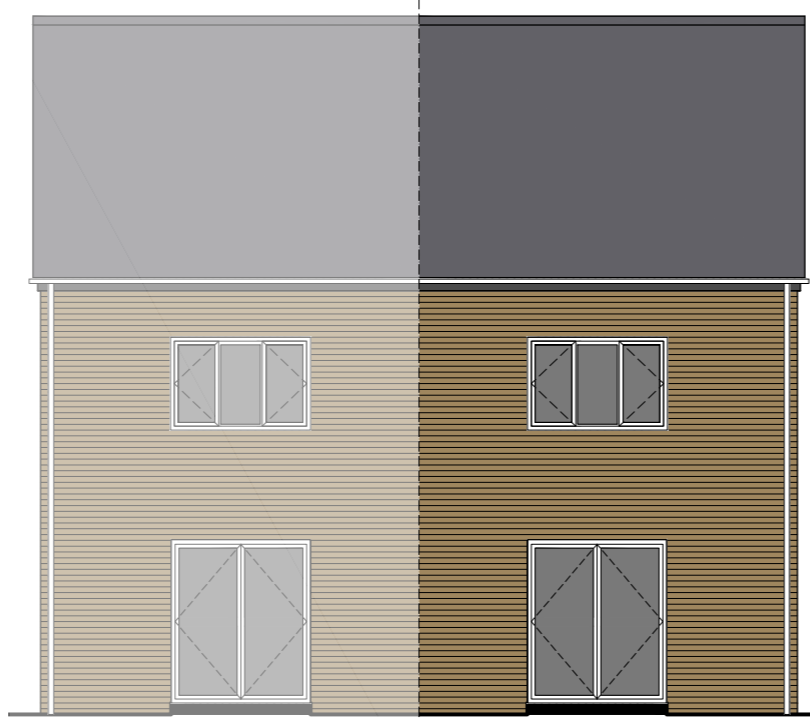


SCALE: 1:50

- Notes**
1. Do not scale drawing. If in doubt contact DMS Architecture Ltd.
 2. All dimensions are in millimetres unless noted otherwise.
 3. Not for construction unless otherwise shown.
 4. When appropriate, this drawing to be read in conjunction with project specific Designers Risk Assessments, produced in accordance with requirements of Regulation 13 of the Construction (Design and Management) Regulations 2007.
 5. The design shown on this drawing is the property of DMS Architecture Ltd and is not to be used or the drawing copied, communicated or disclosed, in whole or in part, except in accordance with a contract, licence or agreement in writing with DMS Architecture Ltd.



ELEVATION 01, FRONT SCALE 1:50



ELEVATION 03, REAR SCALE 1:50

BUILDING AREA SCHEDULE (GIA):	
FLOOR	Area
Ground Floor	37.13 m ²
First Floor	37.13 m ²
Second Floor	25.61 m ² + (1.75 m ² half valued area)
Total 101.67 m ² 1094.37ft ²	

NDSS rules allows areas which have a headroom of between 0.9m & 1.5m to be counted towards the GIA figure if this area is used solely for storage, subject to a 50% reduction.
NDSS Minimum area for 3 storey, 3 bedroom, 5 person dwelling is 99m²

STORE AREA SCHEDULE:	
Store Location	Area
Ground Floor	1.39 m ² + 0.3 m ² half valued area
Second Floor	0.80 m ² + (1.75 m ² half valued area)
Total 4.24 m ² 45.64ft ²	

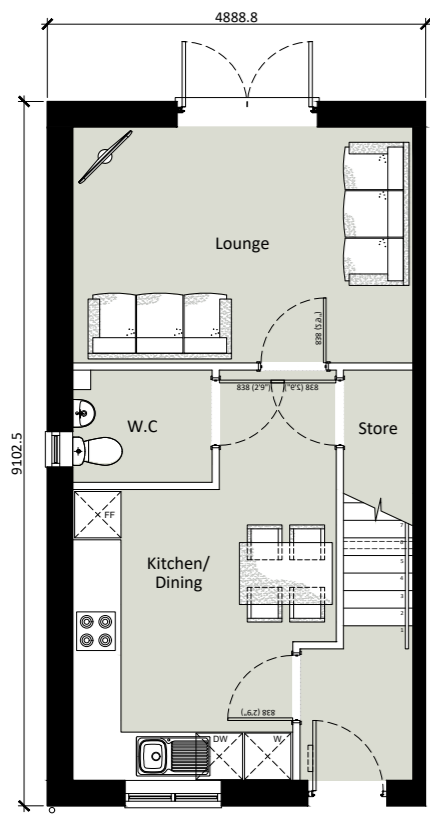
Above figures are total areas taken above skirting height.
NDSS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9m & 1.5m are subject to a 50% reduction.
NDSS Minimum store area for 3 storey, 3 bedroom, 5 person dwelling is 2.5m²

BEDROOM AREA SCHEDULE:	
BEDROOM	Area
Bedroom 1	12.00 m ² 129.17ft ²
Bedroom 2	07.80 m ² 83.96ft ²
Bedroom 3	17.05 m ² 183.52ft ²

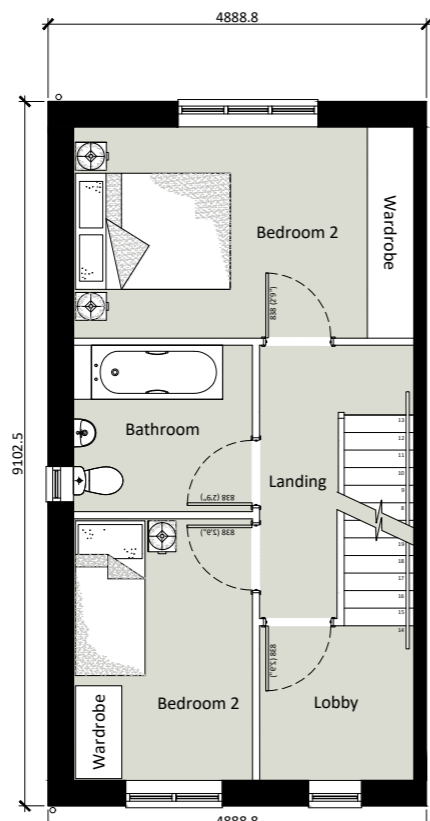
HOUSE TYPE 1054 [BRICK] PLOT NUMBERS:	
02, 03, 06, 07, 13, 16, 18, 50, 52, 55, 56, 73 & 74	Total 13 plots

HOUSE TYPE 1054 [STONE] PLOT NUMBERS:	
101	Total 01 plots

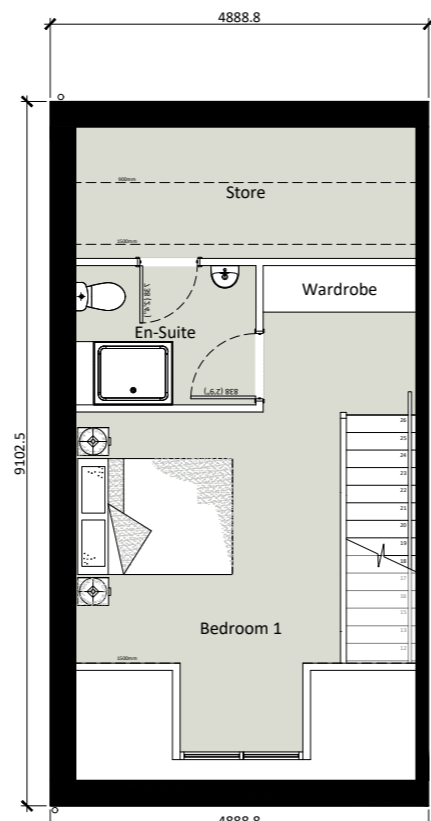
Materials Key:	
	Edenhall Knaresborough Straw Brick
	Edenhall Darlstone Walling in buff/brick rural - reconstituted Stone
	Sandtoft Rivius slate grey roof tile
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black
	Glazing



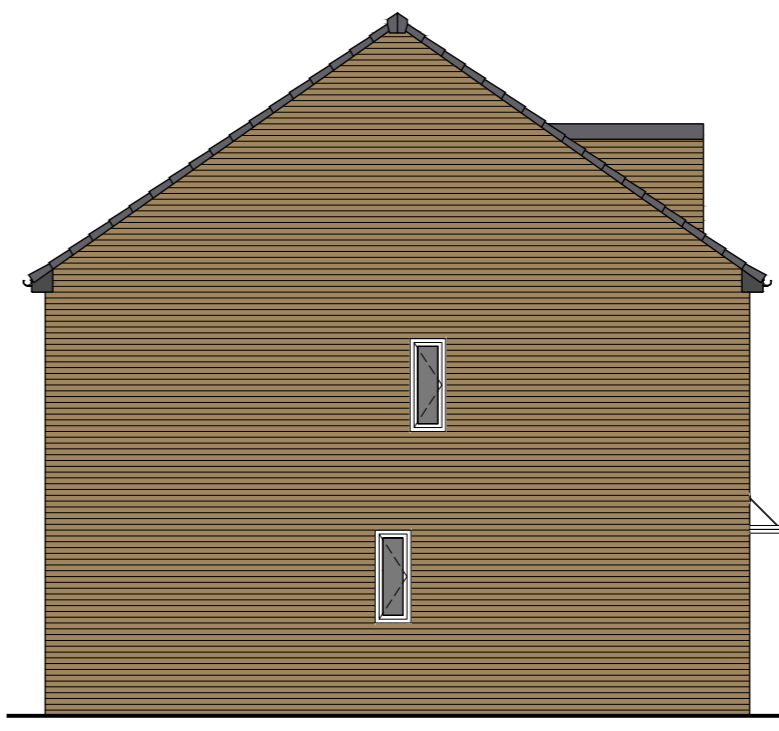
GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50



ELEVATION 02, SIDE SCALE 1:50

REV.	DATE	DESCRIPTION	DRN.	CHKD.
C	25/07/19	Plot numbers updated to amended site layout & materials amended	JPE	MS
B	02/06/19	Materials added, OPP elevations shown, plot numbers added & other minor amendments	JPE	CS
A	28/05/19	Artstone head and cills added to front elevation	JPE	MS

Keepmoat
KEEPMOAT, THE WATERFRONT,
LAKESIDE BOULEVARD, DONCASTER, DN4 5PL

DMS ARCHITECTURE
THE OLD POLICE STATION, HIGH STREET
NORMANTON, WF6 2AL
Tel: 01924 899749
E-mail: mail@dmsarchitecture.co.uk www.dmsarchitecture.co.uk

PROJECT
KEEPMOAT HOMES LTD
ASHBROW ROAD, HUDDERSFIELD

HOUSE TYPE 1054 NDSS VARIATION
AREA - BUILD ACCOMMODATION AREA - SALES (GIA)
1222.5 ft² 113.58m² 3BED 5PERSON 1094.37 ft² 101.67m²

TITLE
GA FLOOR PLANS & ELEVATIONS
DRAWING SHEET 1 OF 1

STAGE
PLANNING

PROJECT No. 1339	DRAWING No. A(1054)001	REV. C
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SCALE 1:50 @A1	DATE MARCH 2019
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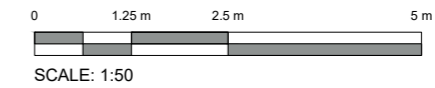
DRAWN JPE	CHECKED MS
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ELEVATION 01, FRONT SCALE 1:50



ELEVATION 03, REAR SCALE 1:50



Notes

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BUILDING AREA SCHEDULE (GIA):	
FLOOR	Area
Ground Floor	37.13 m ²
First Floor	37.13 m ²
Second Floor	25.61 m ² + [1.75 m ² half valued area]
Total	101.67 m² 1094.37ft²

NDS rules allow areas which have a headroom of between 0.9m & 1.5m to be counted towards the GIA figure if this area is used solely for storage, subject to a 50% reduction.
NDS Minimum area for 3 storey, 3 bedroom, 5 person dwelling is 99m²

STORE AREA SCHEDULE:	
Store Location	Area
Ground Floor	1.39 m ² + 0.3 m ² half valued area]
Second Floor	0.80 m ² + [1.75 m ² half valued area]
Total	4.24 m² 45.64ft²

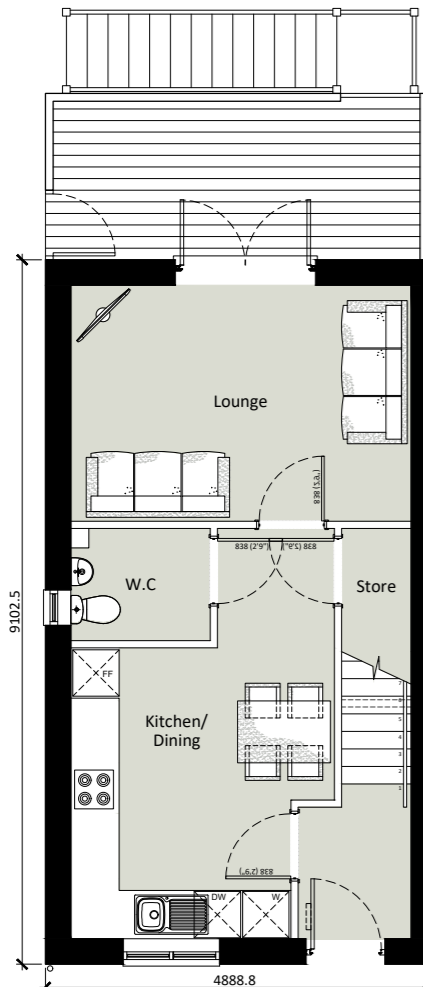
Above figures are total areas taken above skirting height.
NDS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9m & 1.5m are subject to a 50% reduction.
NDS Minimum store area for 3 storey, 3 bedroom, 5 person dwelling is 2.5m²

BEDROOM AREA SCHEDULE:	
BEDROOM	Area
Bedroom 1	12.00 m ² 129.17ft ²
Bedroom 2	07.80 m ² 83.96ft ²
Bedroom 3	17.05 m ² 183.52ft ²

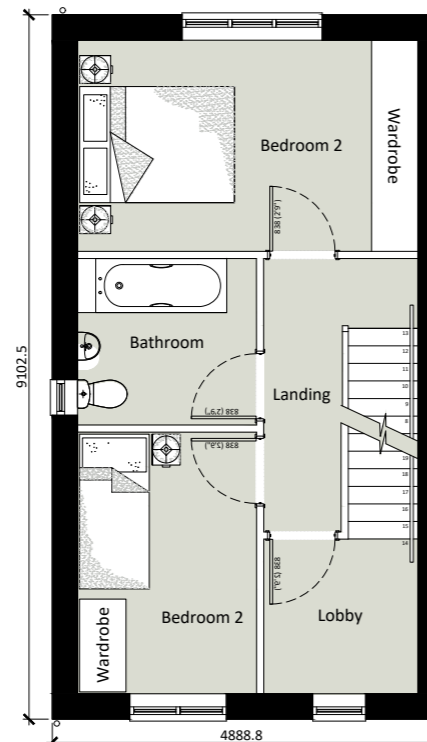
HOUSE TYPE 1054B [BRICK] PLOT NUMBERS:	
28, 29, 32, 33, 36 & 37	Total 06 plots

HOUSE TYPE 1054B [STONE] PLOT NUMBERS:	
40	Total 01 plots

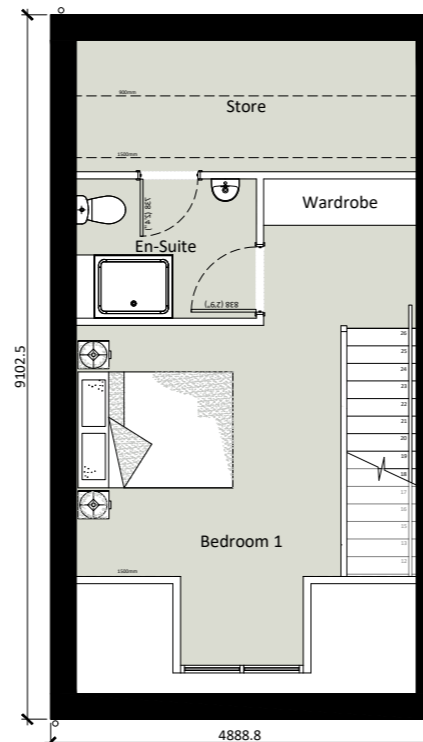
Materials Key:	
	Edenhall Knoresborough Straw Brick
	Edenhall Darlstone Walling in buff/brick rural - reconstituted Stone
	Sandtoft Rivus slate grey roof tile
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black
	Glazing



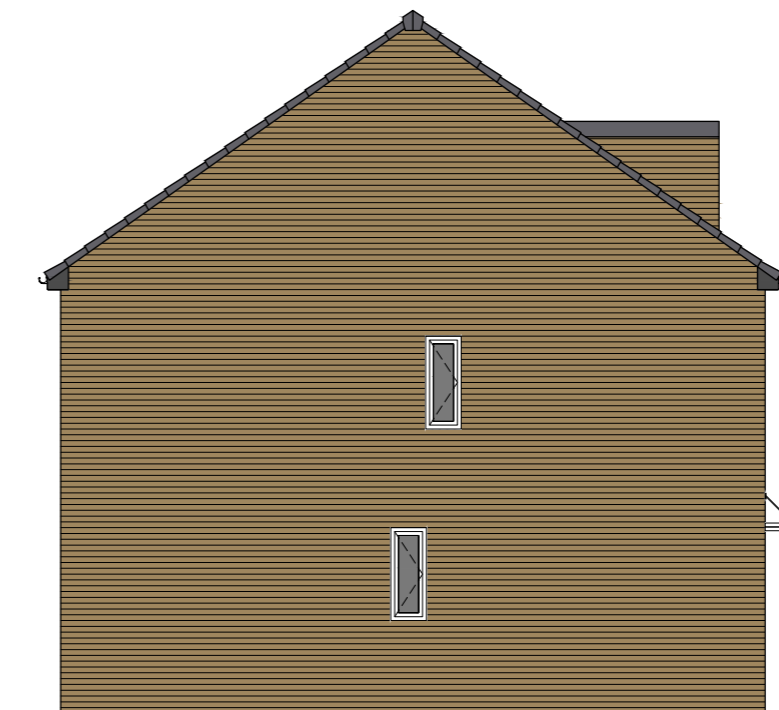
GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50



ELEVATION 02, SIDE SCALE 1:50

REV.	DATE	DESCRIPTION	DRN.	CKD.
C	25/07/19	Plot numbers updated to amended site layout, materials amended & section omitted	JPE	MS
B	02/06/19	Materials added, OPP elevations shown, plot numbers added & other minor amendments	JPE	CS
A	28/05/19	Artstone head and cills added to front & side elevations	JPE	MS



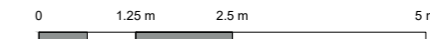
PROJECT
KEEPMOAT HOMES LTD
ASHBROW ROAD, HUDDERSFIELD

HOUSE TYPE 1054B NDS VARIATION
AREA - BUILD ACCOMMODATION AREA - SALES (GIA)
1222.5ft² 113.58m² 3BED 5PERSON 1094.37ft² 101.67m²

TITLE
GA FLOOR PLANS & ELEVATIONS
DRAWING SHEET 1 OF 1

STAGE
PLANNING

PROJECT No.	DRAWING No.	REV.
1339	A(1054B)001	C
SCALE	DATE	
1:50 & 1:100 @A1	MARCH 2019	
DRAWN	CHECKED	
JPE	MS	

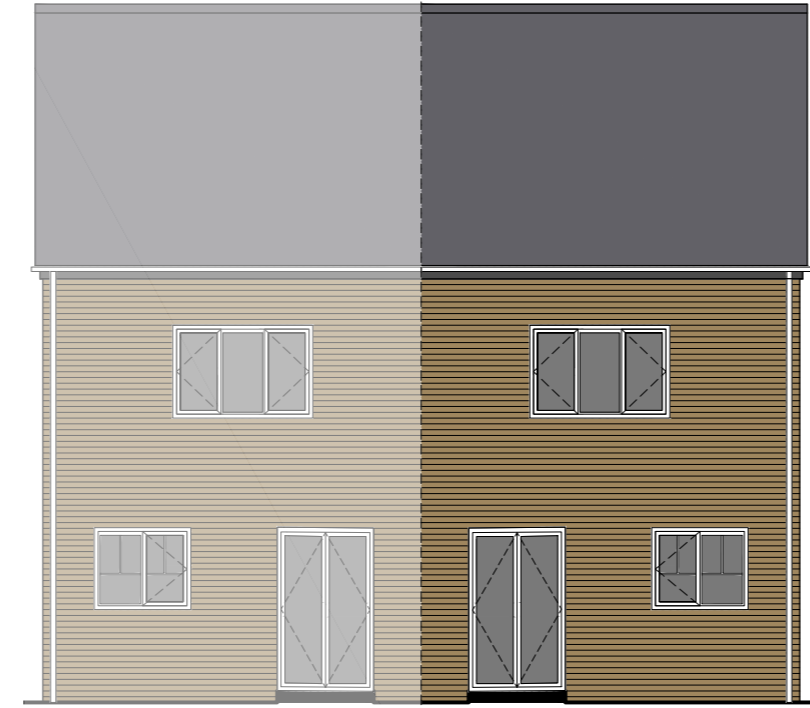


SCALE: 1:50

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ELEVATION 01, FRONT SCALE 1:50



ELEVATION 03, REAR SCALE 1:50

BUILDING AREA SCHEDULE (GIA):

FLOOR	Area
Ground Floor	38.19 m ²
First Floor	37.13 m ²
Second Floor	25.61 m ² + [1.75 m ² half valued area]
Total	102.68 m² 1105.24 ft²

NDSS rules allows areas which have a headroom of between 0.9m & 1.5m to be counted towards the GIA figure 'if this area is used solely for storage', subject to a 50% reduction.
NDSS Minimum area for 3 storey, 3 bedroom, 5 person dwelling is 99m²

STORE AREA SCHEDULE:

Store Location	Area
Ground Floor	1.39 m ² + 0.3 m ² half valued area]
Second Floor	0.80 m ² + [1.75 m ² half valued area]
Total	4.24 m² 45.64ft²

Above figures are total areas taken above skirting height.
NDSS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9m & 1.5m are subject to a 50% reduction.
NDSS Minimum store area for 3 storey, 3 bedroom, 5 person dwelling is 2.5m²

BEDROOM AREA SCHEDULE:

BEDROOM	Area
Bedroom 1	12.00 m ² 129.17ft ²
Bedroom 2	07.80 m ² 83.96ft ²
Bedroom 3	17.05 m ² 183.52ft ²

HOUSE TYPE 1062 [BRICK] PLOT NUMBERS:

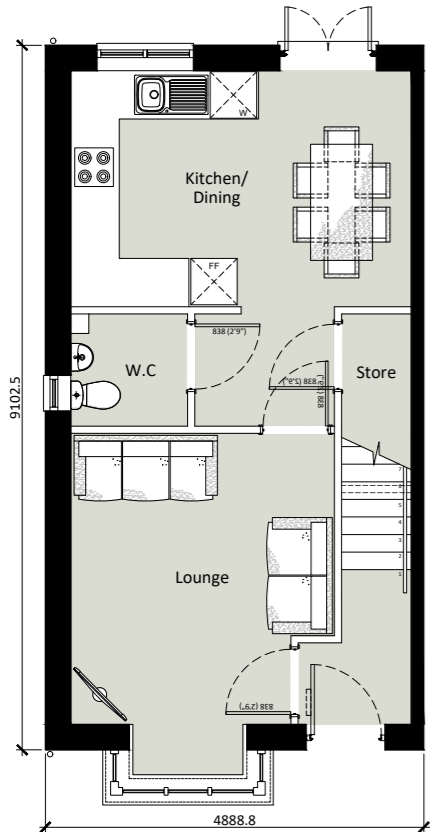
04, 05, 17, 19, 51, 57, 58, 79 & 80	Total 09 plots
-------------------------------------	----------------

HOUSE TYPE 1062 [STONE] PLOT NUMBERS:

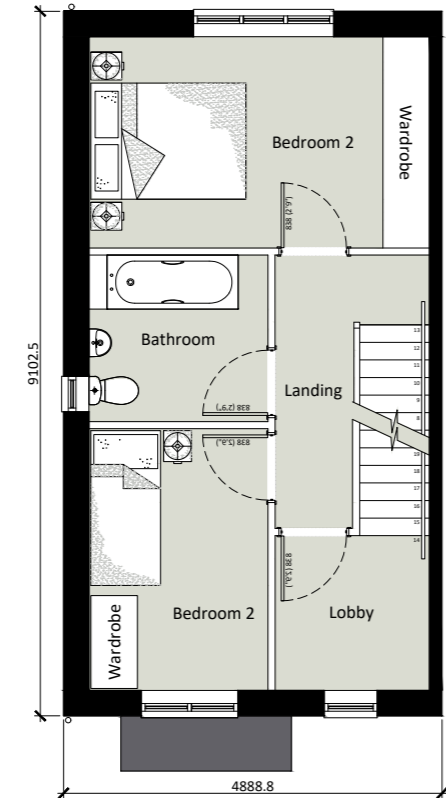
42	Total 1 plots
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Materials Key:

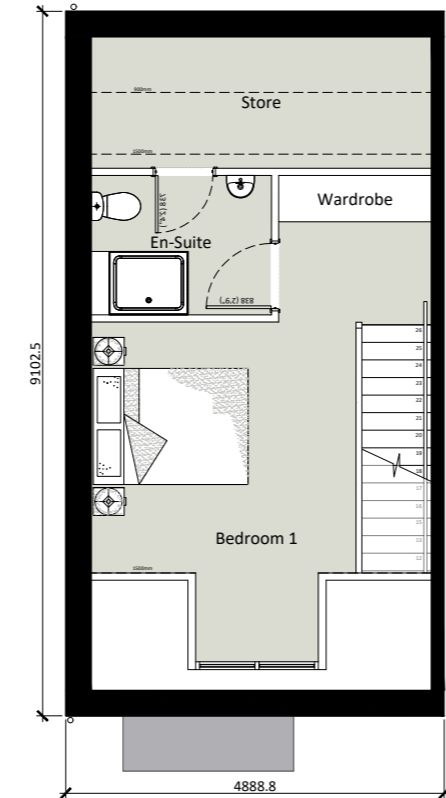
- Edenhall Knaresborough Straw Brick
- Edenhall Darlstone Walling in buff/brick rural - reconstituted Stone
- Sandtoft Rivius slate grey roof tile
- UPVC White window frames
- Black UPVC fascia
- Artstone window heads & cills
- GRP faced entrance door in Black
- Glazing



GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50



ELEVATION 02, SIDE SCALE 1:50

C	25/07/19	Plot numbers updated to amended site layout & materials amended	JPE	MS
B	02/06/19	Materials added, OPP elevations shown, plot numbers added & other minor amendments	JPE	CS
A	28/05/19	Artstone head and cills added to front elevation	JPE	MS

REV.	DATE	DESCRIPTION	DRN	CKD
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Keepmoat
KEEPMOAT, THE WATERFRONT,
LAKESIDE BOULEVARD, DONCASTER, DN4 5PL

DMS ARCHITECTURE
THE OLD POLICE STATION, HIGH STREET
NORMANTON, WF6 2AL
Tel: 01924 899749
E-mail: mail@dmsarchitecture.co.uk www.dmsarchitecture.co.uk

PROJECT
KEEPMOAT HOMES LTD
ASHBROW ROAD, HUDDERSFIELD

HOUSE TYPE 1062 NDSS VARIATION
AREA - BUILD ACCOMMODATION AREA - SALES (GIA)
1234.4 ft² 114.68m² 3BED 5PERSON 1105.2 ft² 102.68m²

TITLE
GA FLOOR PLANS & ELEVATIONS
DRAWING SHEET 1 OF 1

STAGE
PLANNING

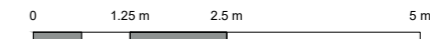
PROJECT No. 1339	DRAWING No. A(1062)001	REV. C
SCALE 1:50 @A1	DATE MARCH 2019	CHECKED IMS
DRAWN JPE	CHECKED IMS	



ELEVATION 01, FRONT SCALE 1:50



ELEVATION 03, REAR SCALE 1:50



SCALE: 1:50

BUILDING AREA SCHEDULE (GIA):	
FLOOR	Area
Ground Floor	38.19 m ²
First Floor	37.13 m ²
Second Floor	25.61 m ² + [1.75 m ² half valued area]
Total 102.68 m ² 1105.23 ft ²	

NDSS rules allows areas which have a headroom of between 0.9m & 1.5m to be counted towards the GIA figure 'if this area is used solely for storage', subject to a 50% reduction.
NDSS Minimum area for 3 storey, 3 bedroom, 5 person dwelling is 99m²

STORE AREA SCHEDULE:	
Store Location	Area
Ground Floor	1.39 m ² + 0.3 m ² half valued area
Second Floor	0.80 m ² + [1.75 m ² half valued area]
Total 4.24 m ² 45.64ft ²	

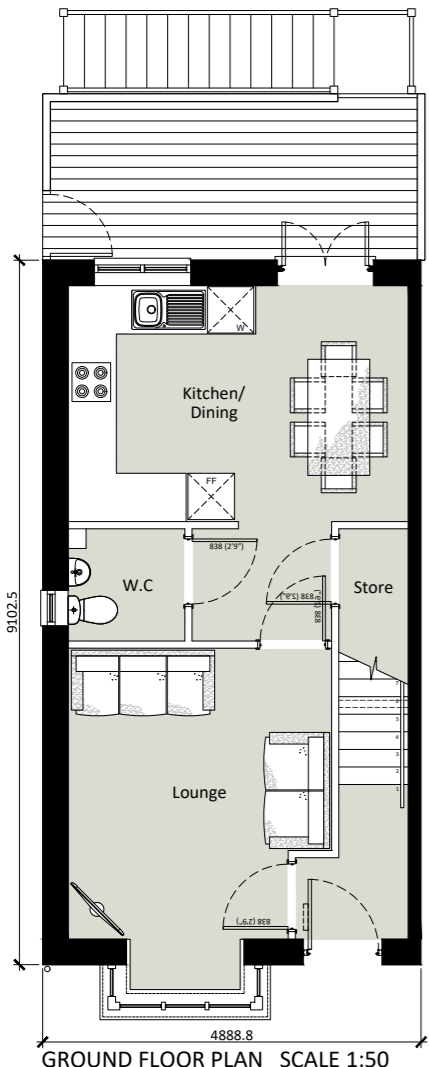
Above figures are total areas taken above skirting height.
NDSS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9m & 1.5m are subject to a 50% reduction.
NDSS Minimum store area for 3 storey, 3 bedroom, 5 person dwelling is 2.5m²

BEDROOM AREA SCHEDULE:	
BEDROOM	Area
Bedroom 1	12.00 m ² 129.17ft ²
Bedroom 2	07.80 m ² 83.96ft ²
Bedroom 3	17.05 m ² 183.52ft ²

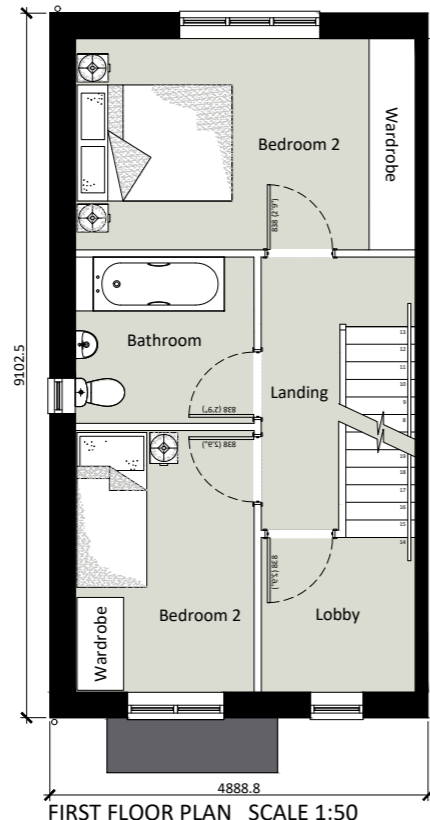
HOUSE TYPE 1062B PLOT NUMBERS:	
26, 27, 30, 31, 34, 35, 38 & 39	Total 8 plots

- Notes**
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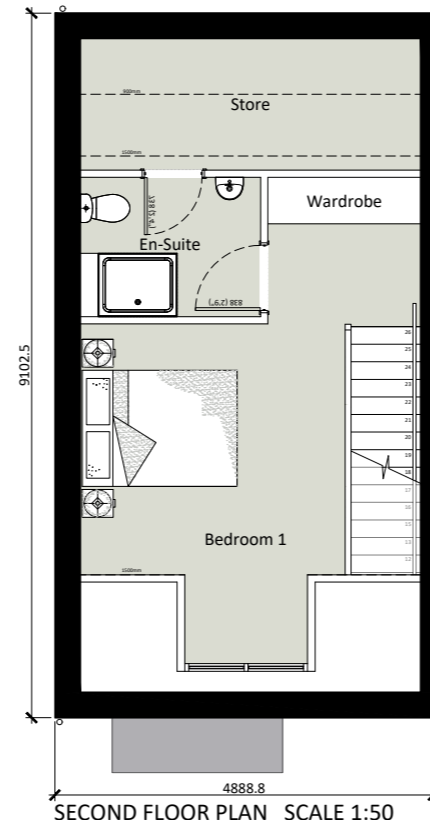
Materials Key:	
	Edenhall Knaresborough Straw Brick
	Edenhall Darlstone Walling in buff/brick rural - reconstituted Stone
	Sandtoft Rivius slate grey roof tile
	UPVC White window frames
	Black UPVC fascia
	Artstone window heads & cills
	GRP faced entrance door in Black
	Glazing



GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50



ELEVATION 02, SIDE SCALE 1:50

REV.	DATE	DESCRIPTION	DRN	CHKD
D	25/07/19	Plot numbers updated to amended site layout, materials amended & section omitted	JPE	MS
C	21/06/19	Removal of lower retaining wall and stairs from rear elevation, ground level to slope	JPE	MS
B	02/06/19	Materials added, OPP elevations shown, plot numbers added & other minor amendments	JPE	CS
A	28/05/19	Artstone head and cills added to front elevation	JPE	MS

Keepmoat
KEEPMOAT, THE WATERFRONT,
LAKESIDE BOULEVARD, DONCASTER, DN4 5PL

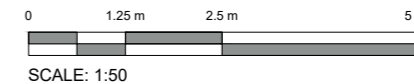
DMS ARCHITECTURE
THE OLD POLICE STATION, HIGH STREET
NORMANTON, WF6 2AL
Tel: 01924 899749
E-mail: mail@dmsarchitecture.co.uk www.dmsarchitecture.co.uk

PROJECT
KEEPMOAT HOMES LTD
ASHBROW ROAD, HUDDERSFIELD

HOUSE TYPE 1062B NDSS VARIATION
AREA - BUILD ACCOMMODATION AREA - SALES (GIA)
1234.4ft² 114.68m² 3BED 5PERSON 1105.2ft² 102.68m²

TITLE
GA FLOOR PLANS & ELEVATIONS
DRAWING SHEET 1 OF 1

STAGE		
PLANNING		
PROJECT No. 1339	DRAWING No. A(1062B)001	REV. D
SCALE 1:50 & 1:100 @a1	DATE MARCH 2019	
DRAWN JPE	CHECKED MS	

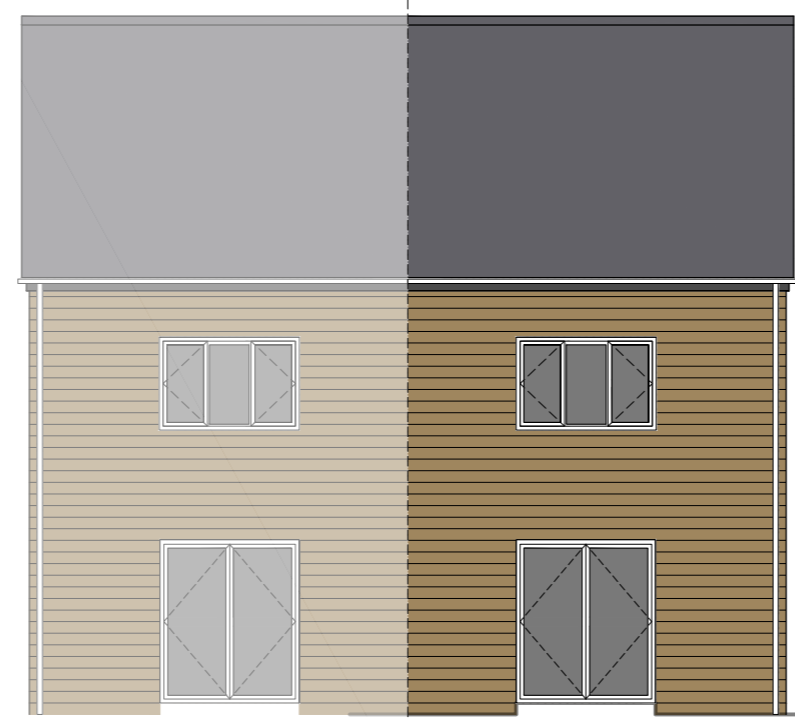


Notes

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ELEVATION 01, FRONT SCALE 1:50



ELEVATION 03, REAR SCALE 1:50

BUILDING AREA SCHEDULE (GIA):	
FLOOR	Area
Ground Floor	37.13 m ²
First Floor	37.13 m ²
Second Floor	25.61 m ² + [1.75 m ² half valued area]
Total 101.67 m ² 1094.37ft ²	

NDS rules allow areas which have a headroom of between 0.9m & 1.5m to be counted towards the GIA figure 'if this area is used solely for storage', subject to a 50% reduction.

NDS Minimum area for 3 storey, 3 bedroom, 5 person dwelling is 99m²

STORE AREA SCHEDULE:	
Store Location	Area
Ground Floor	1.39 m ² + 0.3 m ² half valued area]
Second Floor	0.80 m ² + [1.75 m ² half valued area]
Total 4.24 m ² 45.64ft ²	

Above figures are total areas taken above skirting height.

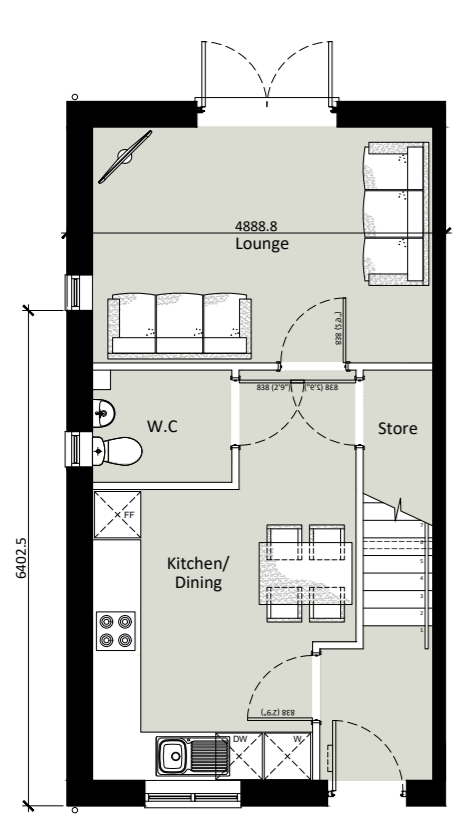
NDS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9m & 1.5m are subject to a 50% reduction.

NDS Minimum store area for 3 storey, 3 bedroom, 5 person dwelling is 2.5m²

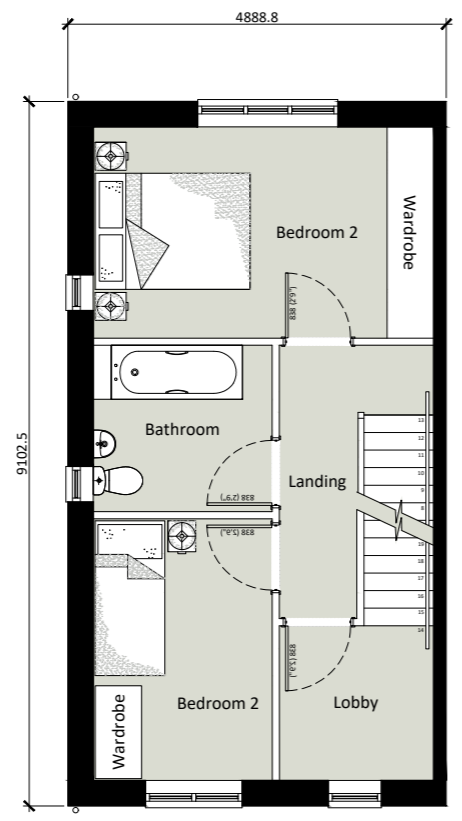
BEDROOM AREA SCHEDULE:	
BEDROOM	Area
Bedroom 1	12.00 m ² 129.17ft ²
Bedroom 2	07.80 m ² 83.96ft ²
Bedroom 3	17.05 m ² 183.52ft ²

HOUSE TYPE 1054V1 PLOT NUMBERS:	
102	Total 01 plots

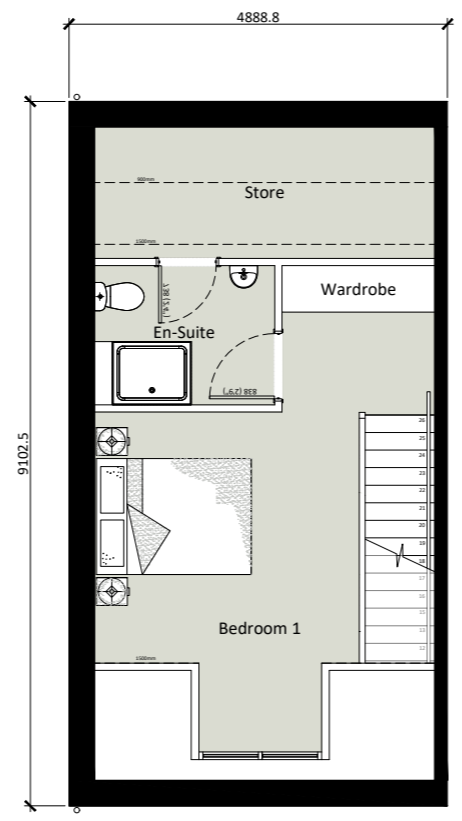
Materials Key:	
	Edenhall Knaresborough Straw Brick
	Edenhall Darlistone Walling in buff/brick rural - reconstituted Stone
	Sandtoft Rivus slate grey roof tile
	UPVC White window frames
	Black UPVC fascia
	Arstone window heads & cills
	GRP faced entrance door in Black
	Glazing



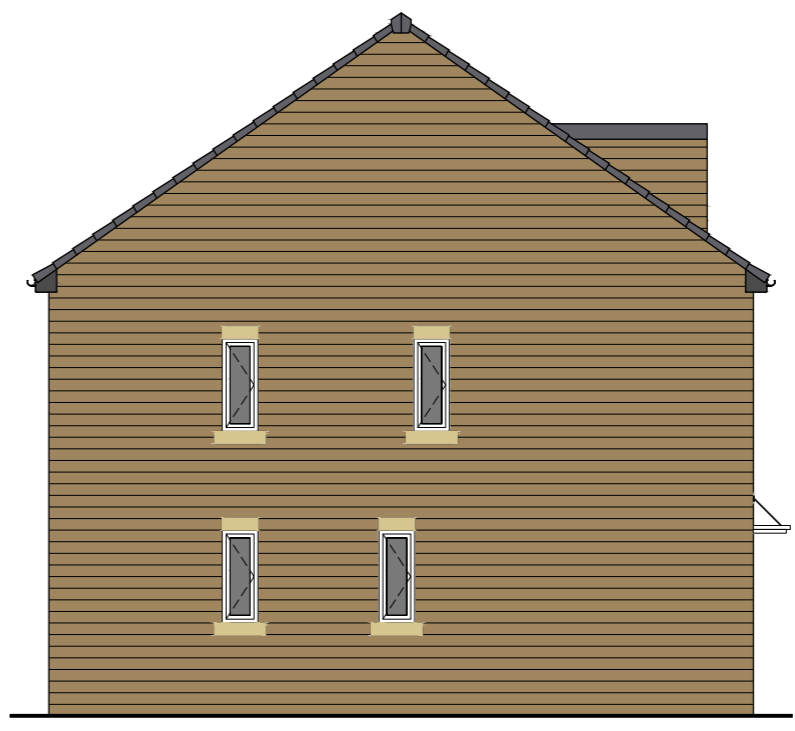
GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50



ELEVATION 02, SIDE SCALE 1:50

REV.	DATE	DESCRIPTION	DRN.	CKD.

Keepmoat
 KEEPMOAT, THE WATERFRONT,
 LAKESIDE BOULEVARD, DONCASTER, DN4 5PL

DMS ARCHITECTURE
 THE OLD POLICE STATION, HIGH STREET
 NORMANTON, WF6 2AL
 Tel: 01924 899749
 E-mail: mail@dmsarchitecture.co.uk www.dmsarchitecture.co.uk

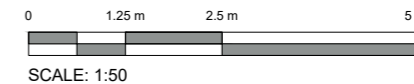
PROJECT
KEEPMOAT HOMES LTD
 ASHBROW ROAD, HUDDERSFIELD

HOUSE TYPE 1054V1 NDS VARIATION
 AREA - BUILD ACCOMMODATION AREA - SALES (GIA)
 1222.5ft² 113.58m² 3BED 5PERSON 1094.37ft² 101.67m²

TITLE
GA FLOOR PLANS & ELEVATIONS
 DRAWING SHEET 1 OF 1

STAGE
PLANNING

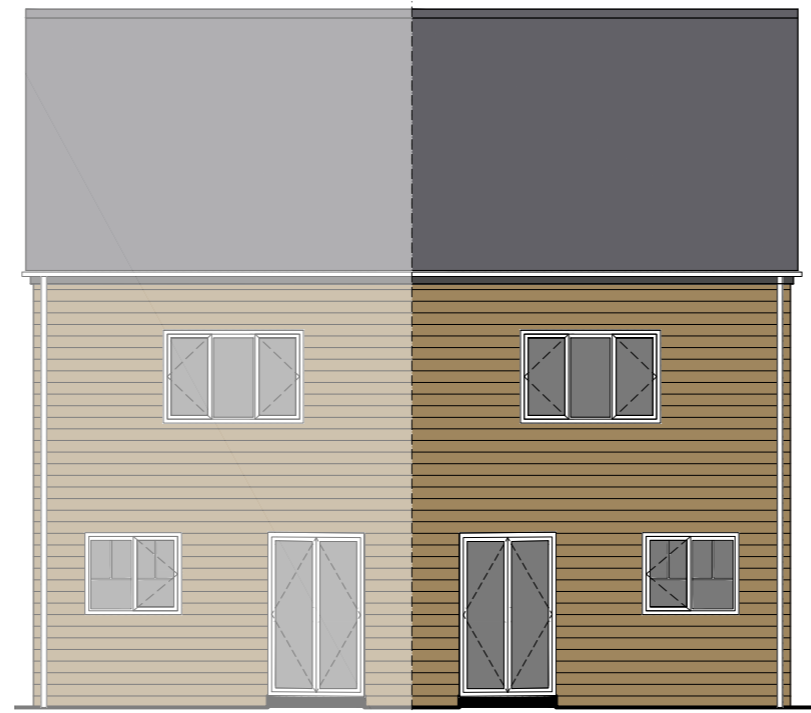
PROJECT No.	DRAWING No.	REV.
1339	A(1054V1)001	-
SCALE	DATE	
1:50 @A1	JULY 2019	
DRAWN	CHECKED	
JPE	MS	



- Notes**
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ELEVATION 01, FRONT SCALE 1:50



ELEVATION 03, REAR SCALE 1:50

BUILDING AREA SCHEDULE (GIA):	
FLOOR	Area
Ground Floor	38.19 m ²
First Floor	37.13 m ²
Second Floor	25.61 m ² + [1.75 m ² half valued area]
	Total 102.68 m ² 1105.24 ft ²

NDS rules allow areas which have a headroom of between 0.9m & 1.5m to be counted towards the GIA figure 'if this area is used solely for storage', subject to a 50% reduction.

NDS Minimum area for 3 storey, 3 bedroom, 5 person dwelling is 99m²

STORE AREA SCHEDULE:	
Store Location	Area
Ground Floor	1.39 m ² + 0.3 m ² half valued area
Second Floor	0.80 m ² + [1.75 m ² half valued area]
	Total 4.24 m ² 45.64ft ²

Above figures are total areas taken above skirting height.

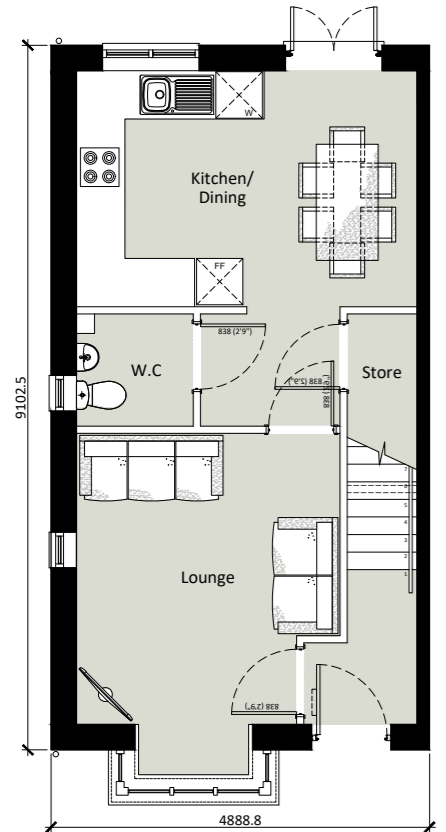
NDS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9m & 1.5m are subject to a 50% reduction.

NDS Minimum store area for 3 storey, 3 bedroom, 5 person dwelling is 2.5m²

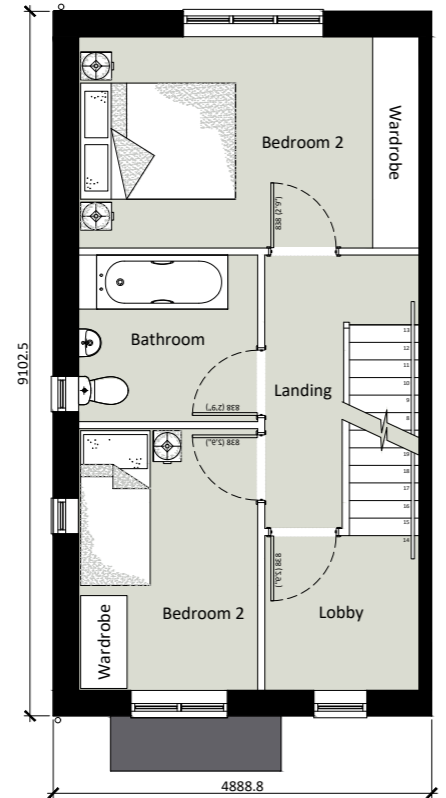
BEDROOM AREA SCHEDULE:	
BEDROOM	Area
Bedroom 1	12.00 m ² 129.17ft ²
Bedroom 2	07.80 m ² 83.96ft ²
Bedroom 3	17.05 m ² 183.52ft ²

HOUSE TYPE 1062 PLOT NUMBERS:	
43	Total 01 plots

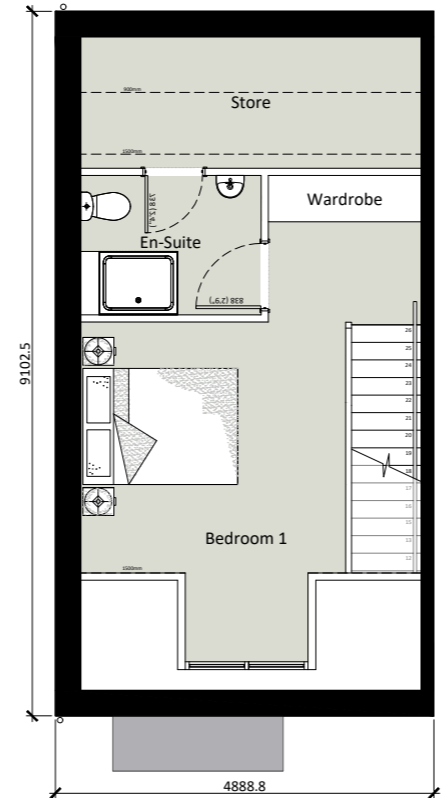
Materials Key:	
	Edenhall Knaresborough Straw Brick
	Edenhall Darlstone Walling in buff/brick rural - reconstituted Stone
	Sandtoft Rivus slate grey roof tile
	UPVC White window frames
	Black UPVC fascia
	Arstone window heads & cills
	GRP faced entrance door in Black
	Glazing



GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50



ELEVATION 02, SIDE SCALE 1:50

REV.	DATE	DESCRIPTION	DRN.	CKD.
<p>KEEPMOAT, THE WATERFRONT, LAKESIDE BOULEVARD, DONCASTER, DN4 5PL</p> <p>DMS ARCHITECTURE</p> <p>THE OLD POLICE STATION, HIGH STREET NORMANTON, WF6 2AL Tel: 01924 899749 E-mail: mail@dmsarchitecture.co.uk www.dmsarchitecture.co.uk</p>				
PROJECT				
KEEPMOAT HOMES LTD ASHBROW ROAD, HUDDERSFIELD				
HOUSE TYPE 1062V1 NDS VARIATION				
AREA - BUILD	ACCOMMODATION	AREA - SALES (GIA)		
1234.4ft ²	114.68m ²	3BED 5PERSON	1105.2ft ²	102.68m ²
TITLE				
GA FLOOR PLANS & ELEVATIONS DRAWING SHEET 1 OF 1				
STAGE				
PLANNING				
PROJECT No.	DRAWING No.	REV.		
1339	A(1062V1)001	-		
SCALE	DATE			
1:50 @A1	MARCH 2019			
DRAWN	CHECKED			
JPE	MS			