



Front Elevation.

1 : 100



Left Elevation.

1 : 100



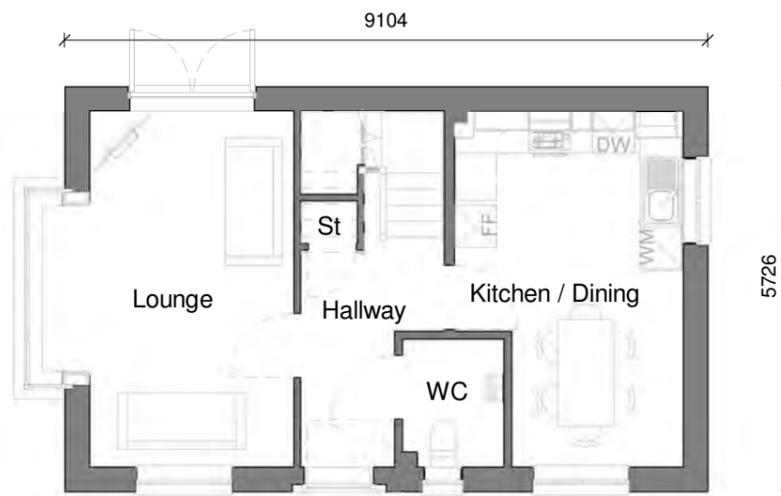
Rear Elevation.

1 : 100



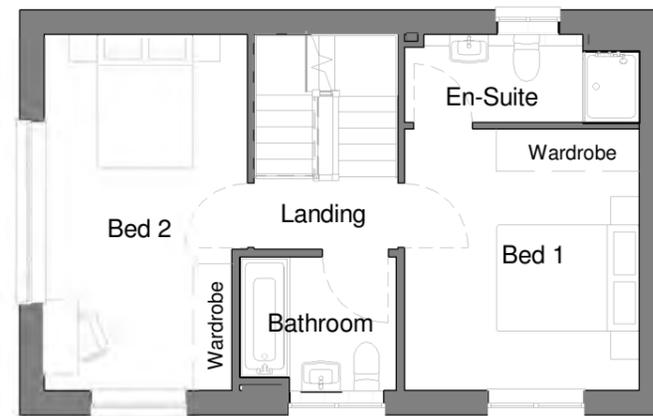
Right Elevation.

1 : 100



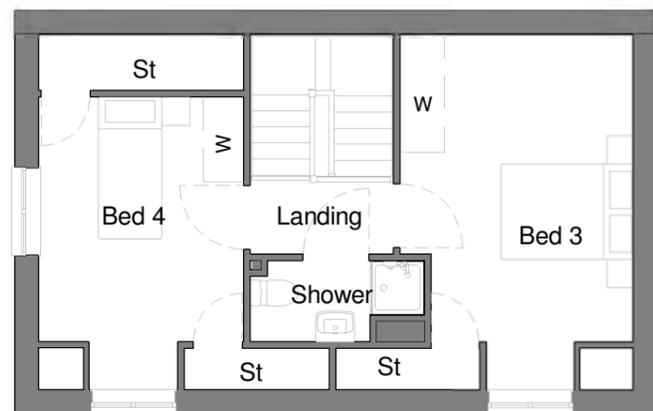
Ground Floor.

1 : 100



First Floor.

1 : 100



Second Floor.

1 : 100

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	45.18 m ²	486.27 SF
First Floor Build	43.54 m ²	468.65 SF
Second Floor Build	36.48 m ²	392.67 SF
	125.19 m ²	1347.58 SF

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	12.20 m ²	11.5m ² Total
Bed 2	14.13 m ²	11.5m ² Total
Bed 3	13.35 m ²	11.5m ² Total
Bed 4	10.84 m ²	7.5m ² Total

Store Schedule	
Name	Area
St	0.48 m ²
St	2.34 m ²
St	1.20 m ²
St	1.20 m ²
	5.22 m ²

Above figures are 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	1.00m ²
Eaves St	1.29m ²
Eaves St	0.44m ²
Eaves St	0.44m ²
Total	3.17m ²

NDSS Minimum storage area for 3 storey 4B7P equals 3m²

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	44.52 m ²	479.21 SF
First Floor GIA	42.39 m ²	456.26 SF
Second Floor GIA	32.16 m ²	346.17 SF
	119.07 m ²	1281.64 SF

NDSS Minimum for 3 Storey 4B7P is 121m².

Second Floor GIA area stated above discounts areas of floor with less than 1.5m headroom.

NDSS rules allow 50% of areas between 0.9mm and 1.5m to be counted towards GIA figure if this area is used solely for storage. Therefore Second floor area, when subject to these rules, becomes 34.39m² to give a total area of 121.08m².

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	14/05/19	CF	SJK
Pack Title			
Y045-KNK-OakwoodB_Det_As_PH2_ST02-DR-A-5210-Rev1			
Sheet Name			
Planning Drawings			
Code	House Type Code	Plotting	Handing
Code	OAKWOO	DET	AS
Style	Issue	Rev	Sheet
02	01	1	201
Project	Project	Pack No.	Rev
Project	Soothill Lane, Batley	5210	1