



Front Elevation.

1 : 100  
9105



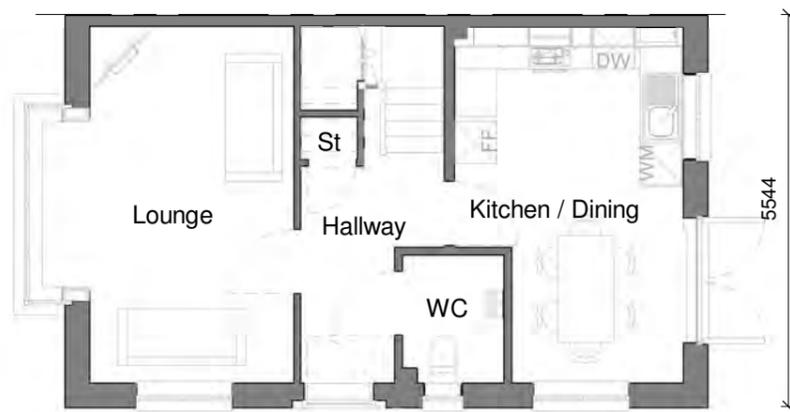
Left Elevation.

1 : 100



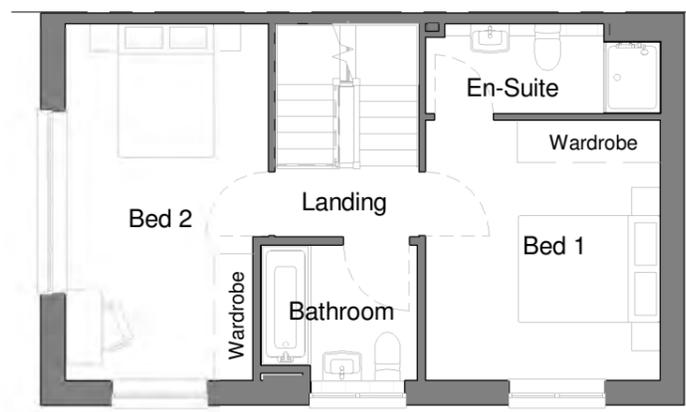
Right Elevation.

1 : 100



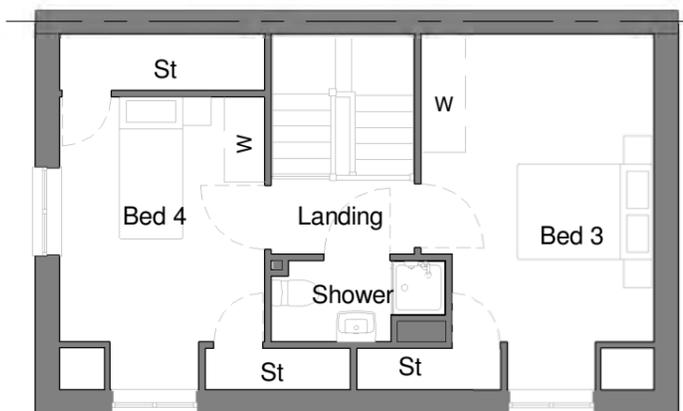
Ground Floor.

1 : 100



First Floor.

1 : 100



Second Floor.

1 : 100

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	45.19 m <sup>2</sup>	486.47 SF
First Floor Build	43.56 m <sup>2</sup>	468.83 SF
Second Floor Build	36.49 m <sup>2</sup>	392.78 SF
	125.24 m <sup>2</sup>	1348.08 SF

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	12.15 m <sup>2</sup>	11.5m <sup>2</sup> Total
Bed 2	14.16 m <sup>2</sup>	11.5m <sup>2</sup> Total
Bed 3	13.35 m <sup>2</sup>	11.5m <sup>2</sup> Total
Bed 4	10.84 m <sup>2</sup>	7.5m <sup>2</sup> Total

Store Schedule	
Name	Area
St	0.48 m <sup>2</sup>
St	2.37 m <sup>2</sup>
St	1.20 m <sup>2</sup>
St	1.20 m <sup>2</sup>
	5.25 m <sup>2</sup>

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 <sup>2</sup>
Eaves St	1.29m <sup>2</sup>
Eaves St	0.44m <sup>2</sup>
Eaves St	0.44m <sup>2</sup>
Total	3.17m <sup>2</sup>

NDSS Minimum storage area for 3 storey 4B7P equals 3m<sup>2</sup>

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	44.06 m <sup>2</sup>	474.21 SF
First Floor GIA	42.48 m <sup>2</sup>	457.21 SF
Second Floor GIA	32.16 m <sup>2</sup>	346.17 SF
	118.69 m <sup>2</sup>	1277.59 SF

NDSS Minimum for 3 Storey 4B7P is 121m<sup>2</sup>.

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 34.39m<sup>2</sup> to give a total area of 121.08m<sup>2</sup>.

### 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-Oakwood_End_As_PH2_ST01-DR-A-5210-Rev1					
Sheet Name					
Planning Drawings					
Code	House Type Code	Plotting	Handing	Style	Issue
OAKWOO		END	AS	01	01
Project	Project	Pack No.	Rev	Sheet	
Soothill Lane, Batley		5210	1	201	