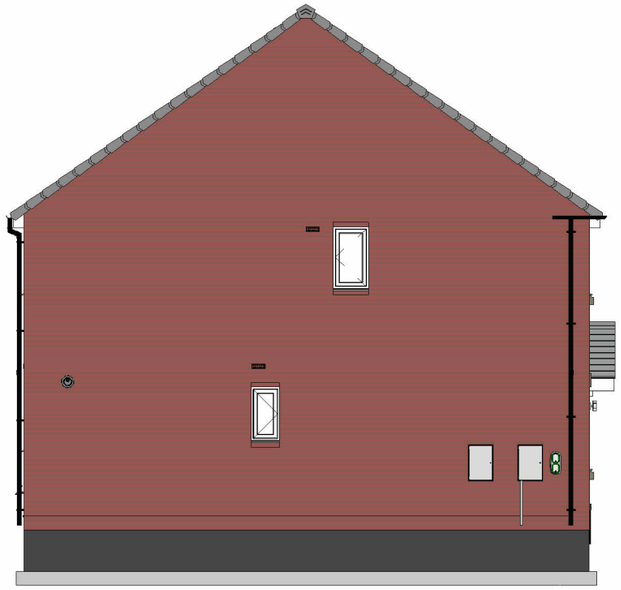


Front Elevation.

1 : 100



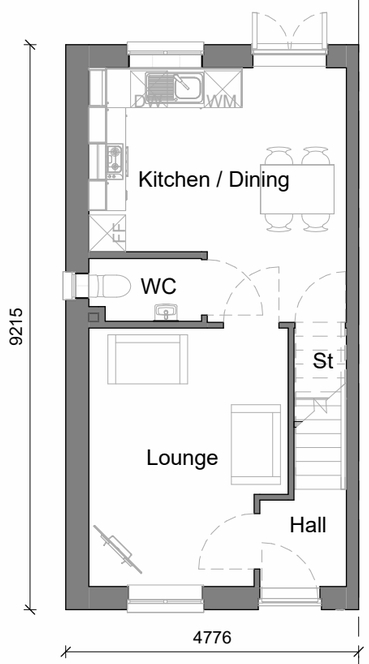
Left Elevation.

1 : 100



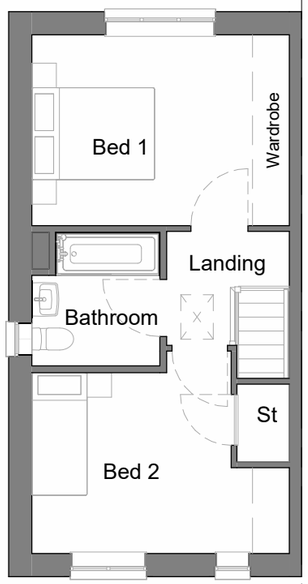
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	35.52 m²	382.35 SF
First Floor GIA	35.52 m²	382.35 SF
	71.04 m²	764.70 SF

NDSS minimum for 2 storey 2B3P is 70m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	36.16 m²	389.19 SF
First Floor Build	36.16 m²	389.19 SF
	72.31 m²	778.38 SF

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	13.07 m²	11.5m²
Bed 2	11.29 m²	7.5m²
	24.35 m²	

Store Schedule

Name	Area
St	1.30 m²
St	1.09 m²
	2.39 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair	0.96m²
First Floor	1.09m²
Total	2.05m²

NDSS Minimum storage area for 2 storey 2B3P equals 2.0m²

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Ashburn Working Drawing Pack

Sheet Name: Planning Drawings

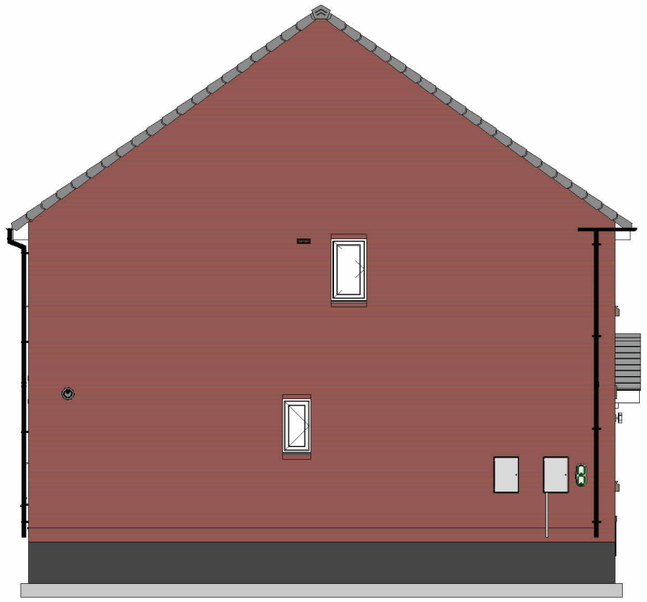
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	ASHBUR	END	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5230	4	201



Front Elevation.

1 : 100



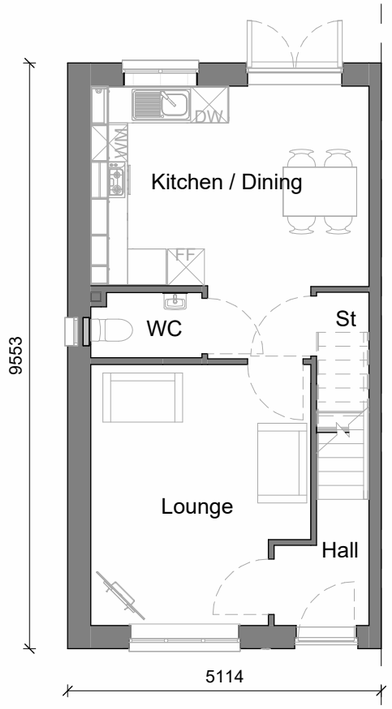
Left Elevation.

1 : 100



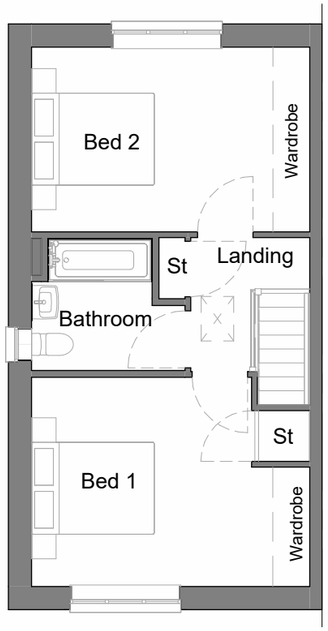
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	39.91 m²	429.56 SF
First Floor GIA	39.91 m²	429.56 SF
	79.82 m²	859.12 SF

NDSS Minimum for 2 Storey 2B4P is79m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	40.58 m²	436.77 SF
First Floor Build	40.58 m²	436.77 SF
	81.15 m²	873.53 SF

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	14.09 m²	11.5m²
Bed 2	13.67 m²	11.5m²

Store Schedule

Name	Area
St	1.88 m²
St	0.42 m²
St	0.71 m²
	3.01 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair Store	1.62m²
First Floor	0.42m²
First Floor	0.71m²
Total	2.75m²

NDSS Minimum storage area for 2 storey 2B4P equals 2.0m²

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	07.03.25	TechDev	SJK/RB

Pack Title: The Darracott Working Drawing Pack

Sheet Name: Planning Drawings

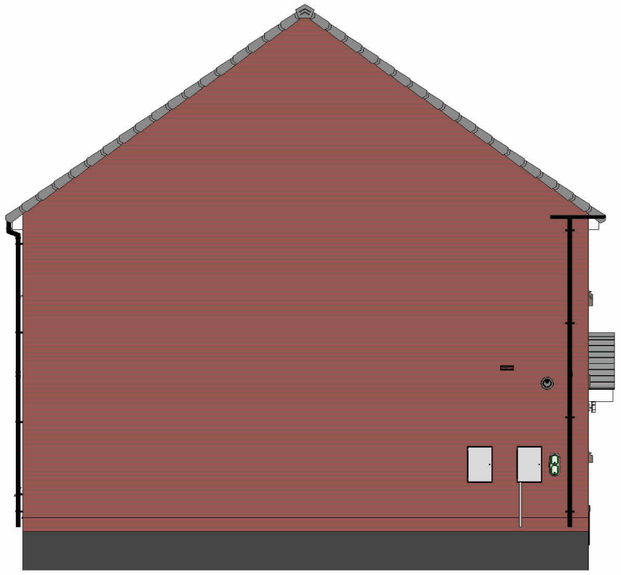
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	DARRAC	END	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5040	4	201



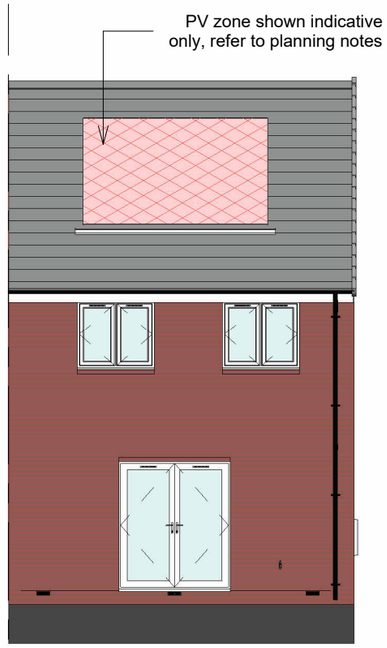
Front Elevation.

1 : 100



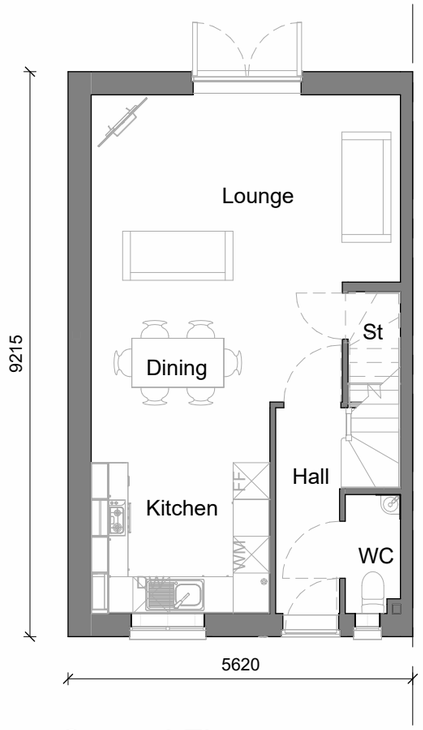
Left Elevation.

1 : 100



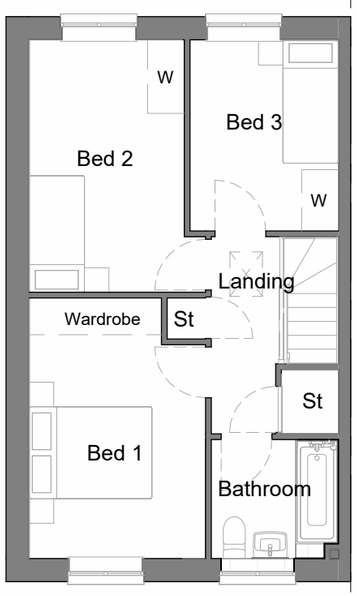
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

Not M4(2) Compliant

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	11.68 m²	11.5
Bed 2	10.73 m²	7.5
Bed 3	7.55 m²	7.5

Store Schedule

Name	Area
St	1.54 m²
St	0.98 m²
St	0.42 m²
	2.94 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair GF store	1.10m²
First Floor	0.98m²
First Floor	0.42m²
Total	2.50m²

NDSS Minimum storage area for 2 storey 3B4P equals 2.5m²

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	42.66 m²	459.18 SF
First Floor GIA	42.66 m²	459.18 SF
	85.32 m²	918.37 SF

NDSS Minimum for 2 Storey 3B4P is 84m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	43.34 m²	466.48 SF
First Floor Build	43.34 m²	466.48 SF
	86.67 m²	932.95 SF

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

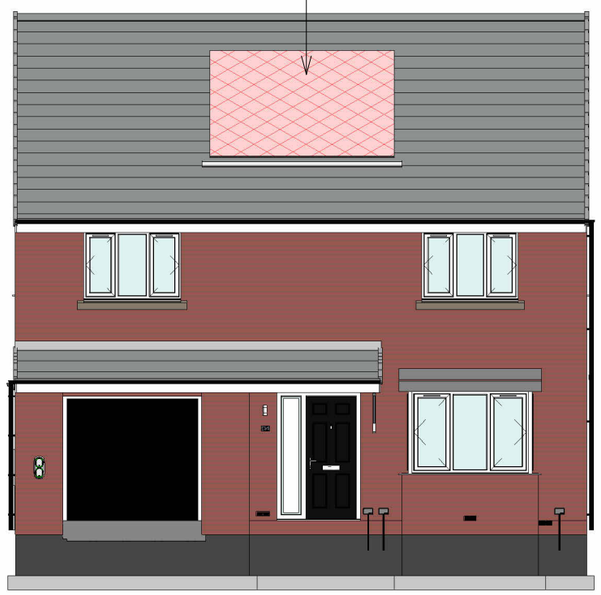
Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Fewston Working Drawing Pack

Sheet Name: Planning Drawings

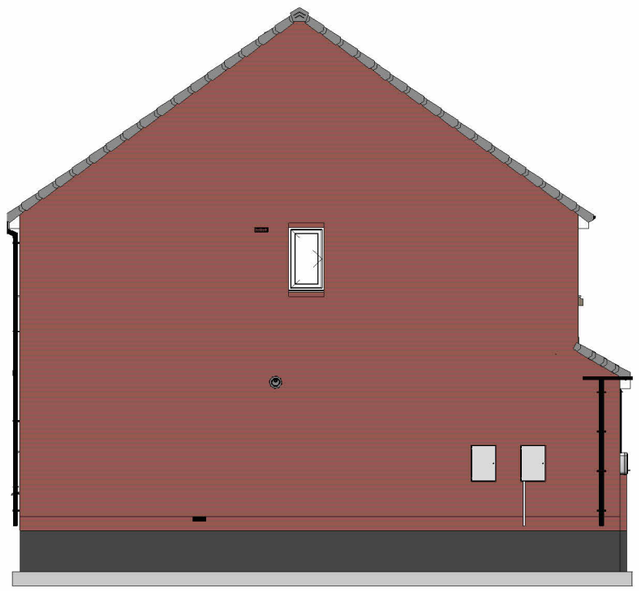
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	FEWSTO	END	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5320	4	201



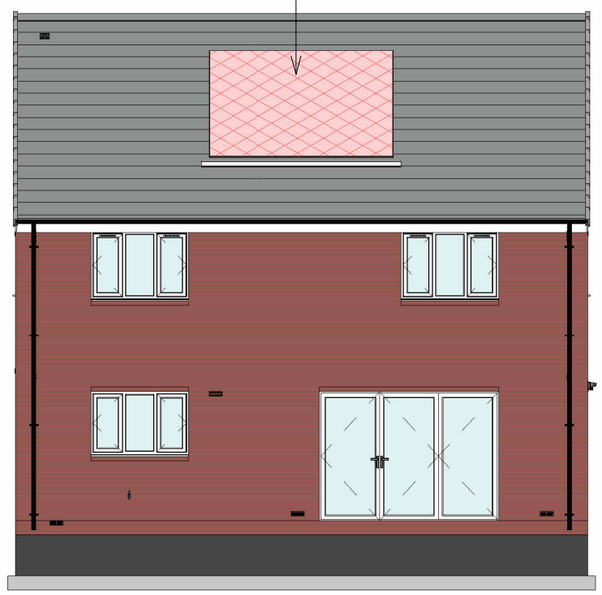
Front Elevation.

1 : 100



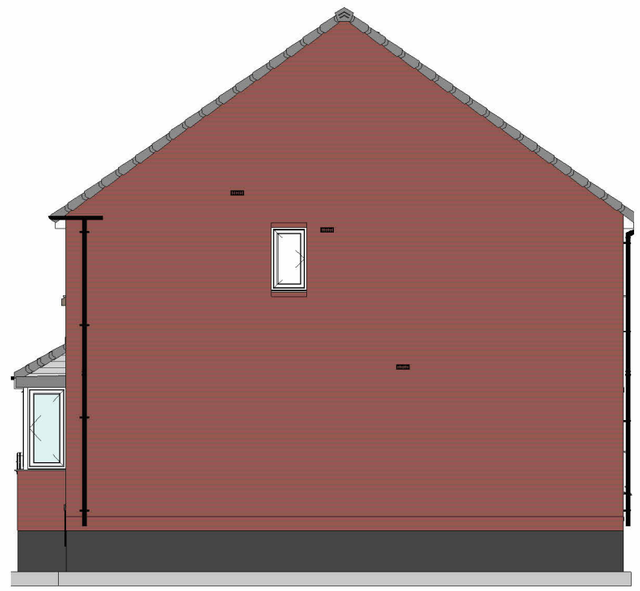
Left Elevation.

1 : 100



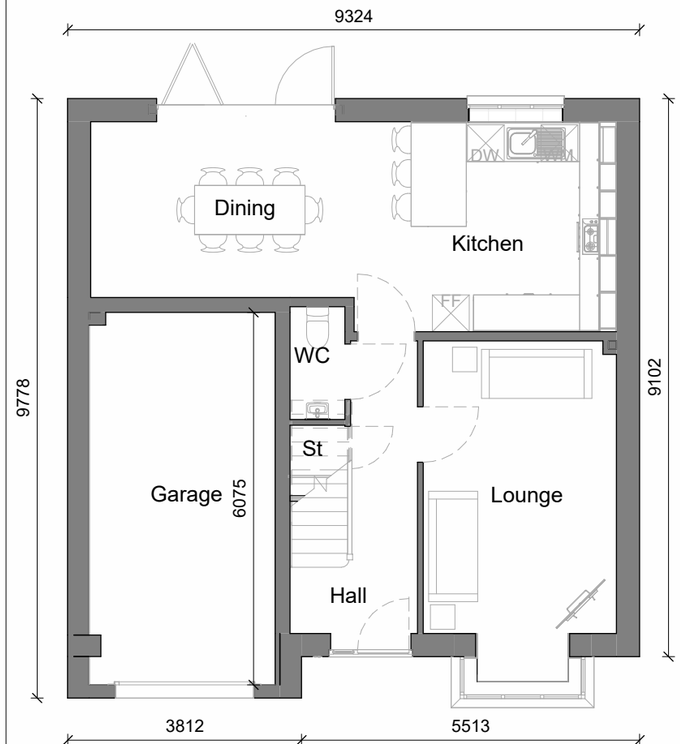
Rear Elevation.

1 : 100



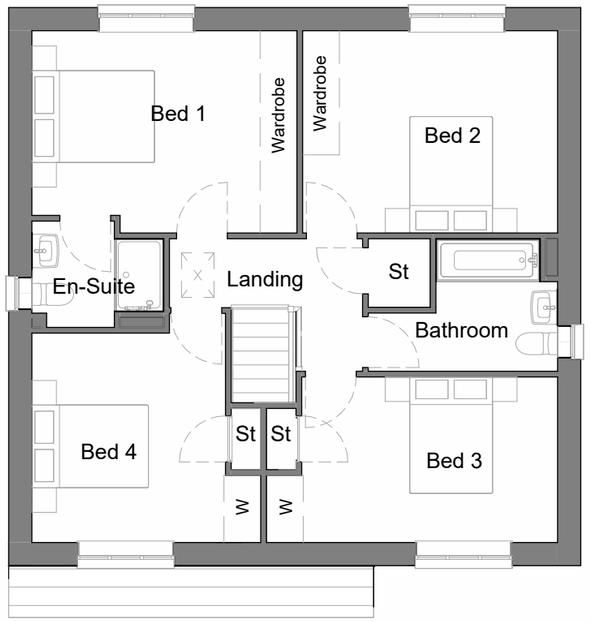
Right Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

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 postion to suit parking configuration

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.

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	13.85 m²	11.5m²
Bed 2	13.72 m²	11.5m²
Bed 3	11.90 m²	11.5m²
Bed 4	11.71 m²	7.5m²

NDSS Store Schedule

Name	Area
St	1.03 m²
St	1.13 m²
St	0.48 m²
St	0.48 m²
	3.12 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair	0.51m²
St over stair Bed 3	0.48m²
St over stair Bed 4	0.48m²
St adj Bathroom	1.13m²
Space in garage	0.40m²
Total	3.00m²

NDSS Minimum storage area for 2 storey 4B8P equals 3.0m²

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	54.92 m²	591.14 SF
First Floor GIA	71.56 m²	770.25 SF
	126.48 m²	1361.39 SF

NDSS Minimum for 2 Storey 4B8P is 124m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	56.00 m²	602.81 SF
First Floor Build	72.41 m²	779.39 SF
	128.41 m²	1382.2 SF

Not M4(2) Compliant

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

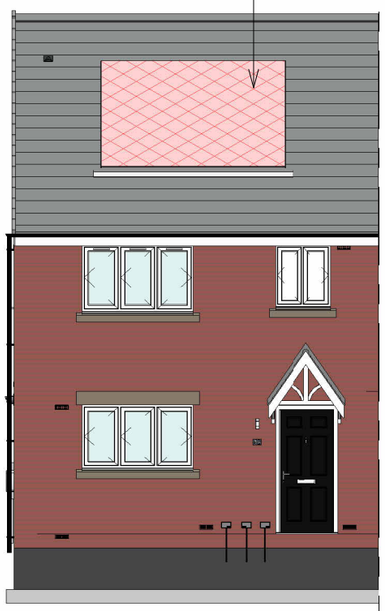
Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Finham Working Drawing Pack

Sheet Name: Planning Drawings

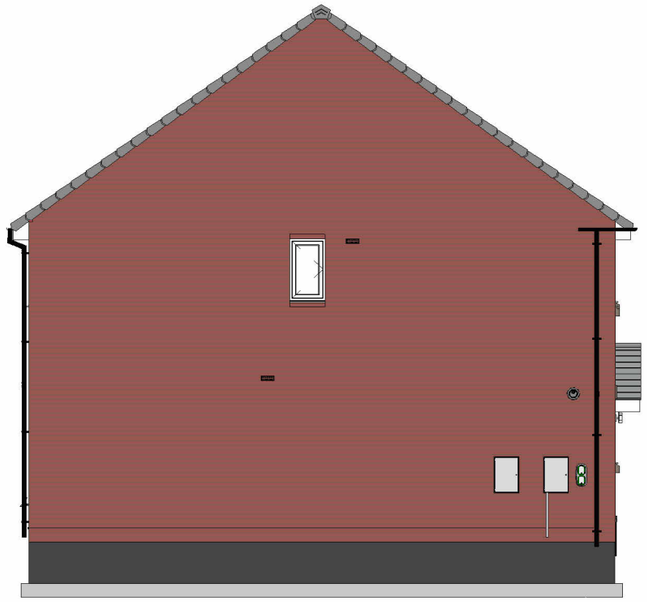
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	FINHAM	DET	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5290	4	201



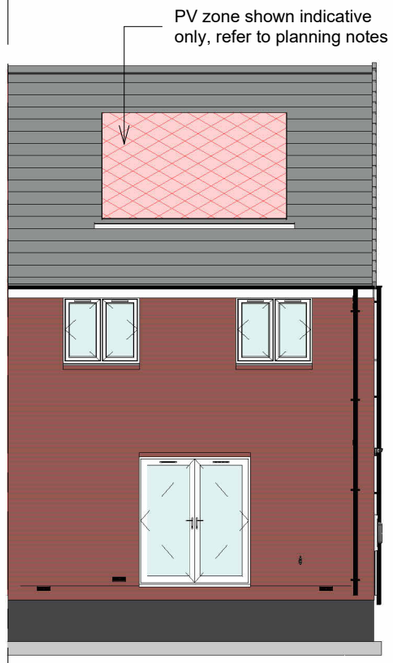
Front Elevation.

1 : 100



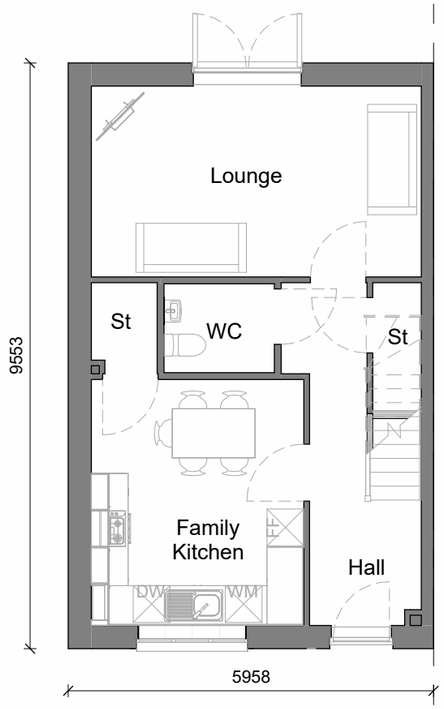
Left Elevation.

1 : 100



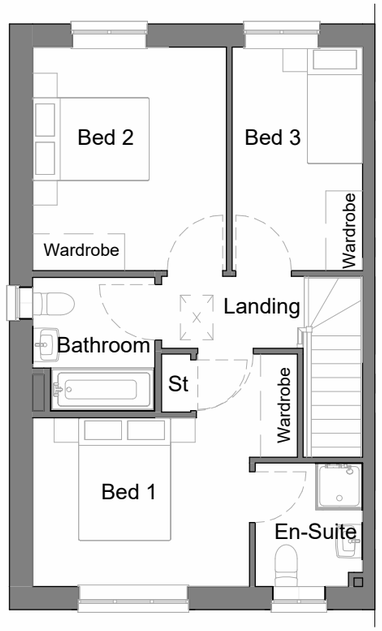
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	12.0 m²	11.5m²
Bed 2	11.5 m²	11.5m²
Bed 3	8.0 m²	7.5m²

Store Schedule

Name	Area
St	1.68 m²
St	1.55 m²
St	0.45 m²
	3.68 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understairs store	1.50m²
Kitchen Store	1.41m²
Bed 1 Store	0.45m²
Total	3.36m²

NDSS Minimum storage area for 2 storey 3B5P equals 2.5m²

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	47.33 m²	509.46 SF
First Floor GIA	47.33 m²	509.46 SF
	94.66 m²	1018.92 SF

NDSS Minimum for 2 Storey 3B5P is 93m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	48.04 m²	517.12 SF
First Floor Build	48.04 m²	517.12 SF
	96.08 m²	1034.24 SF

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	23.05.25	TechDev	SJK/RB

Pack Title: The Holgate Working Drawing Pack

Sheet Name: Planning Drawings

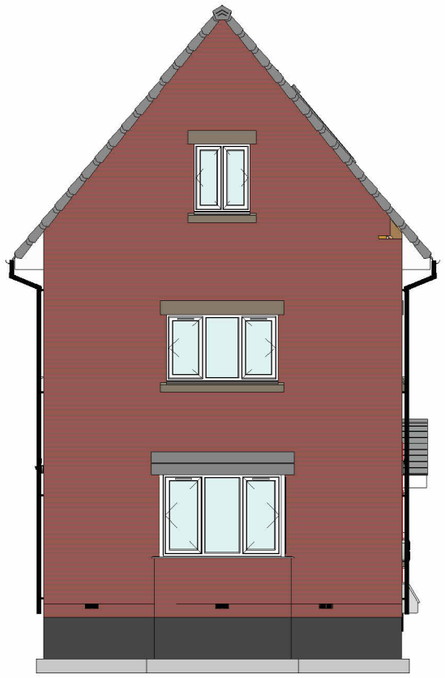
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	HOLGAT	END	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5050	4	201



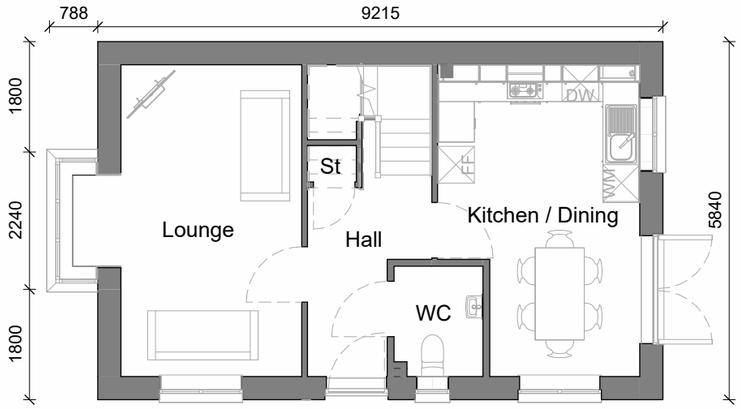
Front Elevation.

1 : 100



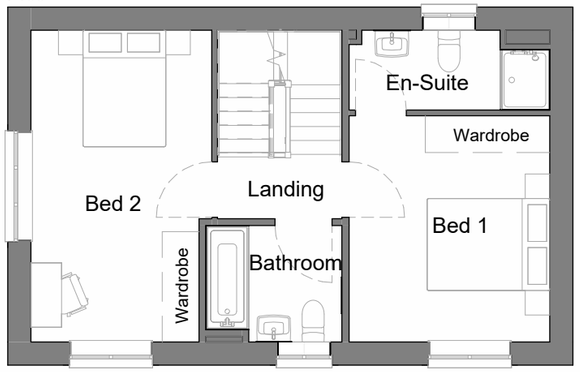
Left Elevation.

1 : 100



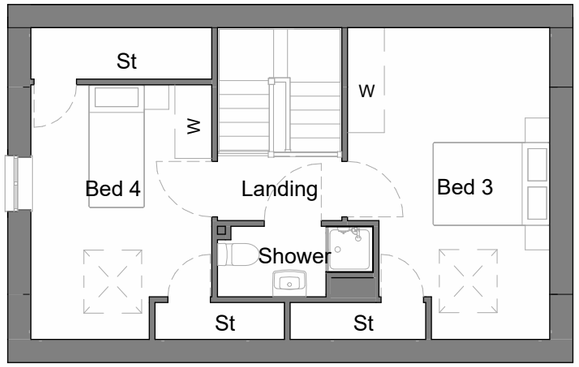
Ground Floor.

1 : 100



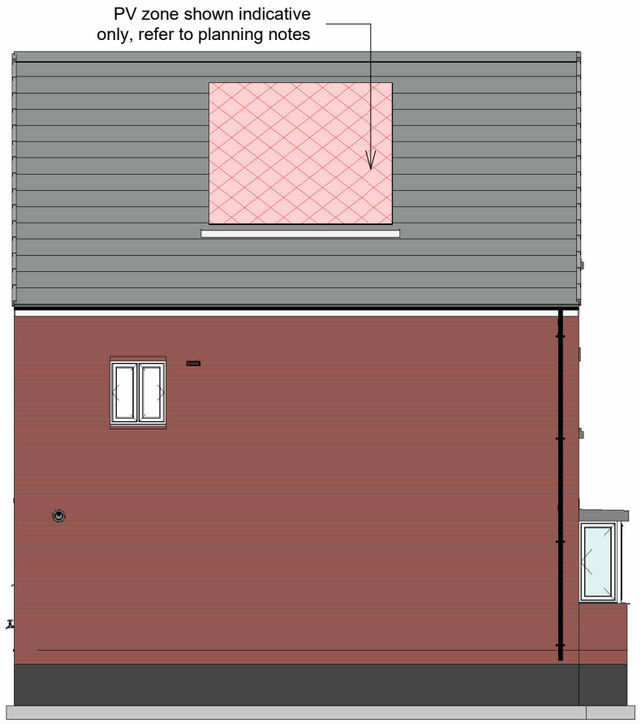
First Floor.

1 : 100



Second Floor.

1 : 100



Rear Elevation.

1 : 100



Right Elevation.

1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	44.19 m²	475.64 SF
First Floor GIA	43.02 m²	463.05 SF
Second Floor GIA	33.73 m²	363.02 SF
	120.93 m²	1301.71 SF

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	44.88 m²	483.14 SF
First Floor Build	43.70 m²	470.37 SF
Second Floor Build	36.60 m²	393.98 SF
	125.19 m²	1347.49 SF

NDSS Minimum for 3 Storey 4B7P is 121m².

Part O - This housetype requires a d**ynamic assessment** (TM59) as the amount glazing area vs total dwelling floor area and / or the total amount of glazing area vs individual room area for one or more room exceeds the maximum allowable under the simplified method for a moderate risk site with cross ventilation.

Other site conditions may also apply - see Sheet 210 for further details.

NDSS Store Schedule

Name	Area
St	2.48 m²
St	1.33 m²
St	1.27 m²
St	0.47 m²
	5.55 m²

NDSS Bedroom...

Name	Area	NDSS Minimum
Bed 1	12.07 m²	11.5m² Total
Bed 2	14.58 m²	11.5m² Total
Bed 3	13.70 m²	11.5m² Total
Bed 4	11.54 m²	7.5m² Total

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair	1.00m²
Eaves St	1.29m²
Eaves St	0.44m²
Eaves St	0.44m²
Total	3.17m²

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

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

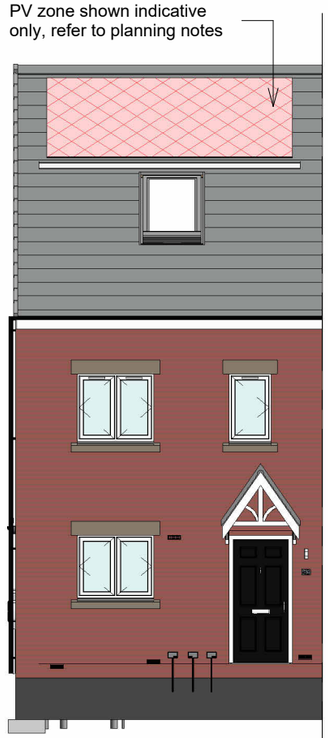
Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Oldbury Working Drawing Pack

Sheet Name: Planning Drawings

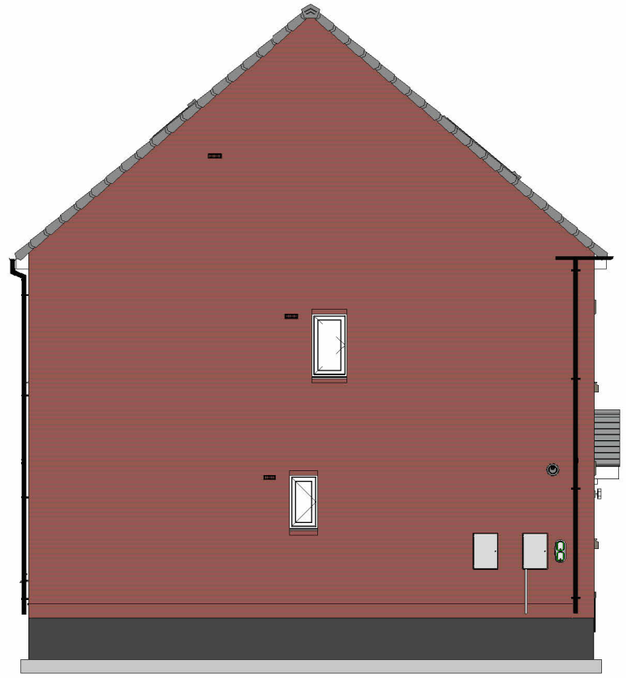
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	OLDBUR	DET	AS	BB	01.6

Project Drawing Pack No:	Project	Pack No.	Rev	Sheet
	22CORE	5210	6	201



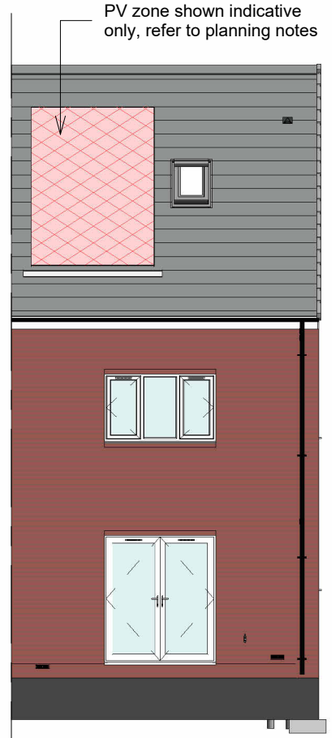
Front Elevation.

1 : 100



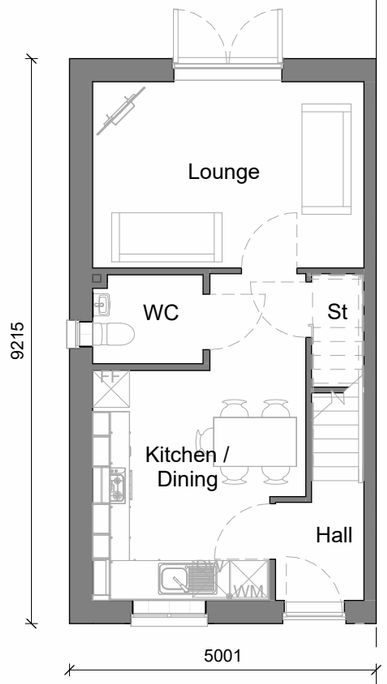
Left Elevation.

1 : 100



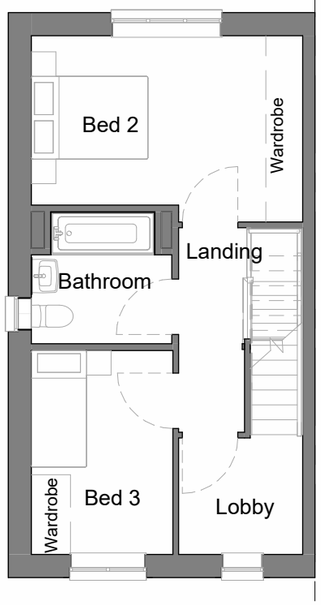
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100



Second Floor.

1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	37.42 m²	402.84 SF
First Floor GIA	37.42 m²	402.84 SF
Second Floor GIA	26.23 m²	282.37 SF
	101.08 m²	1088.05 SF

NDSS Minimum for 3 Storey 3B5P is 99m².

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	38.07 m²	409.8 SF
First Floor Build	38.07 m²	409.8 SF
Second Floor Build	25.51 m²	274.54 SF
	101.65 m²	1094.14 SF

NDSS Store Schedule

Name	Area
St	1.58 m²
St	7.65 m²
	9.23 m²

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	1.49m²
Eaves St	1.56m²
Total	3.05m²

NDSS Minimum storage area for 3 storey 3B5P equals 2.5m²

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	22.35 m²	11.5m²
Bed 2	12.78 m²	11.5m²
Bed 3	7.67 m²	7.5m²

Part O - This housetype requires a **dynamic assessment** (TM59) as the amount of free ventilation area is lower than that allowable following a simplified assessment.

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	01.04.25	TechDev	SJK/RB

Pack Title: The Selset Working Drawing Pack

Sheet Name: Planning Drawings

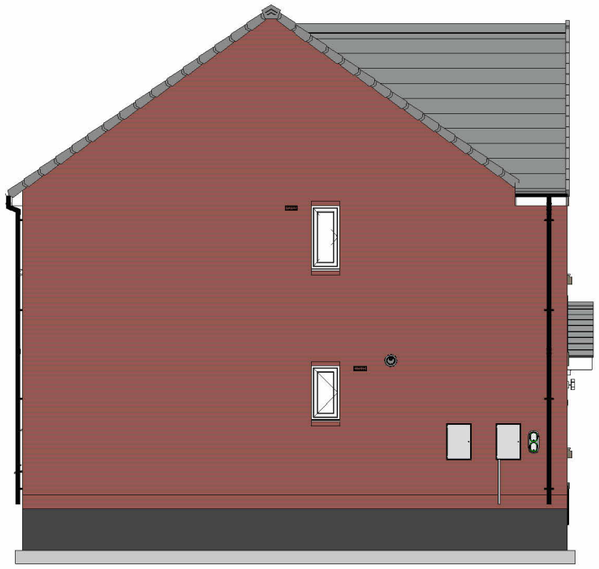
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	SELSET	END	AS	BB	01.6

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5090	6	201



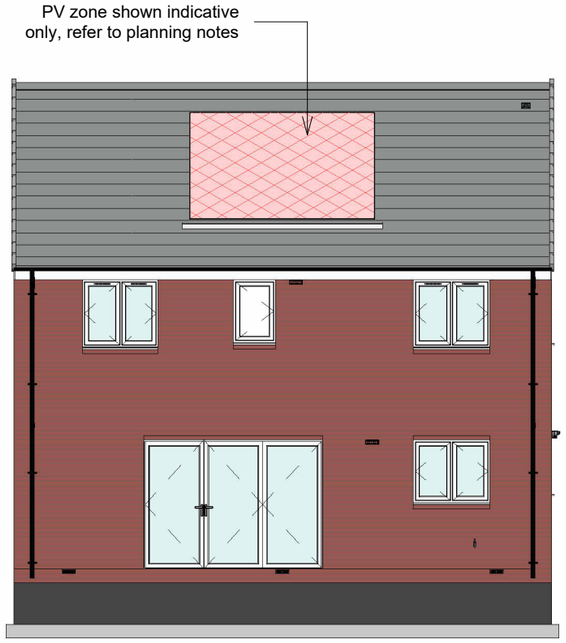
Front Elevation.

1 : 100



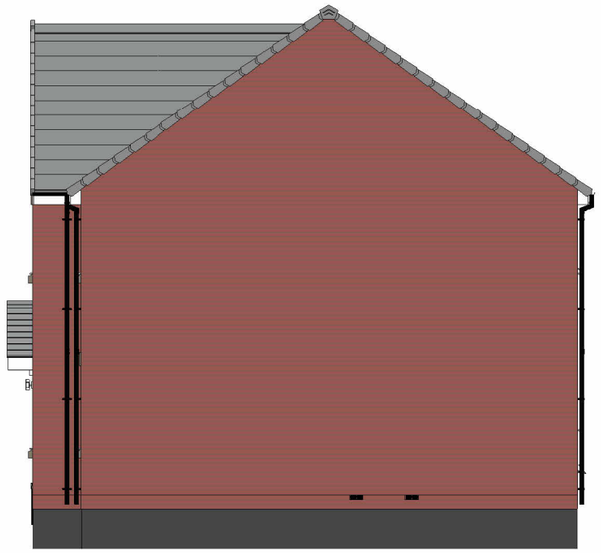
Left Elevation.

1 : 100



Rear Elevation.

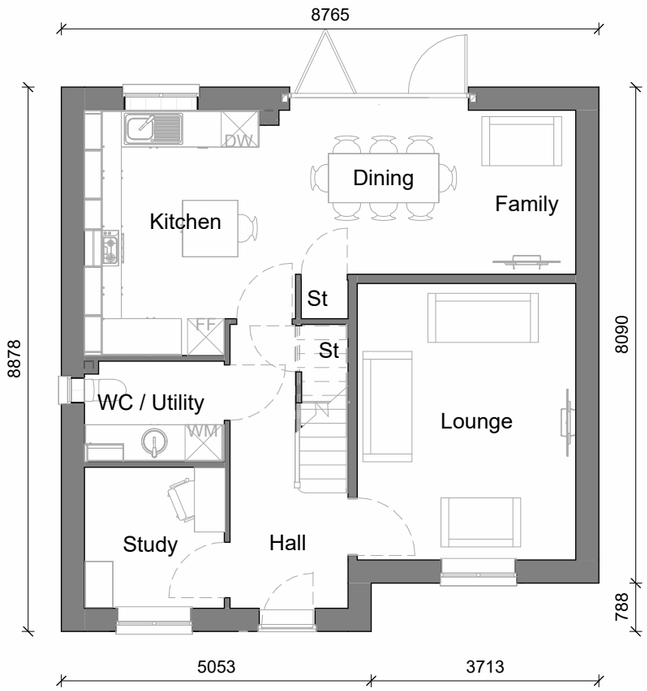
1 : 100



Right Elevation.

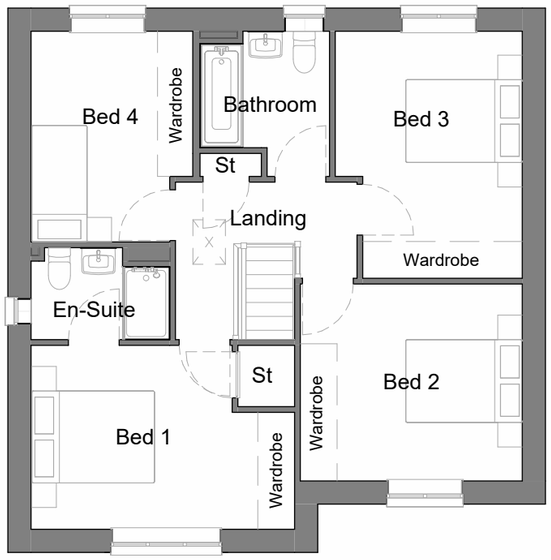
1 : 100

Not M4(2) Compliant



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	11.78 m²	11.5m²
Bed 2	11.63 m²	11.5m²
Bed 3	11.54 m²	11.5m²
Bed 4	8.66 m²	7.5m²

NDSS Store Schedule

Name	Area
St	1.25 m²
St	0.48 m²
St	0.38 m²
St	0.93 m²
	3.03 m²

Total floor areas are taken above skirting height.

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

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

Understair	1.00m²
Kitchen St	0.48m²
St	0.38m²
Over stairs St	0.93m²
Storage in utility	0.23m²
Total	3.02m²

NDSS Minimum storage area for 2 storey 4B7P 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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	62.14 m²	668.87 SF
First Floor GIA	62.14 m²	668.87 SF
	124.28 m²	1337.73 SF

NDSS Minimum for 2 Storey 4B7P is 115m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	62.95 m²	677.58 SF
First Floor Build	62.95 m²	677.58 SF
	125.90 m²	1355.15 SF

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Sherbourne Working Drawing Pack

Sheet Name: Planning Drawings

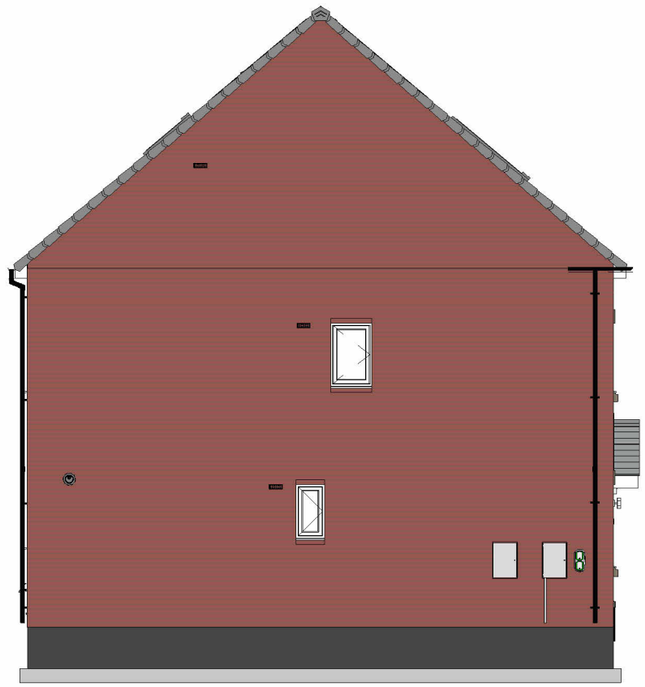
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	SHERBO	DET	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5350	4	201



Front Elevation.

1 : 100



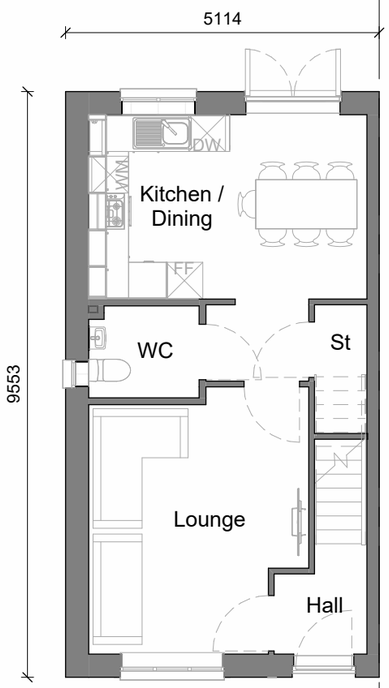
Left Elevation.

1 : 100



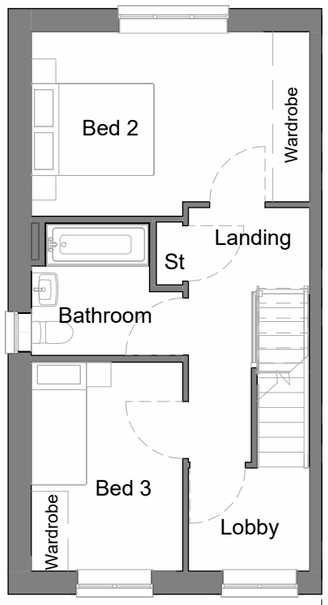
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100



Second Floor.

1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	39.91 m²	429.56 SF
First Floor GIA	39.91 m²	429.56 SF
Second Floor GIA	27.48 m²	295.76 SF
	107.29 m²	1154.89 SF

NDSS Minimum for 2.5 Storey 4B7P: 121m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	40.58 m²	436.77 SF
First Floor Build	40.58 m²	436.77 SF
Second Floor Build	28.77 m²	309.7 SF
	109.93 m²	1183.23 SF

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	24.15 m²	11.5m²
Bed 2	13.17 m²	11.5m²
Bed 3	8.41 m²	7.5m²

NDSS Store Schedule

Name	Area
St	1.80 m²
St	0.44 m²
St	6.74 m²
	8.98 m²

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair	1.66m²
First Floor	0.44m²
Second Floor Eaves Store	1.38m²
Total	3.48m²

NDSS Minimum storage area for 2.5 storey 4B7P equals 3.0m²

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title
The Swarbourn Working Drawing Pack

Sheet Name
Planning Drawings

Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	SWARBO	END	AS	BB	01.6

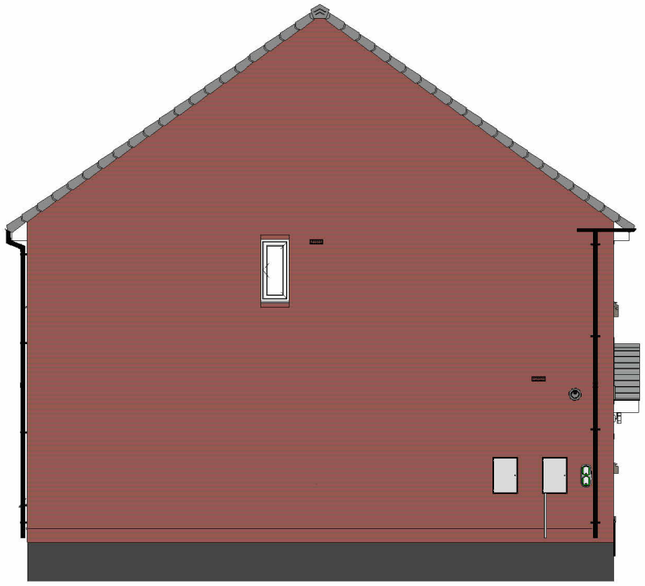
Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5060	6	201

PV zone shown indicative only, refer to planning notes



Front Elevation.

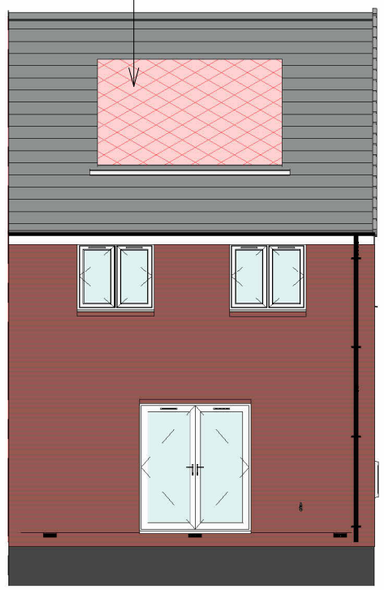
1 : 100



Left Elevation.

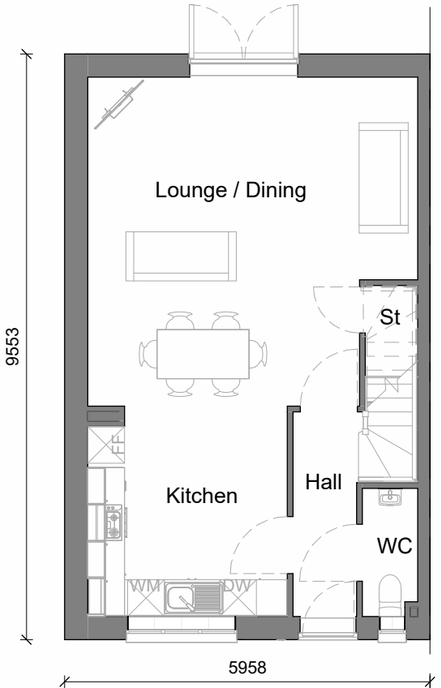
1 : 100

PV zone shown indicative only, refer to planning notes



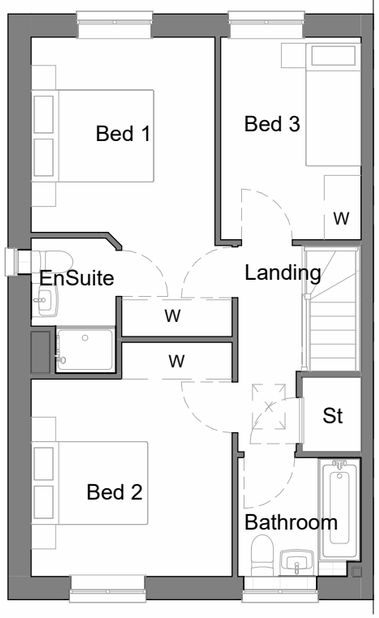
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	47.33 m²	509.46 SF
First Floor GIA	47.33 m²	509.46 SF
	94.66 m²	1018.92 SF

NDSS Minimum for 2 Storey 3B5P is 93m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	48.04 m²	517.12 SF
First Floor Build	48.04 m²	517.12 SF
	96.08 m²	1034.24 SF

Not M4(2) Compliant

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	12.57 m²	11.5
Bed 2	11.63 m²	11.5
Bed 3	7.57 m²	7.5

Store Schedule

Name	Area
St	1.62 m²
St	1.18 m²
	2.80 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair GF store	1.17m²
First Floor	1.18m²
Built in wardrobe	0.15m²
Total	2.50m²

0.15m² of build in wardrobe space in bed 1 to be used for storage

NDSS Minimum storage area for 2 storey 3B5P equals 2.5m²

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 º (including bays and canopies) within 2m vertically of first floor bedrooms

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Westbourne Working Drawing Pack

Sheet Name: Planning Drawings

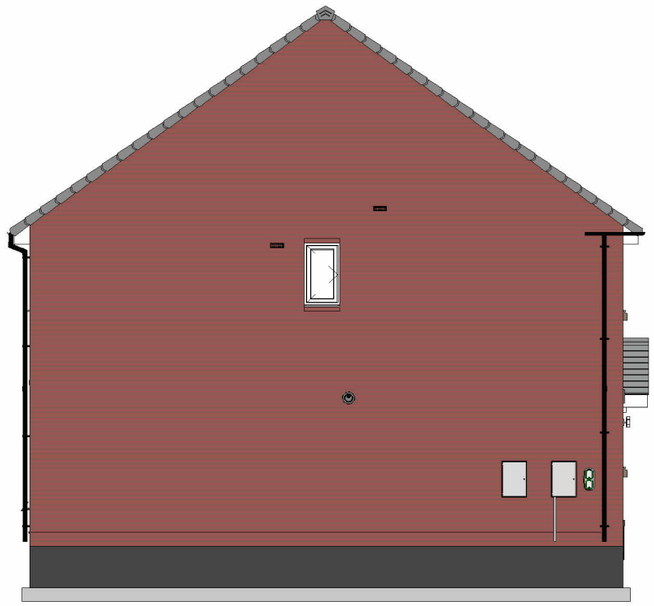
Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	WESTBO	END	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5310	4	201



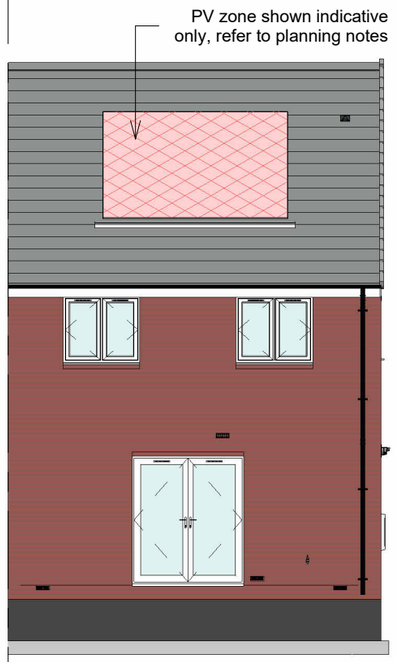
Front Elevation.

1 : 100



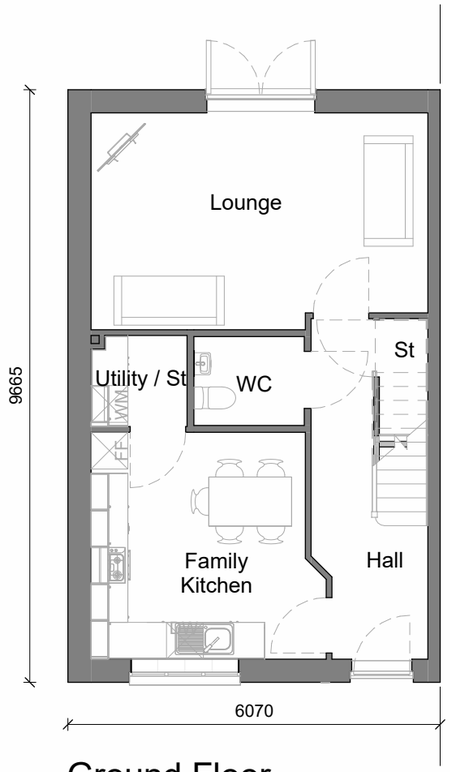
Left Elevation.

1 : 100



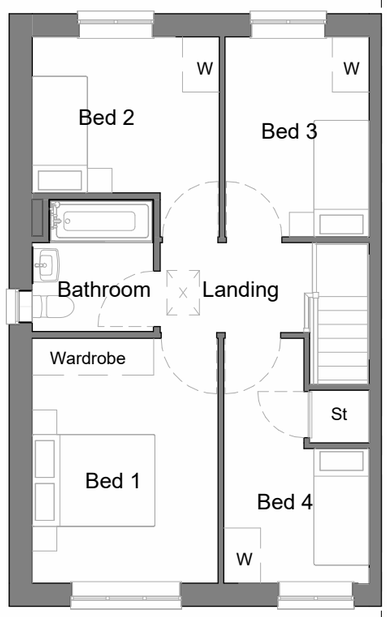
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

Store Schedule

Name	Area
St	1.58 m²
Utility / St	1.38 m²
St	0.83 m²
	3.80 m²

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 bewteen 0.9-1.5m are subject to a 50% reduction.

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

Understair	1.37m²
Utility/store	1.38m²
First Floor	0.83m²
Total	3.58m²

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

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.

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	48.94 m²	526.77 SF
First Floor GIA	48.94 m²	526.77 SF
	97.88 m²	1053.53 SF

NDSS Minimum for 2 Storey 4B5P is 97m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	49.66 m²	534.54 SF
First Floor Build	49.66 m²	534.54 SF
	99.32 m²	1069.09 SF

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	12.0 m²	11.5m²
Bed 2	8.5 m²	7.5m²
Bed 3	7.5 m²	7.5m²
Bed 4	7.5 m²	7.5m²

Keepmoat Homes

House Type Range	Sub Range
2018 Range	NDSS

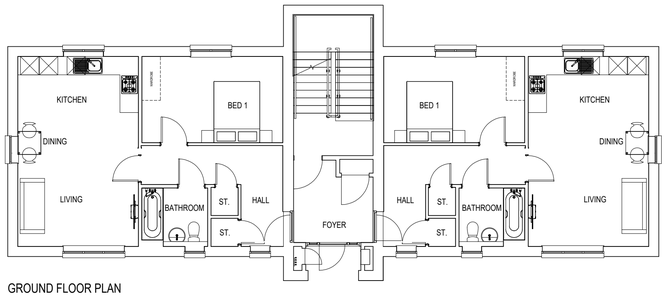
Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Winterborne Working Drawing Pack

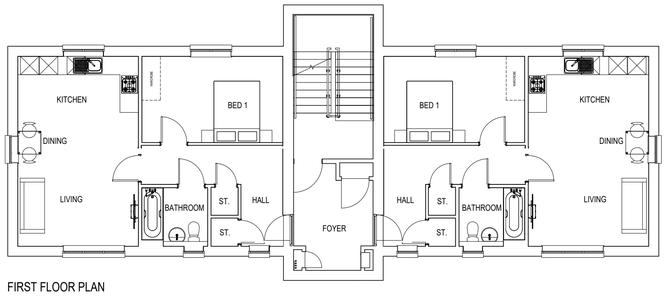
Sheet Name: Planning Drawings

Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	WINTER	END	AS	BB	01.3

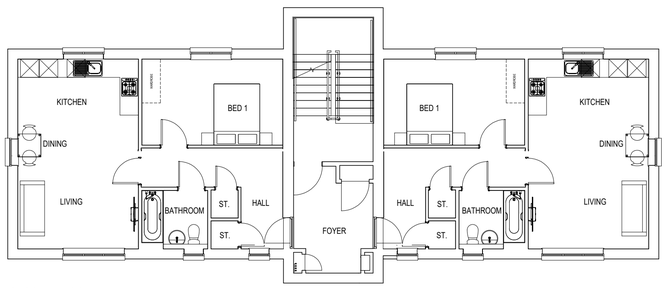
Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5270	3	201



GROUND FLOOR PLAN



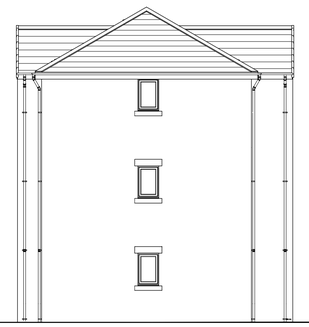
FIRST FLOOR PLAN



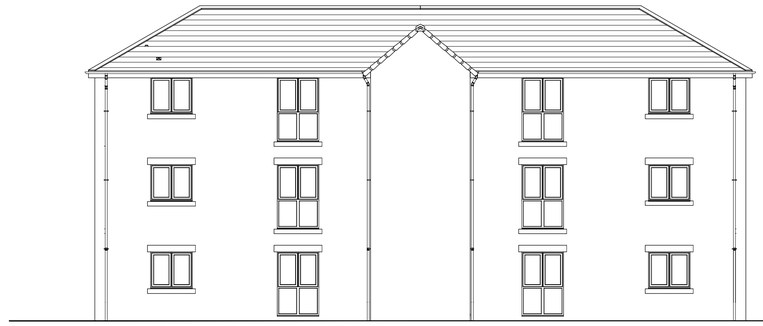
SECOND FLOOR PLAN



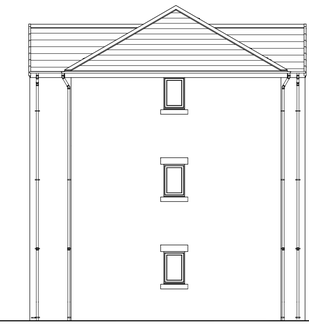
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1 2 5 10m

1:100

A	description	by	xx/xx/xx

DATE	16.06.26	DRAWN	KW
SCALE	1:100 @ A1	CHK	-

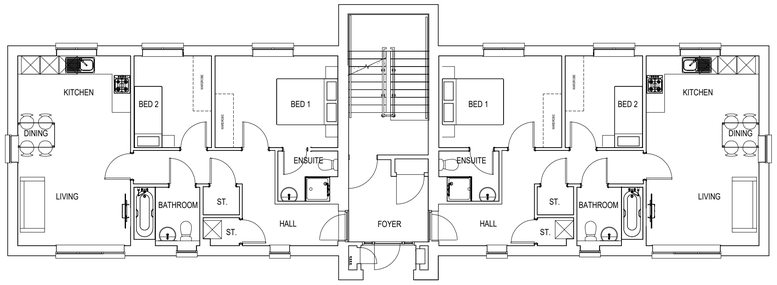
Cliffe Lane, Gomersal

Elcot Planning Drawing

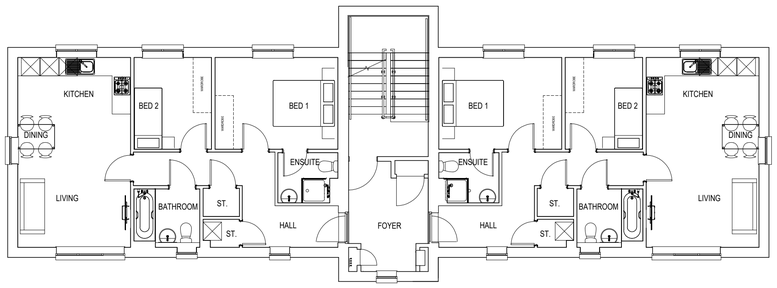
Dwg No	ELC-001	Rev
		-

Keepmoat, South Central, Global Avenue, Beeston, Leeds, LS11 8PG
Tel: 0113 388 6600 www.keepmoat.com

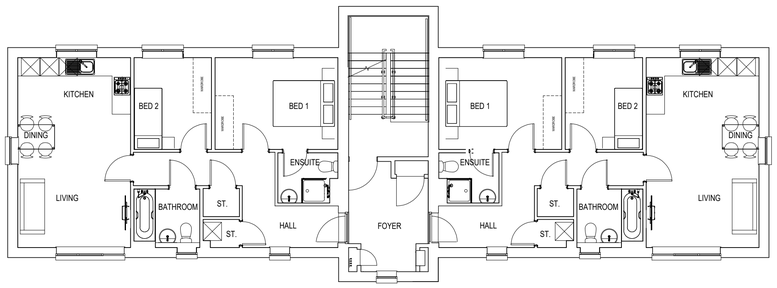
Keepmoat



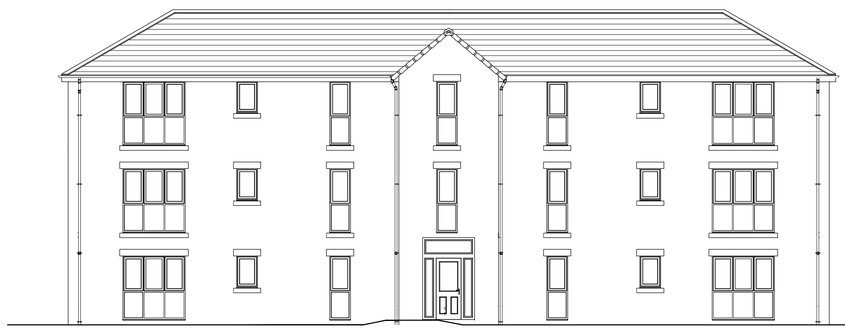
GROUND FLOOR PLAN



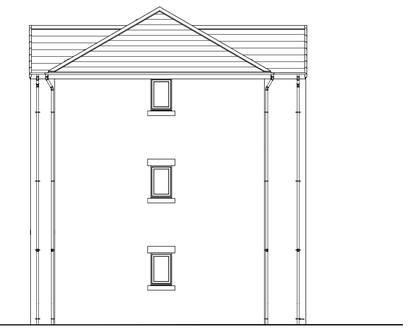
FIRST FLOOR PLAN



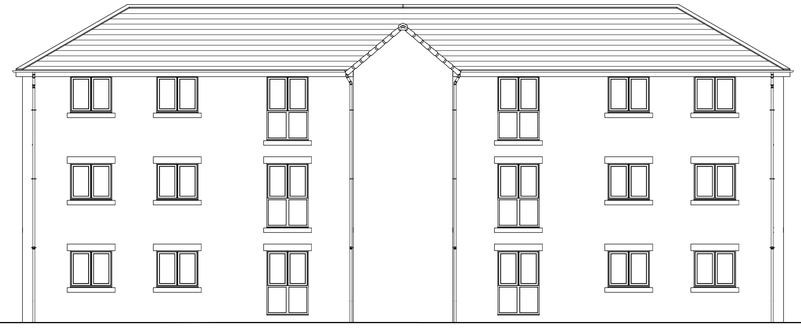
SECOND FLOOR PLAN



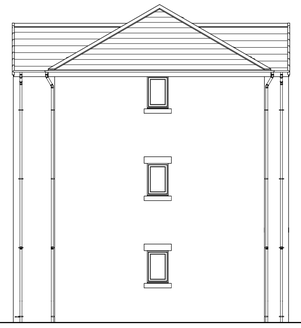
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1 2 5 10m

1:100

A	description	by	xx/xx/xx

DATE	16.06.26	DRAWN	KW
SCALE	1:100 @ A1	CHK	-

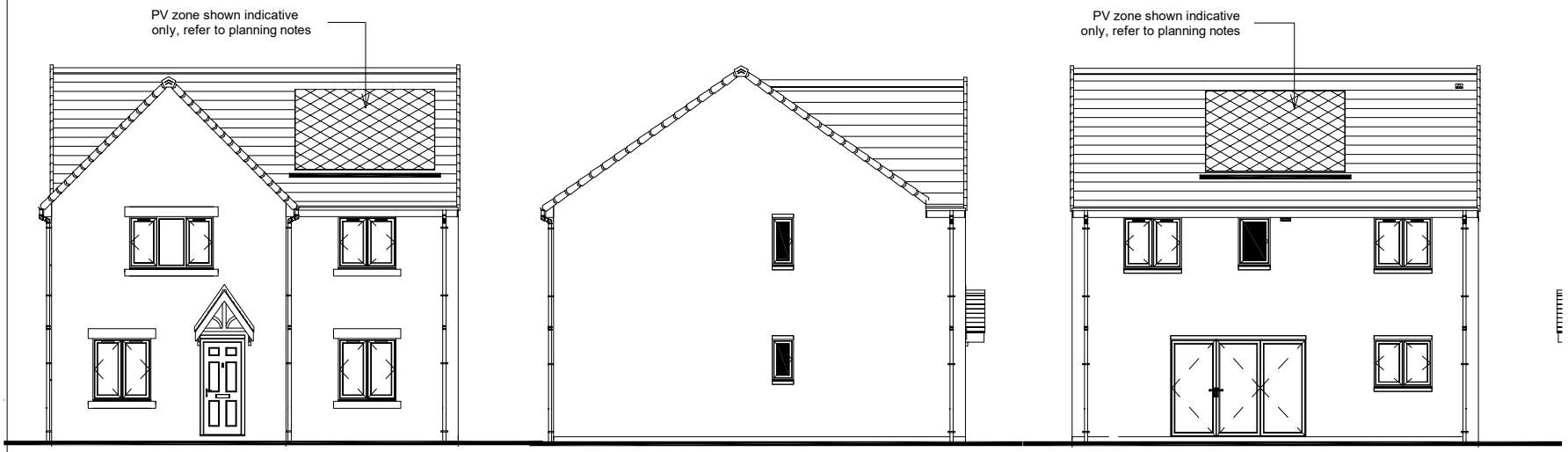
Cliffe Lane, Gomersal

Milton Planning Drawing

Dwg No	MIL-001	Rev -

Keepmoat, South Central, Global Avenue, Beeston, Leeds, LS11 8PG
Tel: 0113 388 6600 www.keepmoat.com

Keepmoat



Front Elevation.
1 : 100

Left Elevation.
1 : 100

Rear Elevation.
1 : 100

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 postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	62.14 m²	668.87 SF
First Floor GIA	62.14 m²	668.87 SF
	124.28 m²	1337.73 SF

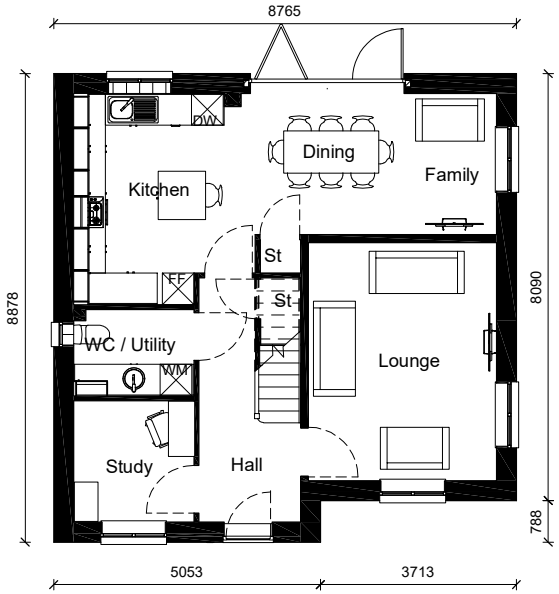
NDSS Minimum for 2 Storey 4B7P is 115m²

Area Schedule - Build

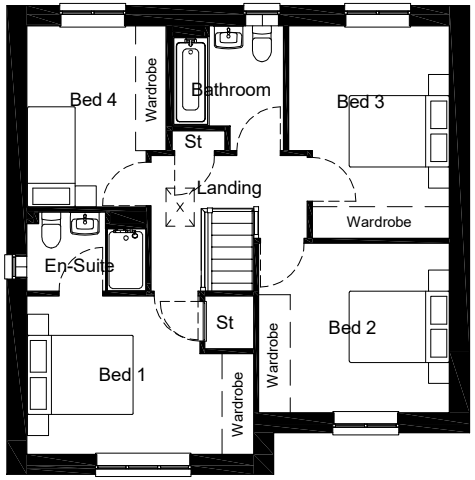
Name	Area	Area Sq Ft
Ground Floor Build	62.95 m²	677.58 SF
First Floor Build	62.95 m²	677.58 SF
	125.90 m²	1355.15 SF

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

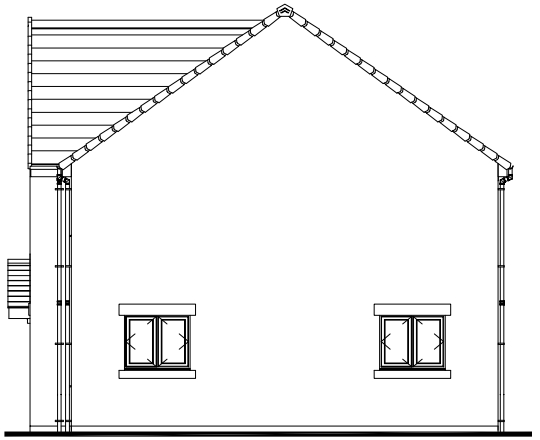
i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 ° (including bays and canopies) within 2m vertically of first floor bedrooms



Ground Floor.
1 : 100



First Floor.
1 : 100



Right Elevation.
1 : 100

Not M4(2) Compliant

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	11.78 m²	11.5m²
Bed 2	11.63 m²	11.5m²
Bed 3	11.54 m²	11.5m²
Bed 4	8.66 m²	7.5m²

NDSS Store Schedule

Name	Area
St	1.25 m²
St	0.48 m²
St	0.38 m²
St	0.93 m²
	3.03 m²

Total floor areas are taken above skirting height.

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

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

Understair	1.00m²
Kitchen St	0.48m²
St	0.38m²
Over stairs St	0.93m²
Storage in utility	0.23m²
Total	3.02m²

NDSS Minimum storage area for 2 storey 4B7P equals 3m²

Keepmoat Homes

House Type Range	Sub Range
2022 Range	NDSS

Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title
The Sherbourne Working Drawing Pack
Plots 36 & 97

Sheet Name
Planning Drawings

Colins Code:	House Type Code	Plotting	Handing	Style	Issue
	SHERBO	DET	AS	BB	01.4

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	5350	4	201