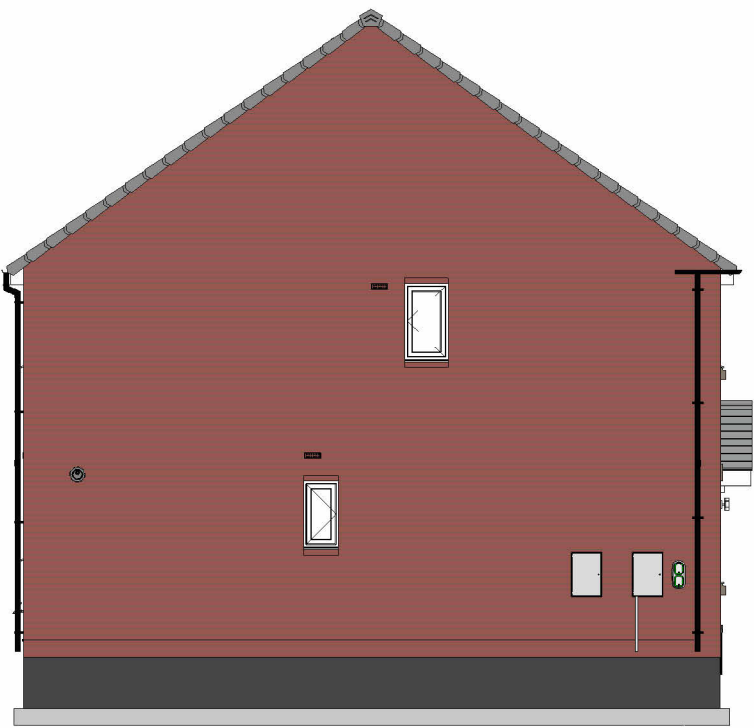


PV zone shown indicative only, refer to planning notes



Front Elevation.

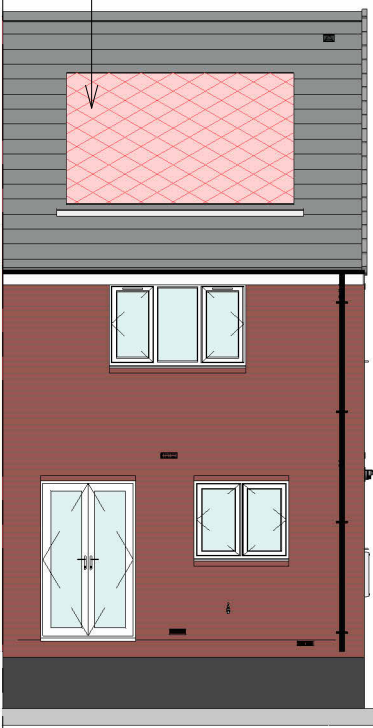
1 : 100



Left Elevation.

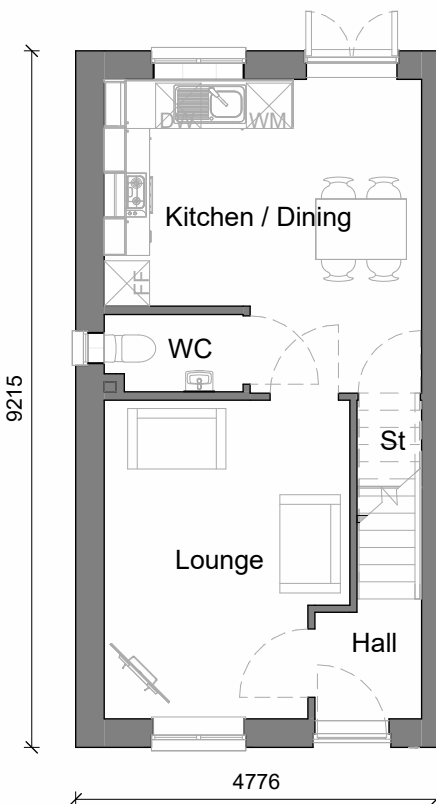
1 : 100

PV zone shown indicative only, refer to planning notes



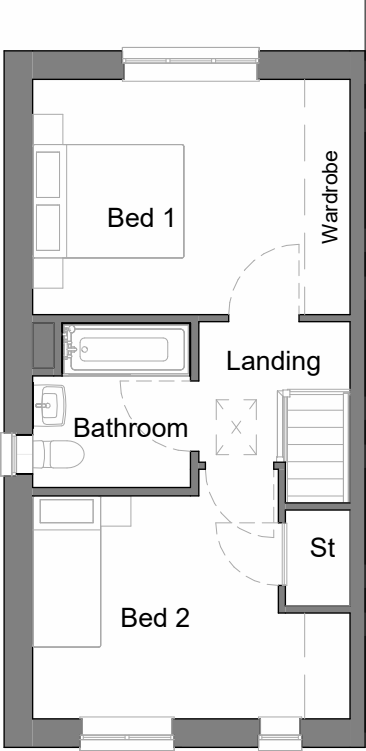
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule

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

Store Schedule

Name	Area
St	1.30 m ²
St	1.09 m ²
	2.39 m ²

Total floor areas taken above skirting height.

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

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

Understair	0.96m ²
First Floor	1.09m ²
Total	2.05m ²

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

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

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	35.52 m ²	382.35 SF
First Floor GIA	35.52 m ²	382.35 SF
	71.04 m ²	764.70 SF

NDSS minimum for 2 storey 2B3P is 70m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	36.16 m ²	389.19 SF
First Floor Build	36.16 m ²	389.19 SF
	72.31 m ²	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 ° (including bays and canopies) within 2m vertically of first floor bedrooms



House Type Range
2022 Range

Sub Range
NDSS

Scale at A3
As indicated

Date
01.04.25

Drawn
TechDev

Checked
SJK/RB

Pack Title
The Ashburn Working Drawing Pack

Sheet Name
Planning Drawings

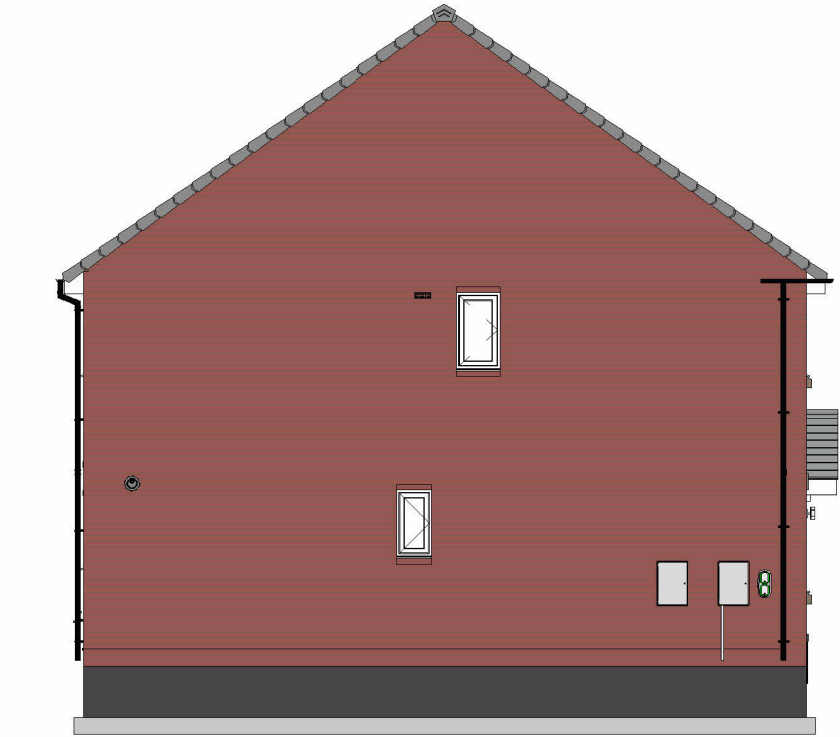
House Type Code ASHBUR	Plotting END	Handing AS	Style BB	Issue 01.4
Project 22CORE	Pack No. 5230	Rev 4	Sheet 201	

PV zone shown indicative only, refer to planning notes



Front Elevation.

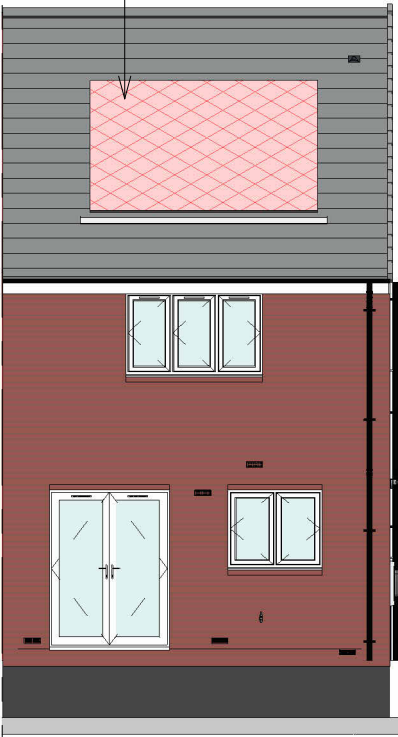
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Left Elevation.

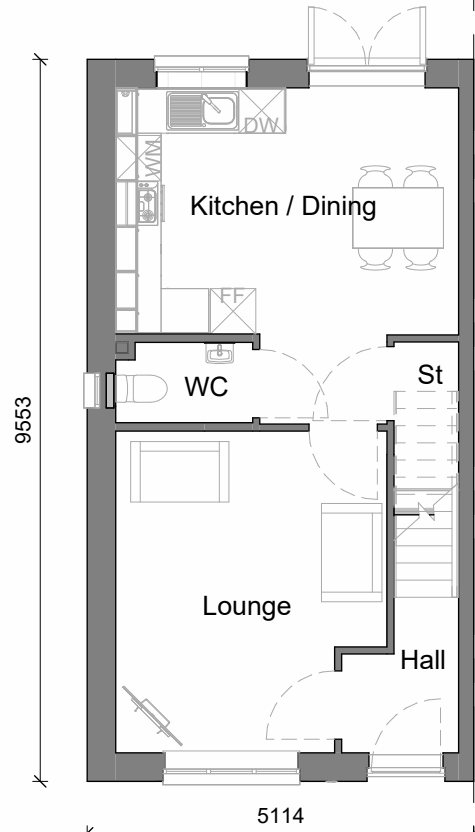
1 : 100

PV zone shown indicative only, refer to planning notes



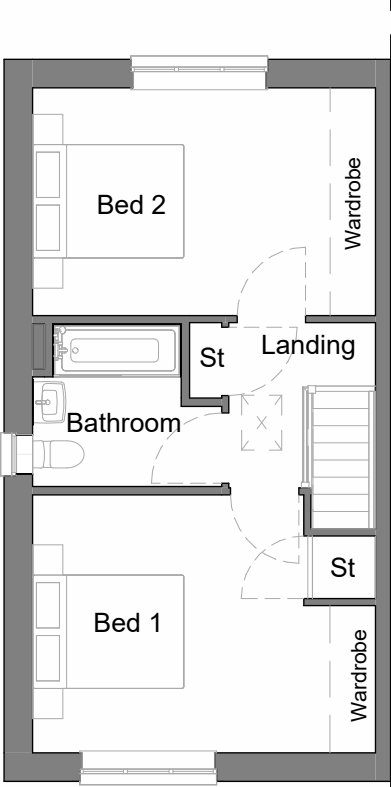
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	14.09 m ²	11.5m ²
Bed 2	13.67 m ²	11.5m ²

Store Schedule	
Name	Area
St	1.88 m ²
St	0.42 m ²
St	0.71 m ²
	3.01 m ²

Total floor areas taken above skirting height.

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

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

Understair Store	1.62m ²
First Floor	0.42m ²
First Floor	0.71m ²
Total	2.75m ²

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

Planning Sheet Notes:

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	39.91 m ²	429.56 SF
First Floor GIA	39.91 m ²	429.56 SF
	79.82 m ²	859.12 SF

NDSS Minimum for 2 Storey 2B4P is 79m²

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	40.58 m ²	436.77 SF
First Floor Build	40.58 m ²	436.77 SF
	81.15 m ²	873.53 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

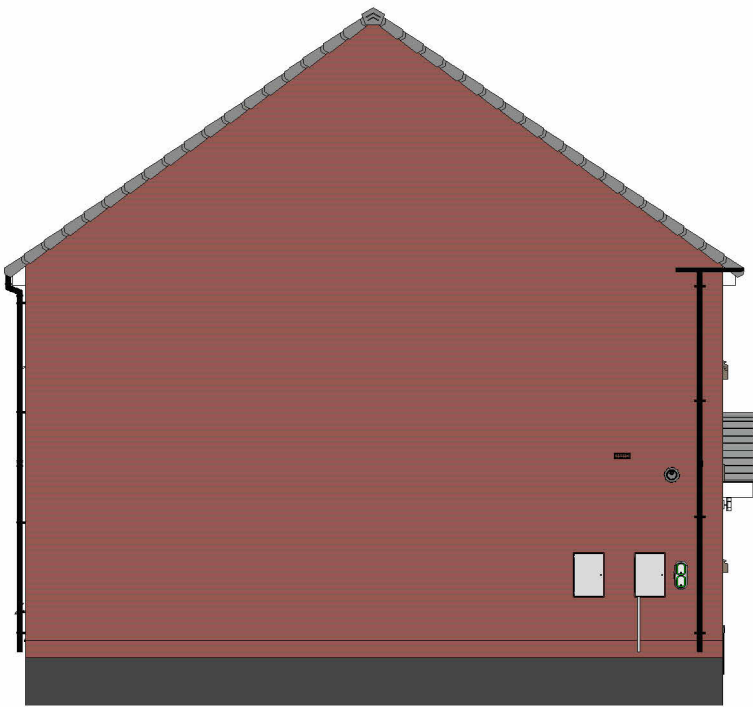
 Keepmoat Homes					
House Type Range 2022 Range				Sub Range NDSS	
Scale at A3 As indicated		Date 07.03.25	Drawn TechDev	Checked SJK/RB	
Pack Title The Darracott Working Drawing Pack					
Sheet Name Planning Drawings					
Coins Code:	House Type Code DARRAC		Plotting END	Handing AS	Style BB
Issue 01.4					
Project Drawing Pack No:	Project 22CORE			Pack No. 5040	Rev 4
Sheet 201					

PV zone shown indicative only, refer to planning notes



Front Elevation.

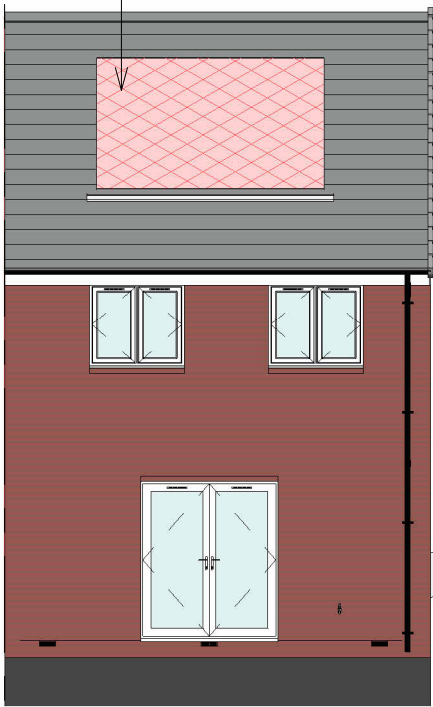
1 : 100



Left Elevation.

1 : 100

PV zone shown indicative only, refer to planning notes



Rear Elevation.

1 : 100

Not M4(2) Compliant

NDSS Bedroom Schedule

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

Store Schedule

Name	Area
St	1.54 m ²
St	0.98 m ²
St	0.42 m ²
	2.94 m ²

Total floor areas taken above skirting height.

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

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

Understair GF store	1.10m ²
First Floor	0.98m ²
First Floor	0.42m ²
Total	2.50m ²

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

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	42.66 m ²	459.18 SF
First Floor GIA	42.66 m ²	459.18 SF
	85.32 m ²	918.37 SF

NDSS Minimum for 2 Storey 3B4P is 84m²

Area Schedule - Build

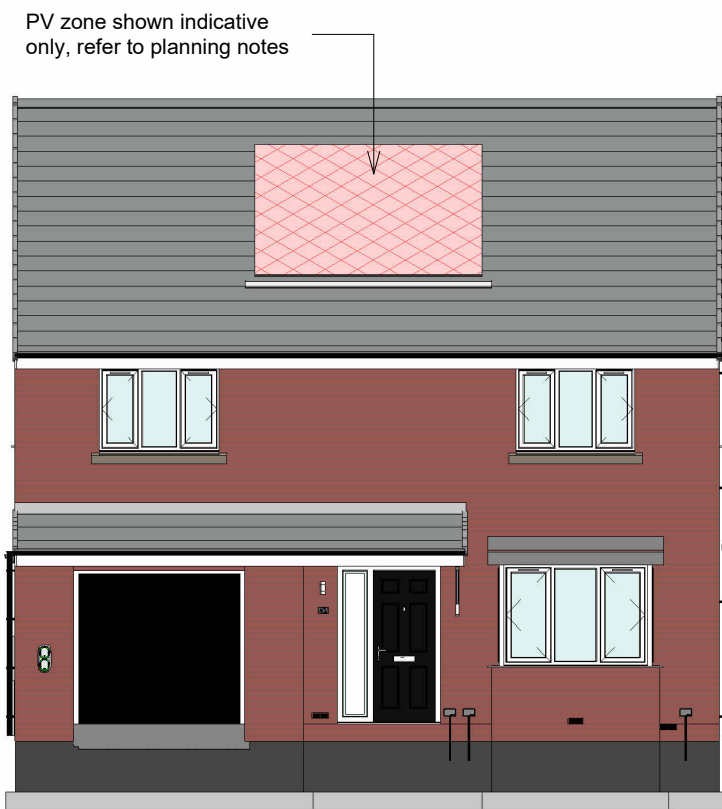
Name	Area	Area Sq Ft
Ground Floor Build	43.34 m ²	466.48 SF
First Floor Build	43.34 m ²	466.48 SF
	86.67 m ²	932.95 SF

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

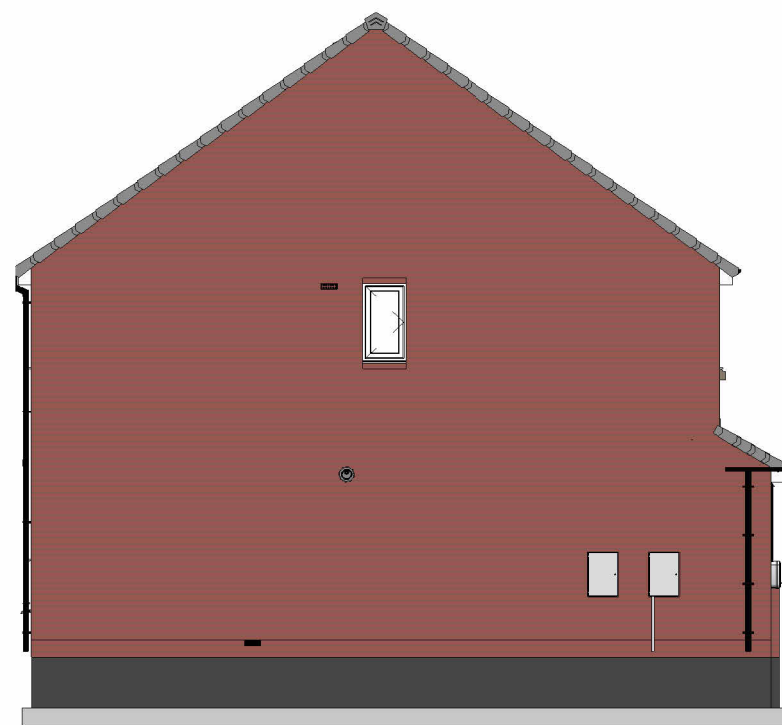
i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30 ° (including bays and canopies) within 2m vertically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



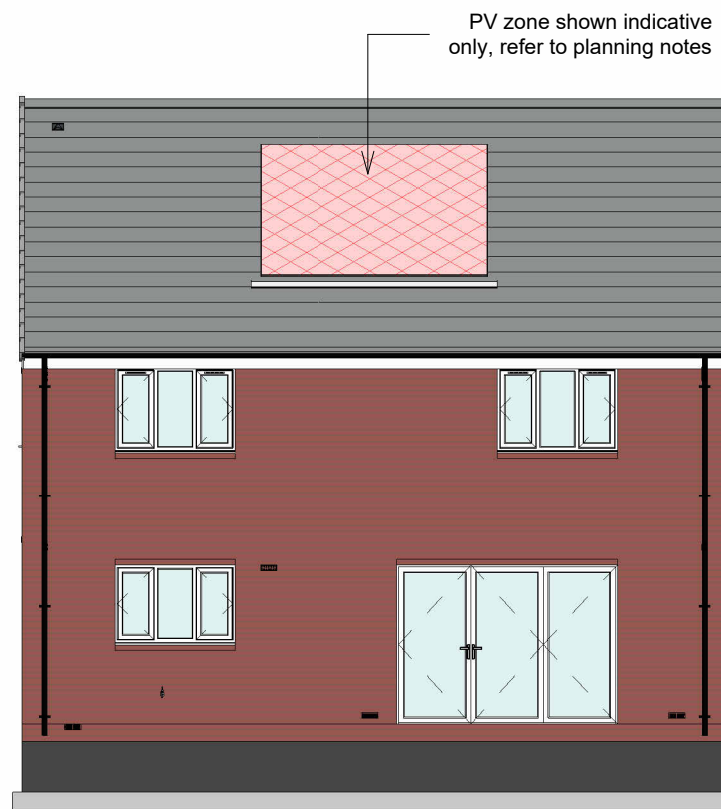
House Type Range		Sub Range	
2022 Range		NDSS	
Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB
Pack Title			
The Fewston Working Drawing Pack			
Sheet Name			
Planning Drawings			
House Type Code	Plotting	Handing	Style
FEWSTO	END	AS	BB
Issue			
01.4			
Project	Project	Pack No.	Rev
22CORE		5320	4
			Sheet
			201



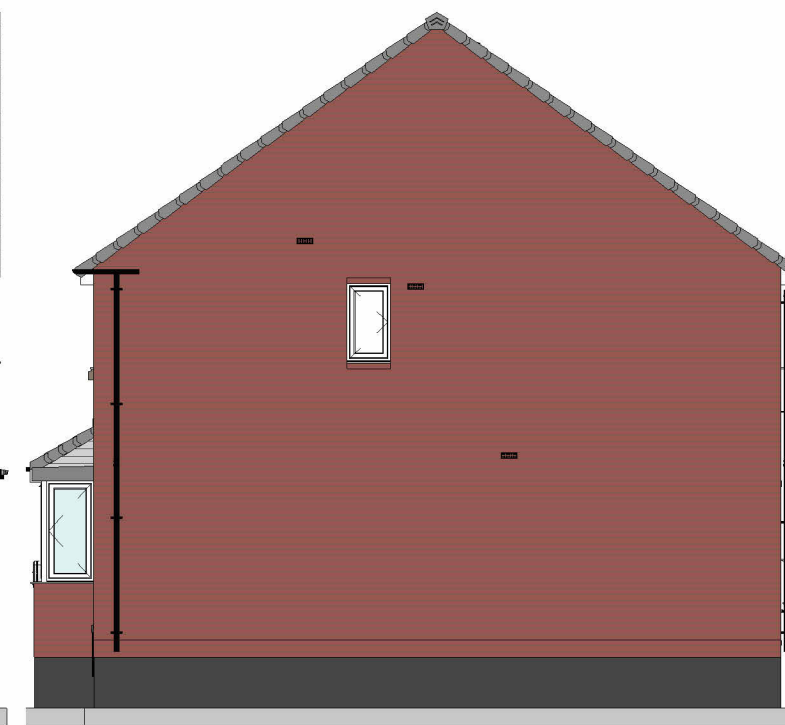
Front Elevation.
1 : 100



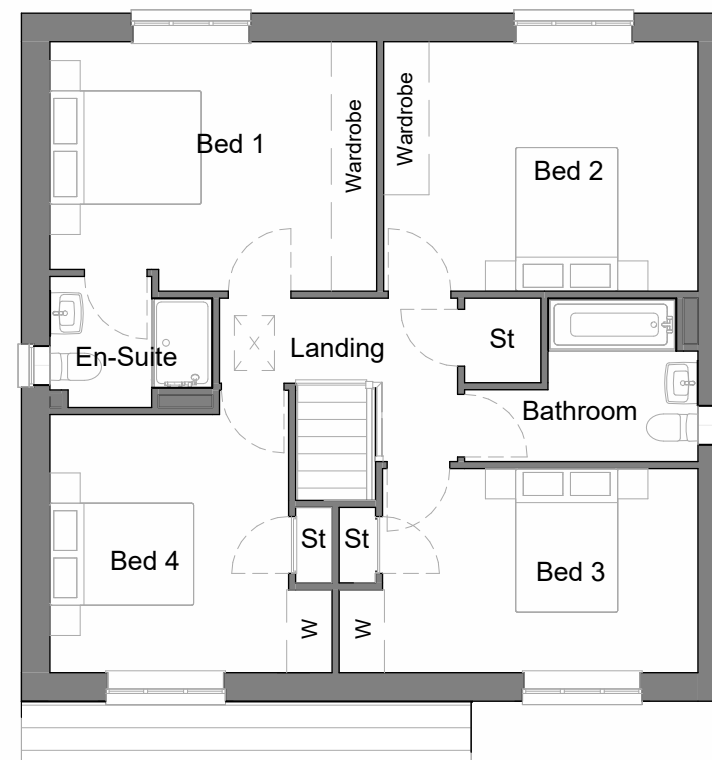
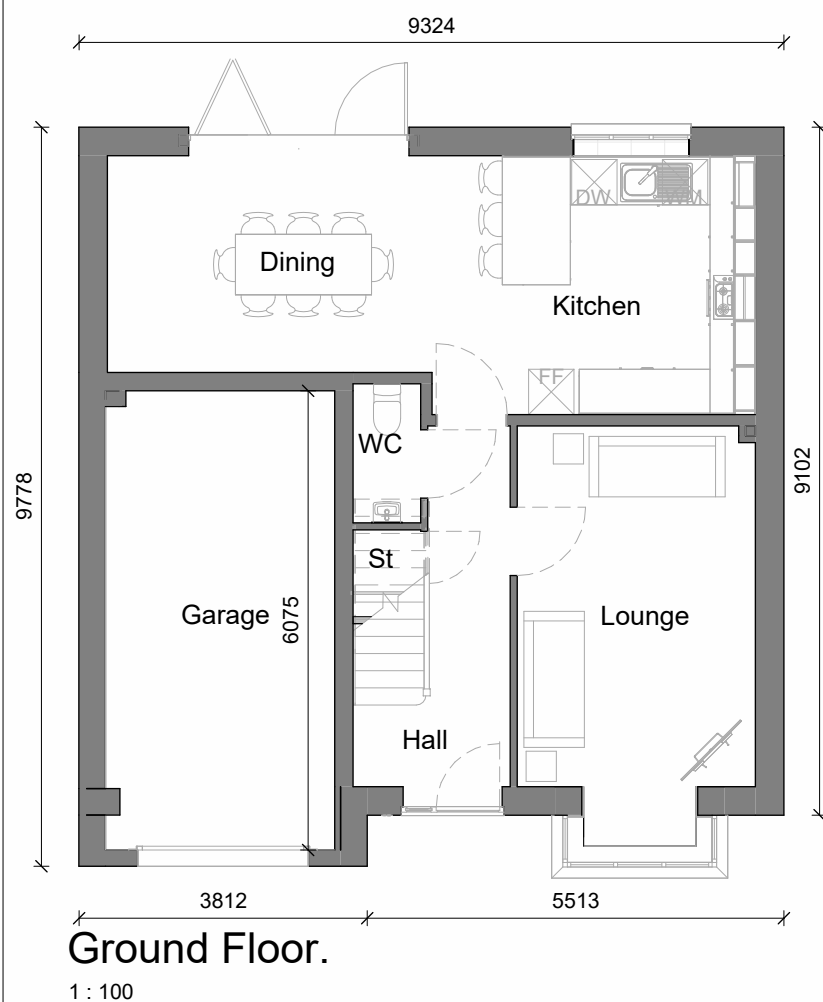
Left Elevation.
1 : 100



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**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

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 m ²	11.5m ²
Bed 2	13.72 m ²	11.5m ²
Bed 3	11.90 m ²	11.5m ²
Bed 4	11.71 m ²	7.5m ²

NDSS Store Schedule	
Name	Area
St	1.03 m ²
St	1.13 m ²
St	0.48 m ²
St	0.48 m ²
	3.12 m ²

Total floor areas taken above skirting height.

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

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

Understair	0.51m ²
St over stair Bed 3	0.48m ²
St over stair Bed 4	0.48m ²
St adj Bathroom	1.13m ²
Space in garage	0.40m ²
Total	3.00m ²

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

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	54.92 m ²	591.14 SF
First Floor GIA	71.56 m ²	770.25 SF
	126.48 m ²	1361.39 SF

NDSS Minimum for 2 Storey 4B8P is 124m²

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	56.00 m ²	602.81 SF
First Floor Build	72.41 m ²	779.39 SF
	128.41 m ²	1382.2 SF

Not M4(2) Compliant

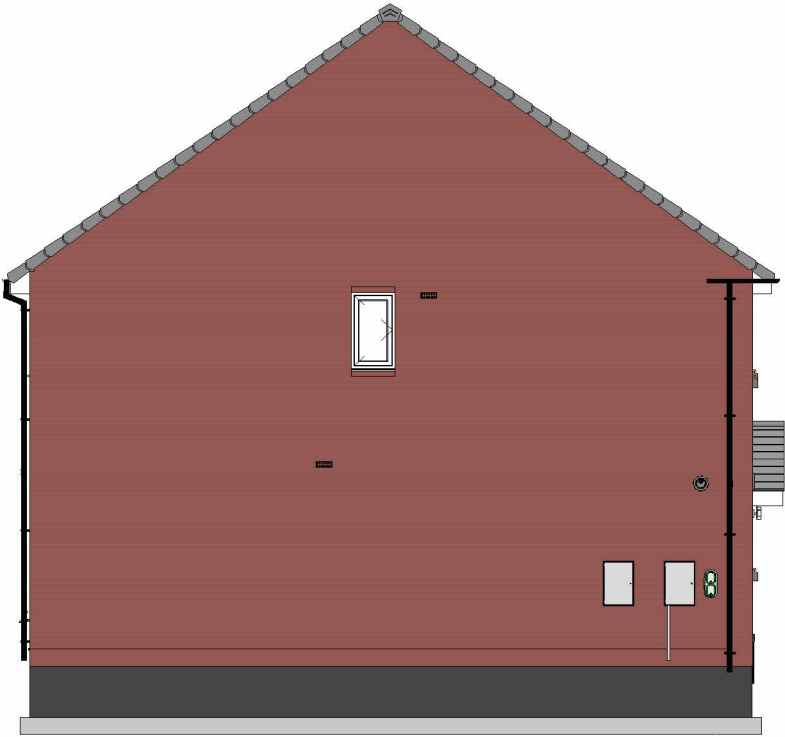
 Keepmoat[®] Homes						
House Type Range 2022 Range				Sub Range NDSS		
Scale at A3 As indicated		Date 01.04.25	Drawn TechDev	Checked SJK/RB		
Pack Title The Finham Working Drawing Pack						
Sheet Name Planning Drawings						
Coins Drawing Pack No:	House Type Code FINHAM		Plotting DET	Handing AS	Style BB	Issue 01.4
Project Drawing Pack No:	Project 22CORE			Pack No. 5290	Rev 4	Sheet 201

PV zone shown indicative only, refer to planning notes



Front Elevation.

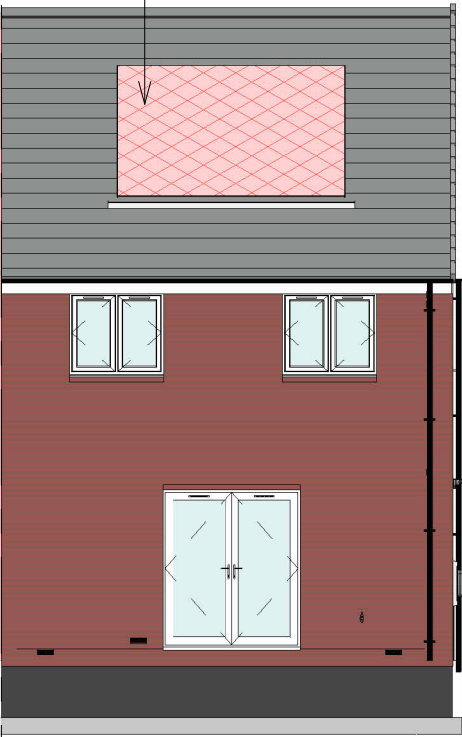
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Left Elevation.

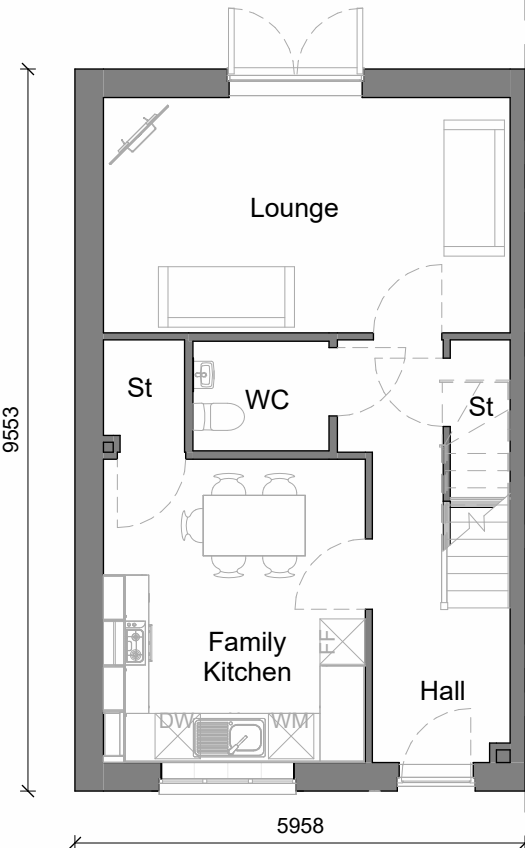
1 : 100

PV zone shown indicative only, refer to planning notes



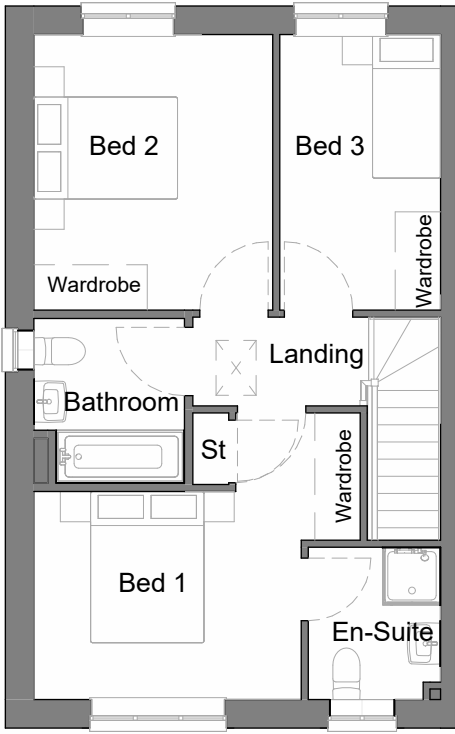
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule

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

Store Schedule

Name	Area
St	1.68 m ²
St	1.55 m ²
St	0.45 m ²
Total	3.68 m ²

Total floor areas taken above skirting height.

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

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

Understairs store	1.50m ²
Kitchen Store	1.41m ²
Bed 1 Store	0.45m ²
Total	3.36m ²

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**

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Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	47.33 m ²	509.46 SF
First Floor GIA	47.33 m ²	509.46 SF
	94.66 m ²	1018.92 SF

NDSS Minimum for 2 Storey 3B5P is 93m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	48.04 m ²	517.12 SF
First Floor Build	48.04 m ²	517.12 SF
	96.08 m ²	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 ° (including bays and canopies) within 2m vertically of first floor bedrooms



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

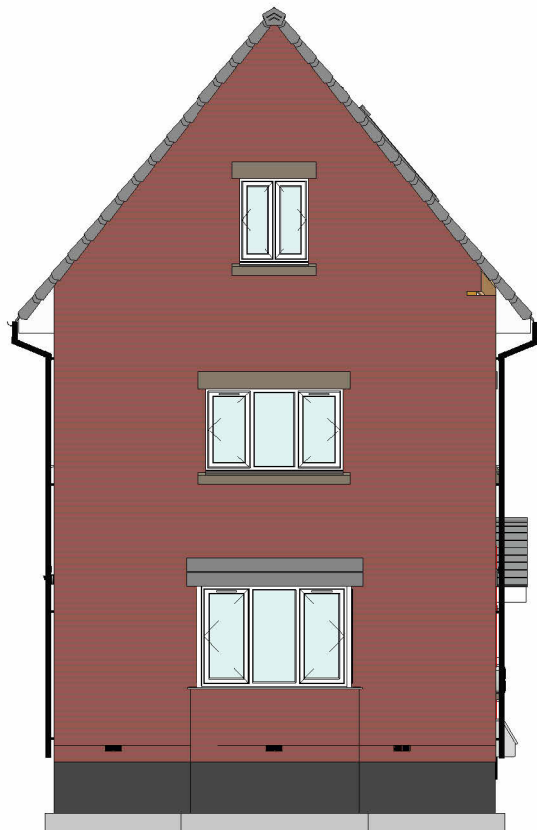
Sheet Name
Planning Drawings

Core 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	



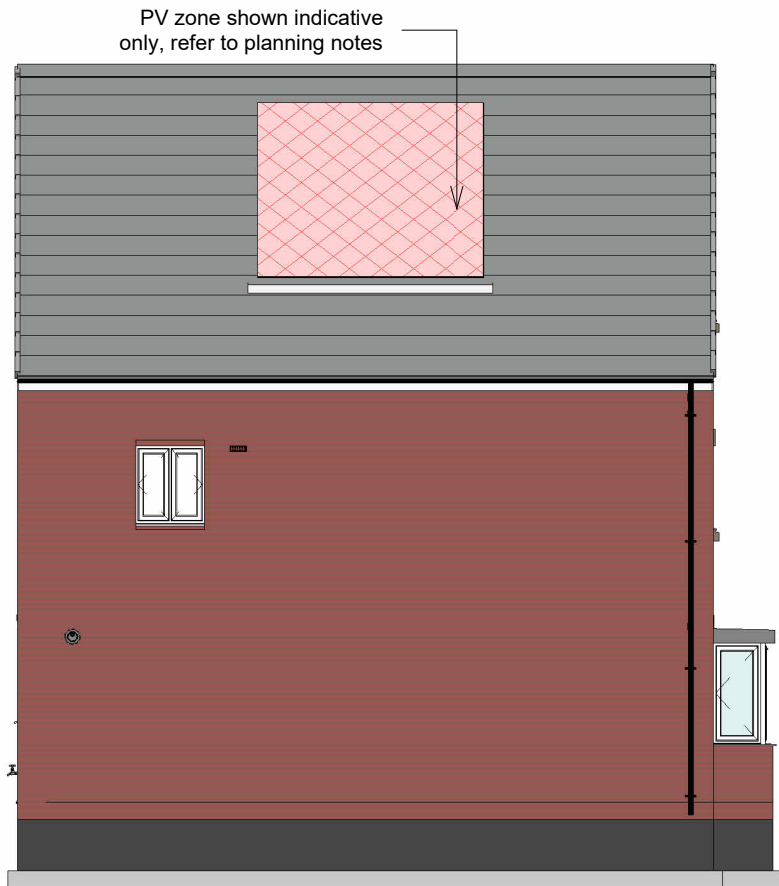
Front Elevation.

1 : 100



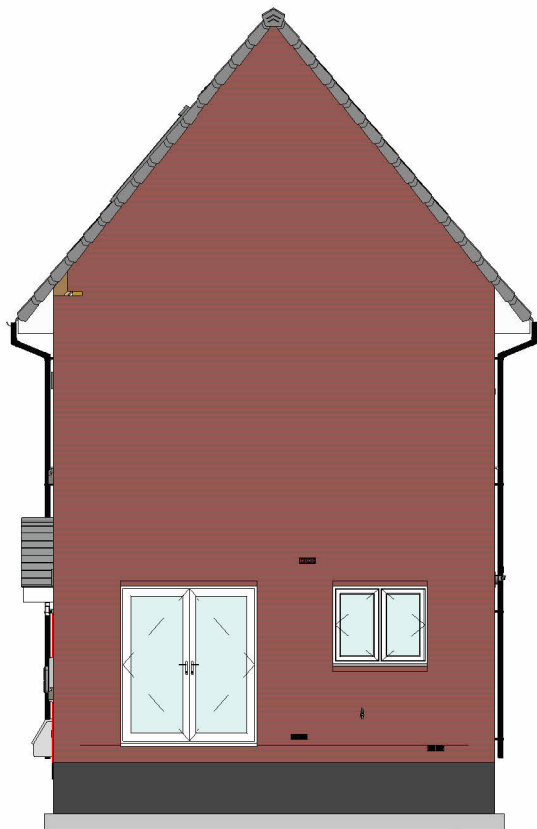
Left Elevation.

1 : 100



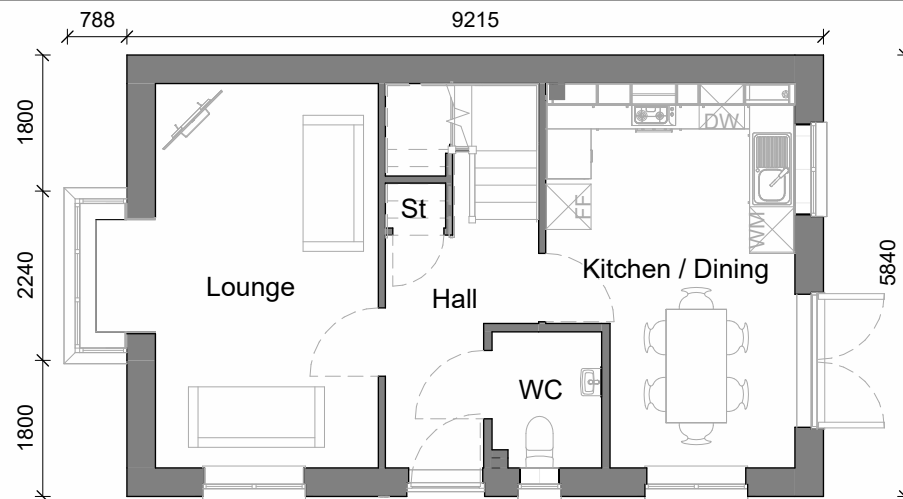
Rear Elevation.

1 : 100



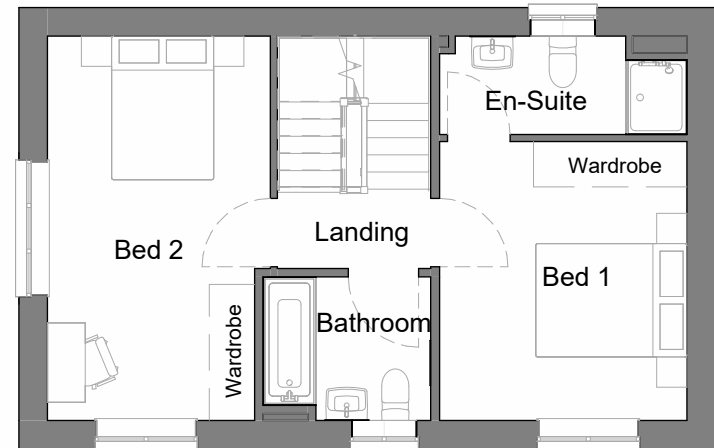
Right Elevation.

1 : 100



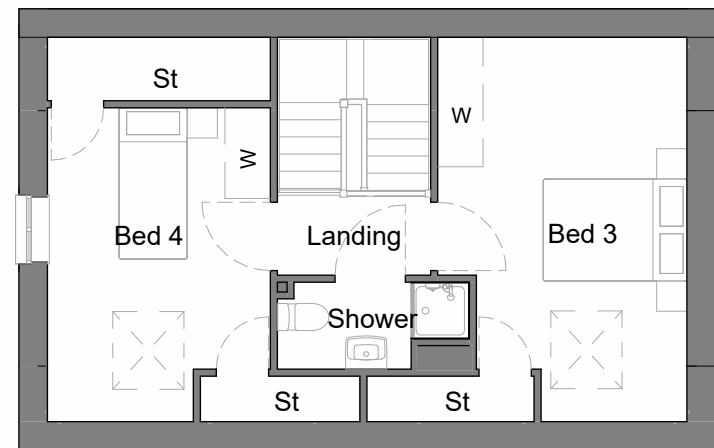
Ground Floor.

1 : 100



First Floor.

1 : 100



Second Floor.

1 : 100

NDSS Store Schedule		
Name	Area	
St	2.48 m ²	
St	1.33 m ²	
St	1.27 m ²	
St	0.47 m ²	
	5.55 m ²	

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

Planning Sheet Notes:

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Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	44.19 m ²	475.64 SF
First Floor GIA	43.02 m ²	463.05 SF
Second Floor GIA	33.73 m ²	363.02 SF
	120.93 m ²	1301.71 SF

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	44.88 m ²	483.14 SF
First Floor Build	43.70 m ²	470.37 SF
Second Floor Build	36.60 m ²	393.98 SF
	125.19 m ²	1347.49 SF

NDSS Minimum for 3 Storey 4B7P is 121m².

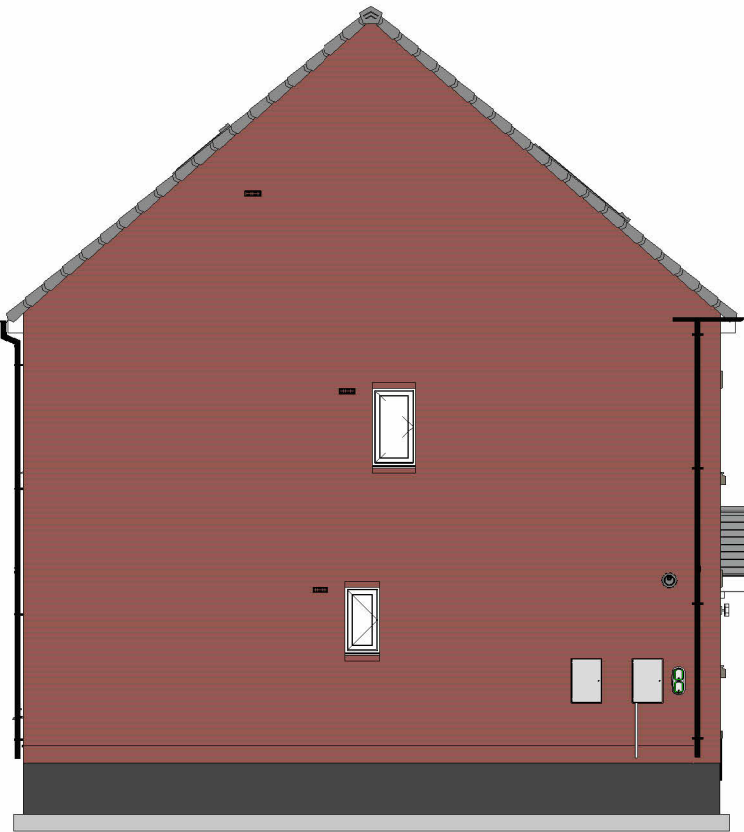
Part O - This housetype requires a **dynamic assessment** (TM59) as the amount glazing area vs total dwelling floor area and / or the total amount of glazing area vs individual room area for one or more room exceeds the maximum allowable under the simplified method for a moderate risk site with cross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

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

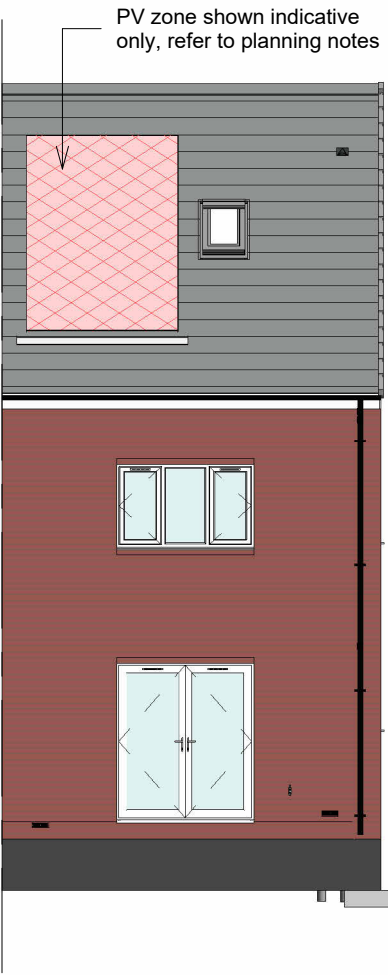
House Type Range		Sub Range	
2022 Range		NDSS	
Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB
Pack Title			
The Oldbury Working Drawing Pack			
Sheet Name			
Planning Drawings			
House Type Code	Plotting	Handing	Style
OLDBUR	DET	AS	BB
Project	Rev	Sheet	
22CORE	6	201	



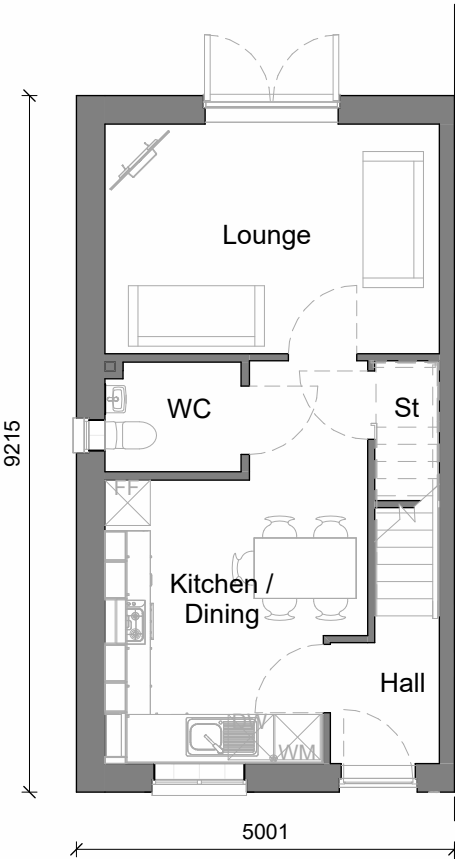
Front Elevation.
1 : 100



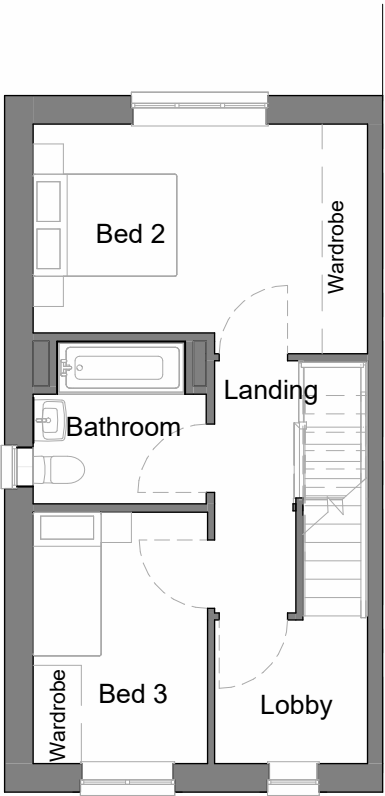
Left Elevation.
1 : 100



Rear Elevation.
1 : 100



Ground Floor.
1 : 100



First Floor.
1 : 100



Second Floor.
1 : 100

NDSS Store Schedule	
Name	Area
St	1.58 m ²
St	7.65 m ²
	9.23 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	1.49m ²
Eaves St	1.56m ²
Total	3.05m ²

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

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.

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**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	37.42 m ²	402.84 SF
First Floor GIA	37.42 m ²	402.84 SF
Second Floor GIA	26.23 m ²	282.37 SF
	101.08 m ²	1088.05 SF

NDSS Minimum for 3 Storey 3B5P is 99m².

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	38.07 m ²	409.8 SF
First Floor Build	38.07 m ²	409.8 SF
Second Floor Build	25.51 m ²	274.54 SF
	101.65 m ²	1094.14 SF

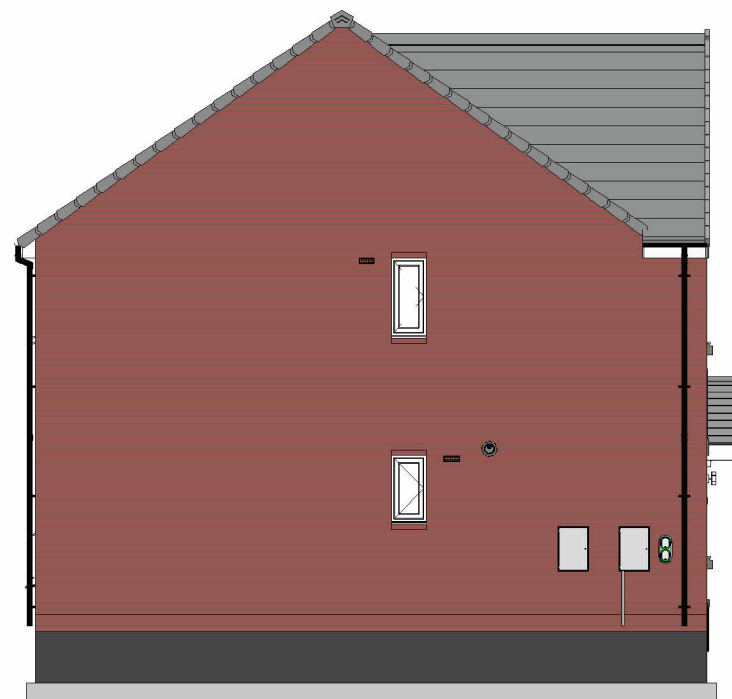
NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	22.35 m ²	11.5m ²
Bed 2	12.78 m ²	11.5m ²
Bed 3	7.67 m ²	7.5m ²

 Keepmoat Homes					
House Type Range 2022 Range				Sub Range NDSS	
Scale at A3 As indicated		Date 01.04.25		Drawn TechDev	
				Checked SJK/RB	
Pack Title The Selset Working Drawing Pack					
Sheet Name Planning Drawings					
Coins Code:	House Type Code SELSET		Plotting END	Handing AS	Style BB
					Issue 01.6
Project Drawing Pack No:	Project 22CORE			Pack No. 5090	Rev 6
					Sheet 201



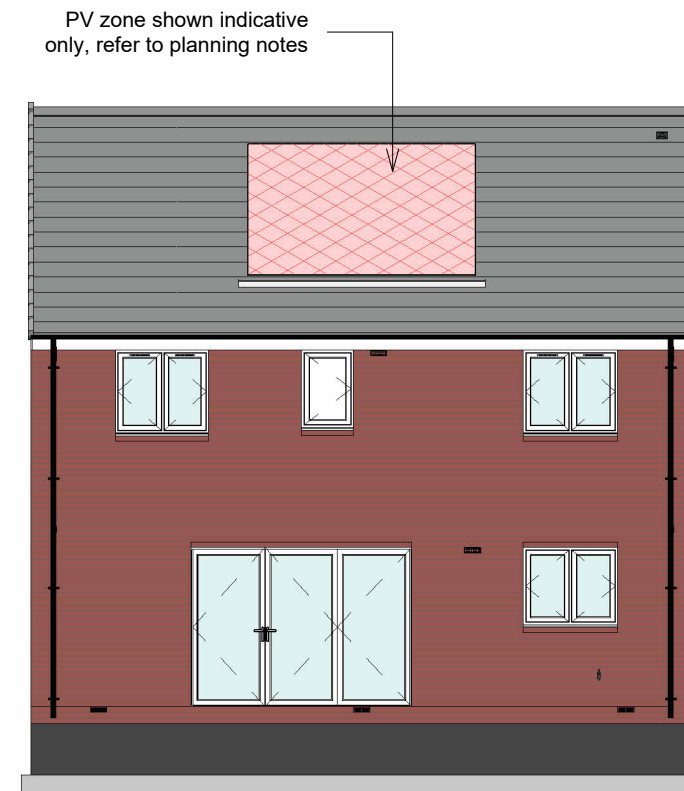
Front Elevation.

1 : 100



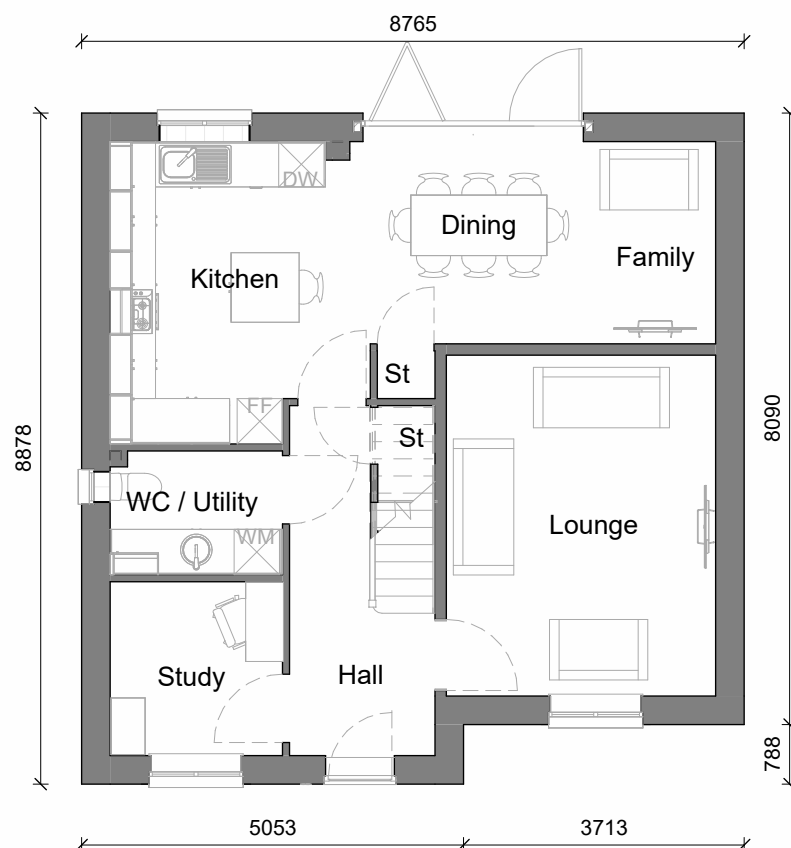
Left Elevation.

1 : 100



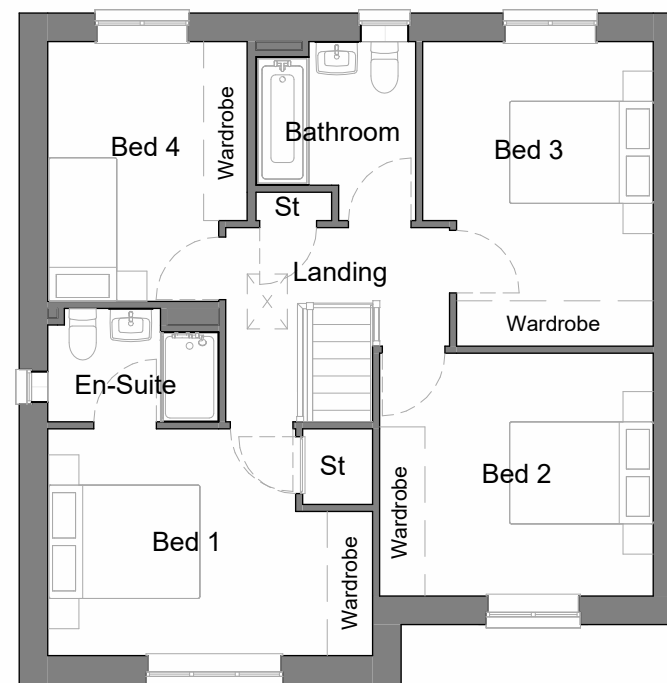
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	11.78 m ²	11.5m ²
Bed 2	11.63 m ²	11.5m ²
Bed 3	11.54 m ²	11.5m ²
Bed 4	8.66 m ²	7.5m ²



Right Elevation.

1 : 100

Not M4(2) Compliant

NDSS Store Schedule	
Name	Area
St	1.25 m ²
St	0.48 m ²
St	0.38 m ²
St	0.93 m ²
St	0.23 m ²
St	0.93 m ²
St	3.03 m ²

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 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
Kitchen St	0.48m ²
St	0.38m ²
Over stairs St	0.93m ²
Storage in utility	0.23m ²
Total	3.02m ²

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

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	62.14 m ²	668.87 SF
First Floor GIA	62.14 m ²	668.87 SF
	124.28 m ²	1337.73 SF

NDSS Minimum for 2 Storey 4B7P is 115m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	62.95 m ²	677.58 SF
First Floor Build	62.95 m ²	677.58 SF
	125.90 m ²	1355.15 SF

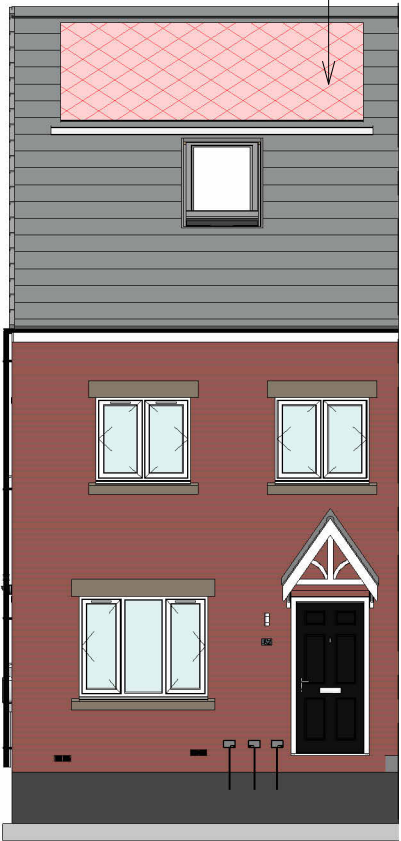
Part O - This housetype will pass the simplified method if the [site and elevations](#) meets all of **CONDITIONS** shown on **Sheet 210**

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



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			
Code	House Type Code	Plotting	Handing
Code	SHERBO	DET	AS
Style	BB	01.4	
Project	Project	Pack No.	Rev
Drawing	22CORE	5350	4
Pack No.		Sheet	201

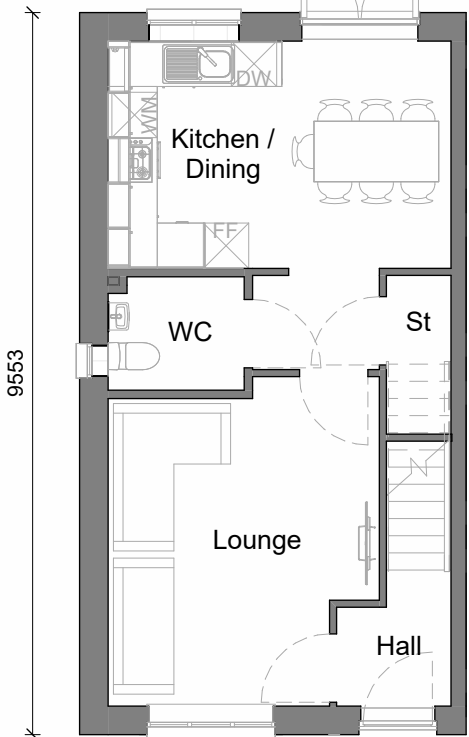
PV zone shown indicative only, refer to planning notes



Front Elevation.

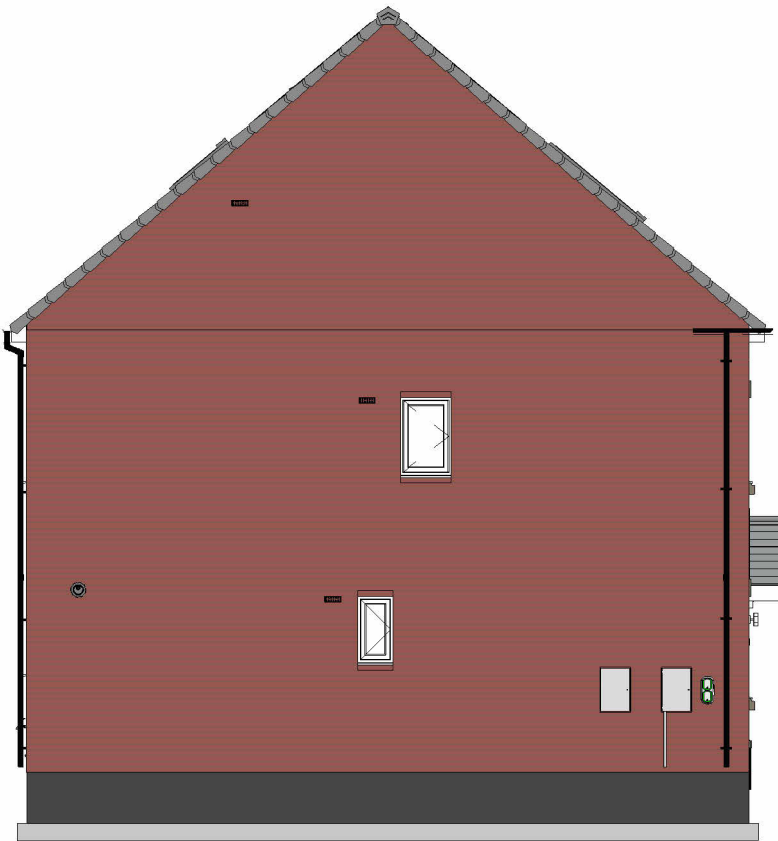
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5114



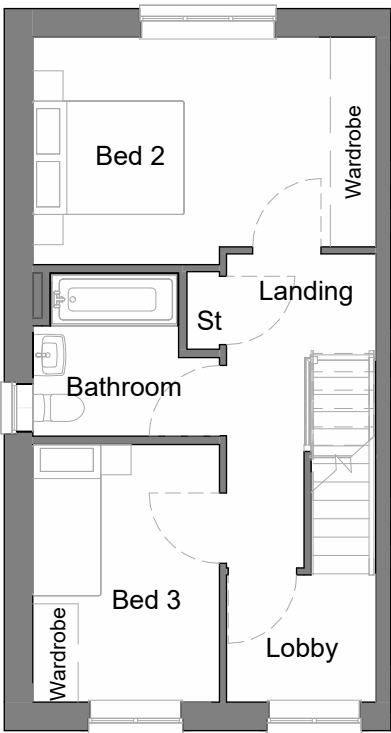
Ground Floor.

1 : 100



Left Elevation.

1 : 100



First Floor.

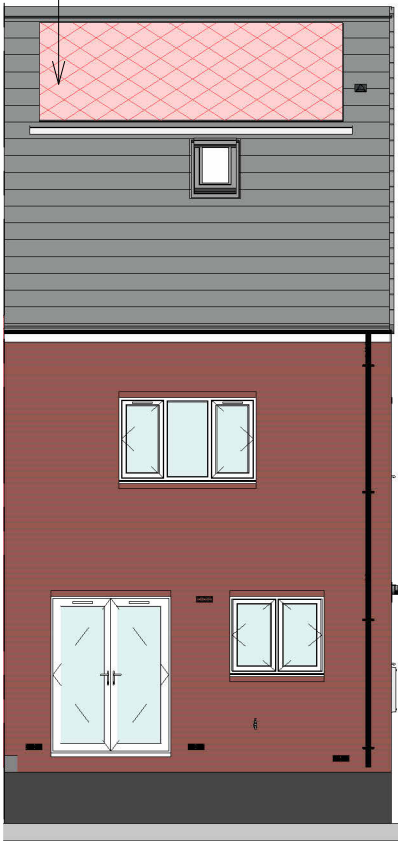
1 : 100



Second Floor.

1 : 100

PV zone shown indicative only, refer to planning notes



Rear Elevation.

1 : 100

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	24.15 m ²	11.5m ²
Bed 2	13.17 m ²	11.5m ²
Bed 3	8.41 m ²	7.5m ²

NDSS Store Schedule	
Name	Area
St	1.80 m ²
St	0.44 m ²
St	6.74 m ²
	8.98 m ²

Total floor areas taken above skirting height.

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

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

Understair	1.66m ²
First Floor	0.44m ²
Second Floor Eaves Store	1.38m ²
Total	3.48m ²

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

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**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	39.91 m ²	429.56 SF
First Floor GIA	39.91 m ²	429.56 SF
Second Floor GIA	27.48 m ²	295.76 SF
	107.29 m ²	1154.89 SF

NDSS Minimum for 2.5 Storey 4B7P: 121m²

Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	40.58 m ²	436.77 SF
First Floor Build	40.58 m ²	436.77 SF
Second Floor Build	28.77 m ²	309.7 SF
	109.93 m ²	1183.23 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

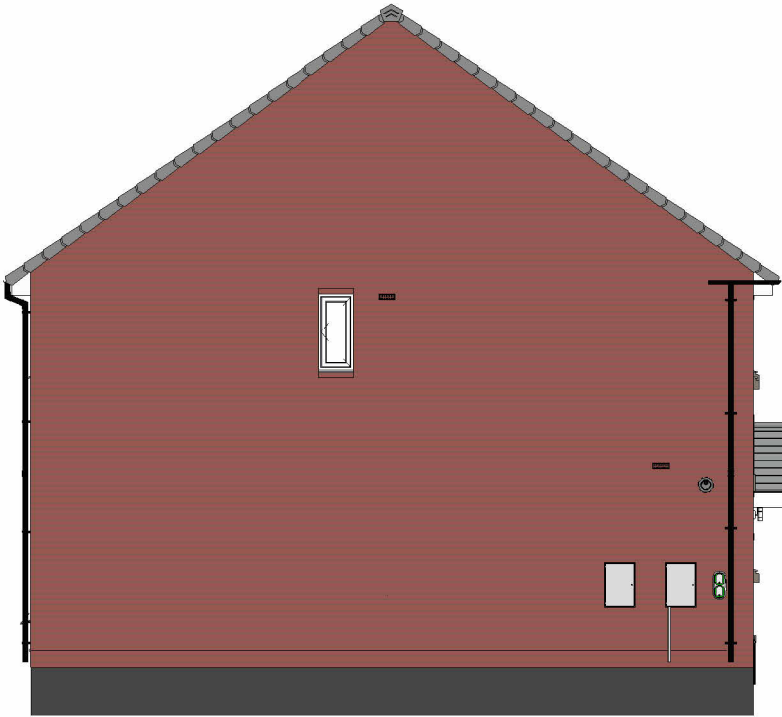
 Keepmoat Homes						
House Type Range 2022 Range				Sub Range NDSS		
Scale at A3 As indicated		Date 01.04.25	Drawn TechDev	Checked SJK/RB		
Pack Title The Swarbour Working Drawing Pack						
Sheet Name Planning Drawings						
Coins Code:	House Type Code SWARBO		Plotting END	Handing AS	Style BB	Issue 01.6
Project Drawing Pack No:	Project 22CORE			Pack No. 5060	Rev 6	Sheet 201

PV zone shown indicative only, refer to planning notes



Front Elevation.

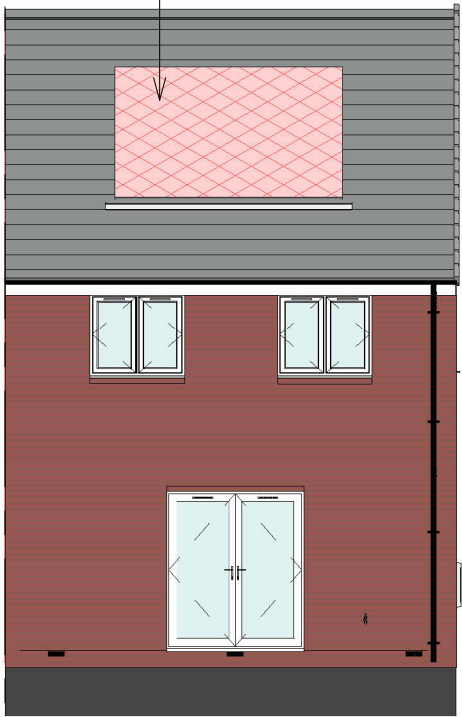
1 : 100



Left Elevation.

1 : 100

PV zone shown indicative only, refer to planning notes



Rear Elevation.

1 : 100

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**

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	47.33 m ²	509.46 SF
First Floor GIA	47.33 m ²	509.46 SF
	94.66 m ²	1018.92 SF

NDSS Minimum for 2 Storey 3B5P is 93m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	48.04 m ²	517.12 SF
First Floor Build	48.04 m ²	517.12 SF
	96.08 m ²	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 ° (including bays and canopies) within 2m vertically of first floor bedrooms

Not M4(2) Compliant

NDSS Bedroom Schedule

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

Store Schedule

Name	Area
St	1.62 m ²
St	1.18 m ²
	2.80 m ²

Total floor areas taken above skirting height.

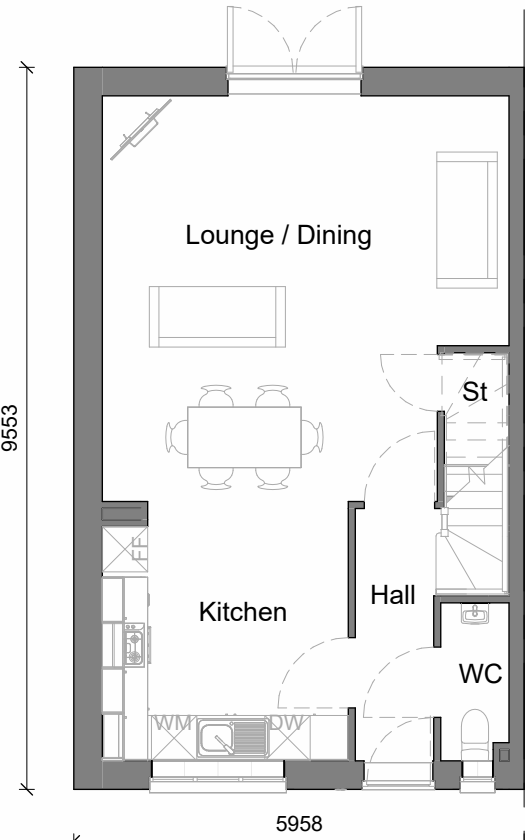
NDSS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9-1.5m are subject to a 50% reduction.

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

Understair GF store	1.17m ²
First Floor	1.18m ²
Built in wardrobe	0.15m ²
Total	2.50m ²

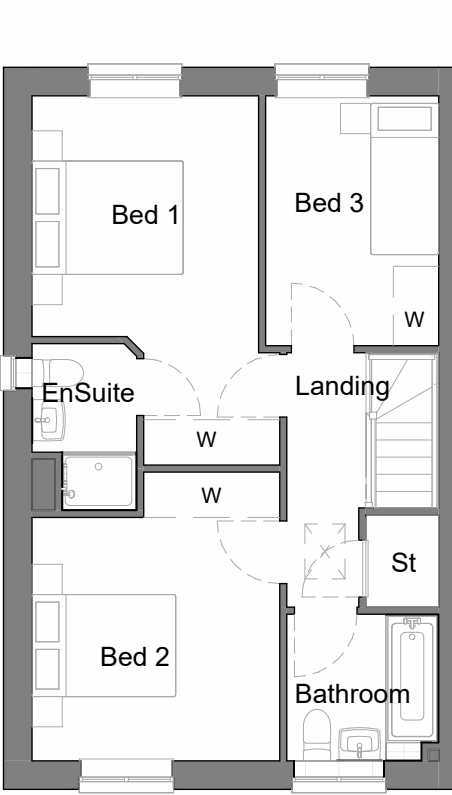
0.15m² of build in wardrobe space in bed 1 to be used for storage

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



Ground Floor.

1 : 100



First Floor.

1 : 100



House Type Range
2022 Range

Sub Range
NDSS

Scale at A3
As indicated

Date
01.04.25

Drawn
TechDev

Checked
SJK/RB

Pack Title
The Westbourne Working Drawing Pack

Sheet Name
Planning Drawings

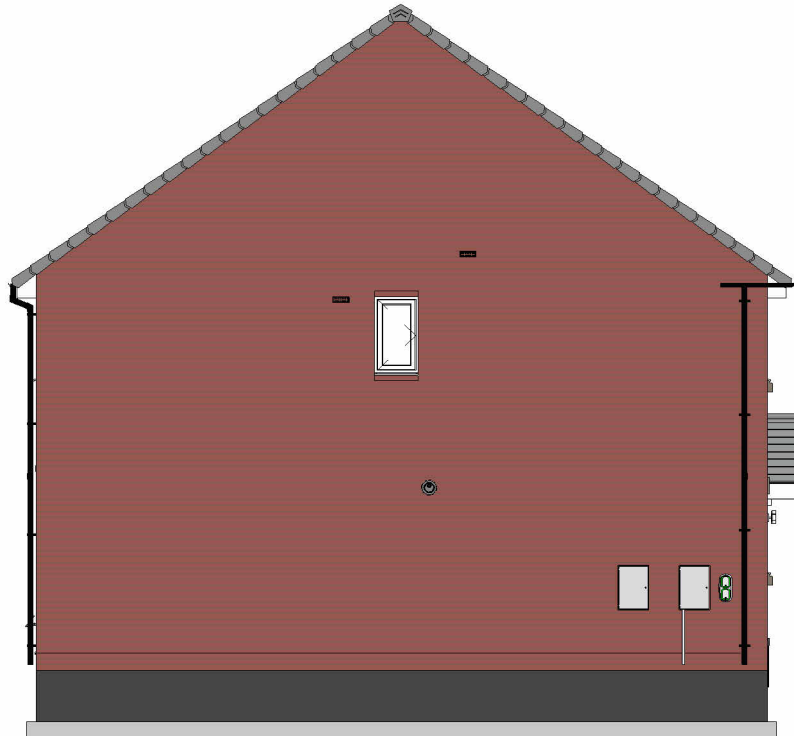
House Type Code WESTBO	Plotting END	Handing AS	Style BB	Issue 01.4
Project 22CORE	Pack No. 5310	Rev 4	Sheet 201	

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

Store Schedule	
Name	Area
St	1.58 m ²
Utility / St	1.38 m ²
St	0.83 m ²
	3.80 m ²

Total floor areas taken above skirting height.

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

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

Understair	1.37m ²
Utility/store	1.38m ²
First Floor	0.83m ²
Total	3.58m ²

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:

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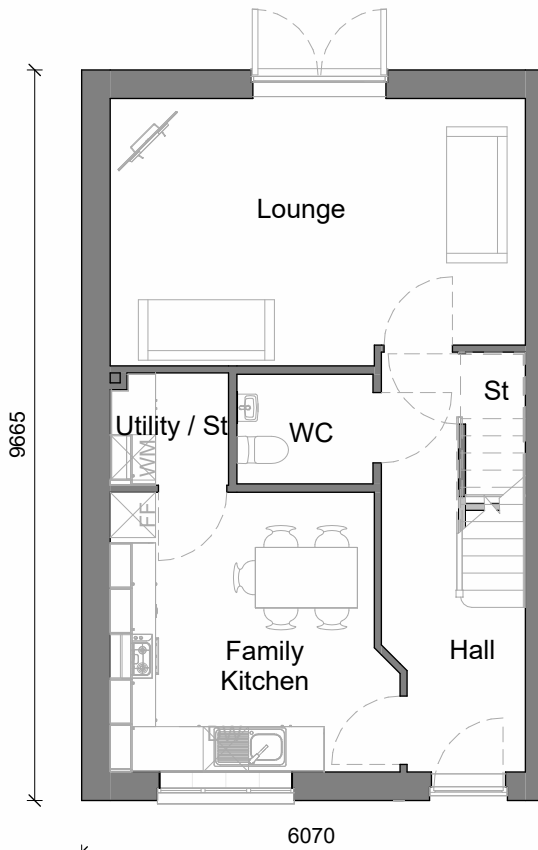
Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales		
Name	Area	Area Sq Ft
Ground Floor GIA	48.94 m ²	526.77 SF
First Floor GIA	48.94 m ²	526.77 SF
	97.88 m ²	1053.53 SF

NDSS Minimum for 2 Storey 4B5P is 97m²

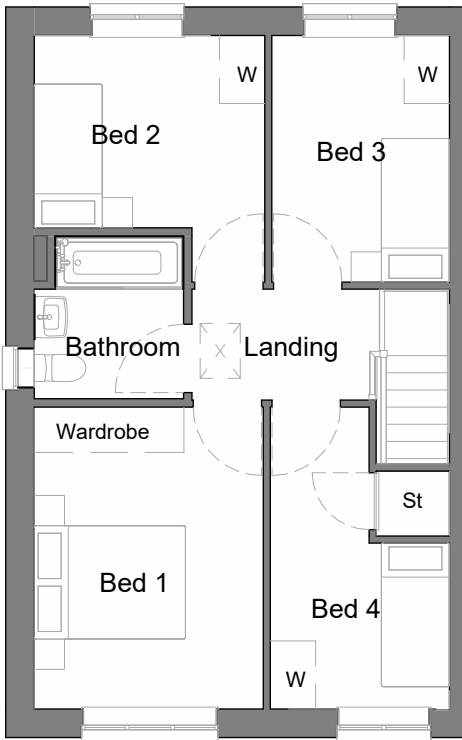
Area Schedule - Build		
Name	Area	Area Sq Ft
Ground Floor Build	49.66 m ²	534.54 SF
First Floor Build	49.66 m ²	534.54 SF
	99.32 m ²	1069.09 SF

NDSS Bedroom Schedule		
Name	Area	NDSS Minimum
Bed 1	12.0 m ²	11.5m ²
Bed 2	8.5 m ²	7.5m ²
Bed 3	7.5 m ²	7.5m ²
Bed 4	7.5 m ²	7.5m ²



Ground Floor.

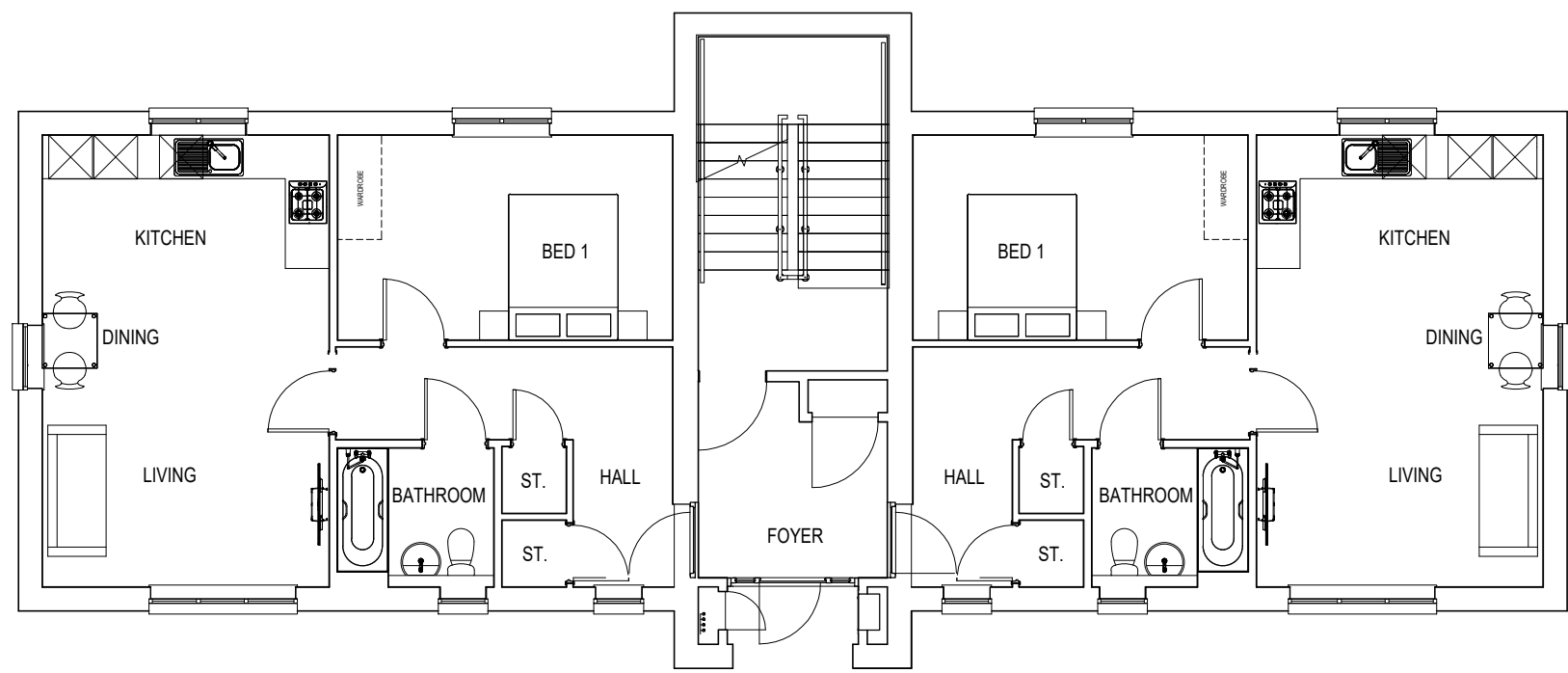
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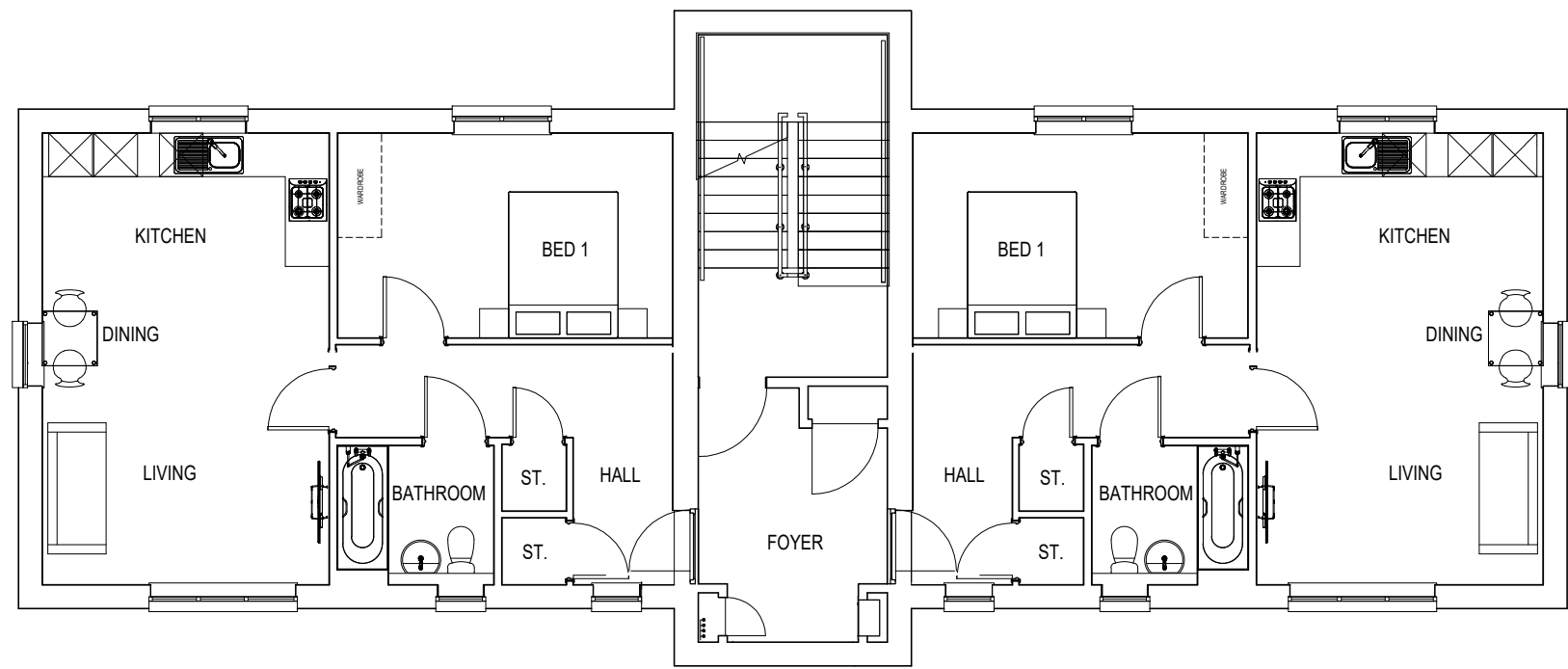
First Floor.

1 : 100

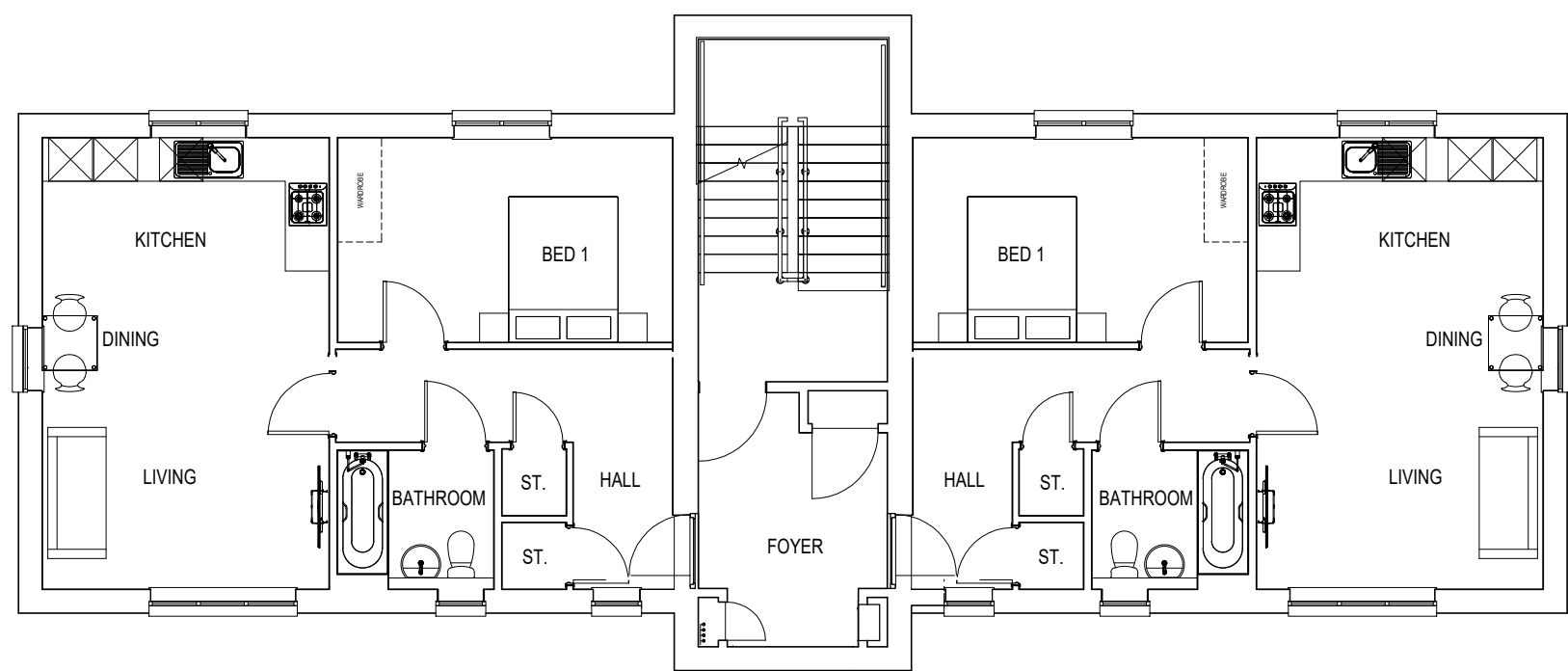
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House Type Range 2018 Range				Sub Range NDSS	
Scale at A3 As indicated		Date 01.04.25		Drawn TechDev	
				Checked SJK/RB	
Pack Title The Winterborne Working Drawing Pack					
Sheet Name Planning Drawings					
Coins Code:	House Type Code WINTER		Plotting END	Handing AS	Style BB
					Issue 01.3
Project Drawing Pack No:	Project 22CORE			Pack No. 5270	Rev 3
					Sheet 201



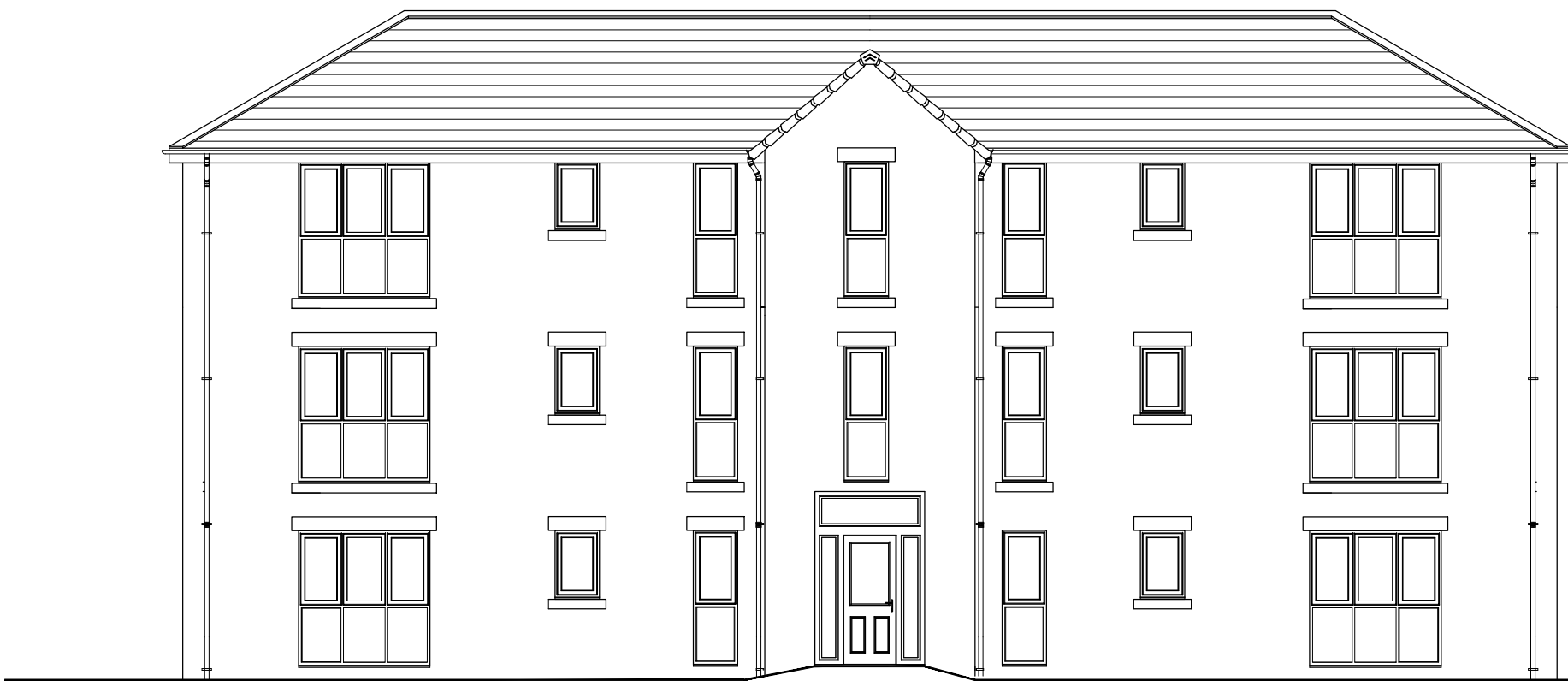
GROUND FLOOR PLAN



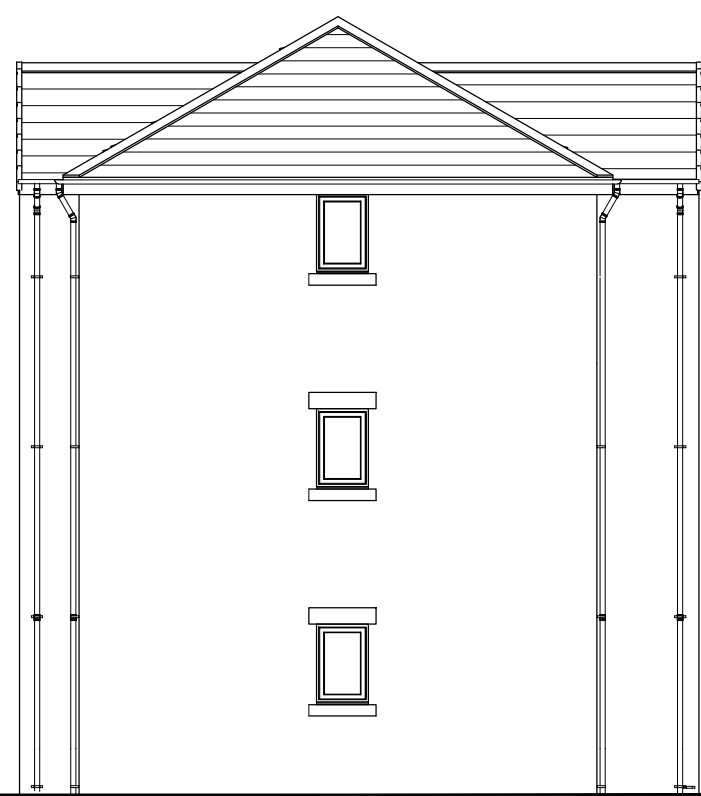
FIRST FLOOR PLAN



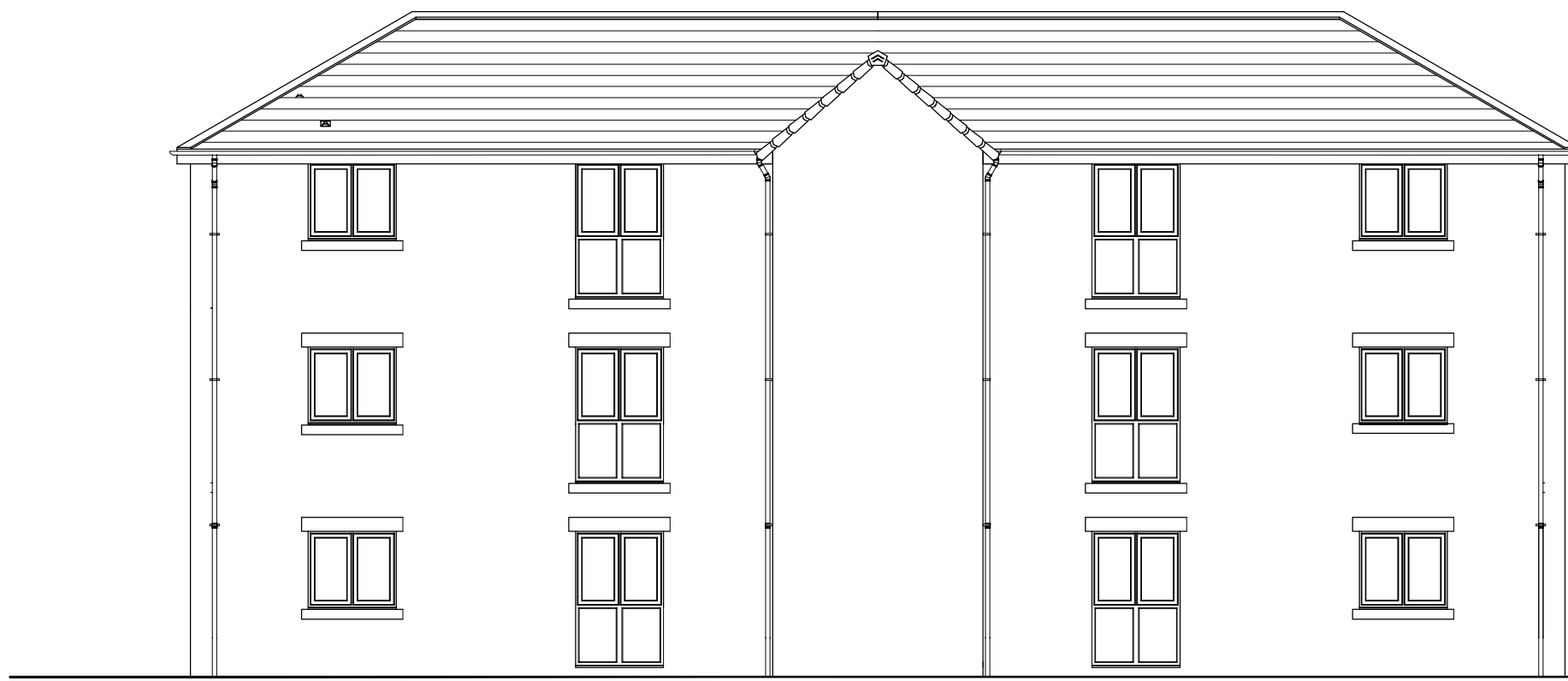
SECOND FLOOR PLAN



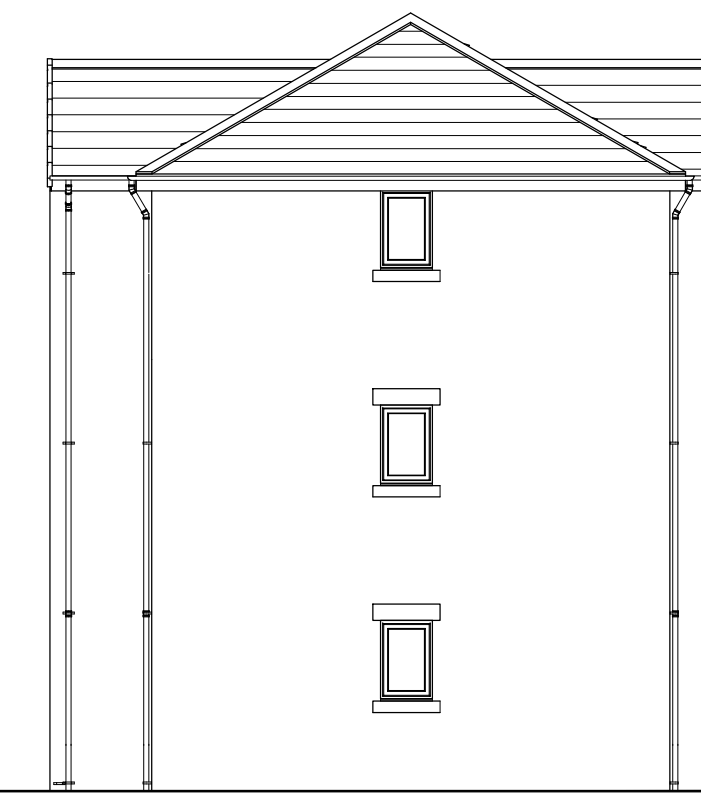
FRONT ELEVATION



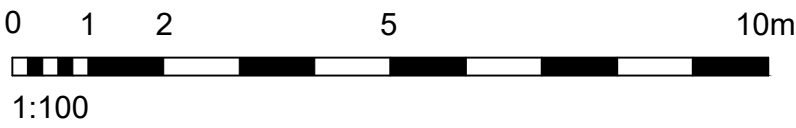
SIDE ELEVATION



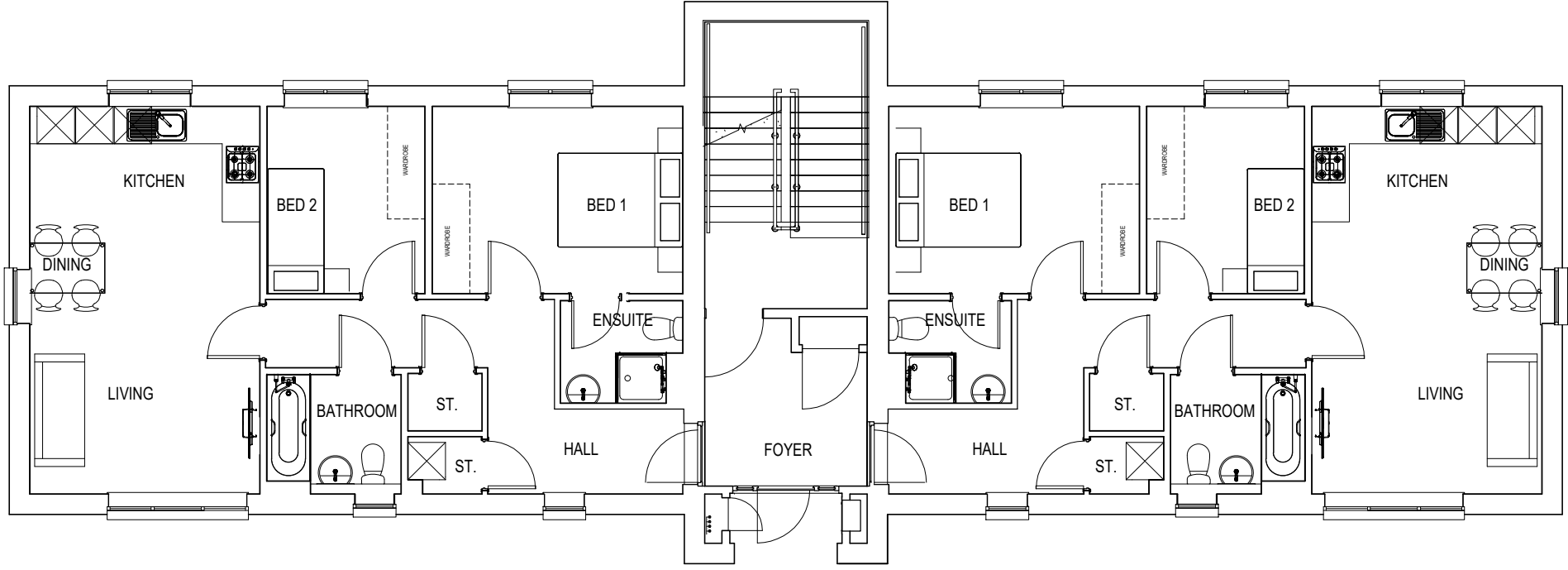
REAR ELEVATION



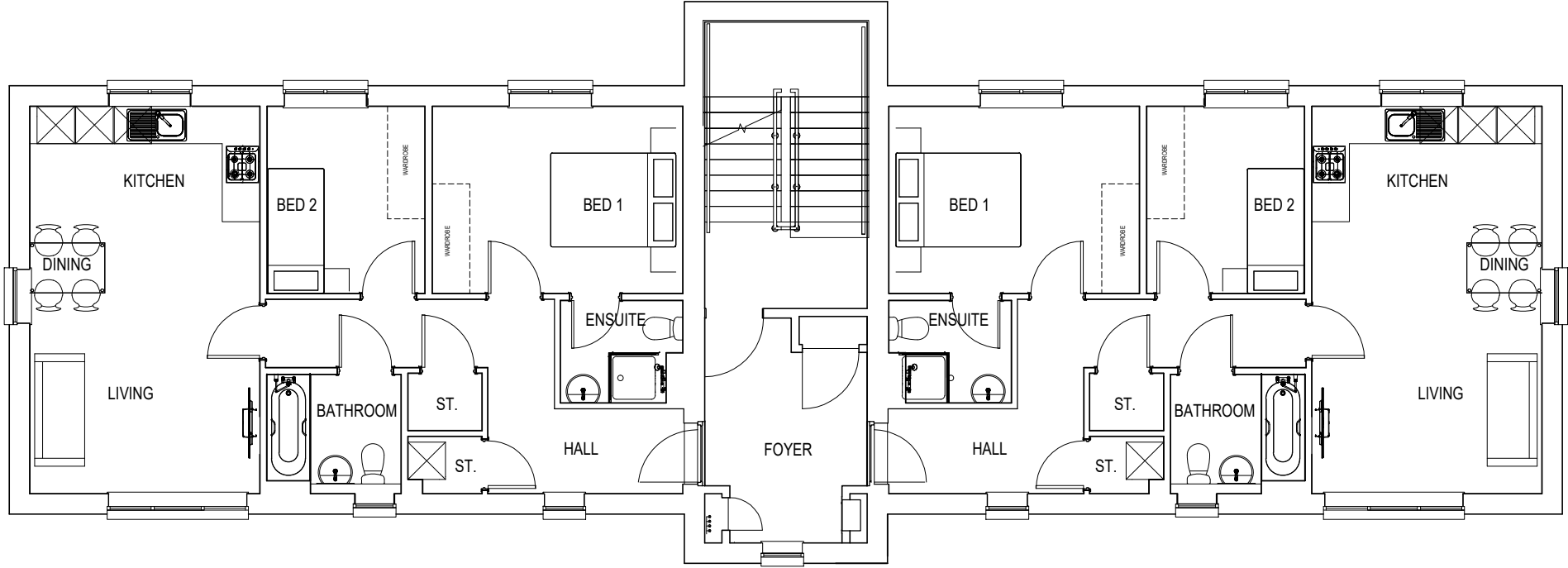
SIDE ELEVATION



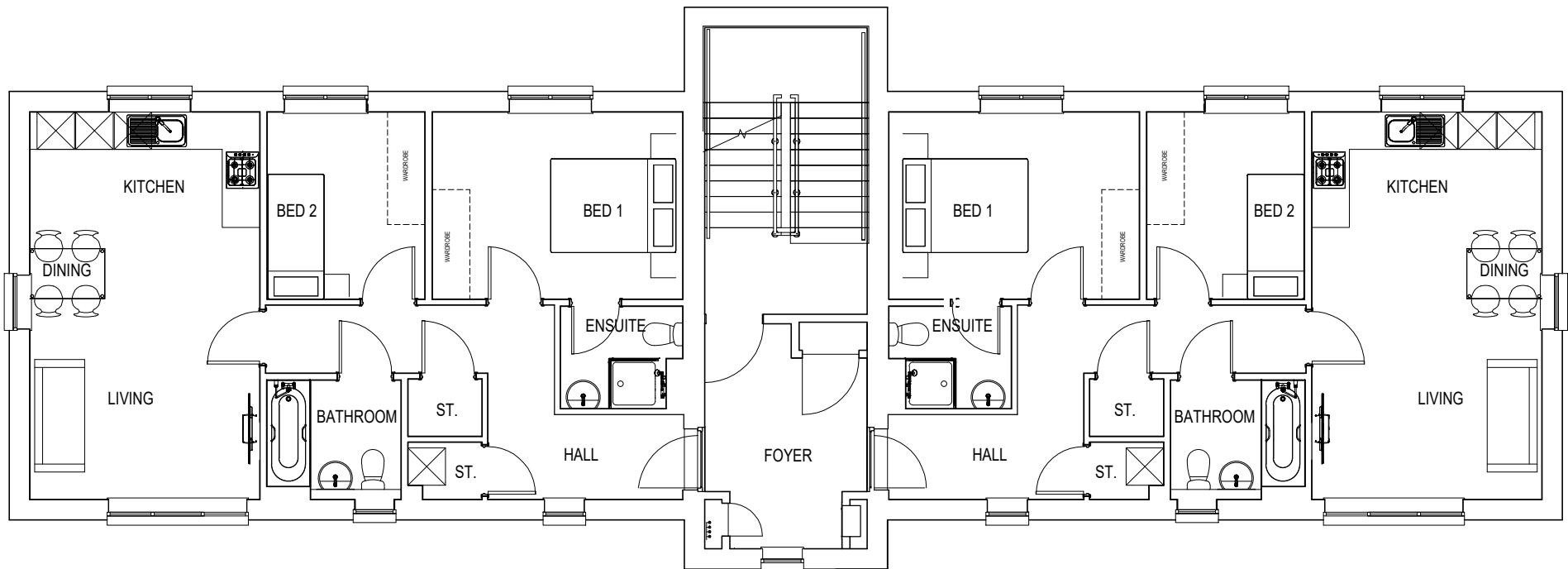
A	description	by	xx/xx/xx
DATE	16.06.26	DRAWN	KW
SCALE	1:100 @ A1	CHK	-
Cliffe Lane, Gomersal			
Elcot Planning Drawing			
Dwg No	ELC-001	Rev	-
Keepmoat, South Central, Global Avenue, Beeston, Leeds, LS11 8PG Tel: 0113 388 6600 www.keepmoat.com			



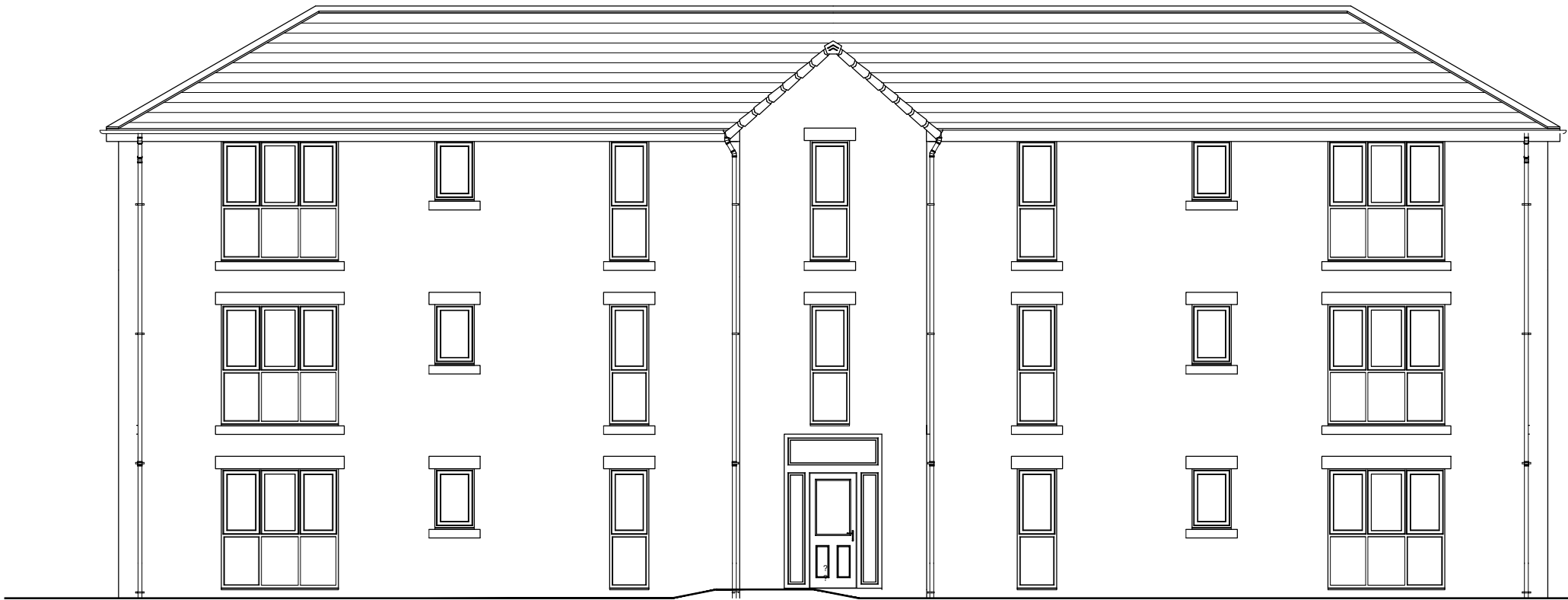
GROUND FLOOR PLAN



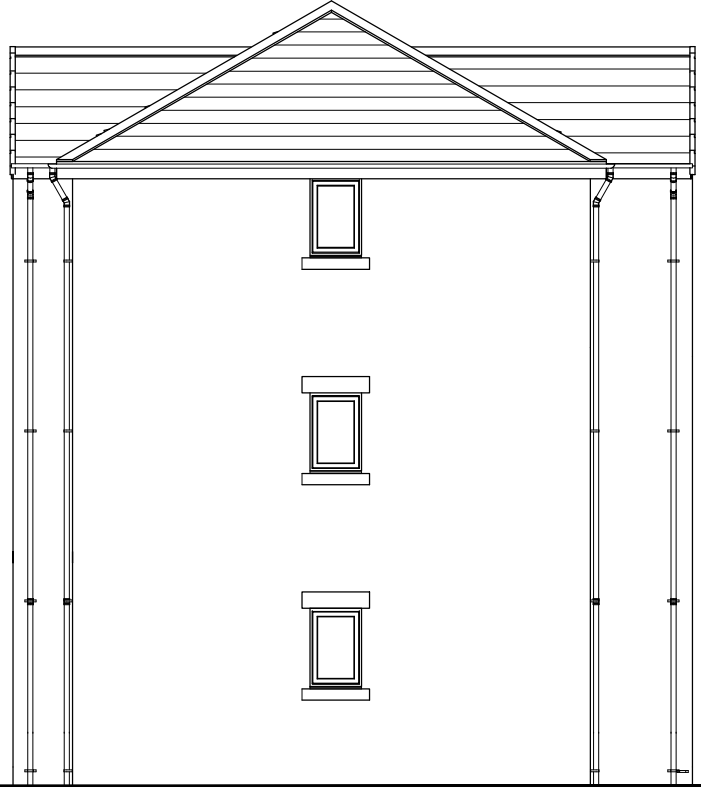
FIRST FLOOR PLAN



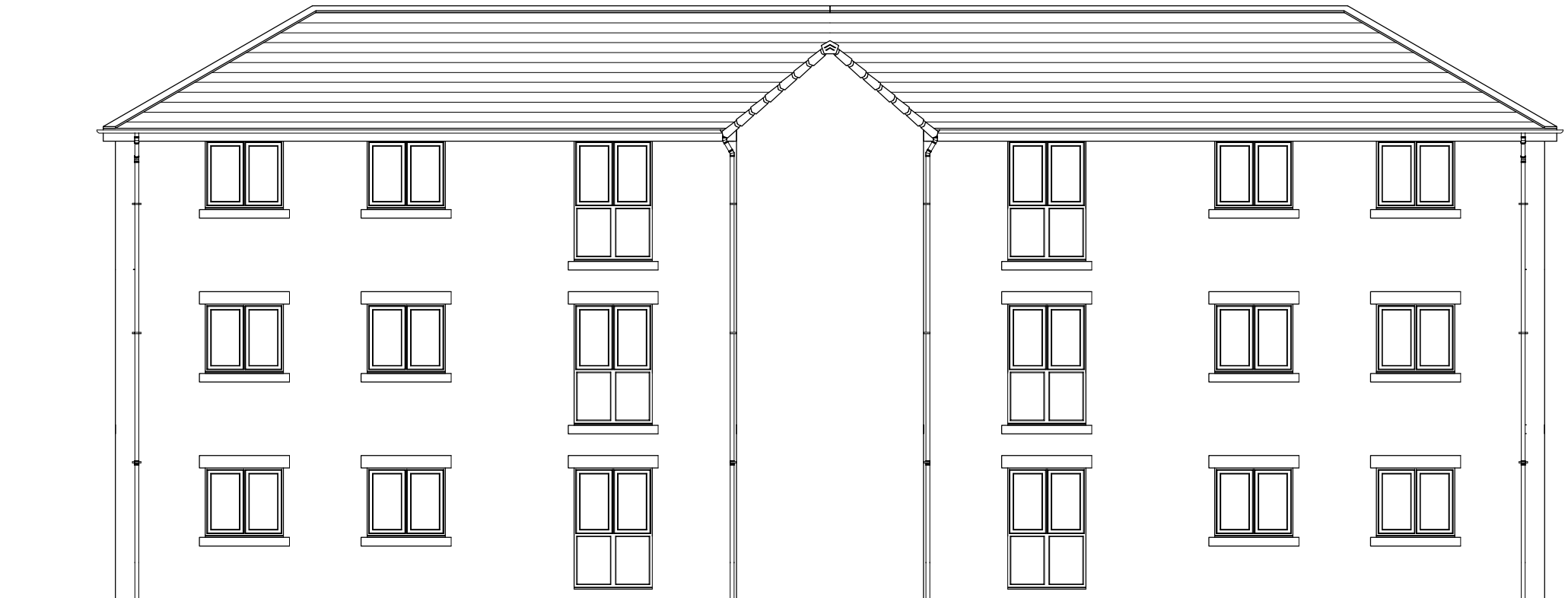
SECOND FLOOR PLAN



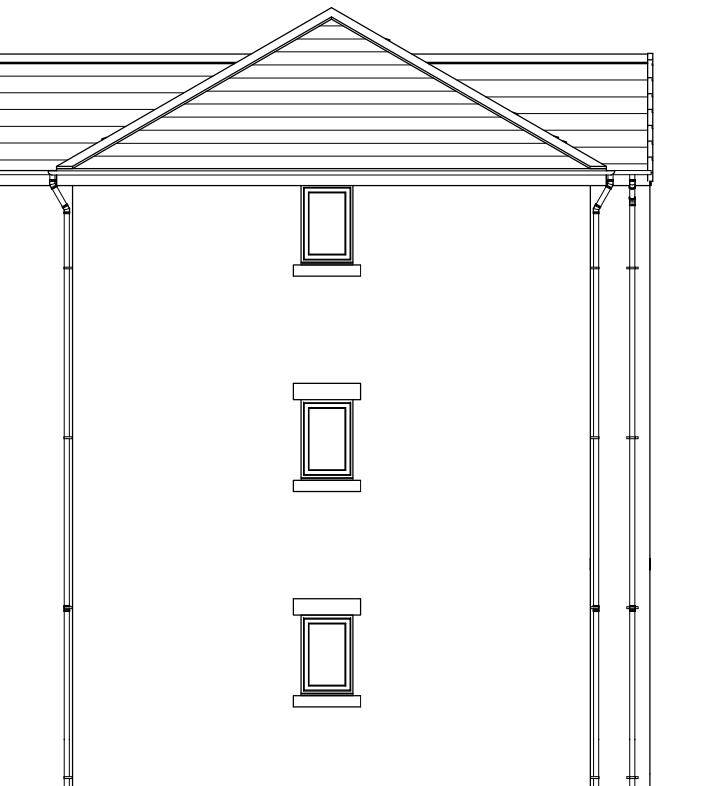
FRONT ELEVATION



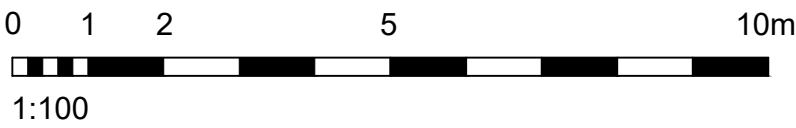
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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			

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- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final position to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	62.14 m ²	668.87 SF
First Floor GIA	62.14 m ²	668.87 SF
	124.28 m ²	1337.73 SF

NDSS Minimum for 2 Storey 4B7P is 115m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	62.95 m ²	677.58 SF
First Floor Build	62.95 m ²	677.58 SF
	125.90 m ²	1355.15 SF

Part O - This house type 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



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			
House Type Code	Plotting	Handing	Style
SHERBO	DET	AS	BB
Project	Pack No.	Rev	Sheet
22CORE	5350	4	201

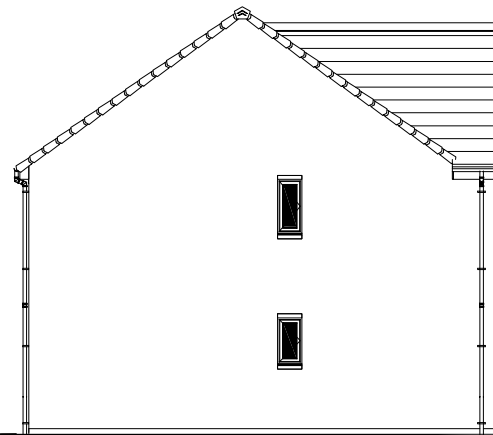
PV zone shown indicative only, refer to planning notes



Front Elevation.

1 : 100

PV zone shown indicative only, refer to planning notes



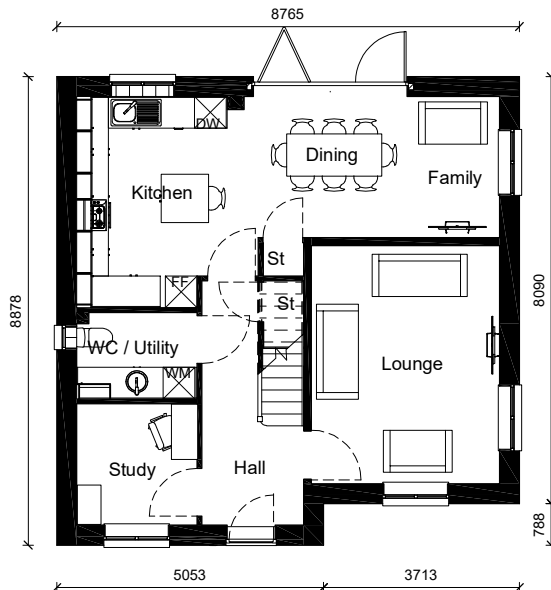
Left Elevation.

1 : 100



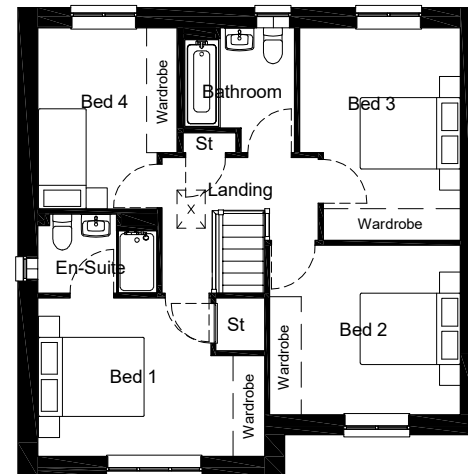
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

NDSS Bedroom Schedule

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

NDSS Store Schedule

Name	Area
St	1.25 m ²
St	0.48 m ²
St	0.38 m ²
Over stairs St	0.93m ²
Storage in utility	0.23m ²
Total	3.02m ²

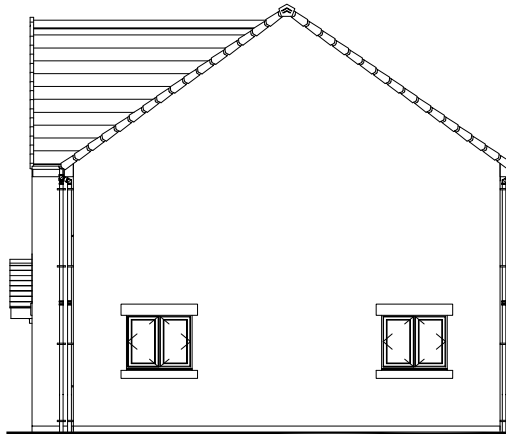
Total floor areas are taken above skirting height.

NDSS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom 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
Kitchen St	0.48m ²
St	0.38m ²
Over stairs St	0.93m ²
Storage in utility	0.23m ²
Total	3.02m ²

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



Right Elevation.

1 : 100

Not M4(2) Compliant