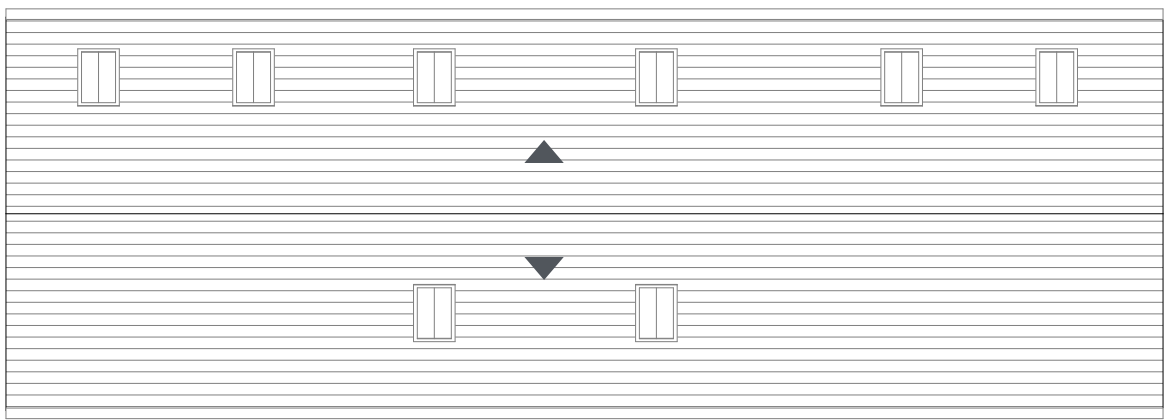
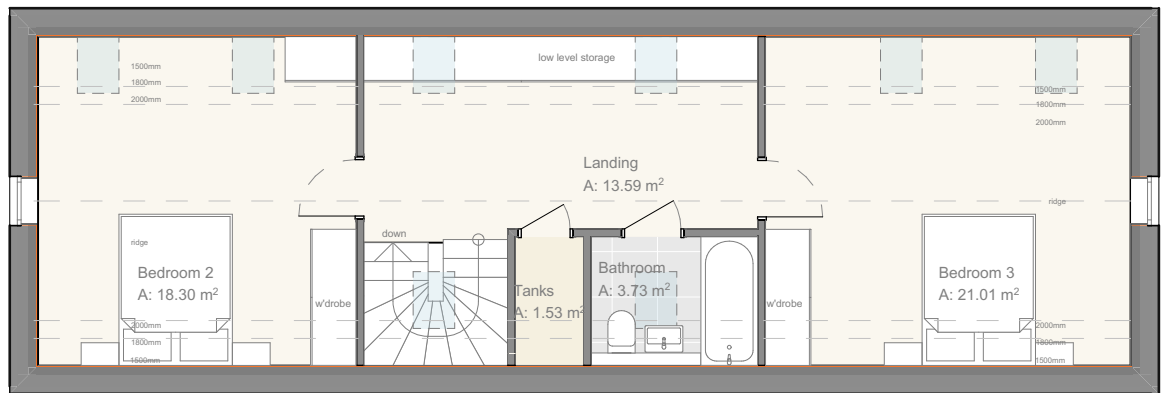


Floor Areas:

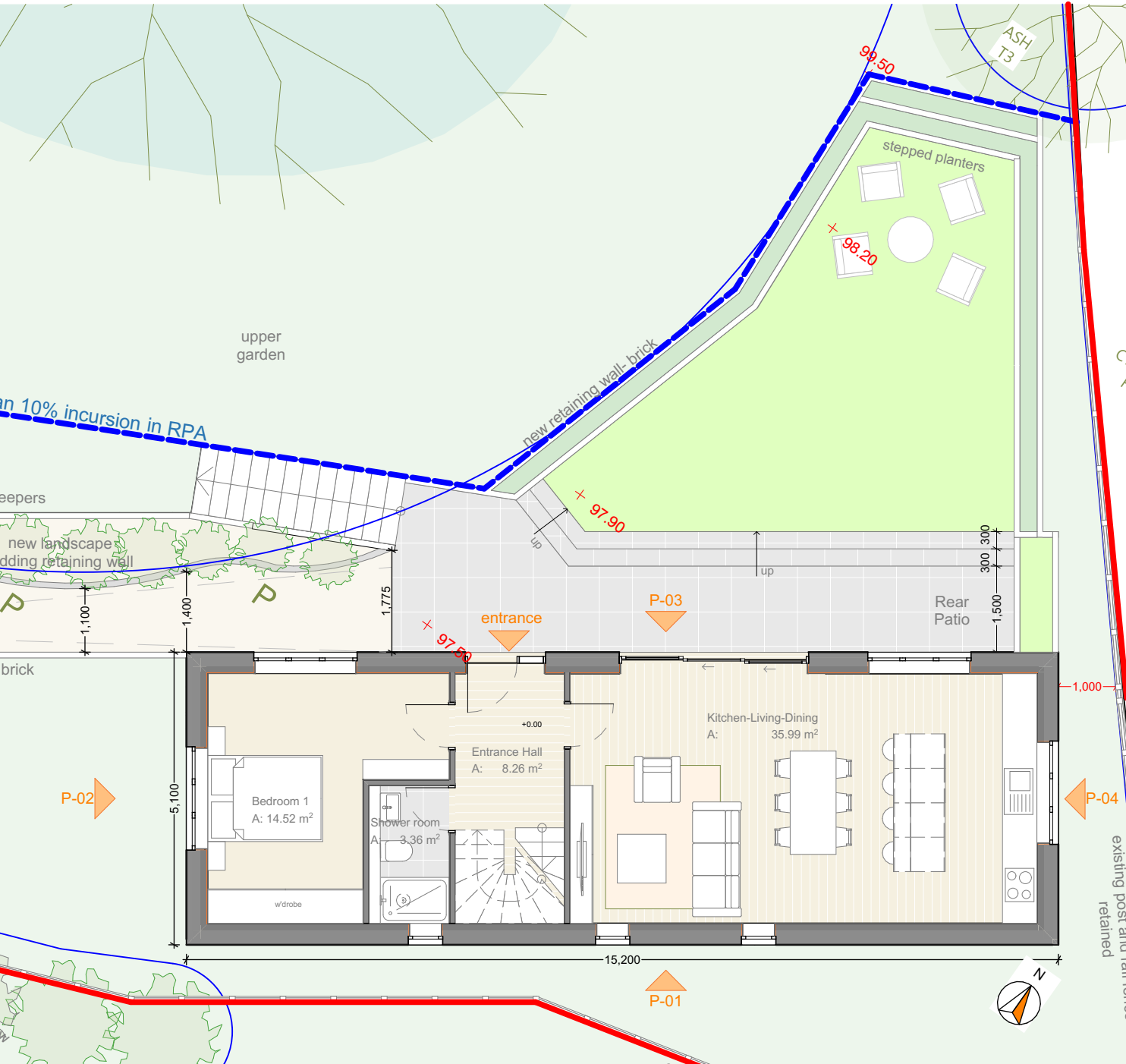
GF GIA - 63.71 m²
FF GIA - 59.69 m²
Total - 123.40 m²
GEA- 77.52m²



Proposed Roof Plan
1:100



Proposed First Floor
1:100



Proposed Ground Floor
1:100

Materials Key:

Walls - Red facing brickwork
Windows and Doors - Painted timber casement windows
Roof - Plain Clay Tiles
Rainwater Goods - Half round UPVC gutters and downpipes



P-01 Proposed South Elevation
1:100



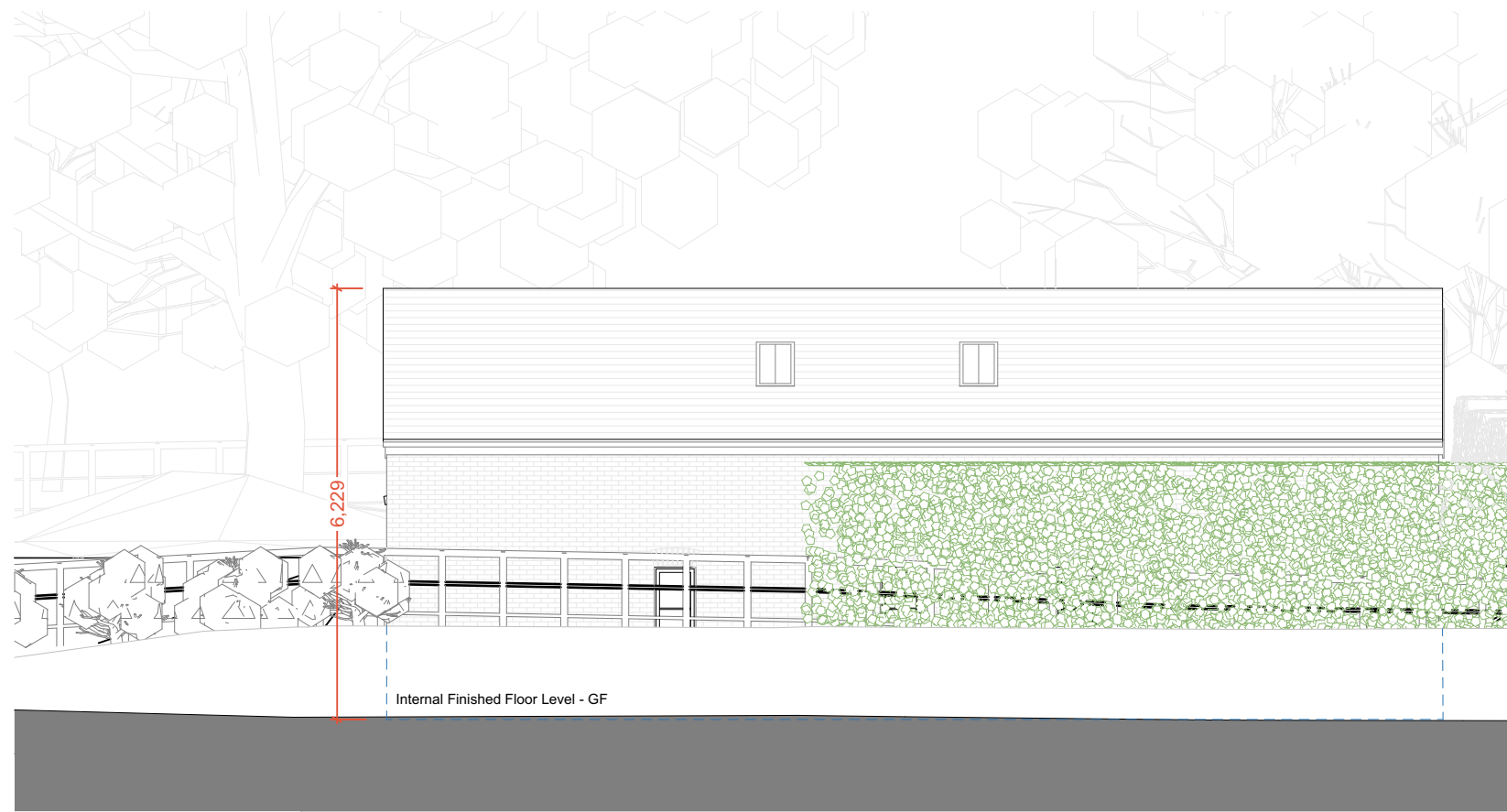
P-03 Proposed North Elevation
1:100



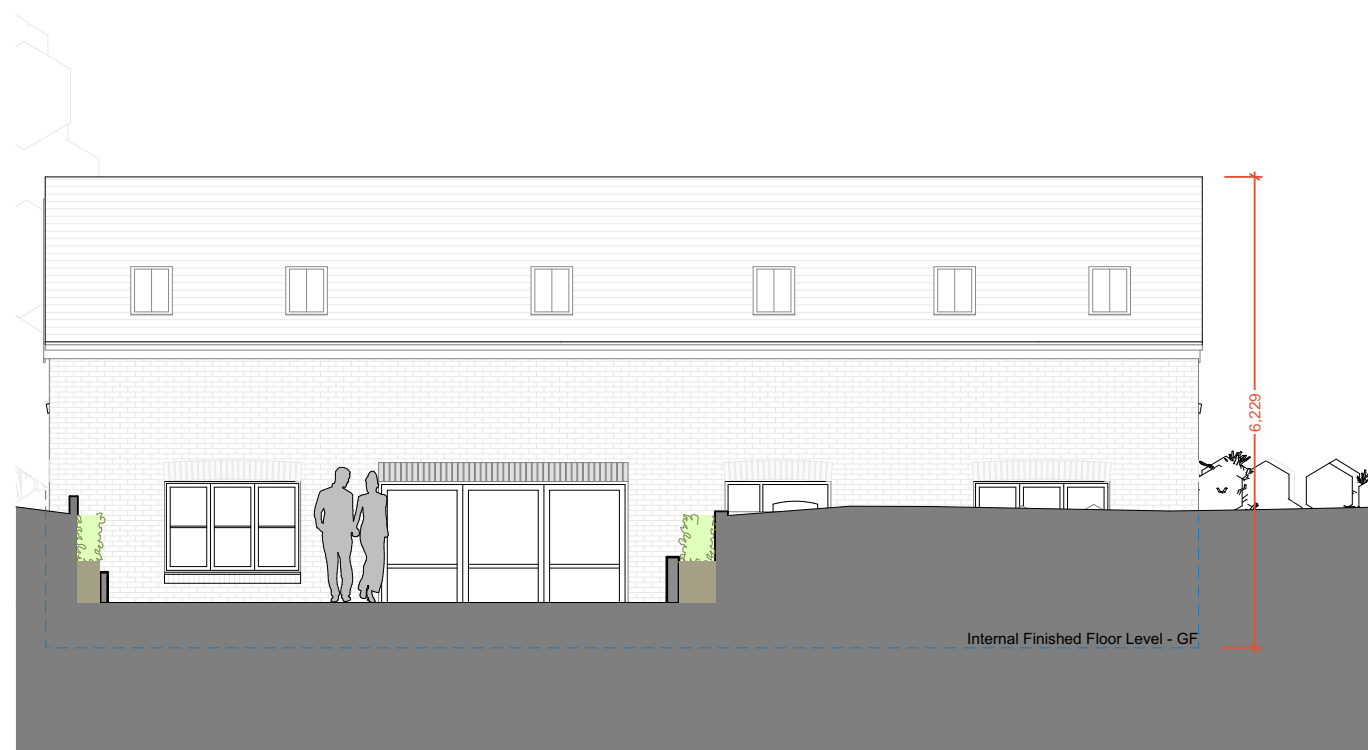
P-02 Proposed West Elevation
1:100



P-04 Proposed East Elevation
1:100



P-01a Proposed South Elevation- from Road
1:100



P-03a Proposed North Elevation- from garden
1:100



P-02a Proposed West Elevation- from path
1:100

TOTAL AREAS

Total GIA is 123.40 m² complying with the minimum area set by the NDSS of 102m² for a 2 storey dwelling with 3 double bedrooms (table 1 of NDSS). Bedroom areas also comply with minimum area and width set in standard. Lowest headroom in FF bedrooms is 1.5m, so whole area is accountable as GIA complying with point f of technical requirements.

Room	Area	Min Width	Min Area NDSS	Min width NDSS
Entrance Hall	8.26 m ²			
Kitchen/Living/Dining	35.99m ²			
Bedroom 1	14.52m ²	3.25 m	11.5 m ²	2.75m
Shower room	3.36 m ²			
Bedroom 2	18.30m ²	3.25 m	11.5 m ²	2.75m
Bedroom 3	21.01 m ²	3.25 m	11.5 m ²	2.75m
Bathroom	3.73 m ²			
Landing	13.59m ²			
Tanks	1.53 m ²			
Total	123.40 m ²			

- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)

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Checked by:

EW

Revisions:

Layout Modified by	Change Name	Transmittal Set Name	Transmittal Set Date
	Change	18/03/2026	18/03/2026
	Client changes		

RevID	Transmittal Set Name	Transmittal Set Date	Transmitted By
01	Planning 26-01	05/02/2026	ElsaCanet
02	Planning 26-02	18/03/2026	ElsaCanet

ArchCAD

Project:

New Dwelling
Land to the north of Pipe Lane, Orton-on-the-Hill, Leicestershire

Client:

Framptons

Drawing Title:

Proposed Plans and Elevations - Land to the north of Pipe Lane

Date:

18/03/2026

Purpose of Issue:

Planning

Drawn by: Scale: ECGC 1:100

Size: A1

Drawing No: 1800-0509-02

Planning

