

Do not scale other than for Local Authority Planning purposes.

Copyright © 2018 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

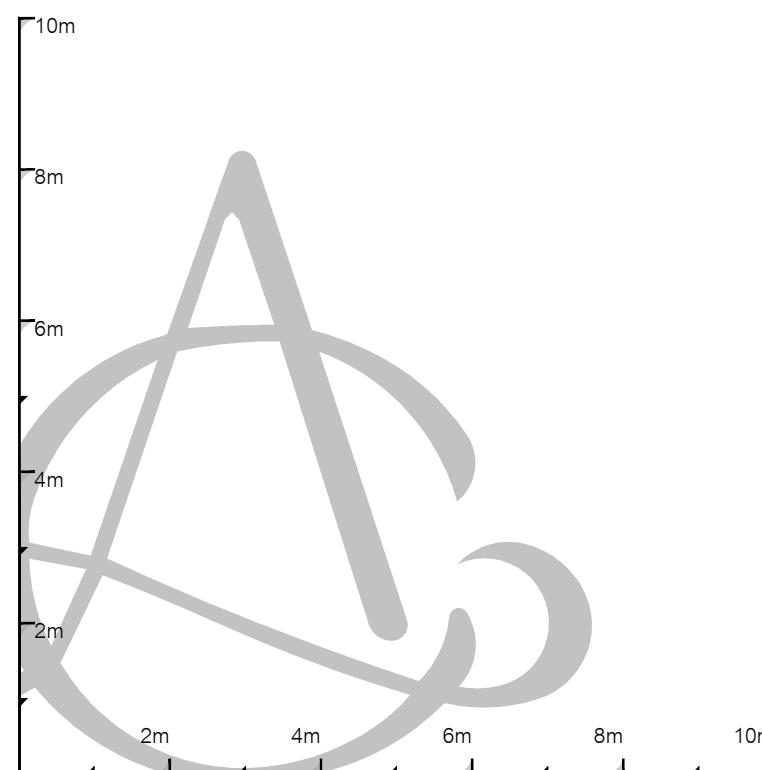
The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.

Ground Floor	40.67m <sup>2</sup>	438ft <sup>2</sup>	Floor areas measured to face of structure.
First Floor	40.67m <sup>2</sup>	438ft <sup>2</sup>	Areas below 1.5m height excluded.
Total Area	81.34m <sup>2</sup>	876ft <sup>2</sup>	

Ground Floor	39.97m <sup>2</sup>	430ft <sup>2</sup>	Floor areas measured to face of finish.
First Floor	39.97m <sup>2</sup>	430ft <sup>2</sup>	Areas below 1.5m height excluded.
Total Area	79.95m <sup>2</sup>	861ft <sup>2</sup>	

NDSS COMPLIANT AS A 4 PERSON DWELLING  
M4(2) COMPLIANT



 THE ARTISAN COLLECTION

EW04.1, ORIGIN P



rev date by details

THE BAKER

FLOOR PLANS

30.01.2025 CREATED  
1:100 @ A3 SCALING

BA-2B-2S-P2

REFERENCE

REVISION