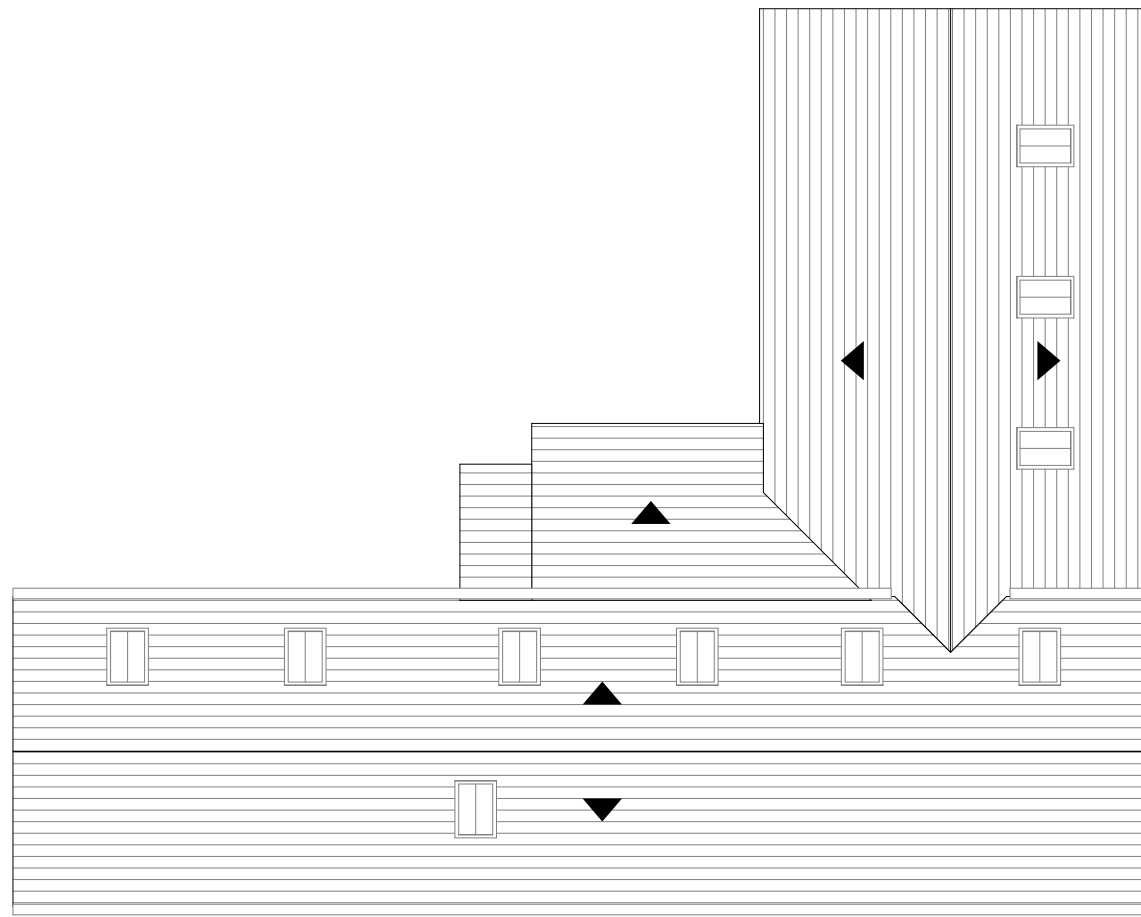
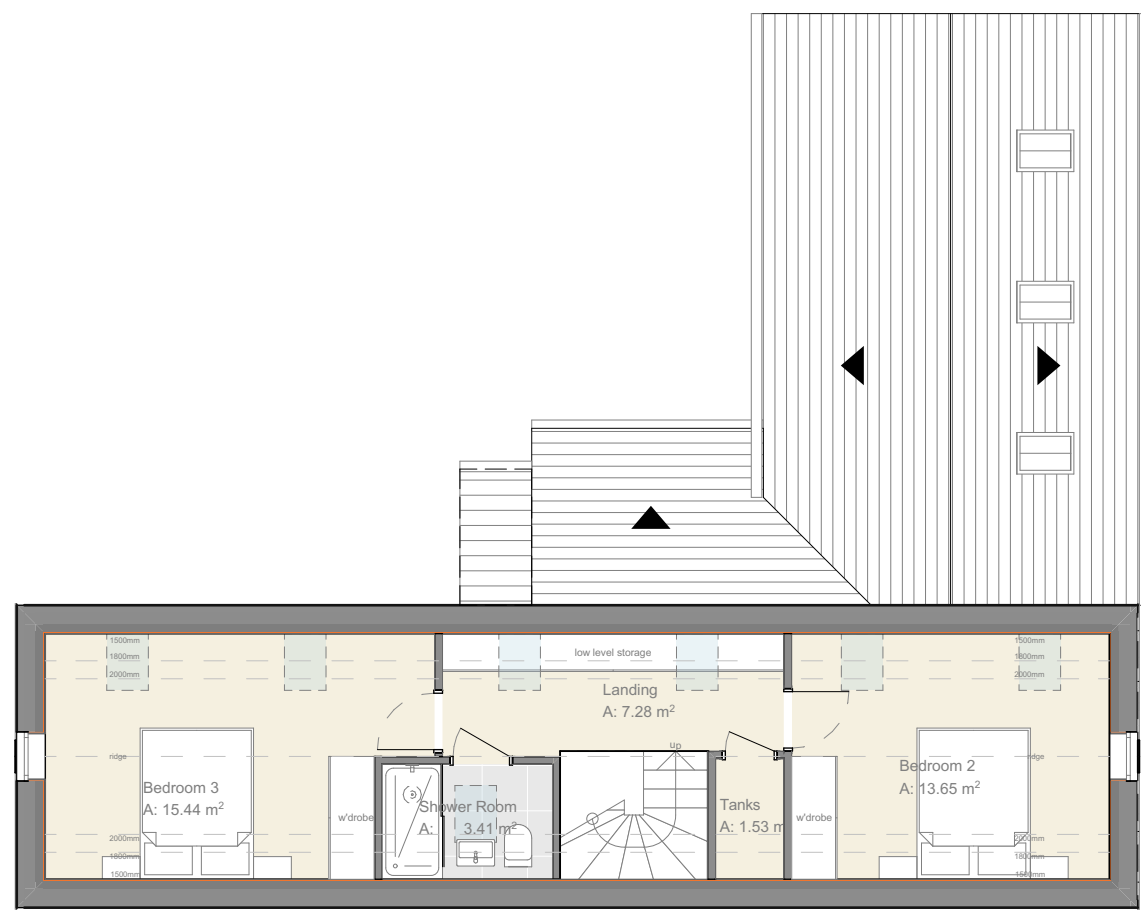
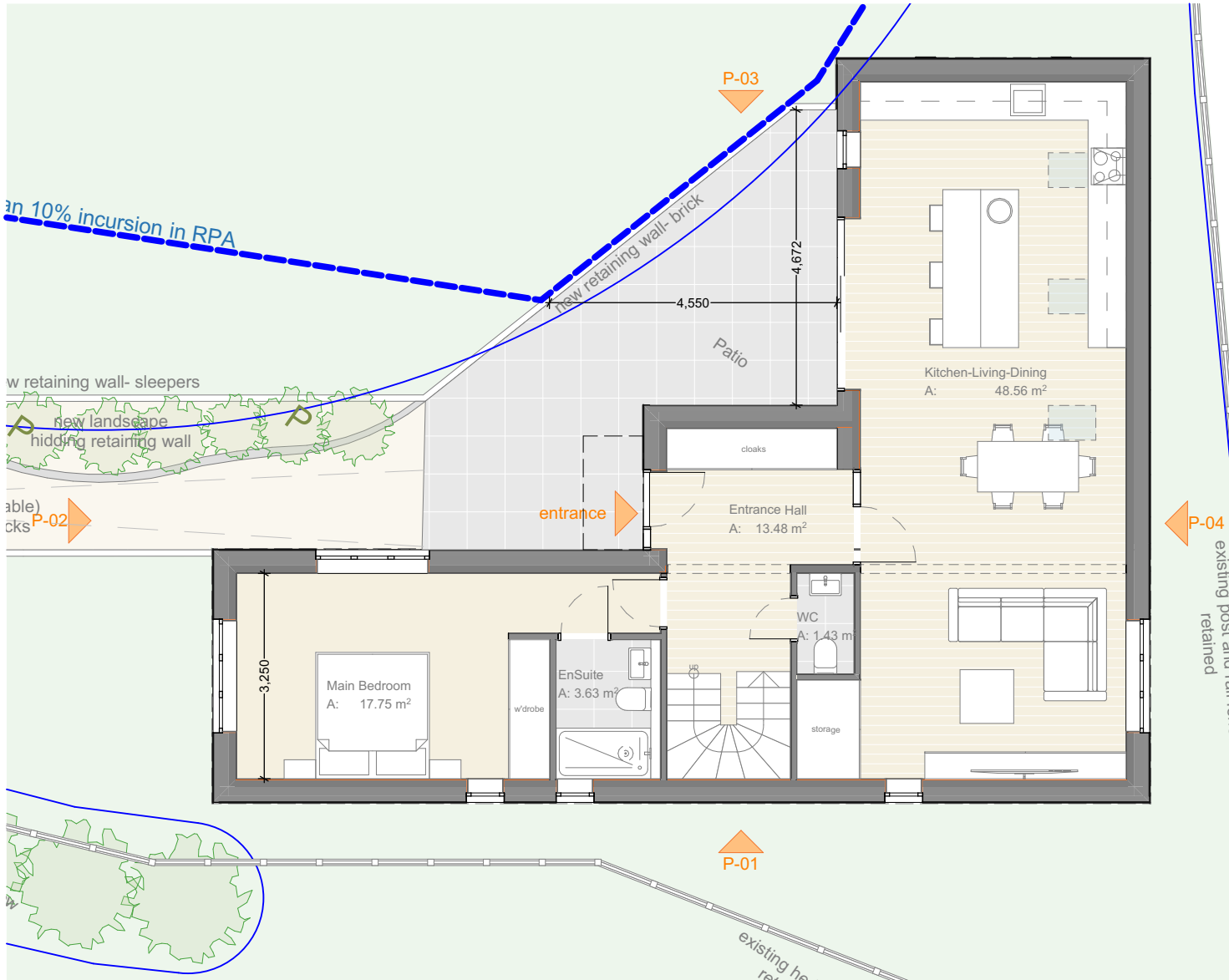




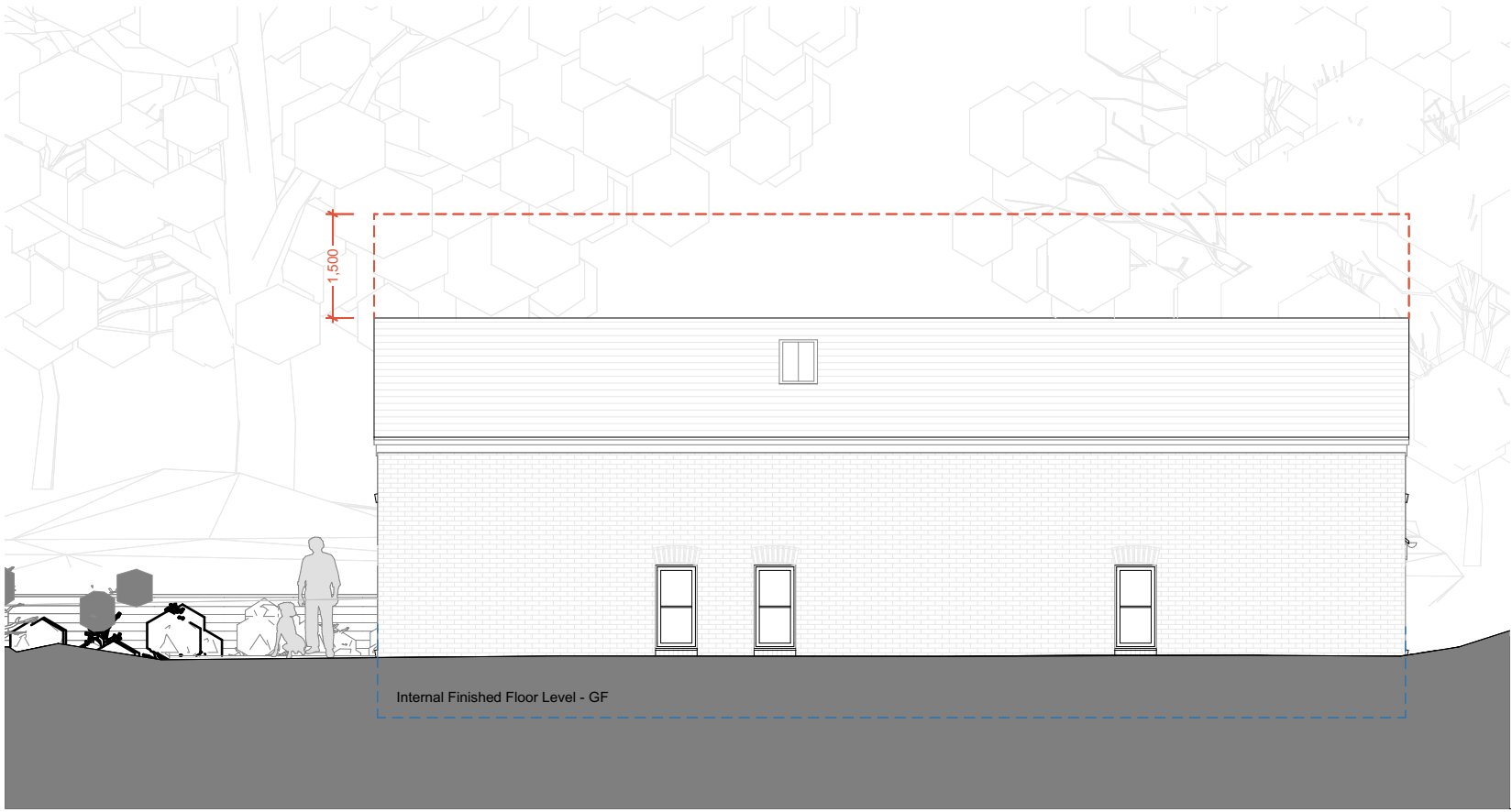
Proposed Roof
1:100



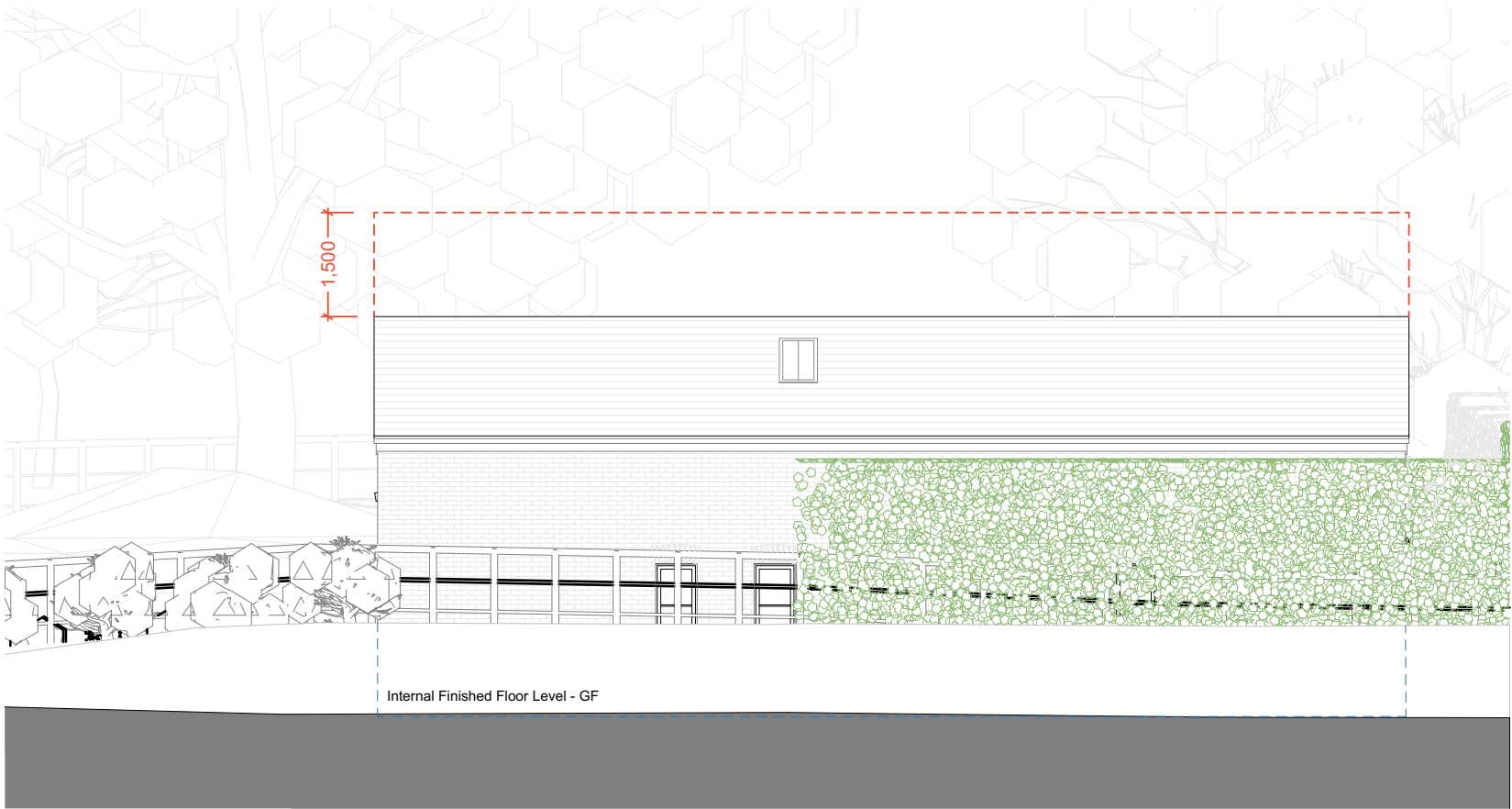
Proposed First Floor
1:100



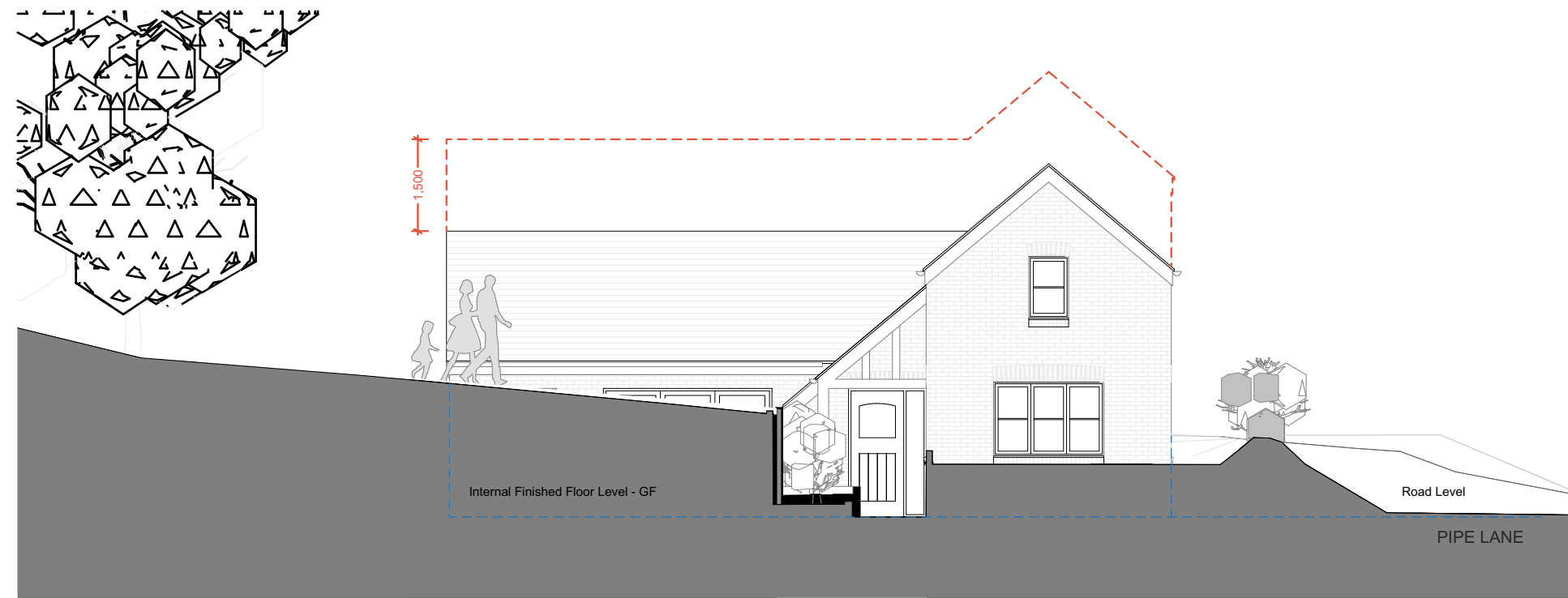
Proposed Ground Floor
1:100
1:100



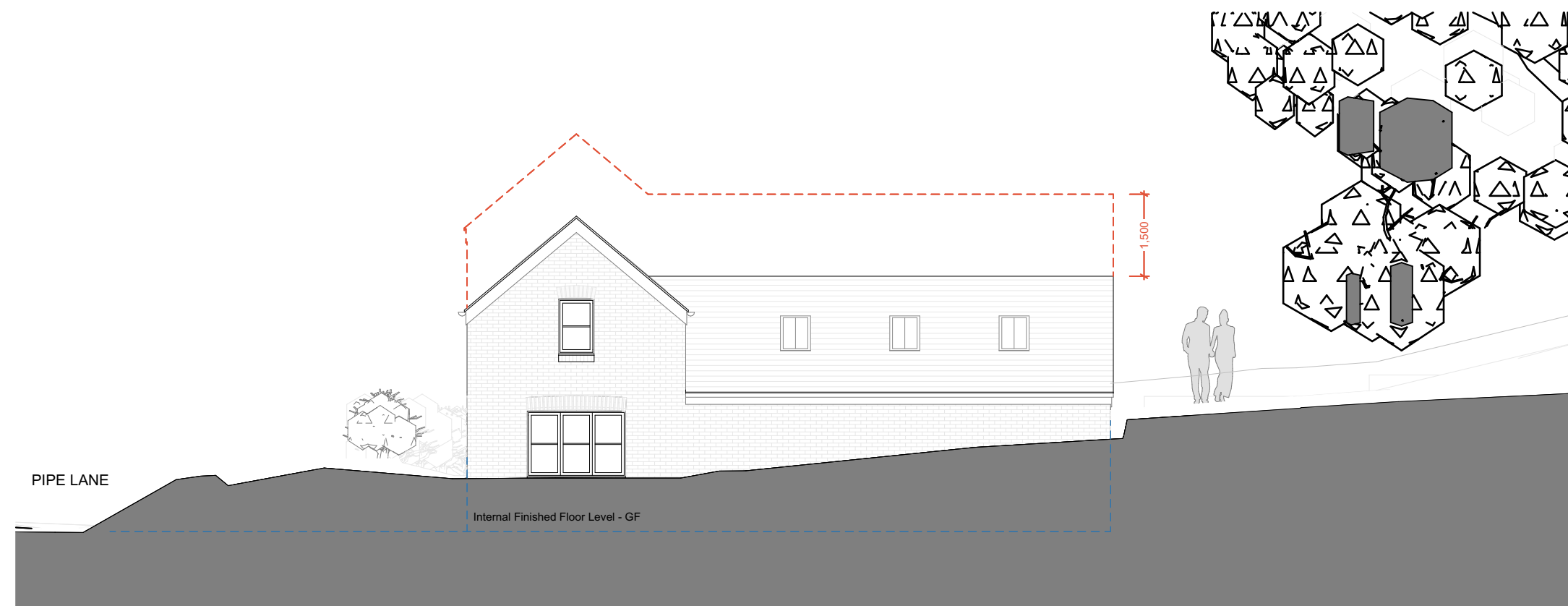
Proposed South Elevation
1:100



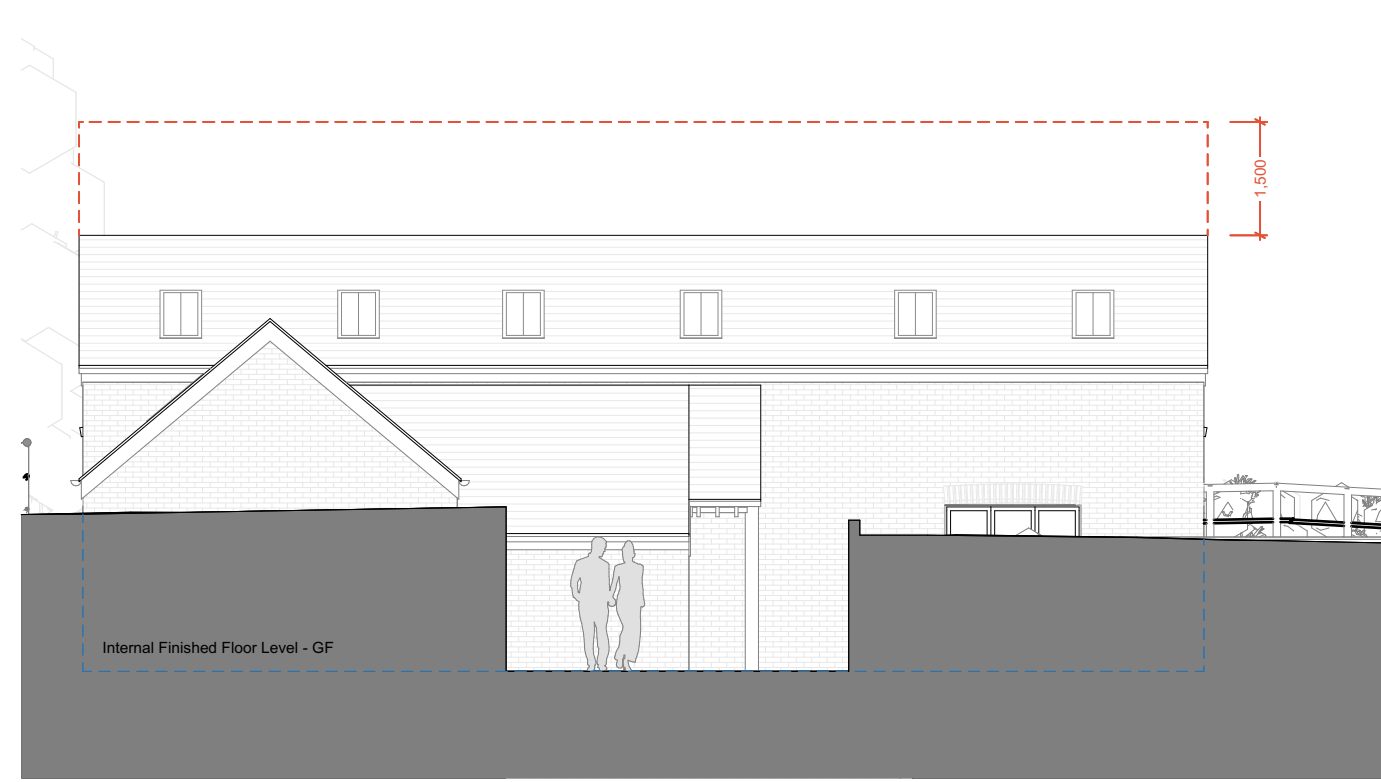
Proposed South Elevation- from Road
1:100



Proposed West Elevation
1:100



Proposed East Elevation
1:100



Proposed North Elevation
1:100

TOTAL AREAS

Total GIA is 131.3 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	13.48 m2			
Kitchen/Living/Dining	48.56 m2			
WC	1.43 m3			
Main Bedroom 1	17.75 m2	3.25 m	11.5 m2	2.75m
Ensuite	3.63 m2			
Bedroom 2	13.65 m2	3.25 m	11.5 m2	2.75m
Bedroom 3	15.44 m2	3.25 m	11.5 m2	2.75m
Bathroom	3.41 m1			
Landing	7.28 m2			
Tanks	1.53 m3			

- 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)



Proposed West Elevation - Full House Elevation
1:100

Floor Areas:

GF GIA - 85.5m²
FF GIA - 45.8m²
Total - 131.3m²
Footprint - 104.8m²

Material Key:

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

Disclaimer:

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This drawing must not be scaled. The contractor is to report all dimensional discrepancies, errors or omissions to AT Architects Limited prior to commencing construction work. The Contractor should also check and verify all building levels, site positioning, services, sewers, drains etc., prior to commencing any works, and notify AT Architects Limited of any discrepancies or inaccuracies accordingly.

Checked by:

EW

Revisions:

Layout Modified by	Change Name	Transmittal Set Date
	Material Key Added	04/03/2024
	Drawing Names	14/03/2024
	Amendments	20/03/2024
	Amendment to Access	23/05/2024
	Roof Levels	24/07/2024
	move building 1m down	29/07/2024
	Amendment to GF Level to 1.5m	29/07/2024
	Windows FF areas bedrooms	02/10/2024

RevID	Transmittal Set Name	Transmittal Set Date	Transmitted By
01	Planning 01	20/02/2024	MarkBranch
02	Planning 02	04/03/2024	MarkBranch
03	Planning 03	14/03/2024	MarkBranch
04	Planning 04	20/03/2024	MarkBranch
05	Planning 05	23/05/2024	ChristianDaCosta
06	Planning 06	24/07/2024	EllaCannell
07	Planning 07	29/07/2024	ChristianDaCosta
08	Planning 11	02/10/2024	EllaCannell

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:

03/10/2024

Purpose of Issue:

Planning

Drawn by:

CD

Scale:

1:100

Size:

A1

Drawing No:

1800-0503-08

Rev:



ATARCHITECTS

Planning