

ELEVATIONS (1:75)



Front Elevation

Rear Elevation

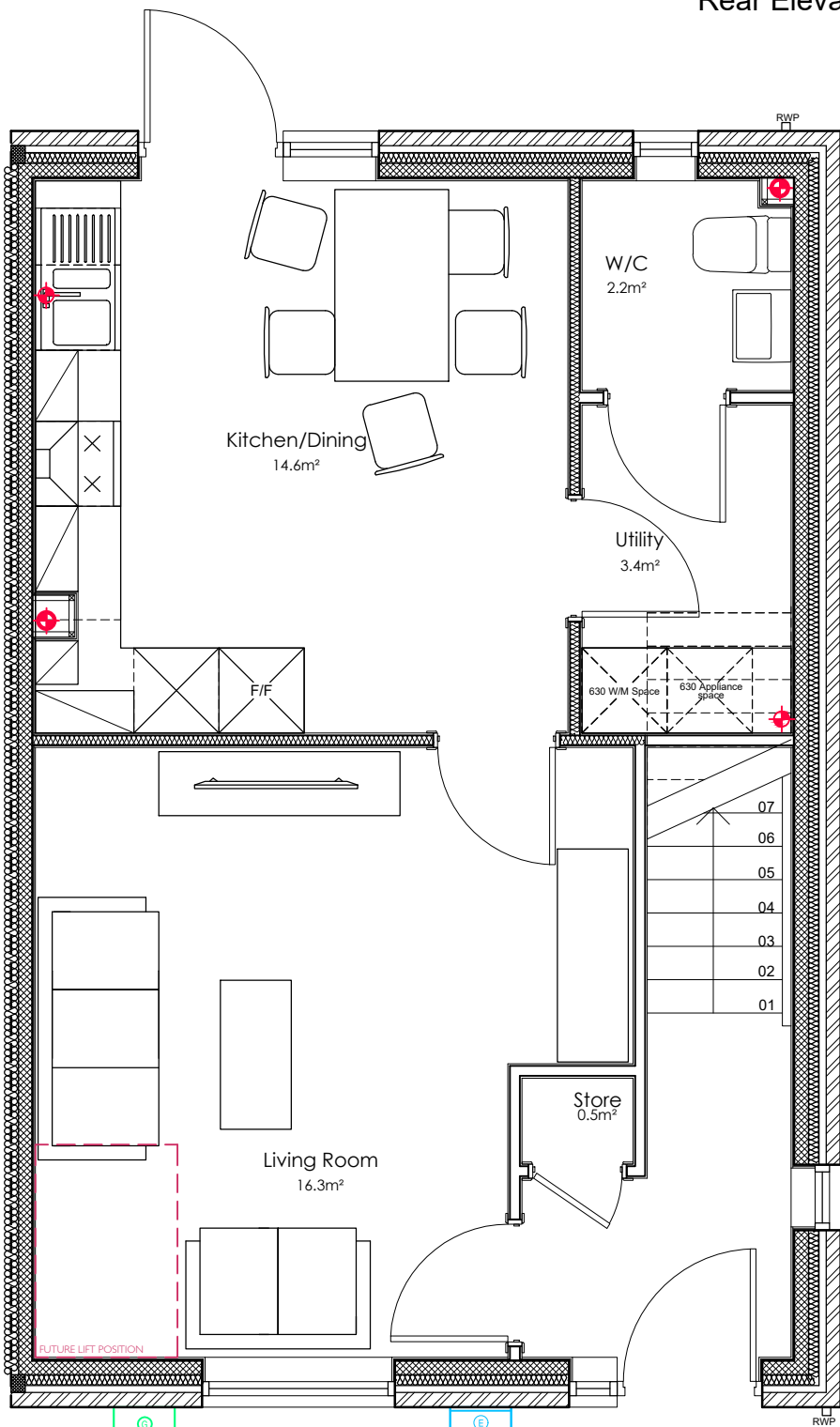
Side Elevation

- NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
 - WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH:

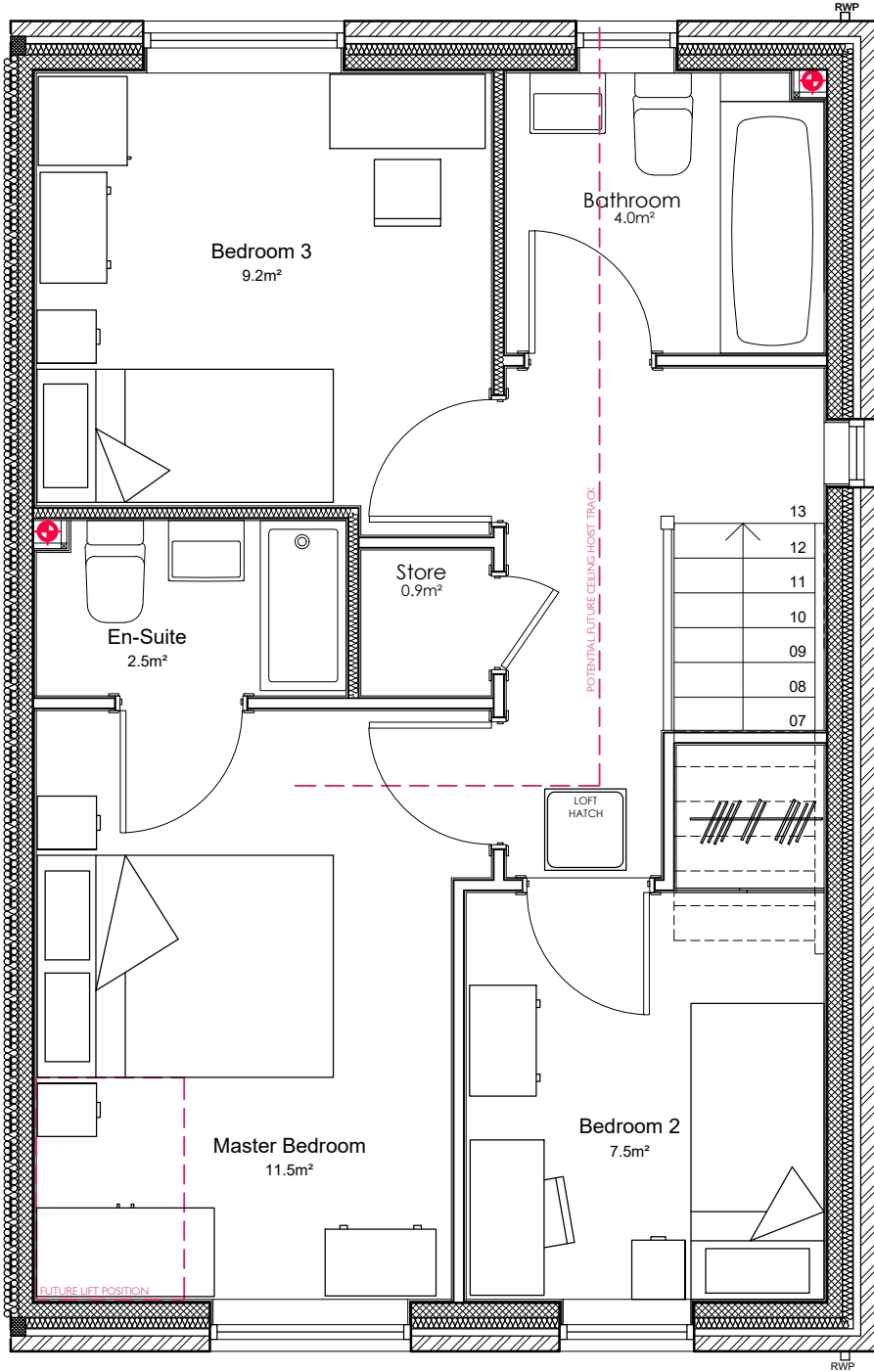
PROPOSED FACING MATERIALS

- Red Facing Brick
- lstock Calderstone Claret Bricks
- Corbelled Black/ Blue Brick
- lstock Staffordshire Slate Blue Smooth
- Grey Roof Tiles
- Sandtoft Calderdale Edge Concrete Roof
- Obscured Glass (Level 5)

uPVC grey windows/ French Door (RAL 7016)
GRP Grey Canopy
Composite entrance door (Colour: Black)
Black Fascia & Soffits
Black Rainwater Goods



Housetype B (3 Bedroom 4 Person):
Ground Floor Plan
Internal Area: 44.1m²
Total Area: 88.2m²



Housetype B (3 Bedroom 4 Person):
First Floor Plan
Internal Area: 44.1m²

Minimum gross internal floor areas and storage (m2)	
Number of bedrooms(b)	Built-in Storage
1b1p	1.0
1b2p	1.5
2b	2
3b	2.5
4b	3
5b	3.5
6b	4.0

NATIONAL SPACE STANDARDS (March 2015)	
✓	The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
✓	A dwelling with two or more bedspaces has at least one double (or twin) bedroom
✓	In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide
✓	In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2
✓	One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
✓	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)
✓	Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
✓	A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement
✓	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

C	Roof pitches amended to 30 degrees.	06.08.23	HR
B	Planning Issue	21.11.19	HR
A	Proposal updated to reflect comments received on 16.07.19 at design freeze meeting	23.07.19	CG

Rev Date By

Client:

Southway Housing

Project:

Southway Infill Sites

Description:

GA Plans Housetype B
Ennerdale Avenue

Purpose of issue:

PLANNING

Drawn by:	Checked by:	Scale:
CG	HR	1:50@A2
Date:	Project No:	Drawing No:
JUN 19	18-021	3.06
		C



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