

REV	DESCRIPTION	DATE	DRAWN
1	A	21-12-21	EM
2	A	26-01-22	EM
3	P1	10-11-23	JM

3B4P

E+(f)

113.7sq.m. (1223.8sq.ft.)

NDSS compliance point 10:

a: the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 of the NDSS of a 3b4p dwelling over 3 storeys

b: the dwelling has 2 or more bedspaces and has at least 1 double (or twin) bedroom

c: the single bedroom has a floor area of 7.5m2 and is at least 2.15m wide

d: in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2

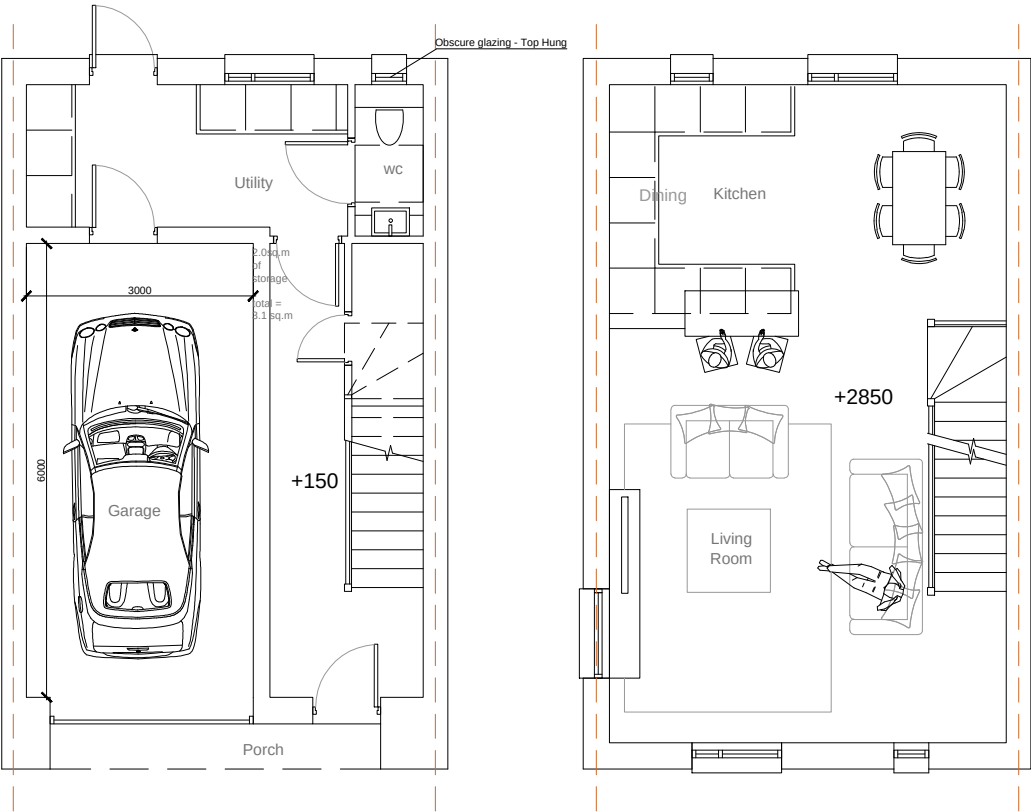
e: 1 double is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

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)

3.1 sq.m built in storage (NDSS target is 2.5sqm)

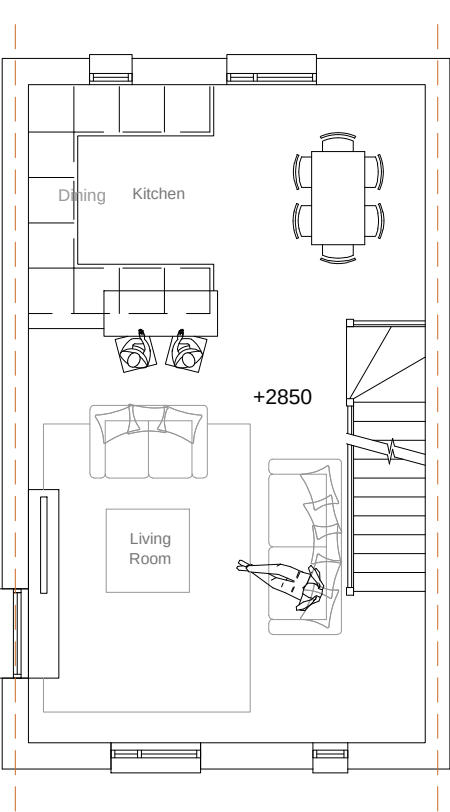
Minimum area of 1 bedspace room is 7.5sq.m

Minimum area of double room is 11.9sq.m
(NDSS target 90 sq.m for a 3b4p over 3 floors)

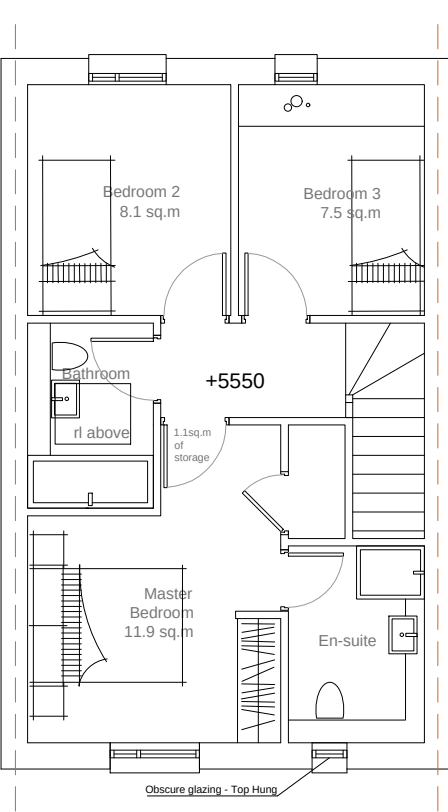


GROUND FLOOR
22.5 sq.m

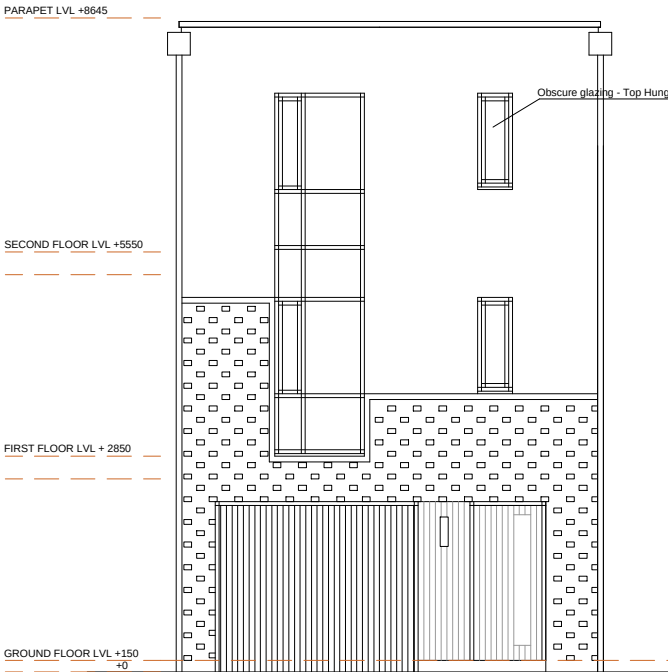
TOTAL 113.7 sq.m. (1223.8 sq.ft.)



FIRST FLOOR
45.6sq.m.



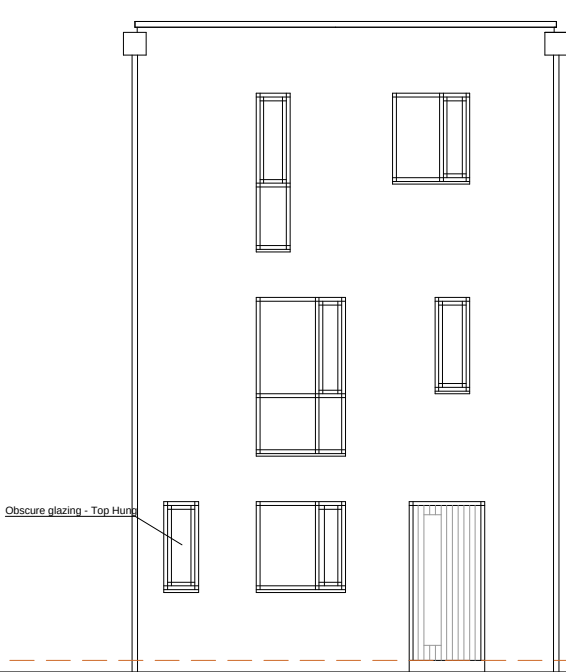
SECOND FLOOR
45.6sq.m.



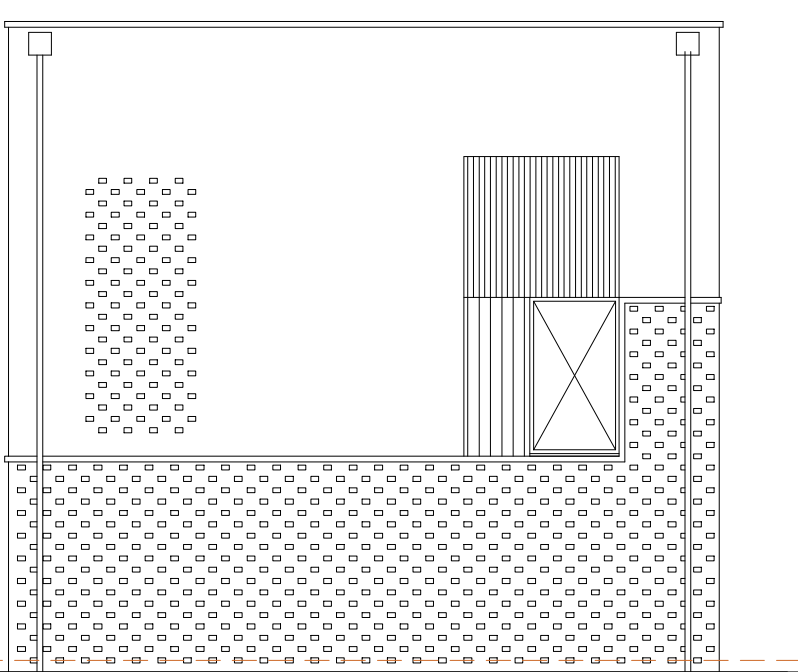
FRONT ELEVATION



PARTY WALL ELEVATION



REAR ELEVATION



SIDE ELEVATION FEATURE CORNER

CHESHIRE	SURREY	SHEFFIELD	MANCHESTER	LIVERPOOL
Market Court 20-24 Church St Altrincham WA14 4DW 0161 929 7622	100 High St Esher Surrey KT10 9QJ 01372 203 335	Electric Works 3 Concourse Way Sheffield S1 2BJ 0114 250 7983	All Work and Social XYZ Building 2 Hardman Boulevard M3 3AQ 0161 929 7622	AvenueHQ 17 Mann Island Liverpool L3 1BP 0151 662 0122



LAND ADJACENT TO THE AGEAS BOWL, SOUTHAMPTON

HOUSE TYPE E + feature corner plot
DWG: 21016 (PL) 344 P1
DATE: 10.02.22
SCALE: 1:100 @ A3
DRAWN: JM