

REV	DESCRIPTION	DATE	DRAWN
1		21-12-21	EM
A	COLOURED ELEVATION	26-01-22	EM
P1	GENERAL UPDATE	10-11-23	JM

3B5P F+

110.8sq.m. (1192.5sq.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 3b5p dwelling over 3 storeys

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

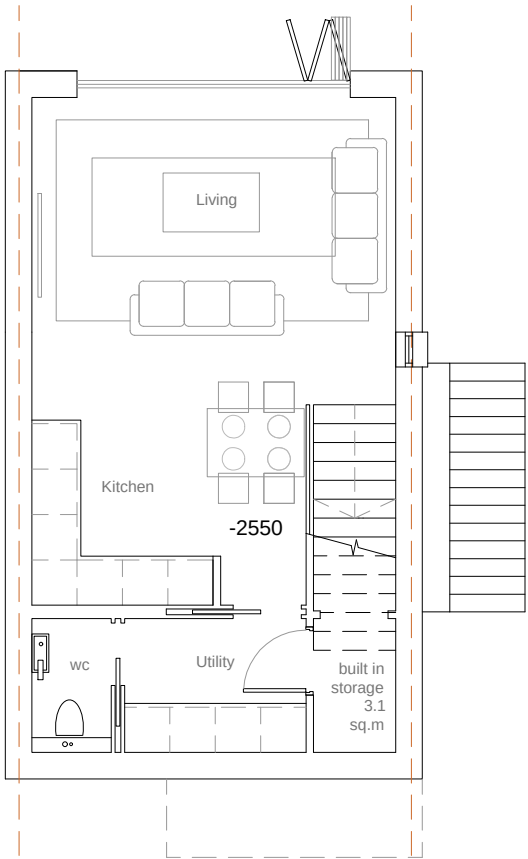
c: the single bedroom has a floor area of 7.5m2 and is at least 2.15m wide

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

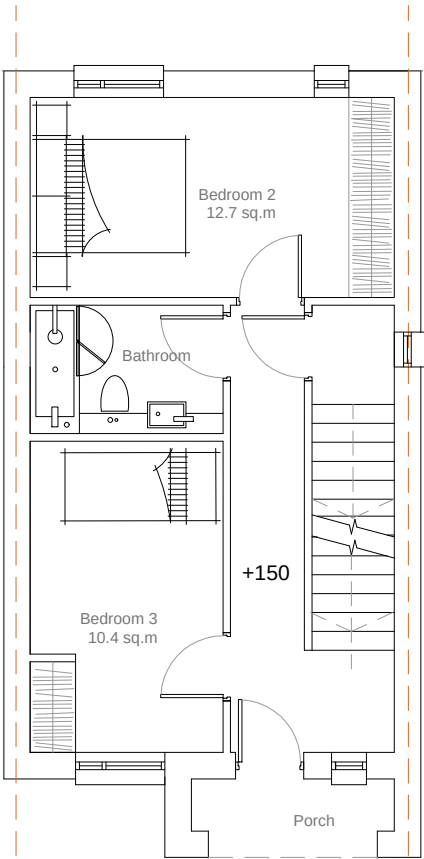
e: 1 double is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide

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)

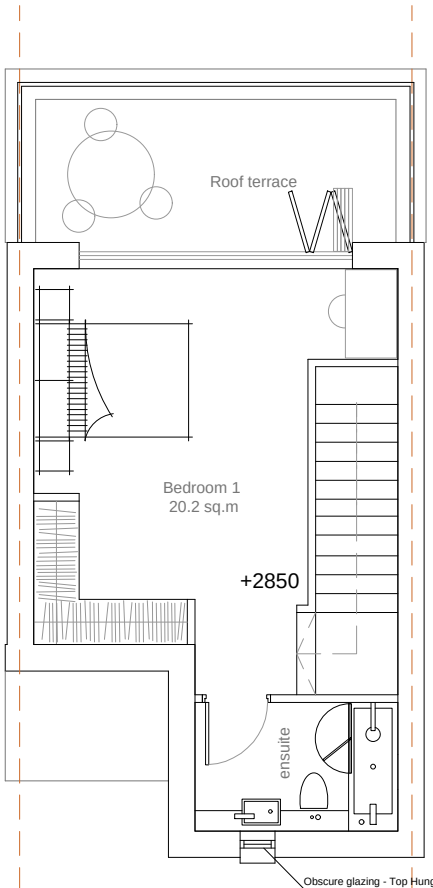
3.1 sq.m built in storage (NDSS target is 2.5sqm)
Minimum area of 1 bedspace room is 10.4sq.m
Minimum area of double room is 12.7sq.m
(NDSS target 99sq.m for a 3b5p over 3 floors)



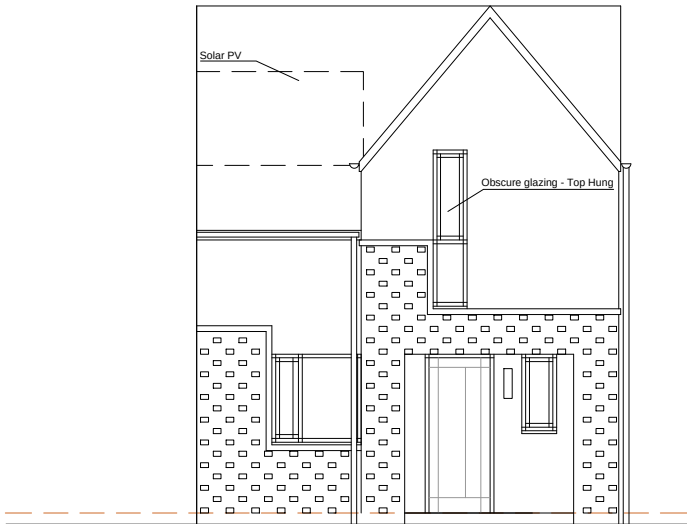
LOWER GROUND FLOOR
41.7sq.m.
TOTAL 110.8sq.m. (1192sq.ft.)



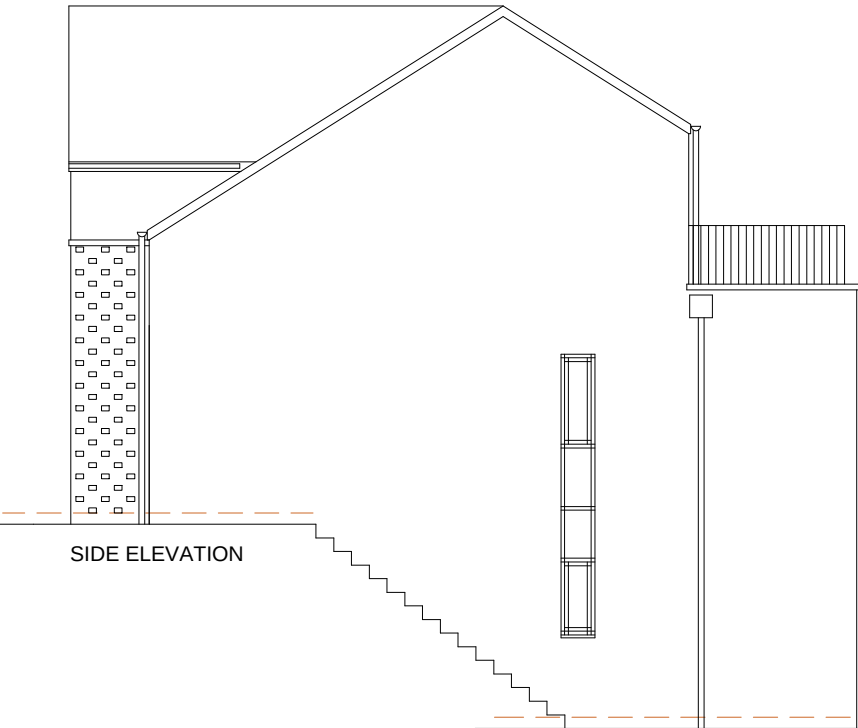
GROUND FLOOR
41.7sq.m.



FIRST FLOOR
27.4sq.m.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

EAVES LVL +4950
FIRST FLOOR LVL + 2850
GROUND FLOOR LVL +150
+0
LOWER GROUND FLOOR LVL -2550
+2700

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 F +
DWG: 21016 (PL) 352 P1
DATE: 10.02.22
SCALE: 1:100 @ A3
DRAWN: JM