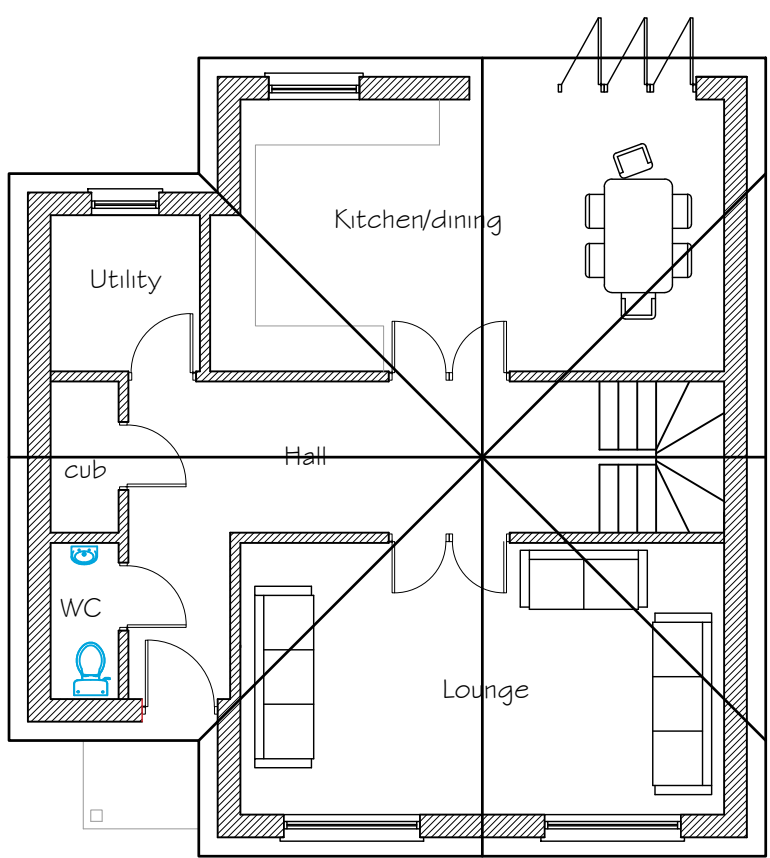
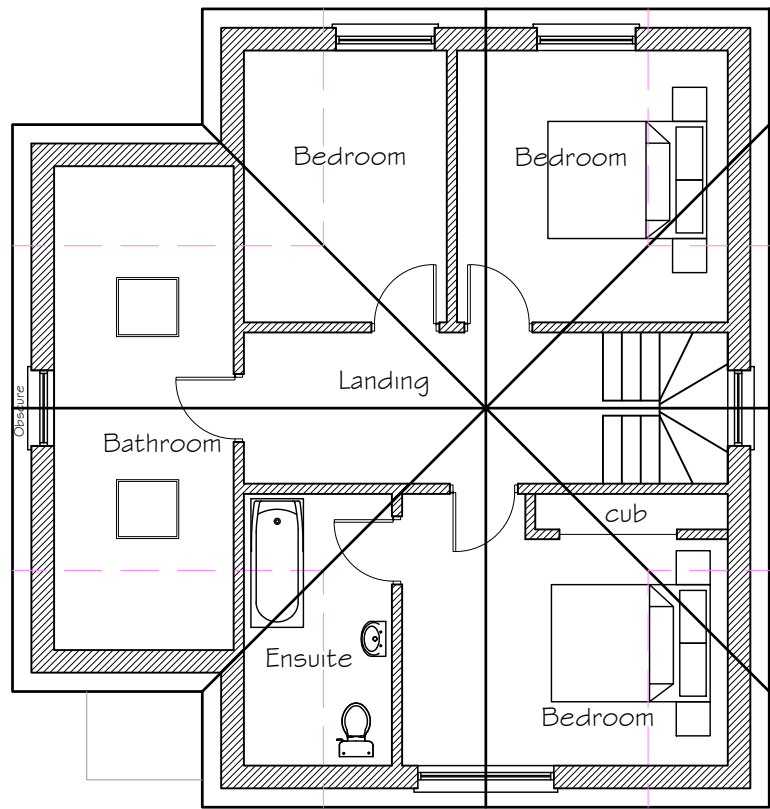
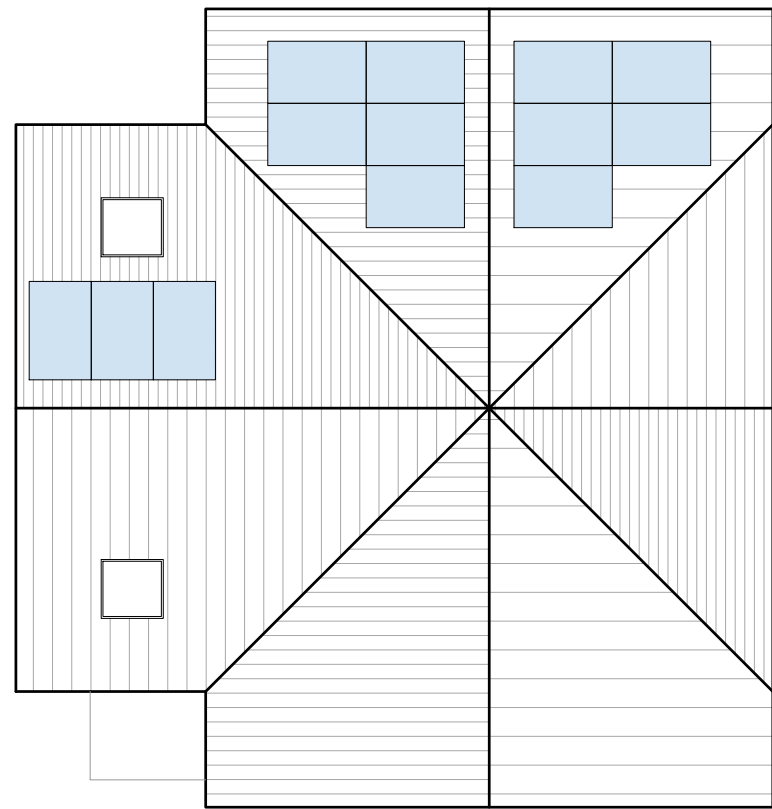




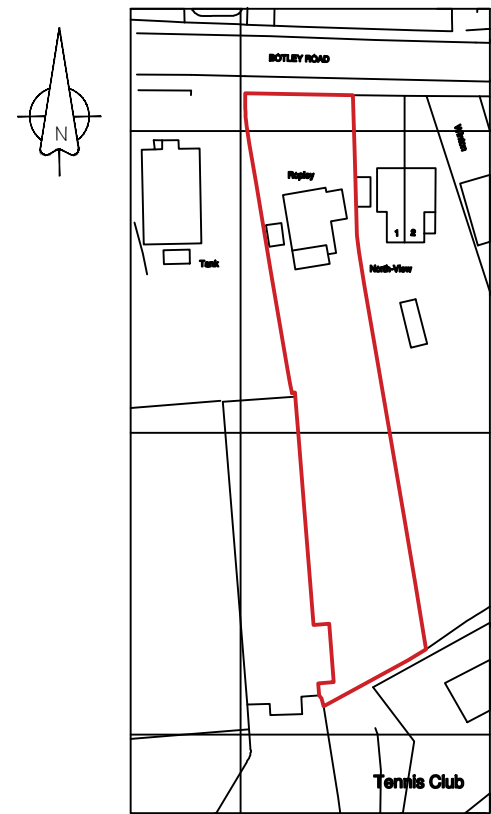
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



Location Plan 1:1250

© Crown copyright (2023). All rights reserved.
Licence Number 100046928.

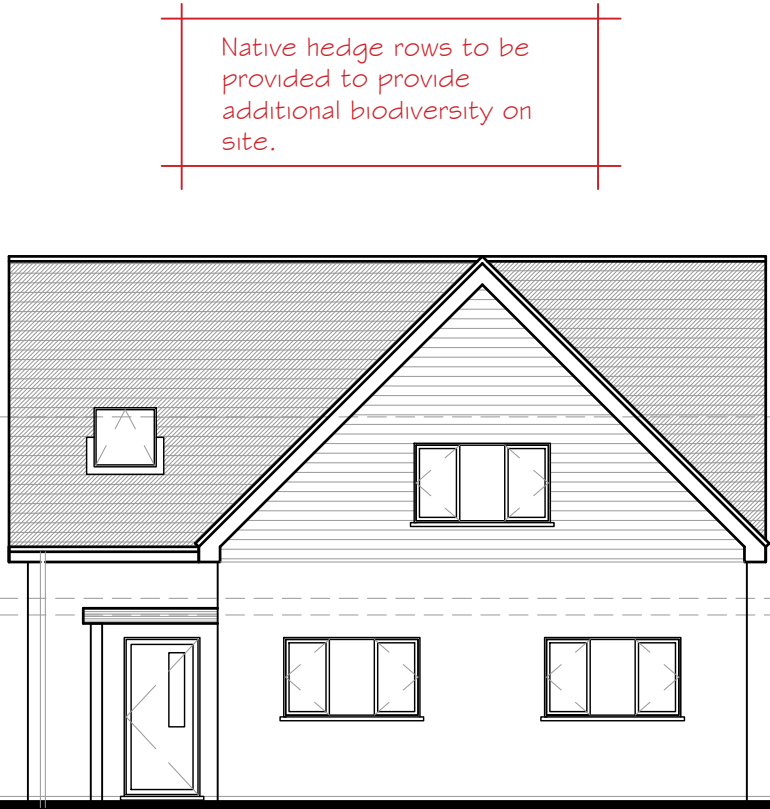
Drawing Notes:

The copyright of this drawing belongs solely with BPS Design Consultants Ltd, it should not be copied or reproduced without their written consent.

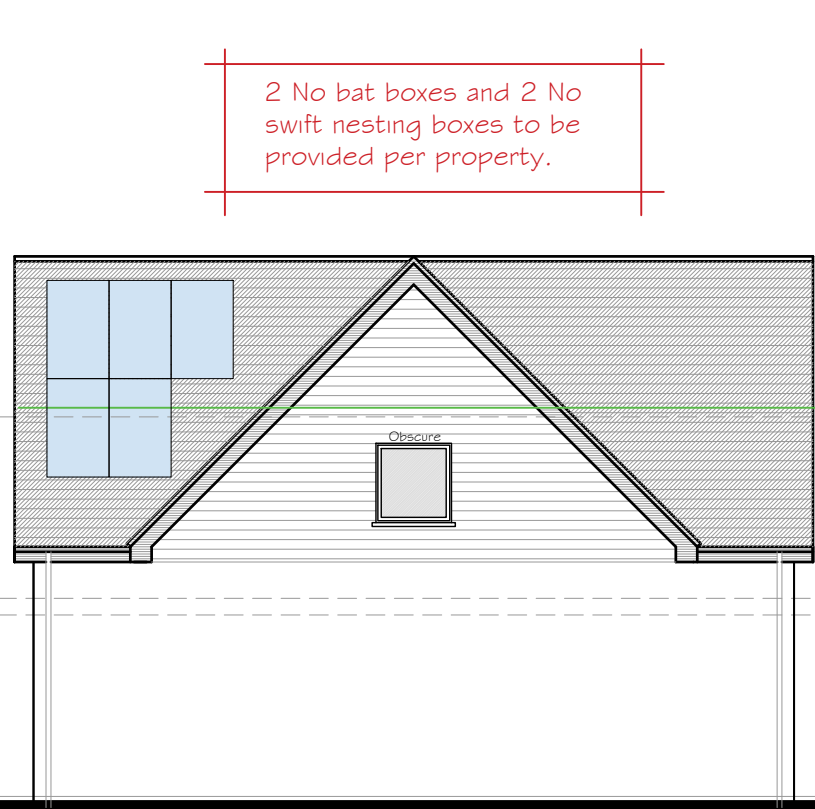
Written dimensions to take precedent over scaling the drawing however all dimensions to be checked and verified on site prior to commencing works. The Contractor shall take all responsibility for setting out. Any discrepancies should be clarified prior to proceeding with work.

All workmanship and materials shall comply with BS 8000 Parts 1-15.

All drawings and notes are prepared for the purposes of demonstrating compliance with the Approved Documents comprising the Building Regulations and do not necessarily describe the full extent of the construction works required. Details of all existing parts of the structure (drainage etc) and the exact requirements of the Client should be verified for the contract sum prior to commencement. Any variations from those implied from these drawings should be clarified.



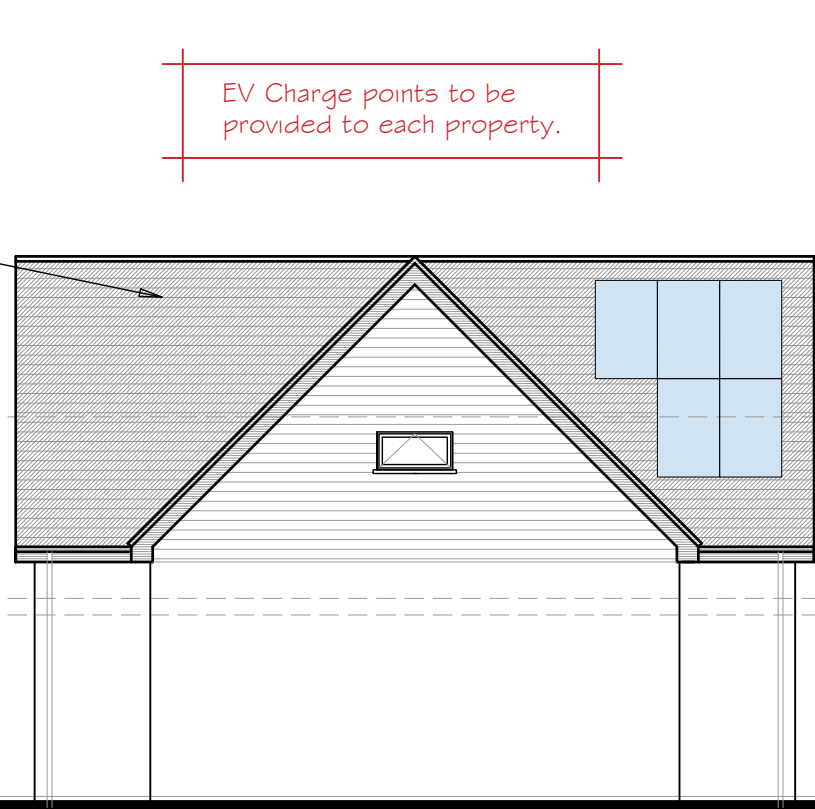
Proposed Front Elevation



Proposed Side Elevation

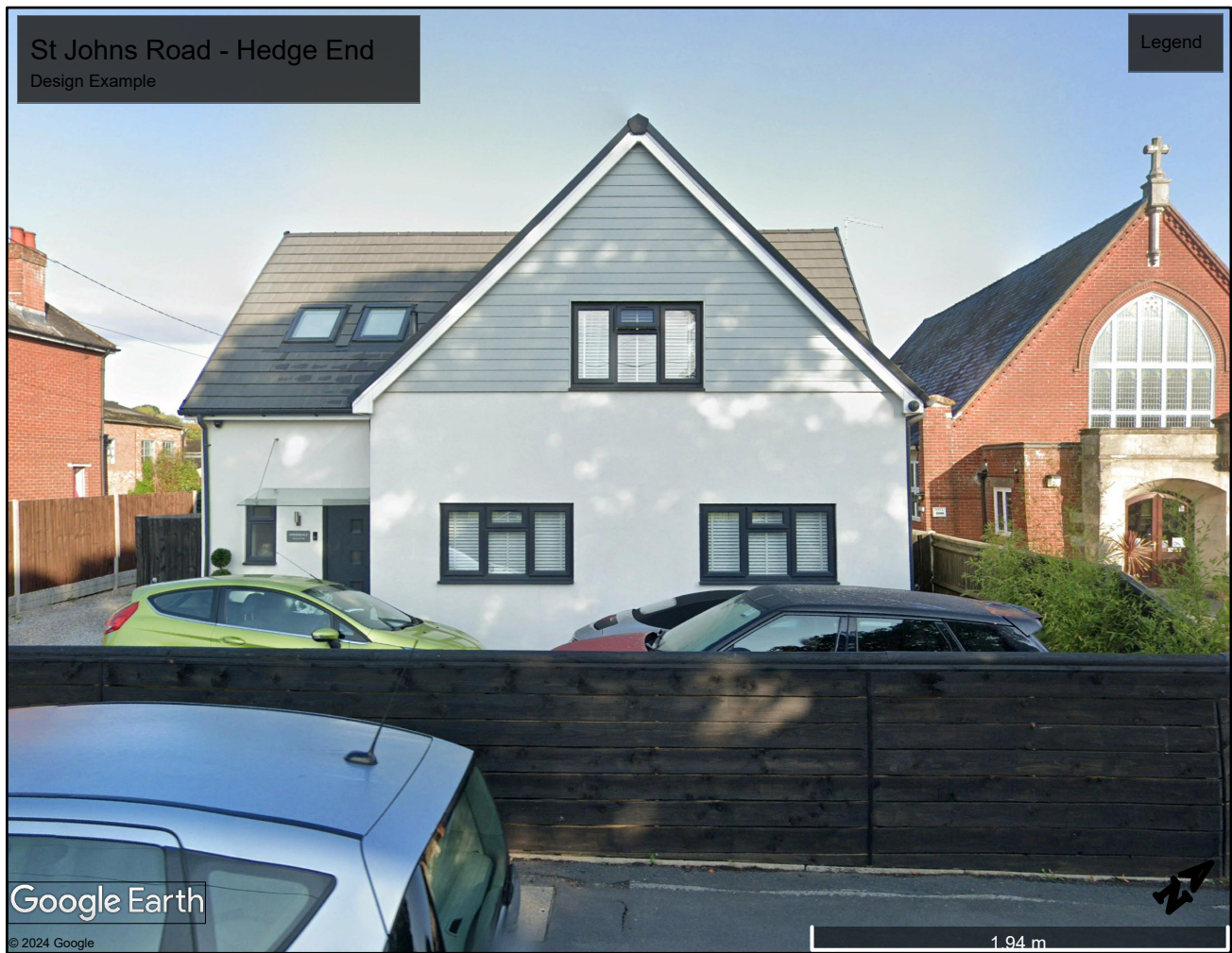


Proposed Rear Elevation



Proposed Side Elevation

Grey tiles or slates.
Solar panels on South Elevations, of front of north property and rear of south property.
Velux windows cill above 1700mm above FFL.
Cladding board.
White UPVC windows.
Facing brickwork.



2 No 3 Bed Proposed Dwellings (Dwellings Handed)

The standard requires that:

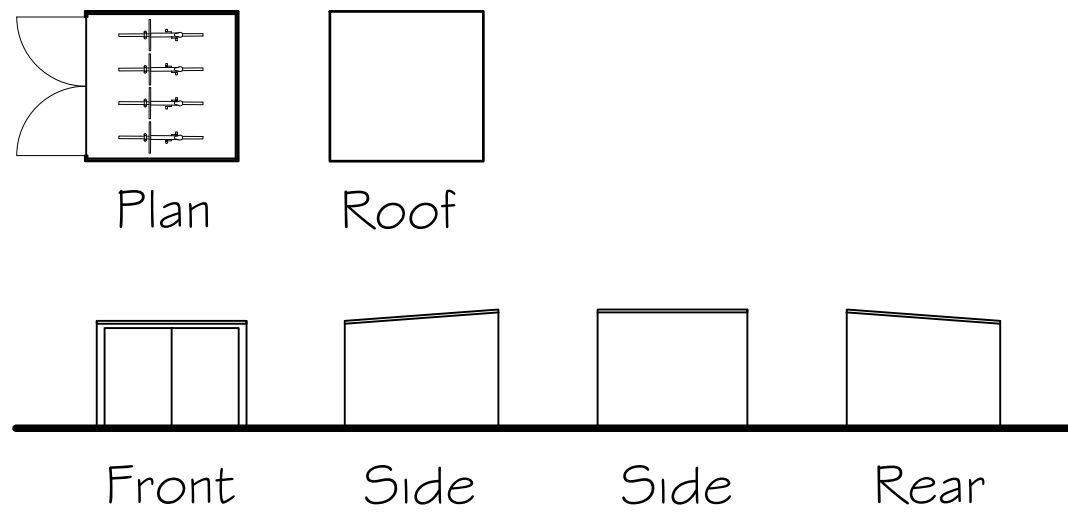
- the dwelling provides at least the gross internal floor area and built-in storage area set out in the table below;
- a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 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.

Minimum gross internal floor areas and storage (m²)

[2] Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m² to 37m².

Where the table is greyed out – you would need to opt for more bedrooms or more persons in order to comply with the standards. In other words they do not allow a three-storey dwelling for one person.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
	3p	61	70		
2b	4p	70	79		2.0
	4p	74	84	90	
	5p	86	93	99	2.5
3b	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	3.0
4b	7p	108	115	121	
	8p	117	124	130	
	6p	103	110	116	3.5
5b	7p	112	119	125	
	8p	121	128	134	
	7p	116	123	129	4.0
6b	8p	125	132	138	



Proposed Metal Bike Store 369
www.summergardenbuildings.co.uk

Issued For For
Planning Approval

BPS Design Consultants Ltd Architectural Services and Structural Design	
Seafields, Dodwell Lane, Bursledon, Southampton, SO31 1DJ	
Tel: 023 8040 4017	
robert@bpsdesign.co.uk Mobile: 07915 604 293	
colin@bpsdesign.co.uk Mobile: 07886 655 897	
www.bpsdesign.co.uk	
Project: Ropley Botley Road West End Southampton SO30 3HA	
Client: Mr C Pitter	
Dwg Title: Proposed Development Units	
Dwg No: PL03	Revision: -
Date: July 2024	By: rjn Scale: As Shown
The Copyright of this drawing belongs solely to BPS Design Consultants Ltd. It should not be copied or reproduced without consent from BPS Design Consultants Ltd. Original drawing at A1 size.	