

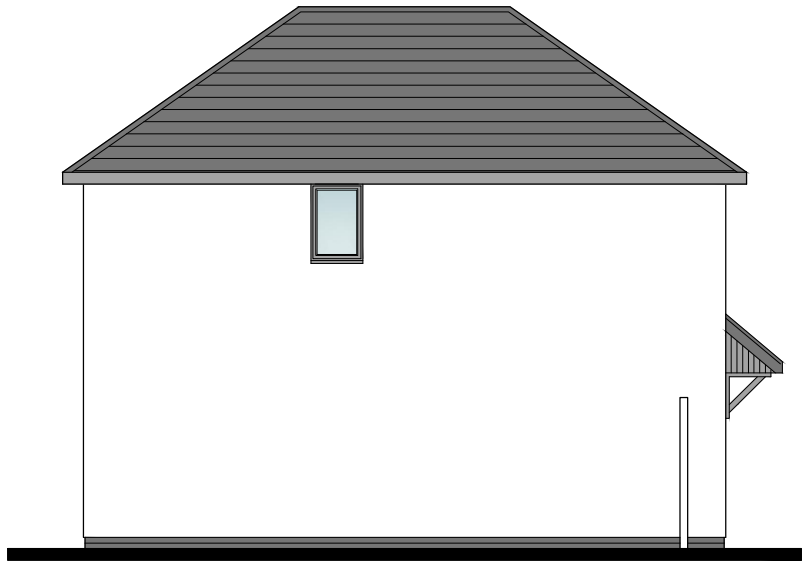
Proposed North Elevation (Scale 1:100)



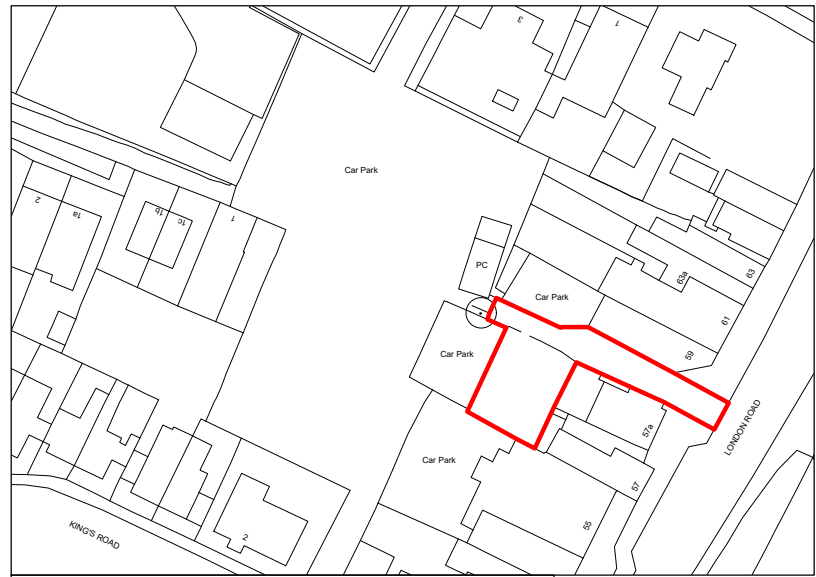
Proposed West Elevation (Scale 1:100)



Proposed South Elevation (Scale 1:100)



Proposed East Elevation (Scale 1:100)



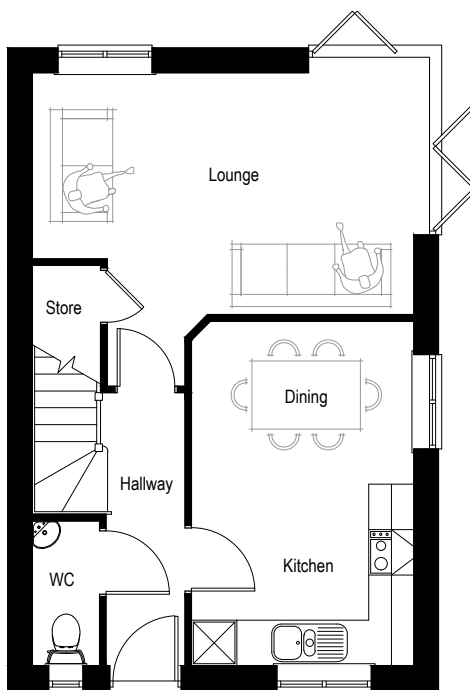
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Location Plan (Scale 1:1250)

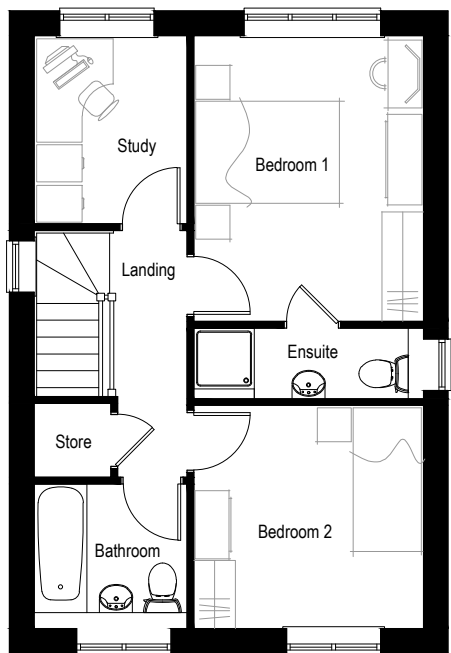
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PROPOSED MATERIALS		
ELEMENT	MATERIAL	COLOUR
External walls	Render	Off white
External walls	Weatherboard Cladding	Grey
Roof (Pitched)	Plain Tiles	Grey
Gutters & downpipes	UPVC	Grey
Windows	UPVC	Grey
Front Door	GRP	Grey
Bi-fold Doors	Aluminium	Grey

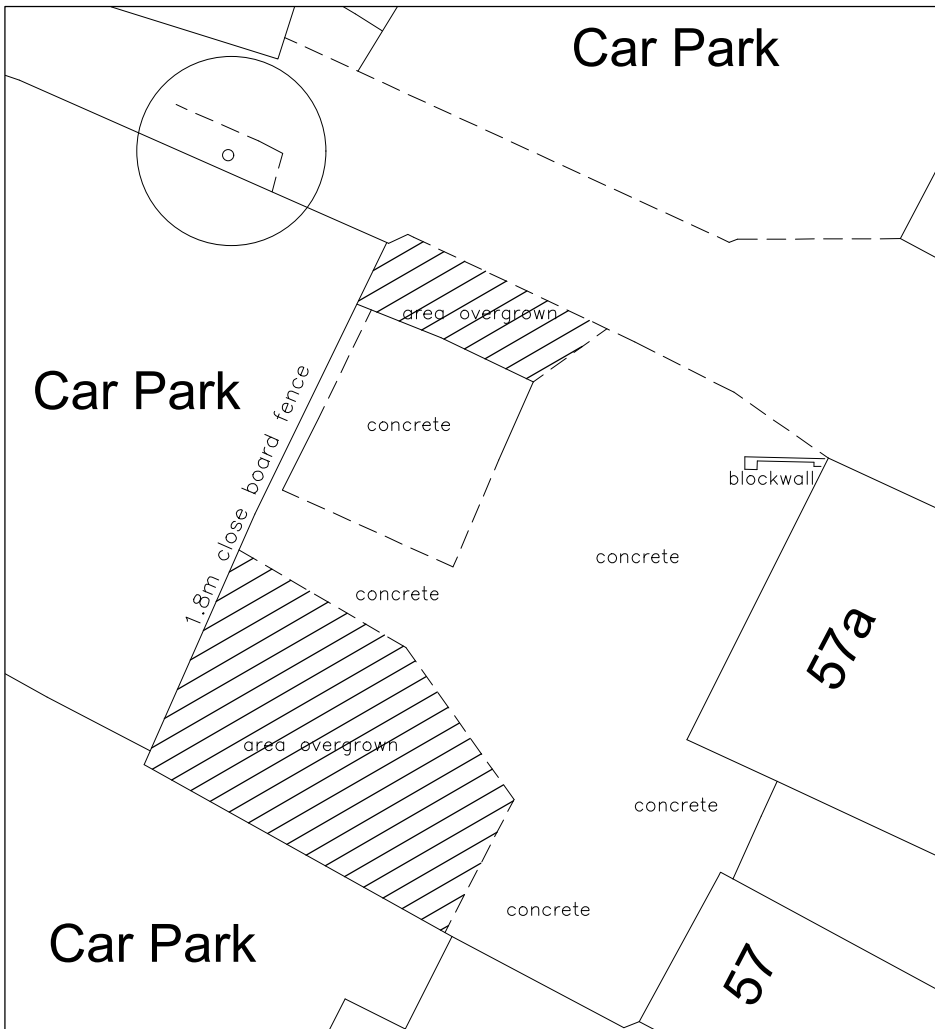
- Nationally Described Space Standards
Check List
- The standards require:
- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1: **2B 3P - 2 storey dwelling 70m², actual 79.22m²**
 - a dwelling with two or more bedspaces has at least one double (or twin) bedroom: **Double bedroom provided**
 - 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: **bed 2 - 8.97m² (3.05m wide)**
 - in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²: **bed 1 - 11.50m²**
 - one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide: **bed 1 - 3.10m 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): **headroom under 1.5m not included within floor 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: **none**
 - 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: **no built in wardrobes provided**
 - the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area: **100% over 2.3m ceiling height**



Proposed Ground Floor Plan (Scale 1:100)



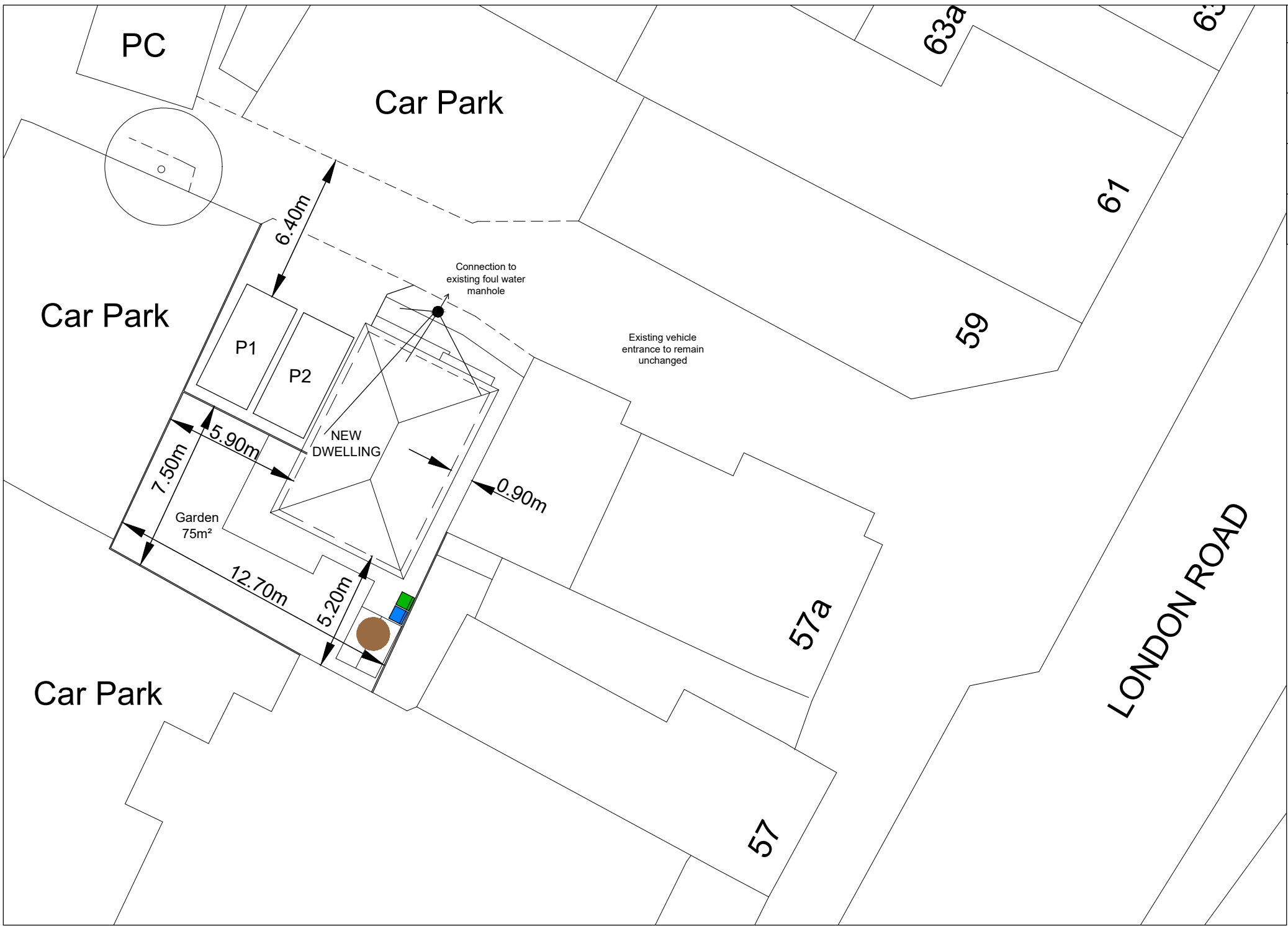
Proposed First Floor Plan (Scale 1:100)



Existing Site Plan (Scale 1:200)

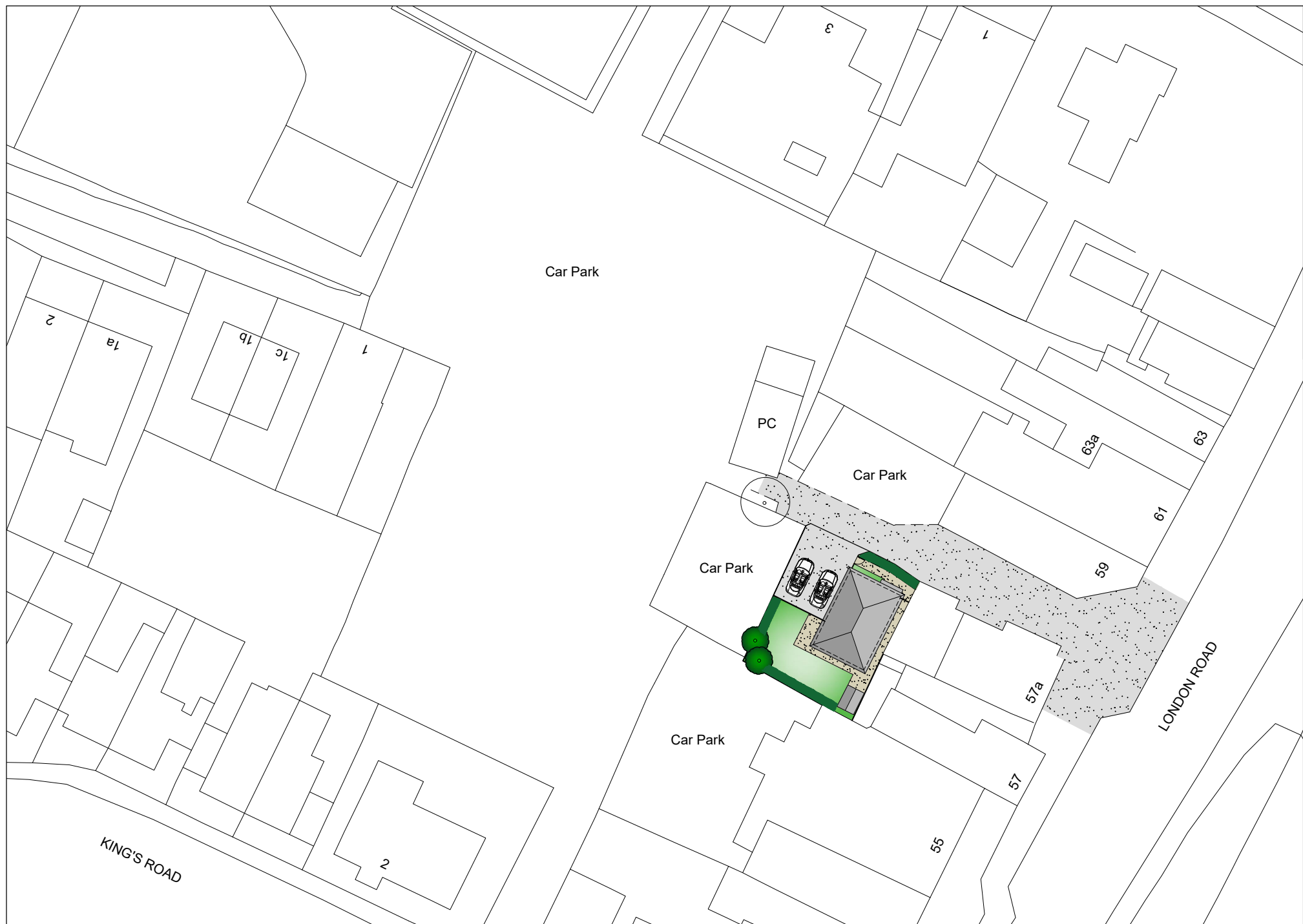


Proposed Street Scene / Front View of Accessway (Scale 1:200)



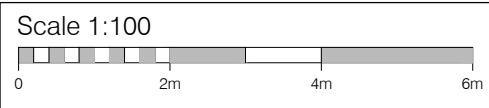
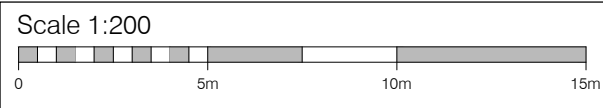
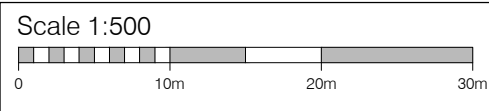
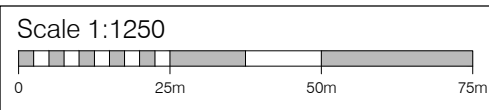
Technical Plan (Scale 1:200)

KEY	
	Existing Building
	Car Parking Space
	Cycle Storage
	Refuse Storage Area

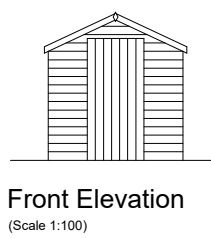


Proposed Site Plan (Scale 1:500)

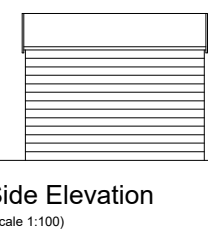
KEY	
	New Native Tree
	New Native Hedge
	Grass / Planting
	New Buildings
	Driveway
	Paths / Patios



Proposed Cycle Store



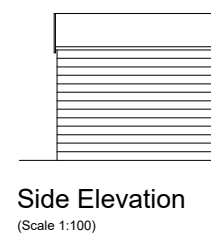
Front Elevation (Scale 1:100)



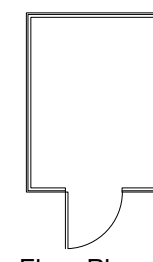
Side Elevation (Scale 1:100)



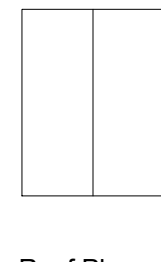
Rear Elevation (Scale 1:100)



Side Elevation (Scale 1:100)



Floor Plan (Scale 1:100)



Roof Plan (Scale 1:100)

PROPOSED FLOOR AREAS		
FLOOR	INTERNAL FLOOR (m ²)	INTERNAL FLOOR (ft ²)
GRD FLOOR	39.61 m ²	426 sqft
1ST FLOOR	39.61 m ²	426 sqft
TOTAL	79.22 m ²	852 sqft

PROPOSED



Residential Development Solutions

CLIENT
Mr Kirkpatrick

SITE
57A London Road, Cowplain

TITLE
Planning - Proposed Plans

SCALE Varies (A1)	DRAWING NO. KALO-0304-102	REVISION A
DATE Dec 23		
DRAWN PDB	CHECKED PDB	

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