GROSS DEVELOPMENT AREA

GROUND FLOOR: 586,50 SQM
FIRST FLOOR: 590,00 SQM
SECOND FLOOR: 578,10 SQM

TOTAL GROSS DEVELOPMENT AREA: 1754,60 SQM

SCHEDULE OF ACCOMMODATION

TOTAL 1NO BEDROOM FLATS: 14
TOTAL 2NO BEDROOM FLATS: 6

Unit 01/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 02/ 1 Bedroom Flat - 1 Occupant : 47,00 Sqm
Unit 03/ 1 Bedroom Flat - 1 Occupant : 37,50 Sqm
Unit 04/ 1 Bedroom Flat - 2 Occupants : 58,50 Sqm
Unit 05/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 06/ 2 Bedroom Flat - 3 Occupants : 66,00 Sqm
Unit 07/ 1 Bedroom Flat - 2 Occupants : 55,60 Sqm
Unit 08/ 1 Bedroom Flat - 1 Occupant : 40,10 Sqm
Unit 09/ 1 Bedroom Flat - 1 Occupant : 39,10 Sqm
Unit 10/ 1 Bedroom Flat - 2 Occupants : 54,20 Sqm
Unit 11/ 2 Bedroom Flat - 4 Occupants : 96,00 Sqm
Unit 12/ 1 Bedroom Flat - 2 Occupants : 56,60 Sqm
Unit 13/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 14/ 2 Bedroom Flat - 3 Occupants : 66,00 Sqm
Unit 15/ 1 Bedroom Flat - 2 Occupants : 55,60 Sqm
Unit 16/ 1 Bedroom Flat - 1 Occupants : 40,10 Sqm
Unit 17/ 1 Bedroom Flat - 1 Occupants : 39,10 Sqm
Unit 18/ 1 Bedroom Flat - 2 Occupants : 41,60 Sqm
Unit 19/ 1 Bedroom Flat - 5 Occupants : 47,70 Sqm
Unit 20/ 1 Bedroom Flat - 2 Occupants : 47,00 Sqm
Unit 21/ 1 Bedroom Flat - 2 Occupants : 49,70 Sqm

PARKING AND BIKES

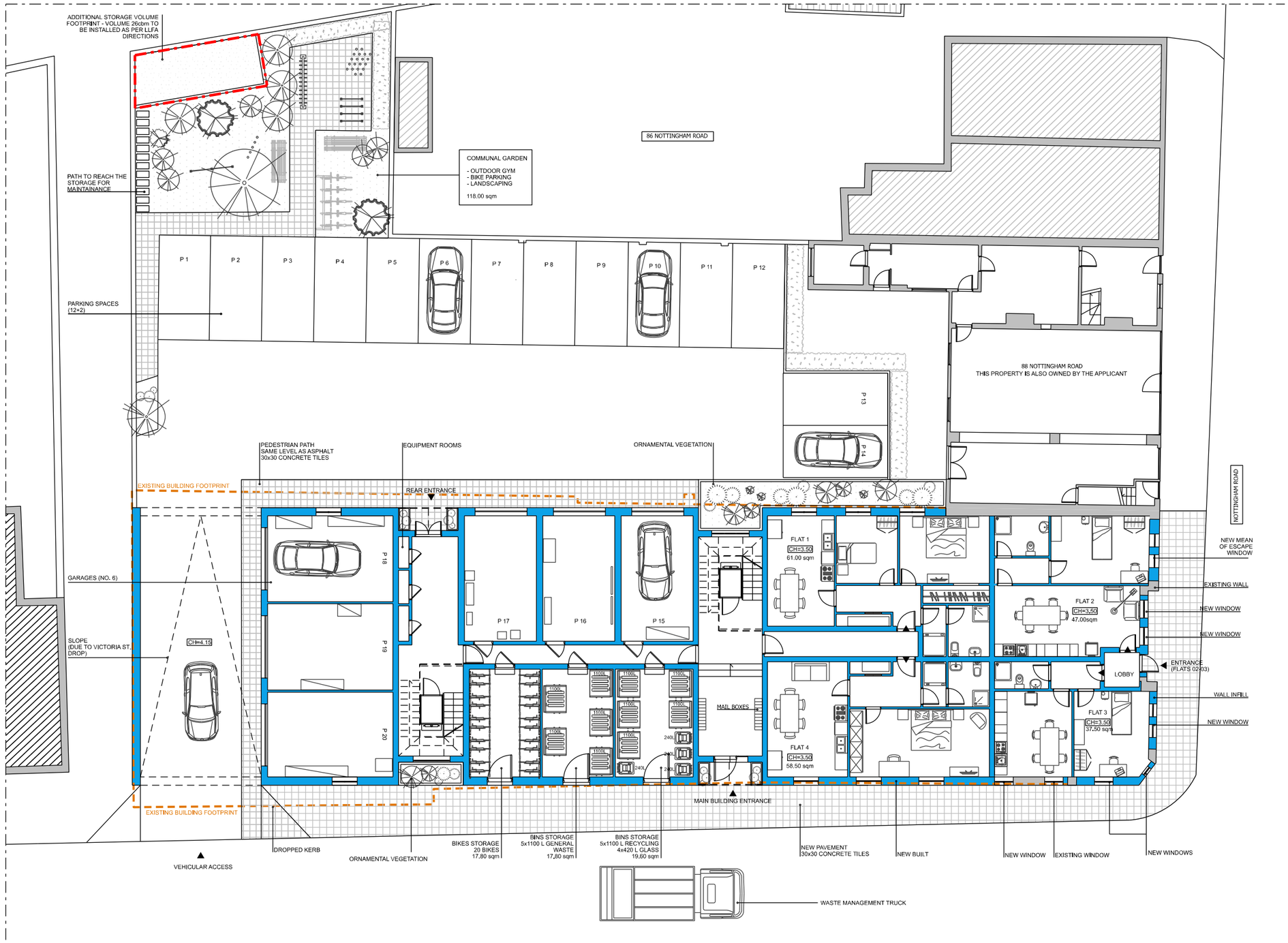
OUTDOOR PARKING SPACES: 14
GARAGES: 6
BIKES STORARE: 23

WASTE MANAGMENT PROVISION

GENERAL WASTE: 5x1100 L REFUSE BINS
RECYCLING: 5x1100 L MIXED RECYCLING BINS
RECYCLING: 4x240L BINS FOR GLASS

AMENITY SPACE

COMMUNAL GARDEN: 116 sqm
INDOOR RELAXATION AREAS: 26 sqm



01 PROPOSED GROUND FLOOR PLAN
1:200

M 1:200
0 1 2 3 4 5 6 8 10 12 14 16 18 20 [m]

Notes:

1. This drawing remains copyright of Windsor & Patania Architecture and may not be reproduced or copied without consent in writing.

2. Do not scale drawing use figured dimensions only.

3. Any discrepancies between site and drawings to be reported to the architect immediately.

4. Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.

5. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.

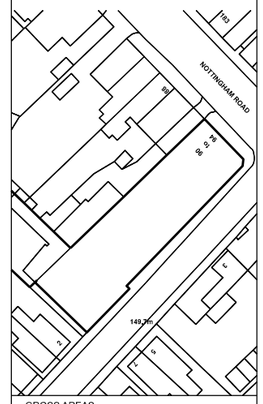
6. This drawing has been drawn to scale for the purposes of obtaining local authority approval. Any measurements required for construction must not be scaled from this drawing.

7. All structural elements to be agreed with local authority Building Control prior to commencement of works.

8. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

9. All the suggested demolition works are only indicative. Structural elements will be possibly identified among the suggested demolitions during and after the strip out works, with the result of an increase of budget and structural engineer involvement. Windsor & Patania doesn't take any responsibility for that.

10. All areas are strictly approximate and are provided for indicative purposes only and should not be relied upon. The viability of the new areas and layouts is still to be confirmed and further coordinated on site in terms of facade, structure, insulation, acoustic, MEP, fire strategy and waste requirements.



GROSS AREAS

WINDSOR & PATANIA
Architecture and Developments

Mr Giovanni Patania
Architect ARB / RIBA

Liberty House, 222 Regent Street London, W1B 5TR

M: 07931050159
E: info@windsorpatania.com

client
CRAIG McDAID
89 Argyll Road, Ripley
DERBYSHIRE
DE5 3LH
GBR

FULL-PLANNING APPLICATION

Address
90-94 Nottingham Road, SOMERCOTES, DE55 4LY

drawing title
PROPOSED FLOOR PLAN

date	scale	
FEBRUARY 2021	1:200@A3	GFS

drawing number	sheet no.	rev
S-08	8 OF 14	03

GROSS DEVELOPMENT AREA

GROUND FLOOR: 586,50 SQM
FIRST FLOOR: 590,00 SQM
SECOND FLOOR: 578,10 SQM

TOTAL GROSS DEVELOPMENT AREA: 1754,60 SQM

SCHEDULE OF ACCOMMODATION

TOTAL 1NO BEDROOM FLATS: 14
TOTAL 2NO BEDROOM FLATS: 6

Unit 01/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 02/ 1 Bedroom Flat - 1 Occupant : 47,00 Sqm
Unit 03/ 1 Bedroom Flat - 1 Occupant : 37,50 Sqm
Unit 04/ 1 Bedroom Flat - 2 Occupants : 50,50 Sqm
Unit 05/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 06/ 2 Bedroom Flat - 3 Occupants : 66,00 Sqm
Unit 07/ 1 Bedroom Flat - 2 Occupants : 55,60 Sqm
Unit 08/ 1 Bedroom Flat - 1 Occupant : 40,10 Sqm
Unit 09/ 1 Bedroom Flat - 1 Occupant : 39,10 Sqm
Unit 10/ 1 Bedroom Flat - 2 Occupants : 54,20 Sqm
Unit 11/ 2 Bedroom Flat - 4 Occupants : 96,00 Sqm
Unit 12/ 1 Bedroom Flat - 2 Occupants : 56,60 Sqm
Unit 13/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 14/ 2 Bedroom Flat - 3 Occupants : 66,00 Sqm
Unit 15/ 1 Bedroom Flat - 2 Occupants : 55,60 Sqm
Unit 16/ 1 Bedroom Flat - 1 Occupants : 40,10 Sqm
Unit 17/ 1 Bedroom Flat - 1 Occupants : 39,10 Sqm
Unit 18/ 1 Bedroom Flat - 2 Occupants : 41,60 Sqm
Unit 19/ 1 Bedroom Flat - 5 Occupants : 47,70 Sqm
Unit 20/ 1 Bedroom Flat - 2 Occupants : 47,00 Sqm
Unit 21/ 1 Bedroom Flat - 2 Occupants : 49,70 Sqm

PARKING AND BIKES

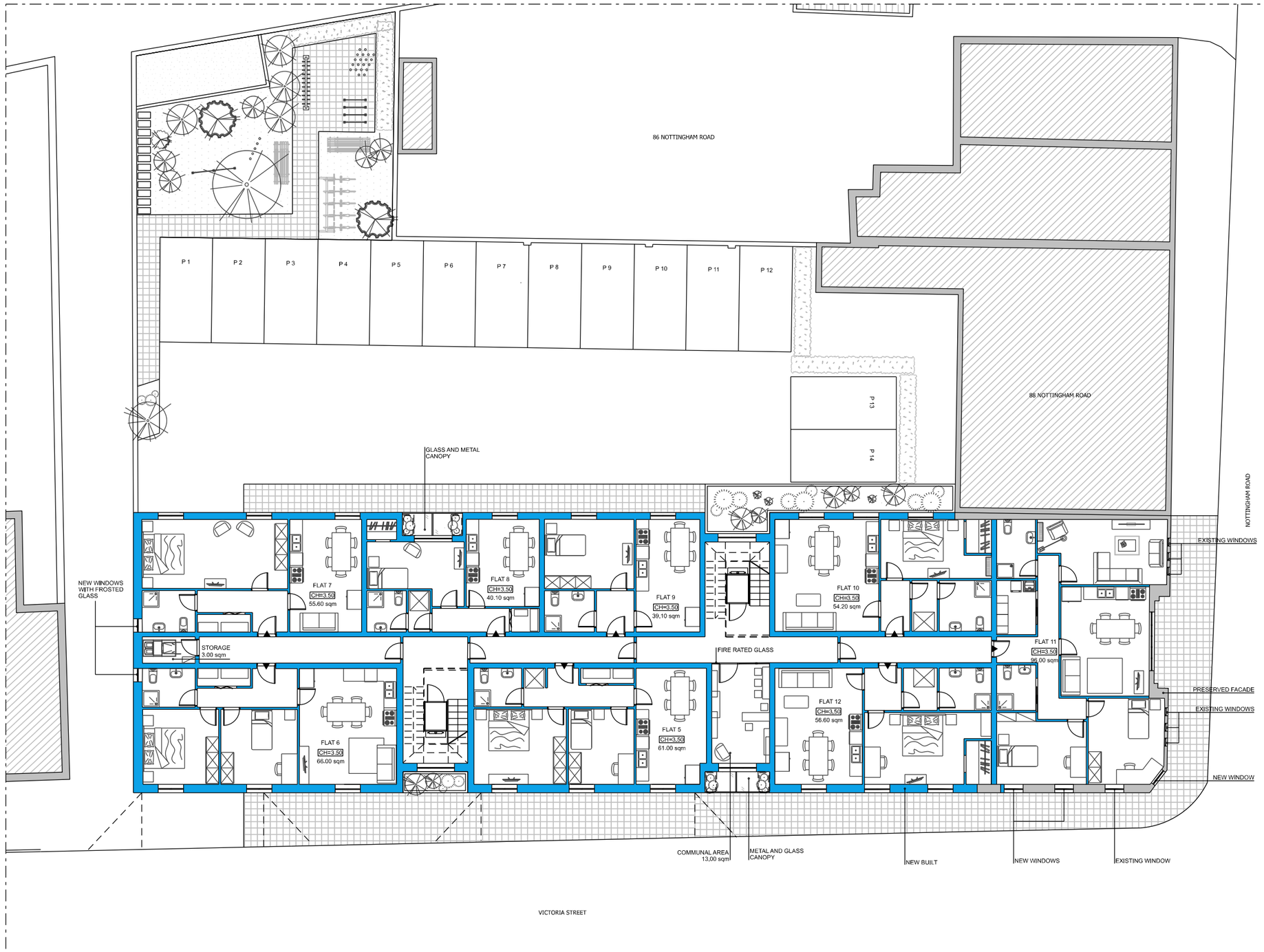
OUTDOOR PARKING SPACES: 14
GARAGES: 6
BIKES STORARE: 23

WASTE MANAGMENT PROVISION

GENERAL WASTE: 5x1100 L REFUSE BINS
RECYCLING: 5x1100 L MIXED RECYCLING BINS
RECYCLING: 4x240L BINS FOR GLASS

AMENITY SPACE

COMMUNAL GARDEN: 116 sqm
INDOOR RELAXATION AREAS: 26 sqm



01 PROPOSED FIRST FLOOR PLAN
1:200

M 1:200
0 1 2 3 4 5 6 8 10 12 14 16 18 20 [m]

Notes:

1. This drawing remains copyright of Windsor & Patania Architecture and may not be reproduced or copied without consent in writing.

2. Do not scale drawing use figured dimensions only.

3. Any discrepancies between site and drawings to be reported to the architect immediately.

4. Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.

5. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.

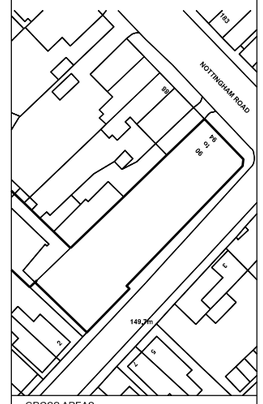
6. This drawing has been drawn to scale for the purposes of obtaining local authority approval. Any measurements required for construction must not be scaled from this drawing.

7. All structural elements to be agreed with local authority Building Control prior to commencement of works.

8. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

9. All the suggested demolition works are only indicative. Structural elements will be possibly identified among the suggested demolitions during and after the strip out works, with the result of an increase of budget and structural engineer involvement. Windsor & Patania doesn't take any responsibility for that.

10. All areas are strictly approximate and are provided for indicative purposes only and should not be relied upon. The viability of the new areas and layouts is still to be confirmed and further coordinated on site in terms of facade, structure, insulation, acoustic, MEP, fire strategy and waste requirements.



GROSS AREAS

WINDSOR & PATANIA
Architecture and Developments

Mr Giovanni Patania
Architect ARB / RIBA

Liberty House, 222 Regent Street London, W1B 5TR

M: 07931050159
E: info@windsorpatania.com

client
CRAIG McDAID
89 Argyll Road, Ripley
DERBYSHIRE
DE5 3LH
GBR

FULL-PLANNING APPLICATION

Address
90-94 Nottingham Road, SOMERCOTES, DE55 4LY

drawing title
PROPOSED FLOOR PLAN

date	scale	
FEBRUARY 2021	1:200@A3	GFS

drawing number	sheet no.	rev
S-09	9 OF 14	03

GROSS DEVELOPMENT AREA

GROUND FLOOR: 586,50 SQM
FIRST FLOOR: 590,00 SQM
SECOND FLOOR: 578,10 SQM

TOTAL GROSS DEVELOPMENT AREA: 1754,60 SQM

SCHEDULE OF ACCOMMODATION

TOTAL 1NO BEDROOM FLATS: 14
TOTAL 2NO BEDROOM FLATS: 6

Unit 01/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 02/ 1 Bedroom Flat - 1 Occupant : 47,00 Sqm
Unit 03/ 1 Bedroom Flat - 1 Occupant : 37,50 Sqm
Unit 04/ 1 Bedroom Flat - 2 Occupants : 50,50 Sqm
Unit 05/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 06/ 2 Bedroom Flat - 3 Occupants : 66,00 Sqm
Unit 07/ 1 Bedroom Flat - 2 Occupants : 55,60 Sqm
Unit 08/ 1 Bedroom Flat - 1 Occupant : 40,10 Sqm
Unit 09/ 1 Bedroom Flat - 1 Occupant : 39,10 Sqm
Unit 10/ 1 Bedroom Flat - 2 Occupants : 54,20 Sqm
Unit 11/ 2 Bedroom Flat - 4 Occupants : 96,00 Sqm
Unit 12/ 1 Bedroom Flat - 2 Occupants : 56,60 Sqm
Unit 13/ 2 Bedroom Flat - 3 Occupants : 61,00 Sqm
Unit 14/ 2 Bedroom Flat - 3 Occupants : 66,00 Sqm
Unit 15/ 1 Bedroom Flat - 2 Occupants : 55,60 Sqm
Unit 16/ 1 Bedroom Flat - 1 Occupants : 40,10 Sqm
Unit 17/ 1 Bedroom Flat - 1 Occupants : 39,10 Sqm
Unit 18/ 1 Bedroom Flat - 2 Occupants : 47,60 Sqm
Unit 19/ 1 Bedroom Flat - 5 Occupants : 47,70 Sqm
Unit 20/ 1 Bedroom Flat - 2 Occupants : 47,00 Sqm
Unit 21/ 1 Bedroom Flat - 2 Occupants : 49,70 Sqm

PARKING AND BIKES

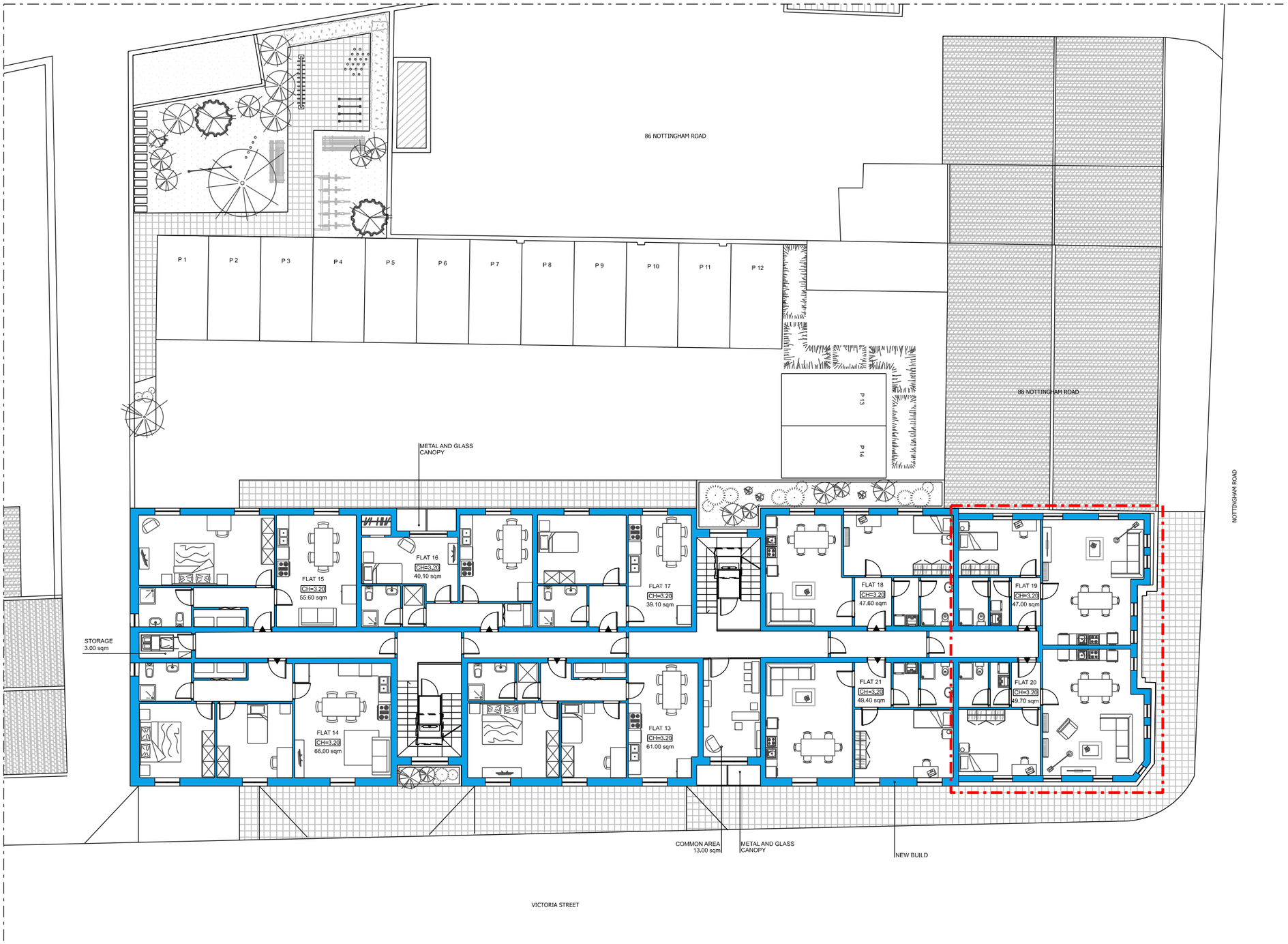
OUTDOOR PARKING SPACES: 14
GARAGES: 6
BIKES STORARE: 23

WASTE MANAGMENT PROVISION

GENERAL WASTE: 5x1100 L REFUSE BINS
RECYCLING: 5x1100 L MIXED RECYCLING BINS
RECYCLING: 4x240L BINS FOR GLASS

AMENITY SPACE

COMMUNAL GARDEN: 116 sqm
INDOOR RELAXATION AREAS: 26 sqm



01 PROPOSED SECOND FLOOR PLAN
1:200

M 1:200
0 1 2 3 4 5 6 8 10 12 14 16 18 20 [m]

Notes:

1. This drawing remains copyright of Windsor & Patania Architecture and may not be reproduced or copied without consent in writing.

2. Do not scale drawing use figured dimensions only.

3. Any discrepancies between site and drawings to be reported to the architect immediately.

4. Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.

5. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.

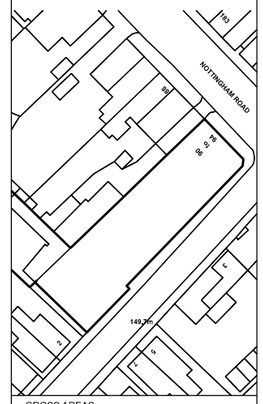
6. This drawing has been drawn to scale for the purposes of obtaining local authority approval. Any measurements required for construction must not be scaled from this drawing.

7. All structural elements to be agreed with local authority Building Control prior to commencement of works.

8. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

9. All the suggested demolition works are only indicative. Structural elements will be possibly identified among the suggested demolitions during and after the strip out works, with the result of an increase of budget and structural engineer involvement. Windsor & Patania doesn't take any responsibility for that.

10. All areas are strictly approximate and are provided for indicative purposes only and should not be relied upon. The viability of the new areas and layouts is still to be confirmed and further coordinated on site in terms of facade, structure, insulation, acoustic, MEP, fire strategy and waste requirements.



GROSS AREAS

WINDSOR & PATANIA
Architecture and Developments

Mr Giovanni Patania
Architect ARB / RIBA

Liberty House, 222 Regent Street London, W1B 5TR

M: 07931050159
E: info@windsorpatania.com

client
CRAIG McDAID
89 Argyll Road, Ripley
DERBYSHIRE
DE5 3LH
GBR

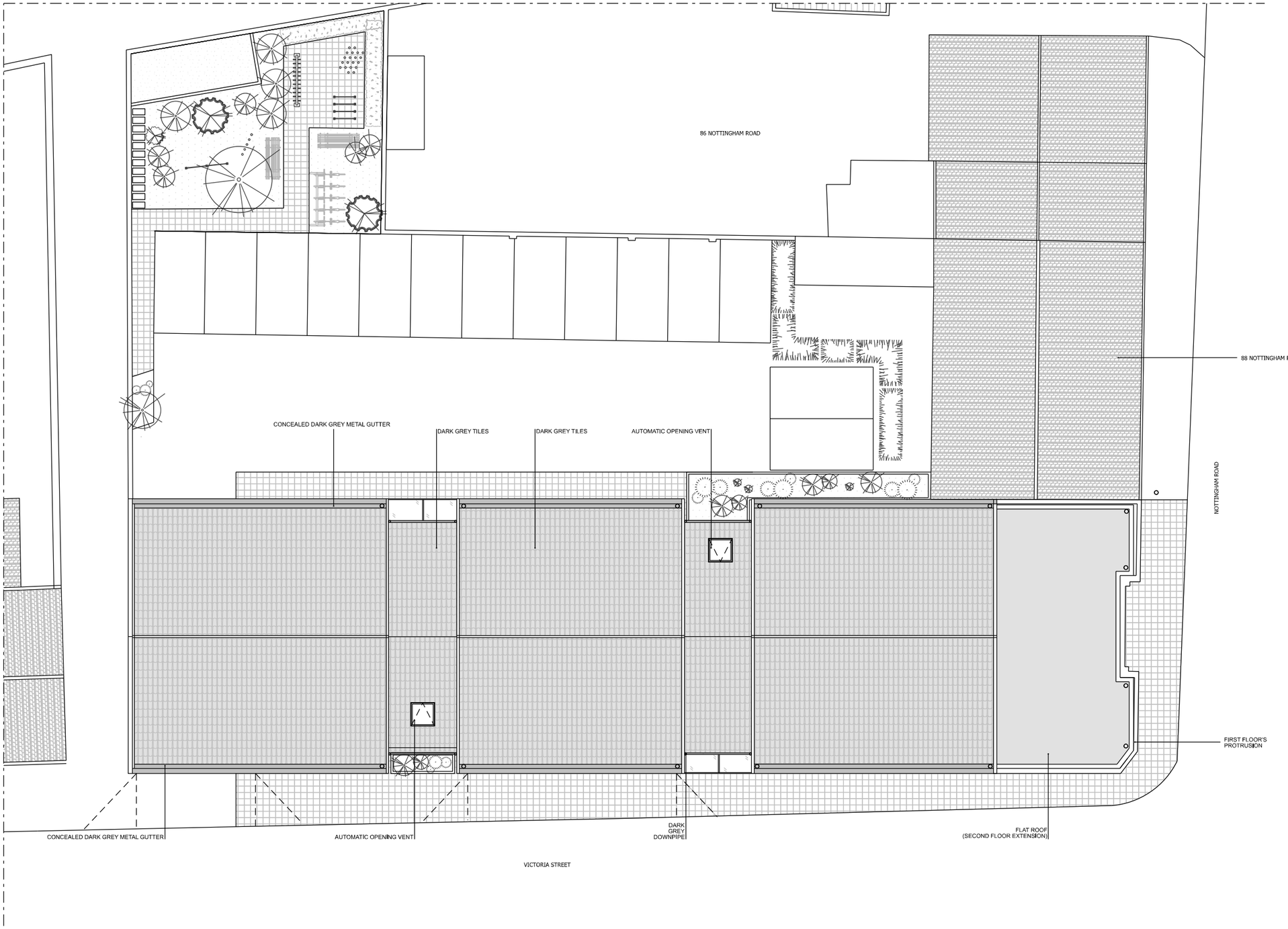
FULL-PLANNING APPLICATION

Address
90-94 Nottingham Road, SOMERCOTES, DE55 4LY

drawing title
PROPOSED FLOOR PLAN

date	scale	
FEBRUARY 2021	1:200@A3	GFS

drawing number	sheet no.	rev
S-10	10 OF 14	03



01 PROPOSED ROOF PLAN

1:200

M 1:200

0 1 2 3 4 5 6 8 10 12 14 16 18 20 [m]

Notes:

1. This drawing remains copyright of Windsor & Patania Architecture and may not be reproduced or copied without consent in writing.

2. Do not scale drawing use figured dimensions only.

3. Any discrepancies between site and drawings to be reported to the architect immediately.

4. Read in conjunction with all relevant structural and mechanical & electrical engineers drawings.

5. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.

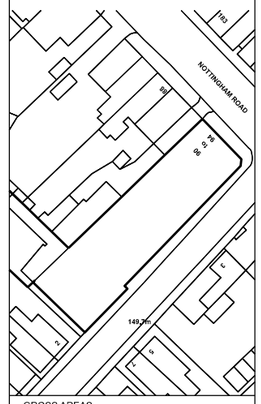
6. This drawing has been drawn to scale for the purposes of obtaining local authority approval. Any measurements required for construction must not be scaled from this drawing.

7. All structural elements to be agreed with local authority Building Control prior to commencement of works.

8. Attention is drawn to the provisions of the party wall act 1996. Legal boundaries should be determined by others.

9. All the suggested demolition works are only indicative. Structural elements will be possibly identified among the suggested demolitions during and after the strip out works, with the result of an increase of budget and structural engineer involvement. Windsor & Patania doesn't take any responsibility for that.

10. All areas are strictly approximate and are provided for indicative purposes only and should not be relied upon. The viability of the new areas and layouts is still to be confirmed and further coordinated on site in terms of facade, structure, insulation, acoustic, MEP, fire strategy and waste requirements.



GROSS AREAS

WINDSOR & PATANIA
Architecture and Developments

Mr Giovanni Patania
Architect ARB / RIBA

Liberty House, 222 Regent Street London, W1B 5TR

M: 07931050159
E: info@windsorpatania.com

client
CRAIG McDAID
89 Argyll Road, Ripley
DERBYSHIRE
DE5 3LH
GBR

FULL-PLANNING APPLICATION

Address
90-94 Nottingham Road, SOMERCOTES, DE55 4LY

drawing title

PROPOSED FLOOR PLAN

date	scale	
FEBRUARY 2021	1:200@A3	GFS

drawing number	sheet no.	rev
S-11	11 OF 14	03