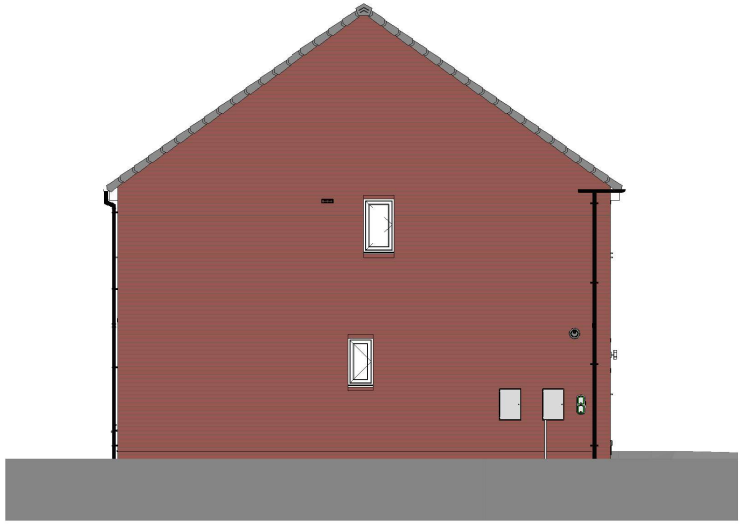


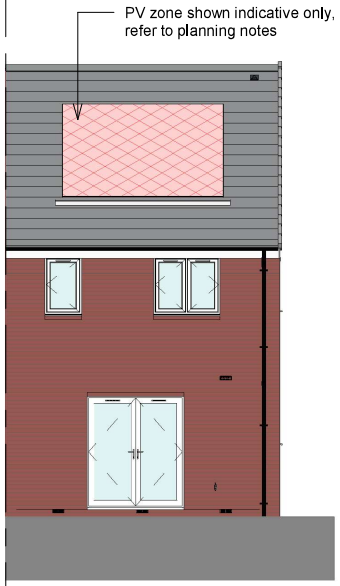
Front Elevation.

1 : 100



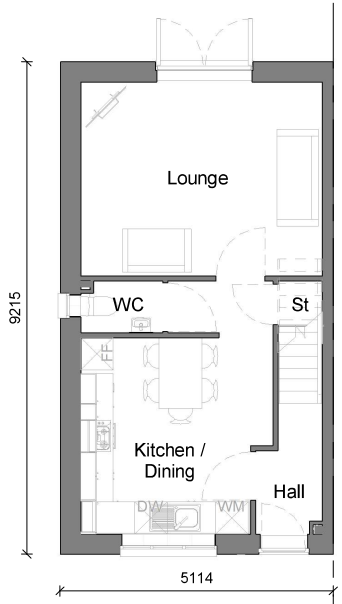
Left Elevation.

1 : 100



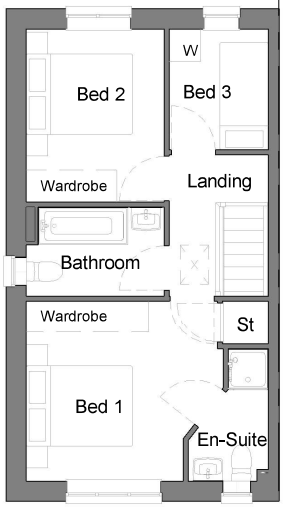
Rear Elevation.

1 : 100



Ground Floor.

1 : 100



First Floor.

1 : 100

Planning Sheet Notes:

Type and style of roof tiles and facing materials including external features such as canopies, cills, heads, fascia, windows, PV and doors as site specification and to Local Authority Approval and are SHOWN INDICATIVE ONLY ON THIS PLAN

PV zone illustrated to multiple roof faces to indicate a possible final location, for the purposes of planning only. May vary by plot (dependant on optimum orientation / roof facing) and not be consistent for each plot & housetype

- Final orientation / roof facing (nb – this may be on one, or multiple roof faces) of PV panels to be confirmed following plot specific SAP assessment.
- Final layout & number of panels to be as per PV installer's design ensuring that minimum kWp (as established by SAP assessment) is achieved.

Position of any EV charge point is indicative only, final postion to suit parking configuration

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	38.38 m²	413.08 SF
First Floor GIA	38.38 m²	413.08 SF
	76.75 m²	826.17 SF

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	39.03 m²	420.1 SF
First Floor Build	39.03 m²	420.1 SF
	78.06 m²	840.21 SF

Part O - This housetype will pass the simplified method if the site and elevations meets all of **CONDITIONS** shown on **Sheet 210**

i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms

Keepmoat Homes

House Type Range	Sub Range
2022 Range	OMS

Scale at A3	Date	Drawn	Checked
As indicated	01.04.25	TechDev	SJK/RB

Pack Title: The Derwent Working Drawing Pack

Sheet Name: Planning Drawings

Coins Code:	House Type Code	Plotting	Handing	Style	Issue
	DERWEN	END	AS	BB	01.3

Project Drawing Pack No.	Project	Pack No.	Rev	Sheet
	22CORE	1080	3	201