

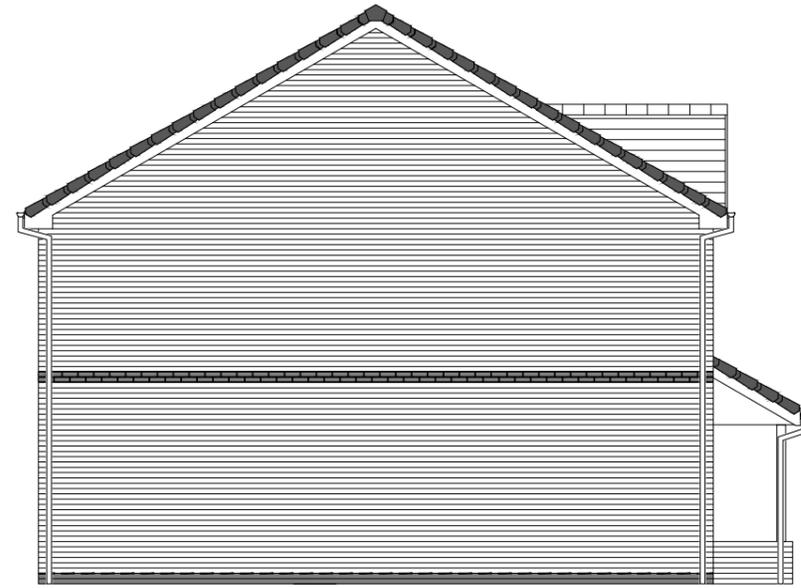
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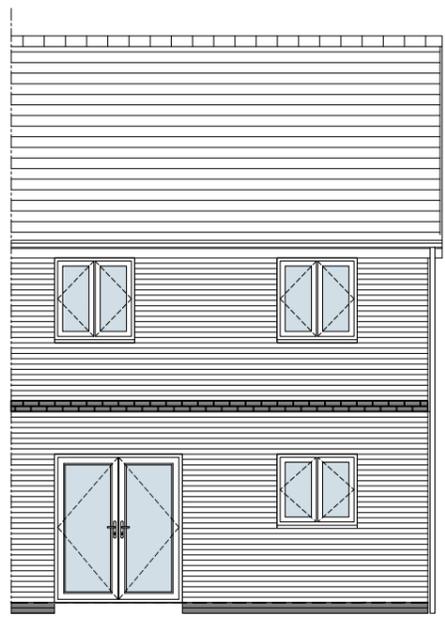
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1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



3 Elevation 3
1 : 100

Bedroom Area Schedule

Name	Bedroom Type	Area
Bedroom 1	Principle Double	12.89 m ²
Bedroom 2	Double / Twin	12.16 m ²
Bedroom 3	Single	7.98 m ²

Built-in Storage Schedule

Room	Area (m ²)
Store below stairs	1.00 m ² (1.5m ²)
Cylinder Cupboard	1.20 m ²
Bulkhead Store	0.91 m ²
Total	3.11 m ²

Overall internal floor area

Required (m ²)	Actual (m ²)
93.0m ²	94.1m ²

precision plans 4 Old Port Square, Earls Port, Chester, CH1 4JP
<https://precisionplans.co.uk/>
 01244 360 737

project:
Standard House Types

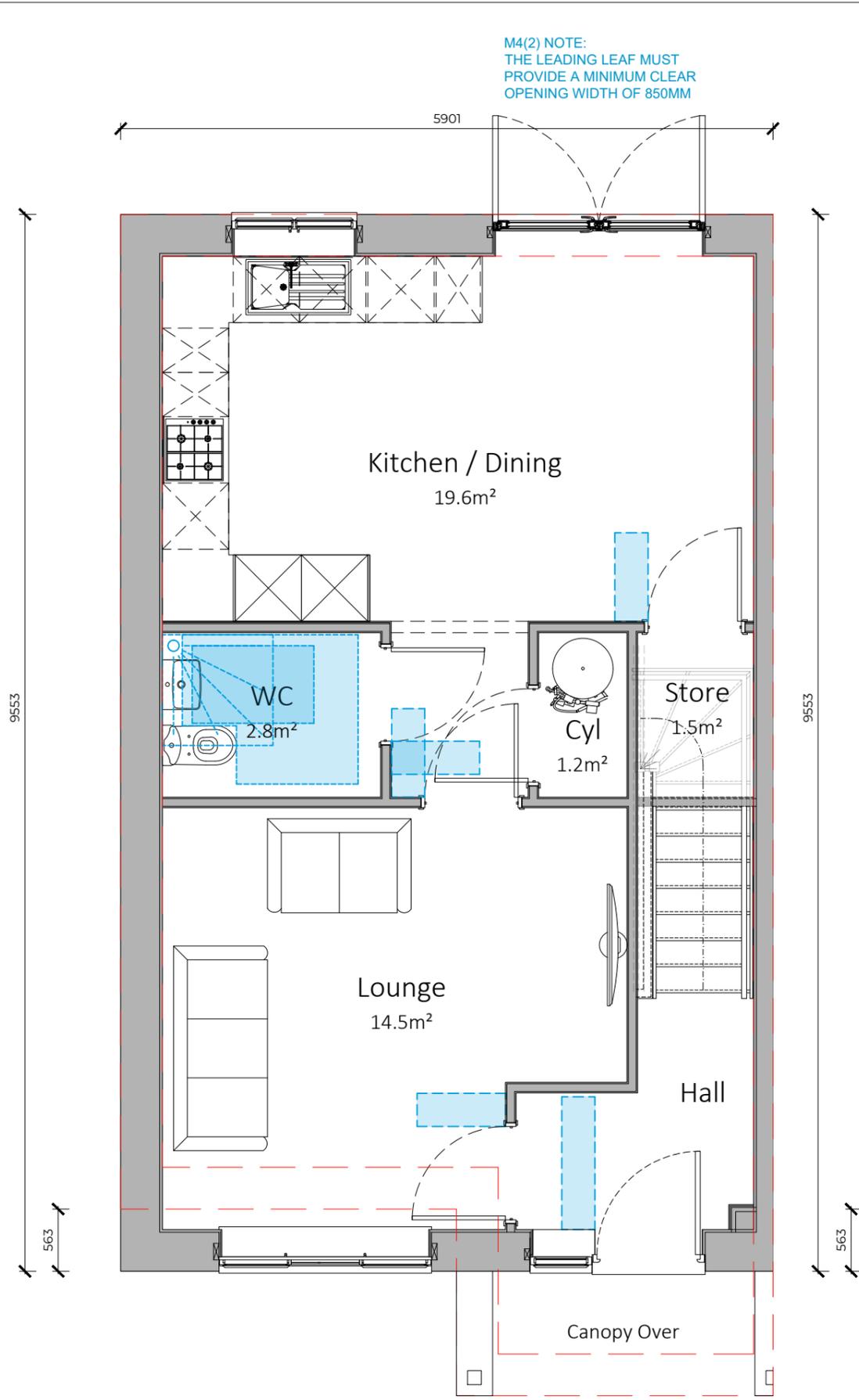
title:
**Heathcote 3b5p (Semi-Detached)
 GA Elevations
 Proposed**

scale: 1:100 client: The Sovini Group
 @A1
 date: 22 Sep 2025

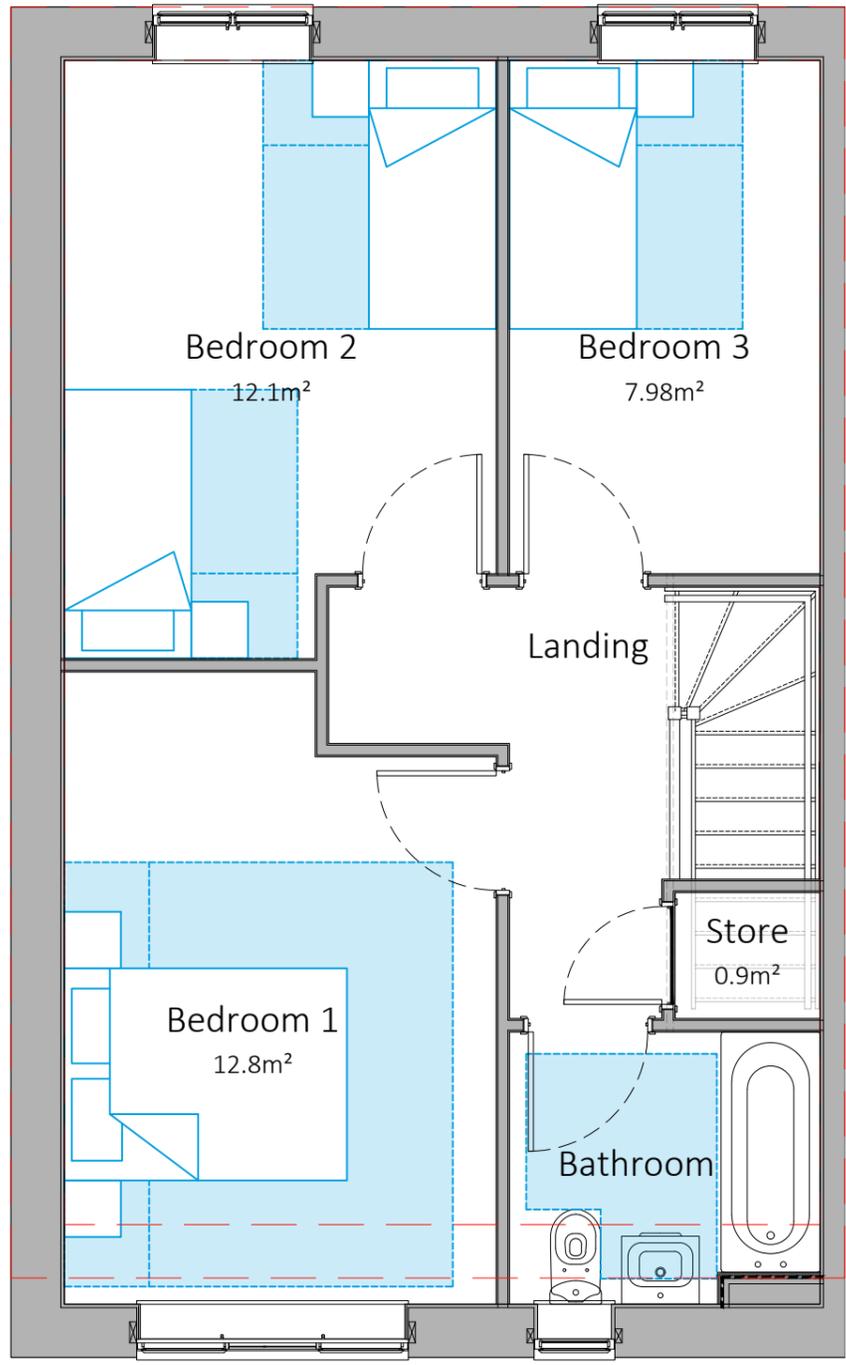
drawing no: revision:

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M4(2) NOTE:
 THE LEADING LEAF MUST
 PROVIDE A MINIMUM CLEAR
 OPENING WIDTH OF 850MM



1 Ground Floor
1 : 50



2 First Floor
1 : 50

Bedroom Area Schedule

Name	Bedroom Type	Area
Bedroom 1	Principle Double	12.89 m ²
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Built-in Storage Schedule

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Overall internal floor area

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93.0m ²	94.1m ²

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project:
Standard House Types

title:
**Heathcote 3b5p (Semi-Detached)
 Proposed**

scale: 1:50
 @A1

date: 22 Sep 2025

client:
The Sovini Group

drawing no: revision:

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PROPOSED PLOT DEPTH TO INCREASE BY 562.5MM (NOT INCLUDING SINGLE STOREY ELEMENT) IN ORDER TO ACHIEVE 93M² FLOOR AREA REQUIRED FOR NDSS COMPLIANCE.

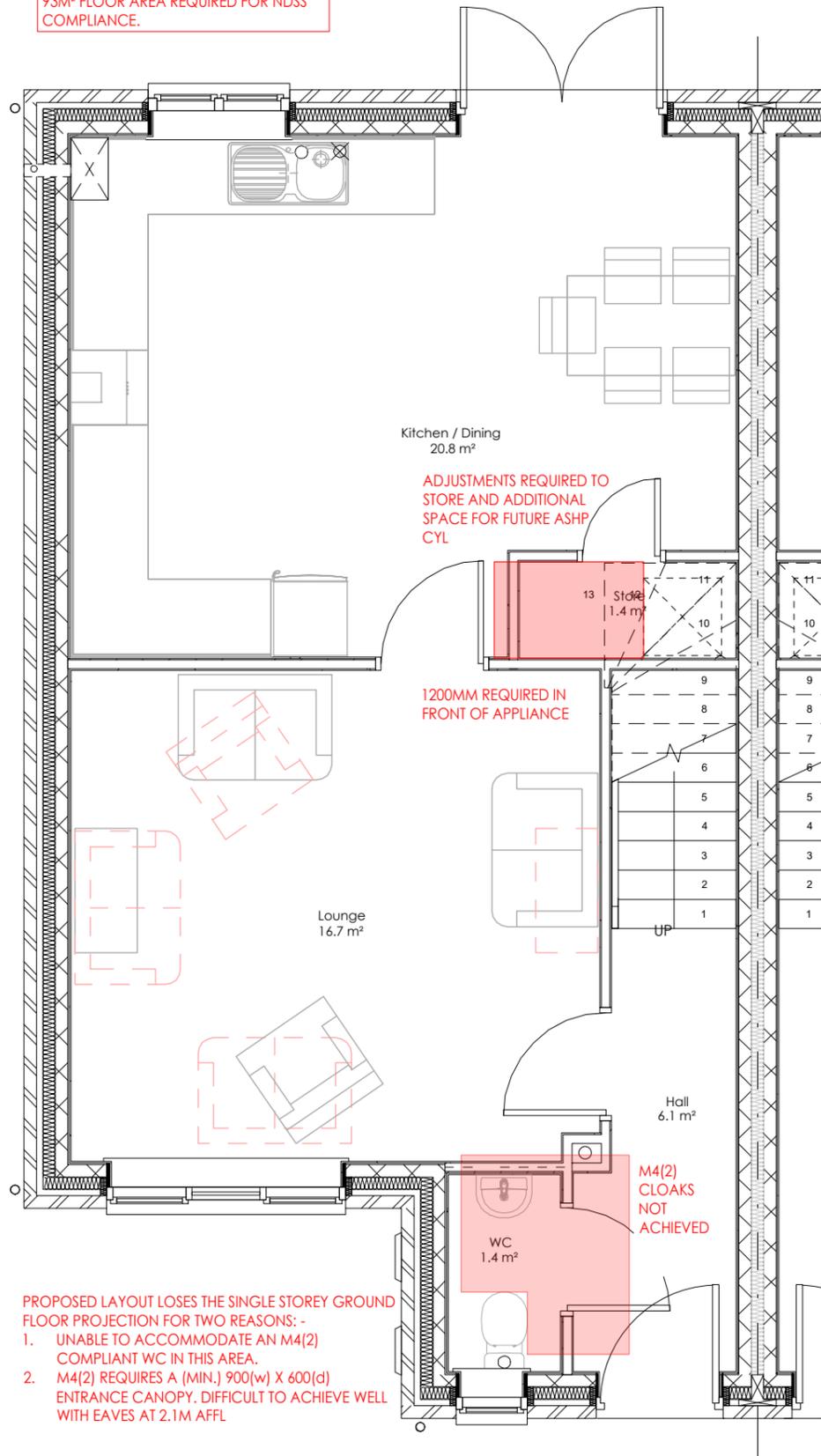
M4(2) NOTE:
 THE LEADING LEAF MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 850MM

ADJUSTMENTS REQUIRED TO STORE AND ADDITIONAL SPACE FOR FUTURE ASHP CYL

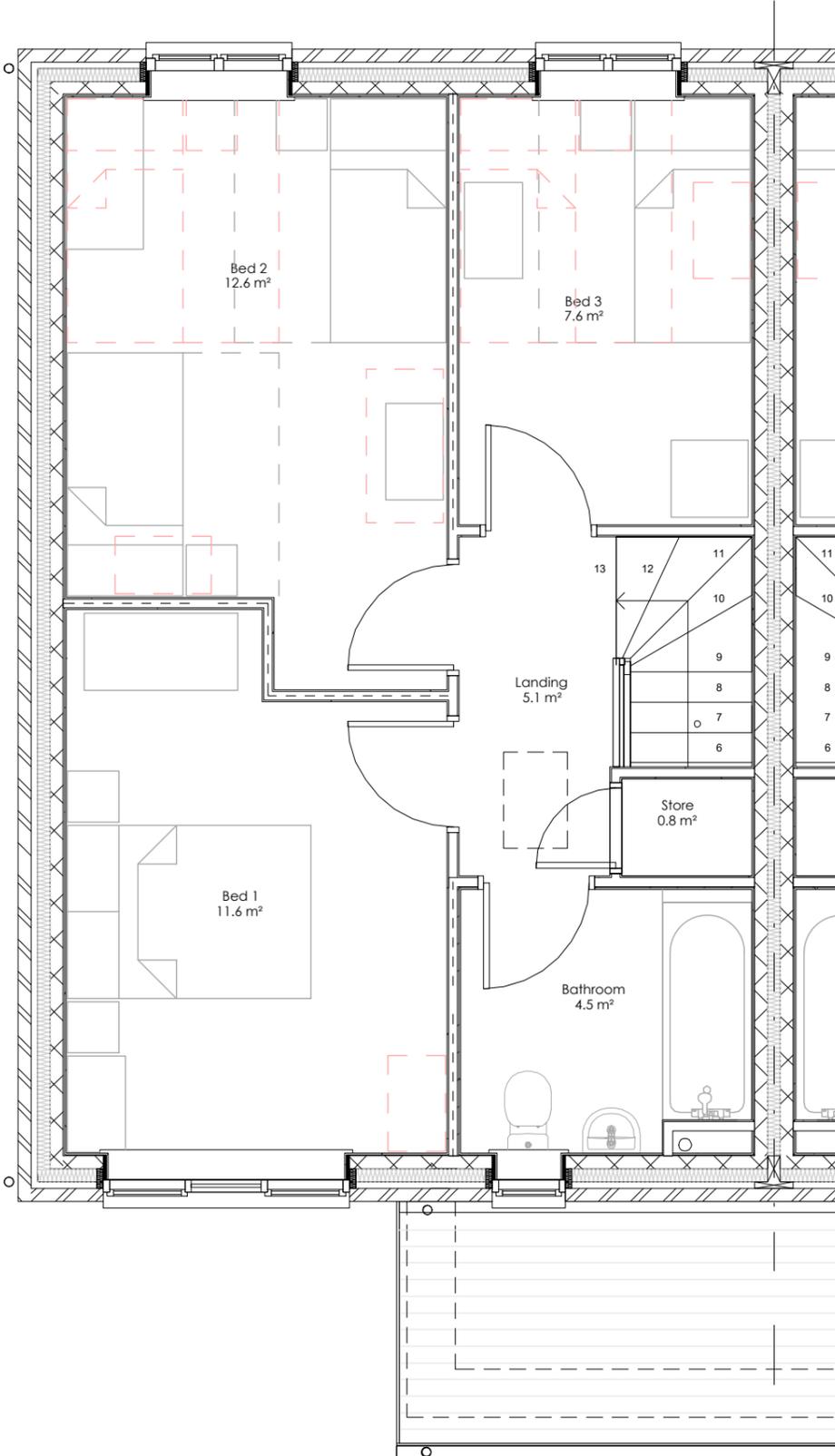
1200MM REQUIRED IN FRONT OF APPLIANCE

M4(2) CLOAKS NOT ACHIEVED

PROPOSED LAYOUT LOSES THE SINGLE STOREY GROUND FLOOR PROJECTION FOR TWO REASONS: -
 1. UNABLE TO ACCOMMODATE AN M4(2) COMPLIANT WC IN THIS AREA.
 2. M4(2) REQUIRES A (MIN.) 900(w) X 600(d) ENTRANCE CANOPY. DIFFICULT TO ACHIEVE WELL WITH EAVES AT 2.1M AFFL



1 Ground Floor
 1 : 50



2 First Floor
 1 : 50

Overall internal floor area	
Required (m ²)	Actual (m ²)
93.0m ²	91.9m ²

MIN. FLOOR AREA FOR NDSS NOT ACHIEVED

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project:
Standard House Types

title:
Heathcote 3b5p (Semi-Detached) Existing

scale: 1:50 client: The Sovini Group
 @A1
 date: 22 Sep 2025

drawing no: revision: