

DO NOT SCALE FROM THIS DRAWING
 Drawings are for general arrangement only. Dimensions are to be checked on site by the Contractor and discrepancies to be reported in writing prior to commencement of work. When a detail is covered by different scales the larger scale is to be worked to in all cases.

IF IN DOUBT, ASK

© This drawing is copyright of Precision Plans and must not be copied or reproduced in whole or in part, nor used in conjunction with any project without Precision Plans' written consent.



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	14.58 m ²
Bedroom 2	Double / Twin	12.22 m ²

Built-in Storage Schedule

Room	Area (m ²)
Store below stairs	1.00 m ²
Cylinder Cupboard	0.88 m ²
Bedroom 2 Store	0.86 m ²
Total	2.74 m²

Overall internal floor area

Required (m ²)	Actual (m ²)
79.0m ²	79.9m ²

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

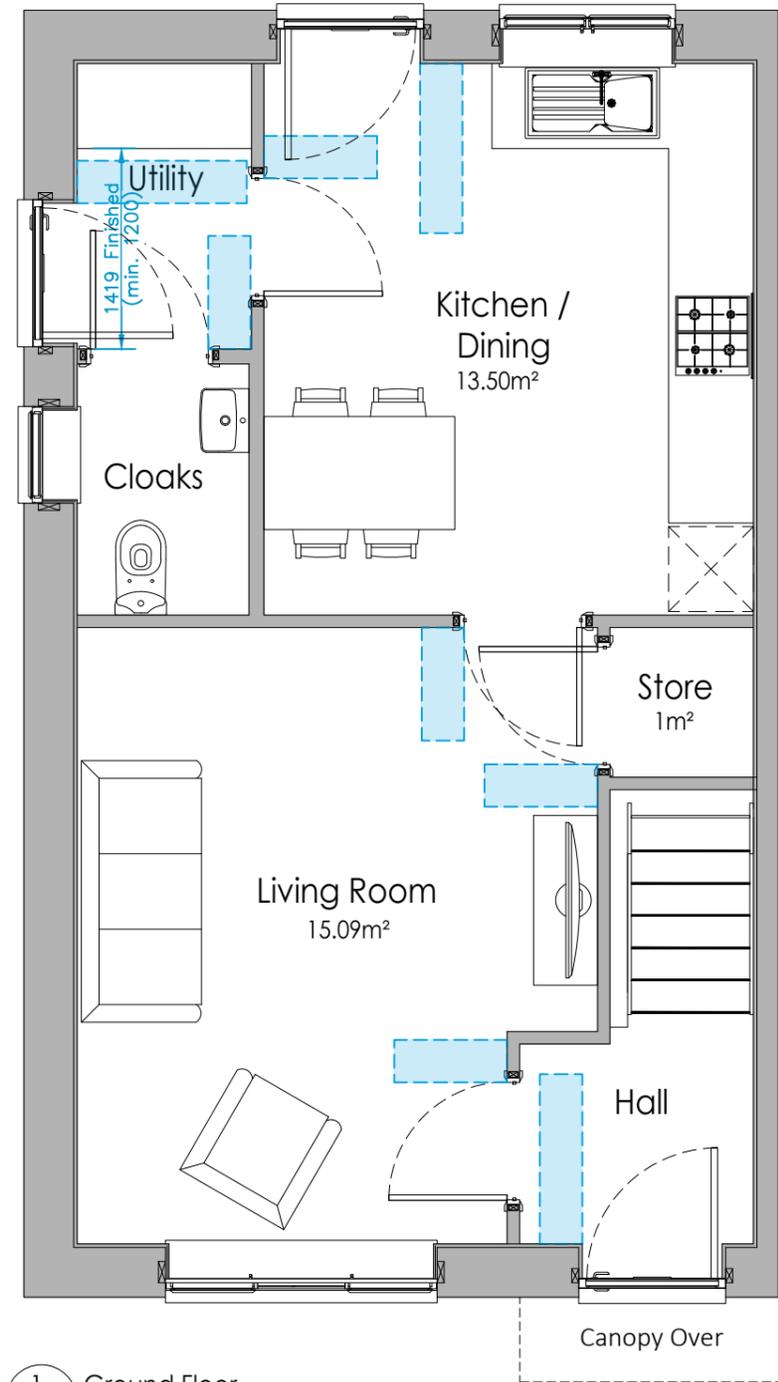
project:
Standard House Types

title: **Leighton 2b4p (Semi-Detached)
GA Elevations
Proposed**

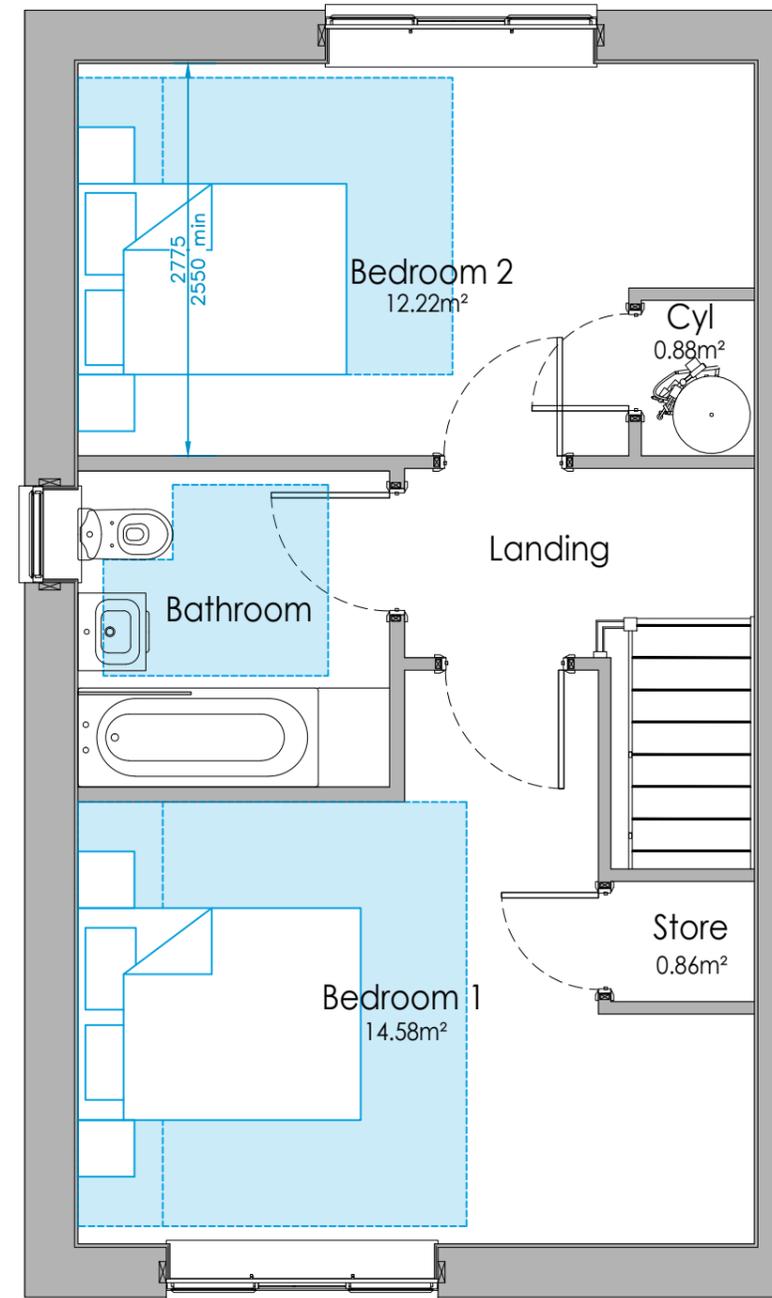
scale: 1:100 client: The Sovini Group
 @A1
 date: 22 Sep 2025

drawing no: revision:

DO NOT SCALE FROM THIS DRAWING
 Drawings are for general arrangement only. Dimensions are to be checked on site by the Contractor and discrepancies to be reported in writing prior to commencement of work. When a detail is covered by different scales the larger scale is to be worked to in all cases.
 IF IN DOUBT, ASK
 © This drawing is copyright of Precision Plans and must not be copied or reproduced in whole or in part, nor used in conjunction with any project without Precision Plans' written consent.



1 Ground Floor
1 : 50



2 First Floor
1 : 50

Bedroom Area Schedule

Name	Bedroom Type	Area
Bedroom 1	Principle Double	14.58 m ²
Bedroom 2	Double / Twin	12.22 m ²

Built-in Storage Schedule

Room	Area (m ²)
Store below stairs	1.00 m ²
Cylinder Cupboard	0.88 m ²
Bedroom 2 Store	0.86 m ²
Total	2.74 m ²

Overall internal floor area

Required (m ²)	Actual (m ²)
79.0m ²	79.9m ²

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

project:
Standard House Types

title:
Leighton 2b4p (Semi-Detached)
Proposed

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

drawing no: revision:

DO NOT SCALE FROM THIS DRAWING
 Drawings are for general arrangement only. Dimensions are to be checked on site by the Contractor and discrepancies to be reported in writing prior to commencement of work. When a detail is covered by different scales the larger scale is to be worked to in all cases.

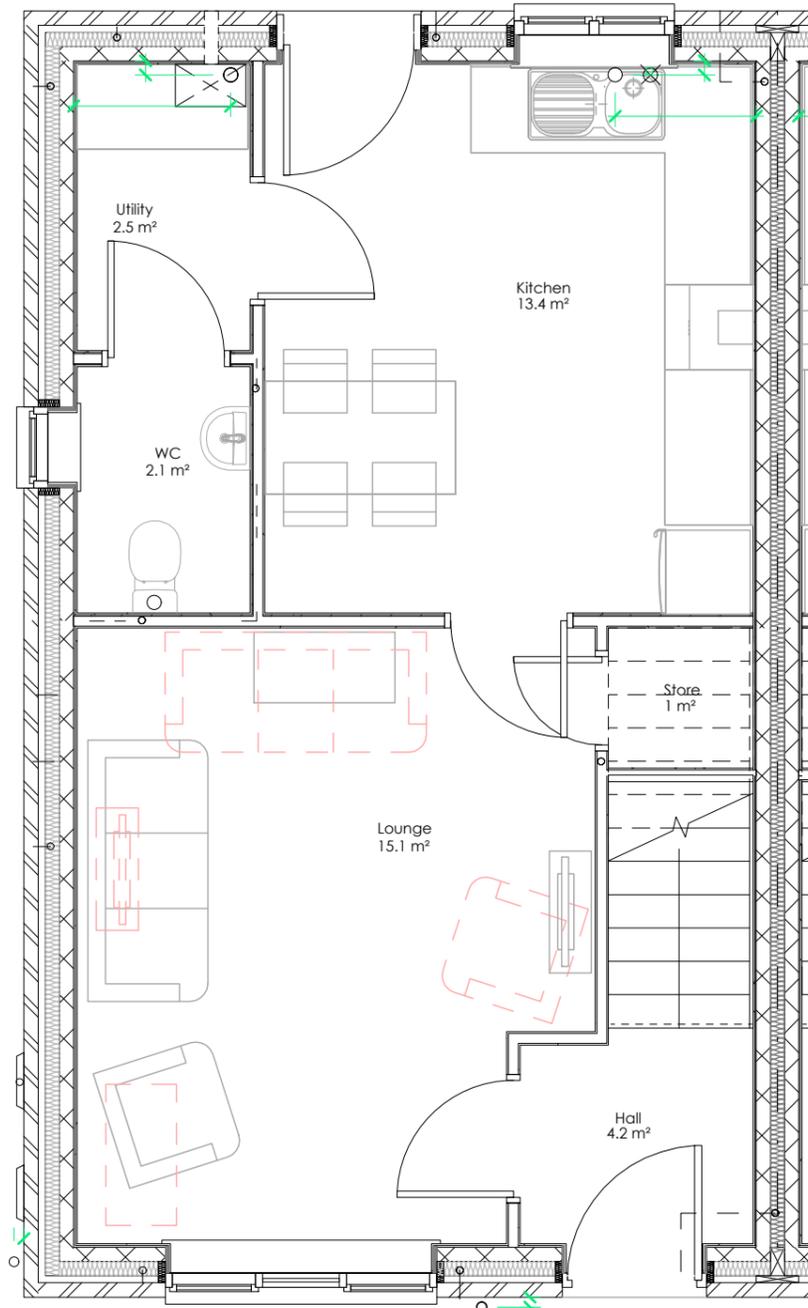
IF IN DOUBT, ASK

© This drawing is copyright of Precision Plans and must not be copied or reproduced in whole or in part, nor used in conjunction with any project without Precision Plans' written consent.

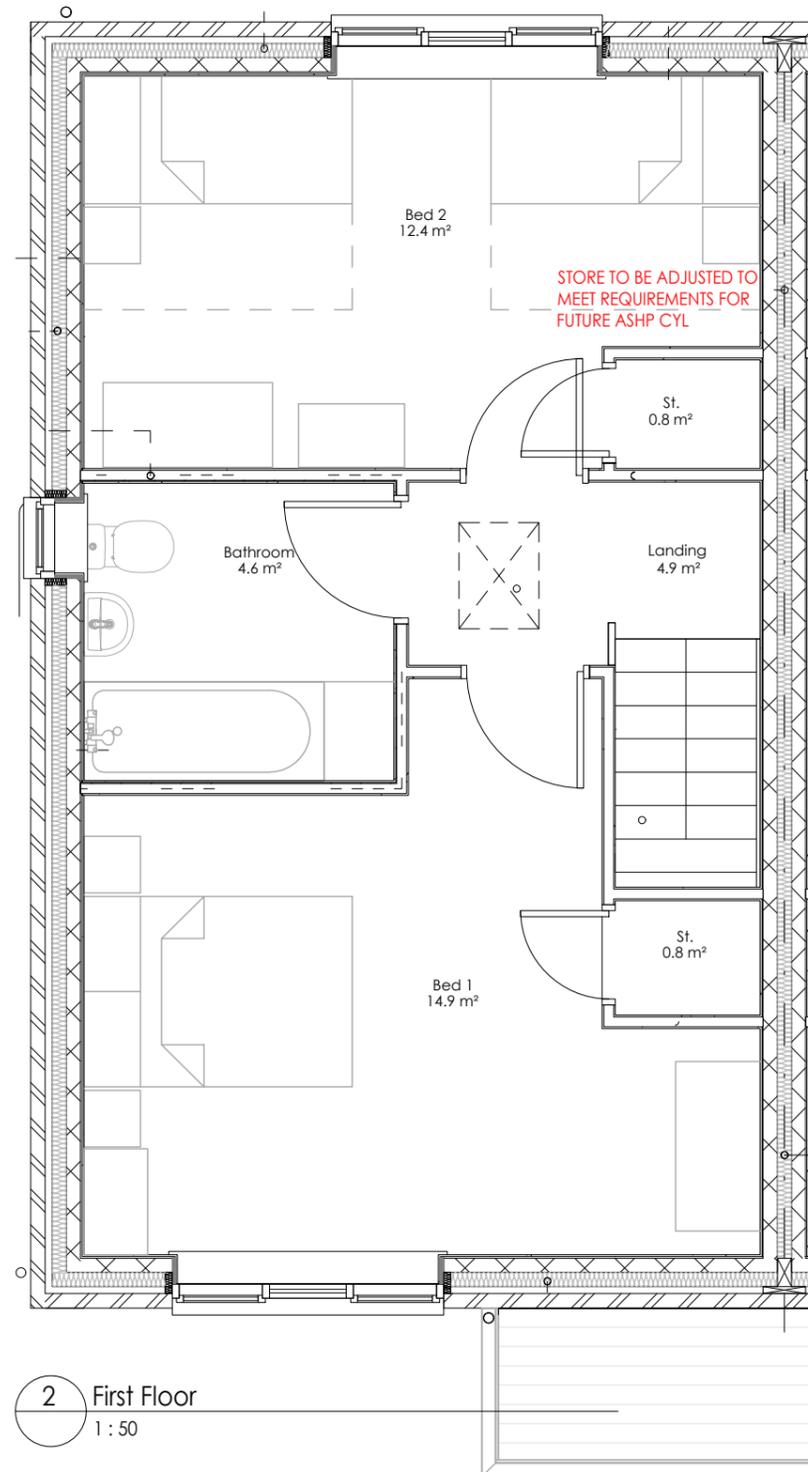
NOTE. AD-B COMPLIANCE ISSUE: -

EXTERNAL DOOR TO THE UTILITY IS REQUIRED TO AVOID THE WC BECOMING AN INNER INNER ROOM. SHOULD THE EXTERNAL DOOR BE OMITTED, ONE OF THE FOLLOWING WILL BE REQUIRED.

- i. OMIT THE CLOAKS DOOR CREATING A COMBINED UTILITY & CLOAKS
- ii. OMIT THE DOOR BETWEEN KITCHEN AND UTILITY



1 Ground Floor
1:50



2 First Floor
1:50

Overall internal floor area

Required (m²)	Actual (m²)
79.0m²	79.8m²

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

project:
Standard House Types

title:
Leighton 2b4p (Semi-Detached) Existing

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

drawing no: revision: