

NOTES

1. On no account may this drawing be scaled.
2. Any discrepancy to be reported to the Architect immediately.
3. The Contractor must check all dimensions on site.
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Drawing Status

- ☐ PRELIMINARY FOR APPROVAL
- ☐ AGREED LAYOUT - SIGNED OFF
- ☒ PLANNING DRAWING
- ☐ BUILDING CONTROL DRAWING
- ☐ TENDER DRAWING
- ☐ CONTRACT DRAWING
- ☐ CONSTRUCTION DRAWING
- ☐ AS-BUILT DRAWING

PLANNING

Project
Langley Lane Farm,
Langley Lane
Middleton M24 5LJ

Drawing Title
Proposed Floor Plans

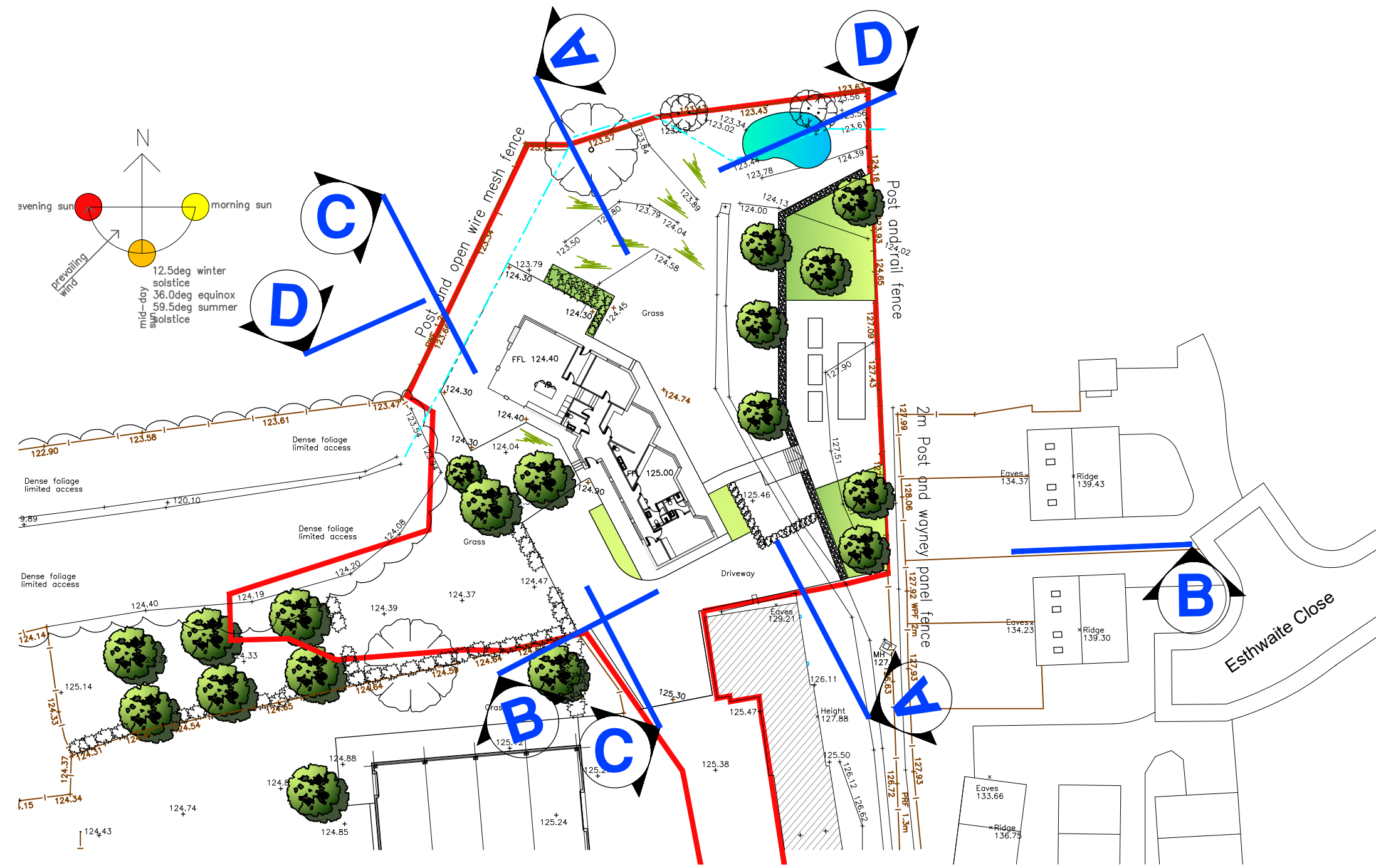
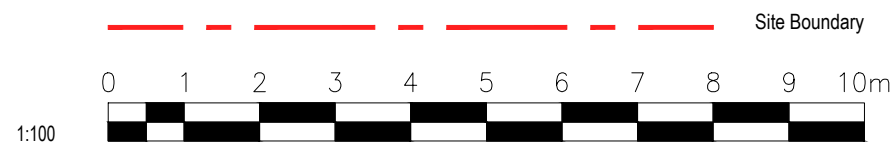
Scale
1:100 @ A1

Date
30.05.25

Drawing No.
230012-405

Revision
A

Revision Details
REV A
Location plan updated - Dimensions and
room areas added
29.05.25



Proposed gross room sizes:

KITCHEN / SNUG AREA = 61m²
UTILITY ROOM = 7.4m²
LOUNGE = 18.2m²
W.C. = 3.6m²
WATER BEDROOM = 21m²
ENSUITE = 6.9m²
BEDROOM 2 = 21.2m²
ENSUITE 2 = 4.6m²
BEDROOM 3 = 17.2m²
ENSUITE 3 = 4.6m²
CLOSET = 3.8m²
PLANT = 3.5m²

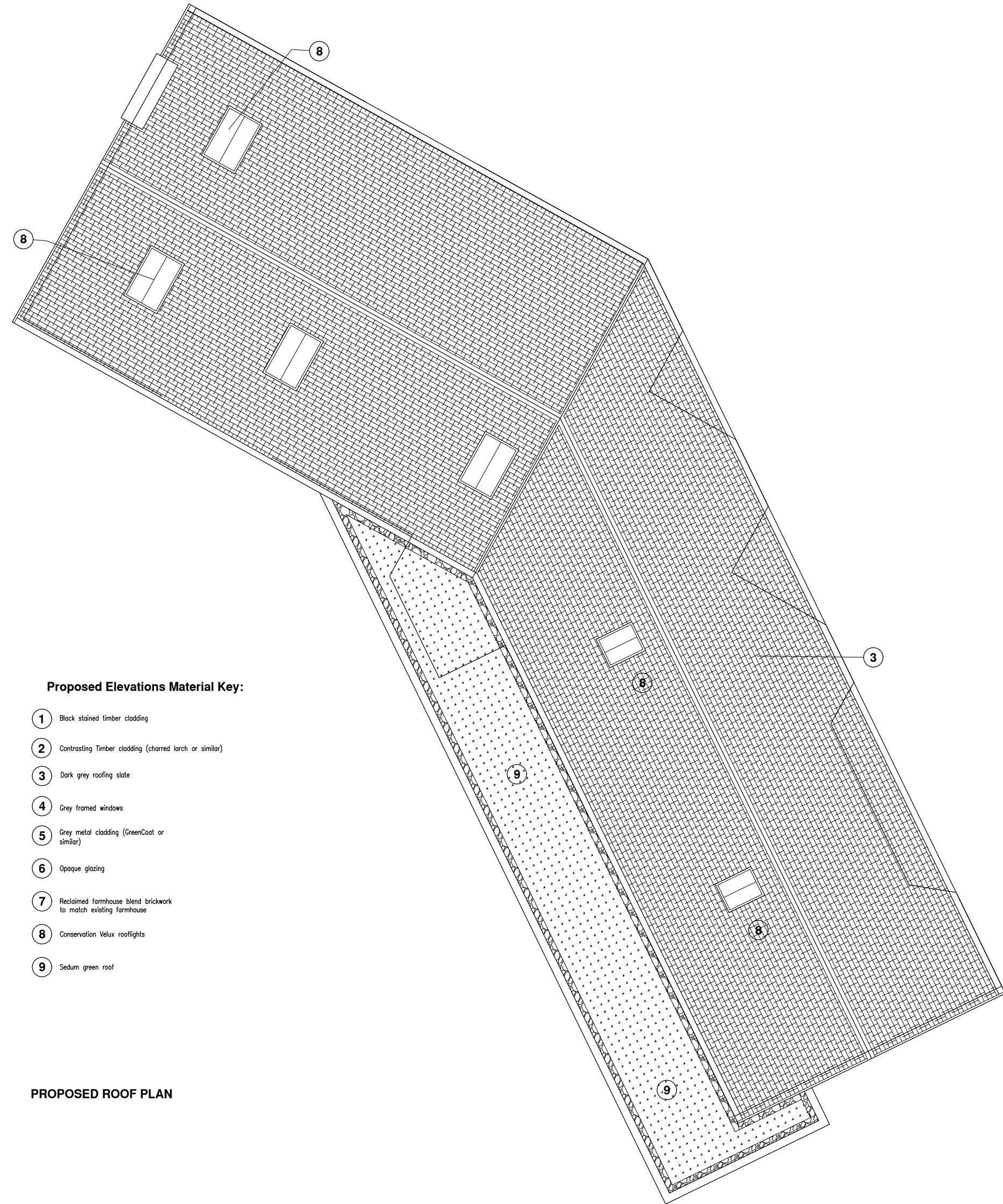
NDSS requirements and compliance:

NDSS CLASSIFICATION = 3 bedroom 6 People (346)
Single storey dwelling minimum gross internal m² = 85m²
Actual m² = 208.7m² (Compliant)

Built in storage requirements m² = 2.5m²
Actual m² (Closet/ward) m² = 8.6m² (Compliant)

Minimum double bedroom requirements m² = 11.5m²
Master bedroom m² = 21m² (Compliant)
Bedroom 2 m² = 21.2m² (Compliant)
Bedroom 3 m² = 17.2m² (Compliant)

Note: Refer to proposed plans for minimum with white antiseptic
bedroom (1.2m x 2.0m, 1.2m x 2.0m, 1.2m x 2.0m, 1.2m x 2.0m)



Proposed Elevations Material Key:

- 1 Black stained timber cladding
- 2 Contrasting Timber cladding (stained birch or similar)
- 3 Dark grey roofing slate
- 4 Grey framed windows
- 5 Grey metal cladding (GreenCoat or similar)
- 6 Opaque glazing
- 7 Reclaimed farmhouse blend brickwork to match existing farmhouse
- 8 Conservation Velux rooflights
- 9 Sedum green roof



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