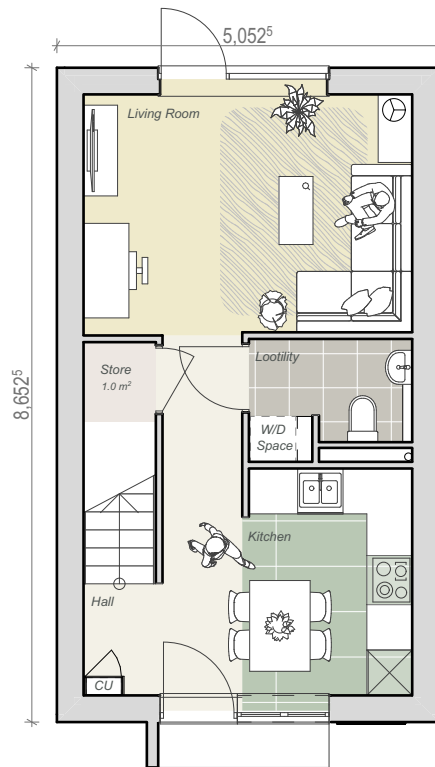
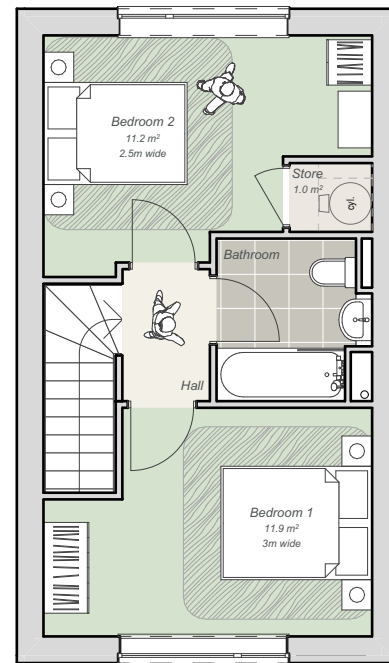




Ground Floor
1:100



First Floor
1:100

765 V12

(2B3P)

Type

AR 2 Bed House, 2 Storey

(AS)

Space Standards

This house type is designed to the Nationally Described Space Standards

2B3P	Required	Provided
Internal area	70m ²	70.1m ²
Storage	2m ²	2.0m ²
Double Bedroom 1 Area	11.5m ²	11.9m ²
Double Bedroom 1 Width	2.75m	3m
Single Bedroom 2 Area	7.5m ²	11.2m ²
Single Bedroom 2 Width	2.15m	2.5m

*although bedroom 2 is sized to fit a double bed, this is classed as a single bedroom under NDSS definitions due to the total dwelling size

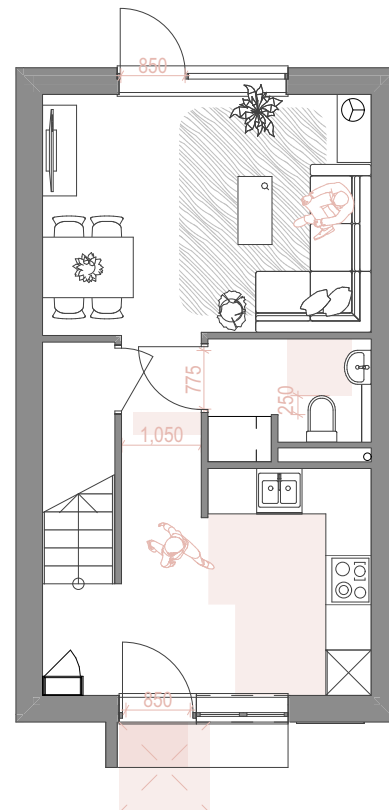
1:100 @ A3
0m

5m

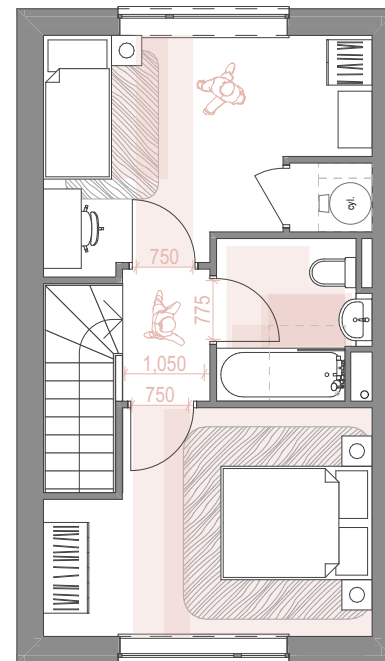
10m

765 V12 Floor Plans RevA

NORTHSTONE



Ground Floor
1:100



First Floor
1:100

765 V12

Accessibility

This house type is designed to M4(2) standards, wheelchair adaptable. Compliance depends upon further plot specific details e.g. levels. **Therefore, it is not guaranteed that all plots will meet this standard.**

An M4(1) standard WC is shown and deemed acceptable under the guidance in AD Part M due to the unit size and first floor bathroom provision.

All dimensions and hatched areas annotated are shown at their minimum, some examples may be exceeded

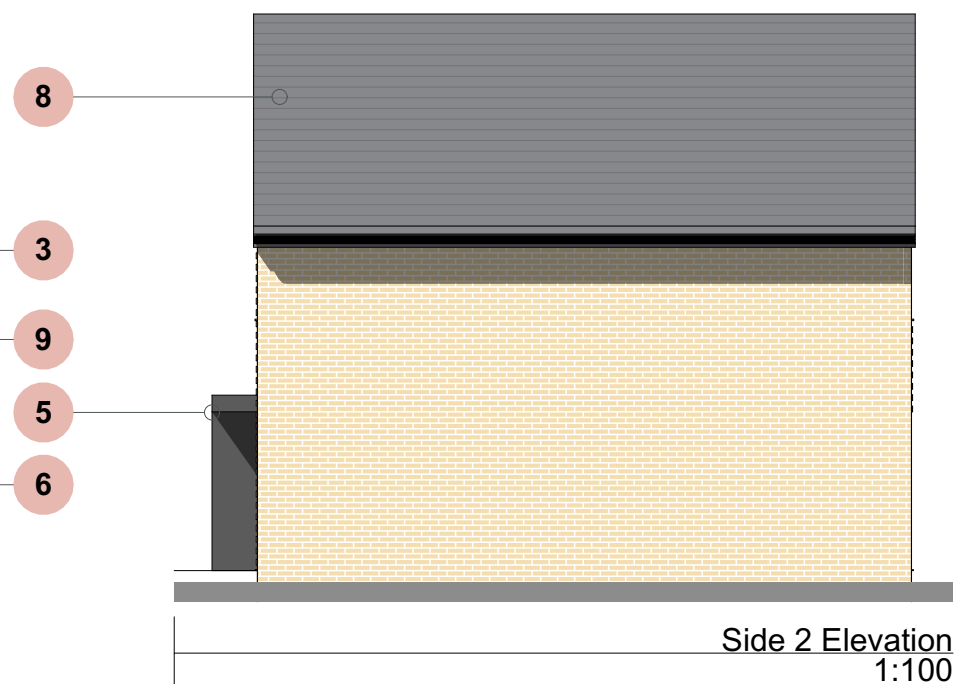
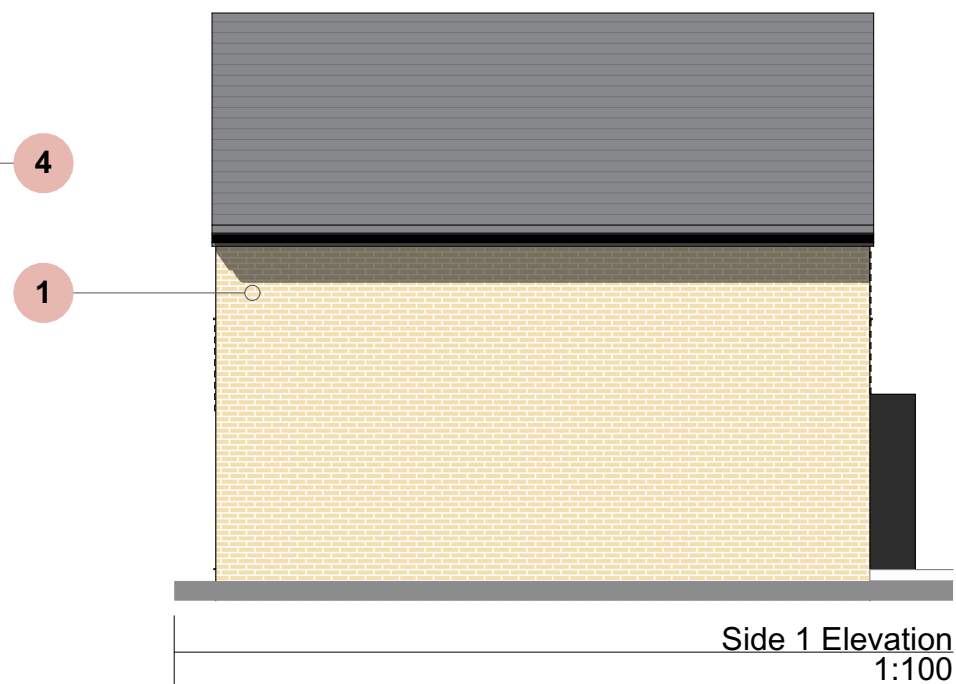
1:100 @ A3
0m

5m

10m

765 V12 Part M Compliance RevA

NORTHSTONE



- 1 Facing brick
- 3 uPVC window and door frames
- 4 Dark grey roof eaves and verge
- 5 Aluminium porch and canopy
- 6 Fully glazed rear door
- 8 Slate effect roof tile
- 9 Horizontal brick detailing

BRICK COLOUR SHOWN IS INDICATIVE

- Please refer to the materials page for more information.
- Ground levels shown are indicative.
- All context shown on the street facing elevations (e.g. planting) is indicative, please refer to the relevant site plan for more information.

1:100 @ A3
0m

5m

10m

765 V12 Elevations RevA

NORTHSTONE