

Area Schedule - Sales

Name	Area	Area Sq Ft
Ground Floor GIA	47.33 m ²	509.46 SF
First Floor GIA	47.33 m ²	509.46 SF
	94.66 m ²	1018.92 SF

NDSS Minimum for 2 Storey 3B5P is 93m²

Area Schedule - Build

Name	Area	Area Sq Ft
Ground Floor Build	48.04 m ²	517.12 SF
First Floor Build	48.04 m ²	517.12 SF
	96.08 m ²	1034.24 SF

NDSS Bedroom Schedule

Name	Area	NDSS Minimum
Bed 1	12.0 m ²	11.5m ²
Bed 2	11.5 m ²	11.5m ²
Bed 3	8.0 m ²	7.5m ²

Store Schedule

Name	Area
St	1.68 m ²
St	1.55 m ²
St	0.45 m ²
	3.68 m ²

Total floor areas taken above skirting height.

NDSS rules - Any storage area with less than 0.9m headroom is discounted and areas with a headroom between 0.9-1.5m are subject to a 50% reduction.

With these rules applied to this type, the NDSS store areas are:-

Understairs store	1.50m ²
Kitchen Store	1.41m ²
Bed 1 Store	0.45m ²
Total	3.36m ²

NDSS Minimum storage area for 2 storey 3B5P equals 2.5m²



REV DATE DRAWN DESCRIPTION ARCH ENG
CHECK CHECK

TITLE

THE STRATFORD - PLANNING DRAWING



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A KEEPMOAT HOMES COMPANY

PROJECT

GREENFIELD LANE

DRN BY	LS	SCALE	JOB REF	DRAWING NUMBER	REV
DATE	29.04.26	1:100 @ A3	109	MCI-100-DR-A-STR-201	-

