

HT463_4B6P
108.1 SQM / 1164 SQFT

PART M: M4(2)

NOTES:

Please refer to materials plan for external wall and roof finish materials on an plot by plot basis.

OG = obscure glazing

Built-in wardrobe additional storage areas is the area in excess of 0.72sqm in a double bedroom and 0.36sqm in a single bedroom.

Under stairs storage area is assumed to be 1sqm where under the stairs plus any additional area not under the stairs. Part M classification refers to internal layout only. Refer to Part M plan, drawing 180641-TOR-RMN1-MP-P005, for plot specific Part M classification based on external and internal requirements.

NDSS GIA AREA SCHEDULE		
	REQUIRED AREA	MEASURED AREA
OVERALL	106 sqm	108.1 sqm
BEDROOM 1	11.5 sqm	11.9 sqm
BEDROOM 2	11.5 sqm	11.6 sqm
BEDROOM 3	7.5 sqm	7.9 sqm
BEDROOM 4	7.5 sqm	7.5 sqm
STORAGE	3.0 sqm	3.7 sqm

PLOT NUMBERS:

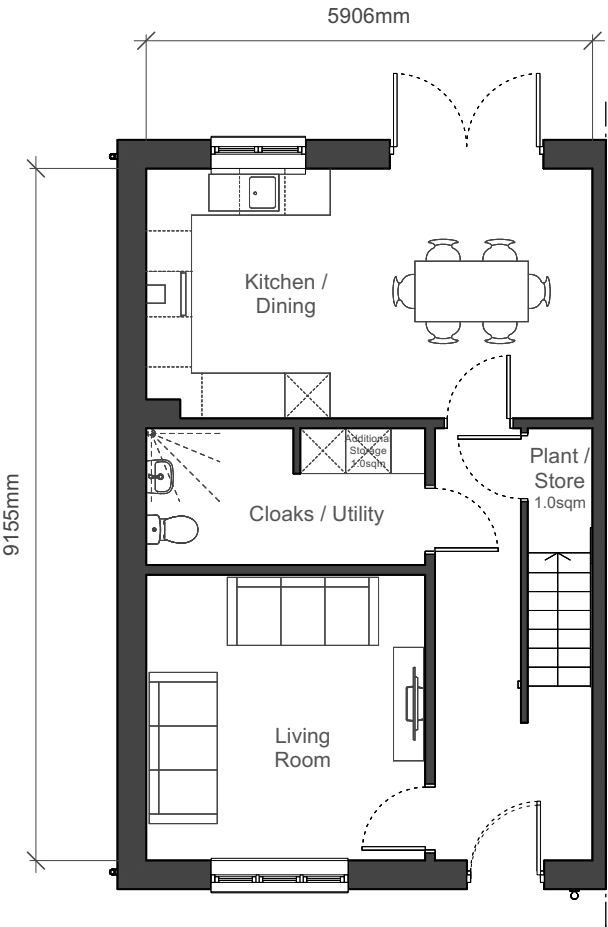
Semi-detached:
AS: 133, 248
OPP: 126, 249

ELECTRIC VEHICLE CHARGING PROVISION
(to meet Arun District Council Parking Standards SPD (2020)), all house with a driveway or garage will be provided with an 'active' charging point and supplemented by passive charging points as set out in the Arun District Council Parking Standards SPD.

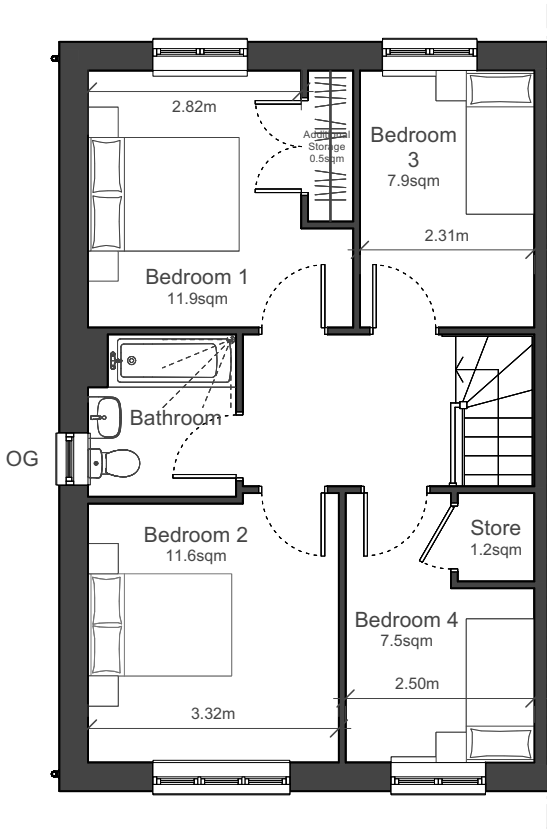
ECOLOGY
For position of Bee bricks, Bat boxes and Bird boxes please refer to locational and specification requirements as outlined within the Ecological Protection and Enhancement Plan. Final details to be secured by condition.

BUILDING FABRIC, LOW CARBON AND RENEWABLE ENERGY SYSTEMS
Please refer to Energy and Sustainability Statement for further information. Final details regarding Solar PV and ASHP location and specifications to be secured by condition.

NOISE
Noise mitigation measures to be incorporated as per recommendations set out in the Noise & Vibration Report. Final details to be secured by condition.



Ground Floor



First Floor

