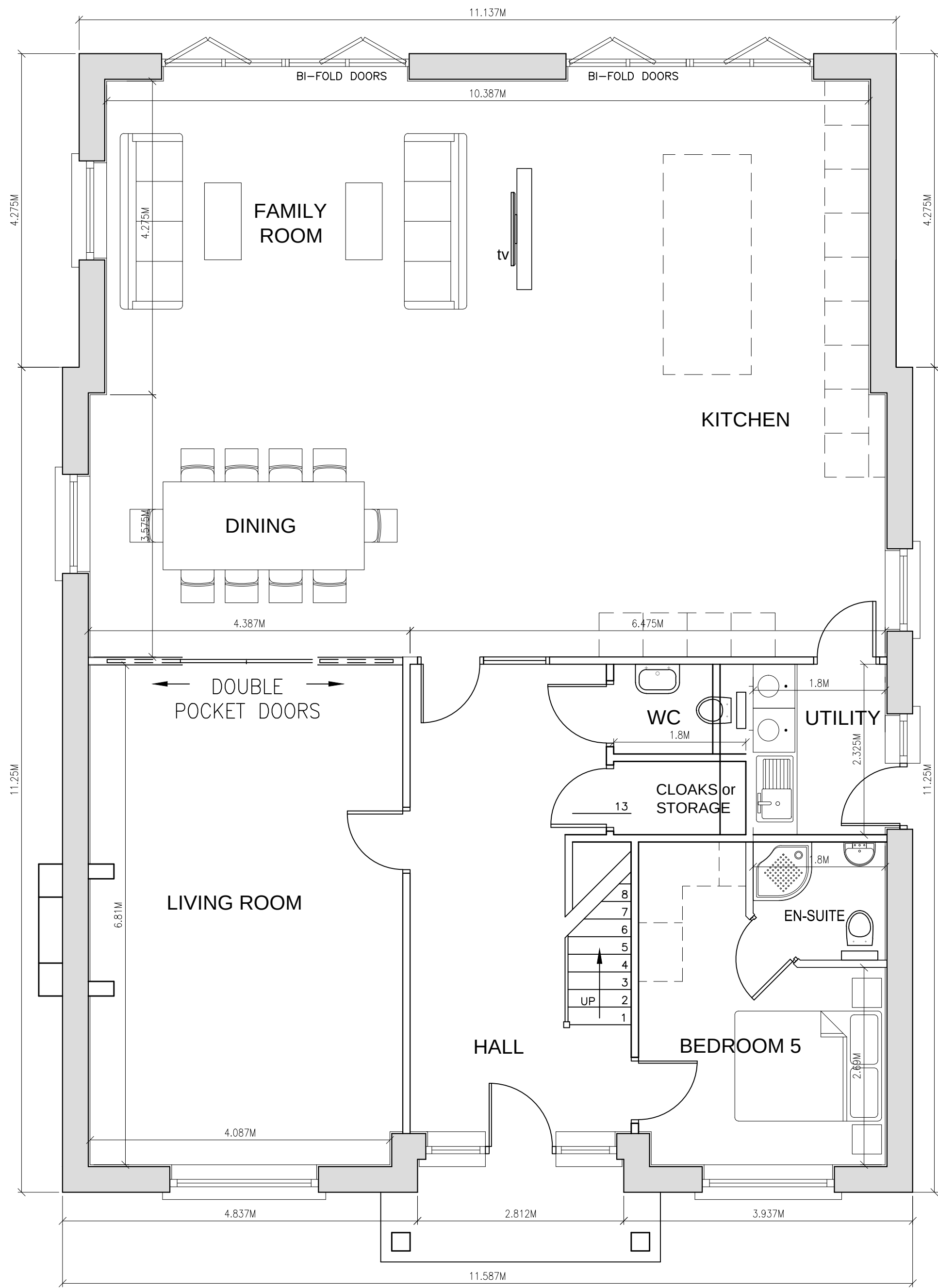
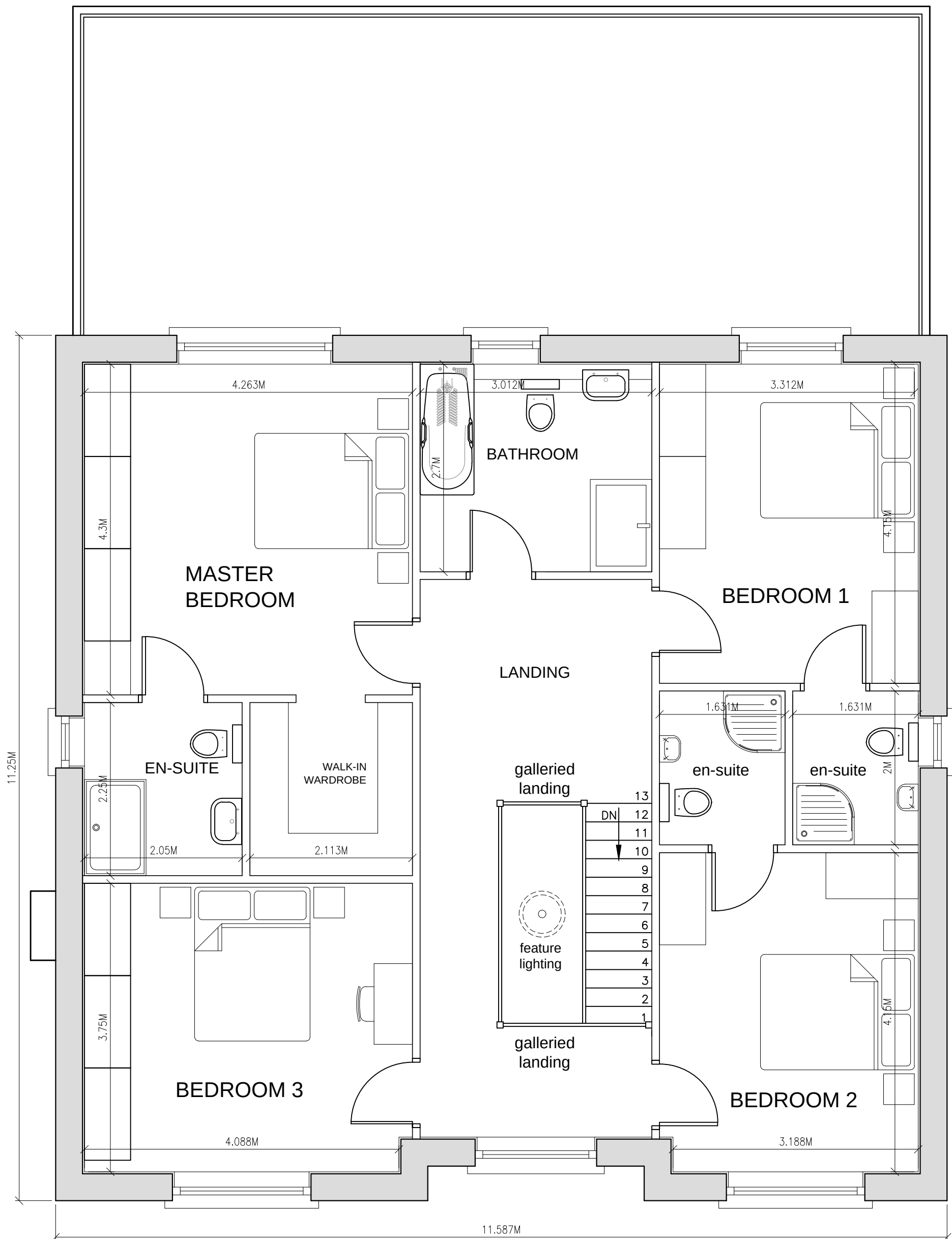


REPLACEMENT DWELLING AT THE NURSERIES, LEIGH LANE~



GROUND FLOOR PLAN (1:50)



FIRST FLOOR PLAN (1:50)

Notes	Notes	Notes	Amendments			Project			
SCHEDULE OF ACCOMMODATION~ DETACHED DWELLING; 5 BEDROOMS ON TWO STOREYS, 268.79 sq.m (2,893 sq.ft.) GROSS INTERNAL FLOOR AREA. 305.80 sq.m (3,291 sq.ft.) GROSS EXTERNAL FLOOR AREA.	DWELLING TO HAVE A SPRINKLER SYSTEM INSTALLED (DESIGNED TO BS9251), AND WILL MEET THE REQUIREMENTS OF APPROVED DOCUMENT B OF THE BUILDING REGULATIONS FOR PROVISION OF ACCESS FOR THE FIRE SERVICE.	NATIONALLY DESCRIBED SPACE STANDARD (NDSS) THE DWELLING IS DESIGNED AS A FIVE BEDROOM DWELLING, WITH 5 DOUBLE BEDROOMS (5b8p), WITH THE NDSS REQUIRING A MINIMUM FLOOR AREA OF 128m². THE GROSS INTERNAL FLOOR AREA (GIA) OF THE PROPOSED DWELLING IS 269m².				Title REPLACEMENT DWELLING AT THE NURSERIES, LEIGH LANE, BURY, BL8 1RL~			
						Client MR M. CHOUDHRY			
	BUNGALOW TO BE PROVIDED WITH A SINGLE MODE 3 COMPLIANT ELECTRIC VEHICLE CHARGING POINT (EVCP) TO BE INSTALLED TO THE EXTERNAL WALL OF THE DWELLING DIRECTLY ADJACENT TO THE PARKING SPACES. THE SPECIFICATION FOR THE EVCP IS TO BE; ROLEK WALLPOD:EV TYPE 2 MODE 3 CHARGING SOCKET.	THE DWELLING COMPLIES WITH ALL OF THE TECHNICAL REQUIREMENTS (SECTION 10a.–10i) THAT ARE SET OUT IN THE NDSS DOCUMENT.				Dwg. No. 25/1327/212 – DETACHED HOUSE – PLANS			
						Date 02.04.2025	Plot Scale A1@1:50	Drawn by JPE	Status PLANNING
						JPE CONSULTANCY LIMITED ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk			