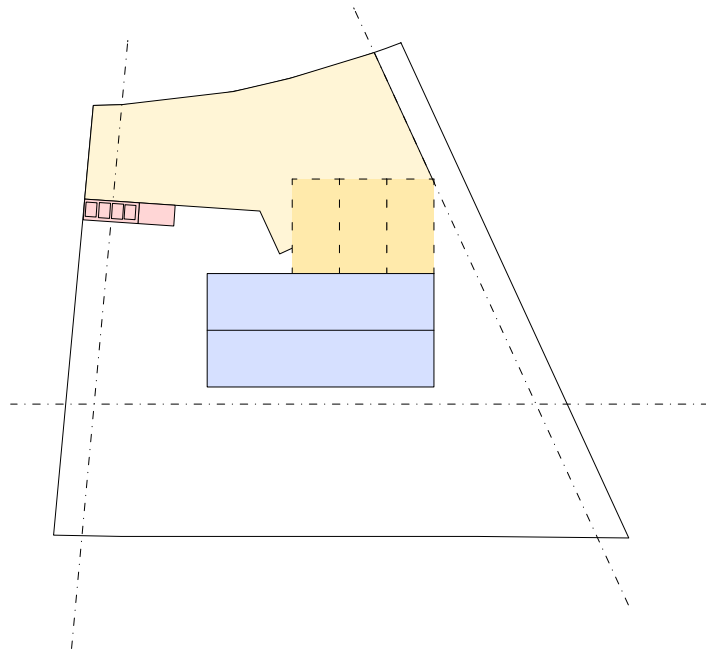
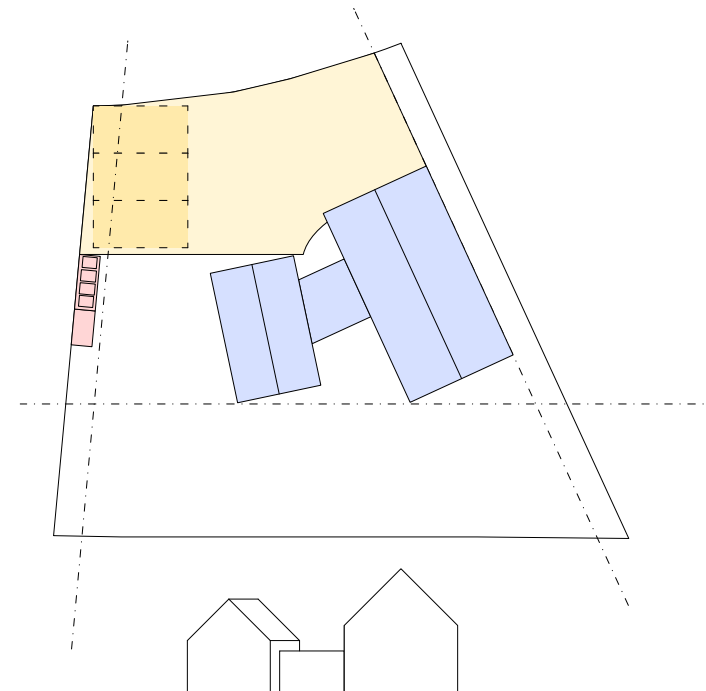


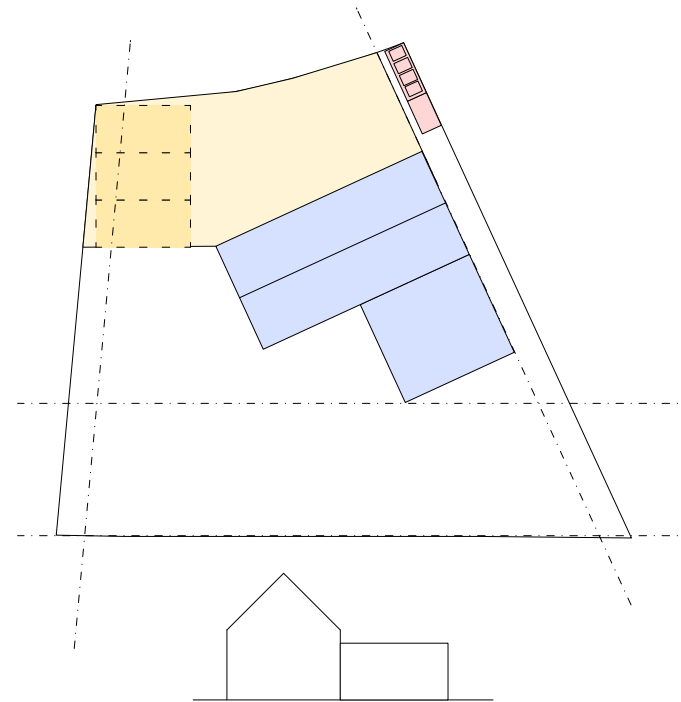
Example plots



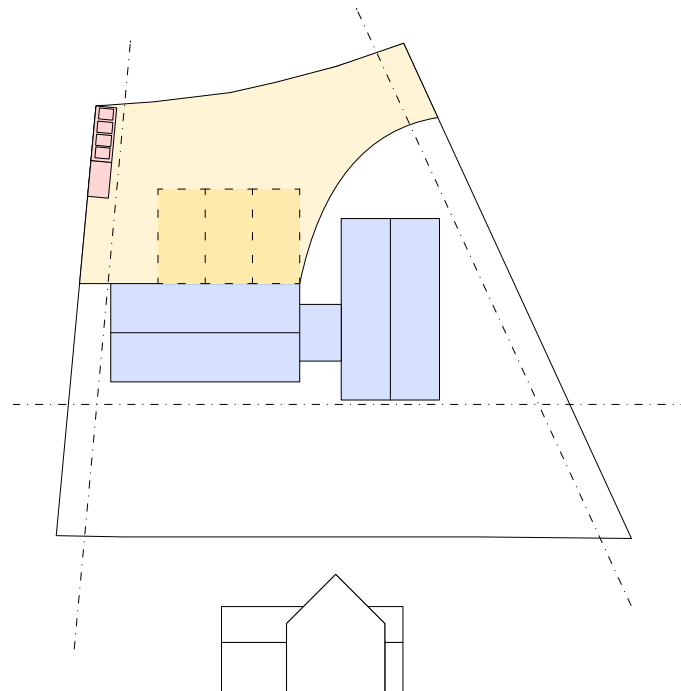
Site area = 571m²
 Max buildable GEA = 571 x 0.50 = 285m²
 Built GEA = 144m²



Site area = 571m²
 Max buildable GEA = 571 x 0.55 = 285m²
 Built GEA = 173m²



Site area = 571m²
 Max buildable GEA = 571 x 0.55 = 285m²
 Built GEA = 180m²



Site area = 571m²
 Max buildable GEA = 571 x 0.55 = 285m²
 Built GEA = 158m²

Self build size layouts

Max GEA = 50% of total plot area

Maximum block dimensions = 6m x 11m x 4m (to eave)
 Roof pitches 30° or 45° or flat (single storey only)

No building within 1.5m of side boundaries
 No building within 7m of rear boundary

3no spaces 2.5m x 5m minimum
 Adequate space to turn around

Bin store 1.1 x 2.9m footprint
 Bike store 1.1 x 1.9m footprint
 Can be on boundary, must be to front or side of property

Bike store

2 bed = 2 bikes
 3 bed = 3 bikes
 4 bed = 3 bikes
 5 bed = 4 bikes

Must be able to accomodate Cycle Design Vehicle in
 LTN1/20 (2.8 x 1.2m)

Can be on boundary, preferably to front of property
 Bike store can be accommodated in garage but must be
 able to accomodated CDV as above plus a car

999 Rowden Hill

Planning

CLIENT
 Rowden Hill Holdings Ltd.
 ADDRESS
 Chippenham
 Wiltshire
 SN15 2AJ

REV.	BY	DATE	NOTES
0			

PR self build areas

PROJECT	STAGE	DRAWING	REV	DRAWN
999	3	57		IM
SCALE	SIZE	CREATION		
1:400	@ A3 L	Sept 2025		

ARTEL 31
 architects that build

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