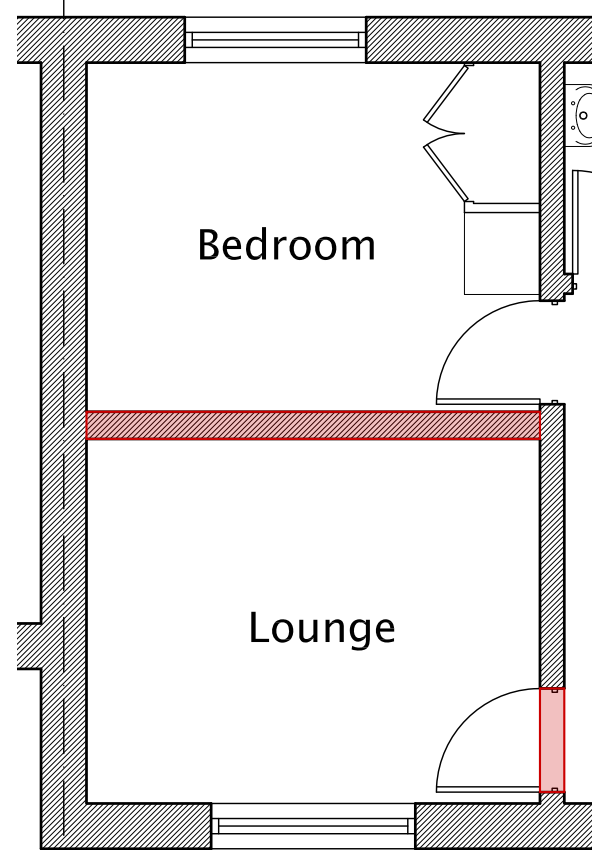
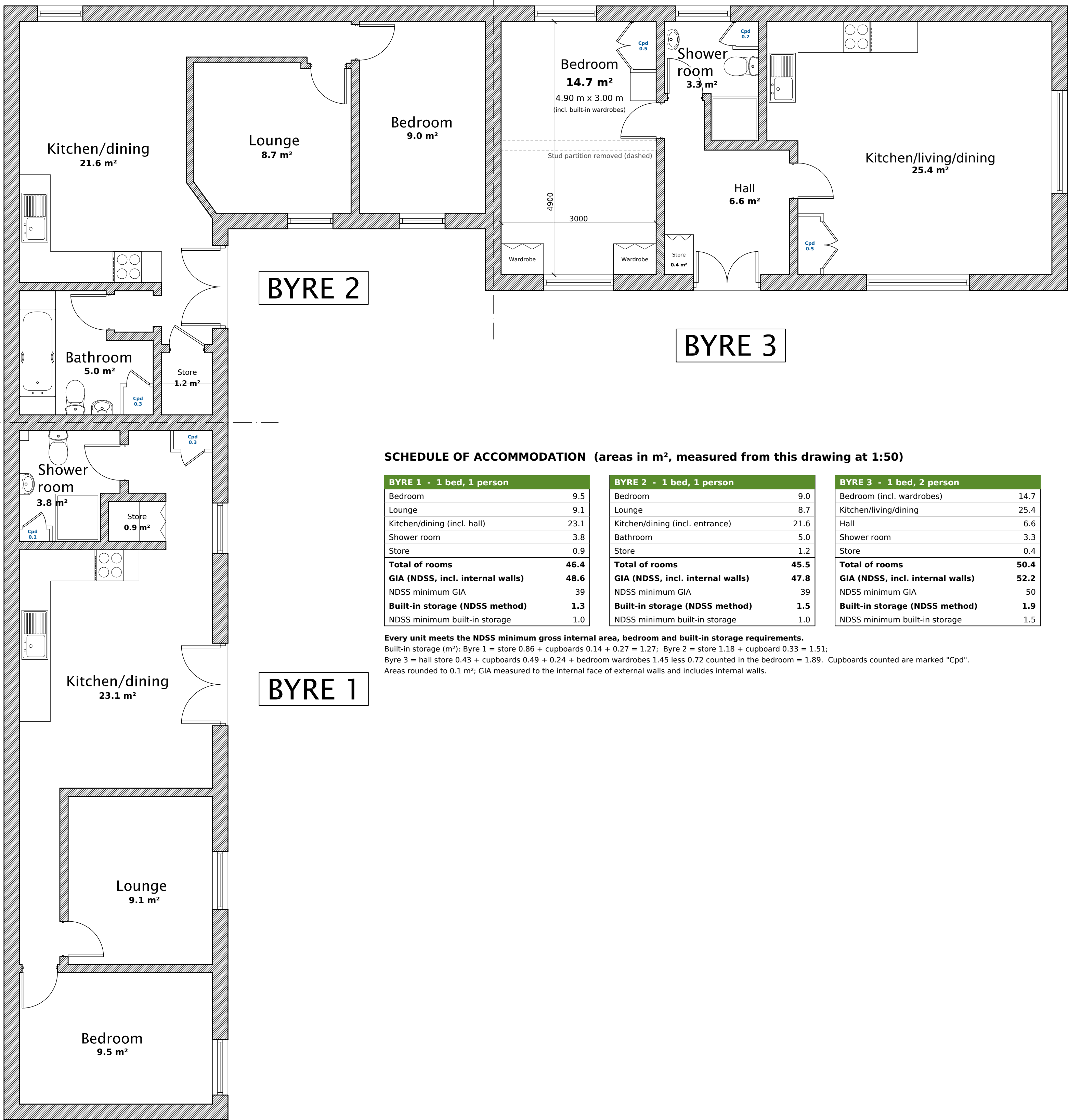


EXISTING - BYRE 3 (PART)

@ scale 1:50



Stud partition and lounge door shown red: to be removed



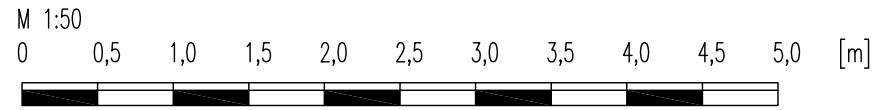
Proposed ground floor

@ scale 1:50

SCHEDULE OF ACCOMMODATION (areas in m², measured from this drawing at 1:50)

BYRE 1 - 1 bed, 1 person		BYRE 2 - 1 bed, 1 person		BYRE 3 - 1 bed, 2 person	
Bedroom	9.5	Bedroom	9.0	Bedroom (incl. wardrobes)	14.7
Lounge	9.1	Lounge	8.7	Kitchen/living/dining	25.4
Kitchen/dining (incl. hall)	23.1	Kitchen/dining (incl. entrance)	21.6	Hall	6.6
Shower room	3.8	Bathroom	5.0	Shower room	3.3
Store	0.9	Store	1.2	Store	0.4
Total of rooms	46.4	Total of rooms	45.5	Total of rooms	50.4
GIA (NDSS, incl. internal walls)	48.6	GIA (NDSS, incl. internal walls)	47.8	GIA (NDSS, incl. internal walls)	52.2
NDSS minimum GIA	39	NDSS minimum GIA	39	NDSS minimum GIA	50
Built-in storage (NDSS method)	1.3	Built-in storage (NDSS method)	1.5	Built-in storage (NDSS method)	1.9
NDSS minimum built-in storage	1.0	NDSS minimum built-in storage	1.0	NDSS minimum built-in storage	1.5

Every unit meets the NDSS minimum gross internal area, bedroom and built-in storage requirements.
Built-in storage (m²): Byre 1 = store 0.86 + cupboards 0.14 + 0.27 = 1.27; Byre 2 = store 1.18 + cupboard 0.33 = 1.51;
Byre 3 = hall store 0.43 + cupboards 0.49 + 0.24 + bedroom wardrobes 1.45 less 0.72 counted in the bedroom = 1.89. Cupboards counted are marked "Cpd".
Areas rounded to 0.1 m²; GIA measured to the internal face of external walls and includes internal walls.



design@r-key.tech

DRAWING NUMBER
24 - 1035/001 E

SCALE
1:50 @ A1

DRAWN BY
R.SMITH

DATE
OCT 2026

PROJECT
Units 1-3 The Byres, Westbrook Farm, 84 Westbrook, Bromham, Chippenham, SN15 2EE.

DRAWING TITLE
EXISTING & PROPOSED FLOOR PLANS

REVISIONS		
A	DEC 2025	Previous issue.
B	OCT 2026	Byre 3: stud partition between bedroom and lounge removed; one bedroom 4.90 m x 3.00 m (14.7 m²). Kitchen/dining relabelled kitchen/living/dining. Existing Byre 3 inset added.
C	OCT 2026	Byre 3: former lounge door blocked; built-in wardrobes either side of bedroom window; hall store formed. Bedroom width 3.00 m kept.
D	OCT 2026	Room areas added to all rooms and schedule of accommodation added. No change to layout.
E	OCT 2026	Byre 1: lobby alcove fitted with doors as a store (0.9 m²). Built-in storage identified in all units and added to schedule: every unit meets NDSS storage minimum. Amended by DH Planning (agent).