

	Plans & Elevations - Group 1	Original (measured by RBC)	Proposed NMA (measured by RBC)	Measurements & Comments by YOOP
1	Ground floor gross internal (not including window)	34.34 m ² (80.80 m ² GEA of pair)	36.25 m ² (87.95 m ² GEA of pair)	NMA 35.5 m ² (82.1 m ² GEA of pair) Approximately 1 m ² difference
2	Height to top of roofline	8.43m	8.7m	Approved Ridge Line 8.75m (Section Drawing), elevation floor to ceiling heights sub-standard. NMA Ridge line = 8.7m. Parapet height = 8.97m
3	Height to gable ridge highest point	8.66m	8.97m	The approved set shows 100mm fire-break parapet. This is not possible to construct. We have shown the parapet as 270mm above ridge. (2 brick courses + coping stone)
4	Width of 2 houses to party boundary	8.41m	8.75m	Approved Plans 8.47m, Elevations 8.61m Non-material amendment 8.68m
5	Depth of house	9.6m	9.6m	Approved Plans 9.6m Non-material amendment 9.6m
6	~~No eye line of rear bedroom window, No neighbouring fence line on the elevation plan~~			

	Plans & Elevations - Group 2	Original (measured by RBC)	Proposed NMA m ² (measured by RBC)	Measurements & Comments by YOOP
7	Ground floor gross internal (not including window)	38.49 m ² (90.40 m ² GEA of pair)	37.65 (91.03 GEA of pair)	Approved Set Plans 38.5m ² (90.40 m ² GEA of pair) Non-material amendment A 37.65m ² (87.2 m ² GEA of pair)
8	Second floor GIA	24.34 m ²	36.72 m ²	Approved Set Plans 34.2m ² Non-material amendment 33.6m ² & 35.3m ²
9	Width of 2 houses to notional party boundary	84.5m	81.5m	Approved Set Plans 8.45m Non-material amendment 8.15m

Check Measurements & Comments by YOOP

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10	Depth of house	10.41m	10.71m	Approved Ground Floor Plan 10.7m Non-material amendment 10.7m
11	Depth of second floor	8.16m & 10.07m	10.79m	Approved Floor Plan 10.1m - No cavity walls showing Non-material amendment 10.7m
12	Height 0.35m higher for amended gable drawing, roofline is higher			Approved Drawings: Inconsistencies in approved elevations. NMA: Ridge the same as approved. Parapet gables showing correctly above roofline

	Plans & Elevations - Group 3	Original (measured by RBC)	Proposed NMA m ² (measured by RBC)	Measurements & Comments by YOOP
13	Ground floor - 2 houses including separating wall	88.52m ² (GEA 102.72m ²)	91.94m ² (GEA 105.67m ²)	Approved Drawings: 88.52m ² (102.72m ² external) Inconsistent wall thickness on approved drawings which affect the external dimensions. Non-material amendment 89.9 m ² (105.1m ² GEA of pair)
14	Roof width to parapets - pair of houses	8.82m	9.05m	Approved Elevations 8.82m (narrower than approved ground floor plan) Non-material amendment 9.05m (2 x wider cavities)
15	Width of pair of houses	8.85m	9.27m	Approved Ground Floor Plan 8.85m Non-material amendment 8.99m (Each house 70mm wider) Variation of cavity wall and party wall construction (New SAPs)
16	Depth of houses	11.5m	11.8m	Approved Ground Floor Plan 11.8m Non-material amendment 11.8m
17	Depth of second floor	10.6m	10.78m	Approved Floor Plans 10.6m - No cavity walls showing Non-material amendment 10.78m

Summary

From looking at all the dimensions from the approved set and our current NMA set. There are many inconsistencies within the approved set. Plans do not match elevations. Also the elevations do not match the sections. Many times the elements shown on the elevations are not actual real heights, for example the fire break parapet between dwellings is shown at 100mm. This is not buildable.

As there are no dimensions on the approved set the intention of the planning permission has been met by the NMA set. Overall the sizes of the houses on the NMA set are within building tolerance with a few bigger and few small due to build-ability and changing cavity widths. Adding an extra 50mm on the cavity due to SAP, this on two dwellings can add over 1.5m²

Area schedules show that the total area of the NMA scheme is slightly less, probably due to insulation thickness in the roof making the areas slightly smaller.