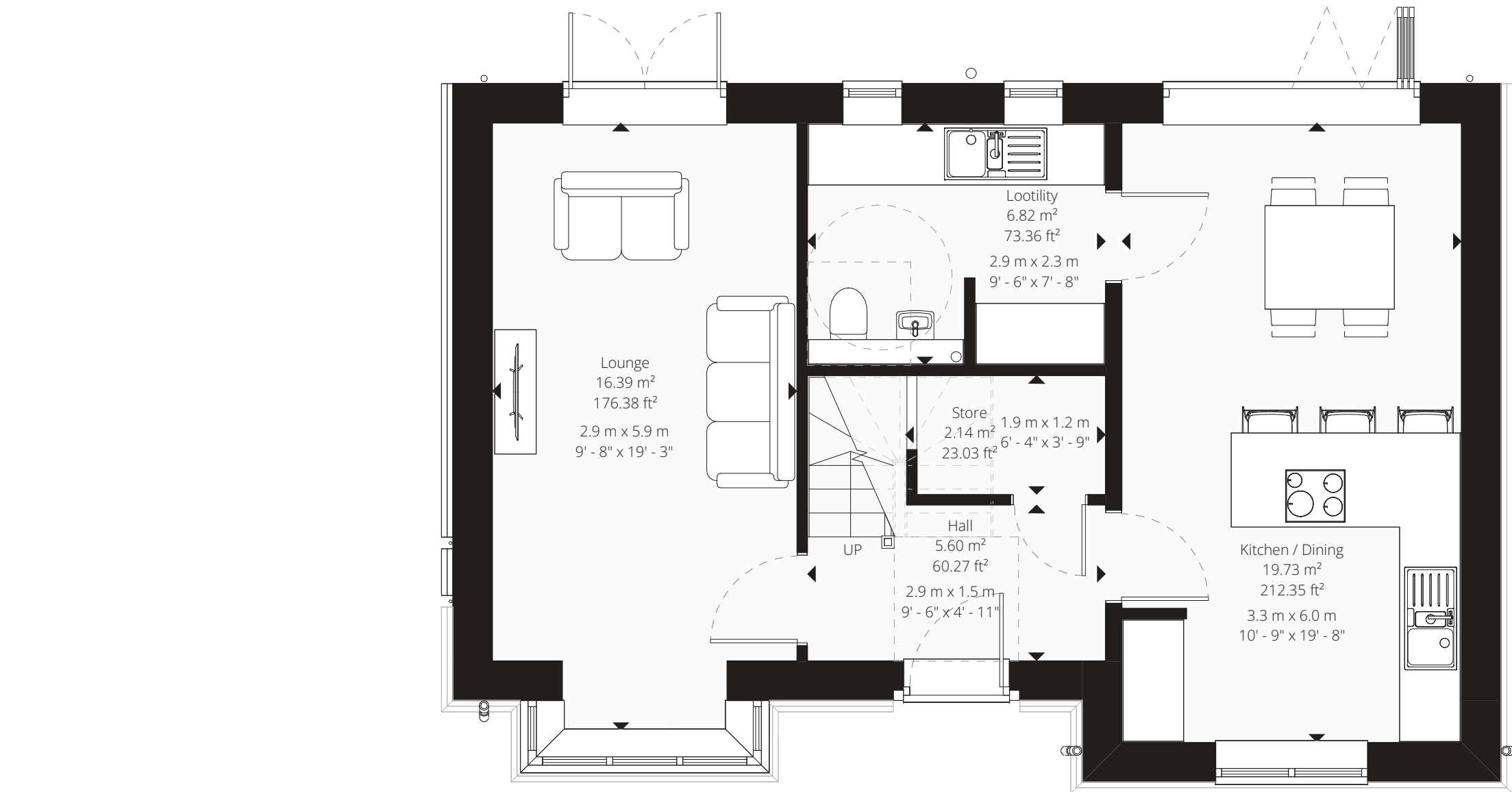
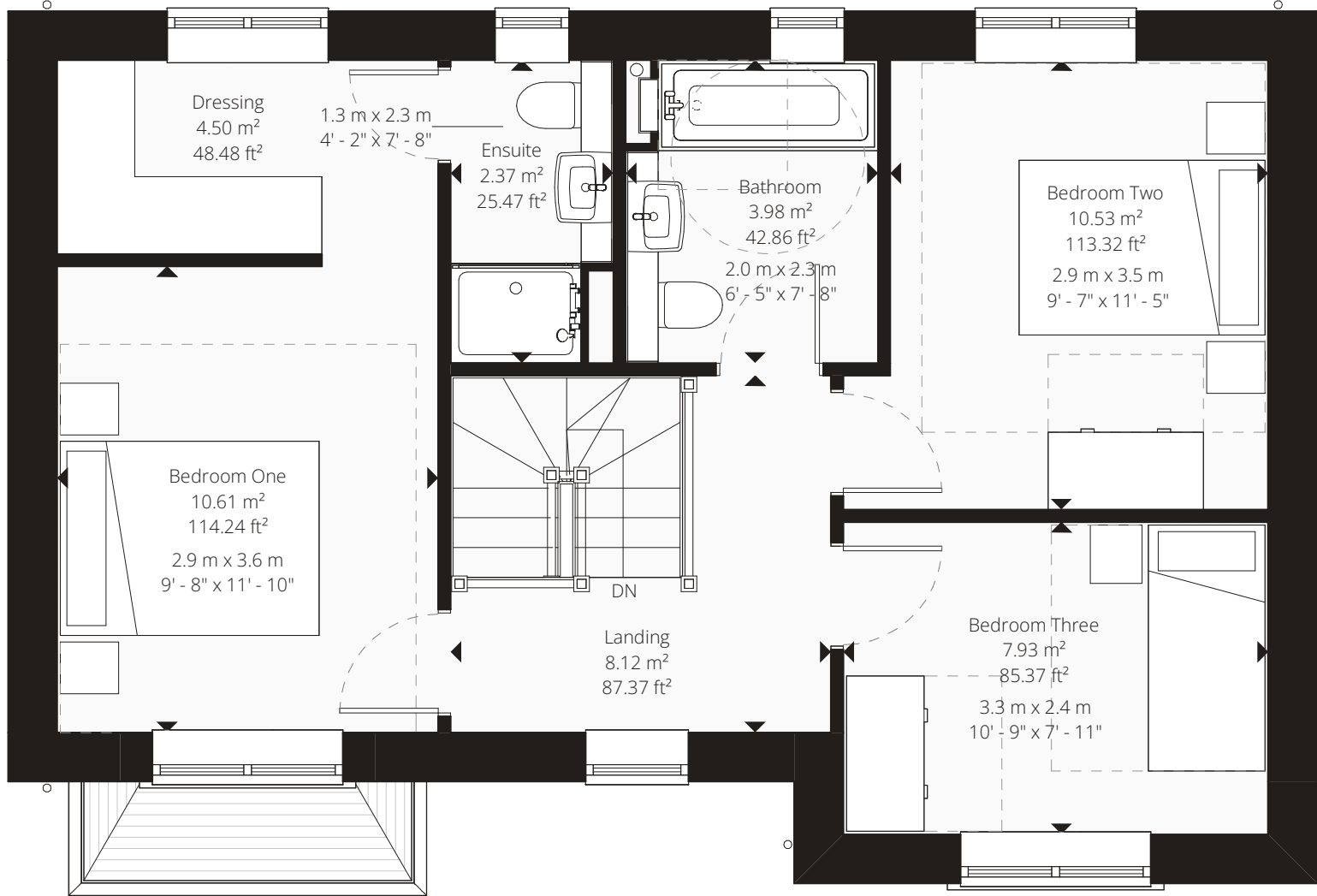
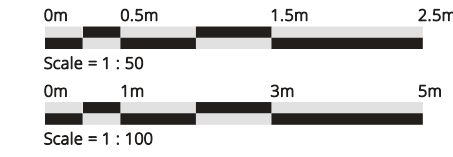




Ground Floor Plan
1 : 50



First Floor Plan
1 : 50



Build Area Schedule			
Ground Floor	53.12 m ²	571.75 ft ²	
First Floor	52.01 m ²	559.78 ft ²	
	105.12 m ²	1131.53 ft ²	

Planning Notes

Solar Panels (PV)

The orientation and roof face(s) of PV panels may vary by plot and house type, as it is dependent on achieving optimum energy generation. The final orientation and specific roof faces used (which may be one or multiple) will be confirmed after a plot-specific SAP assessment is completed.

Furthermore, the final layout and number of panels will be determined by the PV installer's design. This design will ensure that the minimum kilowatt-peak (kWp) established by the SAP assessment is achieved.

EV Charge Points

The position of any EV charge point is indicative only. Its final placement will be confirmed to suit the parking configuration of the plot.

Material Key

Facing Brickwork - Cheshire Red Brick

Other Brickwork - Red Engineering Brick Below DPC and Specials to Top of Brick Plinth

Roof Tiles - Dark Grey Concrete Tile

Doors and Windows - RAL 7032 Pebble Grey

Door and Window Detailing - Semi Dry Cast Buff Coloured ARTSTONE Splayed Head with Keystone and Stooled Cills to Outward Facing Elevations, Brick Solder Course Head and Cills to All Others

Fascia, Soffit and Rainwater Goods - Black uPVC

Other Details - Semi Dry Cast Buff Coloured Alcstone Arrow Slot to Front Elevation Gables, Brick Plinths to Visible Elevations

Glazing Key	
[OB]	Obscured Glazing
[LM] [TG]	Toughened / Laminated Glazing
[LM/OB] [TG/OB]	Toughened / Laminated & Obscured Glazing



E 05/05/2025 Minor Amendment

D 20/04/2025 PP Layout Updated

C 03/11/2025 Internal Layout Alterations at Client's Request

B 24/09/2025 Various Changes Following Client Design Review Updated to M40 Standards

A 28/08/2025 First Issue for Client Comment

Rev. Date: Notes:

DRAWING NUMBER

J1192-RIV-PL200

ISSUE

E

DRAWING TITLE

Proposed Floor Plans & Elevations

PROJECT

Springside Road, Walmsley

CLIENT

Edgefold Homes Ltd.

JOB NUMBER

J1192

DATE

Aug '25

SCALE

As Indicated

SIZE

A1

PLANNING

MANOR

ARCHITECTURE

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