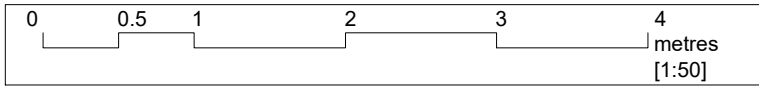


ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE



Do not scale this drawing as it may have been reduced / distorted

2No. Velux's MK04 (78cm x 98cm)  
'U'-value = 1.2W/m²K', G value = 0.45.  
Triple glazed.  
Roof lights to be fitted in accordance with  
manufacturer's instructions with rafters  
doubled up to sides and suitable flashings  
etc.

Window W4 =  
'U'-value = 1.2W/m²K', G value = 0.35.

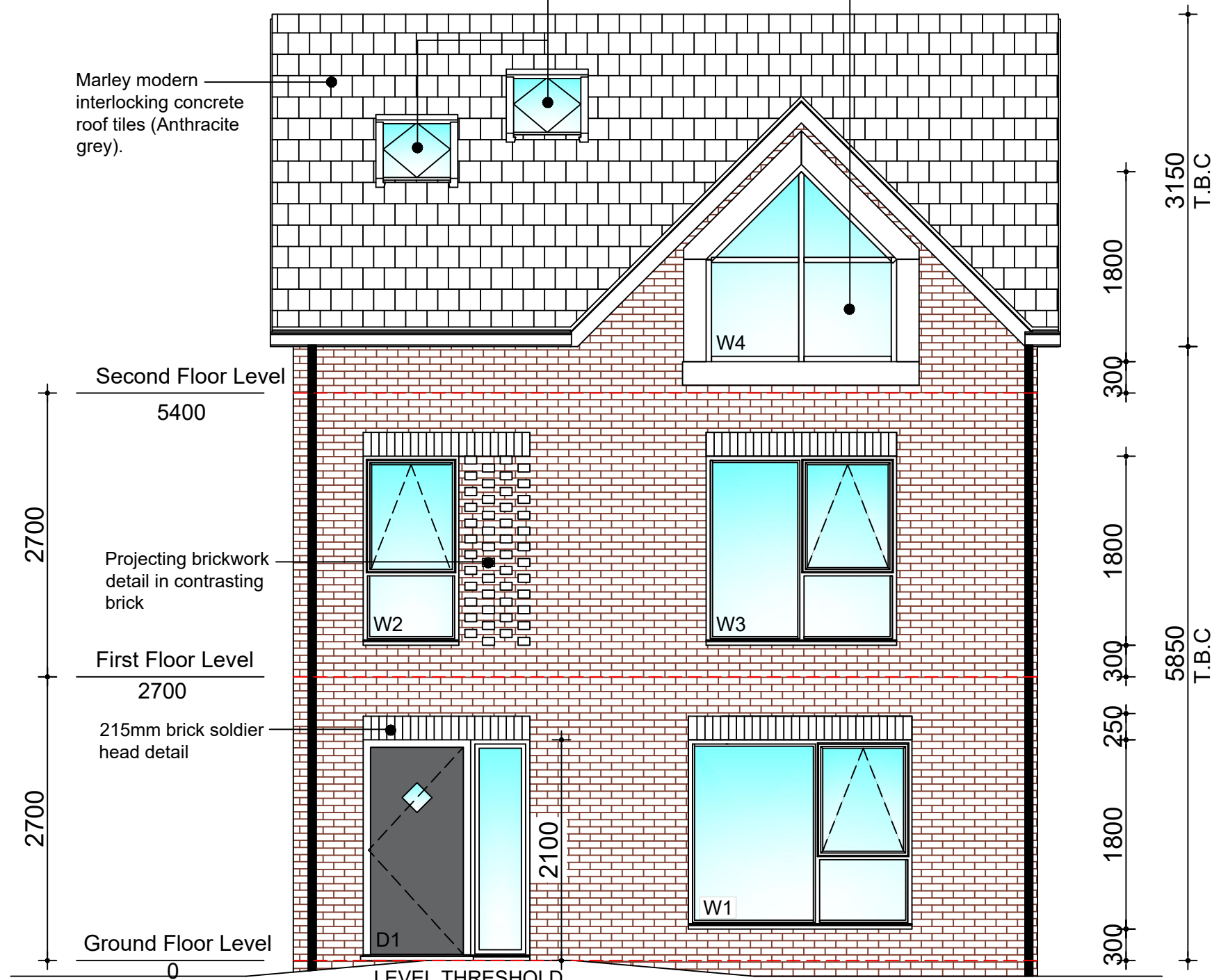
Marley modern  
interlocking concrete  
roof tiles (Anthracite  
grey).

Marley modern  
interlocking concrete  
roof tiles (Anthracite  
grey).

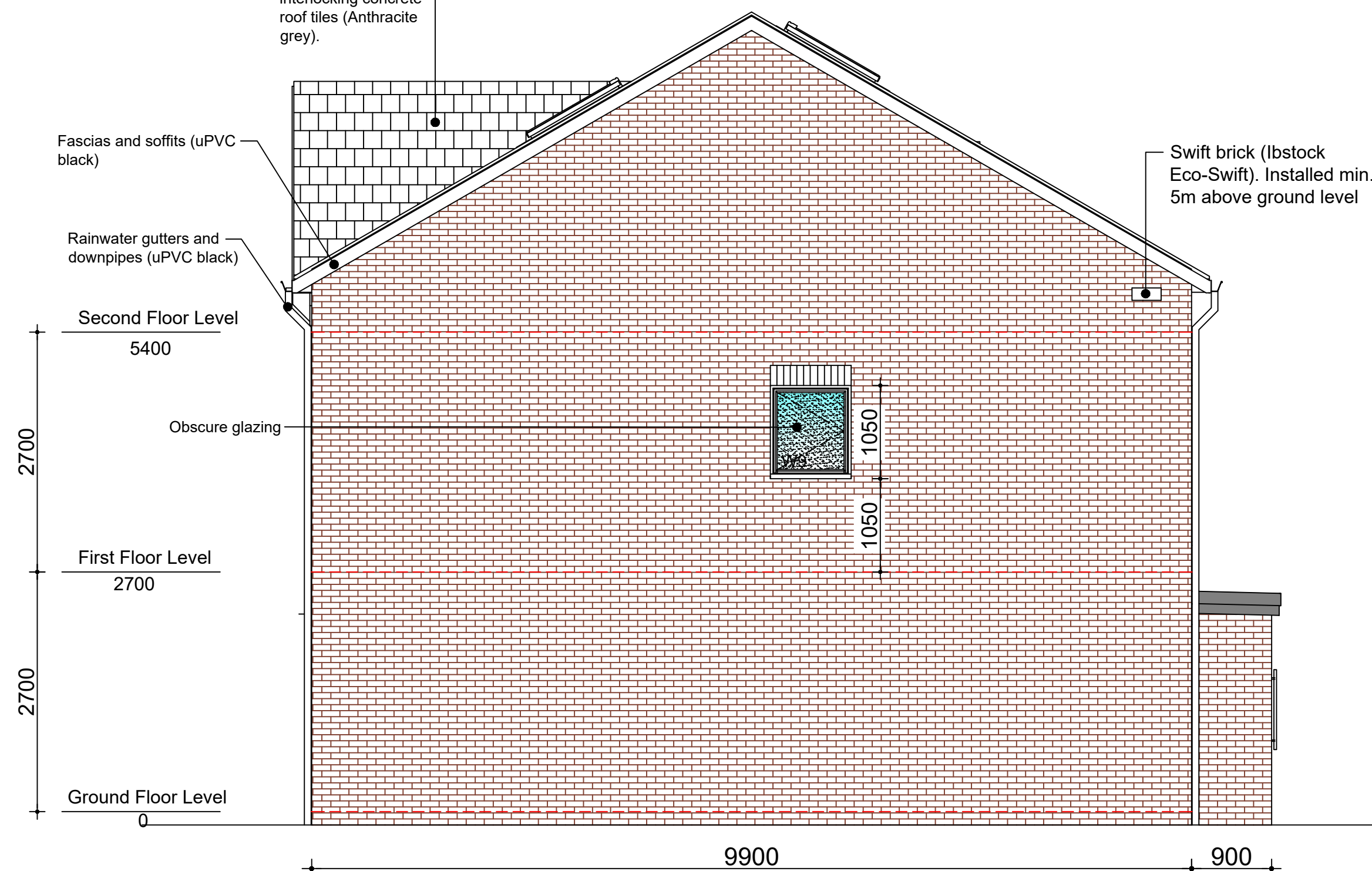
Fascias and soffits (uPVC  
black)

Rainwater gutters and  
downpipes (uPVC black)

Swift brick (Ibstock  
Eco-Swift). Installed min.  
5m above ground level



Front Elevation (1:50)

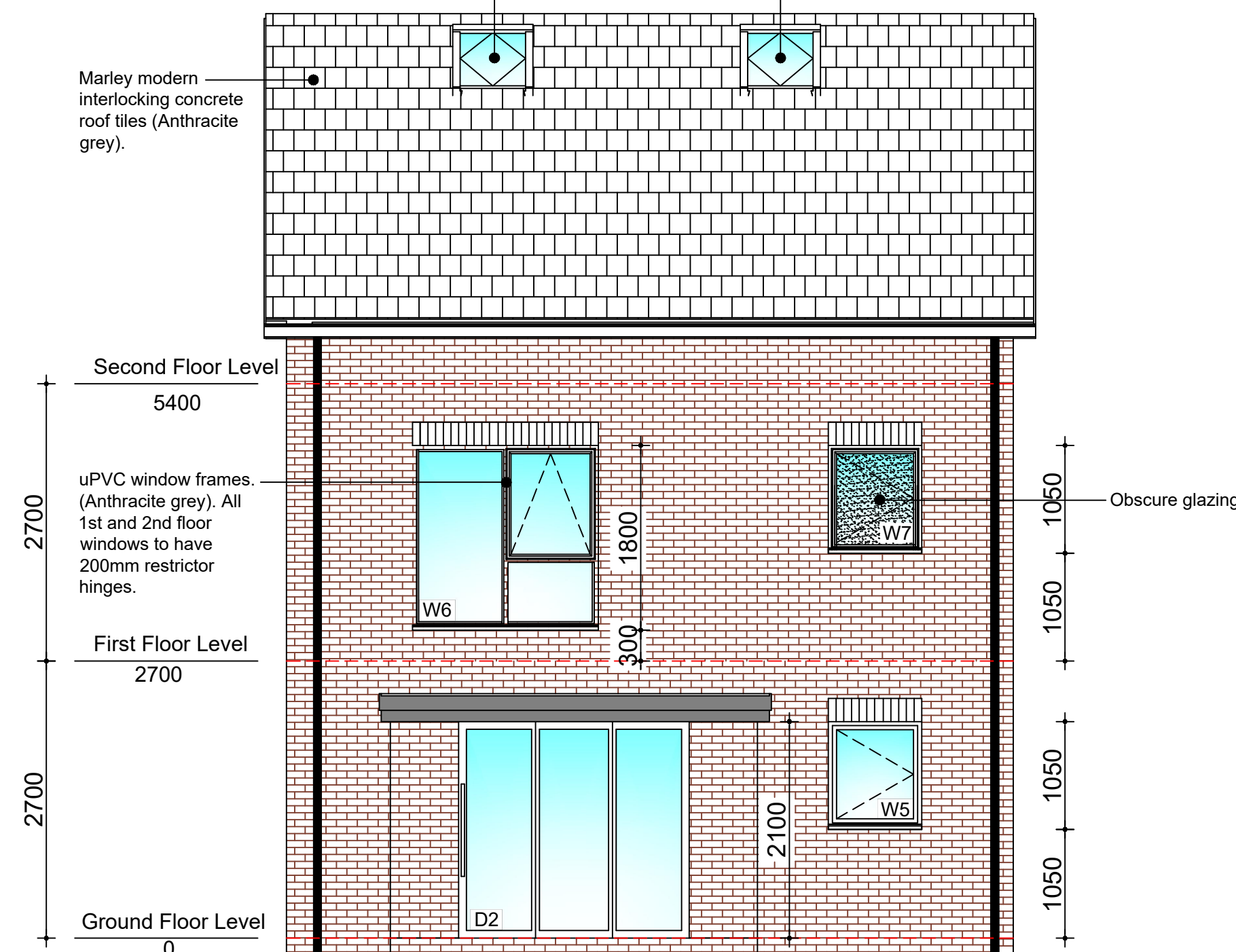


Side Elevation (1:50)

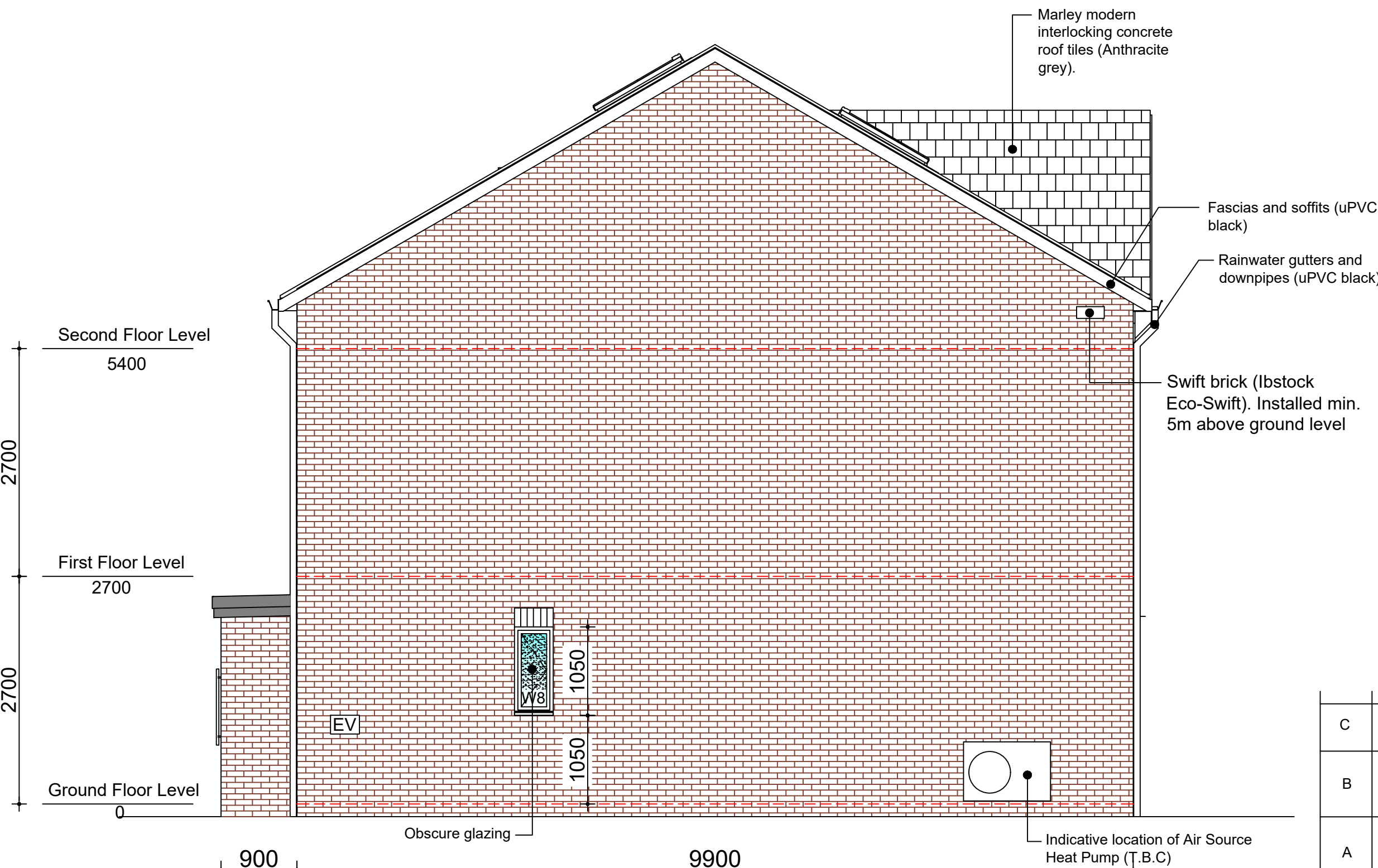
Velux MK04 (78cm x 98cm)  
'U'-value = 1.2W/m²K', G value = 0.45.  
Triple glazed.  
Roof lights to be fitted in accordance with  
manufacturer's instructions with rafters  
doubled up to sides and suitable flashings  
etc.

Marley modern  
interlocking concrete  
roof tiles (Anthracite  
grey).

Marley modern  
interlocking concrete  
roof tiles (Anthracite  
grey).



Rear Elevation (1:50)



Side Elevation (1:50)

#### CDM NOTES

The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.

Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works.

The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer.

The Principal Contractor must:

- Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety.
- Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work.
- Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it).
- Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety.
- Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments.

#### Notifications:

A project is notifiable if it is scheduled to :-

- Last more than 30 working days and have more than 20 workers working simultaneously at any time.
- Exceed 500 person days.
- The client must give this notice as soon as practicable prior to construction phase commencing.
- The client must ensure the up to date copy is displayed in the construction office.

#### Heating:

The design and installation of the heating installation is the design responsibility of the Contractor.

#### Mechanical and Electrical:

The design and installation of the mechanical and electrical installation is the design responsibility of the Contractor

#### Lighting:

The design and installation of the lighting is the design responsibility of the contractor.

#### Window/Door Schedule:

|              |    |                     |                                |   |
|--------------|----|---------------------|--------------------------------|---|
| Ground Floor | W1 | LIVING ROOM         | 2137.5w x 1800h                | C |
|              | W5 | UTILITY             | 910w x 1050h                   |   |
|              | W8 | W.C                 | 460w x 1050h                   |   |
|              | D1 | ENTRANCE HALL       | 1585w x 2100h                  |   |
| First Floor  | D2 | KITCHEN DINING ROOM | 2245w x 2100h                  | C |
|              | W2 | BEDROOM 4 / STUDY   | 910w x 1800h                   |   |
|              | W3 | BEDROOM 3           | 1810w x 1800h                  |   |
|              | W6 | BEDROOM 2           | 1810w x 1800h                  |   |
|              | W7 | EN-SUITE            | 910w x 1050h                   |   |
|              | W9 | BATHROOM            | 910w x 1050h                   |   |
| Second Floor | W4 | BEDROOM 1           | 1810w x 1800h<br>(Apex window) |   |

SCALE AS SHOWN AT A1

|      |                                                                        |         |           |
|------|------------------------------------------------------------------------|---------|-----------|
| C    | Bay 1 omitted & Bay 2 revised to suit Client requirements.             | S. King | Jan. 2026 |
| B    | Amendments made to suit SAPs assessor comments and planning conditions | S. King | Jan. 2026 |
| A    | Amendments made to suit SAPs assessor comments                         | S. King | Jan. 2026 |
| REV. | DESCRIPTION                                                            | BY      | DATE      |

|                                                                                                                     |                                                                                           |                              |  |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------|--|
| Client                                                                                                              |                                                                                           | J N Building Contractors Ltd |  |
| Job                                                                                                                 | Land at Side of 31-33 Victoria Court,<br>Rycroft Avenue,<br>Tottington,<br>Bury. BL8 3GY. |                              |  |
| Drg                                                                                                                 | Proposed Elevations                                                                       |                              |  |
| Drawn                                                                                                               | Date                                                                                      | Scale                        |  |
| S.King                                                                                                              | Dec. 2025                                                                                 | As Shown                     |  |
| Job No.                                                                                                             | Drg No.                                                                                   |                              |  |
| D25.08.17                                                                                                           | BREG02C                                                                                   |                              |  |
| <b>Gamble King and Noone Ltd</b>                                                                                    |                                                                                           |                              |  |
| Consulting Structural Engineers & Building Surveyors                                                                |                                                                                           |                              |  |
| 5 Queen Street<br>Oldham<br>OL1 1RD<br>Tel 0161 652 1183<br>Mobile: 07767 366 776<br>07756 902 604<br>07725 145 369 |                                                                                           |                              |  |

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE

GENERAL NOTES

All dimensions are in millimetres unless otherwise noted.  
Contractor to be responsible for checking all dimensions on site prior to work commencing.  
All work to be carried out in accordance with British Standards and Codes of Practice.  
Contractor to be responsible for all necessary temporary support and bracing to ensure stability of the building during the works.



Proposed Site layout (1:200)

SCALE AS SHOWN AT A1

■ BB1 & BB2 Denotes Schwegler bat box installed at high level on retained tree between 3 - 5m above ground level.

|                                                                                                                     |           |          |
|---------------------------------------------------------------------------------------------------------------------|-----------|----------|
| Client                                                                                                              |           |          |
| J N Building Contractors Ltd                                                                                        |           |          |
| Job                                                                                                                 |           |          |
| Land at Side of 31-33 Victoria Court,<br>Rycroft Avenue,<br>Tottington,<br>Bury. BL8 3GY.                           |           |          |
| Drg                                                                                                                 |           |          |
| Site layout                                                                                                         |           |          |
| Drawn                                                                                                               | Date      | Scale    |
| S.King                                                                                                              | Jan. 2026 | As Shown |
| Job No.                                                                                                             | Drg No.   |          |
| D25.08.17                                                                                                           | PL01      |          |
| <b>Gamble King and Noone Ltd</b>                                                                                    |           |          |
| Consulting Structural Engineers & Building Surveyors.                                                               |           |          |
| 5 Queen Street<br>Oldham<br>OL1 1RD<br>Tel 0161 652 1183<br>Mobile: 07767 366 776<br>07756 902 604<br>07725 145 369 |           |          |