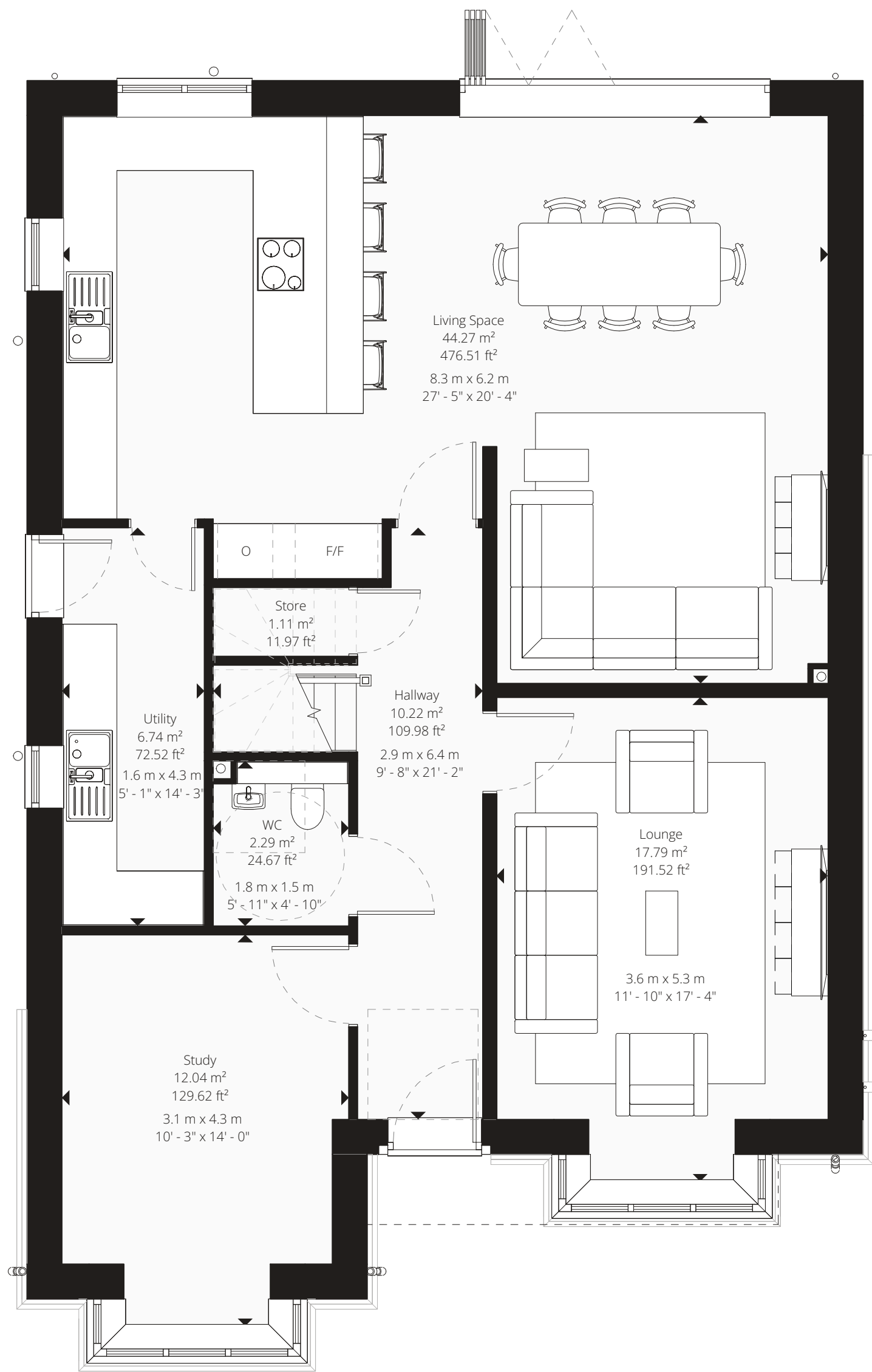
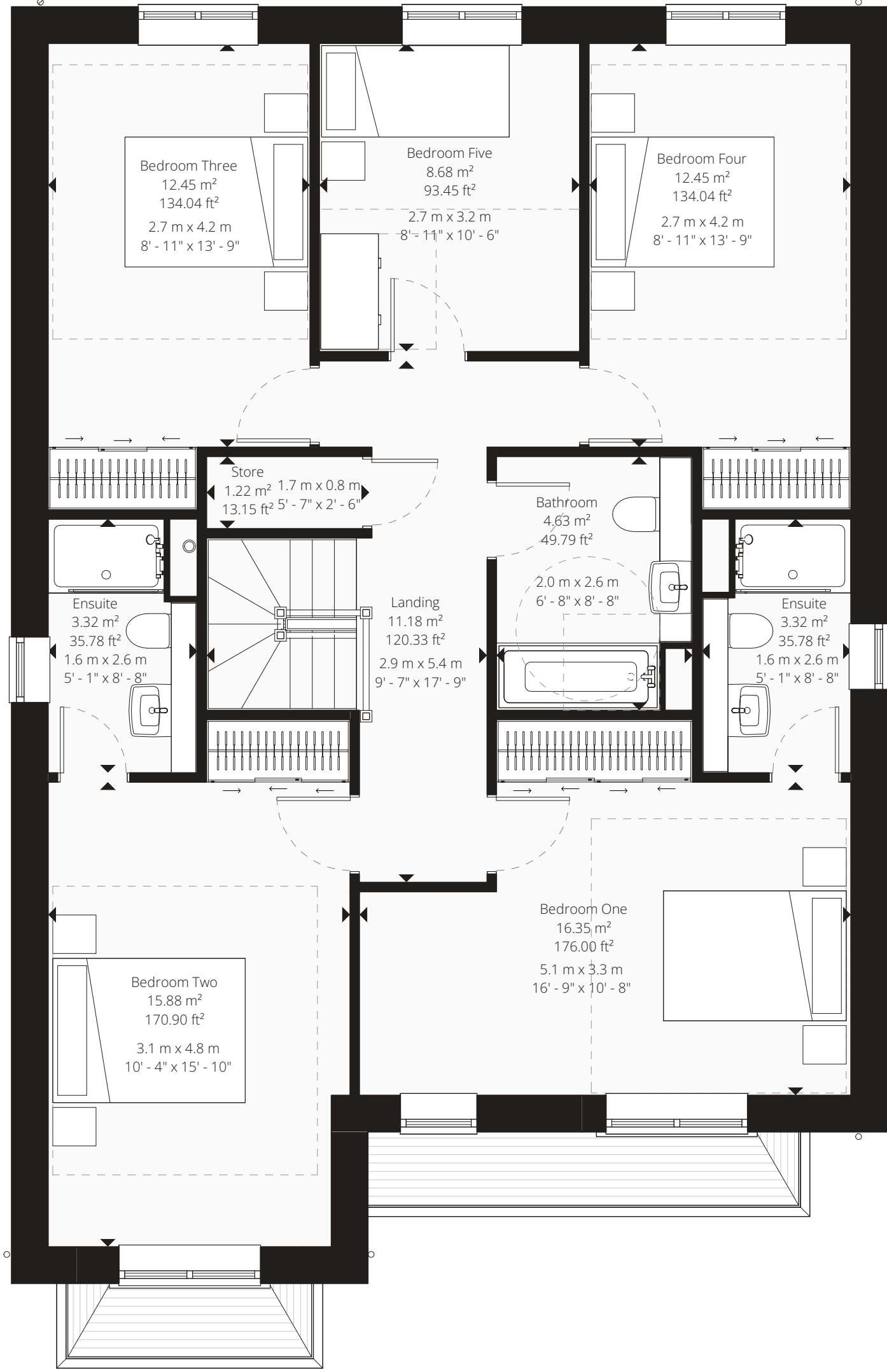
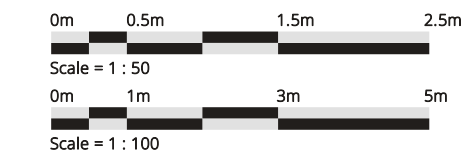




Ground Floor Plan
1:50



First Floor Plan
1:50



Build Area Schedule			
Floor	Area (m²)	Area (ft²)	Total
Ground Floor	99.19 m²	1067.69 ft²	
First Floor	92.25 m²	992.93 ft²	
	191.44 m²	2060.62 ft²	

Planning Notes

The orientation and roof faces 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
Artstone 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



C: 2024/2025: Minor Amendment to Internal Layout
B: 19/05/2024: Internal Layout Re-arranged
A: 14/05/2024: First Issue

Rev. Date: Notes

DRAWING NUMBER	DATE	ISSUE
J1192-LAN2-PL200		C

DRAWING TITLE
Proposed Floor Plans & Elevations

PROJECT
Springside Road, Walmsley
LancasterTwo M4(2) [Plot 04]
CLIENT
Edgefold Homes Ltd.

JOB NUMBER	DATE	SCALE	SIZE
J1192	May '26	As Indicated	A1

PLANNING

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CIAT
QUALITY ASSURED

This Drawing Must Not Be Used On Site Unless Issued For Construction.