



NOTES:

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of Accommodation:

Type	Accommodation	sqm	sqft	no
A	4B7P House	150	1615	3
B	4B8P House	178	1916	1

Car Parking - 200%

Key:

Line	Type
	900mm metal railings
	900mm wall with 900mm timber fence
	1800mm timber fence
	Public combined sewer easement
	Public surface water sewer easement

Note:

Sprinkler/mist system to be fitted to all dwellings in accordance with BS 9251:2014 or other subsequent standard to allow for a single access road up to 500m as required by GMFR.

All areas inside dwellings are within 45m of the fire appliance which is to be positioned no more than 165m from a suitable fire hydrant. Rearest of which is located at the end of Rosewood Avenue, the arc on the drawing indicates the approximate distance of 165m.

A review of the United Utilities sewer records has identified multiple sewers networks to be present within the site boundary. UU have established that a 6m easement is required (3m either side of the centre line) and therefore a diversion will be required subject to early discussion with UU.

DRAWING STATUS:			
Rev	Description	Check	Date
A	Existing drainagetaken into account		21.03.2024

CLIENT:

Dickens Property Group

PROJECT:

Brownhills Close, Tottington

DRAWING:

Northern Site Layout

SCALE at A1: 1 : 200	DATE: 26/03/2024	DRAWN: KS	CHECKED: GRF
DRAWING NO: R0826 - 02	CAD REFERENCE NO:		REVISION: A



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