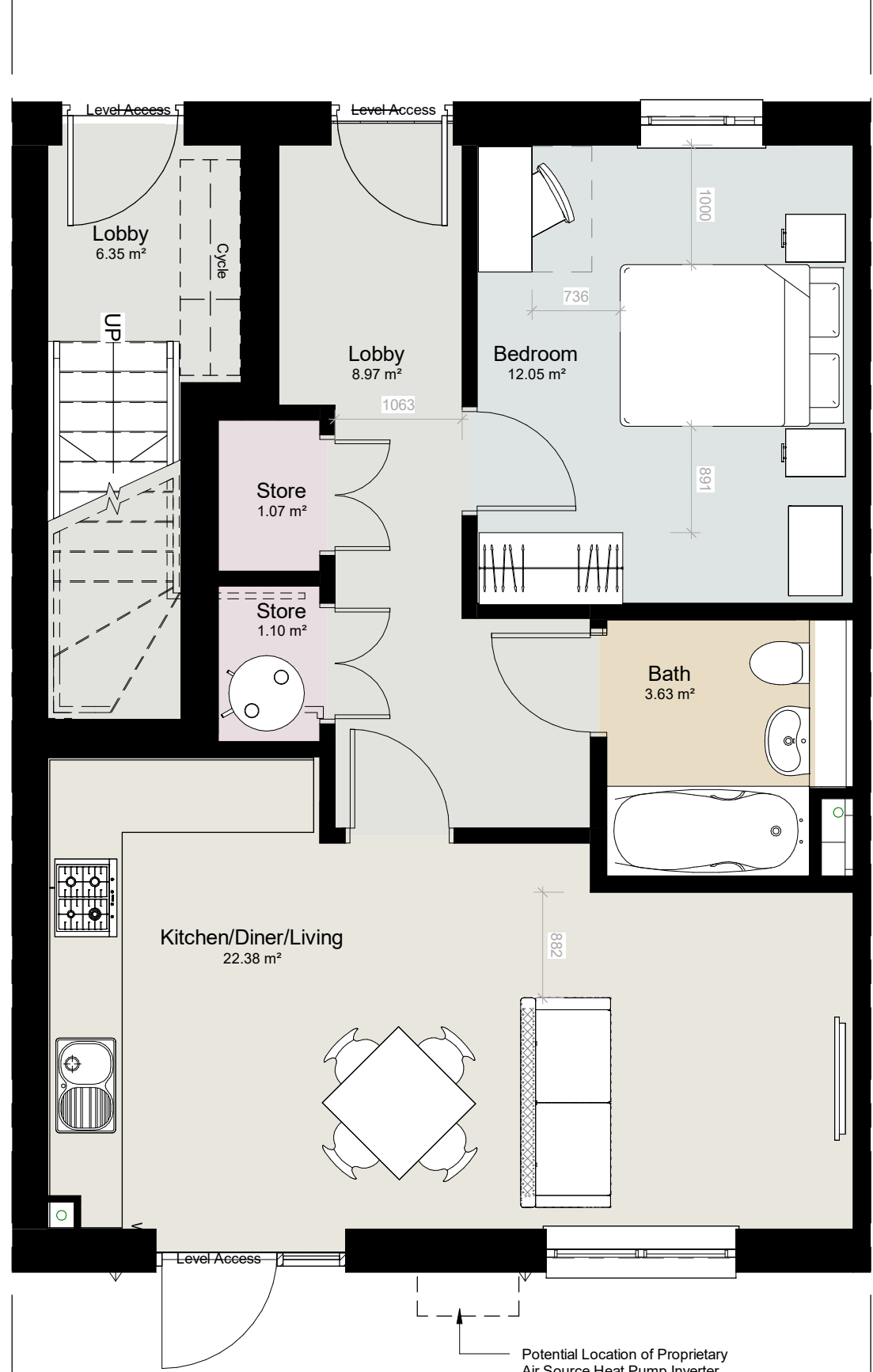
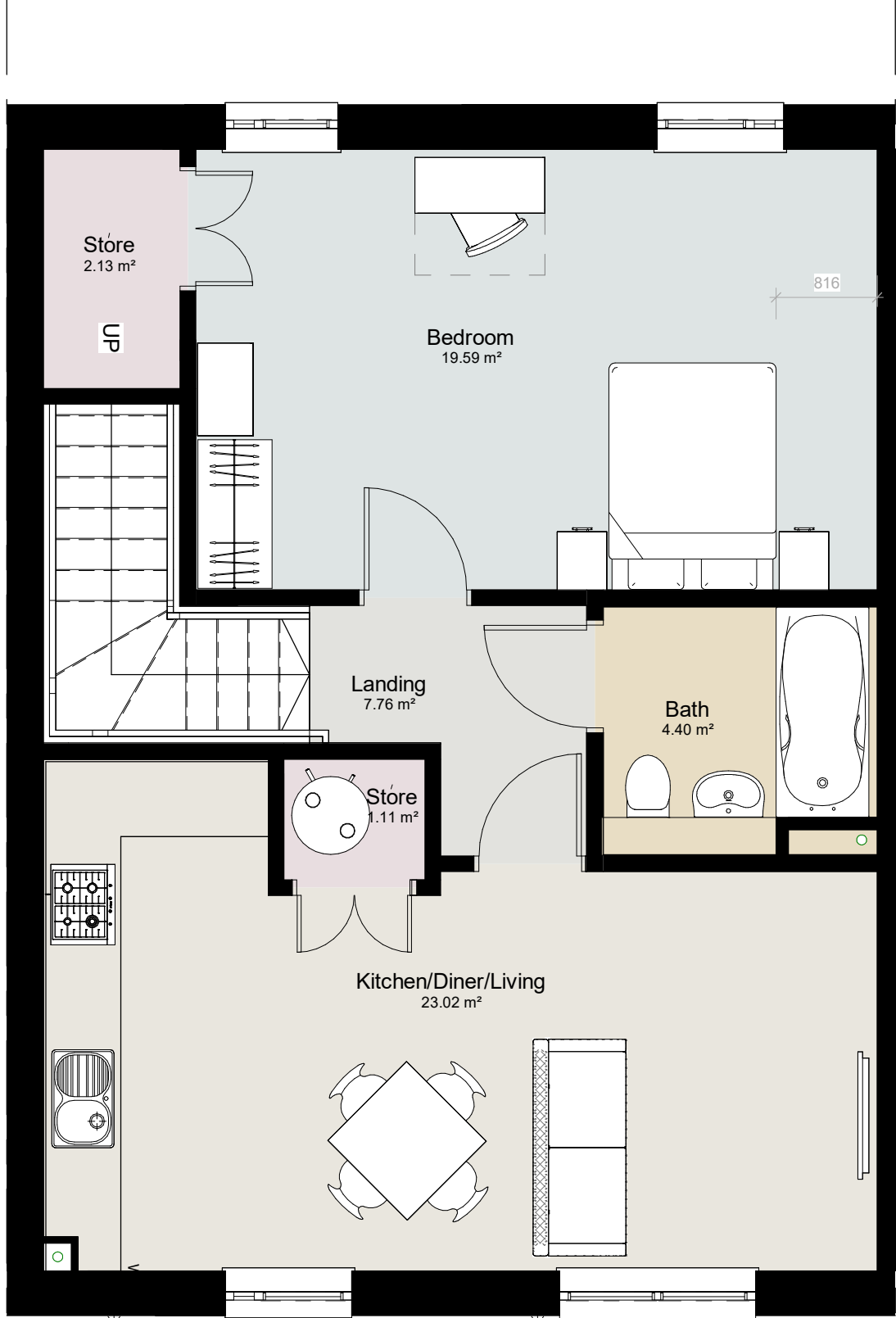


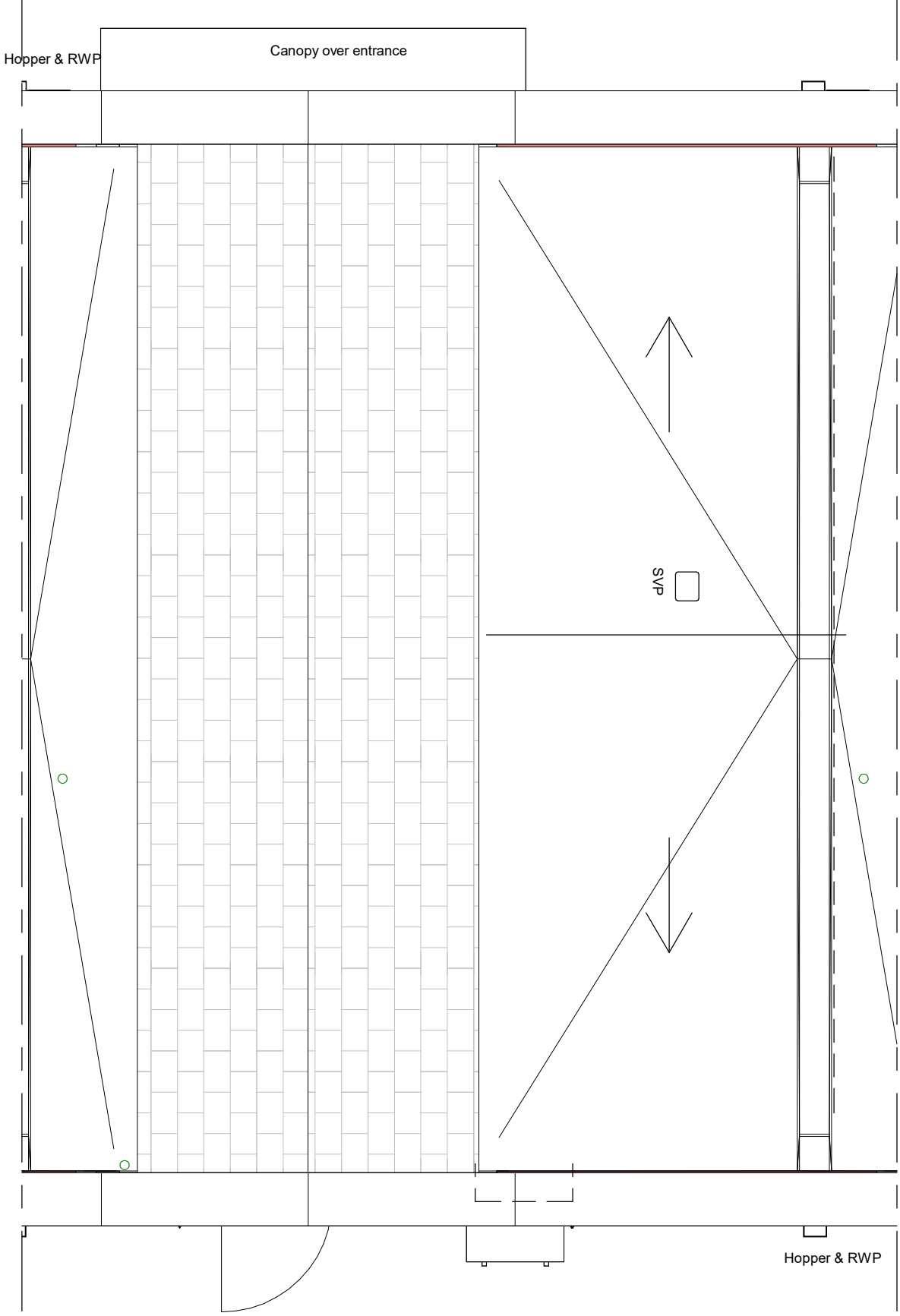
Scale @ 1 : 50
Ground Floor



Scale @ 1 : 50
First Floor



Scale @ 1 : 50
Roof Plan



Scale Bars	TO BE USED ONLY AS GUIDANCE
1:50	mm
1:100	mm
1:200	mm
1:500	mm
1:1000	mm

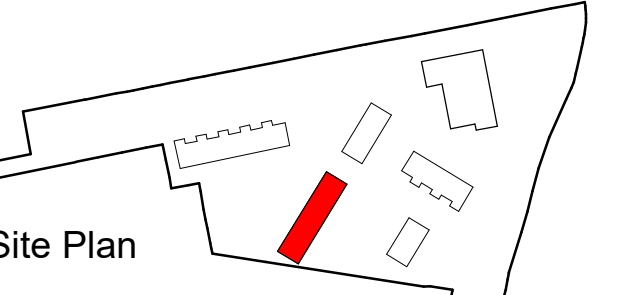
- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to agreed dimensions only.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files: -
12551-AEW-CF-XX-M3-A-0004

CDM 2015

Client notified of duties: **30/07/2021**
Principal Designer: **Anderson Gables (CDM PD)**

Unless noted below, all known hazards have been highlighted on the drawing.

House Type 2 - 1B2P - GIFA		
Name	Level	Area
Flat 1	00_Ground Floor	52.5 m²
Flat 2	00_Ground Floor	52.5 m²
Flat 2	01_First Floor	61.0 m²
Flat 3	00_Ground Floor	51.9 m²
Flat 4	00_Ground Floor	51.9 m²
Flat 4	01_First Floor	60.4 m²
Flat 5	00_Ground Floor	51.9 m²
Flat 5	01_First Floor	60.4 m²
Flat 6	00_Ground Floor	51.9 m²
Flat 6	01_First Floor	60.4 m²
Flat 7	00_Ground Floor	51.9 m²
Flat 7	01_First Floor	60.4 m²
Flat 8	00_Ground Floor	51.9 m²
Flat 8	01_First Floor	60.4 m²
Flat 9	00_Ground Floor	52.3 m²
Flat 10	00_Ground Floor	52.3 m²
Flat 10	01_First Floor	61.0 m²
Flat 10	01_First Floor	61.0 m²
Grand total		595.8 m²



Floor Plan Key	
Ancillary	
Bedroom	
Living	
Store	
WC	

- Key**
- RWP Rain water downpipe
 - RWD Rain water outlet
 - SVP Soil Vent pipe
 - AAV Air Admission Valve
 - WFB Wall mounted bathroom extract fan (min extract rate of 15 litres/sec) - location shown inductively, colour to be black
 - CFB Cavity Fire Barrier
 - WFK Wall mounted kitchen extract fan (min extract rate of 60 litres/sec) - location shown inductively, colour to be black
 - BF Boiler flue
 - EXL Low Energy External light fitting with PIR sensor (min efficacy of 40 lumens per circuit watt) to comply with SED.
 - L Draining with terminated glass outer seal
 - T Cladding with roughened inner seal
 - E Egress windows to comply with building Regulations requirements
 - OB Cladding with Obscure glass
 - G Gas Meter
 - E Electricity Meter
 - RL Roof Light
 - AH Access Hatch
 - ASHP Air Source Heat Pump (location shown provisionally only)
 - DPC DPC (location shown inductively)

Front Elevation
Scale @ 1 : 100



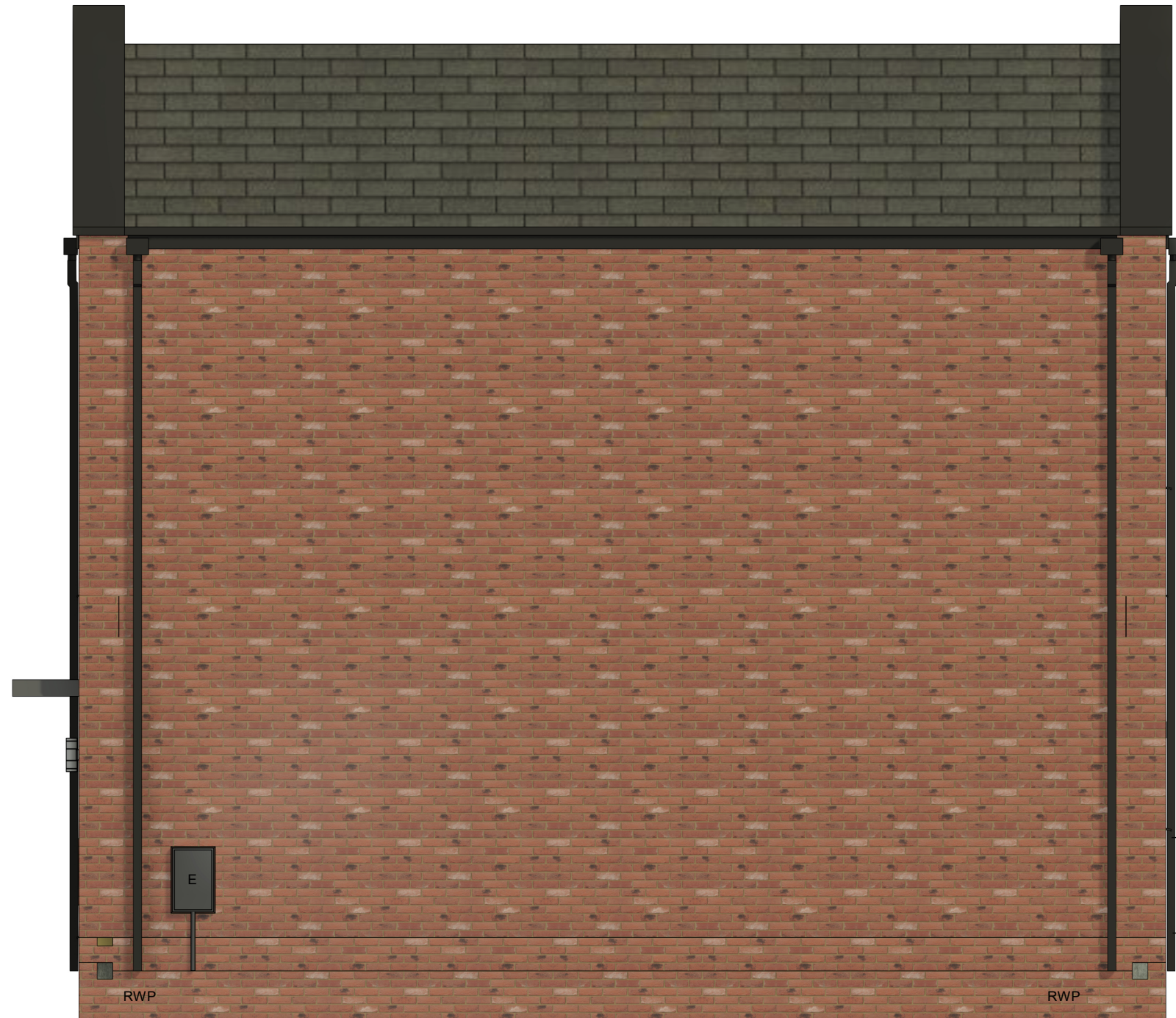
Rear Elevation
Scale @ 1 : 100



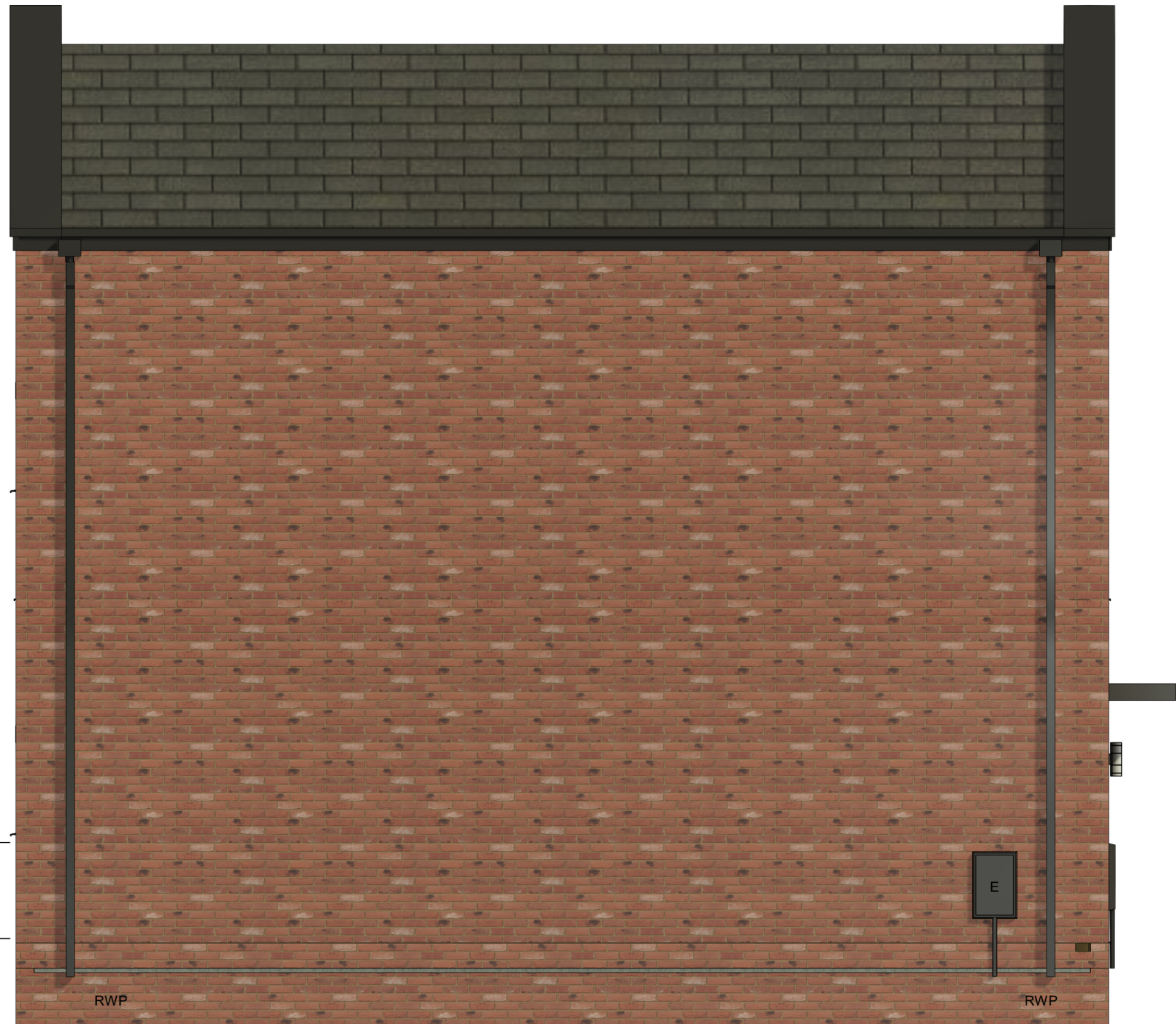
Isometric



Side Elevation 1
Scale @ 1 : 50



Side Elevation 2
Scale @ 1 : 50



P03	29/11/24	Window louvers omitted, window configuration updated, spec notes updated.	MRH	DS
P02	12/09/24	Issued for planning.	MRH	DS
P01	22/05/24	Updated drawings, issue for planning.	MRH	DS
Rev	Date	Description	Drawn By	Checked By
S2		Planning		
drawing stage				
client				
Great Places Housing Group				
project				
Kemp Heaton Avenue, Bury				
drawing title				
House Type 2 (Cottage Flats) - 1B2P				
date	22/05/24	drawn	JS/MRH	
scale @ A0	As indicated	checked	DS	