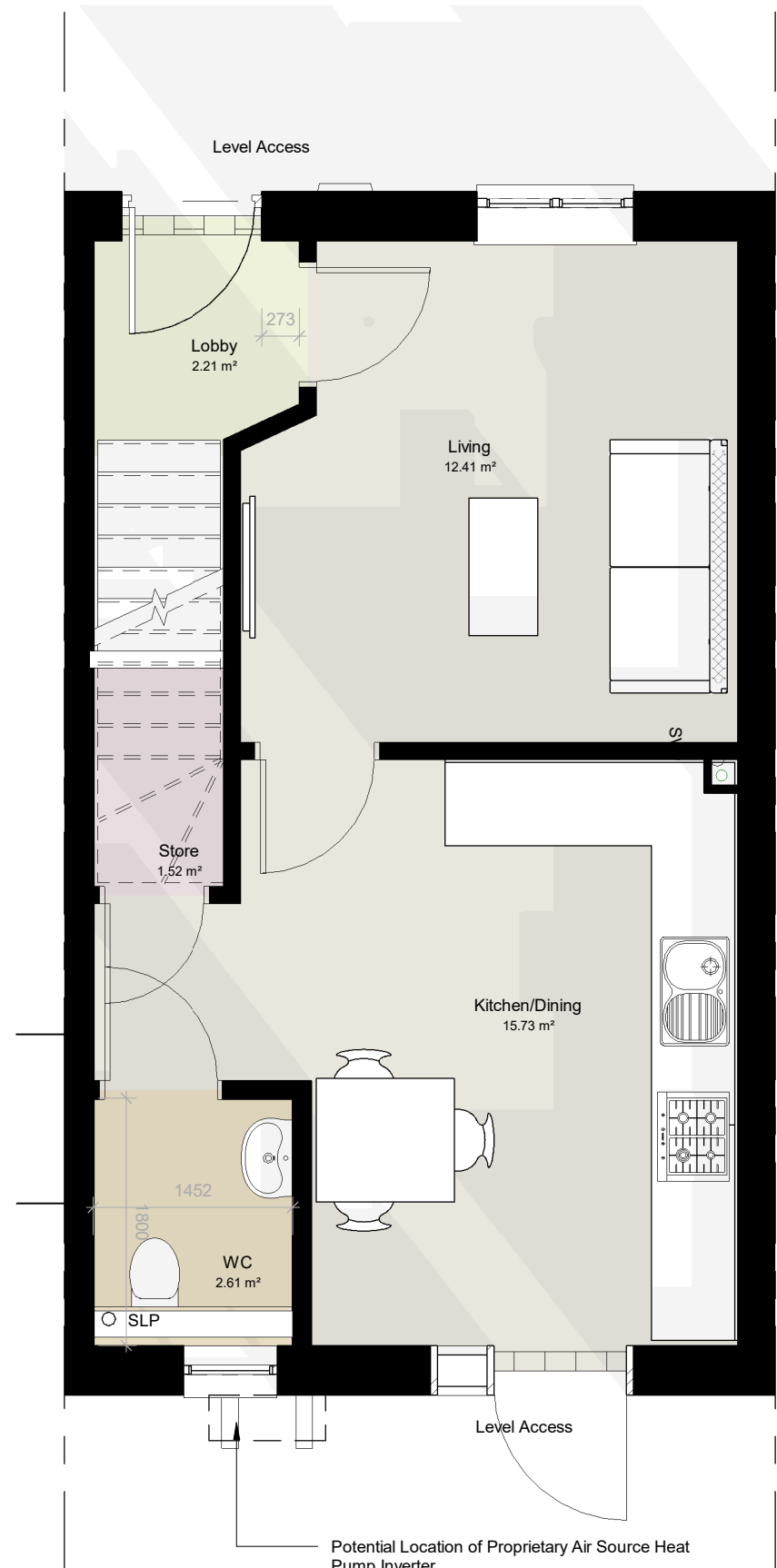
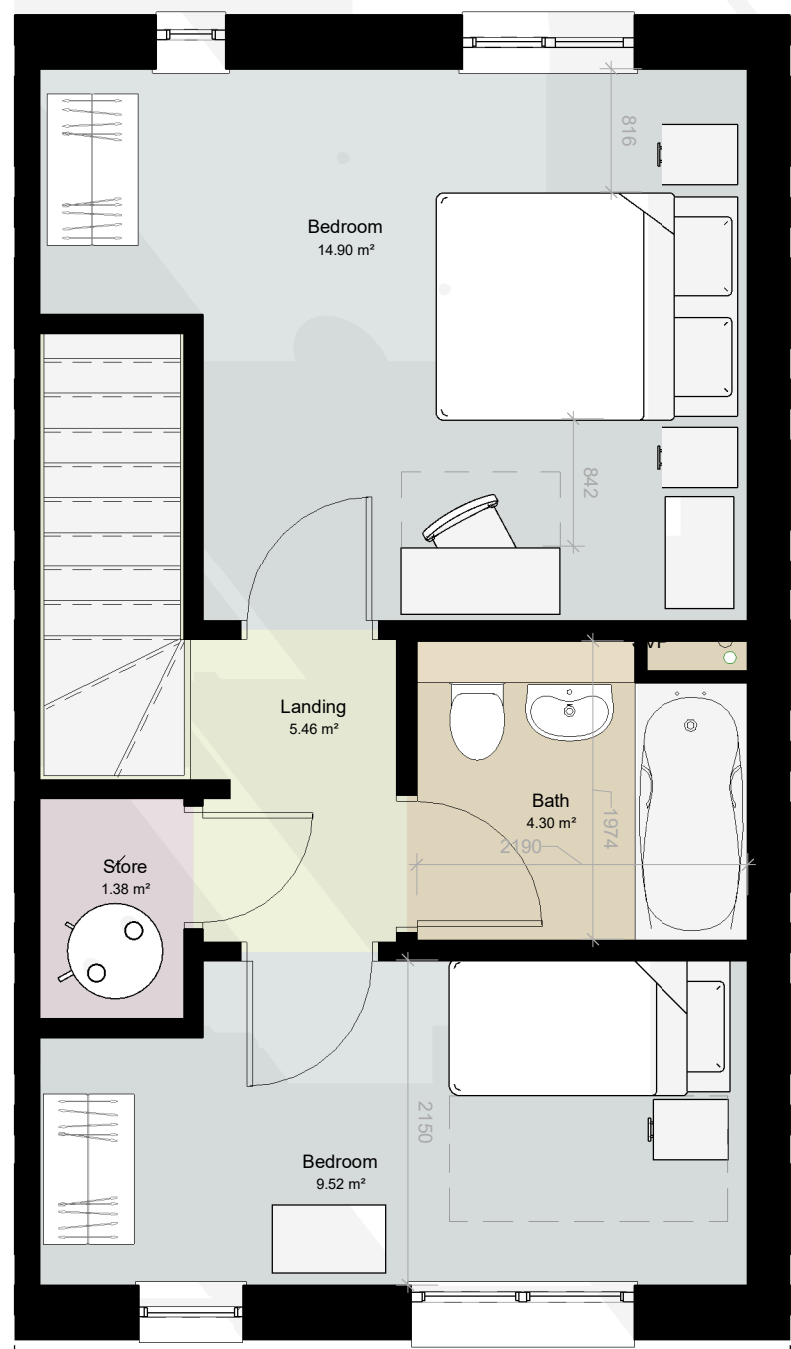
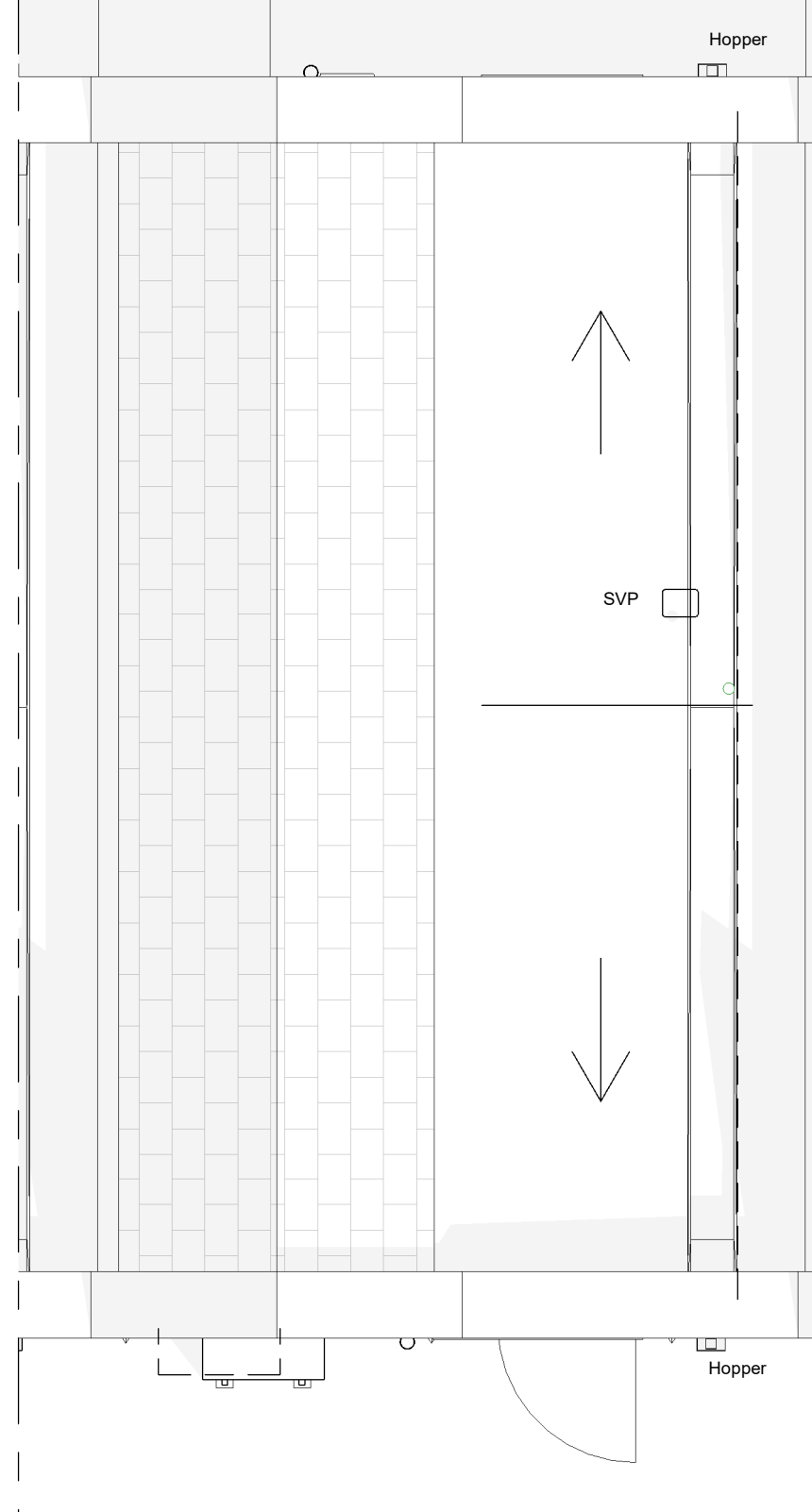




Scale @ 1 : 50
Ground Floor



Scale @ 1 : 50
First Floor



Scale @ 1 : 50
Roof Plan

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 figured 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-H1-XX-M3-A-0002

CDM 2015

Client notified of duties: 30/07/2021
Principal Designer: Andrew Gables (CDM PD)
Unless noted below, all known hazards have been highlighted on the drawing.

House Type 1 - 2B4P - GIFA	
Level	Area
01 First Floor	35.0 m²
00 Ground Floor	35.1 m²
	70.1 m²

KEY

- RWP: Rain water downpipe
- RWO: Rain water outlet
- SVP: Soil Vent pipe
- AAP: Air Admission Valve
- WFB: Wall mounted bathroom extract fan (max extract rate of 15 l/s) (hatched) - location shown indicatively, colour to be black
- CFB: Curly Fire Barrier
- WFK: Wall mounted kitchen extract fan (max extract rate of 60 l/s) (hatched) - location shown indicatively, colour to be black
- BF: Boiler flue
- EXL: Low Energy External light fitting with PR sensor (min efficacy of 40 lumens per circuit watt) to comply with S60.
- L: Clazing with laminated glass outer leaf
- T: Clazing with toughened inner leaf
- E: Escape windows to comply with building Regulations requirements
- CB: Clazing 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 line (shown indicatively)

Site Plan

Floor Plan Key

- Ancillary
- Bedroom
- Living
- Store
- WC

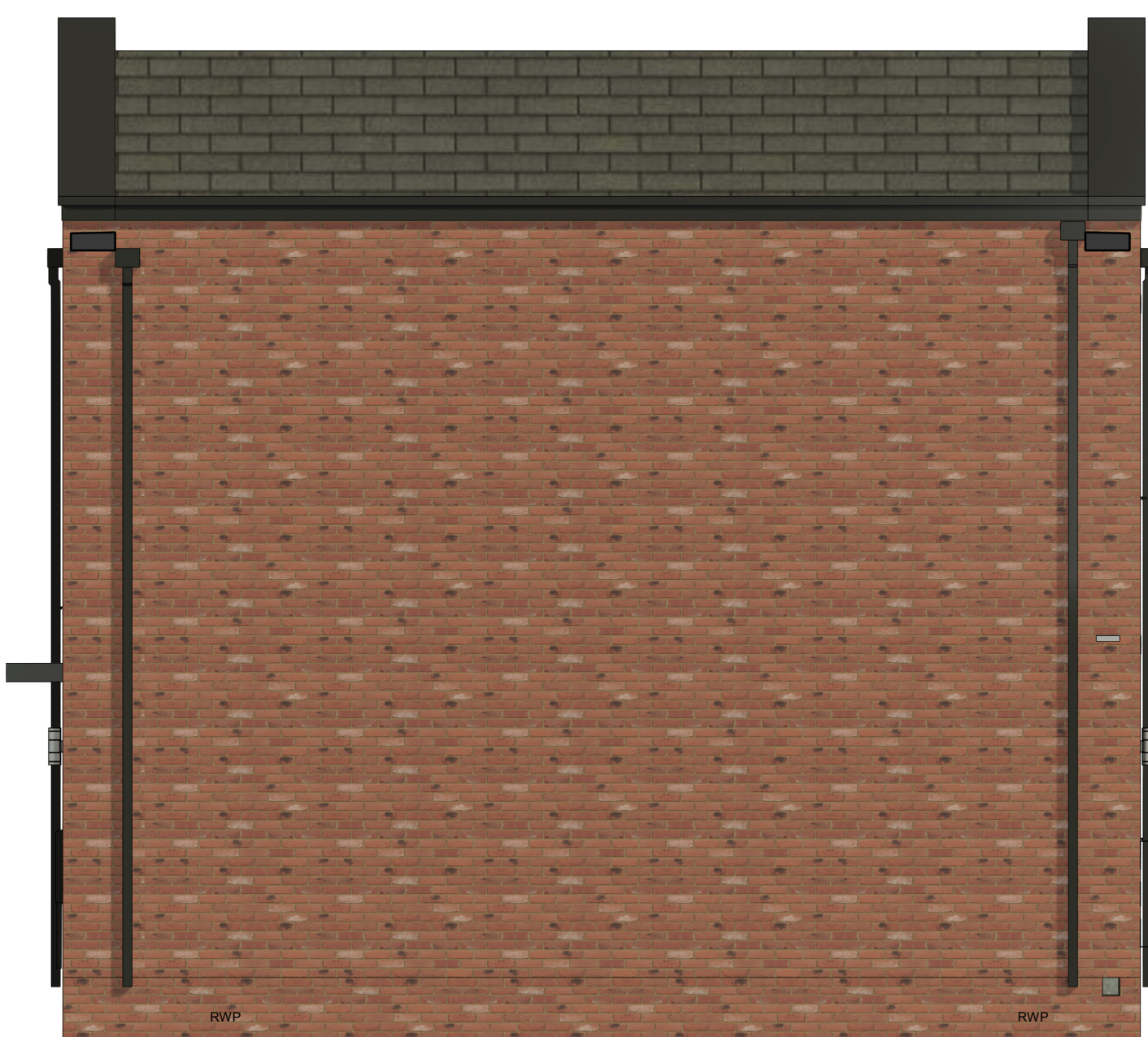
- Grey interlocking concrete Roof tiles, spec f/c
- Minimal metal verge cover flashing in black
- EPDM Flat Roof
- Outer Fascia in Black
- Red facing brick
- UPVC RWP's colour black
- UPVC double-width window unit - Black
- UPVC single-width window unit - Black
- Feature Red brick panel with 15mm deep recessed strips, with natural mortar & bucket handle joints
- UPVC window unit - Black
- Composite door colour Black



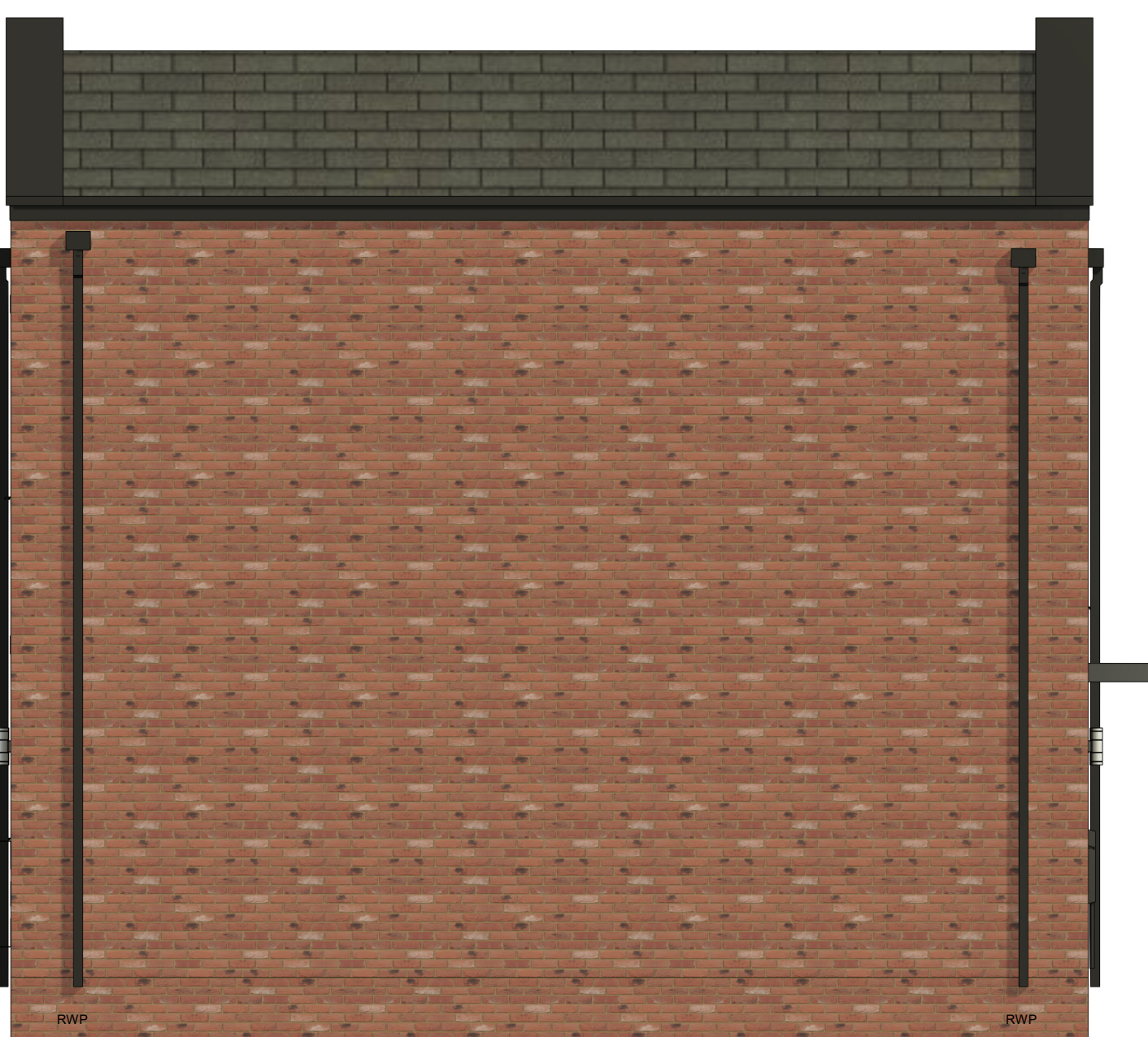
Front Elevation
Scale @ 1 : 50



Rear Elevation
Scale @ 1 : 50



Side Elevation 1
Scale @ 1 : 50



Side Elevation 2
Scale @ 1 : 50



Isometric

PO3	27/11/24	Window louvers omitted, window configuration updated, spec notes updated.	RMH	DS
PO2	12/08/24	Revised for Planning	MRH	DS
PO1	22/05/24	Updated drawings, issue for planning	JS/MRH	DS
Rev	Date	Description	Drawn by	Checked By
S2		Purpose of Issue		
		Planning		
drawing stage: Stage 4				
client:				
Great Places				
project:				
Kemp Heaton Avenue, Bury				
drawing title:				
House Type 1 - 2B3P				
date	22/05/24	drawn	JS/MRH	
scale @ A0	As indicated	checked	DS	