

Scale Bars		TO BE USED ONLY AS GUIDANCE			
1:100	mm	0	1000	2000	3000
1:200	mm	0	1000	2000	3000
1:500	M	0	5	10	15
1:1250	M	0	10	20	30

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 endeavors. 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-B1-XX-M3-A-0005

CDM 2015

Client notified of duties: 30/07/2021

Principal Designer: Anderton Gables (CDM PD)

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

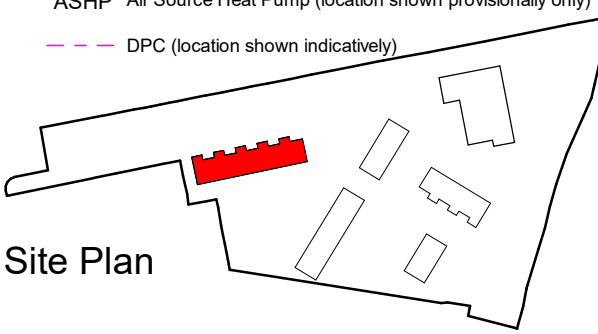
2B3P Bungalow - GIA	
Level	Area

GF_Ground Floor <varies>

Designed in line with National Described Space Standards requirements and part M category 3 regulations.

KEY

- RWP Rain water downpipe
RWO Rain water outlet
SVP Soil Vent pipe
AAV Air Admittance Valve
WFB Wall mounted bathroom extract fan (min extract rate of 15 ltr/sec) - location shown indicatively, colour to be black
CFB Cavity Fire Barrier
WFK Wall mounted Kitchen extract fan (min extract rate of 60 ltr/sec) - location shown indicatively, 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 S80
L Glazing with laminated glass outer leaf
T Glazing with toughened inner leaf
E Egress windows to comply with building Regulations requirements
OB Glazing 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 (location shown indicatively)



Site Plan

P03	29/11/24	Window louvres omitted, window configuration updated, spec notes updated	MRH	DS
P02	25/06/24	Revised areas alongside layout updates	MRH	DS
P01	12/06/24	Updated drawing, issue for planning	MRH	DS
Rev	Date	Description	Drawn by	Checked By

Status Purpose of Issue
S2 For Planning

drawing stage Stage 4

client

Great Places Housing Group

project

Kemp Heaton Avenue, Bury

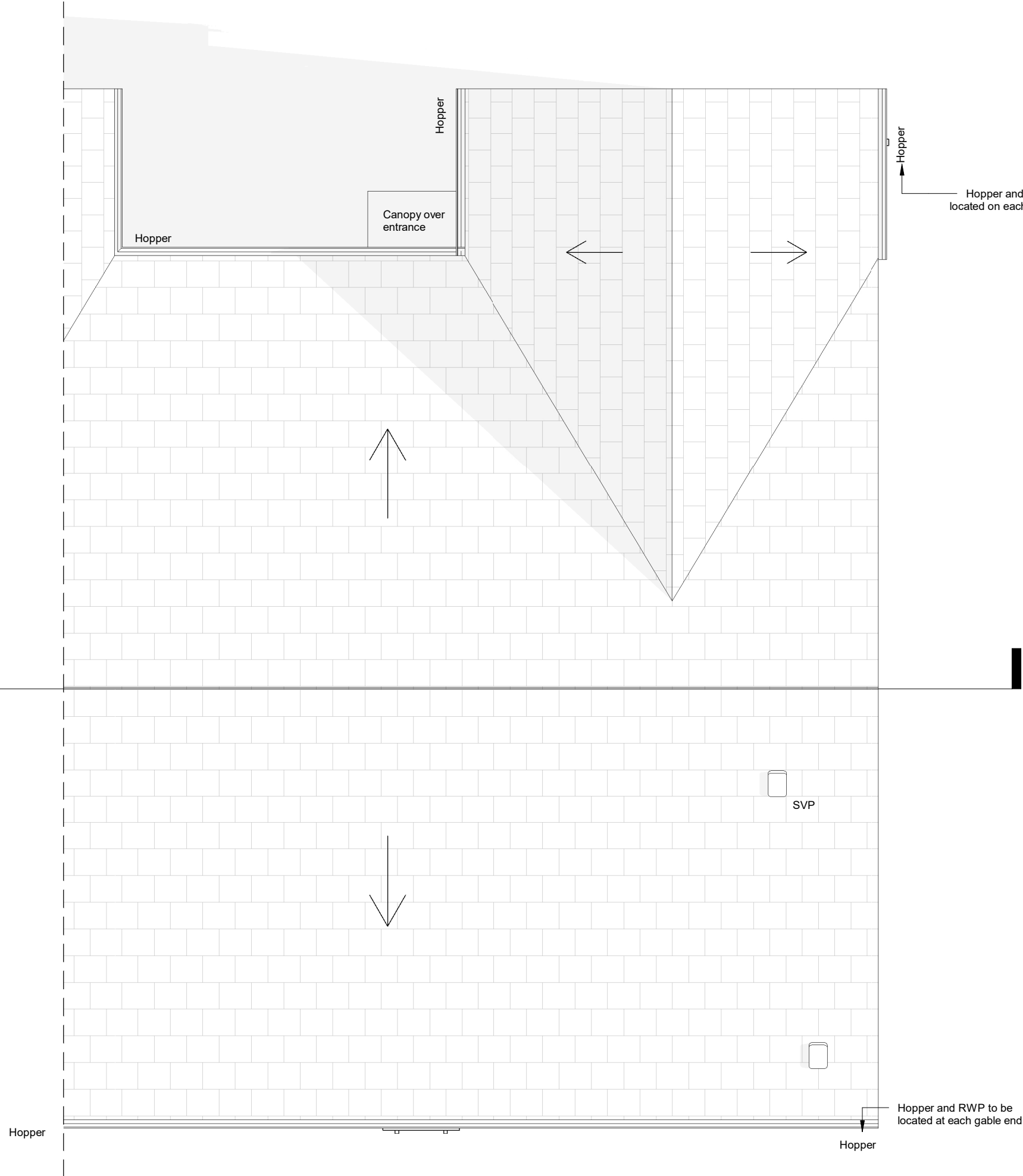
drawing title

House Type 3 (Bungalow - Accessible)
2B3P

date 11.08.23 drawn JS
scale @ A1 As indicated checked DS



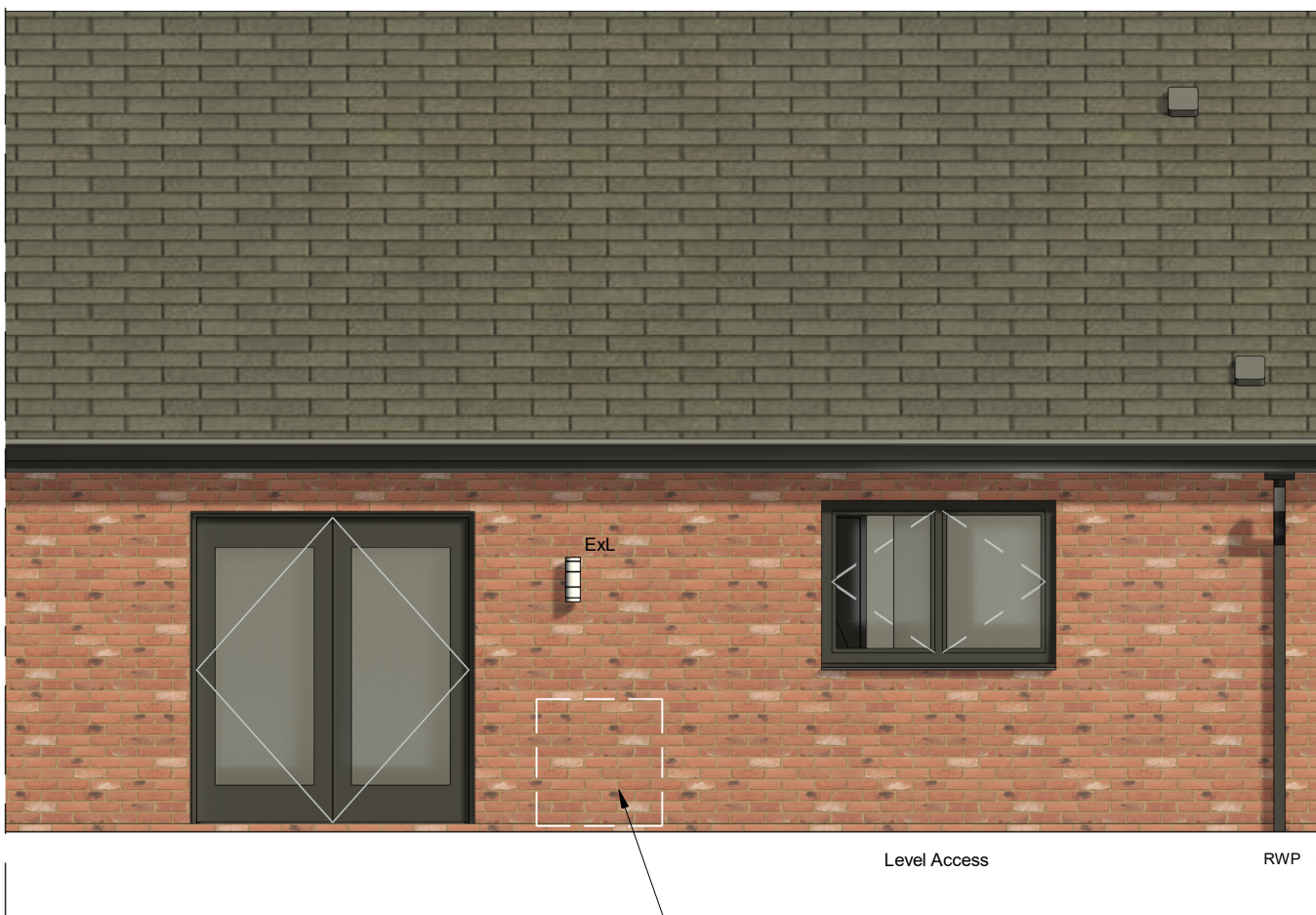
Ground Floor (Planning)
Scale @ 1 : 50



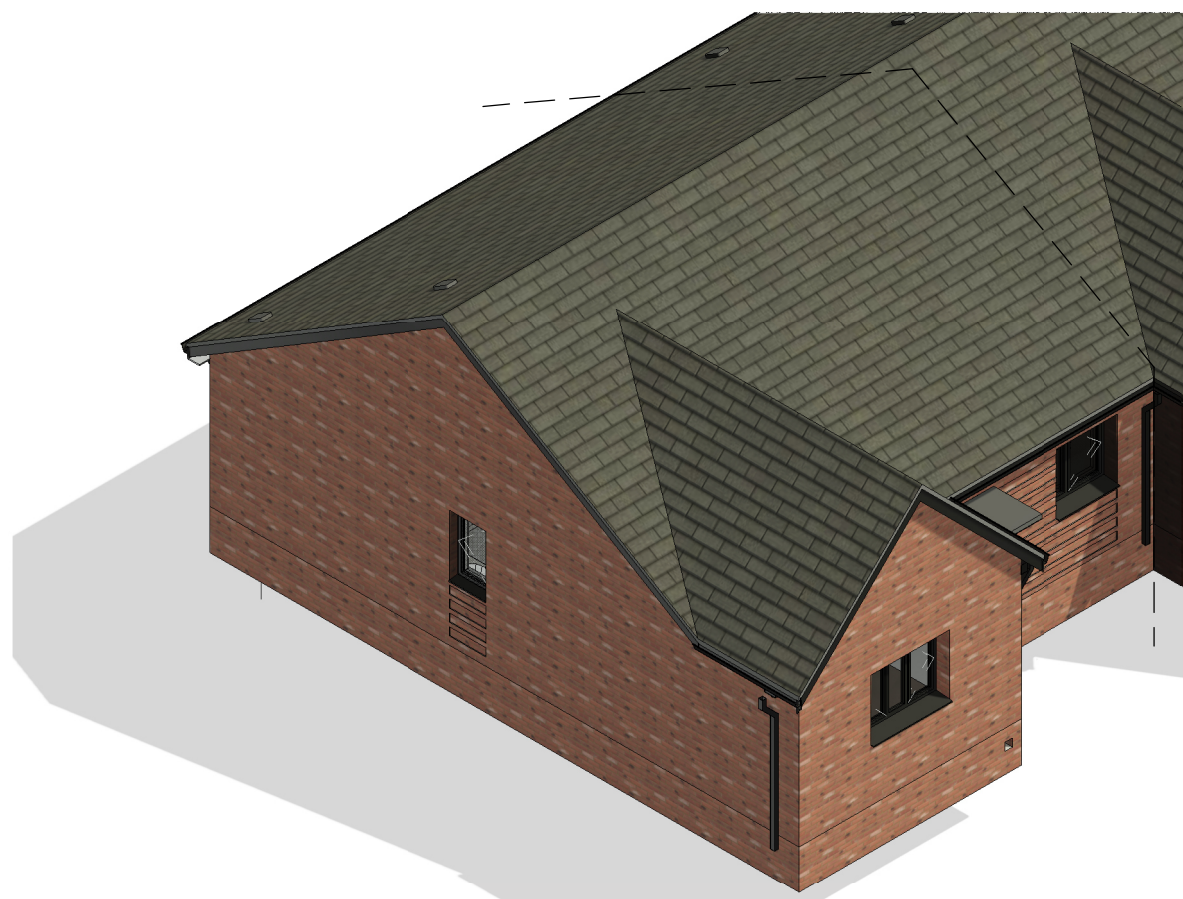
Roof Plan (Planning)
Scale @ 1 : 50



Front Elevation (Planning)
Scale @ 1 : 50



Rear Elevation (Planning)
Scale @ 1 : 50



Isometric (Block 1 End bungalow)

Rev
P03

Dwg No
12551-AEW-B1-XX-DR-A-0550

project
Kemp Heaton Avenue, Bury

drawing title
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