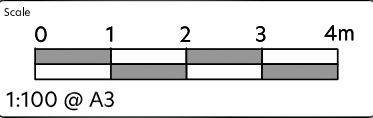


House Type A

2 Bedroom Town House/Semi-Detached



Notes

Figured dimensions are to be used in all cases.

Dimensions should not be scaled from drawing unless for planning application purposes.

Land Registry and ownership boundaries are produced by Studio KMA using all reasonable endeavors. Studio KMA cannot be held responsible for scale discrepancies in plans supplied by others.

Any discrepancies in dimensions should be clarified with the Architect at the address below prior to commencement of the works.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.

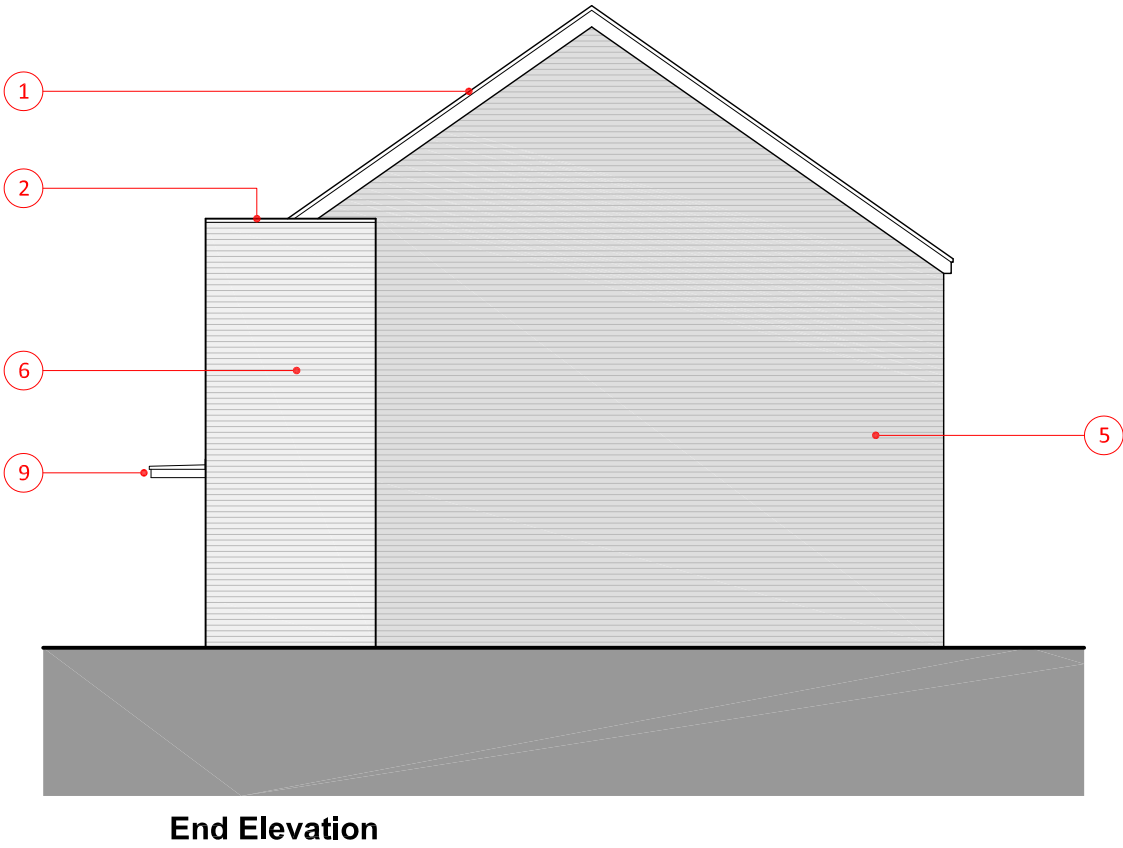
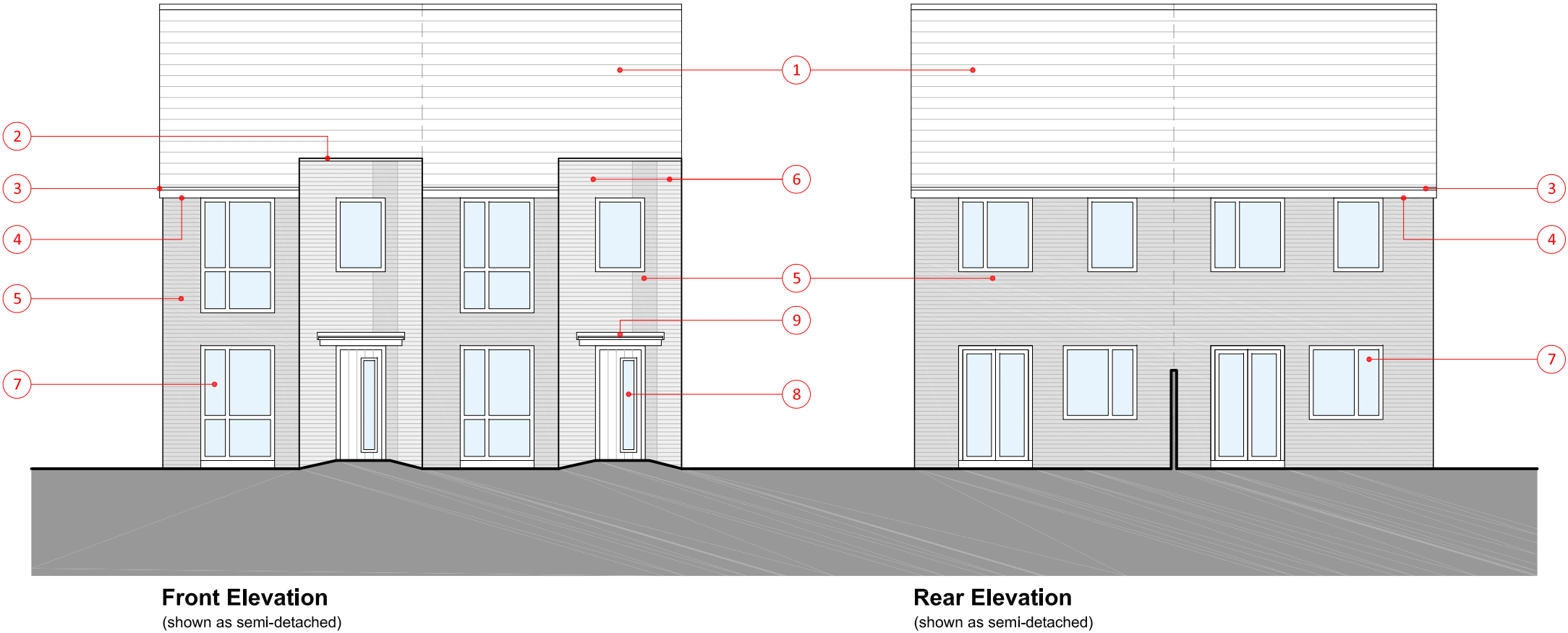
This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings.

Please note that the use of any quantification data is done so at the users own risk.

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Revision Notes				
Rev	Date	Revision Description	Drawn	Checked
P1	03.05.23	Initial Issue	CTW	AT



Materials:

- Artificial slate ('Marley Edgemere', with dry ridge / verge detailing, colour: anthracite, or similar approved / subject to availability).
- Single ply roof to flat roof areas (colour: dark grey / anthracite) to match main roof coverings.
- Deep capacity 117mm diameter half-round gutters, plastic, discharging to 68mm diameter downpipes, including brackets and ancillary fittings (colour: black) or similar approved.
- 10mm soffit boards, uPVC, (colour: black), extending over brick leaf, depth as required. 18mm fascia boards, uPVC, (colour: black), depth to suit roof pitch and overhang.
- Primary facing brickwork ('Calderstone Claret' brick by Ibstock, size 215 x 102 x 65mm, or similar approved / subject to availability).
- Secondary facing brickwork to provide visual contrast ('Alnwick Blend' brick by Ibstock, size 215 x 102 x 65mm, or similar approved / subject to availability).
- uPVC double glazed windows (colour: black, effect: woodgrain), to PAS24: 2016, Regs Part-Q compliant and to 'Secured by Design' standard and to meet u-Value of SAP / predicted energy assessments.
- Glass Reinforced Polymer (GRP) external doors (colour: black, effect: woodgrain), complete with 'Secured by Design' uPVC frame (colour: black), with synthetic Part M mobility cill and low-e glazing (style: Cotswold obscured) or similar approved, satin anodised aluminium (SAA) hardware finish and to meet u-value of SAP / predicted energy assessments.
- GRP entrance canopy ('Flat Contemporary Canopy' by Storm King, size 1,500 x 720mm; colour: black), or similar to Local Authority approval.



Project Name

Middleton
Oldham Road

Drawing Title

House Type A
Proposed Elevations

Drawing Number

MOR-KMA-XX-XX-DR-A-7001

Project Number	Status	Revision
T1164	A3 Planning	P1

Drawn by	Authorised by	Date
CTW	AT	03.05.23

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