

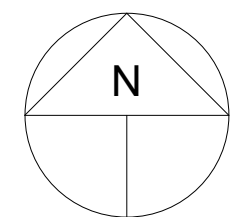
This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site 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. The Construction Design and Management Regulations 2015 applies and the Client will need to appoint a Principal Designer and a Principal Contractor. Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer. The Principal Contractor must: Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments. 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.

Legend:

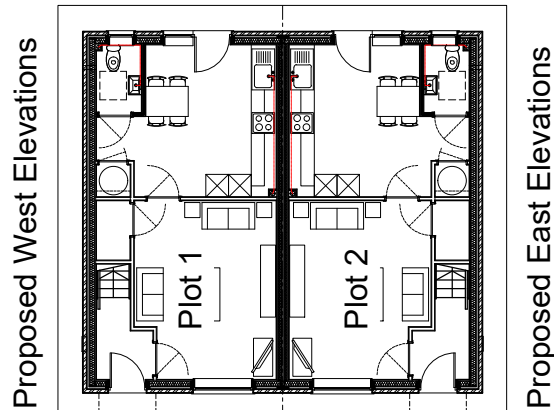
- Red multi facing brickwork
- Grey concrete interlocking roof tiles
- White UPVC windows + flush blue brickwork cill details
- Composite high security doorset, colour to Client's choice
- White UPVC fascia and soffit
- Black UPVC rainwater goods
- Photovoltaic cells to specialist contractor design & SAP calculation
- Contrasting smooth blue brickwork band
- Blue soldier course brickwork
- Dorchester & gallows brackets GRP Canopy (www.canopiesuk.co.uk)
- 10mm brickwork recessed panel to form 'Tax Window' with blue window cill & head

Note:

U-values, and PSI details to be confirmed by SAP calculation and specialist timber frame supplier respectively.



Proposed North Elevations



Proposed South Elevations

Key Plan
Scale 1:200

Drawing Status: PRELIMINARY

D	Updated eaves level & GRP canopy to Client's & Planning request	20.11.2024
C	Updated window cill & structural heights. Updated general notes	16.10.2024
B	Updated drawing to Client's feedback	18.09.2024
A	Tweaked gable windows & roof profile to match detailed design in plan & section. Updated brickwork band colour. Added annotation & dimensions	11.09.2024

CLIENT

J Walker Homes

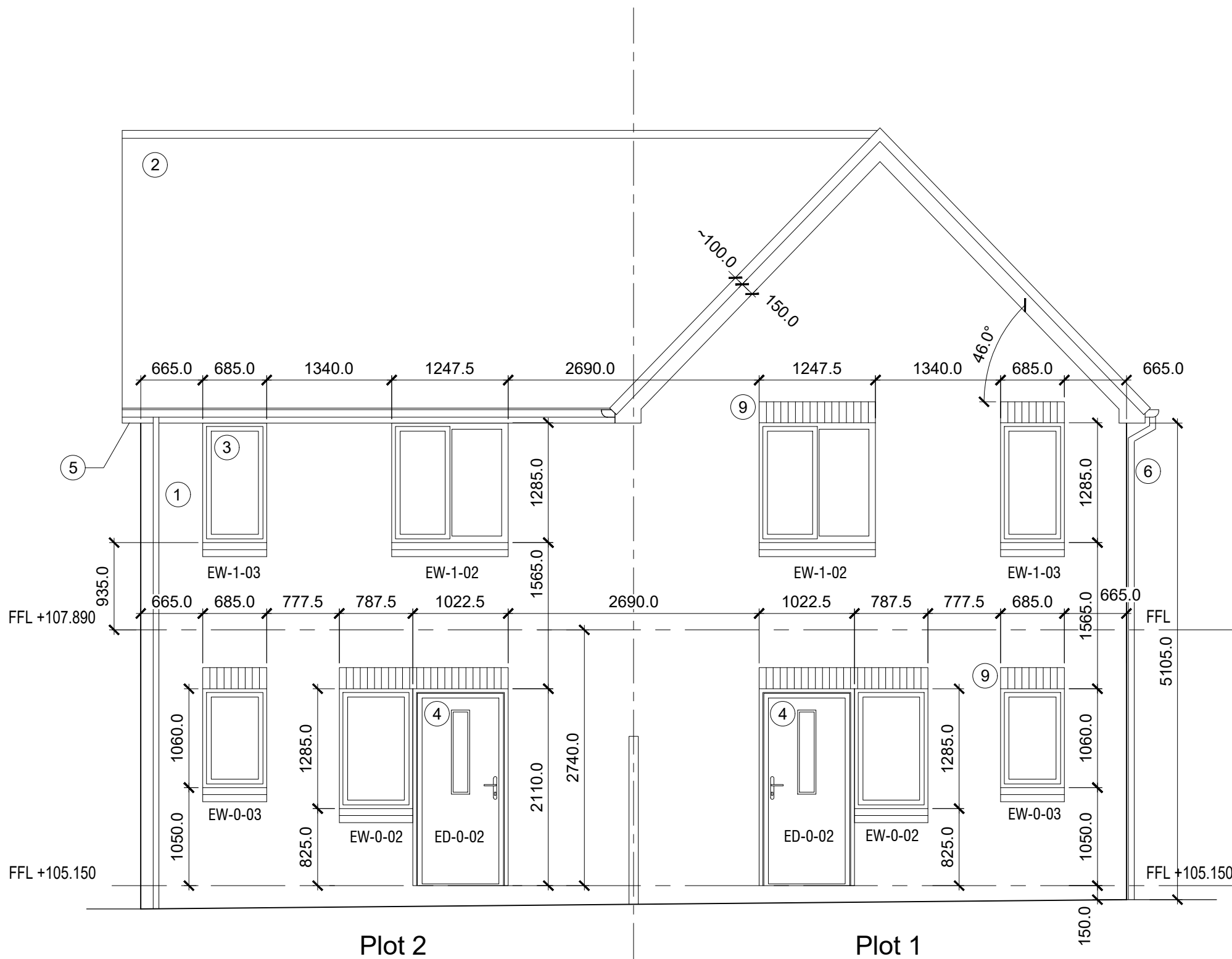
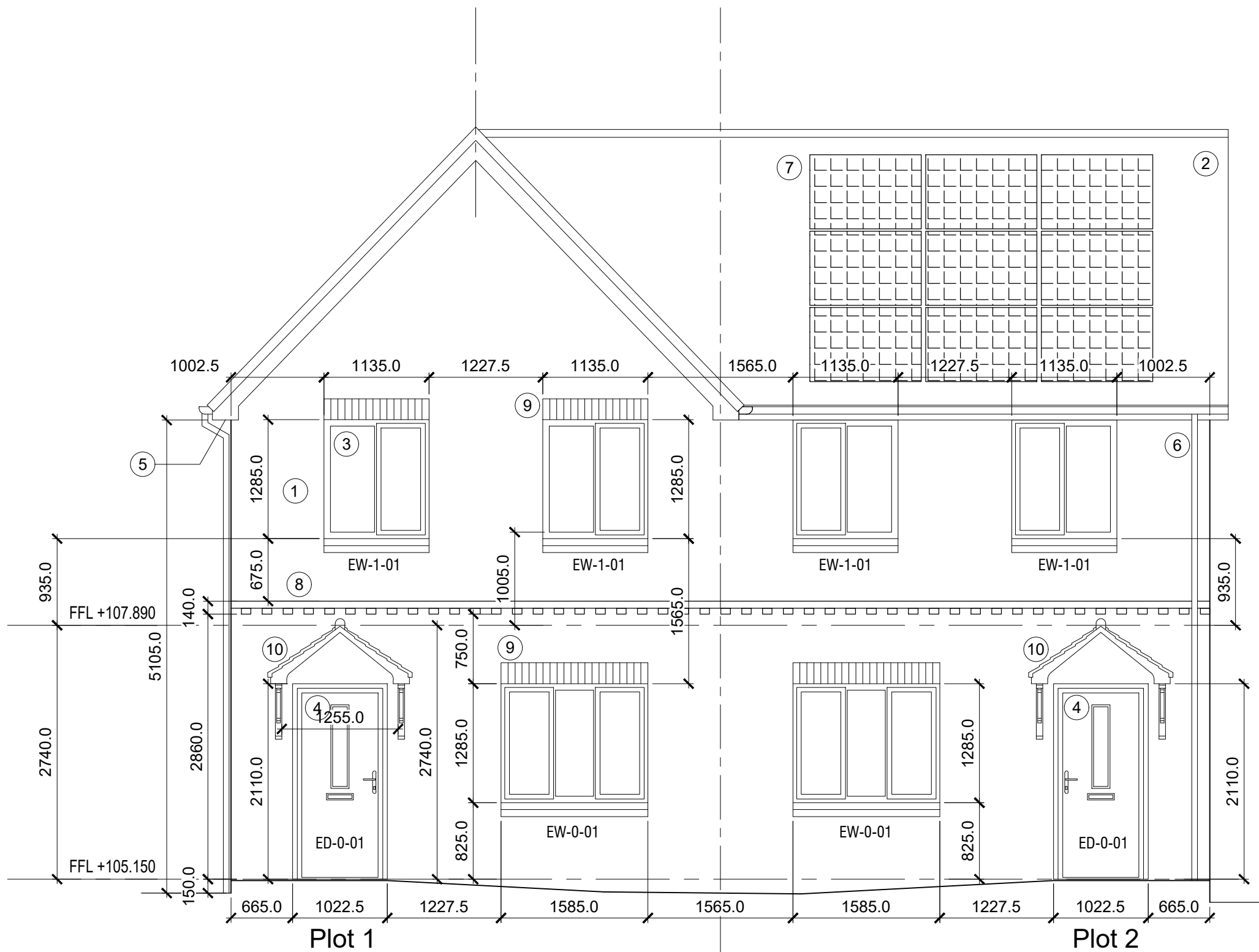
PROJECT

New Development at Baytree Lane,
Middleton, Rochdale

DRAWING

Proposed Elevations Plot 1 & 2

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	July 2024	PB	
DRAWING NO	CAD REFERENCE NO	REVISION	
R-0893-05		D	

Proposed North / Rear Elevations Plot 1 & 2
Scale 1:50Proposed South / Front Elevations Plot 1 & 2
Scale 1:50

NOTE:
UNDERGROUND SERVICES SURVEY REQUIRED TO ENSURE NO ENCROACHMENT WITH POTENTIAL UNDERGROUND UTILITIES AND OTHER SUBSURFACE INFRASTRUCTURE SUCH AS GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS, DRAINAGE, AND SEWAGE SYSTEMS

NOTE:
AIR TIGHTNESS TEST REQUIREMENTS AN AIR PERMEABILITY SCORE OF 5M3/HM2 OR UNDER IS TO BE ACHIEVED TO BE CONFIRMED BY SAP CALCULATION.

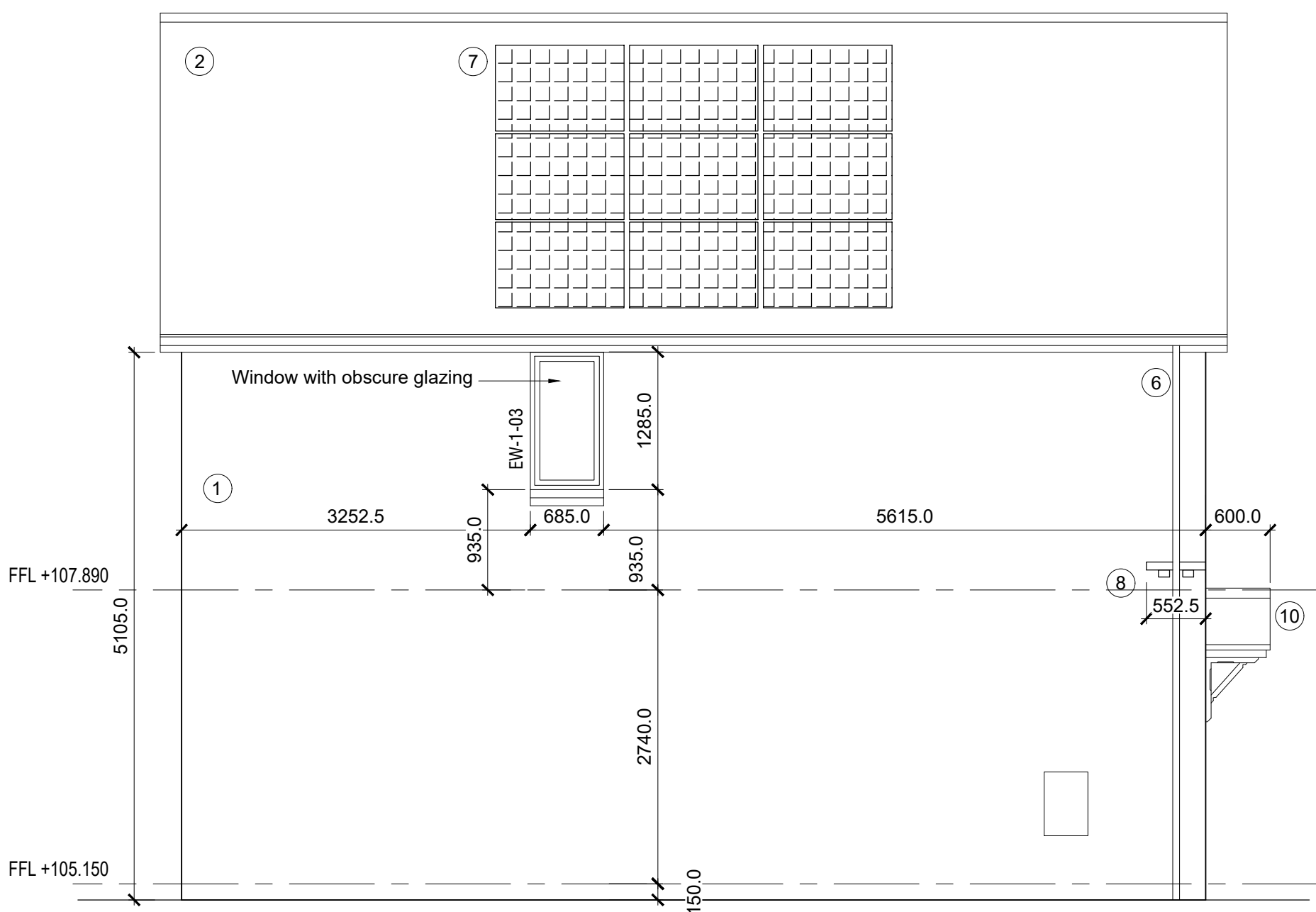
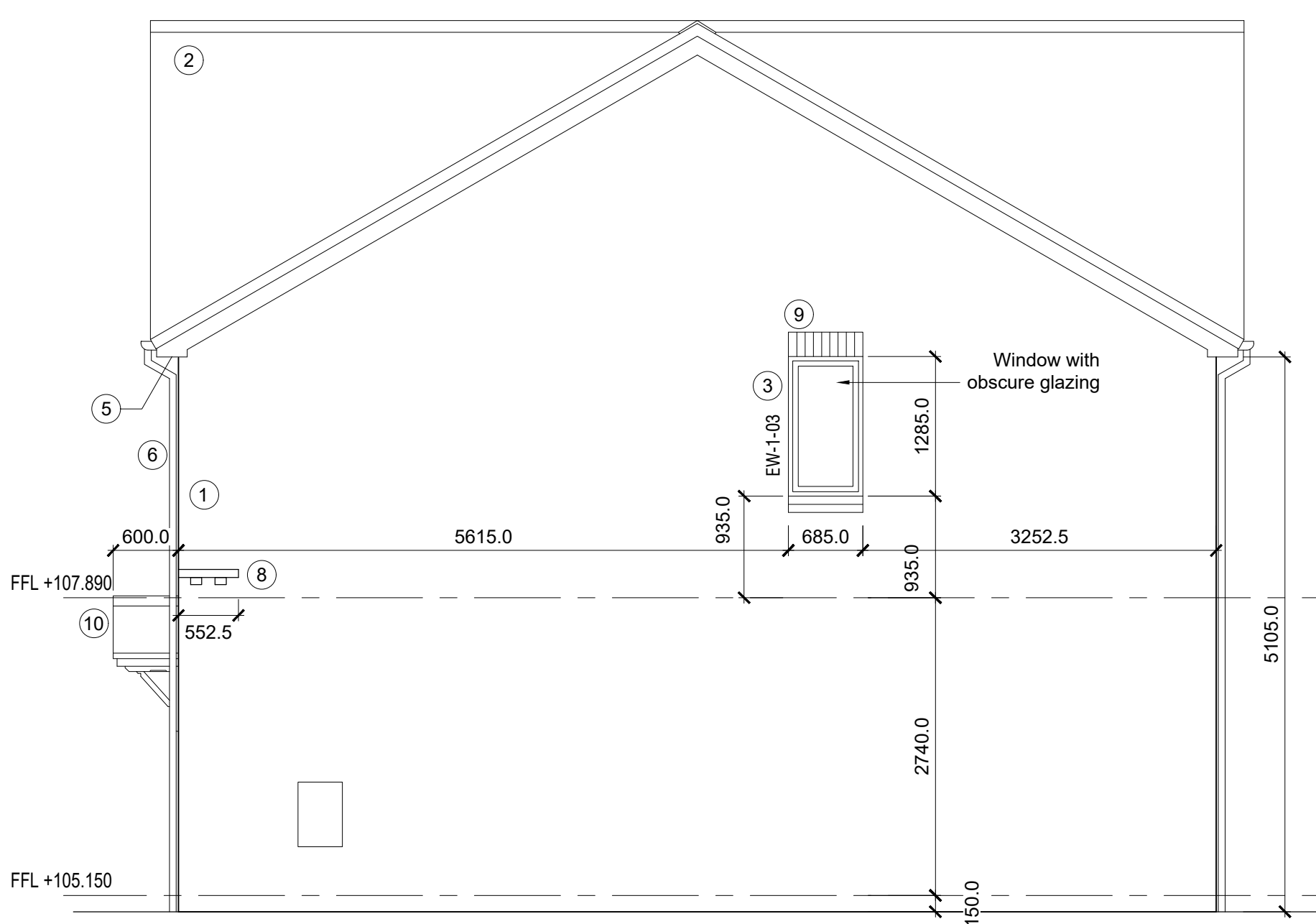
NOTE:
DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR TO ENSURE NO AERIAL NOR SUBSTRUCTURE ENCROACHMENT OF THE BOUNDARY

NOTE:
ALL EXISTING DRAIN RUNS / EASEMENTS TO BE DETERMINED ON SITE AND ANY MODIFICATIONS TO THESE RUNS TO BE AGREED ON SITE WITH BUILDING INSPECTOR ALSO ALL REDUNDANT DRAIN RUNS TO BE TAKEN OUT AND SEALED OFF AS REQUIRED. NEW RUNS AND CONNECTIONS TO BE DETERMINED ON SITE AND AGREED WITH BUILDING INSPECTOR. REFER TO DRAINAGE LAYOUT & HARD PAVING SPECIFICATIONS DETAILS BY BUILD VISION CONSULTING ENGINEERS, CONTACT: MIDDLE COTTAGE, BEN KAYE ROW, HOLMFIRTH, HD9 1EF. MOBILE: 07799 823040, EMAIL: SARAH.GRIGGS@BVCONSULTING.CO.UK

ALL STEELWORK, SUPPORTS AND ASSOCIATED BUILDING WORKS ARE ALL TO BE TO ENGINEERS DETAILS. ALL STEELWORK TO HAVE 30 MINUTE FIRE PROTECTION AS NECESSARY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS BY PARTINGTON & ASSOCIATES LIMITED STRUCTURAL DESIGN CONSULTANTS. CONTACT: PETER ECCLES, 13 GILLIBRAND STREET, I. CHORLEY, LANCASHIRE | PR7 2EJ | TEL: 01257 249863 | E: PETER@PARTINGTON-ASSOCIATES.COM. REFER TO PROPOSED STRUCTURAL DRAWINGS & CALCULATIONS.

NOTE:
CONTRACTOR TO COORDINATE AREAS ON PARTITIONS THAT REQUIRE FIXING & ALLOW FOR PATRESSING AS NECESSARY

THIS DRAWING IS SUBJECT TO
BUILDING REGULATION APPROVAL
FURTHER INFORMATION/CHANGES
MAY BE REQUIRED

Proposed West / Gable Elevation Plot 1
Scale 1:50Proposed East / Gable Elevation Plot 2
Scale 1:50