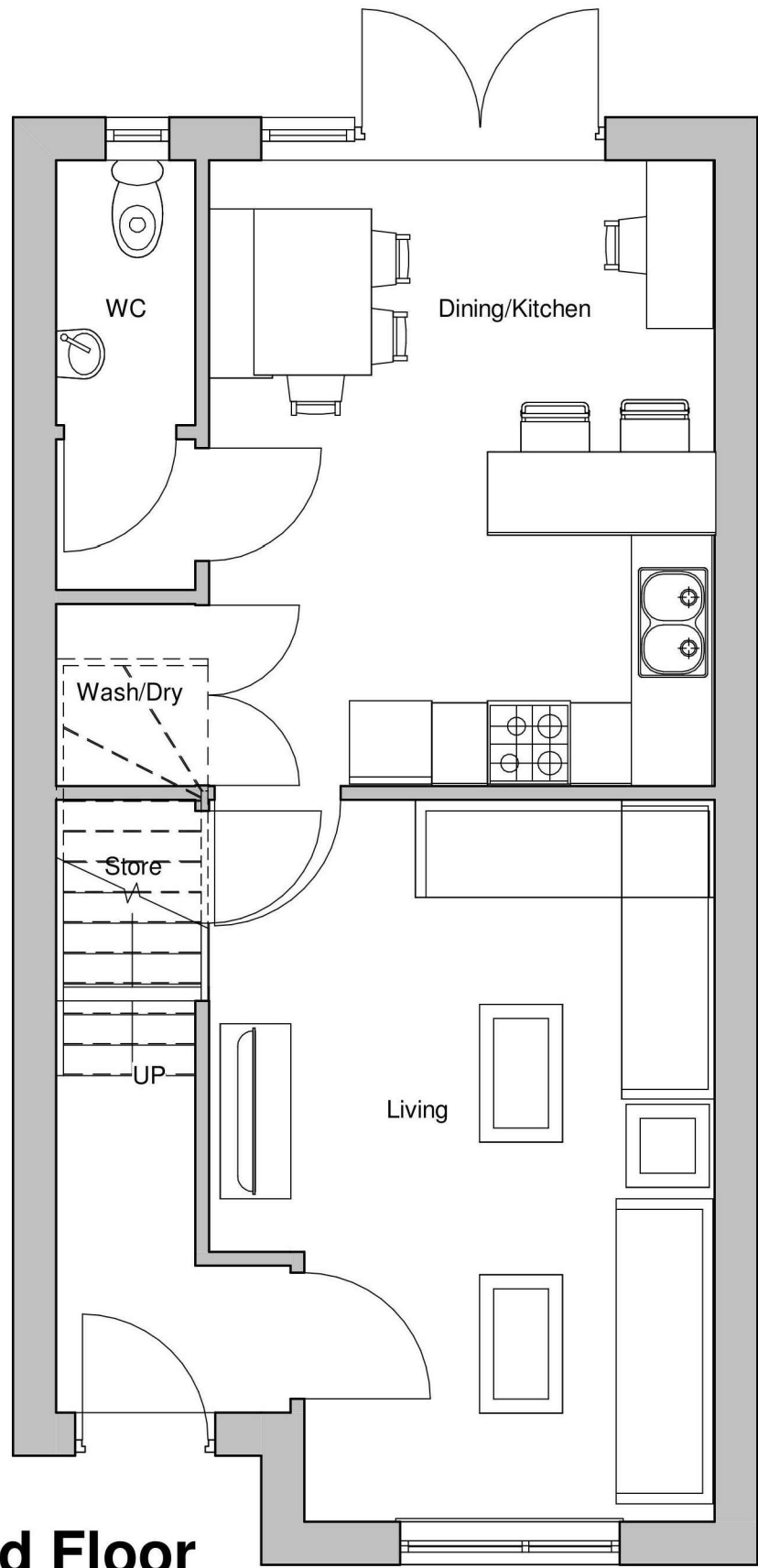
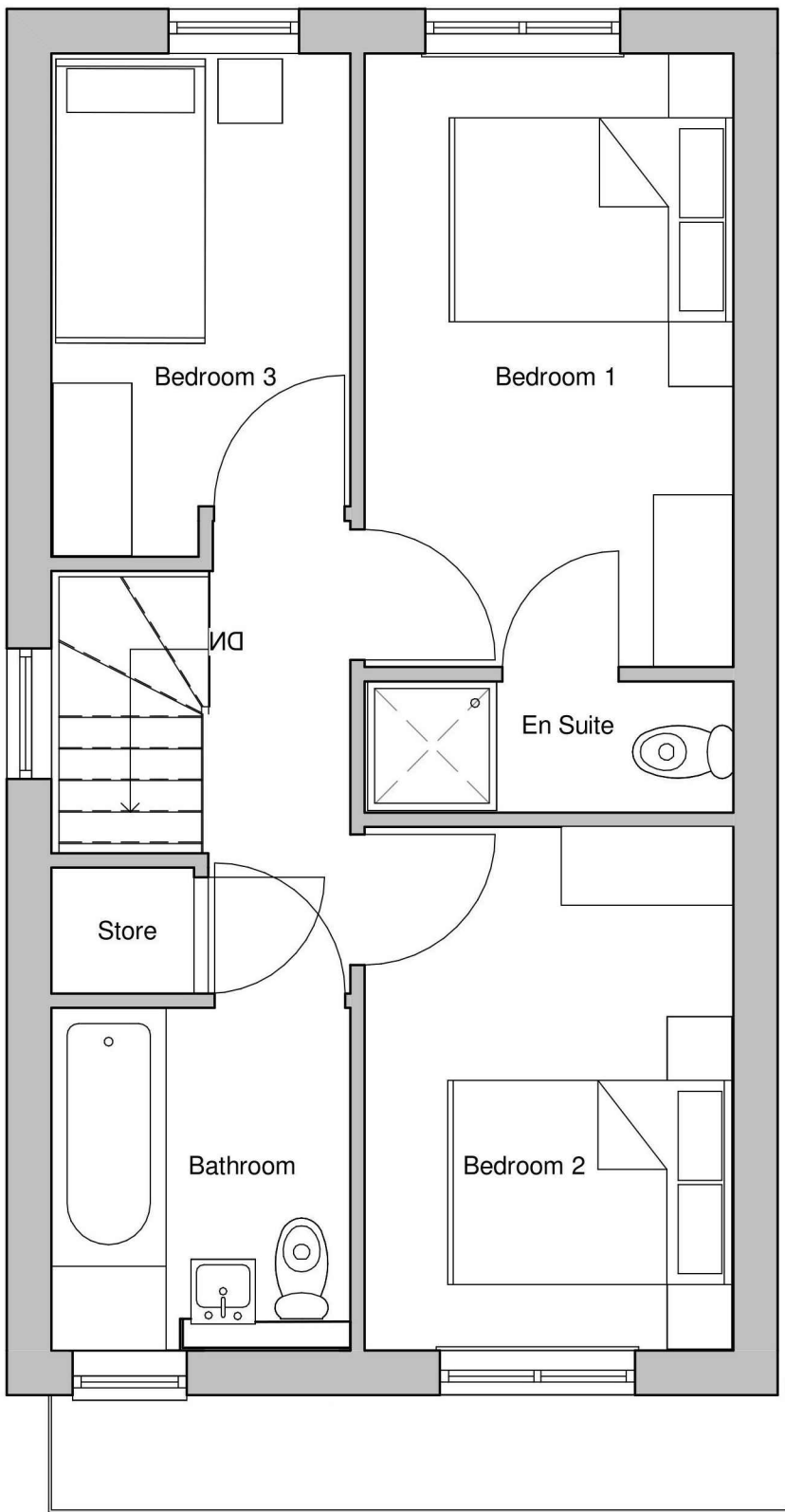




Ground Floor
1 : 50



First Floor
1 : 50



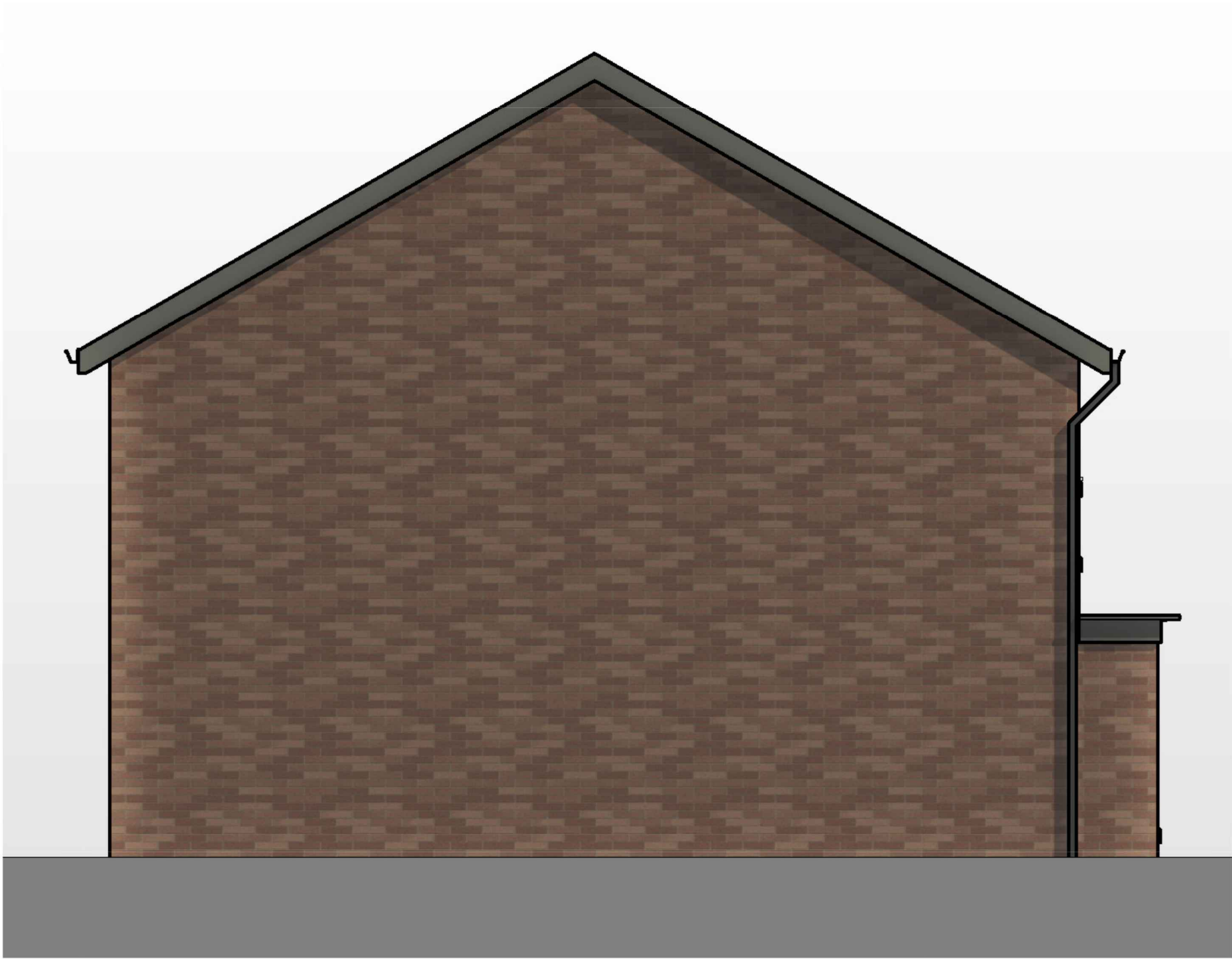
Side Elevation 1
1 : 50



Front Elevation
1 : 50



Rear Elevation
1 : 50



Side Elevation 2
1 : 50

0m 1m 2m 3m 4m 5m

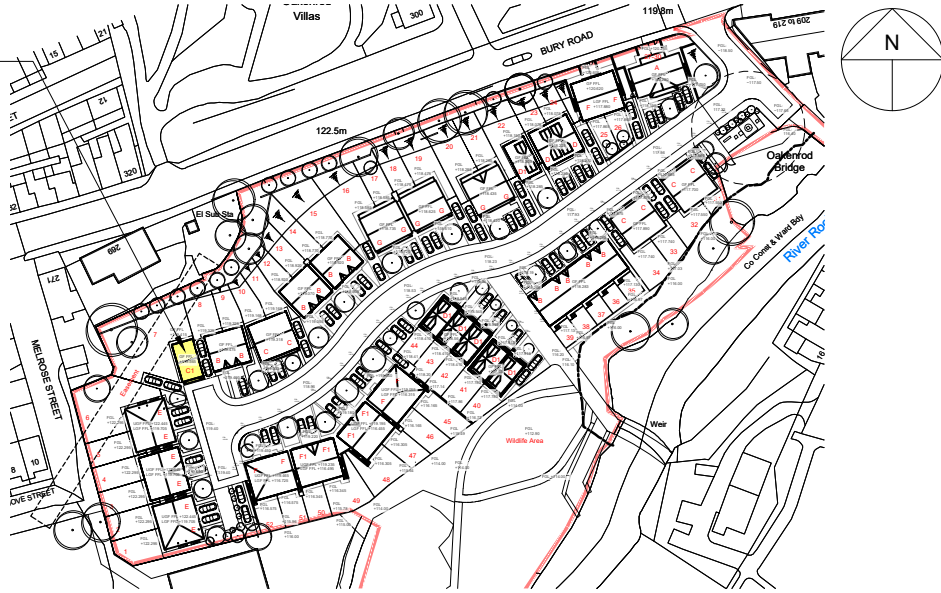
NOTES

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. As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coorinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of Accommodation

House type	Accommodation	No.	sqm	sqft	No. storey	Integral Garage
Type C1 Detached	3 Bed 5 Person House	1	88	947	2 Storey	No

Type C1 House, location indicated by a yellow highlight



Key Plan
Scale 1:2000

Legend:

- 1 Indicative landscape plan for final design by landscape architect
- 2 Refer to the structural engineer's details for all proposed external levels and the drainage strategy
- 3 Tobermore or an equivalent block paving, slabs, and kerbs as per Client's selection, with color TBC
- 4 Tarmac finish to new access road
- 5 Concrete interlocking roof tiles
- 6 Brickwork wall, specifications TBC
- 7 UPVC windows, colour TBC with Artstone Cill & Head as indicated on elevations
- 8 Composite entrance door, colour TBC
- 11 Obscure glazing to gable windows
- 16 Spandrel panels to window lower panes to prevent car headlights shining directly into the living space
- 17 Indicative location, size & orientation of solar PV Panels subjected to specialist M&E contractor design requirements and to comply with SAP calculations

Drawing Status:	PLANNING
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C	Optimised opening alignment in accordance with planning feedback	04.02.2025
B	Added Indicative location and size of solar PV Panels, to Planning request	31.01.2025
A	Added spandrel panels to lower panes of living room window to prevent car headlights from shining directly into the living space, as agreed with Planning Officer	27.11.2024

REV	DESCRIPTION	CHECK	DATE
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CLIENT
Hallmark Developments

PROJECT
Proposed Residential Development at
Oakenrod, Rochdale, OL11 4EQ

DRAWING
Proposed Type C1 House

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	10.2024	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0885-225		C	



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