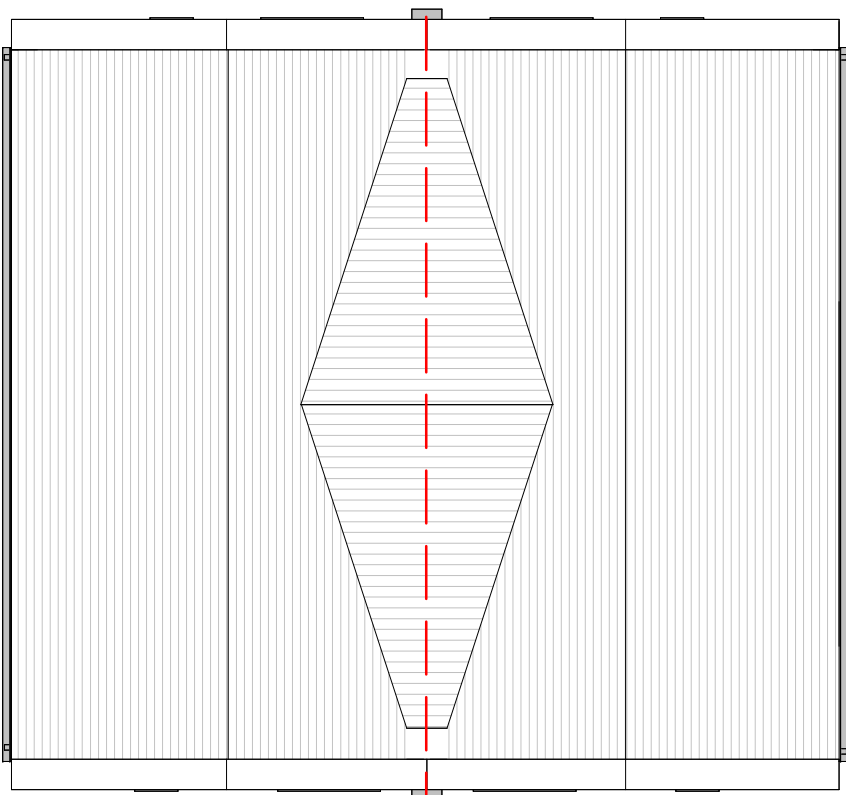
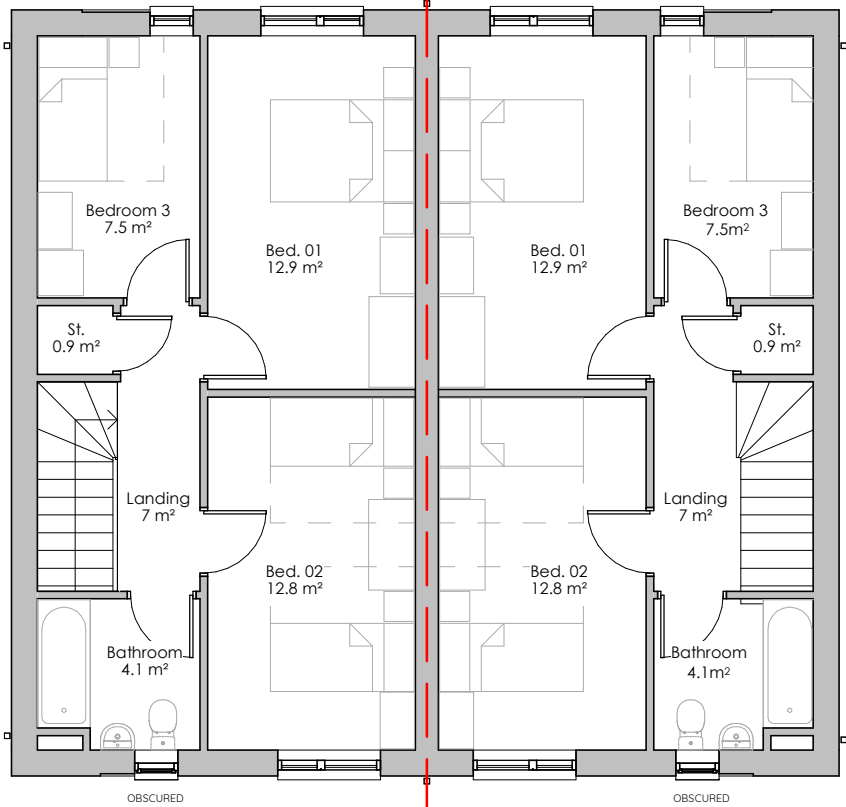
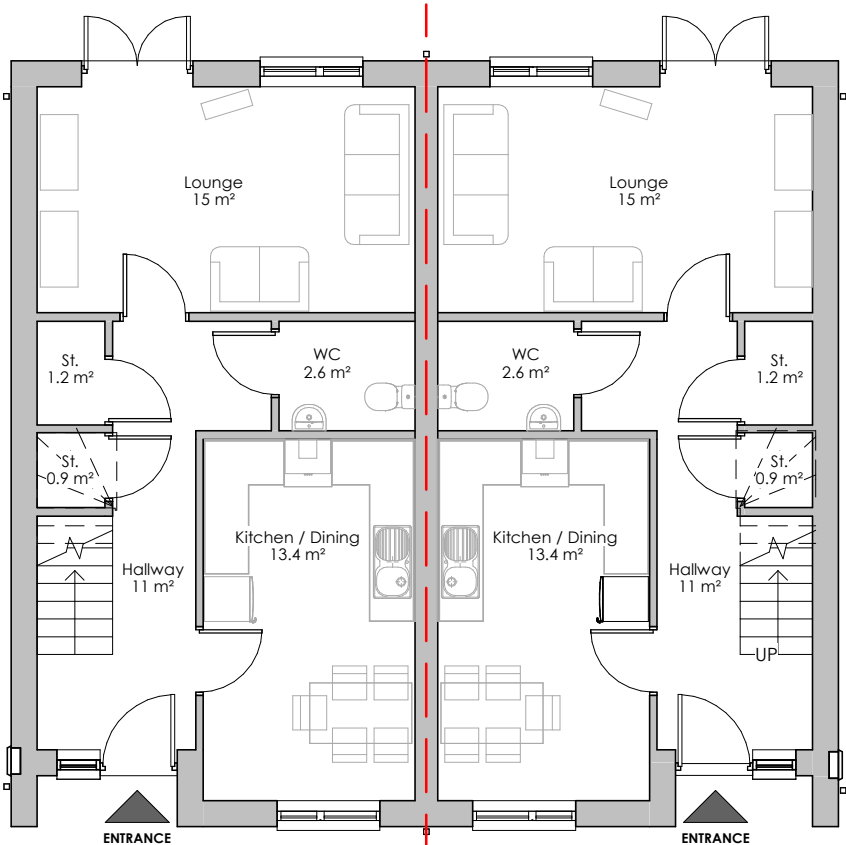




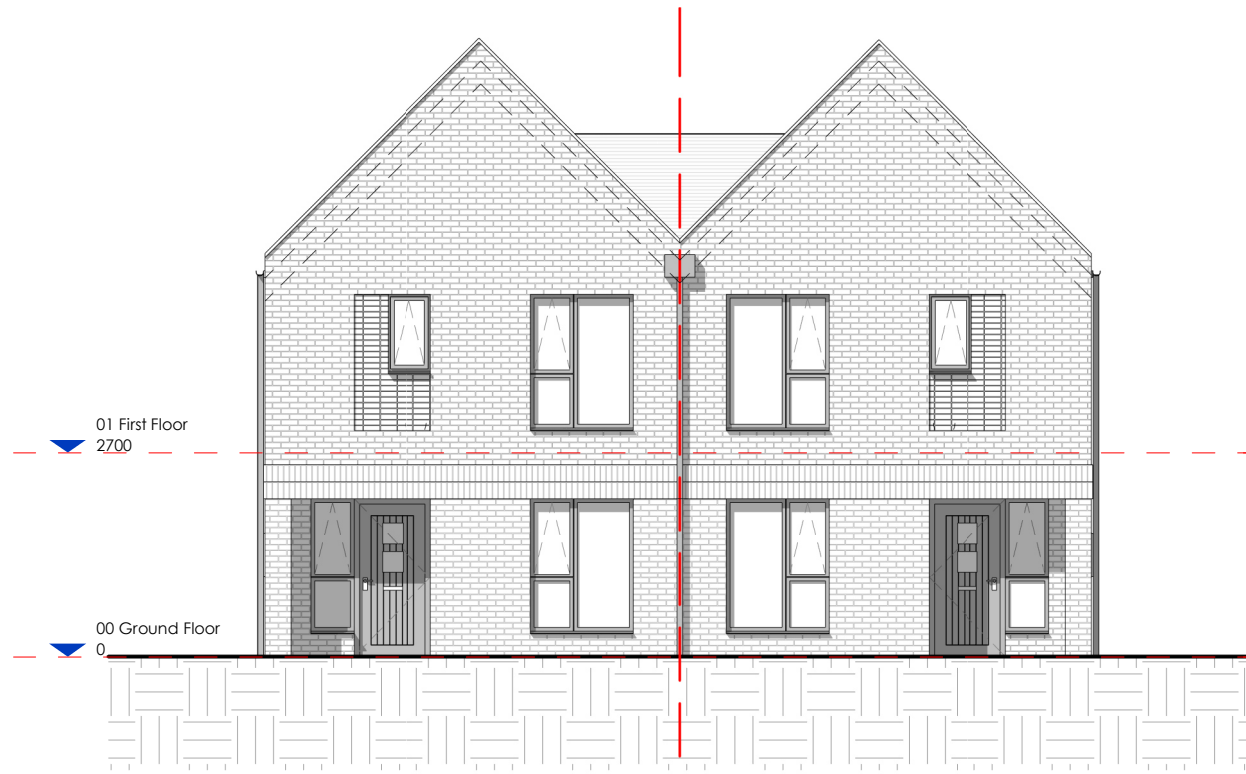
Roof Plan
1 : 100



First Floor Plan
1 : 100



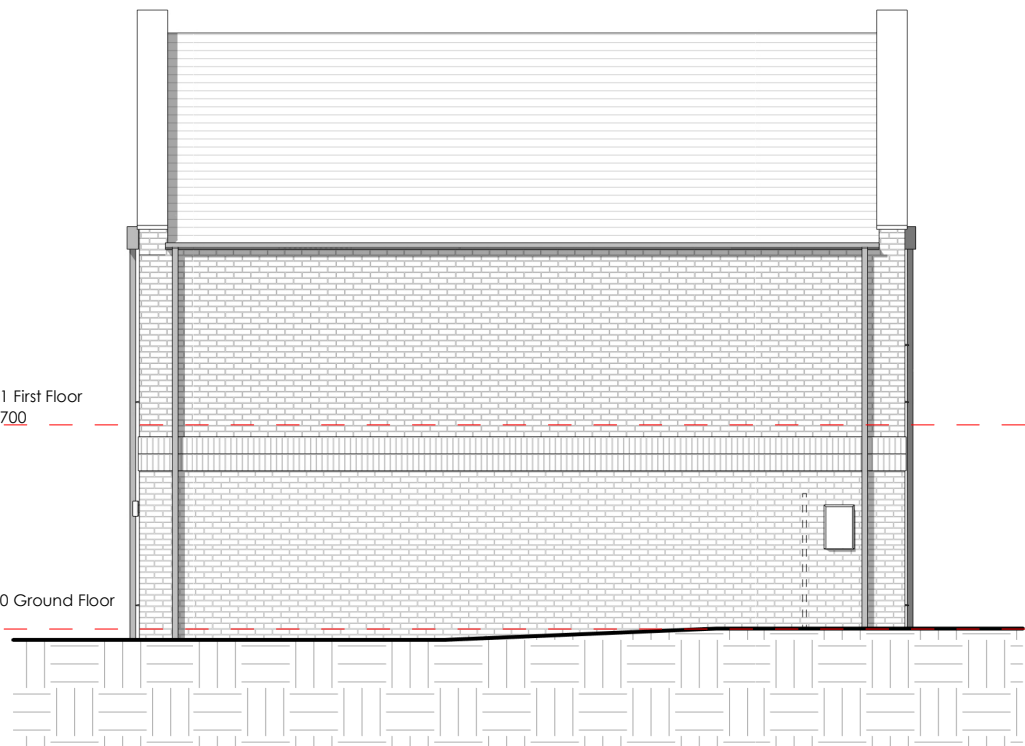
Ground Floor Plan
1 : 100



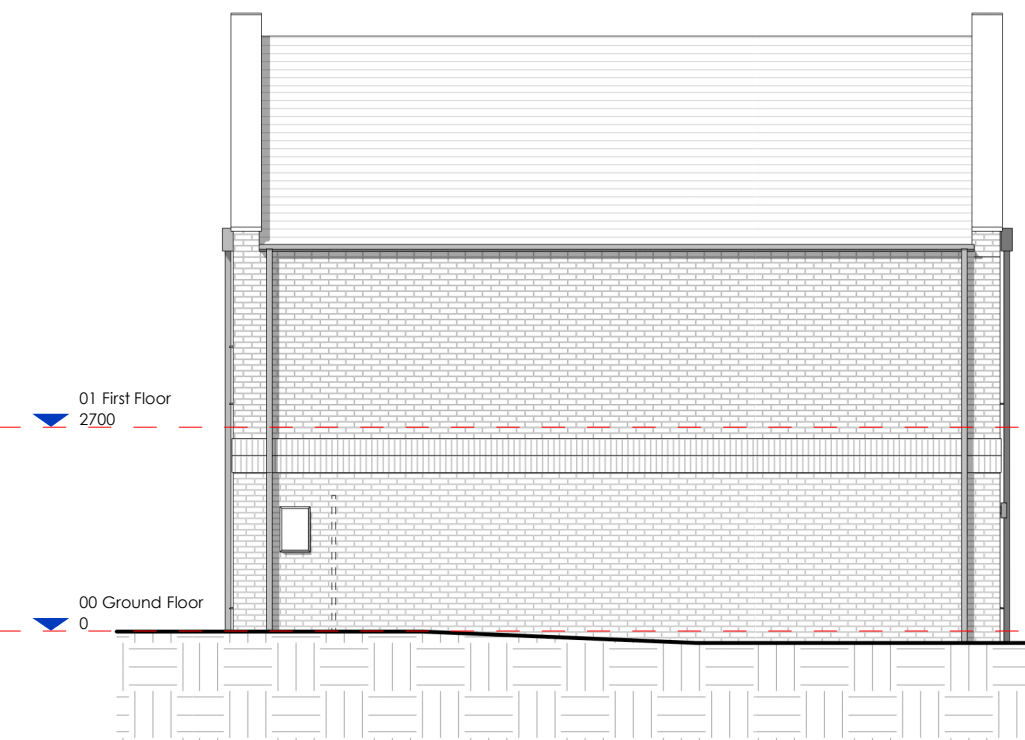
01 Elevation - Front
1 : 100



03 Elevation - Rear
1 : 100



02 Elevation - Left Side
1 : 100



04 Elevation - Right Side
1 : 100

Notes

©This drawing is copyright of Condyl and Lofthouse Ltd. and may not be reproduced in any way without their specific permission.

All dimensions are to be checked on site. Do not scale from this drawing, work to figured dimensions only. Any queries please contact condyl lofthouse architects.

Materials Prohibited

Materials prohibited from use, except where used in accordance with 'Good Practice in the Selection of Construction Materials (March 2011)' or unless required by the Contract:

- high alumina cement in the structural elements;
- wood wool slabs in permanent formwork to concrete;
- calcium chloride admixtures for use in reinforced concrete;
- asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2012' or any other statutory modification or re-enactment thereof;
- any naturally occurring or man made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
- aggregates for use in reinforced concrete which do not comply with:
'BS EN 12620:2002: properties of aggregates used in concrete.'
'BS EN 13139:2002: Properties of aggregates used in mortar.'
'BS EN 13055 (Parts 1 & 2): properties of lightweight aggregates.'
'Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 330 (2004)' & 'Concrete Society Technical Report 30 (1999)';
- lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
- urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive;
- calcium silicate bricks or tiles;
- vermiculite unless it is established as being fibre-free; calcium silicate bricks or tiles;
- any products containing cadmium referred to in Statutory Instrument 'SI 2006/3311 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE IDG6391 Cadmium and you';
- any new timber treated with pentachlorophenol;
- non galvanised mild steel structural fixings for building elements particularly susceptible to erosion;
- concrete used in circumstances where it is susceptible to alkali/silica reaction;
- materials containing chlorofluorocarbons (CFC's);
- solvent based paints except where water based paints are unsuitable for unavailable;
- any new materials not in accordance with statutory requirements, British Standards, Codes of Practice and good building practice current at the date of incorporation of the relevant materials into the Works or the specifications thereof;

SCHEDULE OF ACCOMMODATION
Ground Floor GIA: 45.85m²
First Floor GIA: 47.15m²
Total GIA: 93m²
NDSS Area required: 93m²
Percentage of NDSS Achieved: 100%

FOR APPROVAL

E	Roofscape updated to suit drainage strategy. Floor mounted Gas meter omitted.	JT	15.01.2026
D	House made NDSS compliant. Client name amended.		05.01.2026
C	Brick detailing amendments to entrance following Planning Officer comments.	LMC	22.04.2024
B	Minor Graphical amendments.	LMC	09.04.2024
A	Amendments following design development.	LMC	08.04.2024
*	First Issue	LMC	01.07.2022

condyllofthouse
architects

Client

KMM Living Limited

Project

Phoenix Works - Middleton

Title

Proposed Plans & Elevations - HOUSE TYPE B (3b5p)

Scale	Date	Drawn By
1:100@A2	JULY 22	LMC

Drawing No	Revision
21-050-P-121	E

Unit 17 Connect Business Village
24 Derby Road
Liverpool L5 9PR

0151 207 4371
info@condyllofthouse.co.uk
www.condyllofthouse.co.uk