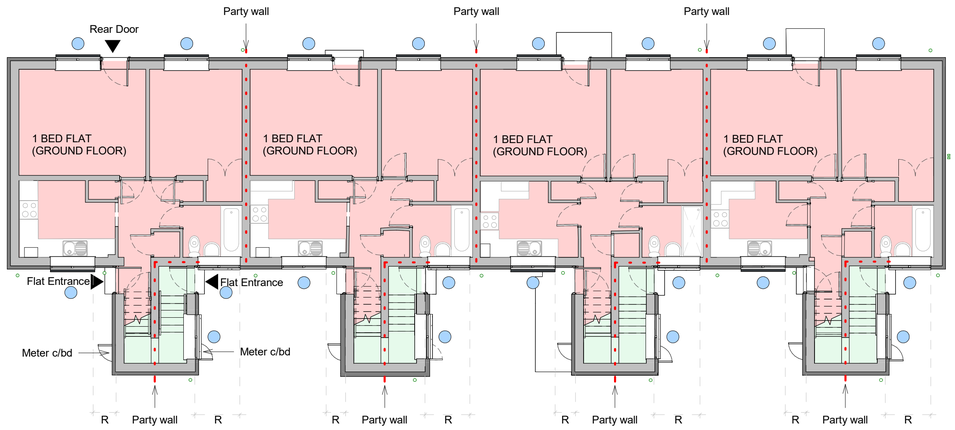
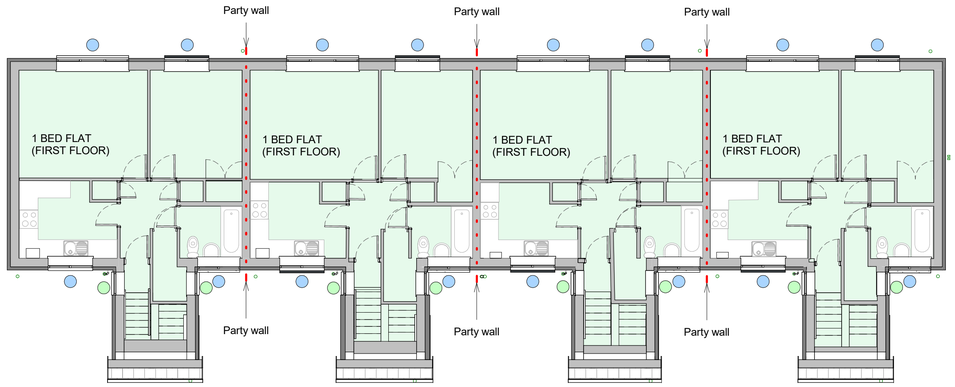


Proposed Ground Floor Plan

Scale @ 1 : 100

LEGEND

- 1 BED FLAT (FIRST FLOOR)
- 1 BED FLAT (GROUND FLOOR)



Proposed First Floor Plan

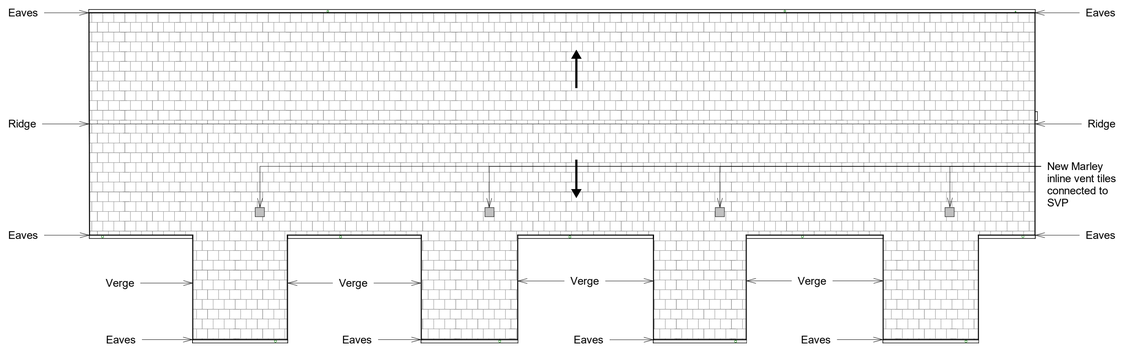
Scale @ 1 : 100

LEGEND

- 1 BED FLAT (FIRST FLOOR)

New inline vent tiles to be installed in roof to receive ducting for now first floor kitchen and bathroom fans.
New 0.5mm thk galv steel sleaves to kitchen and bathroom fans to be installed where passing through the render system with new ppc aluminium grilles, colour to match surrounding render

Ext roof tiles, battens and felt and facias/rainwater goods stripped off and replaced with:-
-New Marley Edgemere roof tiles colour smooth grey on new untearable breathable felt and tsw with new ridge pieces, dry verges Include for 400mm thk Rockwool Roll to roof voids and extending the eaves overhang to extend 200mm beyond render line and new Upvc facias, soffits and rainwater goods, colour black.



Proposed Roof Plan

Scale @ 1 : 100

All structural openings for new fenestration to be individually measured on site prior to manufacture.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000		
1:200	mm	5000	8000			
1:500	M	5	15	25		
1:1250	M	10	30	50	70	

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: -

12732-AEW-XX-XX-M3-A-1002

CDM 2015

Client notified of duties: **TBC**
Principal Designer: **TBC**

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

-New Upvc framed double glazed window with glazed in spandrel panels, frames and spandrels to be RAL 7016, Spandrel panles to be Metalline Ultima ULT2 with 0.5mm thk steel inner and 3mm thk aluminium outer skins.

-New Upvc framed double glazed window.

New doors to be GRP composite(including external cupboard doors)

-New insulated render to be:
Class A2 rated Wetherby stone wool render system installed in accordance with manufacturers details and specifications (with target value of 0.22). Grey render to be RAL '7016-Anthracite Grey', Off white render to be RAL '9003-Signal white' Colours and arrangement TBC (shown indicatively).

-New brick slips to be:
Class A2 rated Wetherby stone brick slip system installed in accordance with manufacturer details and specifications (with target value of 0.22). Refer to elevations for locations of render and brick slip and colour selection.

Stone wool insulation to be 90mm thick
Existing cavities to be masonry wall to be filled with A2 s1 d0 rated blown rockwool insulation.

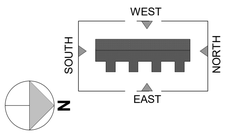
R Denotes recessed panel-
5mm adhesive
30mm stone wool insulation
6mm for basecoat
5mm brickslip adhesive
9mm slip
Total 55mm

Existing Wall

Proposed Wall

Flat Entrance

Party Wall



Rev	Date	Description	Drawn by	Checked By
P02	14/12/23	Issued For Planning	BA	DJ
P01	27/10/23	Initial Issue for Stage 3 information	BA	DAL

Status: S2 — Purpose of Issue: For Information

drawing stage: **RIBA Stage 4**

client: **The Casey Group Ltd**

project: **Newton Heath, Croydon Drive, Underhill Walk**

drawing title: **Underhill Walk - Proposed_00-RF_GA Plans**

date 27/10/23 drawn BA
scale @ A1 As indicated checked DAL

Rev **P02**

Dwg No **12732-AEW-B6-ZZ-DR-A-0702**

aew architects
0161 214 4370
www.aewarchitects.com