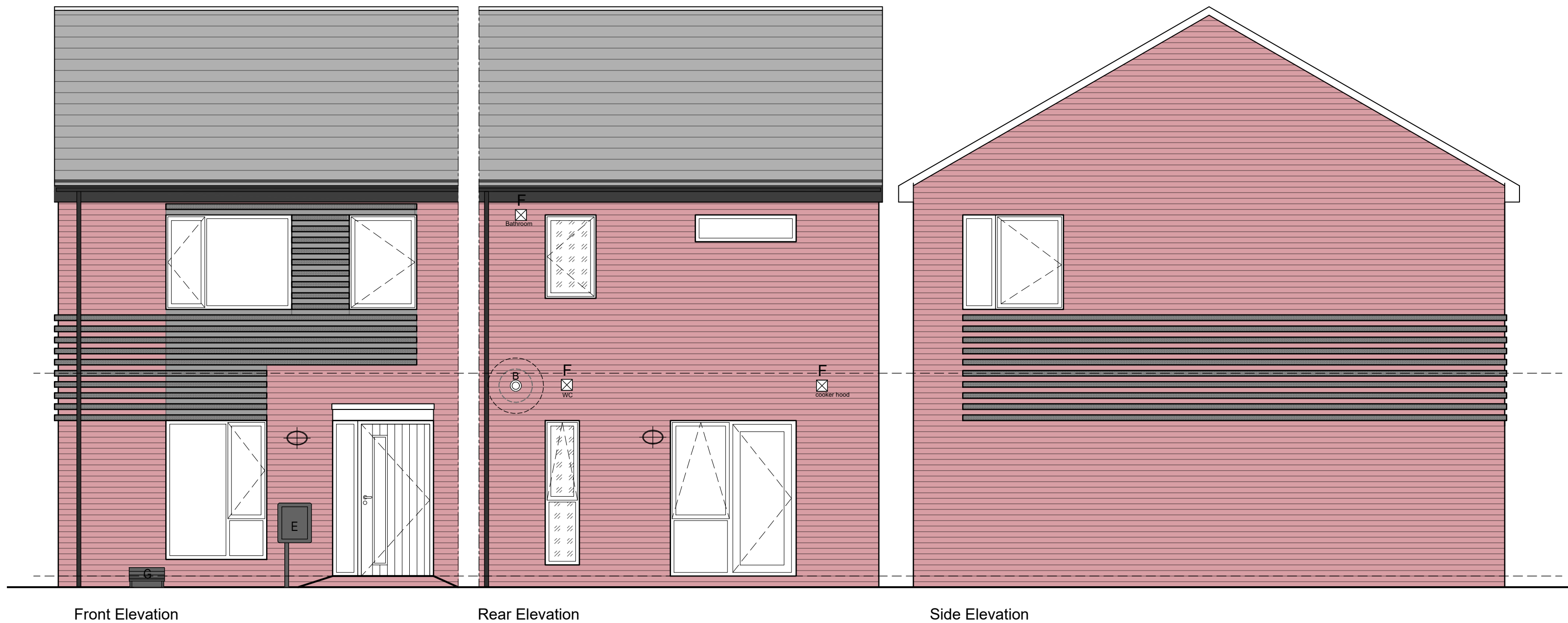
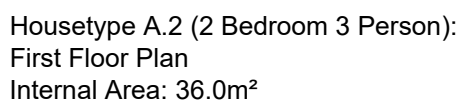
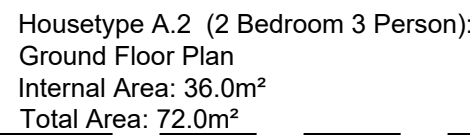




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THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES.

ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

REPORT ERRORS ARE OMISSIONS TO ARCHITECT.

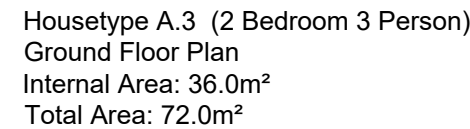
WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO, DO NOT SCALE FROM THE SMALLER SCALE DRAWING TO BE WORKED TO IN ALL CASES.

CHECK ALL DIMENSIONS ON SITE.

DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISKS ASSESSMENTS AND THE FOLLOWING DRAWINGS.

	Red Facing Brick Ibstock Calderstone Claret Bricks
	Corbelled Black/ Blue Brick Ibstock Staffordshire Slate Blue Smooth
	Grey Roof Tiles Sandtoft Calderdale Edge Concrete Roof Tiles
	Obscured Glass (Level 5)

uPVC grey windows/ French Door (RAL 7016)
GRP Grey Canopy
Composite entrance door (Colour: Black)
Black Fascia & Soffits
Black Rainwater Goods

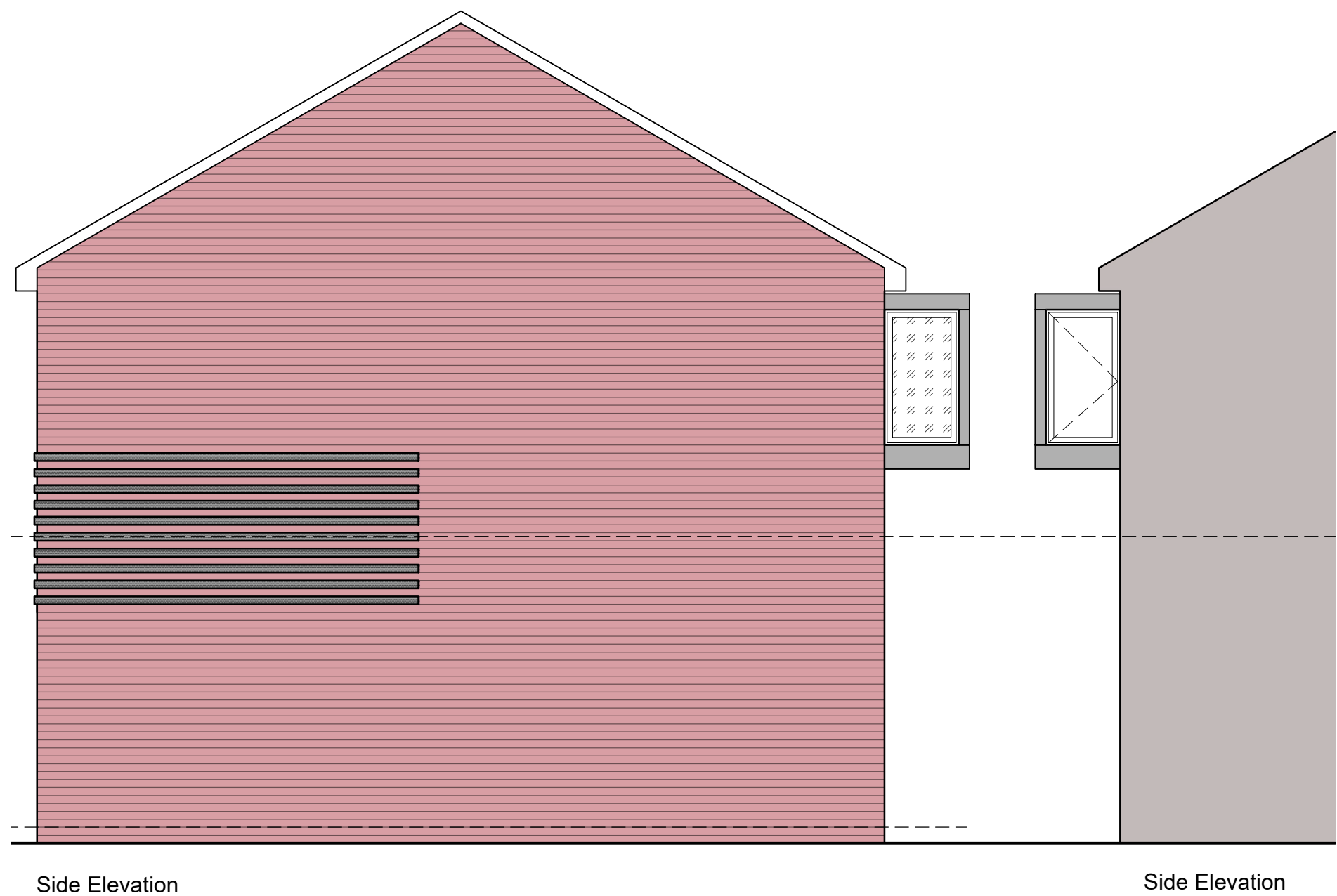


The image displays two architectural elevation drawings of a building, labeled 'Front Elevation' and 'Rear Elevation'.

Front Elevation: This drawing shows the front of the building. It features a red brick wall with a grey horizontal band. The central element is a door with a transom window, flanked by two windows. A small square feature, possibly a mailbox or utility box, is located to the left of the door. A dashed line indicates the ground level.

Rear Elevation: This drawing shows the rear of the building. It features a red brick wall with a grey horizontal band. The central element is a large window, flanked by a door and a small circular feature. A dashed line indicates the ground level.

NATIONAL SPACE STANDARDS (March 2015)	
✓	The dwelling provides at least the gross internal floor area and built-in storage areas set out in Table 1 below
✓	A dwelling with two or more bedrooms has at least one double (or twin) bedroom
✓	In order to provide one bedroom, a single bedroom has a floor area of at least 7.5m ² and is at least 1.5m wide
✓	In order to provide two bedrooms, a double (or twin bedroom) has a floor area of at least 11.5m ²
✓	One double (or twin bedroom) is at least 7.2m wide and any other double (or twin) bedroom is at least 2.5m wide
✓	Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage
✓	Any area under the stairs is to be used for storage, assume a general floor area of 1m ² within the Gross Internal Area
✓	Any other area that is used solely for storage and has a headroom of 900-1000mm (such as under eaves) is counted at 50% of the floor area
✓	A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room: the minimum width will then be 750mm. The built-in wardrobe in excess of 0.72m ² in a double bedroom and 0.36m ² in a single bedroom will not count towards the built-in storage area
✓	The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



G	06.08.23	HR	Roof pitches amended to 30 degrees.
F	13.10.20	HR	Handing corrected on elevation A.3. Bedroom window moved A.2
E	13.10.20	HR	Projecting window amended
D	13.10.20	HR	House Type A.3 obscured window added
C	12.10.20	HR	House Type A.2 and A.3 added
B	21.11.19	HR	Planning Issue
A	23.07.19	CG	Proposal updated to reflect comments received on 16.07.19 at design

Rev	Date	By	Remarks
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Client: Southway Housing

Project Name: Southway Infill Sites

Drawing Name: GA Plan House Type A: Ennerdale Avenue

Drawing Purpose: **Planning**

g	Project Number:	Drawing Number:	Revision:
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TR	18-021	3.04	G
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no.	Project	Origin	Volt/Sys	Level	Type	Role	Number
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XX - XX - XX - XX - XX - XX - XX

Status:	Scale @ A1:	Drawn:	Checked:	Date:
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1:50 HR 12/10/2020



Tel: 0161 272 3500
E-mail: studio@trianglearchitects.co.uk
Web: www.trianglearchitects.co.uk
Twitter: @TriangleArch

Raven House,
113 Fairfield Street,
Manchester,
M12 6EL