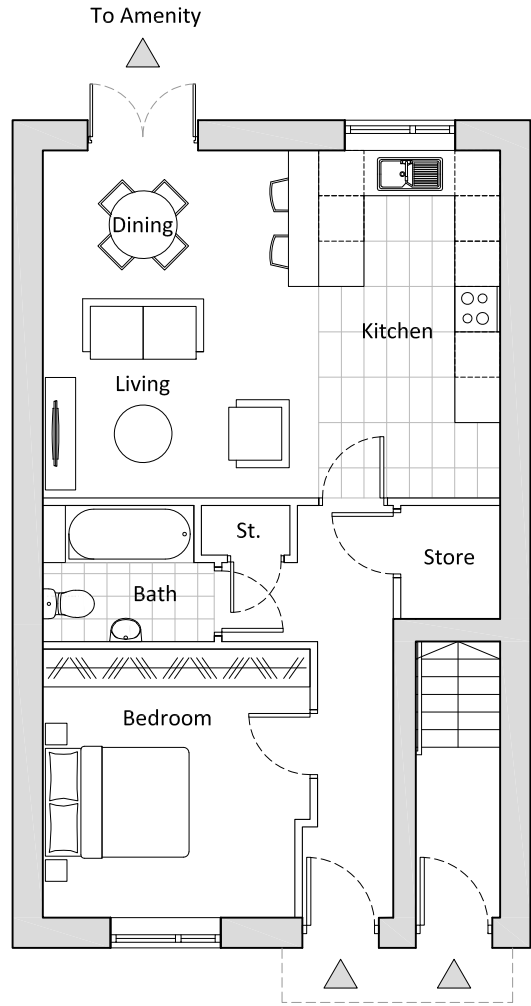


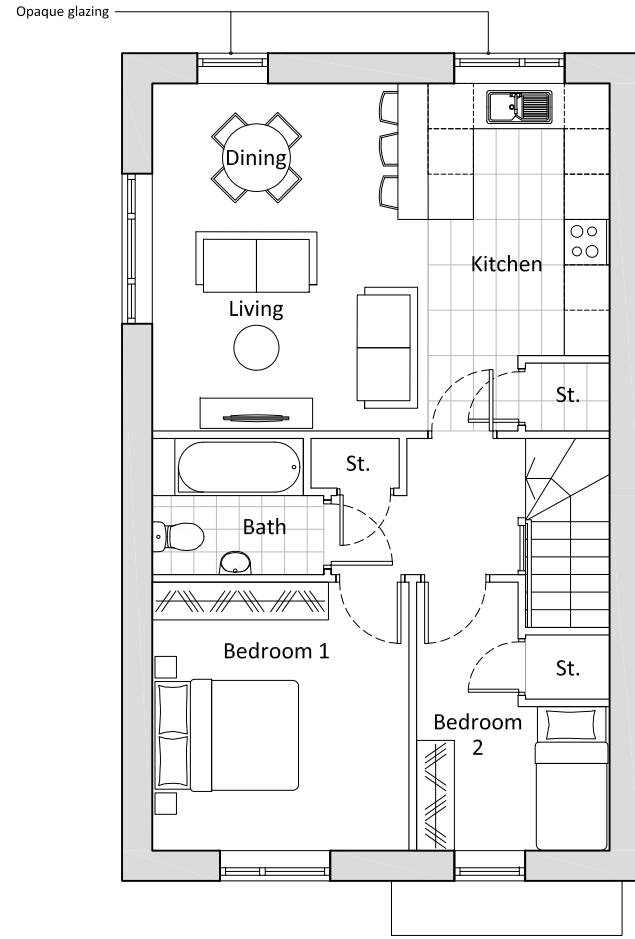
Type D.03 (alt) (KMM Homes)

Ground Floor:
1 Bedroom, Single Storey Cottage Flat
55.5 m² / 597 ft² (approx.) Gross Internal Area
100% NDSS based upon 1B/2P family homes

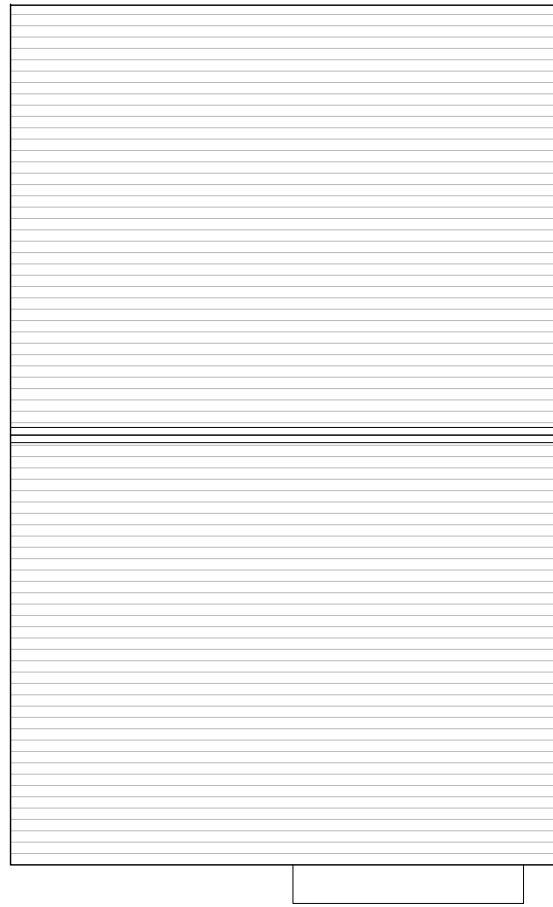
First Floor:
2 Bedroom, Single Storey Cottage Flat
61.0 m² / 657 ft² (approx.) Gross Internal Area
100% NDSS based upon 2B/3P family homes



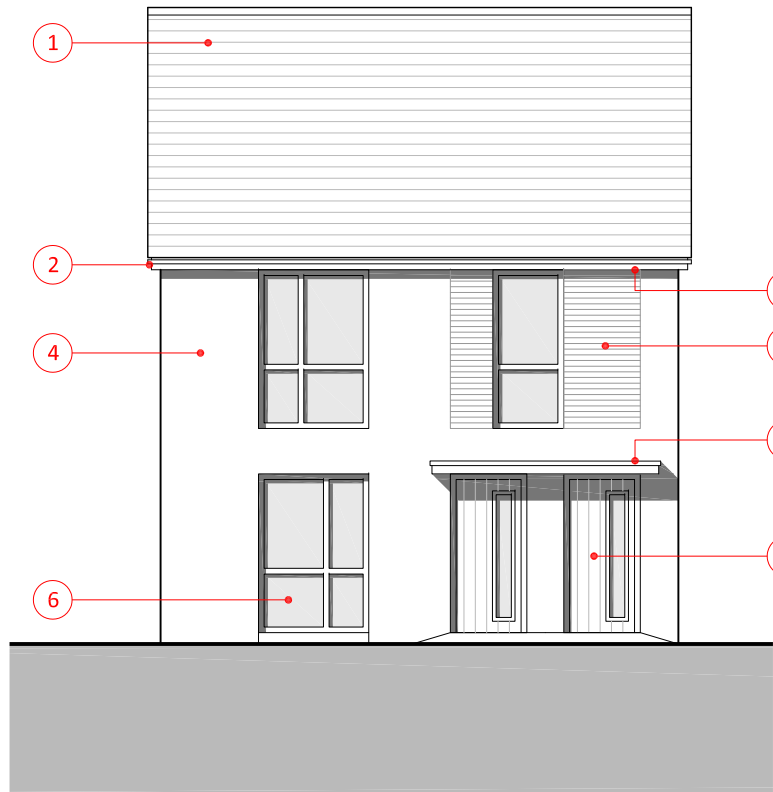
Ground Floor Plan



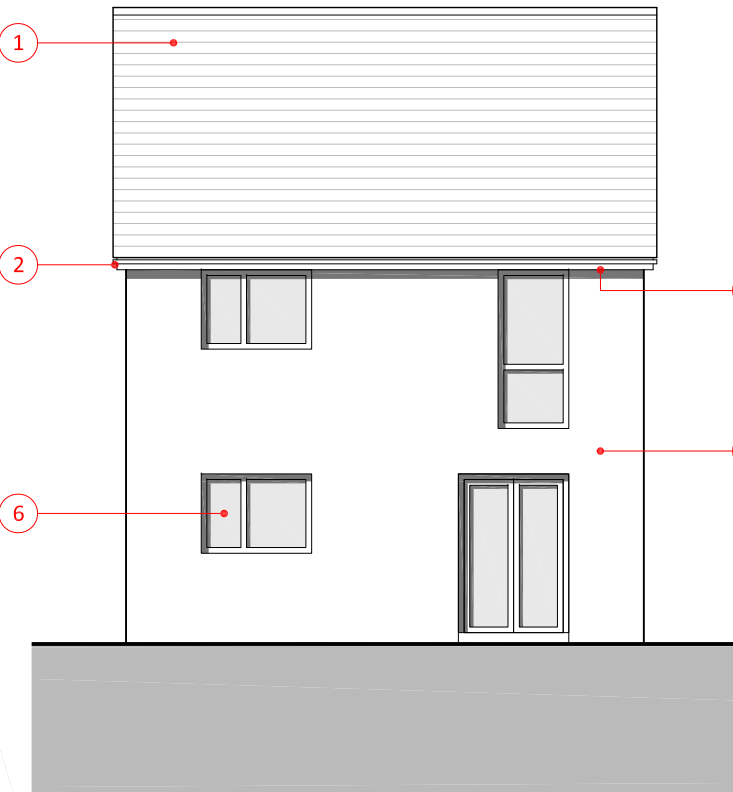
First Floor Plan



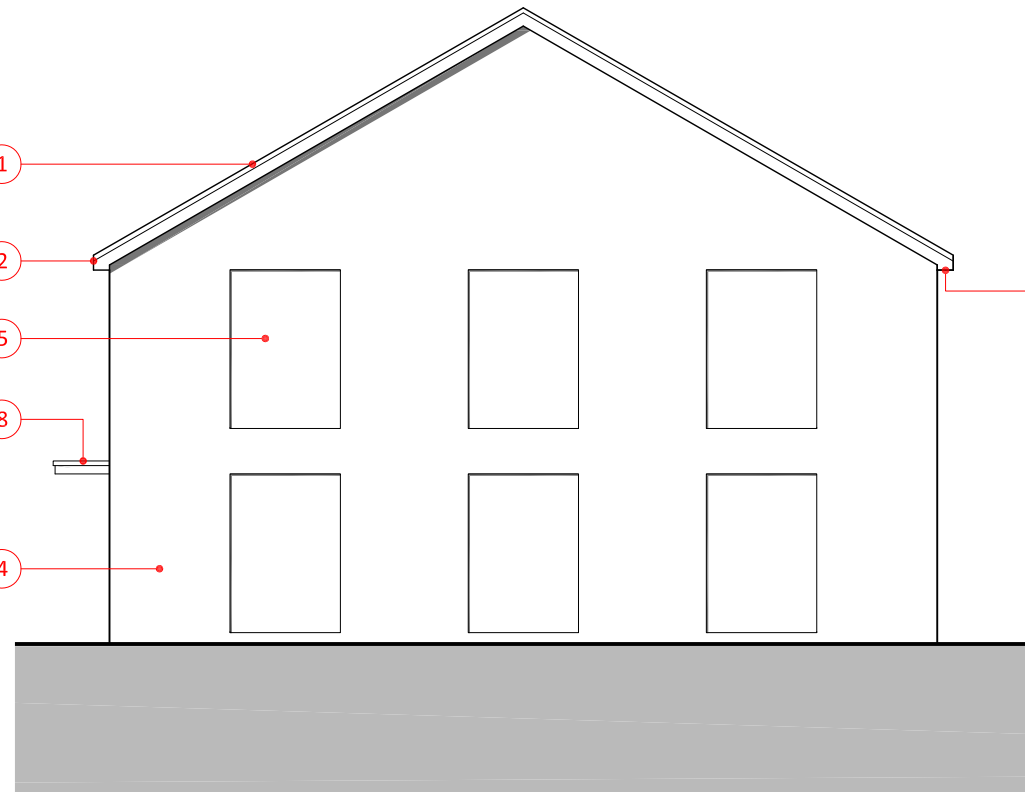
Roof Plan



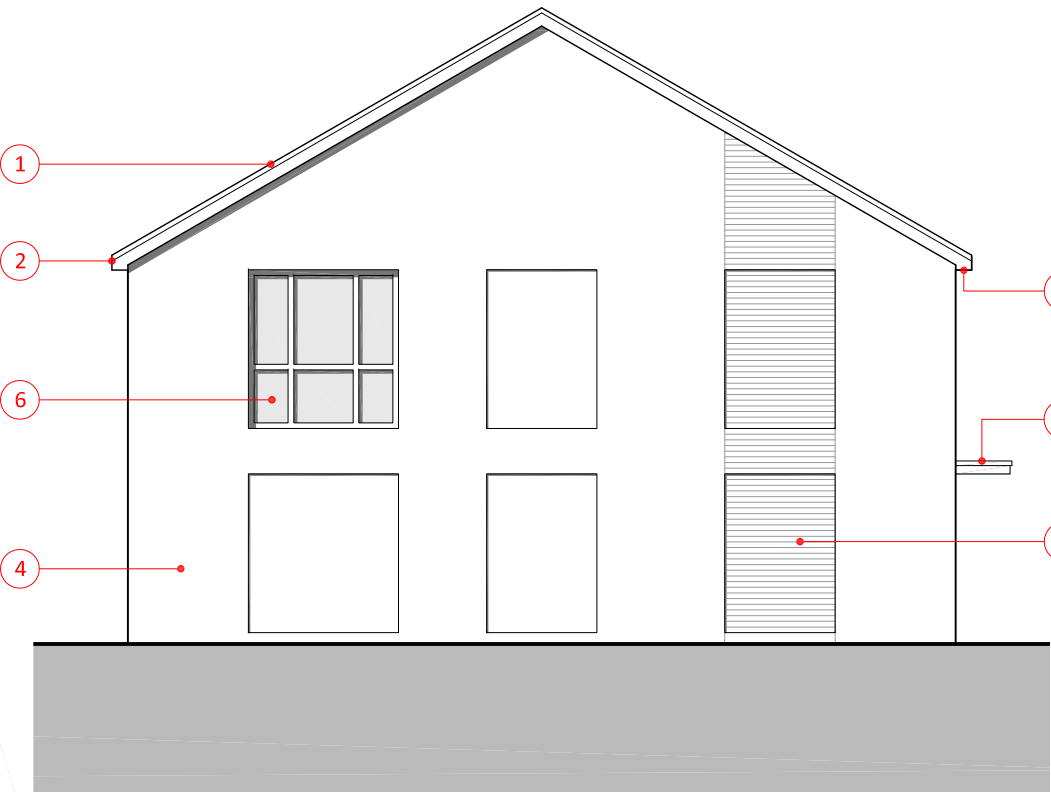
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Materials:

1. Artificial slate ('Marley Edgemere', with dry ridge / verge detailing, colour: anthracite, or similar approved / subject to availability).

2. Deep capacity 117mm diameter half-round gutters, plastic, discharging to 68mm diameter downpipes, including brackets and ancillary fittings (colour: black) or similar approved.

3. 10mm soffit boards, uPVC, (colour: black), extending over brick leaf, depth as required. 18mm fascia boards, uPVC, (colour: black), depth to suit roof pitch and overhang.

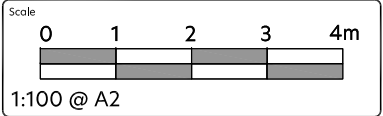
4. Primary facing brickwork, ('Wienerberger Cinnabar Red Multi' brick, size 215 x 102.5 x 65mm, or similar approved / subject to availability).

5. Secondary facing brickwork, ('Wienerberger Old Eccleston Blend' brick, size 215 x 102.5 x 65mm, or similar approved / subject to availability).

6. uPVC double glazed windows (colour: black, effect: woodgrain), to PAS24: 2016, Regs Part-Q compliant and to 'Secured by Design' standard and to meet u-Value of SAP / predicted energy assessments.

7. Glass Reinforced Polymer (GRP) external doors (colour: black, effect: woodgrain), complete with 'Secured by Design' uPVC frame (colour: black), with synthetic Part M mobility aid and low-e glazing (style: Cotswold obscured) or similar approved, satin anodised aluminium (SAA) hardware finish and to meet u-value of SAP / predicted energy assessments.

8. GRP entrance canopy ('Flat Contemporary Canopy' by Storm King, size 1,500 x 720mm; colour: black, or similar to Local Authority approval.



Notes

Figured dimensions are to be used in all cases.

Dimensions should not be scaled from drawing unless for planning application purposes.

Land Registry and ownership boundaries are produced by Studio KMA using all reasonable endeavors. Studio KMA cannot be held responsible for scale discrepancies in plans supplied by others.

Any discrepancies in dimensions should be clarified with the Architect at the address below prior to commencement of the works.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.

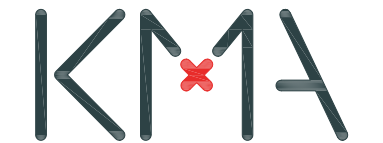
This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings.

Please note that the use of any quantification data is done so at the users own risk.

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Revision Notes				
Rev	Date	Revision Description	Drawn	Checked
P3	14.04.26	First floor living/dining space window enlarged	CTW	AT
P2	21.01.26	General amendment	CTW	AT
P1	10.10.23	Initial Issue	CTW	AT



Project Name:
Openshaw
Club Street

Drawing Title:
Proposed
House Type D.03 (alt)

Drawing Number:
OCS-KMA-XX-XX-DR-A-7106

Project Number:
T1180

Status:
A3
Planning

Revision:
P3

Drawn by:
CTW

Authorised by:
AT

Date:
14.04.26

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