

HOUSE TYPE 3
PLOT 04
GIA 123M² (1326FT²)
3 BED 6 PERSON

1. DO NOT SCALE DRAWING. IF IN DOUBT CONTACT DMS ARCHITECTURE LTD
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 3. NOT FOR CONSTRUCTION UNLESS STATED OTHERWISE.
 4. WHEN APPROPRIATE, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFIC DESIGNERS RISK ASSESSMENTS, PRODUCED IN ACCORDANCE WITH REQUIREMENTS OF REGULATION 13 OF THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007.
 5. THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF DMS ARCHITECTURE LTD AND IS NOT TO BE USED OR ITS CONTENTS COPIED, COMMUNICATED OR DISCLOSED, IN WHOLE OR IN PART, EXCEPT IN ACCORDANCE WITH A CONTRACT, LICENCE OR AGREEMENT IN WRITING WITH DMS ARCHITECTURE LTD.

NOTES

DRAWING NOTES
 PLANNING DRAWINGS ONLY - NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 THIS DRAWING HAS BEEN SUPERIMPOSED ONTO AN ORDNANCE SURVEY IMAGE AND IS THEREFORE SUBJECT TO A DETAILED BOUNDARY AND LEVELS SURVEY OF THE SITE. IT IS ALSO SUBJECT TO CONFIRMATION OF LEGAL OWNERSHIP BOUNDARIES, APPROVALS AND AGREEMENTS OF ALL STATUTORY AUTHORITIES AND UNDERTAKERS NECESSARY FOR ALL SUPPLIES, WAY LEAVES AND DIVERSIONS, ALL OF WHICH ARE UNKNOWN AT THE TIME OF PREPARING THIS DRAWING. THIS DRAWING IS ALSO SUBJECT TO ALL NECESSARY LOCAL AUTHORITY APPROVALS AND AGREEMENTS.

THE DESIGN INFORMATION ON THIS DRAWING IS ALSO SUBJECT TO REVIEW BY A CLIENT APPOINTED PRINCIPAL DESIGNER, WHO WILL HAVE OVERALL RESPONSIBILITY FOR THE COORDINATION OF THE CDM (CONSTRUCTION, DESIGN AND MANAGEMENT) REGULATIONS 2015. AT THIS FEASIBILITY STAGE, A FULL DESIGN ASSESSMENT HAS NOT BEEN UNDERTAKEN.

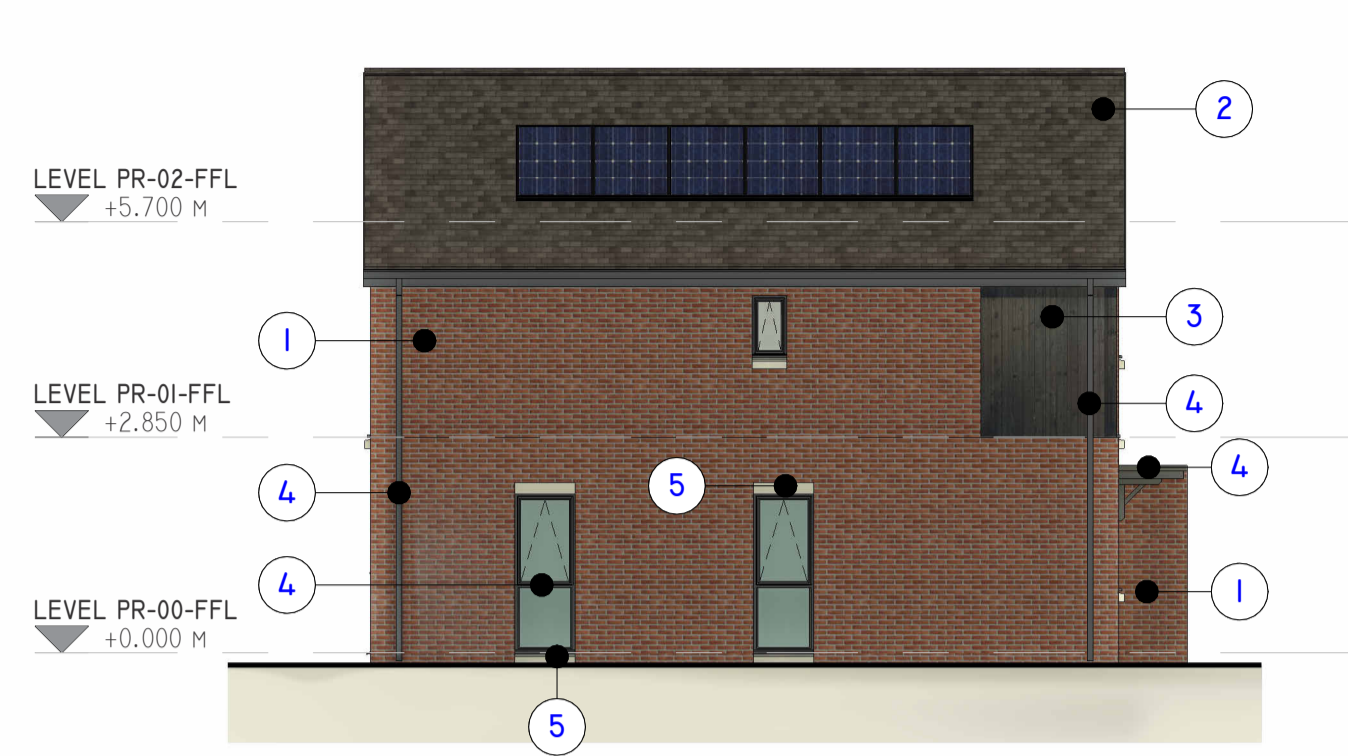
ALL MEASUREMENTS AND AREAS ARE BASED ON PRELIMINARY DRAWINGS AND ARE SUBJECT TO DESIGN DEVELOPMENT AND M&E / STRUCTURAL ENGINEER'S INPUT & STANDARD BUILDING TOLERANCES (I.E. 3%).

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE PRINCIPLE CONTRACTOR TO ENSURE ACCURACY. IT REMAINS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO ENSURE THAT ALL COMPONENTS AND MATERIALS USED ARE OF SPECIFICATION AND SIZE ETC. TO SUIT THE PROPOSED APPLICATION AND ARE INSTALLED/USED IN STRICT ACCORDANCE WITH THE RELEVANT MANUFACTURER'S RECOMMENDATIONS. ALL PREFABRICATED ITEMS TO BE MEASURED AND APPROVED ON SITE BY PRINCIPLE CONTRACTOR PRIOR TO ORDER. DMS ARCHITECTURE ACCEPTS NO RESPONSIBILITY FOR INACCURATE DIMENSIONS. IF IN DOUBT ASK.

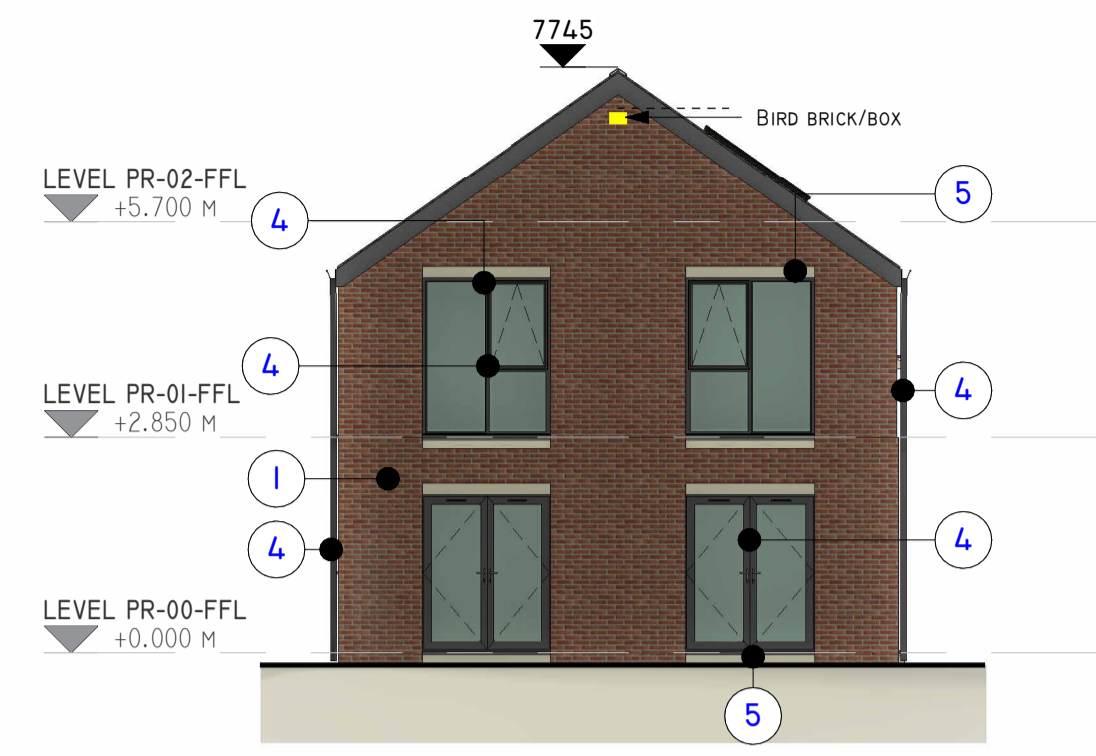
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, DEFRA - LIMITING THERMAL BRIDGES AND AIR CHANGE; ROBUST CONSTRUCTION; DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS TOGETHER WITH ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE AND TO THE SATISFACTION OF THE RESPECTIVE BUILDING INSPECTOR.

POSITIONS OF ANY EXISTING SERVICES AND DRAINS ETC. ARE ASSUMED ONLY. THE INVESTIGATION/RESEARCH AND EXCAVATION OF SAME REMAINS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

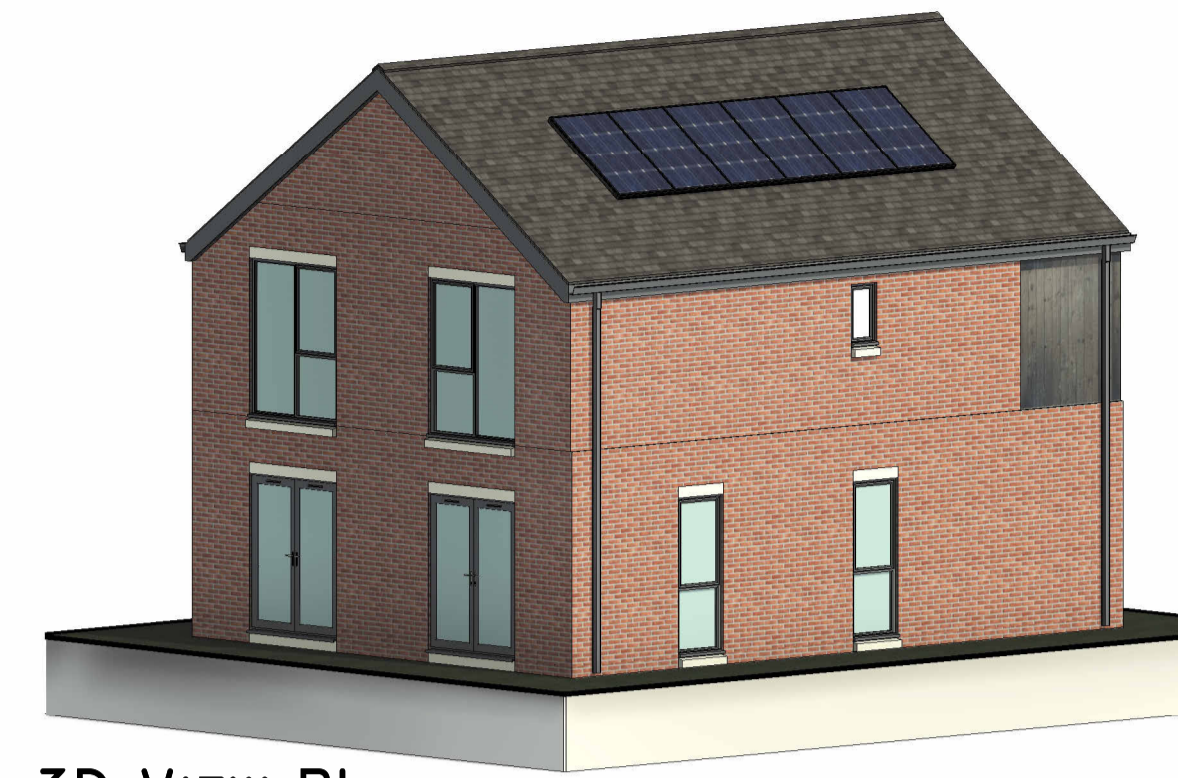
THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS 1819-010001, 002, 003, 005, 006, 007



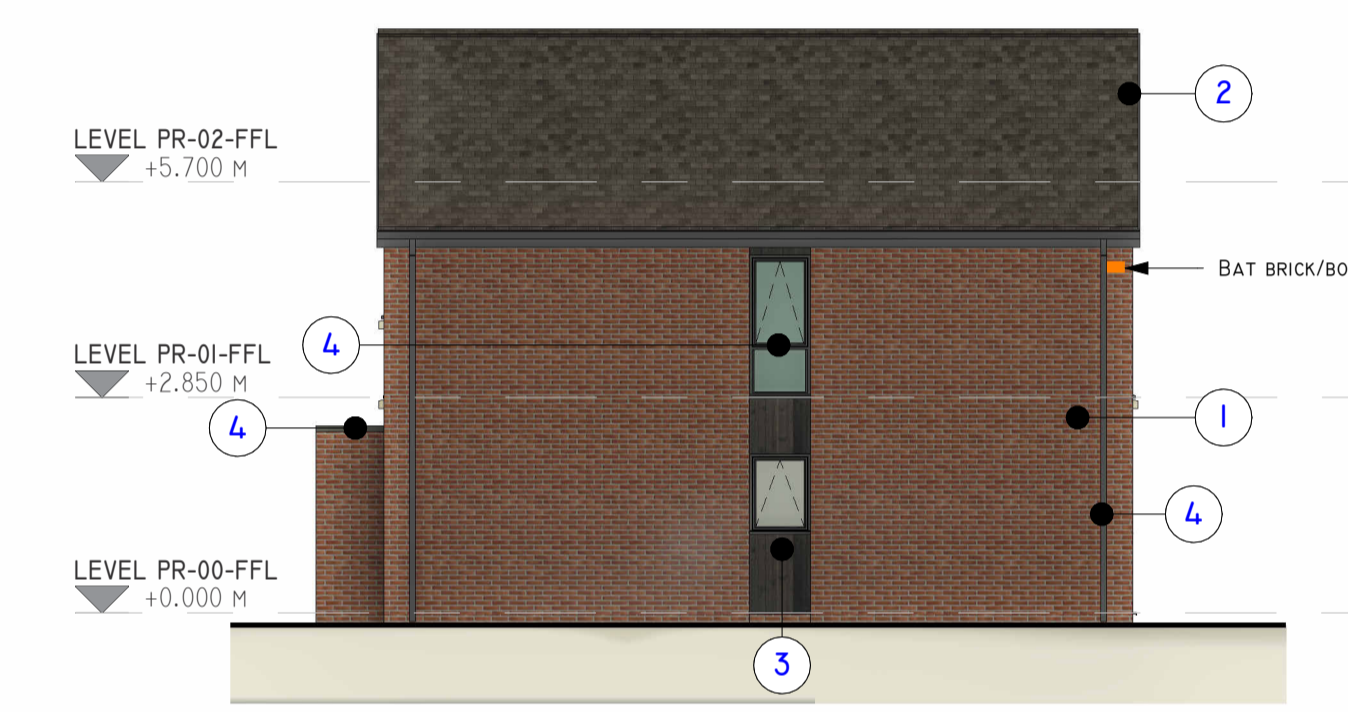
4 ELEVATION P1 - SIDE 1
 1 : 100



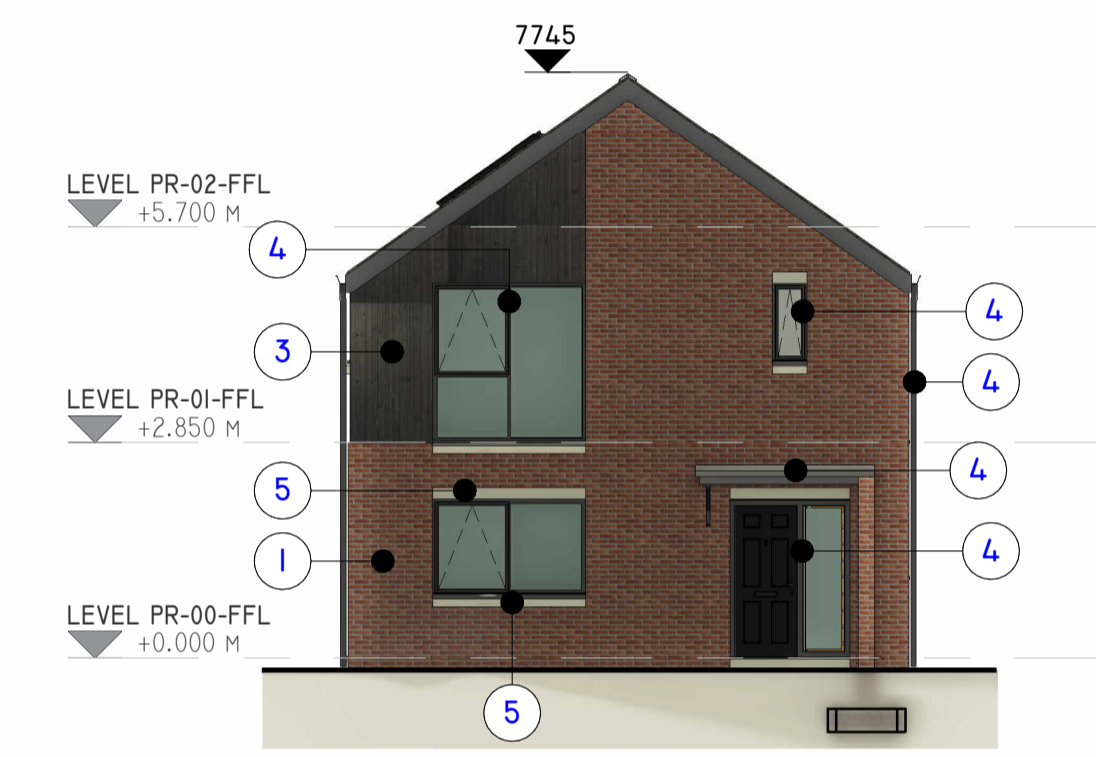
5 ELEVATION P2 - REAR
 1 : 100



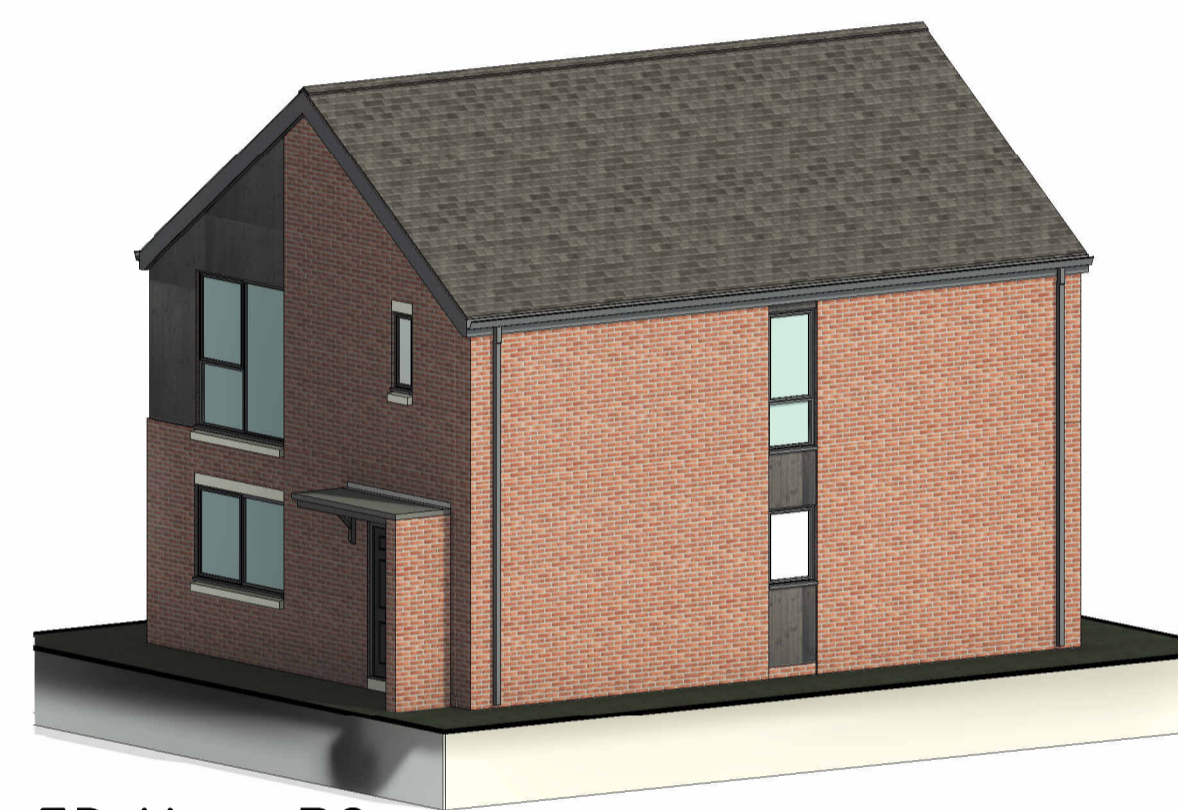
8 3D VIEW P1



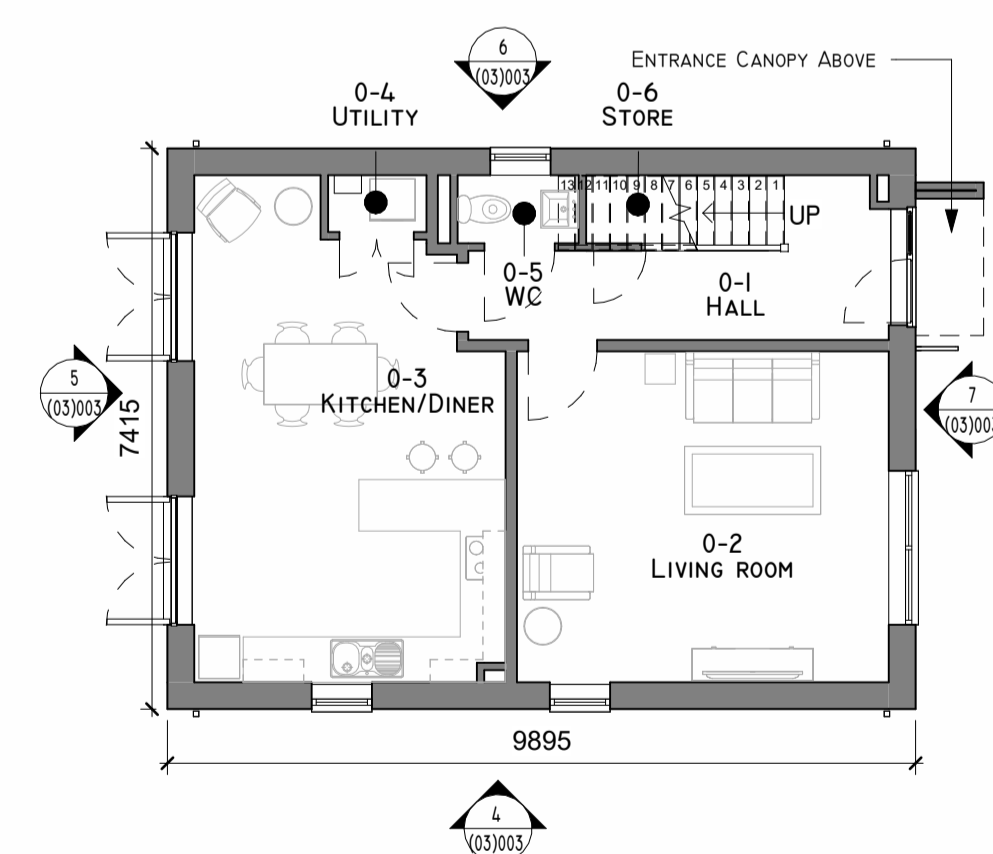
6 ELEVATION P3 - SIDE 2
 1 : 100



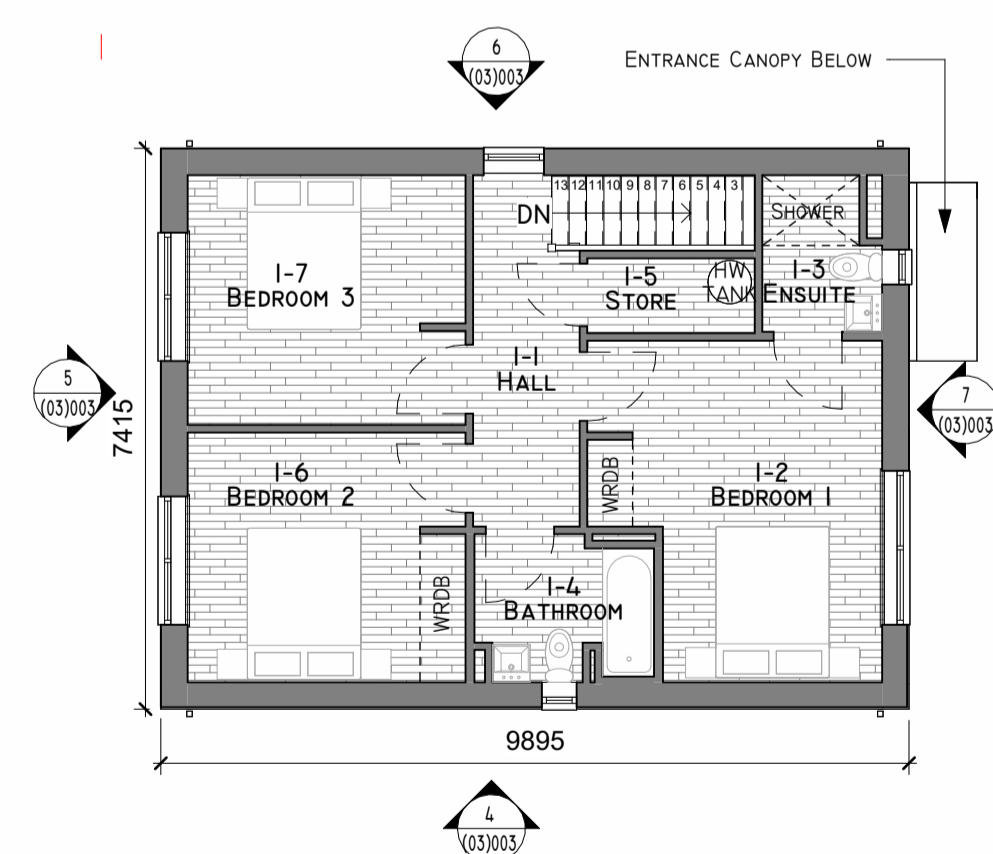
7 ELEVATION P4 - FRONT
 1 : 100



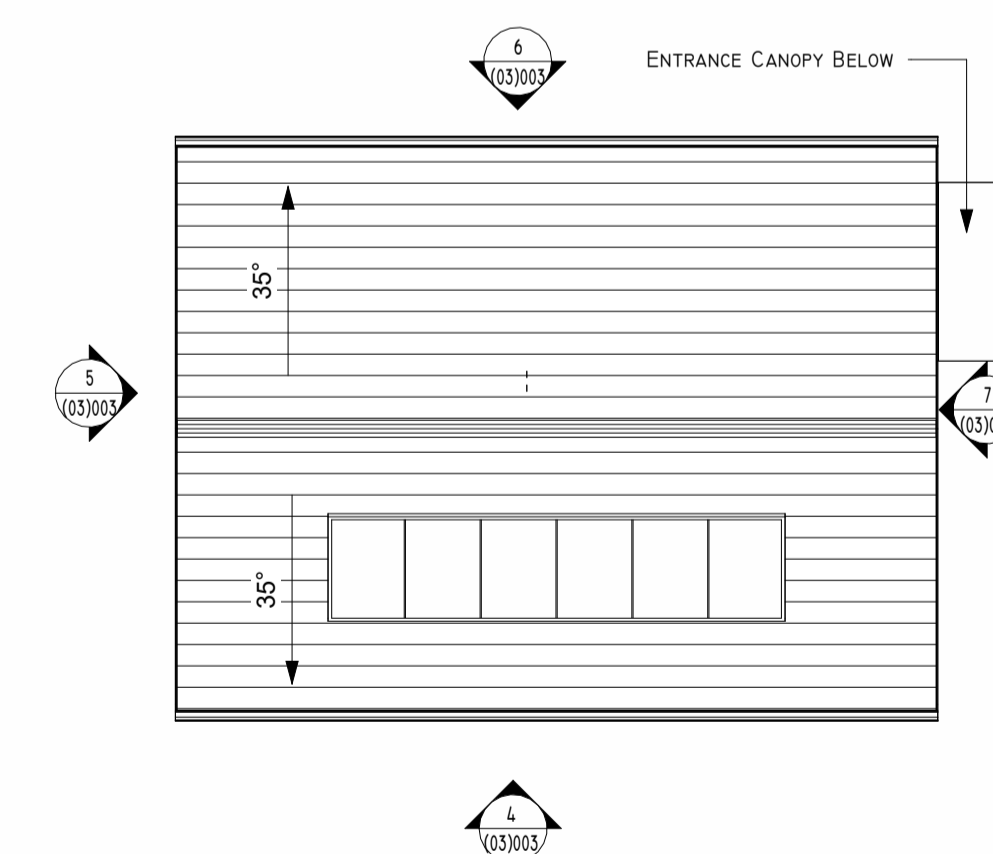
9 3D VIEW P2



1 GROUND FLOOR P1
 1 : 100



2 FIRST FLOOR P1
 1 : 100



3 ROOF P1
 1 : 100

- 1. ALDERLEY RUSSET BLEND BRICK
- 2. PLAIN CONCRETE ROOFTILE GREY
- 3. CHARRED CEDAR CLADDING GREY
- 4. UPVC GREY
- 5. BATH STONE CILLS & HEADERS

0 1 2 5m
 SCALE 1 : 100

REV	DATE	DESCRIPTION	DRN	CKD
C	15/02/24	UPDATED FOR SUBMISSION TO COMMITTEE AFTER CONSULTATION WITH THE LPA	PMD	MS
B	20/12/23	ROOF PITCH AMENDED TO REDUCE HEIGHT OF PROPERTY TO BELOW BH AS REQUESTED BY THE LPA	PMD	MS
A	12/10/23	ISSUED FOR PLANNING	PMD	MS

DMS ARCHITECTURE
 THE OLD POST OFFICE, 20B ROPERGATE
 PONTEFRAC, WF8 1LY
 Tel 01924 899749
 Email: mail@dmsarchitecture.co.uk www.dmsarchitecture.co.uk

PROJECT
 25 ORCHARD WAY
 FELTHAM PROPERTIES LTD
 HARWELL, DIDCOT,
 OXFORDSHIRE, OX11 0LQ

TITLE
 PROPOSED HOUSE TYPE 3

STAGE
 3 - PLANNING

SCALE
 1 : 100@ A1

DATE
 14/06/23

DRAWN
 PMD

CHECKED
 MS

DRAWING No.
 1819- DMS- H3- ZZ- M2- A- (03)003

SUITABILITY
 PI

REV.
 C

PROJECT No.
 1819