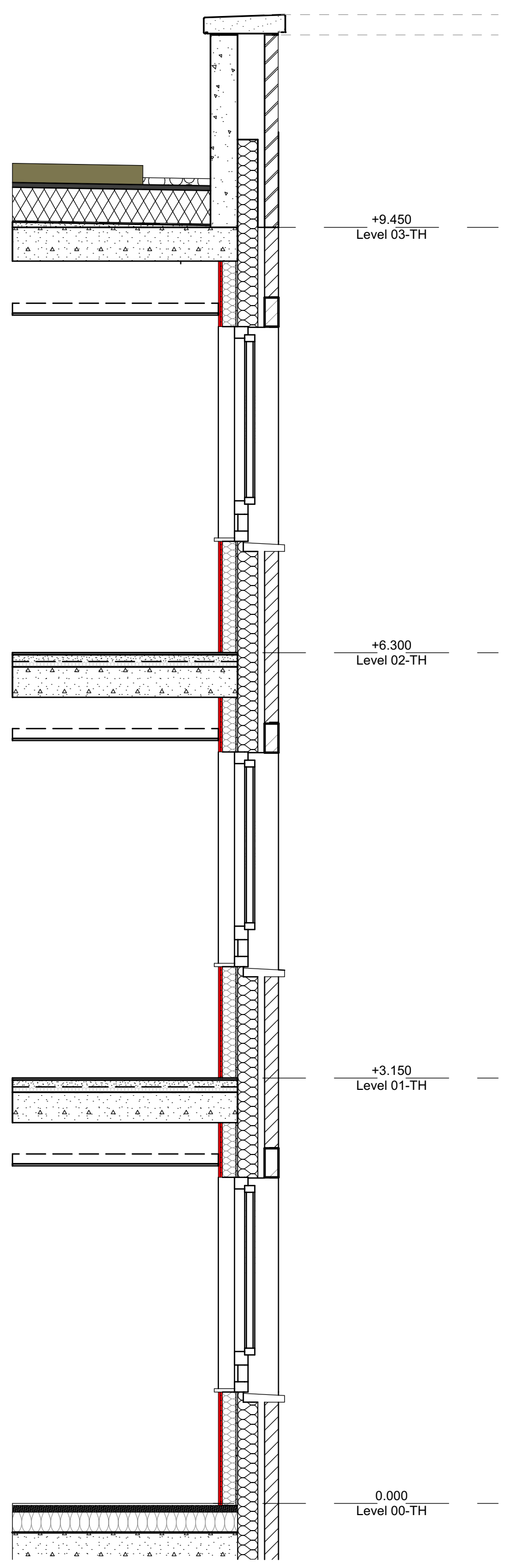
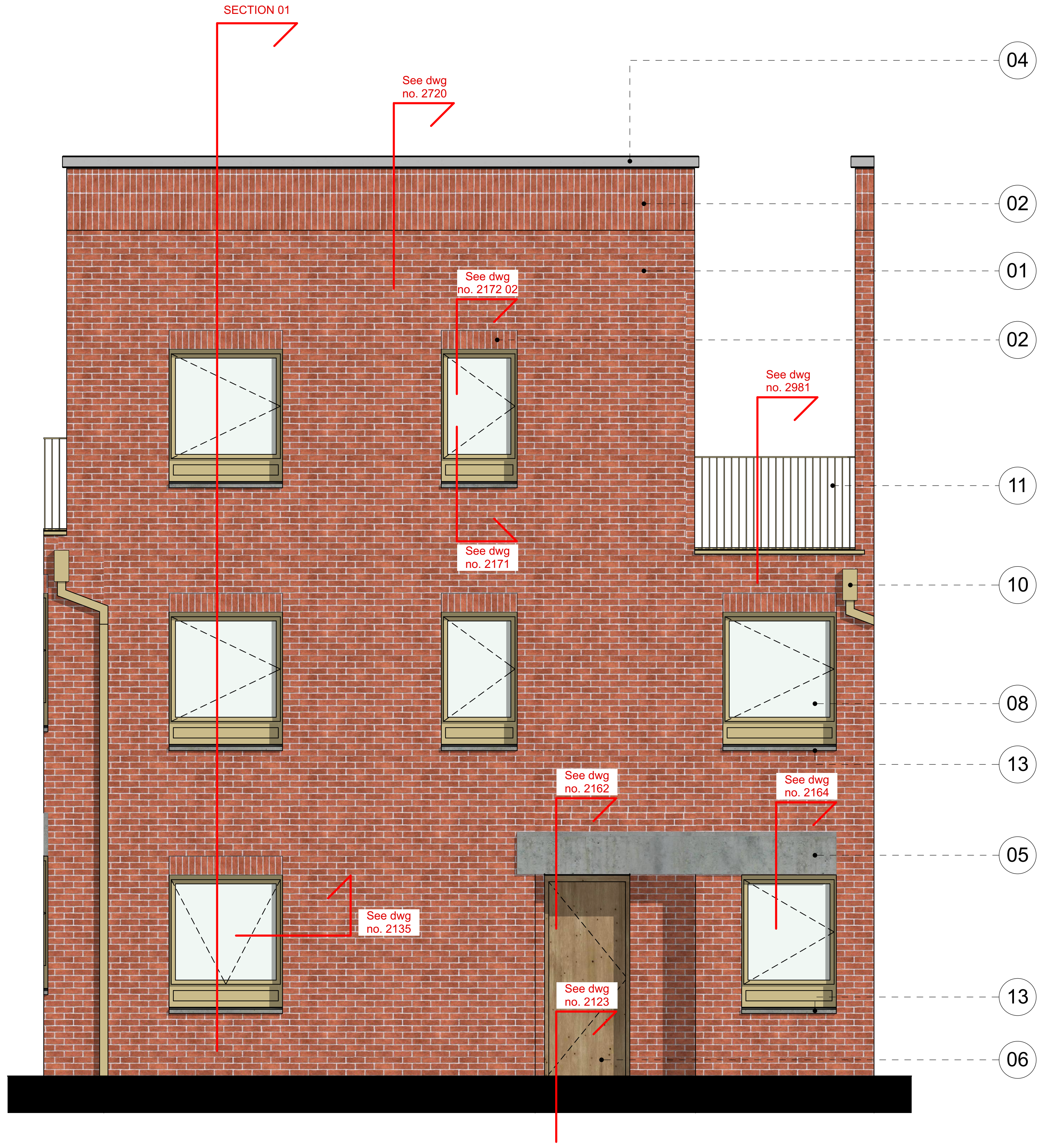
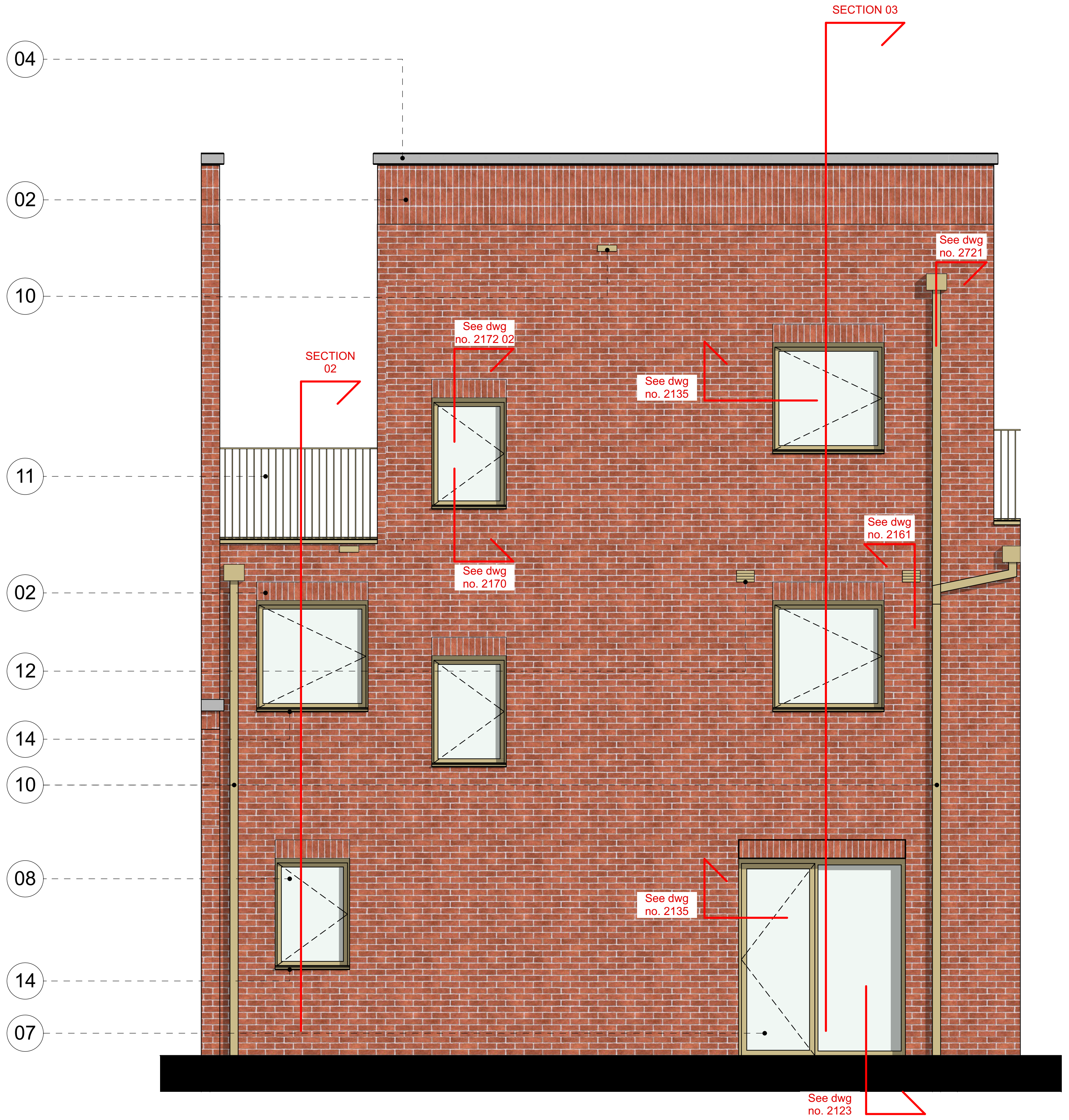


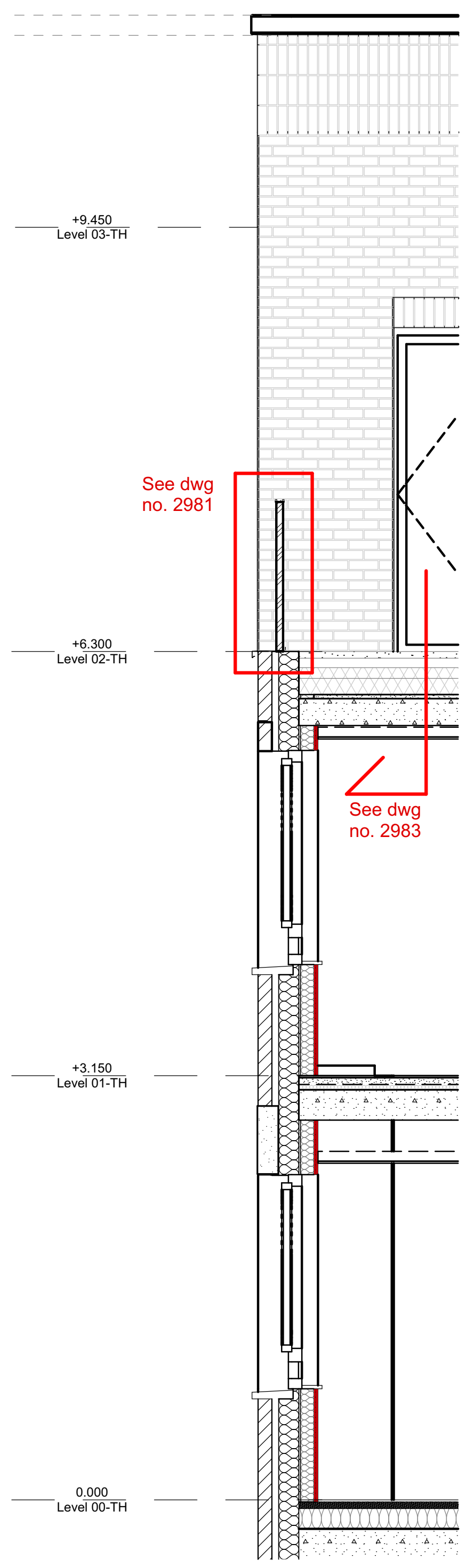
1 Section 01 1:50



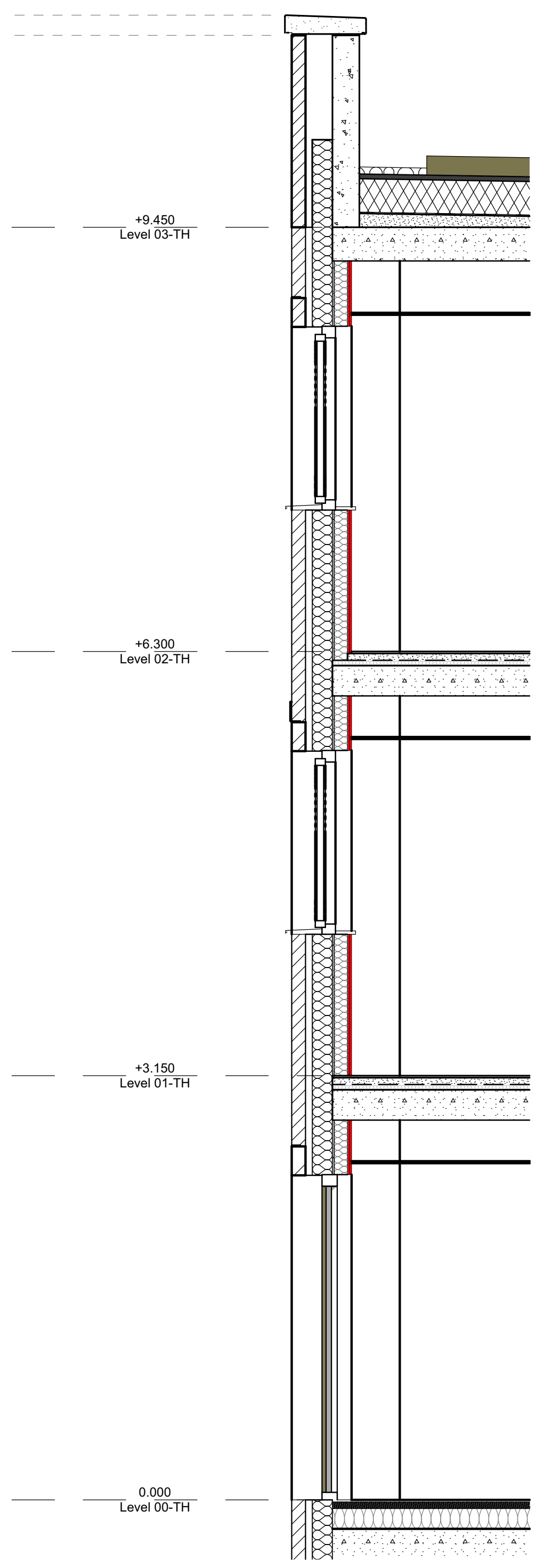
2 Townhouse 3 Typical Bay / Front Elevation 1:50



3 Townhouse 3 Typical Bay / Rear Elevation 1:50



4 Section 02 1:50



5 Section 03 1:50

01 **Facing Brickwork**
High-quality facing brickwork with brick returns to reveals

02 **Soldier Course**
Brick header coursing to match the surrounding brickwork

03 **Brick Stack Bond**
Brick stack bond to match surrounding facing brickwork

04 **Precast Concrete Coping**
(Colour - Light Grey)
Cement precast concrete panels with colour-matched flush mortar joints.
Preformed double canted units to corners and returns

05 **GRC LINTEL**
(Colour - Light Grey)

06 **Timber Private Entrance Door**
Hardwood Euro Oak vertically boarded entrance doors with satin stainless steel irmongery and door furniture

07 **Aluminium Composite Balcony / Terrace Door**
Glazed composite aluminium doors in RAL 1014 Ivory

08 **Aluminium Composite Window**
Glazed composite aluminium window in RAL 1014 Ivory
Windows and doors set back from the front face of the brick reveals.

09 **Steel Ancillary Door: Refuse & Cycle Store**
Steel louvred doors. PPC finish to match the windows RAL 1014 Ivory

10 **Rainwater Goods**
PPC finish to match windows / RAL 1014 Ivory
Recessed square rainwater pipes with flush hoppers and overflow scuppers to townhouses.

11 **Steel Balustrade / Railing / Privacy Screen**
Nominal 50 x 8mm galvanised steel fin bar balustrades with PPC finish to match windows in RAL 1014 Ivory.

12 **MVHR Brick Vent**
Metal brick vents in PPC finish to match windows in RAL 1014 Ivory.

13 **Precast Concrete Cill**
(Colour - Light Grey)
Cement precast concrete panels with colour-matched flush mortar joints. Preformed double canted units to corners and returns

14 **Aluminium Window Cill**
Aluminium window Cill in RAL 1014 Ivory

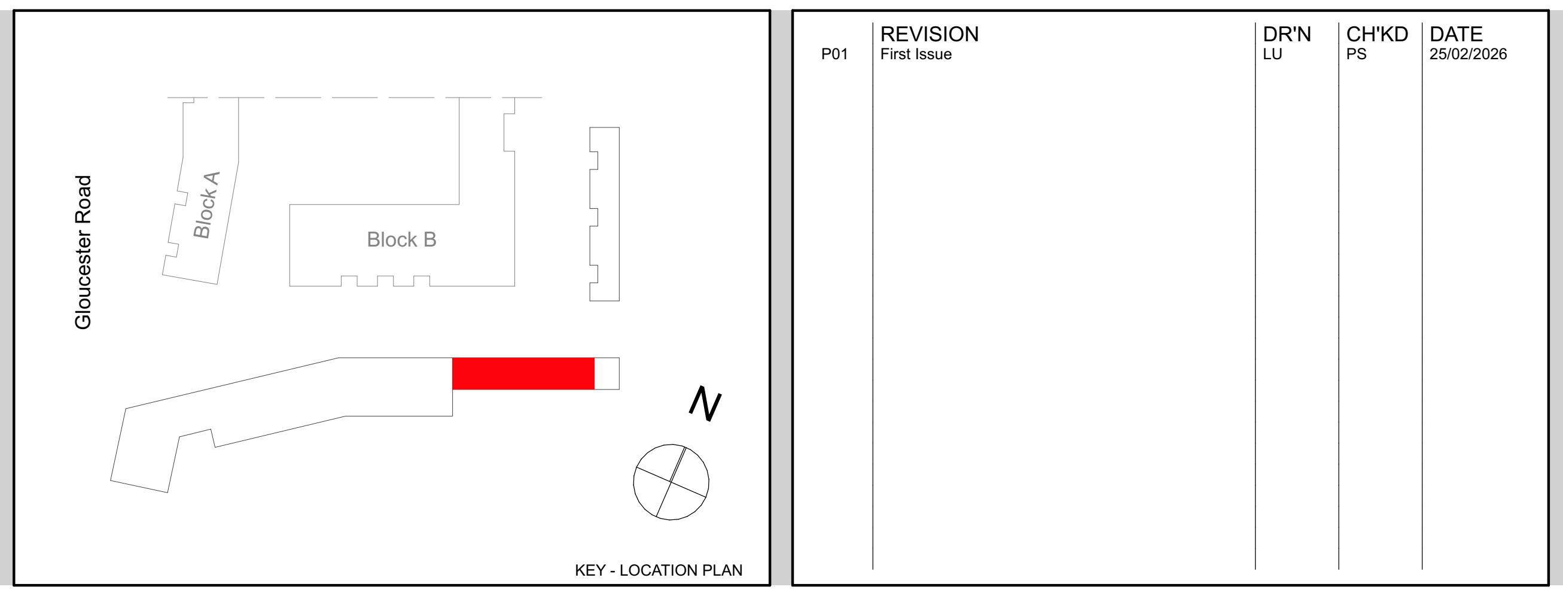
PRELIMINARY

CLIENT

formation
Design & Build Ltd

DIMENSION AT ORIGINAL SHEET SIZE
Contractors must check all dimensions on site. Only figured dimensions are to be worked from.
Discrepancies must be reported to the Architect before proceeding.© This drawing is Copyright

0 1m 5m 10m



KEY - LOCATION PLAN

	REVISION	DR'N	CH'KD	DATE
P01	First Issue	LU	PS	25/02/2026

NOTES:
CONTRACTOR(S), SUB-CONTRACTORS AND MANUFACTURERS TO ENSURE THAT ALL MATERIALS AND COMPONENTS ARE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION; DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICE, AND MANUFACTURER'S SPECIFICATIONS.

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES THE LARGER SCALE DRAWING IS TO BE WORKED TO.

DO NOT SCALE DRAWING.

ALL DETAILS SUBJECT to FIRE ENGINEER's ADVICE & NHBC AGREEMENT

CDM REGULATIONS
DRAWING/SPECIFICATION TO BE READ IN CONJUNCTION WITH DESIGNER's HAZARD & ENVIRONMENTAL ASSESSMENT RECORD.

DESIGN RISK ASSESSMENT
WINDOW INSTALLATION/CLEANING / MAINTENANCE STRATEGY, DESIGN AND INSTALLATION TO BE TO THE COMPLETE SATISFACTION OF THE CDM CO-ORDINATOR.

WORKING AT HEIGHT - OBTAIN METHOD STATEMENTS FROM MAINTENANCE CONTRACTORS, WHO ARE TO FOLLOW ACCESS/MAINTENANCE SPECIALIST'S STRATEGY.

WORKING AT HEIGHT OVER PROJECTING BAYS AND VARIOUS DESIGN FEATURES - OBTAIN DETAILED METHOD STATEMENTS FROM MAINTENANCE CONTRACTORS, SCAFFOLD SOLUTION SOUGHT.

DANGER OF FALLING DURING THE CLEANING & MAINTENANCE OF ROOF LIGHTS / ROOFTOP EQUIPMENT, etc - OBTAIN DETAILED METHOD STATEMENT FROM MAINTENANCE/CLEANING CONTRACTORS AND DETAILED CONFIRMATION FROM WINDOW SUPPLIER.

DANGER WHILST MANOEUVRING LARGE OBJECTS - OBTAIN DETAILED METHOD STATEMENT FOR THE DELIVERY & INSTALLATION OF LARGE FABRICATIONS.

DANGER TO PUBLIC AND SITE OPERATIVES DURING ACCESS AND EGRESS; WHEN LOADING AND UNLOADING MATERIALS; FROM WORKS CARRIED OUT ADJACENT TO OR FROM PUBLIC HIGHWAYS - CONTRACTOR TO CAREFULLY PROGRAMME THE WORKS, SEPARATING WORK AREAS FROM PUBLIC AREAS, PROVIDING CLEAR NOTICES, HOARDING, PROTECTION, AND SEGREGATION AS REQUIRED. LIAISE WITH LOCAL HIGHWAYS AUTHORITY WITH REGARD TO LICENCES ETC.

RISK OF INJURY TO PERSONS HAVING GAINED UNAUTHORISED ACCESS TO MAINTENANCE WORKS - ENSURE HOARDING FULLY PROTECTS WORKS. CONTROL ACCESS TO WORKS AND PROVIDE CLEAR NOTICES. STORE ALL MATERIALS AND PLANT WITHIN DESIGNATED SECURE AREAS.

EXTERNAL FIRE ESCAPE ROUTE - PROVIDE & MAINTAIN ADEQUATE ESCAPE ROUTES FOR RESIDENTS & OPERATIVES, WHICH DOES NOT COMPROMISE HGJ FIRE ENGINEERS APPROVED FIRE STRATEGY.

RISK OF INJURY TO VISUALLY/AUDIBLY IMPAIRED PERSONS - THE PROVISION OF AUDIBLE WARNING SIGNALS & PROMINENT/TACTILE SIGNAGE TO BE CONSIDERED.

MATERIALS KEY

▨ FACING BRICKWORK - STRETCHER BOND
▨ BED JOINT REINFORCEMENT
RB RECESSED BRICKWORK
MC METAL CANOPY WITH SIGNAGE
FC FIXED CLEAR GLASS WINDOW
FT FIXED TRANSLUCENT GLASS WINDOW
OC OPENING CLEAR GLASS WINDOW
ODW OPENING CLEAR GLASS WINDOW/DOOR
GD GLAZED ENTRANCE DOOR
PD PAINTED WOODEN DOOR
LM LOUVRED METAL DOOR/WINDOW
MP METAL PANEL
RW RAINWATER PIPEWORK
MC METAL PARAPET COPING
BD BRICKWORK DECORATION
▨ OPAQUE GLAZING
🟥 AIRBRICK - EXHAUST VENT
🟦 AIRBRICK - INLET VENT
MJ MOVEMENT JOINT
- - - FIRE CAVITY BARRIER
- - - SHELF ANGLE
- - - LINTELS
Type 3 BALCONY REFERENCE
MD METAL DOOR
OVFL ROOF OVERFLOW

DRAWING INDEX Note: All A&Q drawings start with TAN-AQP- prefix

DR - AR - 01xx - Site and Location Plans
DR - AR - 02xx - General Arrangement Plans
DR - AR - 03xx - Setting Out Plans
DR - AR - 04xx - General Arrangement & Setting Out Elevations
DR - AR - 05xx - General Arrangement & Setting Out Sections
DR - AR - 06xx - Architectural Cores
DR - AR - 07xx - Flat Layouts
DR - AR - 08xx - Fire Strategy
DR - AR - 09xx - Access and Maintenance Strategy
DR - AR - 18xx - 3D Views
DR - AR - 19xx - Internal Doors
DR - AR - 21xx - External Walls
DR - AR - 22xx - Internal Walls/ Partitions/ Dry-lining
DR - AR - 23xx - Floor types, Lift Threshold Details
DR - AR - 24xx - Staircase/Balustrade Details
DR - AR - 25xx - Internal Walls Brickwork / Blockwork
DR - AR - 27xx - Roofs
DR - AR - 275x - Podium Details
DR - AR - 29xx - Balconies, terraces, loggias
DR - AR - 34xx - BWIC, Beam, upstands and downstands Setting Out
DR - AR - 40xx - Floor Finishes Plans
DR - AR - 41xx - Curtain Wallin
DR - AR - 48xx - Metalwork
DR - AR - 62xx - Reflected Ceiling Plans
DR - AR - 70xx - Fixtures & Furniture (Postbox, Cycle Store & Bin Store Layouts)
DR - AR - 73xx - Strategy Plans - Wayfinding
DR - AR - 76xx - Sanitary Fittings / Bathroom Drawings
SH - AR - 35xx - Areas / Accommodation Schedule
SH - AR - 36xx - External Door & Window, External Window, Communal/Louvre, Apartment Door, Brick Specials, Privacy Screen, Materials, Canopy, Balconies

REFERENCING

EW01 / 2100 **E**XTERNAL **W**ALL DETAIL
Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-210x
WD01 / 2160 **W**INDOW / **D**OOR DETAIL
Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-216x
PW01 / 2200 **P**ARTY **W**ALL DETAIL
Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-220x
IW01 / 2250 **I**NTERNAL **W**ALL DETAIL
Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-225x
D01 / 2xxx GENERAL **D**ETAIL
Dwg no. TAN-AQP-ZZ-ZZ-DR-AR-2xxx
BD01 / 3675 **B**ALCONY **D**ETAIL
Dwg no. TAN-AQP-ZZ-ZZ-SH-AR-367x

FOR SETTING OUT DIMENSIONS PLEASE REFER TO DRAWINGS NO.
TAN-AQP-ZZ-ZZ-DR-AR-03XX SERIES

COORDINATION - Refer to M&E consultants drawings for specification, location and number of services. To be read in conjunction with Structural Engineer's. Main contractor to seek installation advice from supplier before construction starts.
Refer to Structural Engineer's setting out for columns and shear walls.

NOTE:
Brickwork textures shown on elevations are **indicative only**.

Refer to Brickwork Setting Out Plans for further information (03XX series). Please also refer to brick specials schedule SH-AR-365X and floor plan details series 2125 / 2150

BRICK AND MORTAR COLOURS (ALL TBC)

▨ RED BRICK - TOWN HOUSES
Old Saxon Blend and Flemish Antique Brick
(TBC - SEE SITE SAMPLE PANELS)

RAL COLOURS
▨ RAL 1014 Ivory

MVHR KEY:
Double Air Brick
🟦 IN
🟥 OUT

MVHR location In Abeyance

REFER TO MATERIAL SPECIFICATION DOCUMENT FOR BRICK / MORTAR TYPE

A&Q
PARTNERSHIP

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2-4 Hoxton Square, The Lux Building, London, N1 6NU
Tel: 0207 613 2244 Email:london@aqp.co.uk
ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

PROJECT
Tangmere

PROJECT No.25.055

DRAWING
Townhouse Typical Bay - Type 03

SCALE 1:50 @ A1
DATE 25/02/2026

DRAWING No.
TAN-AQP-TH-ZZ-DR-AR-0414
REVISION
P01

DRAWN BY LU

File location:BIMcloud: aqp - BIMcloud Software as a Service/25.055 Tangmere/20250903 Tangmere