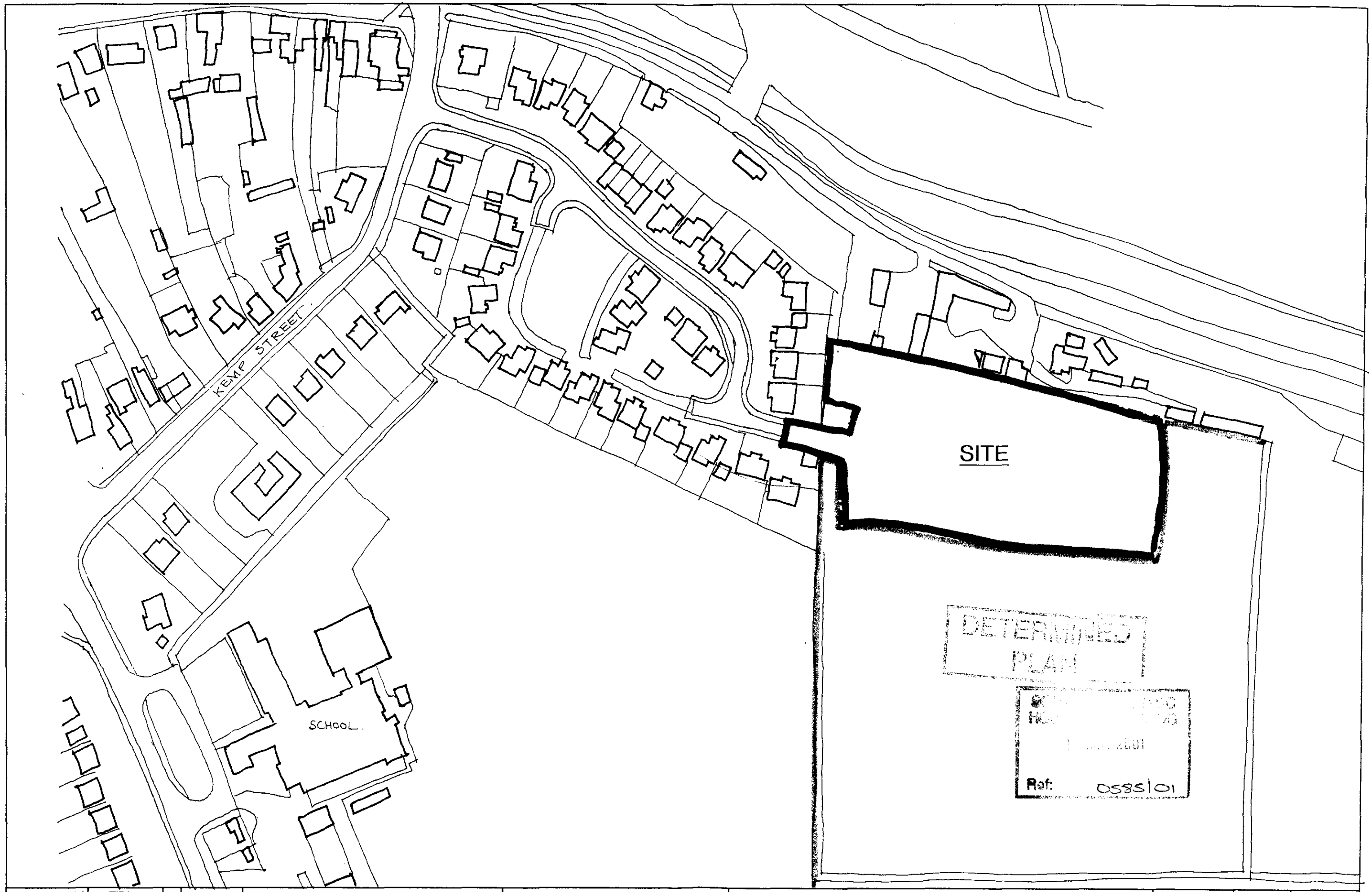


DETERMINED PLAN

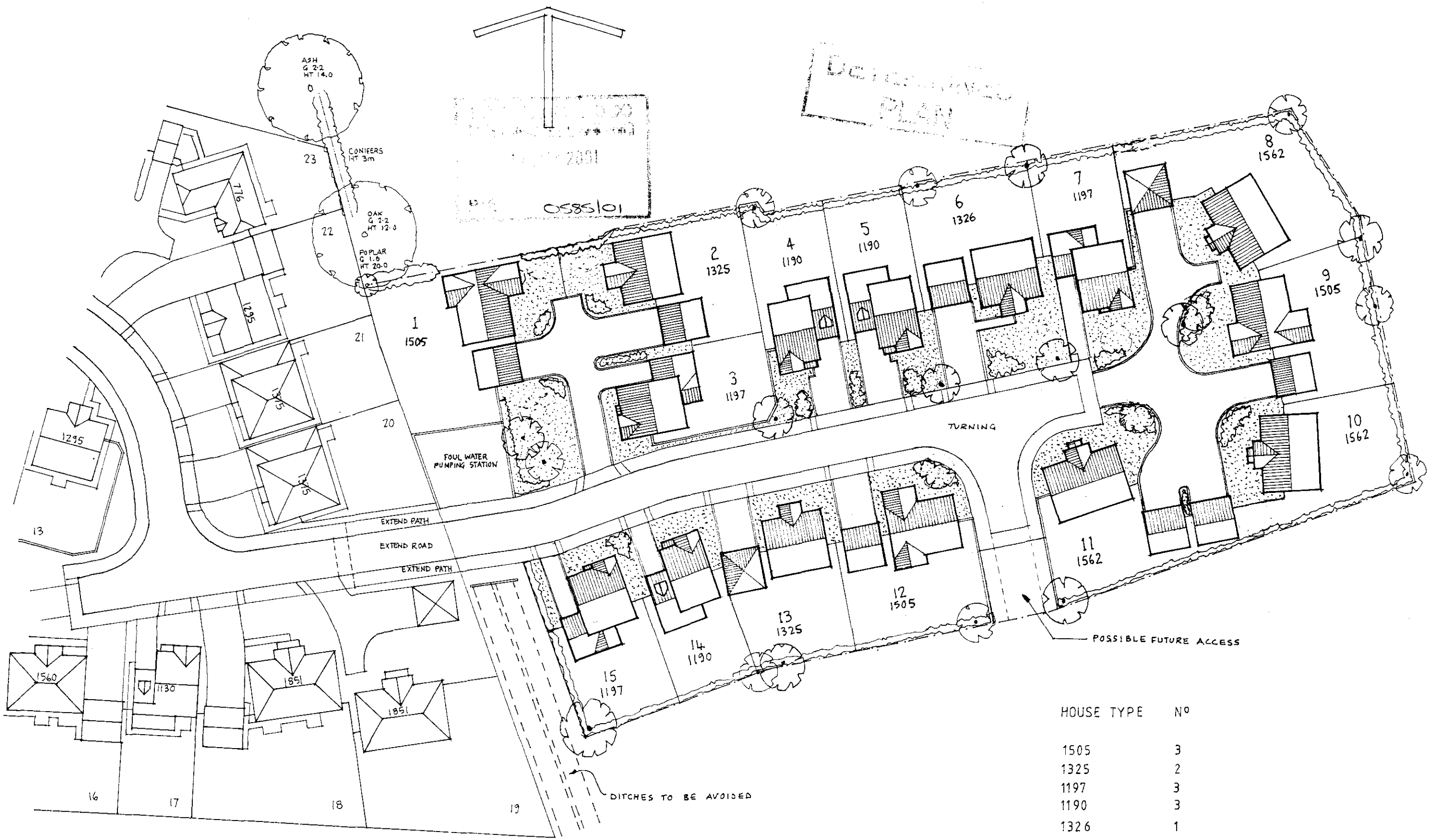
Ref: 0585101

THIS DOCUMENT IS THE COPYRIGHT WORK OF .hester. ARCHITECTS LTD. UNLESS FORMALLY ASSIGNED IN WRITING.	STATUS: PRELIMINARY / FOR APPROVAL / FOR CONSTRUCTION / AS BUILT	TITLE CROWLAND KEMP STREET LOCATION PLAN

.hester. ARCHITECTS
OLD POST OFFICE . COOKLEY GREEN . HENLEY - ON - THAMES . OXFORDSHIRE . RG9 6EN
TEL : 01491 - 642351 . E-mail hester@lineone.net . FAX : 01491 - 642350

SCALE	DATE	DRAWN
1:1250	05-01.	

DRAWING Nº	REV.
0069 04	



HOUSE TYPE	Nº
1505	3
1325	2
1197	3
1190	3
1326	1
1562	3
TOTAL	15 Nº UNITS

THIS DOCUMENT IS THE COPYRIGHT WORK OF .hester. ARCHITECTS LTD. UNLESS FORMALLY ASSIGNED IN WRITING.

STATUS: PRELIMINARY ☐ · FOR APPROVAL ☐ · FOR CONSTRUCTION ☐ · AS BUILT ☐ · PLANNING ☒

C	11-5-01	REDRAWN.

TITLE

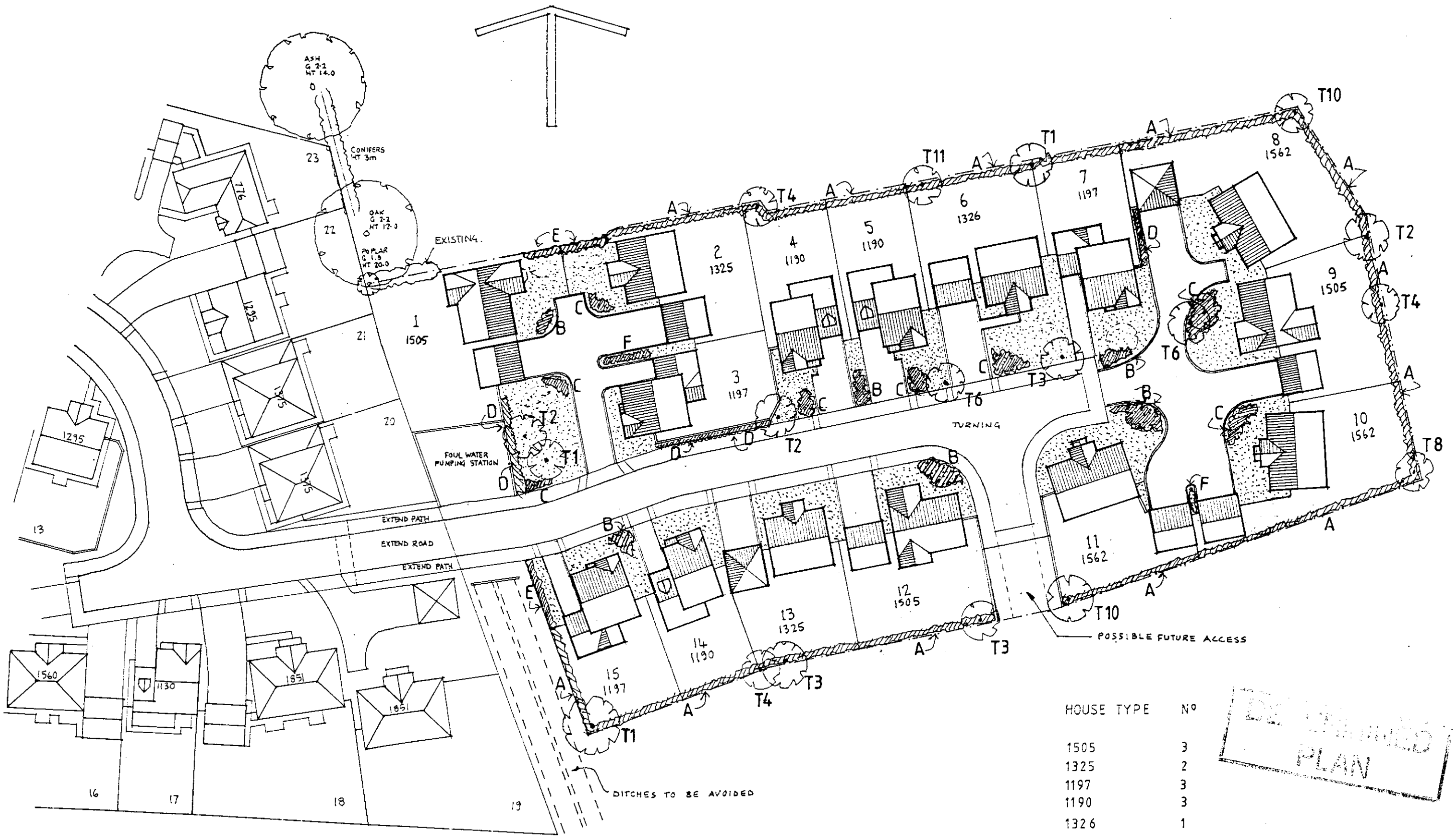
CROWLAND KEMP STREET

Site Layout

.hester. ARCHITECTS
OLD POST OFFICE . COOKLEY GREEN . HENLEY-ON-THAMES . OXFORDSHIRE . RG9 6EN
TEL : 01491 - 642351 . E-mail hester@lineone.net . FAX : 01491 - 642350

SCALE	DATE	DRAWN
1:500	05·2001	

DRAWING Nº	REV.
0069 01	C



HOUSE TYPE	Nº
1505	3
1325	2
1197	3
1190	3
1326	1
1562	3
TOTAL	15 Nº UNITS

RE-PLANNED PLAN

For Schedule See Drawing 0069 / 03

THIS DOCUMENT IS THE COPYRIGHT WORK OF .hester. ARCHITECTS LTD. UNLESS FORMALLY ASSIGNED IN WRITING.

STATUS	
PRELIMINARY	
FOR APPROVAL	
FOR CONSTRUCTION	
AS BUILT	
PLANNING	X

A	11-5-01	REDRAWN.

TITLE

CROWLAND KEMP STREET LANDSCAPING

.hester. ARCHITECTS
OLD POST OFFICE . COOKLEY GREEN . HENLEY-ON-THAMES . OXFORDSHIRE . RG9 6EN
TEL : 01491 - 642351 . E-mail hester@lineone.net . FAX : 01491 - 642350

SCALE	DATE	DRAWN
1:500	05·2001	

DRAWING Nº	REV.
0069	02 A

STRUCTURE PLANTING TO BOUNDARIES OF SITE

SPECIFICATION "A" - HEDGE MIX

LATIN NAME	*COMMON NAME*	*% MIX*
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	20
ILEX AQUIFOLIUM	HOLLY	10
PRUNUS SPINOSA	BLACKTHORN	10
	TOTAL:	*100%*

SPECIFICATION "AA" - HEDGE MIX

ACER CAMPESTRE	FIELD MAPLE	10
CARPINUS BETULUS	HORNBEAM	5
CORYLUS AVELLANA	HAZEL	5
CRATAEGUS MONOGYNA	HAWTHORN	60
FAGUS SYLVATICA	BEECH	10
ILEX AQUIFOLIUM	HOLLY	5
PRUNUS SPINOSA	BLACKTHORN	5
	TOTAL:	*100%*

Notes

- *Hedges to be planted as random mix.*
- Plant as double staggered row at 300mm centres, 150mm between rows.
- Trench for planting to be 200mm deep and minimum 300mm wide to accommodate double row planting.
- Plants to be positioned at previous growth level.
- Plants ideally to be 3 year old transplants (1 + 2), *height to be 45/60 cm.*
- Ideal planting - October to November. *Alternative planting* - November through to March.
- To protect against competition from weeds, it is advised to use grow-tubes when planting.

SPECIFICATION "B" - DECORATIVE BEDS

CHOISYA TERNATA SUNDANCE	3L	4 plants per sq. m.
CEANOTHUS THYRISFLORUS REPENS	3L	"
EUONYMUS EMERALD GAIETY	3L	"
EUONYMUS EMERALD GOLD	3L	"
CISTUS SILVER PINK	3L	"
VINCA MAJOR VARIEGATA	3L	"
ELEAGNUS PUNGENS MACULATA	3L	"
CYTISUS PRAECOX	3L	"
SPIRAEA X ARGUTA	3L	"
VIBURNUM DAVIDII	3L	"
SPIRAEA SNOWMOUND	3L	"
SKIMMIA JAPONICA RUBELLA	3L	"

SPECIFICATION "C" - DECORATIVE BEDS

	POT SIZE	*SPACING*
LAVENDULA HIDCOTE	3L	4 plants per sq. m.
PHORMIUM TENAX	3L	"
ACER PALMATUM DISSECTRUM ATROPURPUREUM	3L	"
SPIRAEA GOLDFLAME	3L	"
VINCA MINOR ALBA	3L	"
SANTOLINA CHAMAECYPARISSUS	3L	"
SEASONAL BEDDING PLANTS	3L	"

SPECIFICATION "D" - CLIMBERS AGAINST WALLS & FENCES

PARTHENOCISSUS TRI VEITCHII	3L	4 plants per m.
PYRACANTHA MOHAVE	3L	"
CLEMATIS MONTANA RUBENS "SUPERBA"	3L	"
HEDERA HELIX GOLDHEART	3L	"
HYDRANGEA PETIOLARIS	3L	"
JASMINIUM NUDIFLORUM	3L	"
LONICERA BELGICA	3L	"
LONICERA LATE DUTCH	3L	"

SPECIFICATION "E" - SEPARATING PLANTING

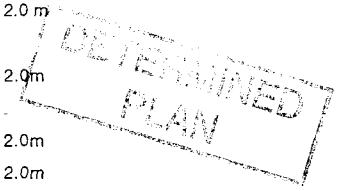
GRISELINIA LITTORALIS	3L	4 plants per sq. m.

SPECIFICATION "F" - SEPARATOR

ELAEAGNUS X EBBINGEI	3L	4 plants per sq. m.

TREES

		HEIGHT FOR PLANTING
T1	PRUNUS AVIUM PLENA- Wild Cherry	2.5m
T2	ROBINA PSEUDOCACACIA "FRISIA" - False Acacia	2.5m
T3	PRUNUS CERASIFERA "NIGRA" - Cherry Plum	2.0m
T4	BETULA PENDULA - Silver Birch	2.5m
T6	PRUNUS "SUBHIRTELLA AUTUMNALIS" - Autumn Cherry	2.0 m
T8	FRANGULA ALNUS - Alder	2.0m
T10	FAGUS SYLVATICA - Beech	2.0m
T11	ILEX AQUIFOLIUM - Holly	2.0m



THIS DOCUMENT IS THE COPYRIGHT WORK OF .hester. ARCHITECTS LTD. UNLESS FORMALLY ASSIGNED IN WRITING.

TITLE
KEMP STREET, CROWLAND
for ABBEY New Homes
PLANTING SCHEDULE

.hester. ARCHITECTS
OLD POST OFFICE . COOKLEY GREEN . HENLEY - ON - THAMES . OXFORDSHIRE . RG9 6EN
TEL : 01491 - 642351 . E-mail:hester@lineone.net . FAX : 01491 - 642350

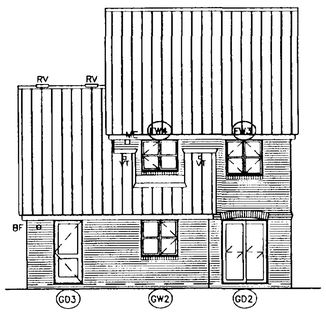
SCALE	DATE	DRAWN	CHECKED

DRAWING Nº 0069 03 REV.

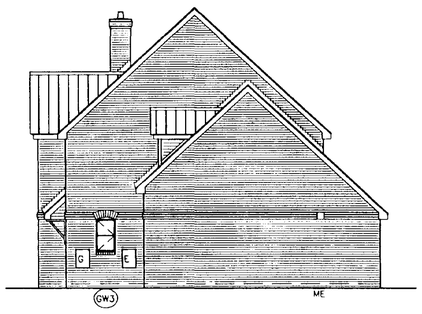
This drawing is copyright and may not be reproduced in whole or part without written authority.
Do not scale off this drawing



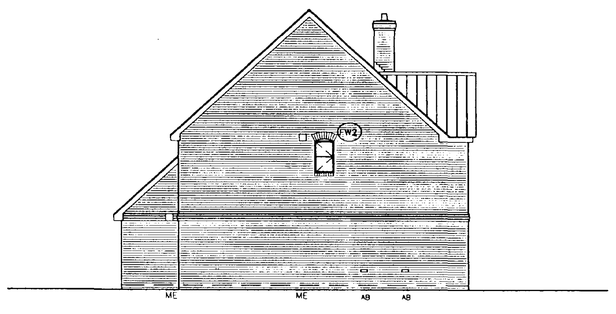
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

WINDOW SCHEDULE:

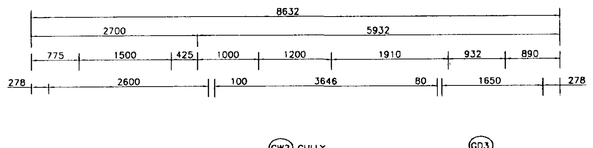
No.	ROOM	SIZE(WxH)
GW1	LOUNGE.	1770x1200
GW2	KITCHEN.	1200x1050
GW3	W.C.	630x1050
FW1	BEDROOM 2.	1770x1200
FW2	BATHROOM.	630x1050
FW3	BEDROOM 1.	1200x1200
FW4	EN-SUITE.	1200x1050
FW5	BEDROOM 3.	1200x1050
FW6	BEDROOM 4.	1200x1200

DOOR SCHEDULE:

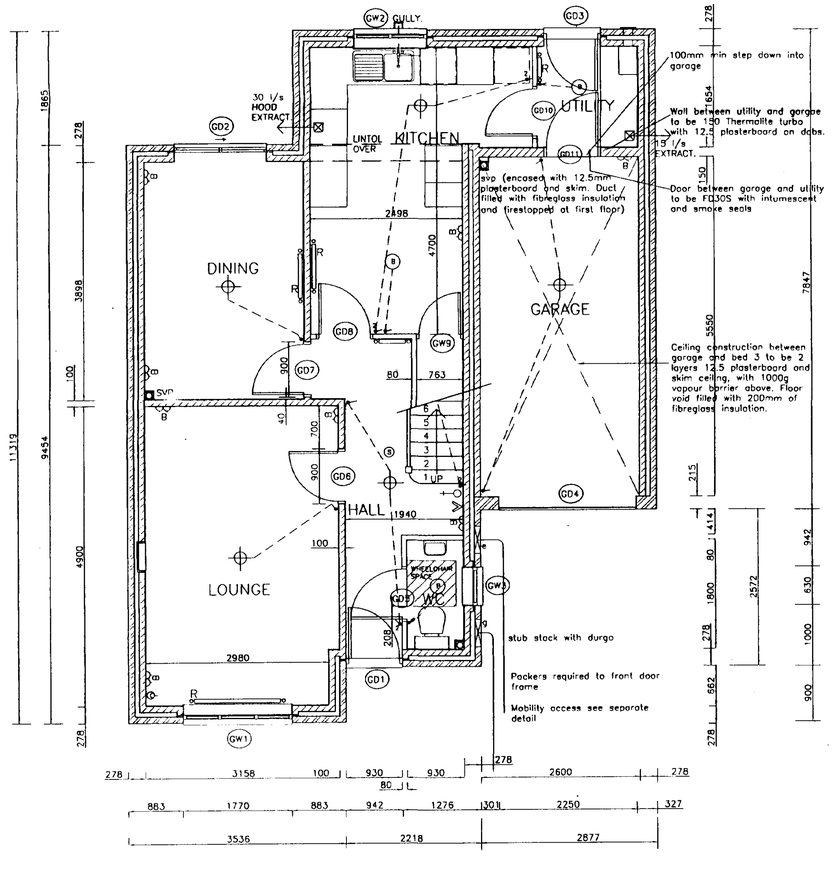
No.	ROOM	SIZE(WxH)
GD1	HALL.	838x1981
GD2	DINING.	1500x2100
GD3	UTILITY.	838x1981
GD4	GARAGE.	2134x2134
FD1	BED 1.	762x1981
FD2	EN-ENSUITE.	686x1981
FD3	BED 3.	762x1981
FD4	BED 4.	762x1981
FD5	BED 2.	762x1981
FD6	BATHROOM.	686x1981
FD7	LINEN.	686x1981

KEY:

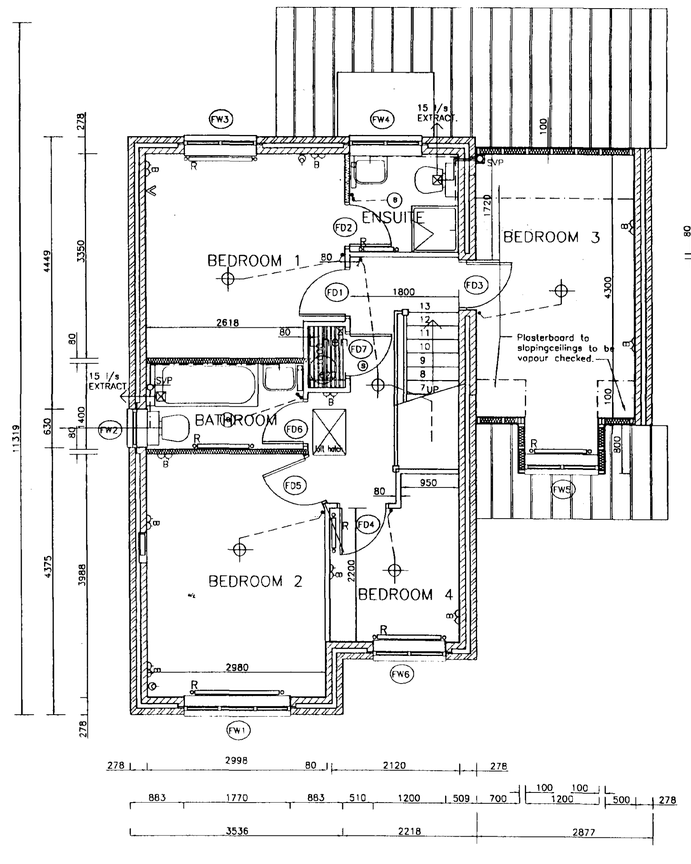
RV	ROOF VENT
ME	MECHANICAL EXTRACT
BF	BOILER FLUE
VT	VENT TILE
G	GAS METER
E	ELECTRIC METER



80mm Gyproc metal stud partitions comprising 48mm studs with 12.5 plasterboard to each side with 2.5mm skim coat plaster finish. 25mm Gyproc 1200 to one side of void as sound insulation where indicated. 110mm svps wrapped in 25mm min fibreglass. 12.7mm plasterboard casing on 38x38 sw framing (2 layers plasterboard to svp in garage where applicable)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES:
All contractors to verify sizes and details on site. All schedules to be checked against manufacturers details. All work to comply with NHBC specifications and to statutory regulations. For soil investigation and structural calculations ref. to engineers details

GENERAL SPECIFICATION FOR RESIDENTIAL BUILDINGS UPTO 3 STOREYS HIGH:
All materials to be fixed in accordance with relevant codes of practice, British Standards, Building Regulations, NHBC requirements and manufacturers requirements. All measurements are in mm. All structural timber to be SC3 grade unless specified otherwise. Double glazing to windows assumed unless specified otherwise. Minimum of 1000 to all boundaries. All contractors to check and verify sizes on site and report any errors immediately. Do not scale.

EXTERNAL WALLS
Brickwork to BS5628 part 3. All mortars to be class 3 unless otherwise stated (1 part OPC to 5.5 parts sand) Sand to comply with BS1200 table 1. Plasticizer to BS4887 and used strictly in accordance with manufacturers instructions. Galvanised steel butterfly wall ties to BS1243. Two skins of common brickwork or suitable approved blockwork upto one course below ground level, followed by facing brickwork above, upto DPC all in 1:3 mortar with OPC. Use sulphate resisting cement where sulphates are present in soil. Cavity filled with fine concrete mix to 225mm below DPC. Wall ties to start 75mm below DPC at 900mm centres horizontally, 450mm centres vertically and 225mm centres vertically at all jambs and reveals and to be level with drip pointing downwards. Polythene DPC to BS6516 at minimum 150mm above finished ground level. Cavities to be closed at reveals with insulating blockwork inner leaf returned to inside face of outer leaf with 'Aireflex' insulating DPC between. This is to be tacked to window/door frames and to extend into cavity by 25mm. 'Supergalve' lintels to manufacturers schedule. All lintels to have minimum 150mm bearings with plastic stopends and weepholes every 450mm centres (min of 2 per lintel) in course above bottom of lintel. All other lintels to have a cavity tray. Cavity to be closed at eaves level with artificial slate. Roof insulation to be taken over top of wall between trusses and to extend down to cavity closer. Cavity to be kept free from mortar droppings with a cavity batten as work proceeds. Build outer leaf first in max. 675mm lifts. Cavity width to be consistent throughout its height. Provide expansion joints at 12000 max centres in brickwork. Joints to be formed using 16mm gap with 30x5x200mm MS galvanised flats at 225mm centres vertically with one end debonded with a plastic slip. Where joint is at the party wall junction use galvanised butterfly ties at 225mm centres, vertically to tie external brick skin to the inner leaf either side of the party wall cavity. Use a 'compriband' filler capable of being compressed down to 15% of its original width, set back from the wall face by 10mm, with a backing strip and a 2 part polysulphide sealant. Facing brick with bucket handle pointing outer leaf, 50mm clear cavity and 125mm insulating blockwork inner leaf with 9.5mm plasterboard dry lining internally. Double glazed windows with 16mm rebate to frames and water vapour permeable sealant. Using 200mm roof insulation and 19mm chipboard on 50mm floor insulation this house would give an acceptable U value and SAP rating as long as the area of windows does not exceed 15 % of the total floor area. Continuous plaster bond around windows and doors to prevent air infiltration.
Box lintels to have minimum 25mm polystyrene insulation fitted. All lintels in cavity walls to have suitable stop ends fitted. Alternate perpends left open for weephales above all lintels within cavity walls (min. 2 per lintel and at max 2000 centres.

FOUNDATIONS-Designed by engineer
To be taken to a suitable, moisture stable base, free from any evidence of tree or shrub roots and to a suitable depth in accordance with NHBC current standards. Where stepped the upper level to overlap the lower level by twice the height of the step and by the thickness of the foundations. Width of foundation to engineers design but to be a minimum of 450mm wide. Where sulphates are not present, mix to be GEN 1 to BS 5328: part 1 1997 otherwise to engineers design. All foundations to be to LA/NHBC approval. Provide where trees influence faces of foundations 75mm 'Claymaster' and 1000g polythene slip plane to take up any possible heave forces.

PITCHED ROOFS
Trussed rafters to BS 5268 Part 3 to be approved by Building Control prior to erection on site. Trusses to be at max 600mm centres with bracing erection procedure and openings in accordance with BS5268 part 3 and the ITPA recommendations. Solid packing around perimeter to support ceiling. 100x50mm treated wall plates held down at max 2000 centres with 30x2.5 galvanised MS straps. Use 30x5mm galvanised MS horizontal restraint straps at max 2000 centres at ceiling level and rafter level and taken over 3No rafters or ceiling joists with solid packing between. Barge boards to suit. 200x25mm fascias. 175x32mm valley boards. 175x50mm hip rafters or as specified by truss manufacturer for infill areas. 6mm external quality ply soffit boards with 38x38mm framing nailed down from trusses.
Provide the equivalent of a continuous 10mm gap for cross ventilation for roof pitches over 15 deg. at opposite eaves. Where the ceiling follows the roof pitch a continuous 25mm ventilation slot is required at eaves level, with ridge vent tile at ridge. Use 'Glidevale' SV604 soffit vent or similar approved and RVE01 plastic inserts between trusses to maintain clear ventilation gap over insulation. Insulation to be 200mm thick to give a U value of min 0.25W/m sq k. Use GRP valleys and reinforced sarking felt to BS 747 and 38x25mm treated tiling battens. Concrete interlocking roof tiles to be used unless specified otherwise and fixed in accordance with manufacturers instructions as appropriate to the local area. Install proprietary cavity trays at any roof abutment with code 4 lead flashing. Imposed snow loading to roof to be in accordance with BS 6399 Part 3.

STAIRS
Stairs to have 800mm clear unobstructed width including landings. Risers to be ex. 19mm, treads to be ex. 38mm, screwed and pelleted to string ex. 38x254mm. Max 42 deg pitch, hand rail at 900mm from pitch line and guarding at 900mm from pitch line. Balusters to be at 100mm centres and designed to BS6399 part 1 to resist a 0.36kn/m force. 50mm tread widthrequired at narrow end of winders with handrail on outside of winders.

CEILING FINISHES
12.5mm plasterboard and 'Artex' finish to all ceilings. 12.5mm Fireline board ceiling to garage to achieve half hour fire resistance

ELECTRICAL LEGEND:

- 15amp switched spur for immersion heater
- One way switch
- Two way switch
- Ceiling pull cord switch
- TV outlet
- BT outlet
- Shaver and light point
- Thermostat
- Mains operated self contained interconnected smoke detectors to BS 5446 pt. 1 to a seperate fused circuit.
- Double SSO 1125mm FFL TO CL OF SWITCH
- Double SSO 450mm FFL TO CL OF SWITCH
- Pendant light fitting
- Batten light fitting
- CU Consumer Unit
- R Radiator - Indicative sizes only.
- Extract fan (Required extract rate shown for specific situation in litres/second).
- Fluorescent light fitting and diffuser.

RENDERED BUILDINGS (WHERE APPLICABLE)
As for external walls generally except substitute outer brickwork skin for blockwork. Leave joints raked back 10mm on outer face. Render to be 2 coat with a total width of 19mm to give a U value of 0.42W/m sq K. Blocks to be dampened with a stiff brush before render application. Sand to be clean, sharp and well graded in accordance with BS1119 table 1. Render bellstops over all openings and above DPC. Code 4 lead flashings to roof/wall junctions. 12mm undercoat of class 4 mix 1:7-8 (opc:sand) with approved plasticiser used strictly in accordance with manufacturers instructions. When almost dry surface to be racked with a comb to provide a key, the undercoat to be protected with sheet polythene droped against the surface for 4 days, and then left to dry out for a further 4 days. Final coat of 7mm class 4 mix as above. When finish is almost dry an old saw blade to be dragged over the whole rendered area to produce a scraped finish. Brush with a stiff bannister brush to leave a sharp, clean finish. Extra care to be taken in sunny or wet conditions. Movement joints to be provided in rendered walls at max 6000 centres, joint type as for brickwork walls.

Revisions
REV A DOORS SCHEDULE ADDED 13.03.01. CR

DETERMINED PLAN
15 MAY 2001
Ref: 0585/01

Abbey

Abbey Developments Limited,
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (01707) 651286 Fax: (01707) 646836

Drawing Status
CONSTRUCTION

House Type
HOUSE TYPE: 1190

Drawing Title
PLANS & ELEVATIONS

Job No	Drawing No	Revision
5011	67	A
Date	Scale	Drawn
13.10.00	1:50	MC

CAD File Reference
J :\PROJECT\5011\5011-67A

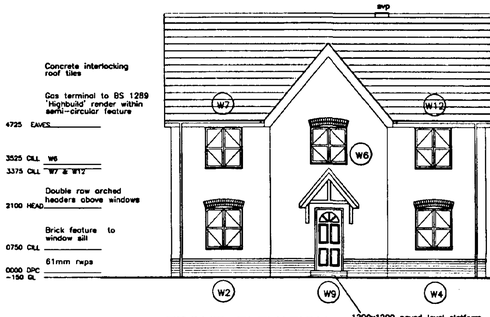
4 BASSETT COURT
NEWPORT PAGNELL MK16 0JN
Tel. (01908) 211577
Fax. (01908) 211722
Email:admin@harrispartnership.com

Offices also at:
Manchester
Wakefield

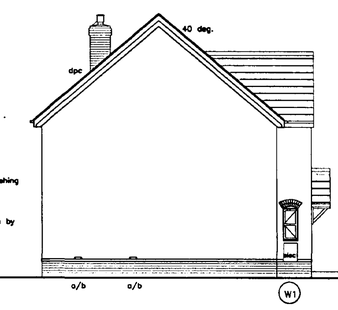
THE HARRIS PARTNERSHIP

ARCHITECTS • PROJECT MANAGERS • INTERIOR DESIGNERS

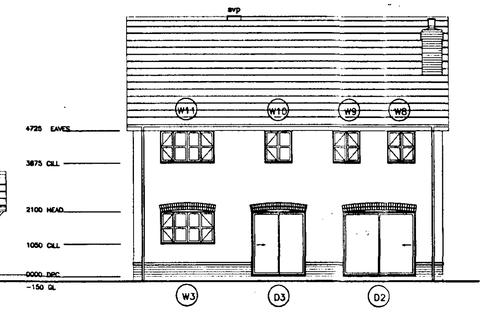
This drawing is copyright and may not be reproduced in whole or part without written authority
Do not scale off this drawing



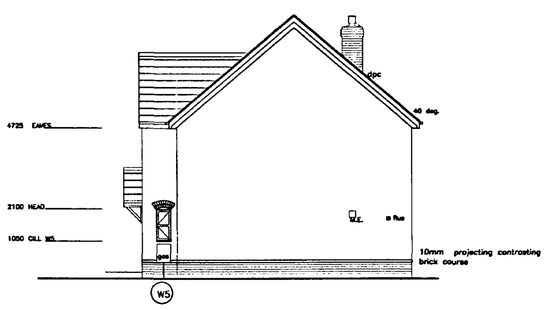
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

WINDOW SCHEDULE

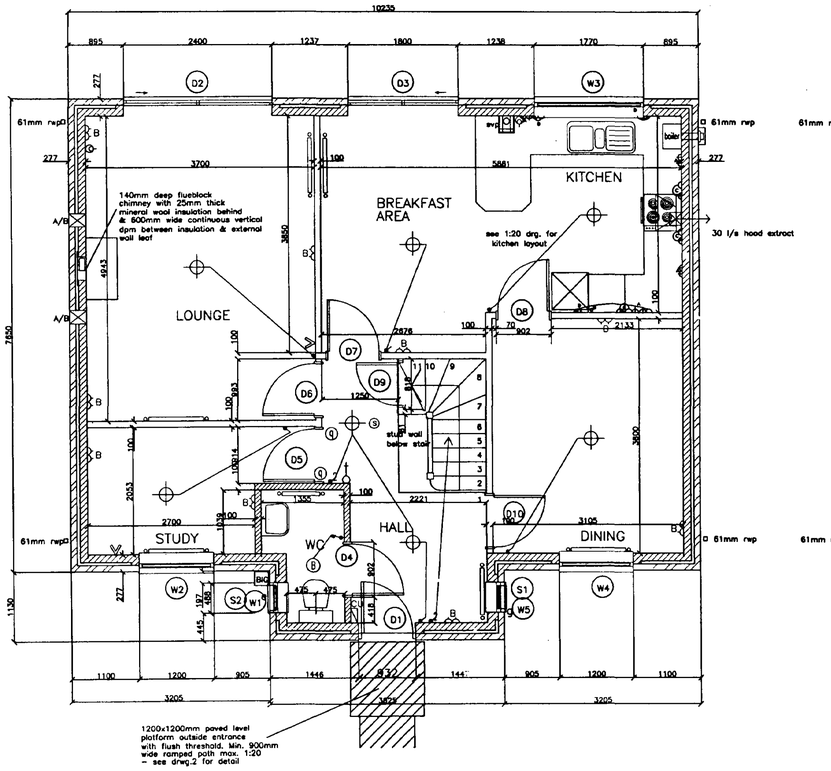
No.	ROOM	SIZE (WXH)	LINTEL	(SUPERGALV)
W1	WC	488X1050	CB50A	900mm long
W2	STUDY	1200X1350	CB50C	2100mm long
W3	KITCHEN	1770x1050	CB50C	2100mm long
W4	DINING	1200X1350	CB50C	2100mm long
W5	HALL	488X1050	CB50A	900mm long
W6	BED 4	1200X1200	CB50B	1500mm long
W7	BED 3	1200X1350	CB50C	2100mm long
W8	BED 2	915X1050	CB50A	1200mm long
W9	BED 2	915X1050	CB50A	1200mm long
W10	BATH	915X1050	CB50A	1200mm long
W11	ENSUITE	1770X1050	CB50C	2100mm long
W12	BED 1	1200X1350	CB50C	2100mm long

W1,W10 & 11 to be obscured glazing

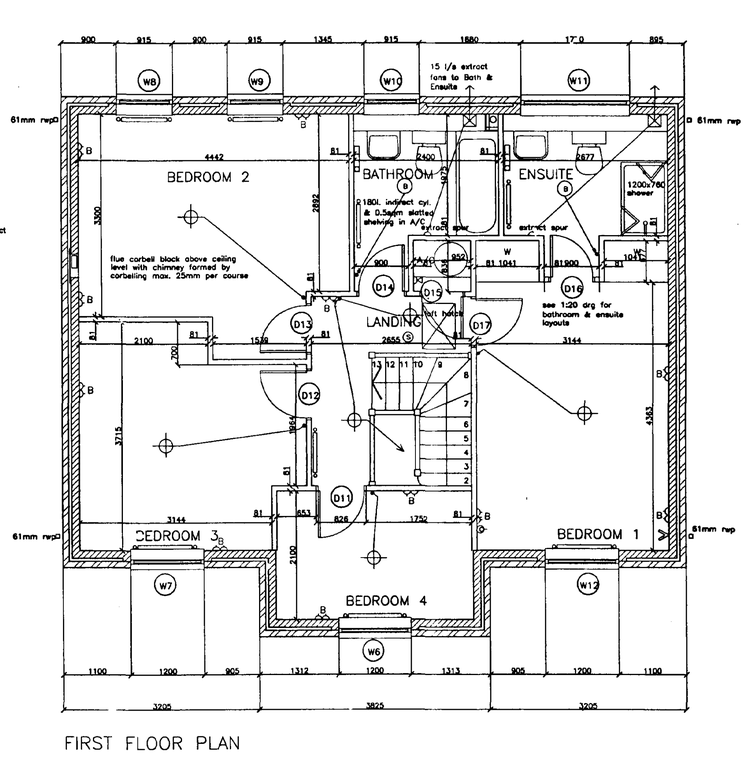
DOOR SCHEDULE

No.	ROOM	SIZE	LINTEL	(SUPERGALV)
D1	ENTRANCE	838X1981	CB50A	1200mm long
D2	LOUNGE	2400X2100	CB50E	2700mm long
D3	BR'KFAST	1800X2100	CB50C	2100mm long
D4	WC	838X1981	INT100	1200mm long
D5	STUDY	838X1981	INT100	1200mm long
D6	LOUNGE	838X1981	INT100	1200mm long
D7	FAM/BREAK	838X1981	INT100	1200mm long
D8	KITCHEN	838X1981	INT100	1200mm long
D9	CUP'D	686X1981	–	
D10	DINING	838X1981	INT100	1200mm long
D11	BED 4	762X1981	–	
D12	BED 3	762X1981	–	
D13	BED 2	762X1981	–	
D14	BATHROOM	762X1981	–	
D15	A/C	686X1981	–	1 1/2 pairs butts
D16	BED 1	762X1981	–	
D17	ENSUITE	686X1981	–	

S1&2GAS & ELEC. METERSSUPERGALV LINTEL LA A 1350mm long



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS–Designed by engineer
To be taken to a suitable, moisture stable base, free from any evidence of tree or shrub roots and to a suitable depth in accordance with NHBC current standards. Where stepped the upper level to overlap the lower level by twice the height of the step and by the thickness of the foundations. Width of foundation to engineers design but to be a minimum of 450mm wide. Where sulphates are not present, mix to be GEN 1 to BS 5328: Part 1 1997, otherwise to engineers design. All foundations to be to LA/NHBC approval. Provide where trees influence faces of foundations 75mm 'Claymaster' and 1000g polythene slip plane to take up any possible heave forces.

PITCHED ROOFS
Trussed rafters to BS5268 Part 3 to be approved by Building Control prior to erection on site. Trusses to be at max 600mm centres with bracing erection procedure and openings in accordance with BS5268 part 3 and the ITPA recommendations. Solid packing around perimeter to support ceiling. 100x50mm treated wall plates held down at max 2000 centres with 30x2.5 galvanised MS straps. Use 30x5mm galvanised MS horizontal restraint straps at max 2000 centres at ceiling level and rafter level and taken over 3No rafters or ceiling joists with solid packing between. Barge boards to suit. 200x25mm fascias. 175x32mm valley boards. 175x50mm hip rafters or as specified by truss manufacturer for infill areas. 6mm external quality ply soffit boards with 38x38mm framing nailed down from trusses.
Provide the equivalent of a continuous 10mm gap for cross ventilation for roof pitches over 15 deg. at opposite eaves. Where ceiling follows pitch of roof provide 25mm ventilation strip at eaves and 5mm ventilation strip at ridge. Use 'Glidevale' SV804 soffit vent or similar approved and RV601 plastic inserts between trusses to maintain clear ventilation gap over insulation. Mineral wool insulation to be 200mm thick, with 12.5mm plasterboard ceiling to give a U value of min 0.25W/m sq k. Use GRP valleys and reinforced sarking felt to BS 747 and 38x25mm treated tiling battens. Concrete interlocking roof tiles to be used unless specified otherwise and fixed in accordance with manufacturers instructions as appropriate to the local area. Install proprietary cavity trays at any roof abutment with code 4 lead flashing.
Imposed snow loading to roof to be in accordance with BS 6399 Part 3

FIRST FLOOR
Use the appropriate size regularized timber joists at 400mm centres built into the inner leaf of the cavity walls or into loadbearing partitions with herringbone strutting at mid span or where indicated. Where joists run parallel to external walls use 30x5mm galvanised MS straps taken over 3 joists with solid packing between at 2000 centres max. Solid noggins at floor perimeters to support chipboard flooring and plasterboard ceiling. All pipework to be adequately supported and insulated where passing through suitably designed notches or holes. Trimmer joists to be spiked together from both sides, stitch bolted at 600mm centres with 12mm dia. bolts and dog tooth connectors. Trimmer joists or those under partitions to be designed by a structural engineer but must be at least 2 joists. Flooring to be 19mm T&G water resistant chipboard.
First floor over garage to be as main floor but with 18mm chipboard flooring, 200mm mineral wool insulation between joists and 9.5mm plasterboard ceiling under.

GROUND FLOOR
Suspended concrete beam and block floor as specialist details. Floor finish to be 19mm chipboard on 1000g vapour check on 50mm 'Jablite' insulation. A DPM is to be installed between the screed and suspended concrete floor, location as Abbey Homes Threshold detail SD1/1

STAIRS
Stairs to have 800mm clear unobstructed width including landings. Risers to be ex. 19mm, treads to be ex. 38mm, screwed and pelleted to string ex. 36x254mm. Max 42 deg pitch, hand rail at 900mm from pitch line and guarding at 900mm from pitch line. Balusters to be at 100mm centres and designed to BS6399 part 1 to resist a 0.36kn/m force.
50mm min tread width required at narrow end of winders with handrail to outside of winders.

CEILING FINISHES
12.5mm plasterboard and 'Artex' finish to all ceilings

DRAINAGE
Drainage to BS5572 (1978) and BS8367 (1983). 100mm dia pipes to have min. fall 1:40, 150mm dia pipes to have min. fall 1:60 or as specified on the drainage layout. All joints to be flexible. Where pipes pass under buildings with insitu floors, pipes to be encased in 150mm concrete with a 13mm compressible movement joint every 3000. Where trench is further than 1000 away from any building it is to be filled with concrete to a level below the lowest level for the building and equal to the distance from the building minus 150mm. Where the trench is within 1000 of the building the trench is to be filled with concrete upto the lowest level of the building. Where rigid pipes have less cover than table 8 Part H Building Regulations the pipes should be protected from damage by concrete encasement min. 100mm thick including movement joints formed with compressible board at each socket or sleeve joint face. Use 75x450mm long reinforced concrete plank lintels where pipes pass through walls (maintain 50mm gap around pipes and mask gaps around pipes against the ingress of vermin. 250mm dia access fittings to have max 600mm invert. 450mm dia inspection chambers to have max 1000mm invert.
All manholes to have cover and frame suitable for position of manhole. Concrete manholes to be bedded and surrounded by 150mm of concrete. Sink waste gulleys to be back inlet type.
Use air admittance valves (AAV) with current Agrement certificate where indicated. Refer to Engineers Drainage layout for specific details.

PLUMBING
All sanitaryware pipework above ground level to comply with current British Standards. SVP's to be in UPVC to BS 4514. No other waste pipe is to be within 200mm of the WC connection to stack unless fitted with a collar boss. Cleaning access points to be provided to all waste pipes where changes of direction occurs and at base of all svp's. SVP's are to be taken up through the roof space and connected to a ridge terminal. Ducts to svp's to be constructed of 12.5mm plasterboard on 50x50mm sw framing with removable access panels using cups and screws at appropriate points. SVP's to be surrounded by 25mm fibreglass.
Wastes to be as follows:
Sink–40mm dia, 75mm deep sealed trap connected to bilg
Dishwasher–40mm dia, 75mm deep sealed trap connected as sink
Washing machine–40mm dia, 75mm deep sealed trap connected as sink
Basins–32mm dia, 75mm deep sealed trap connected to svp's
WC's–100mm dia, with 'S' traps taken to svp's
Baths–40mm dia, 75mm deep sealed traps connected to svp's

Where common pipe runs are used the pipework needs to be increased to 50mm dia.

Ground floor wc to comply with diagram 25 Part M Building Regulations (1992)

RENDERED BUILDINGS (WHERE APPLICABLE)
As for external walls generally except substitute outer brickwork skin for 100mm Thermalite blockwork. Leave joints raked back 10mm on outer face. Render to be 2 coat with a total width of 19mm to give a U value of 0.42W/m sq K. Blocks to be dampened with a stiff brush before render application. Sand to be clean, sharp and well graded in accordance with BS1119 table 1. Render bellstops over all openings and above DPC. Code 4 lead flashings to roof/wall junctions.
12mm undercoat of class 4 mix 1:2–8 (opc:sand) with approved plasticiser used strictly in accordance with manufacturers instructions. When almost dry surface to be racked with a comb tool to provide a key, the undercoat to be protected with sheet polythene draped against the surface for 4 days, and then left to dry out for a further 4 days. Final coat of 7mm class 4 mix as above. When finish is almost dry an old saw blade to be dragged over the whole rendered area to produce a scraped finish. Brush with a stiff bannister brush to leave a sharp, clean finish. Extra care to be taken in sunny or wet conditions. Movement joints to be provided in rendered walls at max 6000 centres, joint type as for brickwork walls.

GENERAL NOTES:
All contractors to verify sizes and details on site. All schedules to be checked against manufacturers details. All work to comply with NHBC specifications and to statutory regulations. For soil investigation and structural calculations ref. to engineers details

GENERAL SPECIFICATION FOR RESIDENTIAL BUILDINGS UPTO 3 STOREYS HIGH:
All materials to be fixed in accordance with relevant codes of practice, British Standards, Building Regulations, NHBC requirements and manufacturers requirements. All measurements are in mm. All structural timber to be SC3 grade unless specified otherwise. Double glazing to windows assumed unless specified otherwise. Minimum of 1000 to all boundaries (1500 to side elevation ie kitchen, dining room and garage). All contractors to check and verify sizes on site and report any errors immediately. Do not scale.

EXTERNAL WALLS
Brickwork to BS5628 part 3. All mortars to be class 3 unless otherwise stated (1 part OPC to 5.5 parts sand) Sand to comply with BS1200 table 1. Plasticizer to BS4887 and used strictly in accordance with manufacturers instructions. Galvanised steel butterfly wall ties to BS1243. Two skins of common brickwork or suitable approved blockwork upto one course below ground level, followed by facing brickwork above, upto DPC all in 1:3 mortar with OPC. Use sulphate resisting cement where sulphates are present in soil. Cavity filled with fine concrete mix to 225mm below DPC. Wall ties to start 75mm below DPC at 900mm centres horizontally, 450mm centres vertically and 225mm centres vertically at all jambs and reveals and to be level with drip pointing downwards. Polythene DPC to BS6516 at minimum 150mm above finished ground level. Cavities to be closed at reveals with insulating blockwork inner leaf returned to inside face of outer leaf with 'Airaflex' insulating DPC between. This is to be tacked to window/door frames and to extend into cavity by 25mm. 'Supergolve' lintels to manufacturers schedule. All lintels to have minimum 150mm bearings with plastic stopends and weepholes every 450mm centres (min of 2 per lintel) in course above bottom of lintel. All other lintels to have a cavity tray. Cavity to be closed at eaves level with artificial slate. Roof insulation to be taken over top of wall between trusses and to extend down to cavity closer. Cavity to be kept free from mortar droppings with a cavity batten as work proceeds. Build outer leaf first in max. 675mm lifts. Cavity width to be consistent throughout its height. Provide expansion joints at 12000 max centres in brickwork. Joints to be formed using 16mm gap with 30x5x200mm MS galvanised flats at 225mm centres vertically with one end debonded with a plastic slip. Where joint is at the party wall junction use galvanised butterfly ties at 225mm centres, vertically to tie external brick skin to the inner leaf either side of the party wall cavity. Use a 'compriband' filler capable of being compressed down to 15% of its original width, set back from the wall face by 10mm, with a backing strip and a 2 part polysulphide sealant.
103mm facing brick with bucket handle pointing outer leaf, 50mm clear cavity and 125mm Turbo blockwork inner leaf with 9.5mm plasterboard dry lining internally. Double glazed windows with 16mm rebate to frames and water vapour permeable sealant. Using 200mm roof insulation and 18mm chipboard on 50mm expanded polystyrene insulation this house would give an acceptable U value and SAP rating as long as the area of windows does not exceed 15% of the total floor area. Continuous plaster band around windows and doors to prevent air infiltration. Solid wall between garage and habitable rooms to be 150mm thick insulating blockwork (k=0.11W/mk) with 22mm eps polystyrene insulation and 9.5 mm plasterboard drylining internally.
Box lintels to have minimum 25mm polystyrene insulation fitted. All lintels in cavity walls to have suitable stop ends fitted. Alternate perpends left open for weepholes above all lintels within cavity walls (min. 2 per lintel and at max 2000 centres.
Dormer window cheeks to comprise hanging tiles on breather paper on stud wall with 100mm mineral wool insulation infill, with 12.5mm plasterboard on vapour barrier internally.

ELECTRICAL LEGEND

- A — Double SSO 1070mm above FFL
- B — Double SSO 500mm above FFL
- 15 amp switched spur for immersion heater
- One way switch at 1100mm above FFL
- Two way switch at 1100mm above FFL
- Ceiling pull cord switch
- T.V. outlet at 500mm above FFL
- B.T. outlet at 500mm above FFL
- Thermostat
- (S) Mains operated self contained interconnected smoke detectors to B.S.5446 pt1 to a seperate fused circuit
- Pendant light fitting
- (B) Batten light fitting
- Extract fan (required extract rate shown for specific situation in l/s)
- Radiator – indicative sizes only
- P/F — DP switch and programmer for boiler
- CU — Consumer unit
- A — Double SSO 1055mm above finished floor level
- B — Double SSO 225mm above finished floor level
- C — DP switch to spur (30 amp when oven)
- D — DP switch to SO in appliance space

Revisions
REV A : KITCHEN DETAILS BOILER MOVED AND ELEVATIONS UPDATED AS ON FAX FROM ABBEY NEW HOMES DATED 21st NOV. ELEVATIONS UPDATED. TVT 22.11.00
REV B: UPDATED AS ABBEY AMENDMENT SHEET DATED 01.12.00 MC
REV C: SOCKETS ADDED, LEGEND AMENDED, TV POINTS ADDED, ROOM NAMES ALTERED 12.12.00 MC
REV D: WINDOWS AMENDED, TV POINTS OMITTED, SOCKETS AMENDED 22.12.00 MC

PLANNING DEPARTMENT APPROVED DC
DETERMINED
PLAN
15 MAY 2001
Ref: 0585101

Abbey
Abbey Developments Limited,
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (01707) 651266 Fax: (01707) 646836

Drawing Status
CONSTRUCTION

House Type
HOUSE TYPE: 1562

Drawing Title
PLANS AND ELEVATIONS

Job No	Drawing No	Revision
5011	153	D
Date	Scale	Drawn
22.11.00	1:50	MC

CAD File Reference
J :\PROJECT\5000\5011–153A.DWG

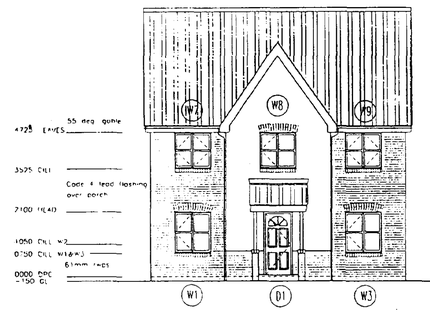
4 BASSETT COURT
NEWPORT PAGNELL MK16 0JN
Tel. (01908) 211577
Fax. (01908) 217722
Email:admin@harrispartnership.com
Offices also at:
Manchester
Wakefield

THE HARRIS PARTNERSHIP

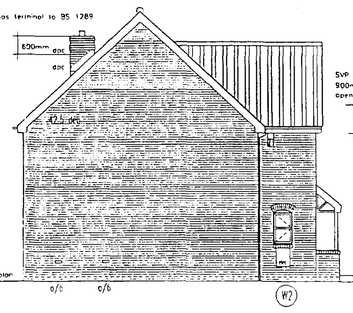
ARCHITECTS

PROJECT MANAGERS • INTERIOR DESIGNERS

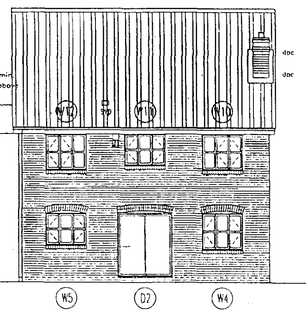
reproduced in whole or part without written authority
Do not scale off this drawing



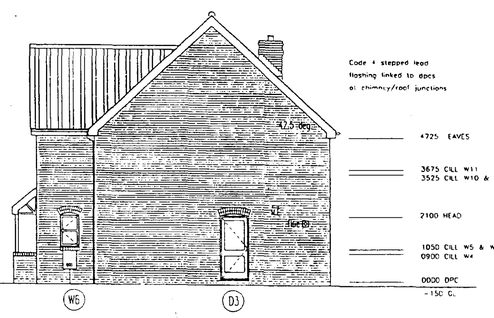
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

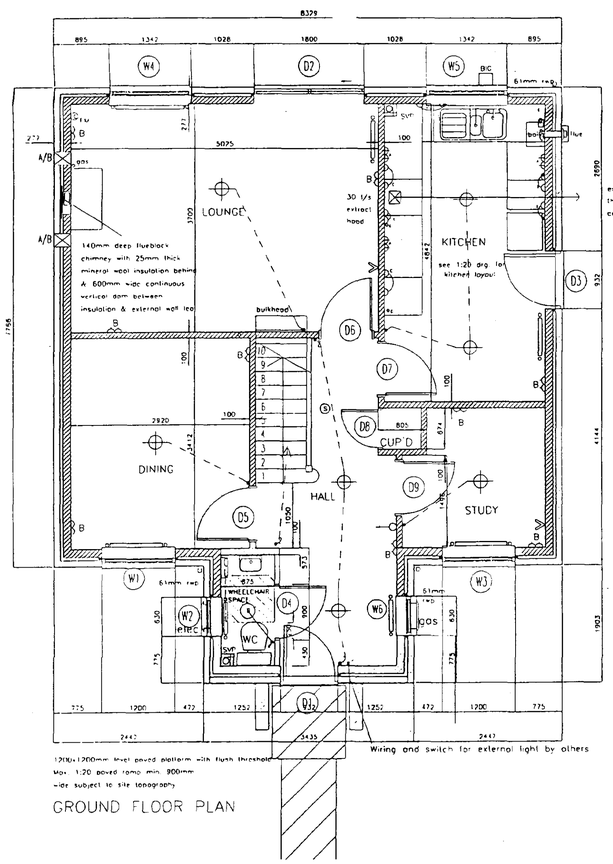
WINDOW SCHEDULE

No.	ROOM	SIZE (WXH)	LINTEL (SUPERGALV)
W1	DINING	1200X1350	CB50B 1650mm long
W2	WC	630X1050	CB50A 1050mm long
W3	STUDY	1200X1350	CB50B 1650mm long
W4	LOUNGE	1342X1200	CB50B 1650mm long
W5	KITCHEN	1342X1050	CB50B 1650mm long
W6	HALL	630X1050	CB50A 1050mm long
W7	BED 2	1200X1200	CB50B 1650mm long
W8	ENSUITE	1200X1200	CB50B 1650mm long
W9	BED 1	1200X1200	CB50B 1650mm long
W10	BED 4	1342X1200	CB50B 1650mm long
W11	BATH	1342X1050	CB50B 1650mm long
W12	BED 3	1342X1200	CB50B 1650mm long

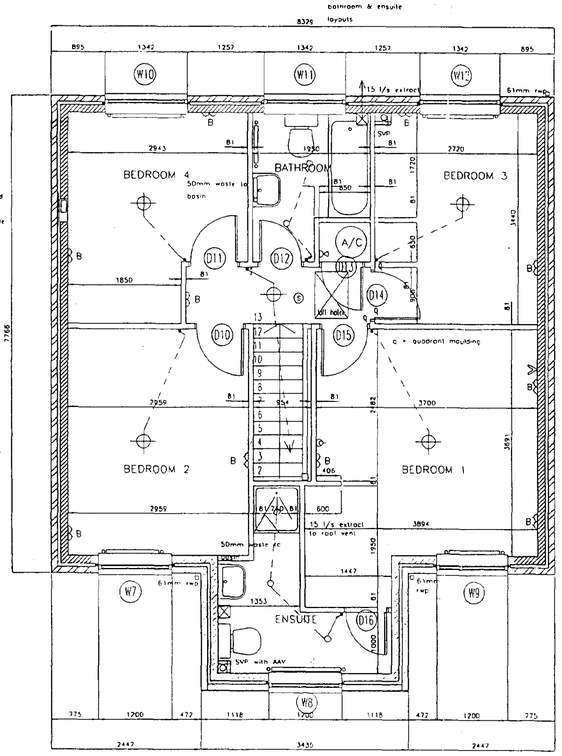
W2,8 &11 to be obscured glazing

DOOR SCHEDULE

No.	ROOM	SIZE	LINTEL (SUPERGALV)
D1	ENTRANCE	838X1981	CB50A 1200mm long
D2	LOUNGE	1800X2100	CB50E 2550mm long
D3	KITCHEN	838X1981	CB50A 1200mm long
D4	WC	838X1981	CB50C 1800mm long
D5	DINING	838X1981	INTLOO 1200mm long
D6	LOUNGE	838X1981	INTLOO 1200mm long
D7	KITCHEN	838X1981	INTLOO 1200mm long
D8	CUPB'D	610X1981	INTLOO 1200mm long
D9	STUDY	838X1981	INTLOO 1200mm long
D10	BED 2	762X1981	-
D11	BED 4	762X1981	-
D12	BATH	686X1981	-
D13	A/C	686X1981	- (1 1/2 doors bottle, 1/2H no dummy panel behind
D14	BED 3	762X1981	-
D15	BED 1	762X1981	-
D16	ENSUITE	686X1981	-



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES:
All contractors to verify sizes and details on site. All schedules to be checked against manufacturers details. All work to comply with NHBC specifications and to statutory regulations. For soil investigation and structural calculations ref. to engineers details

GENERAL SPECIFICATION FOR RESIDENTIAL BUILDINGS UPTO 3 STOREYS HIGH.
All materials to be fixed in accordance with relevant codes of practice, British Standards, Building Regulations, NHBC requirements and manufacturers requirements. All measurements are in mm. All structural timber to be SC3 grade unless specified otherwise. Double glazing to windows assumed unless specified otherwise. Minimum of 1000 to all boundaries. All contractors to check and verify sizes on site and report any errors immediately. Do not scale.

EXTERNAL WALLS
Brickwork to BS5628 part 3. All mortars to be class 3 unless otherwise stated (1 part OPC to 5.5 parts sand) Sand to comply with BS1200 table 1. Plasticizer to BS4887 and used strictly in accordance with manufacturers instructions. Galvanised steel butterfly wall ties to BS1243. Two skins of common brickwork or suitable approved blockwork upto one course below ground level, followed by facing brickwork above, upto DPC all in 1:3 mortar with OPC. Use sulphate resisting cement where sulphates are present in soil. Cavity filled with fine concrete mix to 225mm below DPC. Wall ties to start 75mm below DPC at 900mm centres horizontally, 450mm centres vertically and 225mm centres vertically at all jambs and reveals and to be level with drip pointing downwards. Polythene DPC to BS6516 at minimum 150mm above finished ground level. Cavities to be closed at reveals with insulating blockwork inner leaf returned to inside face of outer leaf with 'Airaflex' insulating DPC between. This is to be tacked to window/door frames and to extend into cavity by 25mm. 'Supergalve' lintels to manufacturers schedule. All lintels to have minimum 150mm bearings with plastic stopends and weepholes every 450mm centres (min of 2 per lintel) in course above bottom of lintel. All other lintels to have a cavity tray. Cavity to be closed at eaves level with artificial slate. Roof insulation to be taken over top of wall between trusses and to extend down to cavity closer. Cavity to be kept free from mortar droppings with a cavity batten as work proceeds. Build outer leaf first in max. 675mm lifts. Cavity width to be consistent throughout its height. Provide expansion joints at 12000 max centres in brickwork. Joints to be formed using 16mm gap with 30x5x200mm MS galvanised flats at 225mm centres vertically with one end debonded with a plastic slip. Where joint is at the party wall junction use galvanised butterfly ties at 225mm centres, vertically to tie external brick skin to the inner leaf either side of the party wall cavity. Use a 'compriband' filler capable of being compressed down to 15% of its original width, set back from the wall face by 10mm, with a backing strip and a 2 part polysulphide sealant. Facing brick with bucket handle pointing outer leaf, 50mm clear cavity and 125mm insulating blockwork inner leaf with 9.5mm plasterboard dry lining internally. Double glazed windows with 18mm rebate to frames and water vapour permeable sealant. Using 200mm roof insulation and 19mm chipboard on 50mm floor insulation this house would give an acceptable U value and SAP rating as long as the area of windows does not exceed 15% of the total floor area. Continuous plaster band around windows and doors to prevent air infiltration.
Box lintels to have minimum 25mm polystyrene insulation fitted. All lintels in cavity walls to have suitable stop ends fitted. Alternate perpends left open for weepholes above all lintels within cavity walls (min. 2 per lintel and at max 2000 centres.

FOUNDATIONS–Designed by engineer
To be taken to a suitable, moisture stable base, free from any evidence of tree or shrub roots and to a suitable depth in accordance with NHBC current standards. Where stepped the upper level to overlap the lower level by twice the height of the step and by the thickness of the foundations. Width of foundation to engineers design but to be a minimum of 450mm wide. Where sulphates are not present, mix to be GEN 1 to BS 5328: part 1 1997 otherwise to engineers design. All foundations to be to LA/NHBC approval. Provide where trees influence faces of foundations 75mm Claymaster one 1000g polythene slip plane to take up any possible heave forces.

PITCHED ROOFS
Trussed rafters to BS 5268 Part 3 to be approved by Building Control prior to erection on site. Trusses to be at max 600mm centres with bracing erection procedure and openings in accordance with BS5268 part 3 and the TRA recommendations. Solid packing around perimeter to support ceiling. 100x50mm treated wall plates held down at max 2000 centres with 30x2.5 galvanised MS straps. Use 30x5mm galvanised MS horizontal restraint straps at max 2000 centres at ceiling level and rafter level and taken over 3No rafters or ceiling joists with solid packing between. Barge boards to suit. 200x25mm fascias. 175x32mm valley boards. 175x50mm hip rafters or as specified by truss manufacturer for infill areas. 6mm external quality ply soffit boards with 38x38mm framing nailed down from trusses
Provide the equivalent of a continuous 10mm gap for cross ventilation for roof pitches over 15 deg. of opposite eaves. Where the ceiling follows the roof pitch a continuous 25mm ventilation slot is required at eaves level, with ridge vent tile at ridge. Use 'Glidevale' SV604 soffit vent or similar approved and RV601 plastic inserts between trusses to maintain clear ventilation gap over insulation. Insulation to be 200mm thick to give a U value of min 0.25W/m sq k. Use GRP valleys and reinforced sarking felt to BS 747 and 38x25mm treated tiling battens. Concrete interlocking roof tiles to be used unless specified otherwise and fixed in accordance with manufacturers instructions as appropriate to the local area. Install proprietary cavity trays at any roof abutment with code 4 lead flashing. Imposed snow loading to roof to be in accordance with BS 6399 Part 3.

STAIRS
Stairs to have 800mm clear unobstructed width including landings. Risers to be ex. 19mm, treads to be ex. 38mm, screwed and pelleted to string ex. 38x254mm. Max 42 deg pitch, hand rail at 900mm from pitch line and guarding at 900mm from pitch line. Balusters to be at 100mm centres and designed to BS6399 part 1 to resist a 0.36kn/m force. 50mm tread width required at narrow end of winders with handrail on outside of winders.

CEILING FINISHES
12.5mm plasterboard and 'Artex' finish to all ceilings.

RENDERED BUILDINGS (WHERE APPLICABLE)
As for external walls generally except substitute outer brickwork skin for blockwork. Leave joints raked back 10mm on outer face. Render to be 2 coat with a total width of 19mm to give a U value of 0.42W/m sq K. Blocks to be dampened with a stiff brush before render application. Sand to be clean, sharp and well graded in accordance with BS1119 table 1. Render beltstops over all openings and above DPC. Code 4 lead flashings to roof/wall junctions. 12mm undercoat of class 4 mix 1:7–8 (opc:sand) with approved plasticiser used strictly in accordance with manufacturers instructions. When almost dry surface to be racked with a comb to provide a key, the undercoat to be protected with sheet polythene draped against the surface for 4 days, and then left to dry out for a further 4 days. Final coat of 7mm class 4 mix as above. When finish is almost dry on old saw blade to be dropped over the whole rendered area to produce a scraped finish. Brush with a stiff bannister brush to leave a sharp, clean finish. Extra care to be taken in sunny or wet conditions. Movement joints to be provided in rendered walls at max 6000 centres, joint type as for brickwork walls

ELECTRICAL LEGEND

- A — Double 550 1125mm FFL TO CL OF SWITCH
- B — Double 550 450mm FFL TO U/S OF SWITCH
- 15 amp switched spur for immersion heater
- One way switch at 1100mm above FFL
- Two way switch at 1100mm above FFL
- Ceiling pull cord switch
- TV — FM Digital/satellite TV Point
- TV — T.V outlet at 500mm above FFL
- BT — B.T. outlet at 500mm above FFL
- Thermostat
- S — Mains operated self contained interconnected smoke detectors to BS 5446 pt1 to a separate fused circuit
- Pendant light fitting
- B — Bolton light fitting
- Recessed spotlights
- Extract fan (required extract rate shown for specific situation in l/s)
- Radiator - indicative sizes only
- P/T — DP switch and programmer for boiler
- C — D.P SWITCH TO SPUR (30 amp when OVEN)
- D — DP SWITCH TO S.O. IN APPLIANCE SPACE
- P — BOILER PROGRAMMER
- GC — GAS POINT

Revisions

DETERMINED PLAN

BUILDING DEPARTMENT
10 MAY 2001
Ref: 0585/01

REV A PORCH AND FIRST FLOOR WINDOWS REVISED 01.03.01 CR.

Abbey Developments Limited.
Abbey House, 7 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone (01707) 651266 Fax (01707) 648836

Drawing Status
CONSTRUCTION

House Type
HOUSE TYPE: 1326

Drawing Title
PLANS AND ELEVATIONS

Job No	Drawing No	Revision
5011	225	A
Date	Scale	Drawn
31.01.01	1:50	CPR

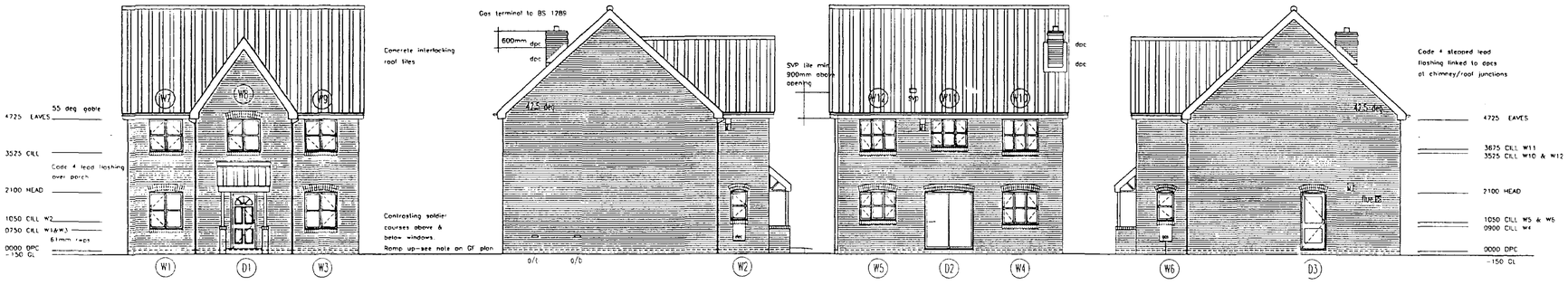
CAD File Reference
J :\PROJECT\5011\5011-225A.DWG

4 BASSETT COURT
NEWPORT PAGNELL MK16 0JN
Tel. (01908) 211577
Fax. (01908) 211722
Email:admin@harrispartnership.com
Offices also at:
Manchester
Wakefield

THE HARRIS PARTNERSHIP

ARCHITECTS • PROJECT MANAGERS • INTERIOR DESIGNERS

This drawing is copyright and may not be reproduced in whole or part without written authority
Do not scale off this drawing



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

WINDOW SCHEDULE

No.	ROOM	SIZE (WXH)	LINTEL	(SUPERCALV)
W1	DINING	1200X1350	CB50B	1650mm long
W2	WC	630X1050	CB50A	1050mm long
W3	STUDY	1200X1350	CB50B	1650mm long
W4	LOUNGE	1342X1200	CB50B	1650mm long
W5	KITCHEN	1342X1050	CB50B	1650mm long
W6	HALL	630X1050	CB50A	1050mm long
W7	BED 2	1200X1200	CB50B	1650mm long
W8	ENSUITE	1200X1200	CB50B	1650mm long
W9	BED 1	1200X1200	CB50B	1650mm long
W10	BED 4	1342X1200	CB50B	1650mm long
W11	BATH	1342X1050	CB50B	1650mm long
W12	BED 3	1342X1200	CB50B	1650mm long

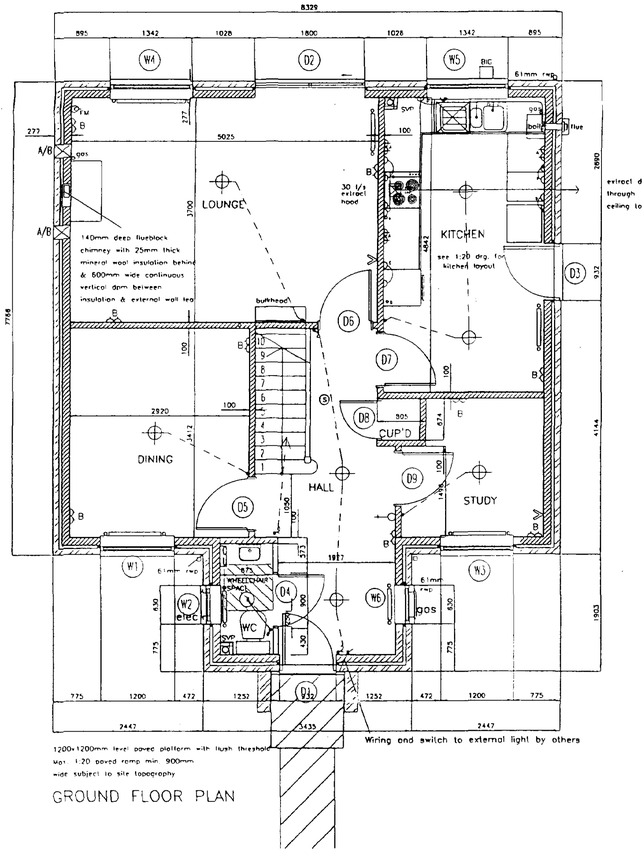
W2,8 &11 to be obscured glazed.

DOOR SCHEDULE

No.	ROOM	SIZE	LINTEL	(SUPERCALV)
D1	ENTRANCE	838X1981	CB50A	1200mm long
D2	LOUNGE	1800X2100	CB50E	2550mm long
D3	KITCHEN	838X1981	CB50A	1200mm long
D4	WC	838X1981	CB50C	1800mm long
D5	DINING	838X1981	INT100	1200mm long
D6	LOUNGE	838X1981	INT100	1200mm long
D7	KITCHEN	838X1981	INT100	1200mm long
D8	CUP'D	610X1981	INT100	1200mm long
D9	STUDY	838+1981	INT100	1200mm long
D10	BED 2	762X1981	-	
D11	BED 4	762X1981	-	
D12	BATH	686X1981	-	
D13	A/C	686X1981	-	1 1/2 pairs bulls, full ht dummy panel behind
D14	BED 3	762X1981	-	
D15	BED 1	762X1981	-	
D16	ENSUITE	686X1981	-	

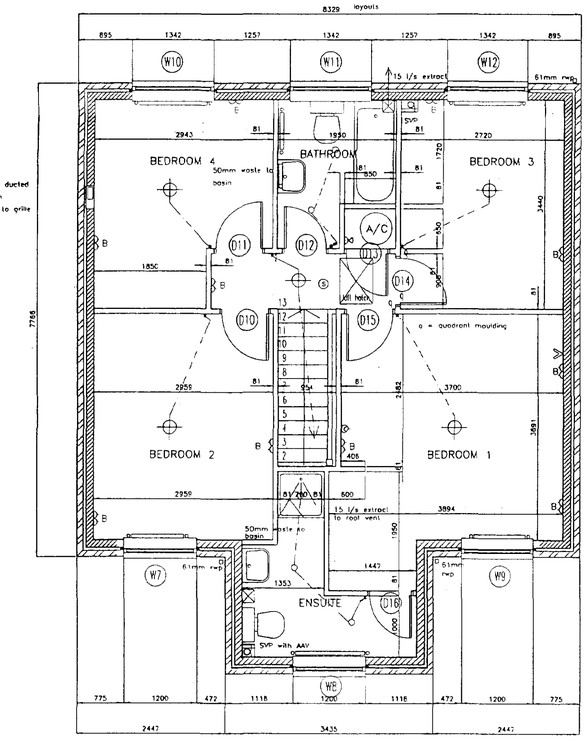
ELECTRICAL LEGEND

- A — Double SSO 1125mm FFL TO CL OF SWITCH
- B — Double SSO 450mm FFL TO U/S OF SWITCH
- 15 amp switched spur for immersion heater
- One way switch at 1100mm above FFL
- Two way switch at 1100mm above FFL
- Ceiling pull cord switch
- FM — FM Digital/satellite TV Point
- TV outlet at 500mm above FFL
- BT outlet at 500mm above FFL
- Thermostat
- S — Mains operated self contained interconnected smoke detectors to B.S.5446 pt1 to a seperate fused circuit
- Pendant light fitting
- B — Boiler light fitting
- Recessed spotlights
- Extract fan (required extract rate shown for specific situation in l/s)
- Radiator - indicative sizes only
- D/S — DP switch and programmer , boiler
- C — DP SWITCH TO SPUR (30 amp when OVEN)
- D — DP SWITCH TO S.O. IN APPLIANCE SPACE
- P — BOILER PROGRAMMER
- GAS POINT



GROUND FLOOR PLAN

see 1:20 drg for bathroom & ensuite layouts



FIRST FLOOR PLAN

GENERAL NOTES:
All contractors to verify sizes and details on site. All schedules to be checked against manufacturers details. All work to comply with NHBC specifications and to statutory regulations. For soil investigation and structural calculations ref. to engineers details

GENERAL SPECIFICATION FOR RESIDENTIAL BUILDINGS UPTO 3 STOREYS HIGH:
All materials to be fixed in accordance with relevant codes of practice, British Standards, Building Regulations, NHBC requirements and manufacturers requirements. All measurements are in mm. All structural timber to be SC3 grade unless specified otherwise. Double glazing to windows assumed unless specified otherwise. Minimum of 1000 to all boundaries. All contractors to check and verify sizes on site and report any errors immediately. Do not scale.

EXTERNAL WALLS
Brickwork to BS5628 part 3. All mortars to be class 3 unless otherwise stated (1 part OPC to 5.5 parts sand) Sand to comply with BS1200 table 1. Plasticizer to BS4887 and used strictly in accordance with manufacturers instructions. Galvanised steel butterfly wall ties to BS1243. Two skins of common brickwork or suitable approved blockwork upto one course below ground level, followed by facing brickwork above, upto DPC all in 1:3 mortar with OPC. Use sulphate resisting cement where sulphates are present in soil. Cavity filled with fine concrete mix to 225mm below DPC. Wall ties to start 75mm below DPC at 900mm centres horizontally, 450mm centres vertically and 225mm centres vertically at all jambs and reveals and to be level with drip pointing downwards. Polythene DPC to BS8515 at minimum 150mm above finished ground level. Cavities to be closed at reveals with insulating blockwork inner leaf returned to inside face of outer leaf with 'Airaflex' insulating DPC between. This is to be locked to window/door frames and to extend into cavity by 25mm. 'Supergolw' lintels to manufacturers schedule. All lintels to have minimum 150mm bearings with plastic stopends and weepholes every 450mm centres (min of 2 per lintel) in course above bottom of lintel. All other lintels to have a cavity tray. Cavity to be closed at eaves level with artificial slate. Roof insulation to be taken over top of wall between trusses and to extend down to cavity closer. Cavity to be kept free from mortar droppings with a cavity batten as work proceeds. Build outer leaf first in max. 675mm lifts. Cavity width to be consistent throughout its height. Provide expansion joints at 12000 max centres in brickwork. Joints to be formed using 16mm gap with 30x5x200mm MS galvanised flats at 225mm centres vertically with one end debonded with a plastic slip. Where joint is at the party wall junction use galvanised butterfly ties at 225mm centres, vertically to tie external brick skin to the inner leaf either side of the party wall cavity. Use a 'compriband' filler capable of being compressed down to 15% of its original width, set back from the wall face by 10mm, with a backing strip and a 2 part polysulphide sealant. Facing brick with bucket handle pointing outer leaf. 50mm clear cavity and 125mm insulating blockwork inner leaf with 9.5mm plasterboard dry lining internally. Double glazed windows with 16mm rebate to frames and water vapour permeable sealant. Using 200mm roof insulation and 19mm chipboard on 50mm floor insulation this house would give an acceptable U value and SAP rating as long as the area of windows does not exceed 15% of the total floor area. Continuous plaster band around windows and doors to prevent air infiltration.
Box lintels to have minimum 25mm polystyrene insulation filled. All lintels in cavity walls to have suitable stop ends filled. Alternate perpends left open for weepholes above all lintels within cavity walls (min. 2 per lintel and at max 2000 centres.

FOUNDATIONS—Designed by engineer
To be taken to a suitable, moisture stable base, free from any evidence of tree or shrub roots and to a suitable depth in accordance with NHBC current standards. Where stepped the upper level to overlap the lower level by twice the height of the step and by the thickness of the foundations. Width of foundation to engineers design but to be a minimum of 450mm wide. Where substrates are not present, mix to be OEN 1 to BS 5328: part 1 1997 otherwise to engineers design. All foundations to be to LA/NHBC approval. Provide where trees influence faces of foundations 75mm 'Claymaster' and 1000g polythene slip plane to take up any possible heave forces.

PITCHED ROOFS
Trussed rafters to BS 5268 Part 3 to be approved by Building Control prior to erection on site. Trusses to be at max 600mm centres with bracing erection procedure and openings in accordance with BS5268 part 3 and the ITPA recommendations. Solid packing around perimeter to support ceiling. 100x50mm treated wall plates held down at max 2000 centres with 30x2.5 galvanised MS straps. Use 30x5mm galvanised MS horizontal restraint straps at max 2000 centres at ceiling level and rafter level and taken over 3No rafters or ceiling joists with solid packing between. Barge boards to suit, 200x25mm fascias. 175x32mm valley boards. 175x50mm hip rafters or as specified by truss manufacturer for infill areas. 9mm external quality ply soffit boards with 38x38mm framing nailed down from trusses.
Provide the equivalent of a continuous 10mm gap for cross ventilation for roof pitches over 15 deg. at opposite eaves. Where the ceiling follows the roof pitch a continuous 25mm ventilation slot is required at eaves level, with ridge vent tile at ridge. Use 'Glidevale' SV604 soffit vent or similar approved and RV601 plastic inserts between trusses to maintain clear ventilation gap over insulation. Insulation to be 200mm thick to give a U value of min 0.25W/m sq k. Use GRP valleys and reinforced sarking felt to BS 747 and 38x25mm treated tiling battens. Concrete interlocking roof tiles to be used unless specified otherwise and fixed in accordance with manufacturers instructions or as appropriate to the local area. Install proprietary cavity trays at any roof abutment with code 4 lead flashing. Imposed snow loading to roof to be in accordance with BS 6399 Part 3.
STAIRS
Stairs to have 800mm clear unobstructed width including landings. Risers to be ex. 19mm, treads to be ex. 38mm, screwed and pelleted to string ex. 38x254mm. Max 42 deg pitch, hand rail at 900mm from pitch line and guarding at 900mm from pitch line. Balusters to be at 100mm centres and designed to BS6399 part 1 to resist a 0.36kn/m force. 50mm tread widthrequired at narrow end of winders with handrail on outside of winders.
CEILING FINISHES
12.5mm plasterboard and 'Artex' finish to all ceilings.

RENDERED BUILDINGS (WHERE APPLICABLE)
As for external walls generally except substitute outer brickwork skin for blockwork. Leave joints raked back 10mm on outer face. Render to be 2 coat with a total width of 19mm to give a U value of 0.42W/m sq K. Blocks to be dampened with a stiff brush before render application. Sand to be clean, sharp and well graded in accordance with BS1119 table 1. Render beltstops over all openings and above DPC. Code 4 lead flashings to roof/wall junctions. 12mm undercoat of class 4 mix 1:7-8 (specsand) with approved plasticiser used strictly in accordance with manufacturers instructions. When almost dry surface to be racked with a comb to provide a key, the undercoat to be protected with sheet polythene draped against the surface for 4 days, and then left to dry out for a further 4 days. Final coat of 7mm class 4 mix as above. When finish is almost dry an old saw blade to be dragged over the whole rendered area to produce a scraped finish. Brush with a stiff bannister brush to leave a sharp, clean finish. Extra care to be taken in sunny or wet conditions. Movement joints to be provided in rendered walls at max 5000 centres, joint type as for brickwork walls

Revisions
REV A WINDOWS AND PORCH AMENDED. 01.03.01. CR.

DETERMINED PLAN

NORTH YORKSHIRE DC
PLANNING
16 MAR 2001
Ref: 05851/01

Abbey
Abbey Developments Limited,
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (01707) 651266 Fax: (01707) 648836

Drawing Status
CONSTRUCTION

House Type
HOUSE TYPE: 1325

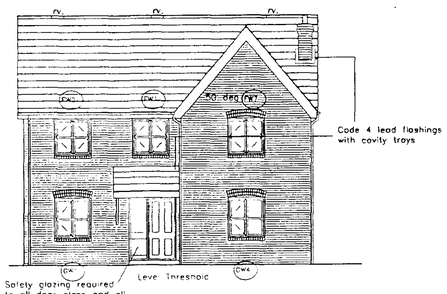
Drawing Title
PLANS AND ELEVATIONS

Job No	Drawing No	Revision
5011	221	A
Date	Scale	Drawn
31.01.01	1:50	CPR

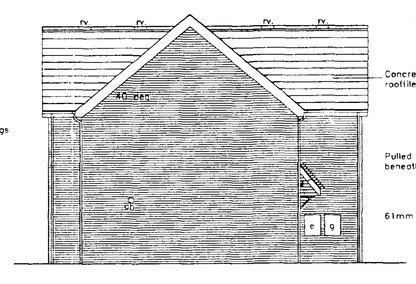
CAD File Reference
J :\PROJECT\5011\5011-221A.DWG

4 BASSETT COURT
NEWPORT PAGNELL MK16 0JN
Tel. (01908) 211577
Fax. (01908) 211722
Email:admin@harrispartnership.com
Offices also at:
Manchester
Wakefield
THE HARRIS PARTNERSHIP
ARCHITECTS
PROJECT MANAGERS • INTERIOR DESIGNERS

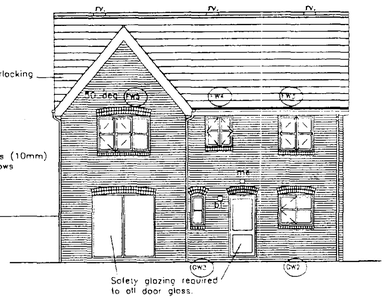
This drawing is copyright and may not be reproduced in whole or part without written authority
Do not scale off this drawing



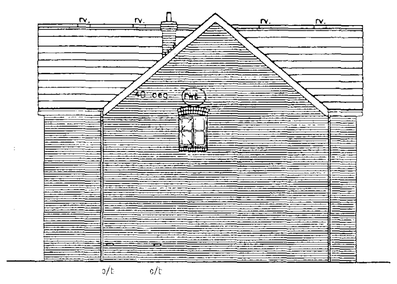
FRONT ELEVATION



SIDE ELEVATION

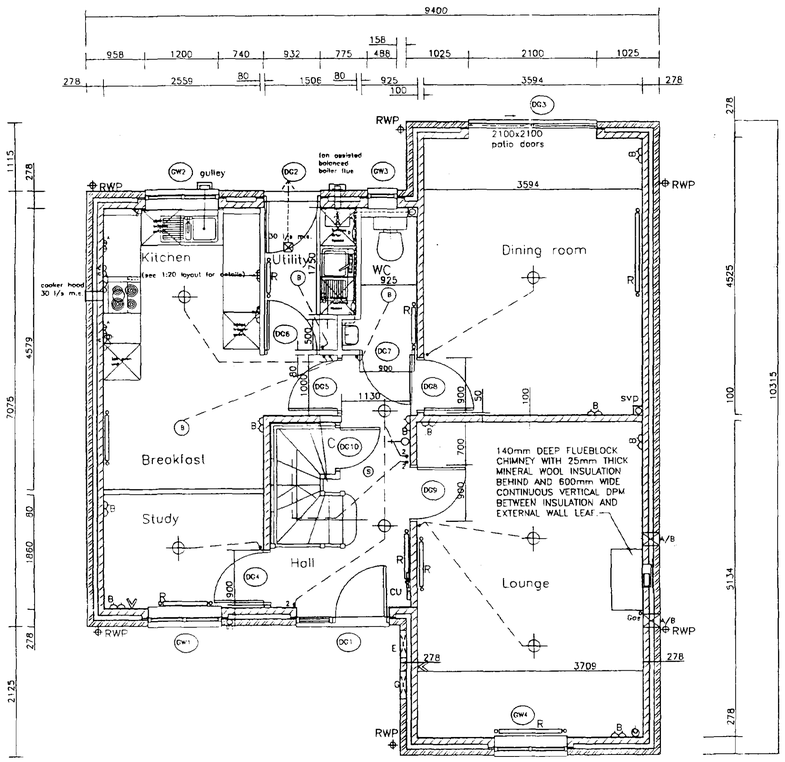


REAR ELEVATION

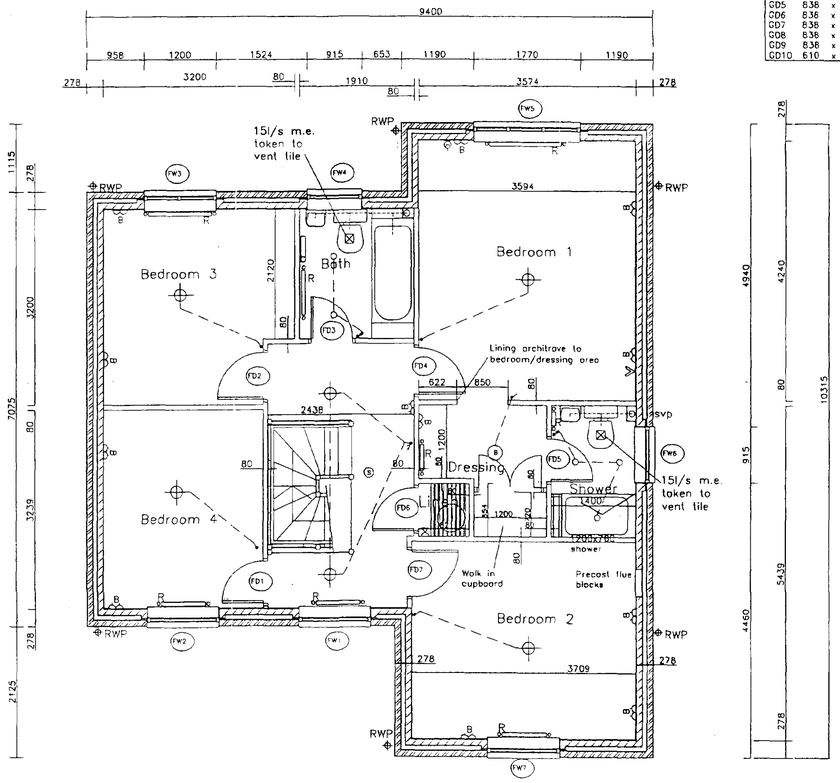


SIDE ELEVATION

Door schedule							
Ref	W	x H		Ref	W	x H	
GD1	1532	x 2100		FD1	686	x 1981	
GD2	932	x 2100		FD2	762	x 1981	
GD3	2100	x 2100		FD3	686	x 1981	
GD4	838	x 1981		FD4	762	x 1981	
GD5	838	x 1981		FD5	686	x 1981	
GD6	838	x 1981		FD6	686	x 1981	
GD7	838	x 1981		FD7	762	x 1981	
GD8	838	x 1981					
GD9	838	x 1981					
GD10	610	x 1981					



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

Window schedule							
Ref	W	x H	Manu. ref	Ref	W	x H	Manu. ref
GW1	1200	x 1350		FW1	1200	x 1200	
GW2	1200	x 1050		FW2	1200	x 1200	
GW3	488	x 1050		FW3	1200	x 1200	
GW4	1200	x 1350		FW4	915	x 1050	
				FW5	1770	x 1200	
				FW6	1200	x 1050	
				FW7	1200	x 1200	

ELECTRICAL LEGEND:

- 15amp switched spur for immersion heater
- One way switch
- Two way switch
- Ceiling pull cord switch
- TV outlet
- BT outlet
- Shaver and light point
- Thermostat
- Mains operated self contained interconnected smoke detectors to BS 5446 pt. 1 to a seperate fused circuit.
- Double SSO 1050mm above FFL
- Double SSO 450mm above FFL
- Pendant light fitting
- Batten light fitting
- CU Consumer Unit
- R Radiator
- Mechanical Ventilation extract at 6 litres/second, linked to light switch: 4000mm² background trickle vents.
- C DP switch to spur (30 amp when oven)
- D DP switch to SO in appliance space
- F Boiler programmer

Revisions
REV A AIR BRICKS TO GAS FIRE ADDED, WINDOWS UPDATED, DRESSING AREA REVISED 05.03.01 CR
REV B DRESSING AREA REVISED. 08.03.01. CR.

RECEIVED 16 MAY 2001
DETERMINED PLAN

Abbey
Abbey Developments Limited,
Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU
Telephone: (01707) 651266 Fax: (01707) 646834

Drawing Status
CONSTRUCTION

House Type
HOUSE TYPE: 1500

Drawing Title
PLANS & ELEVATIONS

Job No	Drawing No	Revision
5011	217	B
Date	Scale	Drawn
31.01.01	1:50	CPR

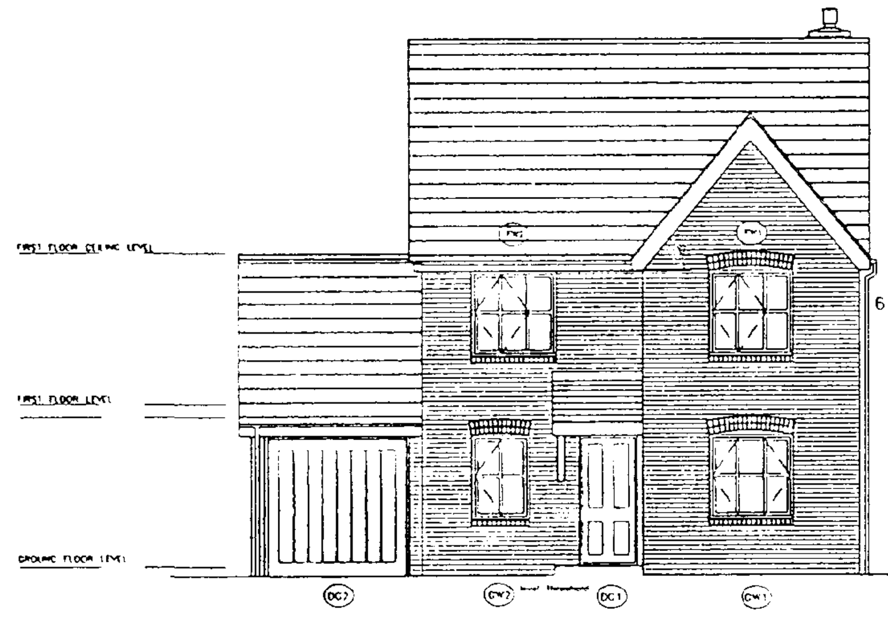
CAD File Reference
J :\PROJECT\5011\5011-217B

4 BASSETT COURT
NEWPORT PAGNELL MK16 0JN
Tel. (01908) 211577
Fax. (01908) 211722
Email:admin@harrispartnership.com
Offices also at:
Manchester
Wakefield

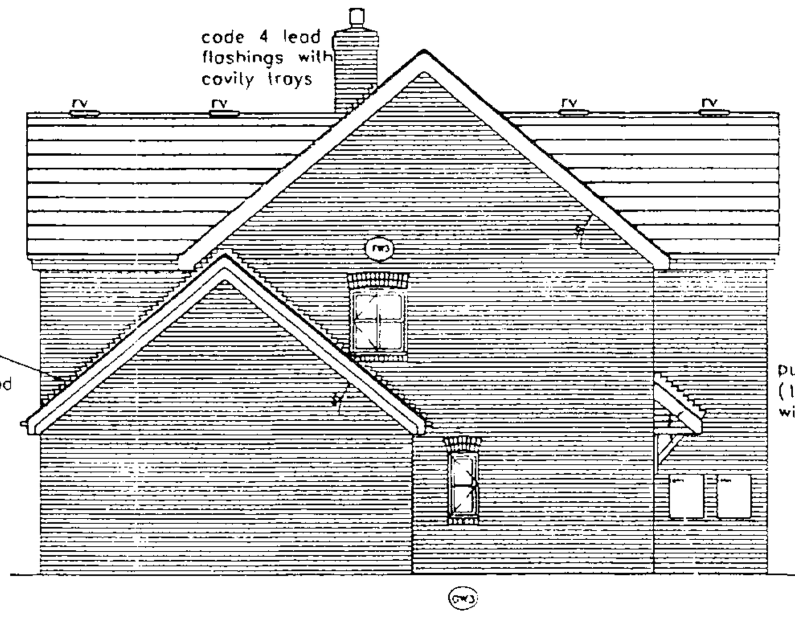
THE HARRIS PARTNERSHIP

ARCHITECTS • PROJECT MANAGERS • INTERIOR DESIGNERS

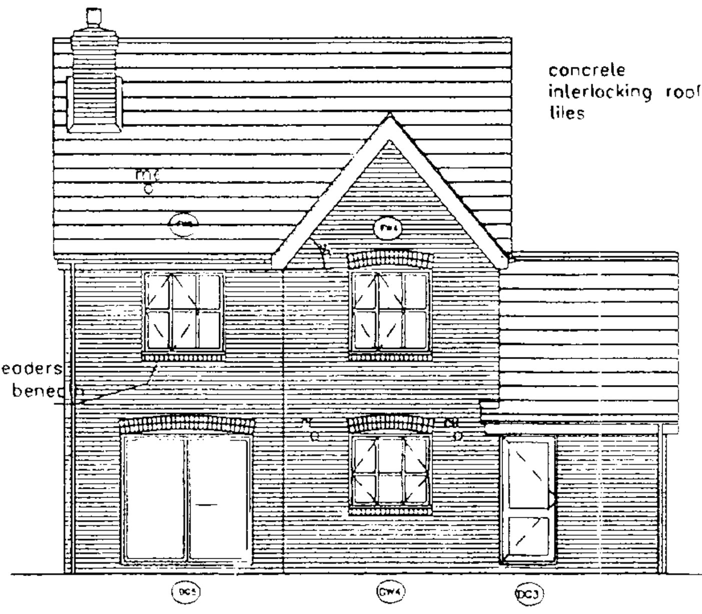
This drawing is copyright and may not be reproduced in whole or part without written authority
Do not scale off this drawing



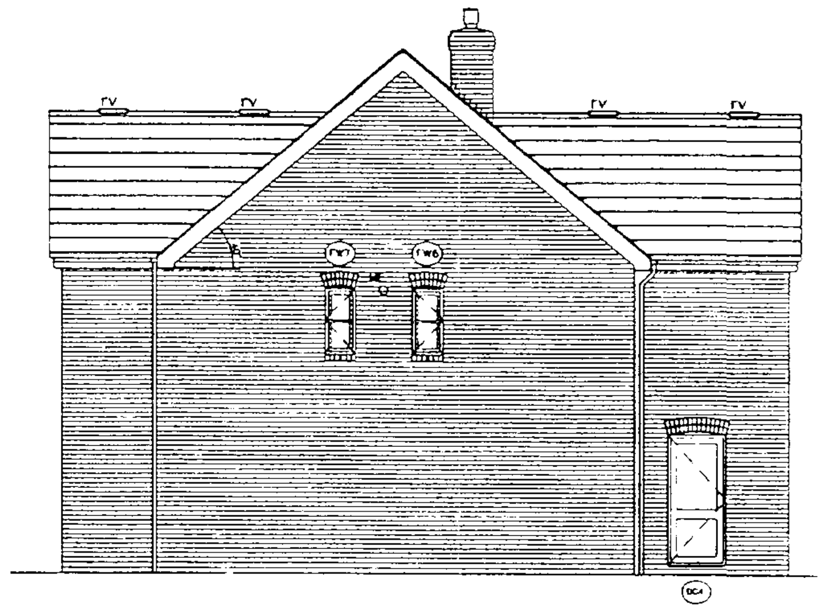
FRONT ELEVATION



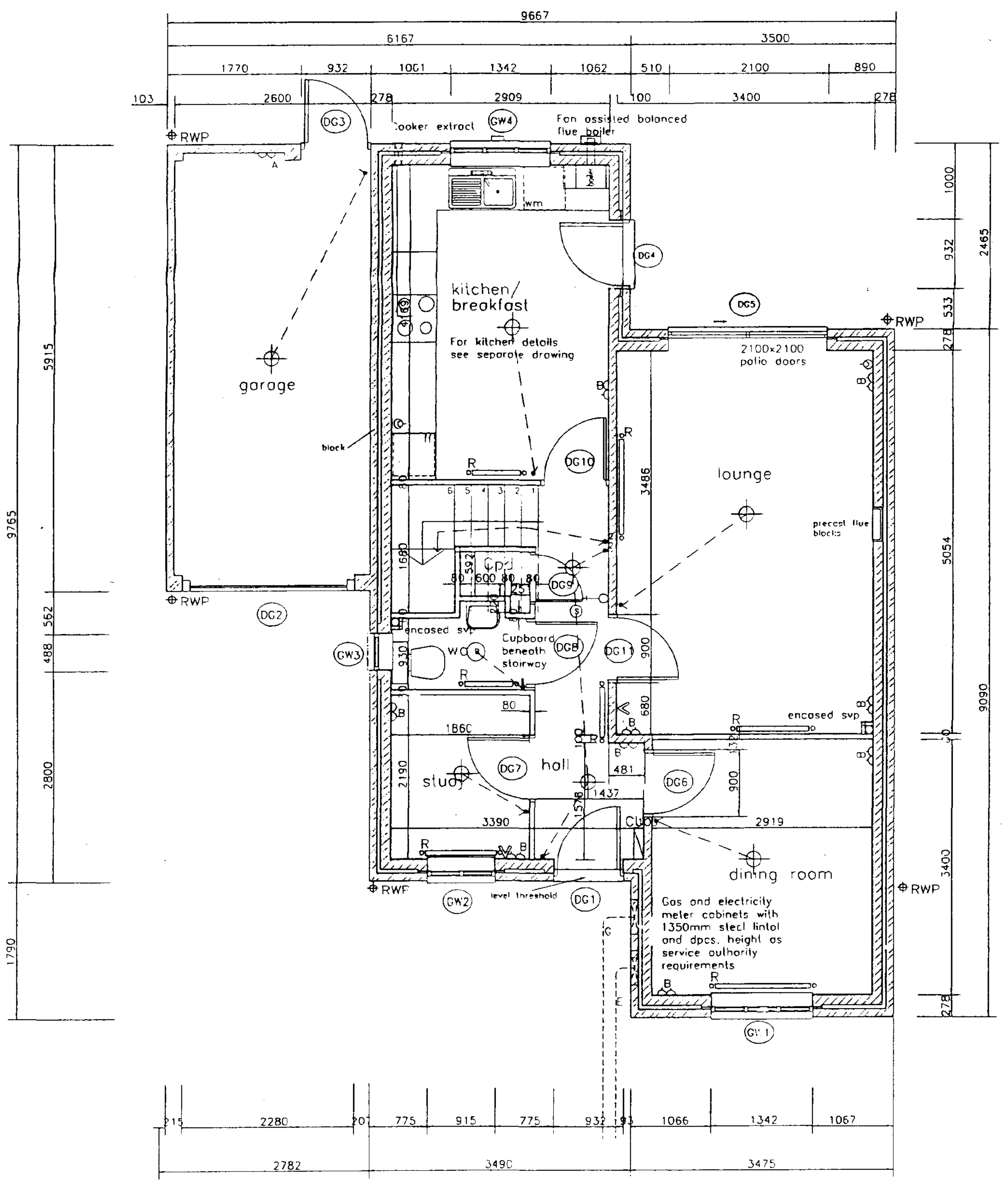
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN 1:50

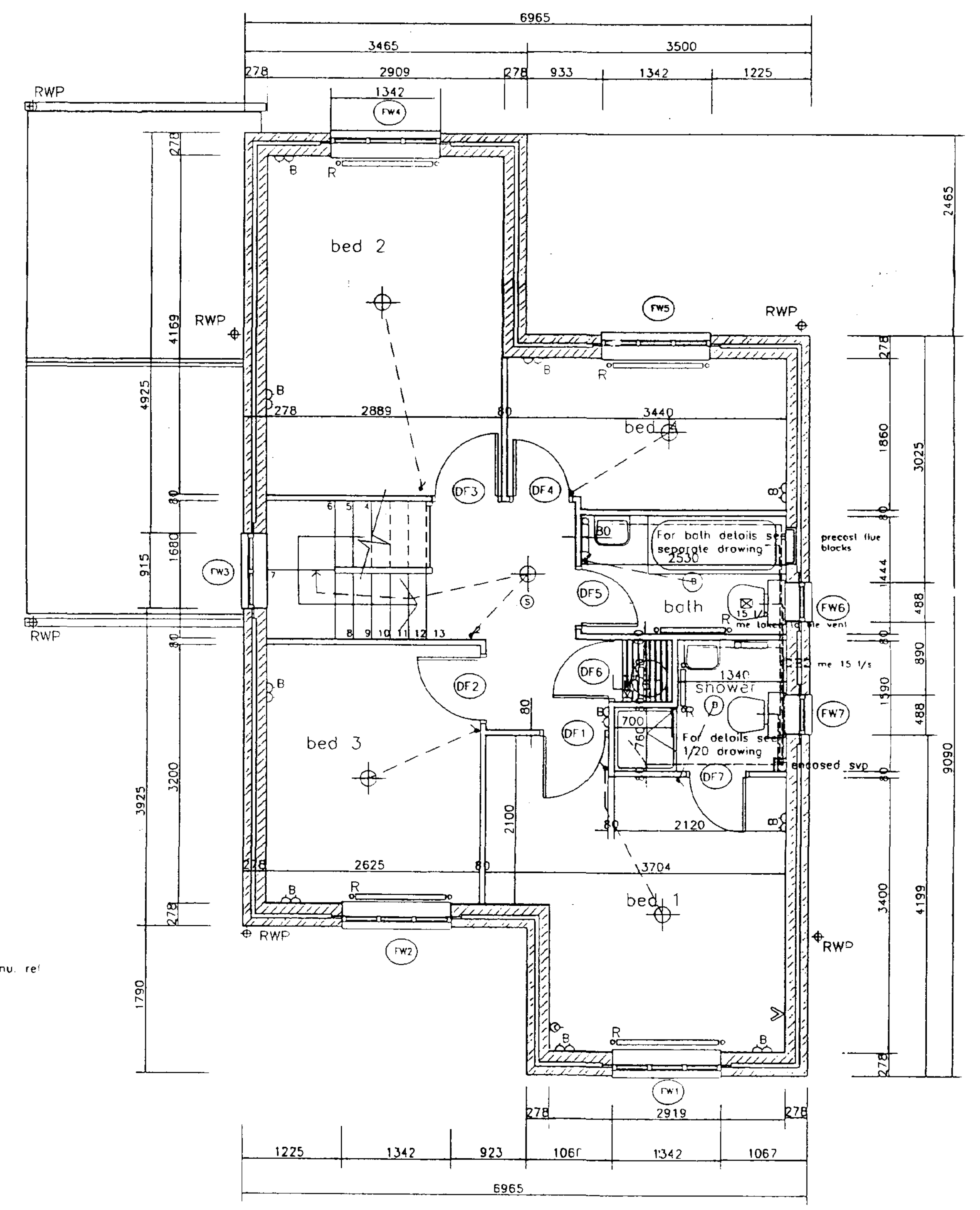
Door schedule

Ref	W	x H	Ref	W	x H
GD1	838	x 2100	FD1	762	x 1981
GD2	2280	x 2250	FD2	762	x 1981
GD3	838	x 2100	FD3	762	x 1981
GD4	838	x 2100	FD4	686	x 1981
GD5	2100	x 2100	FD5	686	x 1981
GD6	838	x 1981	FD6	686	x 1981
GD7	838	x 1981	FD7	762	x 1981
GD8	838	x 1981			
GD9	686	x 1981			
GD10	838	x 1981			
GD11	838	x 1981			

Window schedule:

Ref	W	x H	Manu. ref	Ref	W	x H	Manu. ref
GW1	1342	x 1350		FW1	1342	x 1200	
GW2	915	x 1350		FW2	1342	x 1200	
GW3	488	x 1050		FW3	915	x 1200	
GW4	1342	x 1050		FW4	1200	x 1200	
				FW5	1342	x 1200	
				FWC	488	x 1050	
				FW7	488	x 1050	

80mm Gyproc metal stud partitions comprising 48mm studs with 12.5 plasterboard to each side with 2.5mm skim coat plaster finish. 25mm Gypglas 1200 to one side of void as sound insulation where indicated. 110mm svps wrapped in 25mm min fibreglass. 12.7mm plasterboard casing on 38x38 sw framing (2 layers plasterboard to svp in garage where applicable)



FIRST FLOOR PLAN 1:50

ELECTRICAL LEGEND:

- 15amp switched spur for immersion heater
- One way switch
- Two way switch
- Ceiling pull cord switch
- TV outlet
- BT outlet
- Shaver and light point
- Thermostat
- Mains operated self contained interconnected smoke detectors to BS 5446 pt. 1 to a seperate fused circuit.
- Double SSO 1050mm above FFL
- Double SSO 225mm above FFL
- Pendant light fitting
- Batten light fitting
- Consumer Unit
- Radiator
- Mechanical Ventilation extract at 6 litres/second, linked to light switch: 4000mm' background trickle vents.
- One way switch
- Double SSO 1055mm above finished floor level
- Double SSO 225mm above finished floor level
- DP switch to spur (30 amp when oven)
- DP switch to SO in applience space
- Boiler programmer
- TV point

Revisions
REV A: FURTHER INFO ADDED AS ABBEY AMENDMENT SHEET DATED 29.11.00 MC
REV B: WALL UNIT ADDED FOR BOILER 12.12.00 MC
REV C: LEGEND UPDATED 22.12.00 MC

2001
Ref: 0585/01
DETERMINED PLAN

Abbey
Abbey Developments Limited, Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU Telephone: (01707) 651266 Fax: (01707) 646836

Drawing Status		
CONSTRUCTION		
House Type: HOUSE TYPE: 1197		
Drawing Title: PLANS & ELEVATIONS		
Job No: 5011	Drawing No: 129	Revision: C
Date: 24.10.00	Scale: 1:50	Drawn: dAb
CAD File Reference: j :\PROJECT\5011\5011-129		

4 BASSETT COURT
NEWPORT PAGNELL MK16 0JN
Tel. (01908) 211577
Fax. (01908) 211722
Email: admin@harrispartnership.com
Offices also at: Manchester Wakefield
THE HARRIS PARTNERSHIP
ARCHITECTS
PROJECT MANAGERS • INTERIOR DESIGNERS