DO NOT SCALE

1) ANTICIPATED FOUNDATION TYPES

Rn NOMINALLY REINFORCED STRIP FOUNDATION
-Bearing Strata firm to stiff CLAY and medium dense SAND.
-Minimum depth below proposed ground level; 600mm in SAND, 900mm in CLAY.
-Safe bearing pressure limited to 100 kN/m².
-Refer to typical foundation detail Drawing Nos. 2469 / Rn1 & Rn2.

SDRn SPECIALLY DESIGNED REINFORCED STRIP FOUNDATION
-Bearing Strata firm to stiff CLAY and medium dense SAND.
-Minimum depth below proposed ground level; 600mm in SAND, 900mm in CLAY.
-Safe bearing pressure limited to 100 kN/m².
-To be designed by a Structural Engineer.

Tf MASS CONCRETE TRENCHFILL FOUNDATION
-Bearing Strata firm, firm to stiff CLAY.
-Minimum depth 1250mm below proposed ground level.
-Maximum safe bearing pressure 100 kN/m².
-Refer to typical foundation detail Drawing Nos. 2469 / Tf1 & Tf2.

OR

DEEP REINFORCED STRIP FOUNDATION
-Bearing Strata firm, firm to stiff CLAY.
-Minimum depth 1250mm below proposed ground level.
-Maximum safe bearing pressure 100 kN/m².
-Refer to typical foundation detail Drawing Nos. 2469 / DpRs2 & DpRs3.

Rf SEMI STIFF RAFT FOUNDATION OVER CULVERT
-Safe bearing pressure limited to 50 kN/m² on approved consolidated granular fill.
-Refer to typical foundation detail Drawing No. 2469 / Rf.

SDRf SPECIALLY DESIGNED SEMI STIFF RAFT FOUNDATION
-Safe bearing pressure limited to 50 kN/m² on approved consolidated granular fill.
-To be designed by a Structural Engineer.

Ts TRADITIONAL STRIP FOUNDATION
-Bearing Strata firm, firm to stiff CLAY.
-Minimum depth 900mm below proposed ground level.
-Maximum safe bearing pressure 100 kN/m².
-Refer to typical foundation detail Drawing Nos. 2469 / Ts1 & Ts2.

2) SUB-STRUCTURE BRICKWORK / BLOCKWORK.

Brickwork or blockwork below D.P.C. to be in accordance with BS 5628 (Part 3) Table 13 (Section A) for Class 1 soil conditions for natural strata and Class 2 soil conditions for fill materials (BRE Digest 363).

QUALITY OF MASONRY UNITS AND APPROPRIATE MORTAR DESIGNATIONS				
	CLAY FIRED	CALCIUM SILICATE	CONCRETE BRICKS	CONCRETE BLOCKS
TYPE / STRENGTH	Special Quality	Classes 3 to 7	Compressive strength >20N/mm²	Compressive strength >7N/mm² or Density exceeding 1500kg/m³ Dense aggregate to BS 882 or BS 1047
MORTAR DESIGNATION BS 5628 (Part 1)	(i) or (ii)	(iii)	(ii) or (iii)	(ii)

Footnotes:
(1) Some autoclaved aerated concrete blocks of a lower compressive strength and density than that quoted above may be suitable for foundations for two storey dwellings with standard dig depths of less than 1250mm below finished ground level. Subject to the prior approval of the NHBC or submission of a valid Agrément Certificate from the manufacturer.
(2) The developer must obtain written approval from the NHBC before using lower strength and lower density concrete blocks in foundations deeper than 1250 mm below finished ground level.

The following autoclaved aerated blocks are suitable for use on this site:-

PROPRIETARY NAME	MANUFACTURER	AGRÉMENT CERTIFICATE No.
Trenchblock (Compressive strength 4N/mm²)	Thermalite	86/1709
or similar approved in accordance with notes (1) & (2) above.		

3) SUMMARY OF ANTICIPATED FOUNDATION AND GROUND FLOOR SLAB REQUIREMENTS

Plot Ref	Existing Ground Level FLH (m)	RLH (m)	RRH (m)	FRH (m)	Proposed Slab Level (m)	Anticipated Formation Level FLH (m)	RLH (m)	RRH (m)	FRH (m)	Depth from Slab Level to Formation Level FLH (m)	RLH (m)	RRH (m)	FRH (m)	Anticipated Slab Requirements	Anticipated Foundation Requirements	Remarks
1	16.28	16.08	16.20	16.31	16.61	15.78	15.58	15.70	15.81	0.83	1.03	0.91	0.80	Suspended	Rn	Possibly affected by trial pit. Existing footpath crosses plot footprint.
2	16.29	16.19	16.15	16.24	16.89	15.79	15.69	15.65	15.74	0.80	0.90	0.94	0.85	Suspended	Rn	
3	15.77	15.64	15.83	15.95	16.25	15.32	15.19	15.38	15.50	0.93	1.06	0.87	0.75	Suspended	Rn	
4	15.65	15.50	15.59	15.73	16.03	15.25	15.10	15.19	15.28	0.78	0.93	0.84	0.75	Suspended	Rn	Possibly affected by soft to firm organic clay beneath sand stratum. Base of clay approximately 1.7m bgl.
5	15.31	15.34	15.52	15.66	15.95	14.91	14.94	15.12	15.20	1.04	1.01	0.83	0.75	Suspended	Rn	Possibly affected by trial pit
6	15.95	15.56	15.29	15.79	16.12	15.37	15.19	15.04	15.37	0.75	0.93	1.08	0.75	Suspended	Rn	
7 - 11	15.37	15.38	15.85	15.78	16.15	15.07	15.08	15.40	15.40	1.08	1.07	0.75	0.75	Suspended	Rn	Possibly affected by trial pit along rear elevation of plots 7/8
12 - 17	15.54	15.23	14.77	15.25	15.84	15.09	14.83	14.37	14.85	0.75	1.01	1.47	0.99	Suspended	TfTfpRs	
18 - 21	15.72	15.89	14.29	14.34	16.10	15.12	15.20	13.90	13.44	0.98	0.90	2.71	2.66	Suspended	TfTfpRs	Possibly affected by trial pit
22 - 23	15.96	16.00	15.88	15.76	16.30	15.55	15.55	15.28	15.16	0.75	0.75	1.02	1.14	Suspended	Rn	
24 - 28	16.00	16.12	16.32	16.01	16.42	15.67	15.67	15.67	15.67	0.75	0.75	0.75	0.75	Groundbearing	Rn	Possibly affected by trial pit in rear right hand corner of plot 26
29	16.13	16.16	16.04	16.02	16.46	15.71	15.71	15.71	15.71	0.75	0.75	0.75	0.75	Groundbearing	Rn	
30	16.34	16.38	16.18	16.18	16.64	15.89	15.89	15.88	15.88	0.75	0.75	0.76	0.76	Suspended	Rn	Possibly affected by trial pit along front elevation
31	16.37	16.34	16.28	16.25	16.67	15.92	15.92	15.92	15.92	0.75	0.75	0.75	0.75	Groundbearing	Rn	
32	16.38	16.38	16.36	16.37	16.68	15.93	15.93	15.93	15.93	0.75	0.75	0.75	0.75	Groundbearing	Rn	
33	16.35	16.39	16.32	16.37	16.67	15.92	15.92	15.92	15.92	0.75	0.75	0.75	0.75	Groundbearing	Rn	
34	16.33	16.24	16.29	16.33	16.65	15.90	15.90	15.90	15.90	0.75	0.75	0.75	0.75	Groundbearing	Rn	
35	16.31	16.23	16.33	16.31	16.61	15.86	15.86	15.86	15.86	0.75	0.75	0.75	0.75	Groundbearing	Rn	
36	16.22	16.12	16.17	16.30	16.60	15.85	15.82	15.85	15.85	0.75	0.78	0.75	0.75	Suspended	Rn	Possibly affected by trial pit
37	16.12	16.05	16.11	16.19	16.49	15.62	15.55	15.61	15.69	0.87	0.94	0.88	0.80	Suspended	Rn	
38	16.04	15.98	16.04	16.09	16.39	15.54	15.28	15.54	15.39	1.05	1.11	1.05	1.00	Suspended	Rn	
39	15.63	15.35	15.82	16.01	16.51	14.73	14.45	14.92	15.11	1.58	1.86	1.39	1.20	Suspended	TfTfpRs	
40	16.03	15.91	15.73	16.02	16.33	15.33	15.21	13.33	13.62	1.00	1.12	3.00	2.71	Suspended	TfTfpRs	Possibly affected by trench backfill to 300mm diameter sewer along right gable. Footing may need to be overdeepened to approximately 2.4m bgl
41	16.02	15.90	15.89	16.01	16.32	15.32	15.20	15.19	15.31	1.00	1.12	1.13	1.01	Suspended	Rn	
42	15.96	15.78	15.86	15.99	16.29	15.26	15.08	15.14	15.29	1.03	1.21	1.15	1.00	Suspended	Rn	
43	15.75	15.74	15.92	15.87	16.22	15.25	14.94	15.12	15.37	0.97	1.28	1.10	0.85	Suspended	TfTfpRs	
44	15.82	15.67	15.76	15.88	16.18	15.32	14.97	14.96	15.38	0.86	1.21	1.22	0.80	Suspended	TfTfpRs	
45	15.73	15.48	15.65	15.80	16.10	15.31	15.08	15.25	15.35	0.79	1.02	0.85	0.75	Integral	Rf	Affected by 1.8m diameter culvert in northern half of plot. Invert level approximately 3.7m bgl. Culvert to be decommissioned and re-routed along southern site boundary. Excavation for culvert removal should be backfilled with approved consolidated granular fill for raft foundation.
46	15.57	15.36	15.44	15.68	15.98	15.13	14.81	14.99	15.23	0.86	1.17	0.99	0.75	Suspended	Rn	
47	15.36	14.94	15.19	15.50	15.80	14.86	14.44	14.69	15.00	0.94	1.36	1.11	0.80	Suspended	TfTfpRs	
48	15.21	14.80	14.82	15.31	15.61	14.71	14.30	14.32	14.81	0.90	1.31	1.29	0.80	Suspended	TfTfpRs	
49	15.83	15.90	15.80	15.74	16.20	15.45	15.45	15.45	15.45	0.75	0.75	0.75	0.75	Groundbearing	Rn	
50	15.72	15.77	15.69	15.64	16.07	15.32	15.32	15.32	15.32	0.75	0.75	0.75	0.75	Groundbearing	Rn	
51	15.64	15.69	15.65	15.58	15.99	15.24	15.24	15.24	15.24	0.75	0.75	0.75	0.75	Groundbearing	Rn	
52	15.96	15.89	15.84	15.93	16.26	15.51	15.49	15.44	15.51	0.75	0.77	0.82	0.75	Suspended	Rn	
53	16.02	15.95	15.89	15.97	16.32	15.57	15.50	15.44	15.52	0.75	0.82	0.88	0.80	Integral/Groundbearing	RfRn	Possibly affected by trench backfill to 1.8m diameter culvert along front elevation. Invert level approximately 3.7m bgl. Culvert to be decommissioned and re-routed along southern site boundary. If excavation for culvert removal encroaches onto footprint or is within influencing distance allow for raft foundation. If not, nominally reinforced strip foundation should be acceptable.
54	15.75	15.74	15.69	15.83	16.13	15.38	15.38	15.38	15.38	0.75	0.75	0.75	0.75	Groundbearing	Rn	
55	15.88	15.90	15.84	15.83	16.20	15.38	15.40	15.34	15.33	0.82	0.80	0.86	0.87	Suspended	Rn	
56	15.95	15.96	15.91	15.90	16.26	15.45	15.46	15.45	15.40	0.81	0.80	0.85	0.86	Suspended	Rn	
57	15.98	16.02	15.97	15.92	16.32	15.48	15.52	15.47	15.43	0.84	0.80	0.85	0.85	Suspended	Rn	
58	16.07	16.08	16.01	15.98	16.38	15.63	15.63	15.61	15.58	0.75	0.75	0.77	0.80	Integral	Rf	Affected by 1.8m diameter culvert. Invert level approximately 3.63m bgl. Culvert to be decommissioned and re-routed along southern site boundary. Excavation for culvert removal should be backfilled with approved consolidated granular fill for raft foundation.
59	16.17	16.16	16.09	16.10	16.47	15.72	15.72	15.72	15.72	0.75	0.75	0.75	0.75	Groundbearing	Rn	
60	16.15	16.09	16.07	16.13	16.45	15.70	15.64	15.62	15.68	0.75	0.81	0.83	0.77	Integral/Groundbearing	RfRn	Possibly affected by trench backfill to 1.8m diameter culvert along rear elevation. Invert level approximately 3.6m bgl. Culvert to be decommissioned and re-routed along southern site boundary. If excavation for culvert removal encroaches onto footprint or is within influencing distance allow for raft foundation. If not, nominally reinforced strip foundation should be acceptable.
61	16.18	16.12	16.08	16.14	16.48	15.73	15.67	15.63	15.69	0.75	0.81	0.85	0.79	Integral/Suspended	RfRn	Possibly affected by trench backfill to 1.8m diameter culvert along rear elevation. Invert level approximately 3.6m bgl. Culvert to be decommissioned and re-routed along southern site boundary. If excavation for culvert removal encroaches onto footprint or is within influencing distance allow for raft foundation. If not, nominally reinforced strip foundation should be acceptable.
62	16.23	16.18	16.14	16.20	16.53	15.78	15.73	15.69	15.75	0.75	0.80	0.84	0.78	Suspended	Rn	
63 - 65	15.96	15.95	16.07	16.09	16.39	15.48	15.45	15.57	15.59	0.91	0.94	0.82	0.80	Suspended	Rn	Possibly affected by trial pit in in rear right hand corner of plot 63
66 - 68	15.91	15.86	15.92	15.96	16.26	15.41	15.36	15.42	15.46	0.85	0.90	0.84	0.80	Suspended	Rn	
69 - 74	16.16	16.20	16.01	15.98	16.50	15.71	15.75	15.56	15.53	0.79	0.75	0.94	0.97	Suspended	SDRn	
75 - 80	16.30	16.38	16.25	16.17	16.68	15.85	15.93	15.81	15.72	0.83	0.75	0.87	0.96	Integral	SDRf	Possibly affected by trial pit. Affected by 1.8m diameter culvert. Invert level approximately 3.6m bgl. Culvert to be decommissioned and re-routed along northern site boundary. Excavation for culvert removal should be backfilled with approved consolidated granular fill for raft foundation.
81 - 83	16.29	16.36	16.35	16.32	16.66	15.84	15.91	15.90	15.87	0.82	0.75	0.76	0.79	Suspended	Rn	

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4) READY MIXED CONCRETE SPECIFICATION FOR FLOOR SLABS

All concrete mixes to be in accordance with BS 5328 and to be as listed below for all classes of sulphate and acid soil conditions in accordance with BRE Digest 363.

ALL CLASSES	Cast In Situ Suspended Slab On Damp Proof Membrane	Ground Supported Slab On Damp Proof Membrane		
	Main House and Garage	Main House		Garage
		Screed Finish	Float Finish	Tamped Finish
Designated Mix	RC35	GEN 1	GEN 2	GEN 3
Slump	75mm	75mm	75mm	75mm
Designed Mix				
Minimum Strength Grade	C35	C10	C15	C20
Nom. Agg. Size	20mm	20mm	20mm	20mm
Coarse Aggregate	BS 882 BS 1047	BS 882 BS 1047	BS 882 BS 1047	BS 882 BS 1047
Fine Aggregate	BS 882	BS 882	BS 882	BS 882
Cement Group	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b
Minimum Cement	300 kg/m³	210 kg/m³	210 kg/m³	220 kg/m³
Max. free water cement ratio	0.6	0.8	0.8	0.8
Slump	75mm	75mm	75mm	75mm

5a) READY MIXED CONCRETE SPECIFICATION FOR FOUNDATIONS IN NATURAL STRATA

All concrete mixes to be in accordance with BS 5328 and to be as listed below for Class 1 sulphate and acid soil conditions in accordance with BRE Digest 363.

CLASS 1	Unreinforced Strip Footing & Blinding	Unreinforced Trench Fill	Nominally Reinforced Foundation	Designed Reinforced Foundation
Designated Mix	GEN 1	GEN 1	GEN 1	RC35
Slump	75mm	125mm	75mm	75mm
Designed Mix				
Minimum Strength Grade	C10	C10	C10	C35
Nom. Agg. Size	20mm	20mm	20mm	20mm
Coarse Aggregate	BS 882 BS 1047	BS 882 BS 1047	BS 882 BS 1047	BS 882 BS 1047
Fine Aggregate	BS 882	BS 882	BS 882	BS 882
Cement Group	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b
Minimum Cement	210 kg/m³	210 kg/m³	210 kg/m³	300 kg/m³
Max. free water cement ratio	0.8	0.8	0.8	0.6
Slump	75mm	125mm	75mm	75mm

5b) READY MIXED CONCRETE SPECIFICATION FOR FOUNDATIONS IN FILL STRATA

All concrete mixes to be in accordance with BS 5328 and to be as listed below for Class 2 sulphate and acid soil conditions in accordance with BRE Digest 363.

CLASS 2	Unreinforced Strip Footing & Blinding	Unreinforced Trench Fill	Nominally Reinforced Foundation	Designed Reinforced Foundation
Designated Mix	FND 2	FND 2	FND 2	FND 2
Slump	75mm	125mm	75mm	75mm
Designed Mix				
Minimum Strength Grade	C10	C10	C10	C35
Nom. Agg. Size	20mm	20mm	20mm	20mm
Coarse Aggregate	BS 882 BS 1047	BS 882 BS 1047	BS 882 BS 1047	BS 882 BS 1047
Fine Aggregate	BS 882	BS 882	BS 882	BS 882
Cement Group	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b	1, 2 or 3 BS 5328 Part 1 Table 7b
Minimum Cement	BS 5328 Part 1 Table 7a Class 2	BS 5328 Part 1 Table 7a Class 2	BS 5328 Part 1 Table 7a Class 2	BS 5328 Part 1 Table 7a Class 2
Max. free water cement ratio	BS 5328 Part 1 Table 7a Class 2	BS 5328 Part 1 Table 7a Class 2	BS 5328 Part 1 Table 7a Class 2	BS 5328 Part 1 Table 7a Class 2
Slump	75mm	125mm	75mm	75mm

6) KEY

(All positions are approximate unless otherwise stated)

- Denotes surveyed position of trial pits excavated by Cooper Associates on 22 & 23 March 2000.
- Denotes position of trial pits excavated by Cooper Associates on 28 August 1998 and 12 January 2000 for adjacent site 1820a.
- Denotes existing buildings.
- Denotes former buildings. (Including possible remnant footings)
- Denotes suspected former hedgerow / infilled ditch.
- Surveyed course of Kirkby Brook taken from Cheshire Surveys, Land Surveyors, Survey Ref: 1033/1, dated 31 March 2000.
- SMH — Existing culverted 1800mm diameter concrete surface water pipeline and manholes.
- FMH — Existing 300mm diameter foul water sewer and manholes.
- Existing land drain.
- Former footpath.
- Location of possible pumping station.
- Denotes conjectured extent of Landfill site boundary.
- Site boundary.

7) GROUND FLOOR SLABS

Unless otherwise stated all ground floor slabs to be either cast in situ or precast suspended concrete floor slabs.

Ⓖ Denotes where cast in situ concrete ground-bearing floor slabs may be adopted.

Ⓘ Denotes where integral ground floor slab or precast suspended concrete slab needs to be adopted.

8) GAS PRECAUTION MEASURES

In accordance with the recommendations provided in Cooper Associates Detailed Site Investigation Report Ref. 2469dr, and with approval from The Environment Agency and Knowsley Metropolitan Borough Council all dwellings are to be provided with gas precaution measures to Characteristic Situation 2 within the foundation construction in accordance with the recommendations contained within CIRIA 149. Typical details to be found in Cooper Associates Detailed Site Investigation Report 2469dr.

9) HOUSE TYPE SCHEDULE

Bd	BEDFORD SEMI	2 No.
Bk	BUCKINGHAM	18 No.
	BUCKINGHAM DG	1 No.
Cb	CANTERBURY	17 No.
	CANTERBURY DG	2 No.
Hd	HERTFORD	17 No.
	HERTFORD DG	1 No.
Ws	WESTMINSTER	11 No.
R	RYLAND	18 No.
	RYLAND II	2 No.
A	ASHFIELD	13 No.
F1	APAR/T,TYPE 1	6 No.
F2	APAR/T,TYPE 2	4 No.
F3	APAR/T,TYPE 3	2 No.
	TOTAL	114 No.

UNLESS OTHERWISE STATED ALL FOUNDATIONS TO BE Rn NOMINALLY REINFORCED STRIP FOUNDATION

NOTES
1. Gables determined by viewing plots from the road side;
FLH - Front Left Hand,
RLH - Rear Left Hand,
RRH - Rear Right Hand
FRH - Front Right Hand.
2. Where slab levels differ between adjacent plots by 600mm or greater the provision of retaining walls between the plots is anticipated. To avoid imposing unnecessary loading on the wall, the foundation for the dwelling on the retained side may have to be deepened. This drawing does NOT take into consideration the potential influence on the foundation level of the anticipated retaining walls. Once retaining wall positions have been finalised the information may have to be reviewed and foundation depths amended to ensure than no footings are not subjected to any additional loadings.
3. In accordance with NHBC Standards, the above table has used 600mm depth to bearing strata as the cut off for determining whether a dwelling has a suspended or ground bearing floor slab.
4. The above table does not include an assessment of the proposed house drainage.
5. Slab levels were not finalised at the time of the plan preparation. Slab levels were assumed to be 300mm above highest ground levels at clients request.

Plot Ref	Existing Ground Level FLH (m)	RLH (m)	RRH (m)	FRH (m)	Proposed Slab Level (m)	Anticipated Formation Level FLH (m)	RLH (m)	RRH (m)	FRH (m)	Depth from Slab Level to Formation Level FLH (m)	RLH (m)	RRH (m)	FRH (m)	Anticipated Slab Requirements	Anticipated Foundation Requirements	Remarks
84	16.29	16.32	16.36	16.28	16.66	15.84	15.87	15.91	15.83	0.82	0.79	0.75	0.83	Suspended	Rn	
85	16.28	16.29	16.31	16.28	16.61	14.58	14.59	14.61	14.58	2.03	2.02	2.00	2.03	Suspended	TfTfpRs	Affected by soft to firm organic clay beneath sand stratum. Base of clay approximately 1.7m bgl.
86	16.25	16.27	16.30	16.26	16.60	14.55	14.57	14.60	14.56	2.05	2.03	2.00	2.04	Suspended	TfTfpRs	Possibly affected by trial pit along rear elevation. Affected by soft to firm organic clay beneath sand stratum. Base of clay approximately 1.7m bgl.
87	16.26	16.25	16.26	16.24	16.56	14.56	14.55	14.56	14.54	2.00	2.01	2.00	2.02	Suspended	TfTfpRs	Affected by soft to firm organic clay beneath sand stratum. Base of clay approximately 1.7m bgl.
88	16.30	16.30	16.26	16.27	16.60	15.85	15.85	15.85	15.85	0.75	0.75	0.75	0.75	Groundbearing	Rn	Possibly affected by soft to firm organic clay beneath sand stratum. Base of clay approximately 1.7m bgl.
89	16.28	16.32	16.31	16.29	16.62	15.87	15.87	15.87	15.87	0.75	0.75	0.75	0.75	Groundbearing	Rn	
90	16.14	16.41	16.36	16.37	16.71	13.74	15.96	15.96	13.97	2.97	0.75	0.75	2.74	Suspended	TfTfpRs	Possibly affected by trial pits. Affected by trench backfill to 300mm diameter sewer along front elevation. Footing need to be overdeepened to approximately 2.4m bgl. Affected by trench backfill to 300mm diameter land drain at an invert level of approximately 1.65m in front left hand corner.
91	16.34	16.34	16.35	16.37	16.67	13.94	15.92	15.92	13.97	2.73	0.75	0.75	2.70	Suspended	TfTfpRs	Possibly affected by trench backfill to 300mm diameter sewer along front elevation. Footing may need to be overdeepened to approximately 2.4m bgl
92	16.38	16.34	16.33	16.41	16.71	15.96	15.94	15.93	15.96	0.75	0.77	0.76	0.75	Suspended	Rn	
93 - 95	16.33	16.38	16.27	16.32	16.68	15.53	15.63	15.53	15.62	1.15	1.05	1.11	1.06	Suspended	Rn	Possibly affected by former ditch/hedgerow
96	16.23	16.24	16.12	16.10	16.54	15.53	15.54	15.42	15.40	1.01	1.00	1.12	1.14	Suspended	Rn	
97	16.10	16.12	16.00	15.98	16.42	15.20	15.22	15.10	15.08	1.22	1.20	1.32	1.34	Suspended	TfTfpRs	Affected by existing council depot building along left gable to plot 97. Possibly affected by former backfilled ditches/hedgerow. Possibly affected by former building in rear left hand corner of plot 97.
98	16.36	16.38	16.40	16.40	16.70	15.95	15.95	15.95	15.95	0.75	0.75	0.75	0.75	Groundbearing	Rn	
99	16.32	16.34	16.37	16.35	16.67	15.92	15.92	15.92	15.92	0.75	0.75	0.75	0.75	Groundbearing	Rn	
100	16.27	16.30	16.33	16.31	16.60	15.85	15.85	15.85	15.85	0.75	0.75	0.75	0.75	Groundbearing	Rn	
101	16.24	16.25	16.28	16.26	16.58	15.83	15.83	15.83	15.83	0.75	0.75	0.75	0.75	Groundbearing	Rn	
102	16.29	16.24	16.23	16.26	16.59	15.84	15.79	15.78	15.81	0.75	0.80	0.81	0.78	Suspended	Rn	
103	16.28	16.22	16.23	16.31	16.61	12.83	15.77	15.78	15.86	0.78	0.84	0.83	0.75	Suspended	Rn	Possibly affected by trial pit
104	16.26	16.29	16.26	16.24	16.59	15.84	15.84	15.84	15.84	0.75	0.75	0.75	0.75	Groundbearing	Rn	
105	16.25	16.26	16.29	16.26	16.59	15.84	15.84	15.84	15.84	0.75	0.75	0.75	0.75	Groundbearing	Rn	
106	16.20	16.22	16.26	16.24	16.56	15.81	15.81	15.81	15.81	0.75	0.75	0.75	0.75	Groundbearing	Rn	
107	16.11	16.17	16.21	16.18	16.51	15.76	15.76	15.76	15.76	0.75	0.75	0.75	0.75	Groundbearing	Rn	
108	16.06	16.08	16.01	15.95	16.38	15.63	15.63	15.63	15.63	0.75	0.75	0.75	0.75	Groundbearing	Rn	
109	16.11	16.16	16.10	16.08	16.46	15.71	15.71	15.71	15.71	0.75	0.75	0.75	0.75	Groundbearing	Rn	
110	16.17	16.21	16.17	16.12	16.51	15.76	15.76	15.76	15.76	0.75	0.75	0.75	0.75	Groundbearing	Rn	
111	16.19	16.28	16.30	16.21	16.60	15.79	15.85	15.85	15.81	0.81	0.75	0.75	0.79	Suspended	Rn	
112	16.29	16.30	16.29	16.21	16.60	15.85	15.85	15.85	15.81	0.75	0.75	0.75	0.79	Suspended	Rn	
113	16.36	16.39	16.32	16.31	16.69	15.94	15.94	15.92	15.91	0.75	0.75	0.77	0.78	Suspended	Rn	
114	16.45	16.39	16.41	16.39	16.75	16.00	15.99	16.00	15.99	0.75	0.85	0.75	0.76	Suspended	Rn	Possibly affected by trial pit
115	16.14	16.39	16.41	16.45	16.75	15.74	15.99	16.00	16.00	1.01	0.76	0.75	0.75	Suspended	Rn	



NOTES
1. This drawing to be read in conjunction with the following:-
a) Cooper Associates Site Investigation Report Reference 2469dr.
2. The foundation types indicated are based upon the facts established from observations and field tests during the trial pit investigations. It should be recognised that natural strata may vary considerably from point to point and the groundwater regime may be influenced by seasonal or other factors. The foundation types indicated are therefore for 'GUIDANCE PURPOSES ONLY" and should be constantly reviewed in the light of the actual conditions exposed on site during the construction work.
3. Trees or hedgerows which are to be planted must be considered. No allowance has been made for them on this drawing as it is assumed that any proposed trees and or hedgerows will be sited to avoid affecting any proposed dwelling foundation.
4. The shrinkability of the cohesive soil strata on this site has been determined as MEDIUM in accordance with NHBC Standards Chapter 4.2.
5. Where necessary foundations should be stepped in accordance with current NHBC recommendations.
6. Where a capping material is required in note 1a) above, as a clean cover to Public Open Spaces and rear gardens, the developer should ensure that the material utilised is certified as inert to ICRCL guidelines prior to deposition on site. It is recommended that further 'spot check' samples are obtained and tested at regular intervals during the course of the works to ensure the quality of the materials being supplied.

CDM HIGH RISK ASSESSMENT
FOR ALL RISKS REFER TO McLEAN HOMES NORTH WEST AND CHESHIRE LTD. DESIGN RISK ASSESSMENT PACKAGE

This drawing is to be read in conjunction with McLean Homes Planning Layout Drawing No. 294 / PL01 dated January 2002.

McLEAN HOMES NORTH WEST AND CHESHIRE ASHDOWN DOWNS PHASE 1 DEVELOPMET

FOR GUIDANCE PURPOSES ONLY

SCALEBAR(M) 0 5 10 15 20 25 30 35 40 45 50

Cooper Associates
Chartered Consulting Engineers
Civil • Structural • Geotechnical • Environmental
Park House, Lower Bridge Street, Chester, CH1 1RS.
Tel: 01244 348787 (Fax: 348788) Email: admin@coopers.demon.co.uk

Client: McLEAN HOMES
McLean Homes North West and Cheshire Ltd. Lichfield House, Gadbrook Park, Rudheath, Northwich, Cheshire. CW9 7RF. DX701674 NORTHWICH 2
Telephone: (01606) 815300 Fax: (01606) 351551

Project: The Bracknell Centre, Bracknell Avenue, Kirkby.

Title: FOUNDATION PLAN

| DRAWING NUMBER | SC

McLEAN HOMES

BROOKHAVEN KIRKBY

KIRKBY BROOK

Easements

ROAD No.1

ROAD No.2

ROAD No.3

ROAD No.4

ROAD No.5

ROAD No.6

REVISED AREA

PROPOSED FOOTPATH LINK

EXISTING COTTAGES

ASHTON DOWNS PHASE I

Site of foul water pumping station

DENSE BUSHES/ SMALL TREES

Standard sales centre double garage to be constructed as part of show area.
Additional 3rd garage to be constructed in conjunction with plots 93-95.
3 garage block to eventually serve plots 93-95.

Proposed Foootpath link

AMENDED

LEGEND:

- c/b/f — 1.8m high Timber close boarded fence with timber posts (drawing ref: D33)
- s/t — 2.5m high Acoustic screening
- t/f — 1.8m high timber close board fence with 300mm trellis to top (drwg ref: D31)
- d/w/f — 1.8m high Dwarf wall with brick piers and timber infill panels (drwg ref: D35)
- p — 900mm high angled topped timber pallisade fence.(drawing ref:D30)
- Drive fall towards the house & and drainage channel shown
- Trees to be felled
- Trees shown thus to remain
- Footpath diversion
- Easement
- Grassed area by developer
- Shared drives shown thus.
- Paving slabs shown thus - Refer to detail
- Proposed conservatory shown Dotted - refer to details

REFER TO LANDSCAPING LAYOUT FOR EXACT DESIGN/DETAILS OF ALL PLOT PLANTING

ALL DRIVES TO BE MIN. 5.7m WIDE AND MIN 5.5m LONG

HOUSETYPE RANGE

County Range

HOUSETYPE SCHEDULE

BUCKINGHAM	19 No.
CANTERBURY	17 No.
CANTERBURY DG	2 No.
HERTFORD	16 No.
HERTFORD DG	1 No.
WESTMINSTER	11 No.
KENSINGTON DDG	1 No.
BEDFORD SEMI	4 No.
RYLAND SDG	2 No.
ASHFIELD SDG	1 No.
Plot 93,94 & 95	
RYLAND	14 No.
RYLAND II	2 No.
ASHFIELD	11 No.
APAR/T,TYPE F1	2 No.
APAR/T,TYPE F2	4 No.
APAR/T,TYPE F3	6 No.
NO NUMBER PLOT 13 & 81	
TOTAL	113 No.

Revisions

A) APO-17/04/02- External boundary amended to define 8m strip between development and kirkby brook. Footpath diversion amended to LA requirements, site renamed 'BROOKHAVEN'. Note added to confirm all Ryland & Ashfields have communal key gates to communal access ways.
B) APO 06/05/02- Plot Boundary to plots 48, 51, 54, 55, 68 & 69-74 now shown over easement. Text added to confirm easement location.
C) APO 10/07/02- Plot 40 house type amended to a Kensington ddg. Road layout amended and house type schedule also amended. Surface water easement now shown on layout.
D) APO 22/07/02- Road numbers added. Plot 81 omitted plots 82 & 83 substituted to a Bedford semi. House type schedule amended, repositioned garage to plots 93,94 & 95. Boundary amended to plots 90 & 93.

App No 02/00114/REM
Date Rec'd 24/7/02
Date Val'd 12/2/02

AMENDED

APPROVED UNDER PLANNING ACTS

Project
'BROOKHAVEN'
KIRKBY

Drawing
PLANNING LAYOUT

Project drawing no.	Scales:	Drawn by	Date:
294 / PL 01	1:500	APO	01/02

Rev's A B C D

McLEAN HOMES
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ASHTON DOWNS
PHASE II
KIRKBY

KIRKBY BROOK

REVISED AREA

ASHTON DOWNS PHASE I

EXISTING COTTAGES

Site of foul water pumping station

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

Standard sales centre double garage to be constructed as part of show area.
Additional 3rd garage to be constructed in conjunction with plots 93-95.
3 garage block to eventually serve plots 93-95.

N W E S

LEGEND:

- d/w/f — 1.8m high Timber close boarded fence with timber posts (drawing ref: D33)
- s/f — 2.5m high Acoustic screening
- t/f — 1.8m high timber close board fence with 300mm trellis to top (drwg ref: D31)
- d/w/f — 1.8m high Dwarf wall with brick piers and timber infill panels (drwg ref: D35)
- p — 900mm high angled topped timber pallisade fence.(drawing ref:D30)
- Drive fall towards the house & and drainage channel shown
- Trees to be felled
- Trees shown thus to remain
- Grassed area by developer
- Shared drives shown thus.
- Paving slabs shown thus - Refer to detail
- Proposed conservatory shown Dotted - refer to details

REFER TO LANDSCAPING LAYOUT FOR EXACT DESIGN/DETAILS OF ALL PLOT PLANTING

ALL DRIVES TO BE MIN. 5.7m WIDE AND MIN 5.5m LONG

HOUSETYPE RANGE

County Range

Revisions

HOUSETYPE SCHEDULE

BUCKINGHAM		19 No.
CANTERBURY		17 No.
CANTERBURY DG		3 No.
HERTFORD		16 No.
HERTFORD DG		1 No.
WESTMINSTER		11 No.
BEDFORD SEMI		2 No.
RYLAND SDG		2 No.
ASHFIELD SDG	Plot 93,94 & 95	1 No.
RYLAND		16 No.
RYLAND H		2 No.
ASHFIELD		12 No.
APAR/T,TYPE F1		2 No.
APAR/T,TYPE F2		4 No.
APAR/T,TYPE F3		6 No.
TOTAL		114 No.

APPLICATION APPROVED UNDER PLANNING ACTS
DATE RECEIVED 12 FEB 2002

Project: BROOK COTTAGES
KIRKBY

Drawing: PLANNING LAYOUT

DATE VALID 12 FEB 2002

Project drawing no.	Scales:	Drawn by	Date:
294/PL/01	1:500	APO	01/02
Rev's			

McLEAN HOMES
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Telephone: (01606) 815300 Fax : (01606) 351551

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ASHTON DOWNS
PHASE II
KIRKBY

KIRKBY BROOK

REMOVED AREA

ASHTON DOWNS PHASE I

EXISTING COTTAGES

Site of foul water pumping station

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

Standard sales centre double garage to be constructed as part of show area.
Additional 3rd garage to be constructed in conjunction with plots 93-95.
3 garage block to eventually serve plots 93-95.

N
W E
S

LEGEND:

- c/b/f — 1.8m high Timber close boarded fence with timber posts (drawing ref: D33)
- a/f — 2.5m high Acoustic screening
- t/f — 1.8m high timber close board fence with 300mm trellis to top (drwg ref. D31)
- d/w/f — 1.8m high Dwarf wall with brick piers and timber infill panels (drwg ref: D35)
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- Trees to be felled
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- Shared drives shown thus.
- Paving slabs shown thus - Refer to detail
- Proposed conservatory shown Dotted - refer to details

REFER TO LANDSCAPING LAYOUT FOR EXACT DESIGN/DETAILS OF ALL PLOT PLANTING

ALL DRIVES TO BE MIN. 5.7m WIDE AND MIN 5.5m LONG

HOUSETYPE RANGE

County Range

HOUSETYPE SCHEDULE

BK	BUCKINGHAM	19 No.
Cb	CANTERBURY CANTERBURY DG	17 No. 3 No.
HH	HERTFORD HERTFORD DG	16 No. 1 No.
WS	WESTMINSTER	11 No.
BS	BEDFORD SEMI	2 No.
	RYLAND SDG ASHFIELD SDG Plot 93,94 & 95	2 No. 1 No.
	RYLAND RYLAND II ASHFIELD	16 No. 2 No. 12 No.
	APAR/T,TYPE F1 APAR/T,TYPE F2 APAR/T,TYPE F3	2 No. 4 No. 6 No.
	TOTAL	114 No.

Revisions

APPROVED UNDER PLANNING ACTS
12 FEB 2002
DATE RECEIVED
LITTLE BROOK COTTAGES
KIRKBY
12 FEB 2002
DATE VALID
Drawing
PLANNING LAYOUT - Slab Levels

Project drawing no.	Scales:	Drawn by	Date:
294 / PL 01 Slab-Levels	1:500	APO	01/02
Rev's			

McLEAN HOMES
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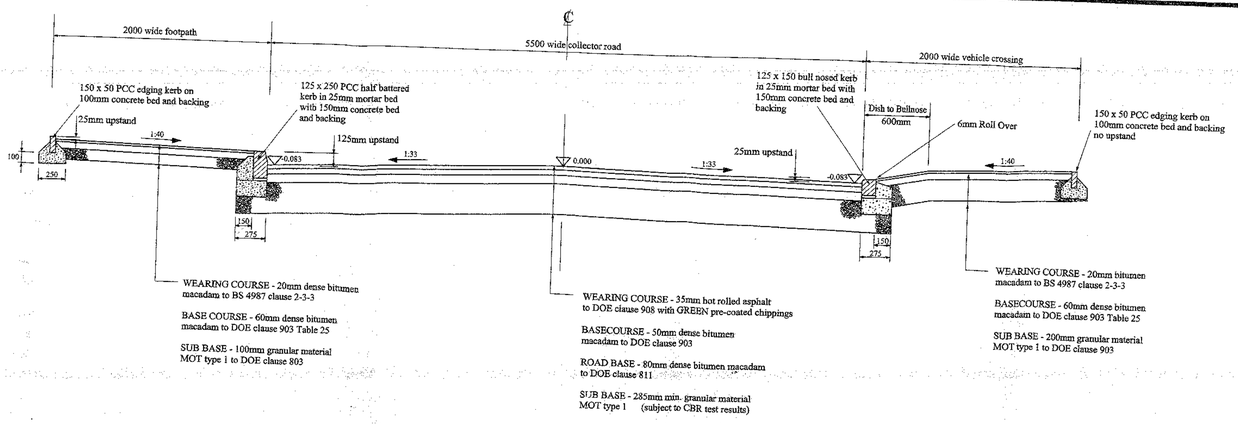
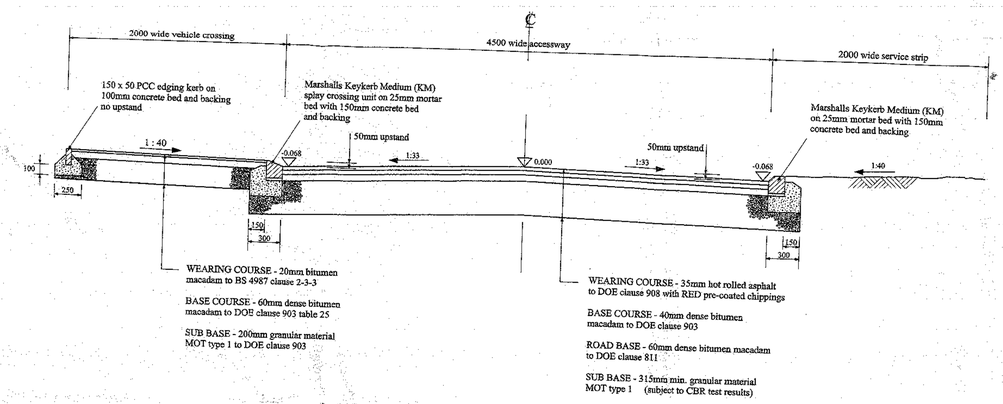
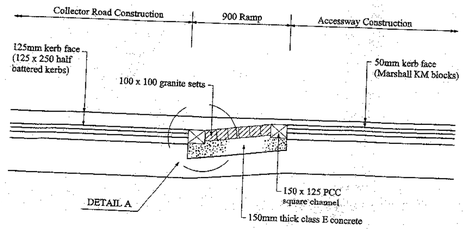


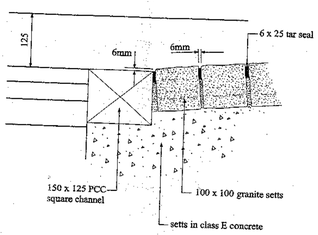
TYPICAL SECTION THROUGH COLLECTOR ROAD (Road No.s 1 and 2)
Scale 1:20



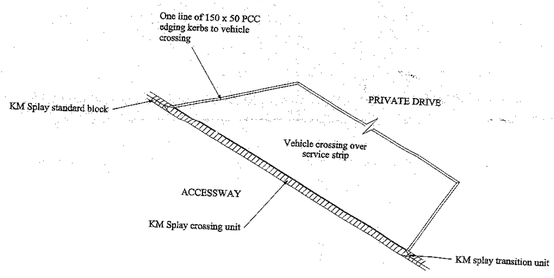
TYPICAL SECTION THROUGH ACCESSWAY (Road No.s 3 and 4)
Scale 1:20



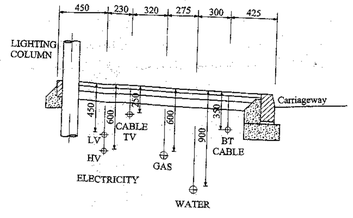
TYPICAL SECTION THROUGH RUMBLE STRIP
Scale 1:20



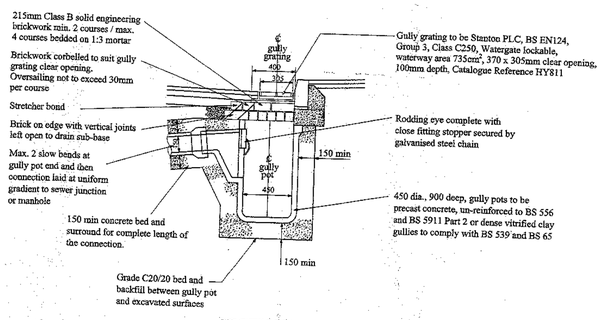
DETAIL A
Scale 1:5



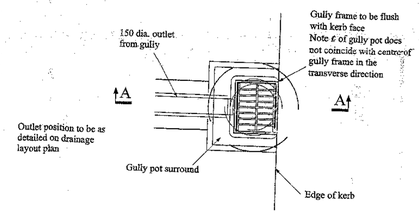
VEHICLE CROSSING OVER SERVICE STRIP
Scale 1:50



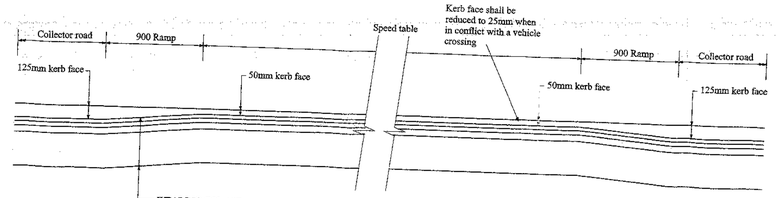
LOCATION OF SERVICES UNDER FOOTPATHS
TYPICAL DETAIL
Scale 1:20

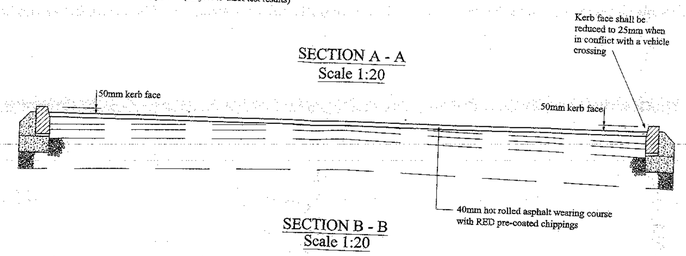


SECTION A-A



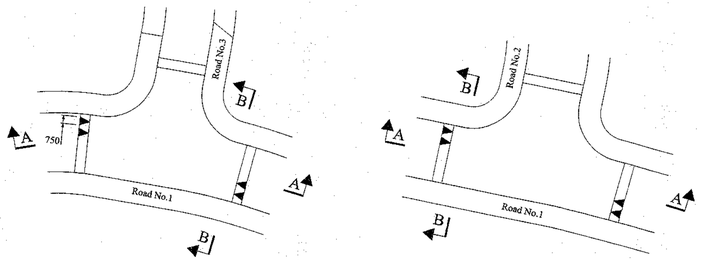
PLAN
ROAD GULLY DETAIL
Scale 1:20





SECTION A - A
Scale 1:20

SECTION B - B
Scale 1:20



PLAN

SPEED TABLE
Scale 1:200

McLEAN MH HOMES

NOTES

1. All dimensions are in millimetres unless shown otherwise.
2. All works to comply with Knowsley Borough Council specification.
3. All highway works to be designed and constructed in accordance with Cheshire Design Aid "Roads - Housing" (2nd Edition, September 1988).
4. All imported material used to build upto the underside of road sub-base in Roads 1 & 6 should be 6SF or similar approved.
5. Concrete for all uses to be Class C20P.

revisions

App No : 02/00098/REM
Date Rec'd: 26/3/02
Date Valid: 12/2/02

project
BEWLEY DRIVE/BRACKNELL AVENUE
KIRKBY

APPROVED UNDER PLANNING ACTS

drawing
Typical Road Details

project drawing no.	scales:	drawn by	date:
294/E6	As shown	APC	02/02

revisions: Rev's

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Lichfield House, Goldbrook Park, Rudheath, Northwich, Cheshire. CW9 7RS
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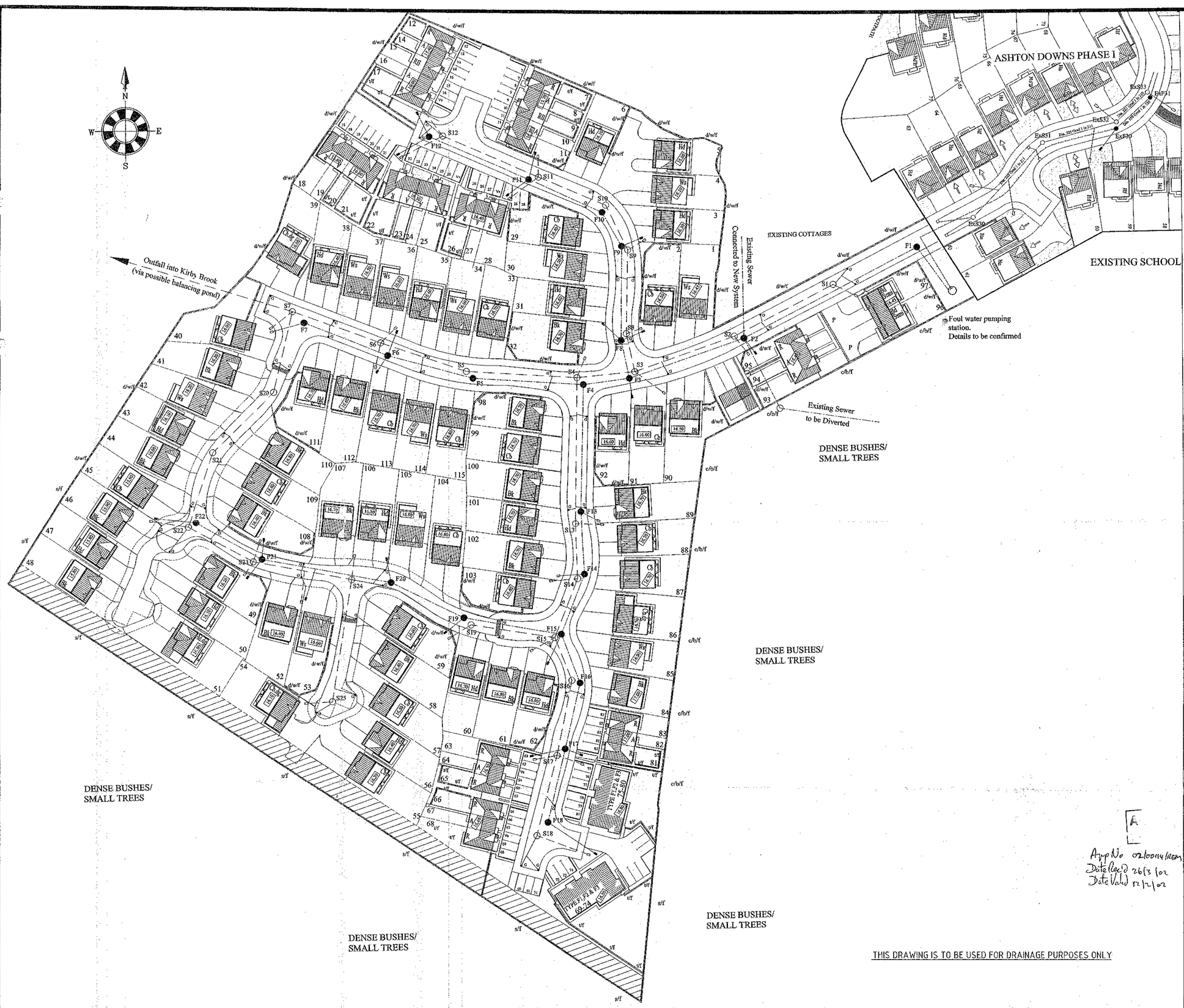
Fax : 01606 48975



McLEAN MH HOMES

NOTES

1. All dimensions are in metres unless otherwise stated.
2. All adoptable sewers and associated works are to comply fully with the 'Sewers for Adoption' 5th Edition.
3. All highway works to be to adoptable standards and to fully comply with the Local Authority Guidelines.
4. All private drainage works are to comply fully with 'Part H' of the 'Building Regulations'.
5. All existing drainage to be checked on site by the Contractor before the start of any Works. Any discrepancies shall be notified to the Engineer.
6. All Levels are based on topographical information provided by others.
7. All materials to bear the relevant BS Kitemark and fully comply with the specification.

- Existing Surface Water Sewer
- Existing Foul Water Sewer
- Proposed Surface Water Sewer
- Proposed Foul Water Sewer
- Proposed Foul Water Rising Main
- Surface Water Drag Out Point
- Foul Water Drag Out Point
- Gully and Connection

revisions

project

BEWLEY DRIVE/BRACKNELL AVENUE
KIRKBY

drawing

Drainage Layout

APPROVED UNDER PLANNING ACTS

App No 02/00014/REM
Date Rec'd 26/3/02
Date Valid 12/4/02

project drawing no.	scales:	drawn by	date:
294/E3	1:500	APC	02/02

revisions: Rev's

THIS DRAWING IS TO BE USED FOR DRAINAGE PURPOSES ONLY

McLEAN HOMES North West and Cheshire Ltd.
Lichfield House, Gadbrook Park, Rudheath, Northwich, Cheshire. CW9 7RF
Tel : 01606 815300 Fax : 01606 40276

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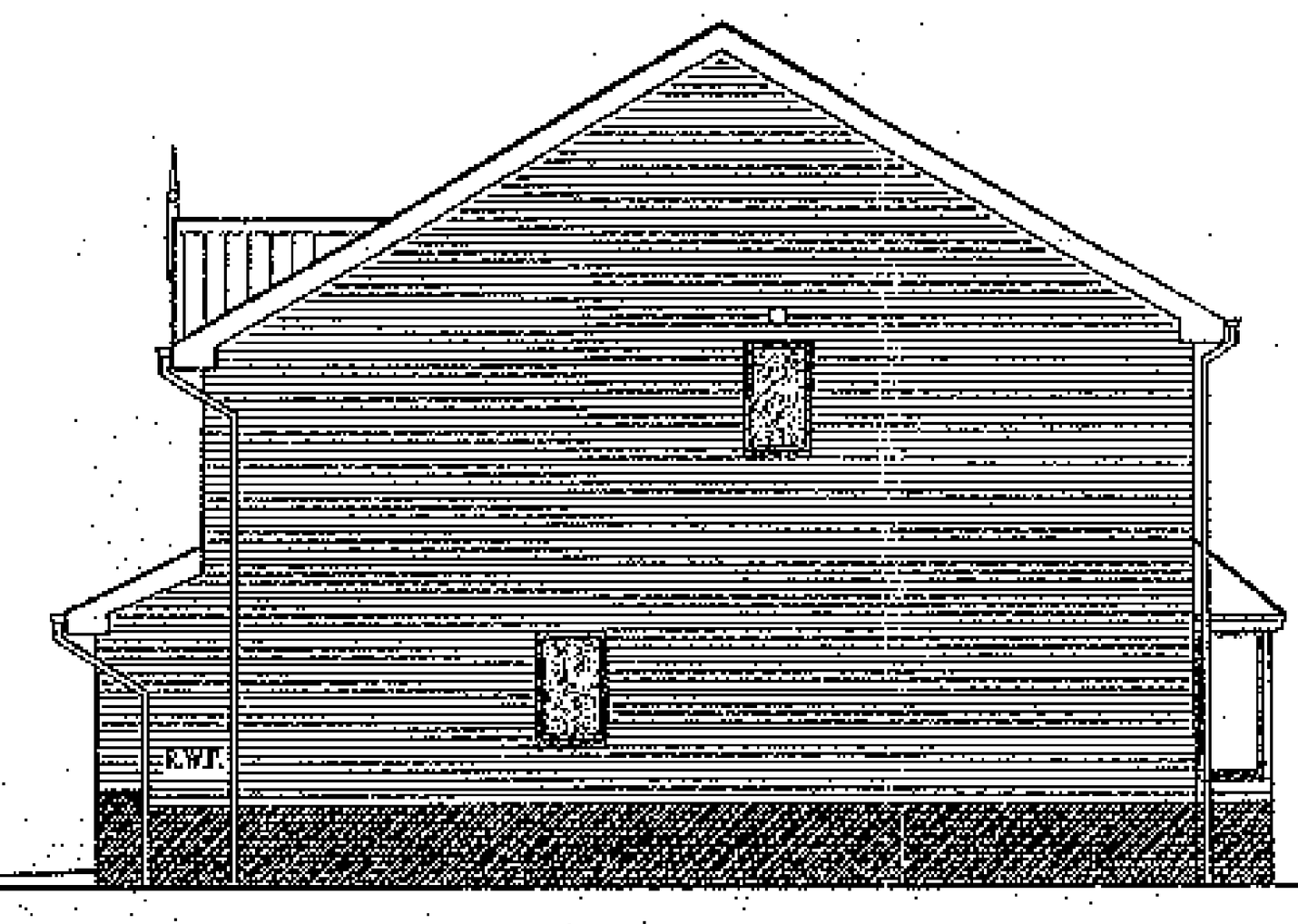
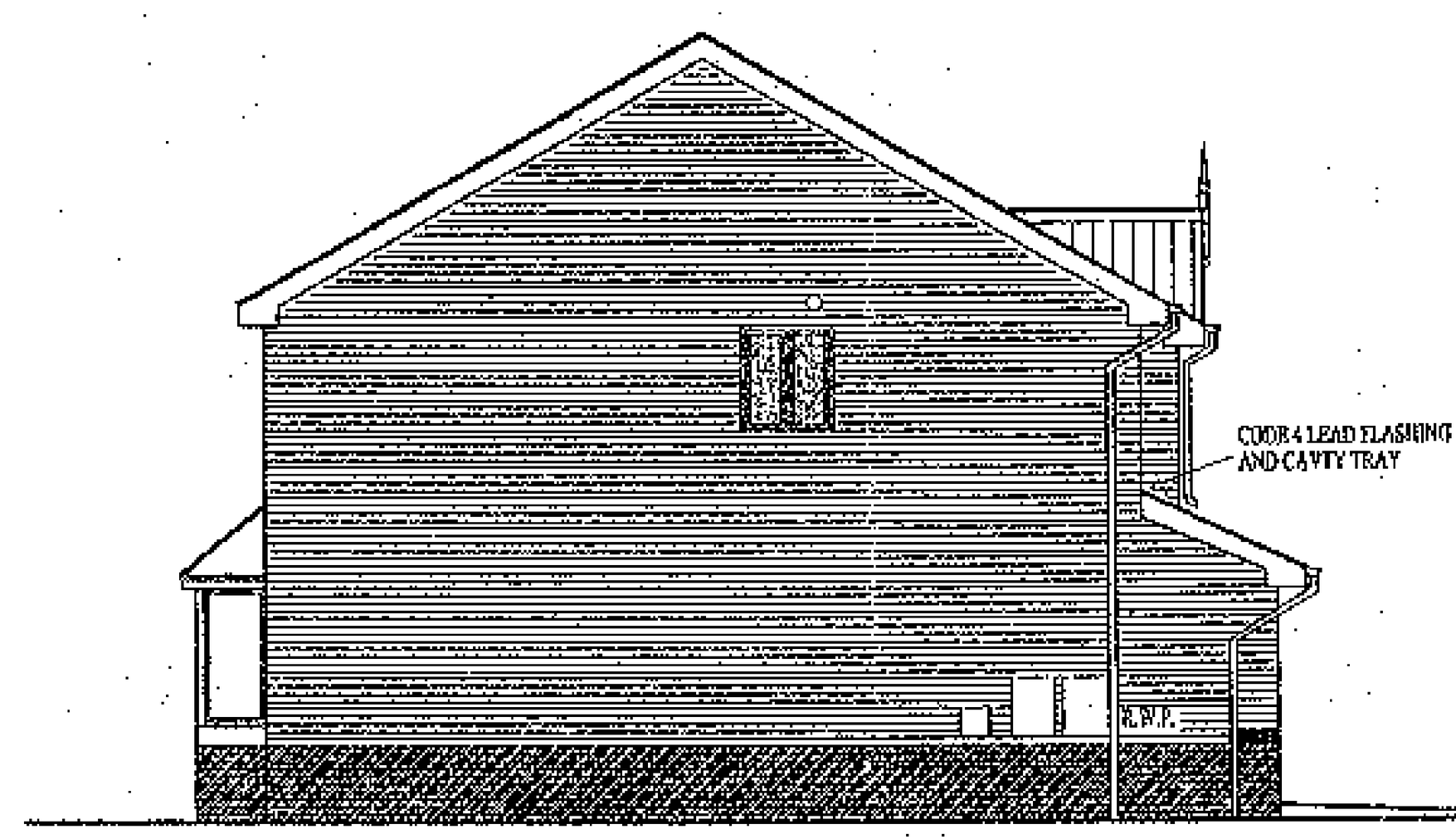
WINDOWS TO FRONT ELEVATION TO HAVE LEAD MARGINAL BARS



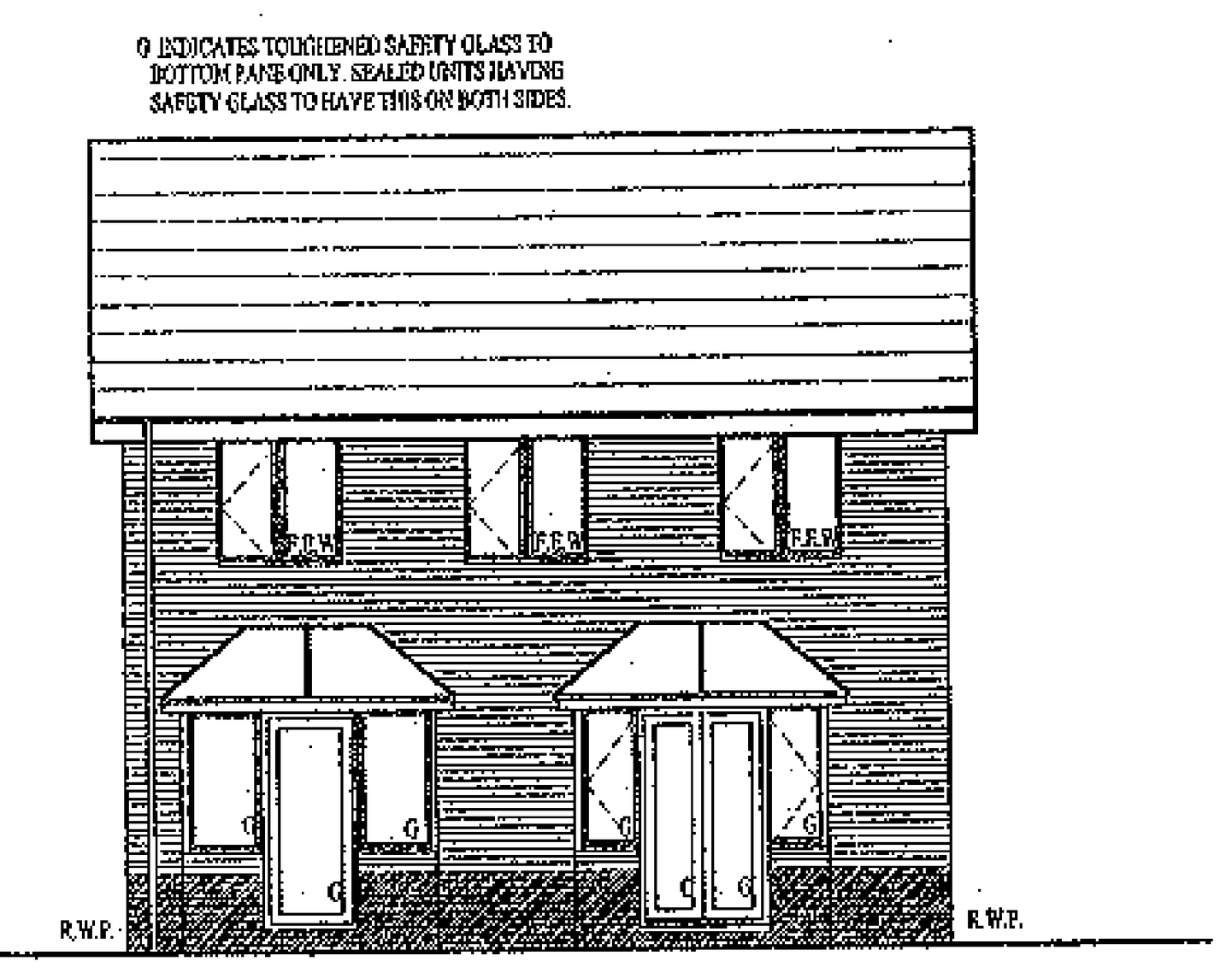
FRONT ELEVATION



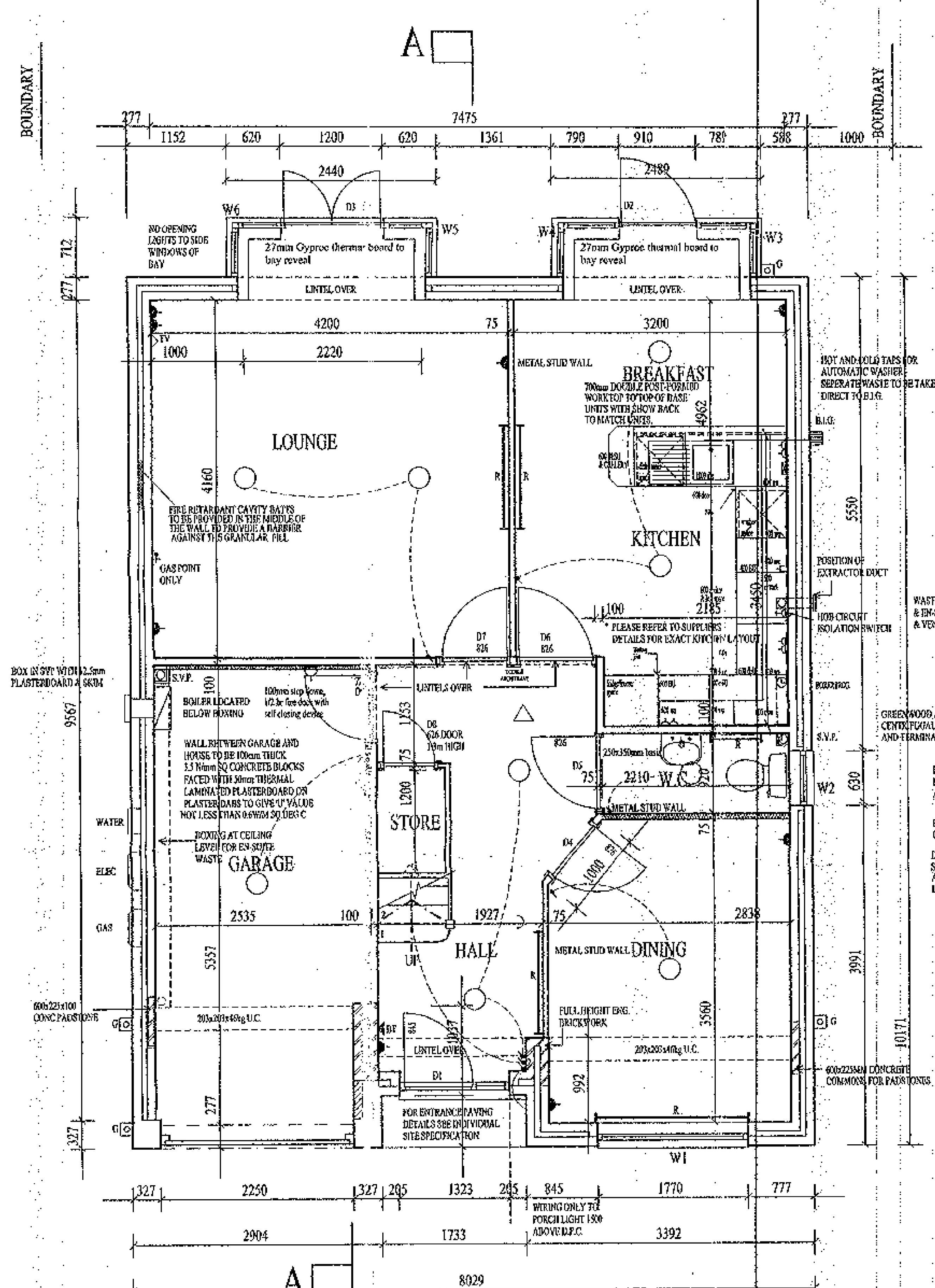
SIDE ELEVATION



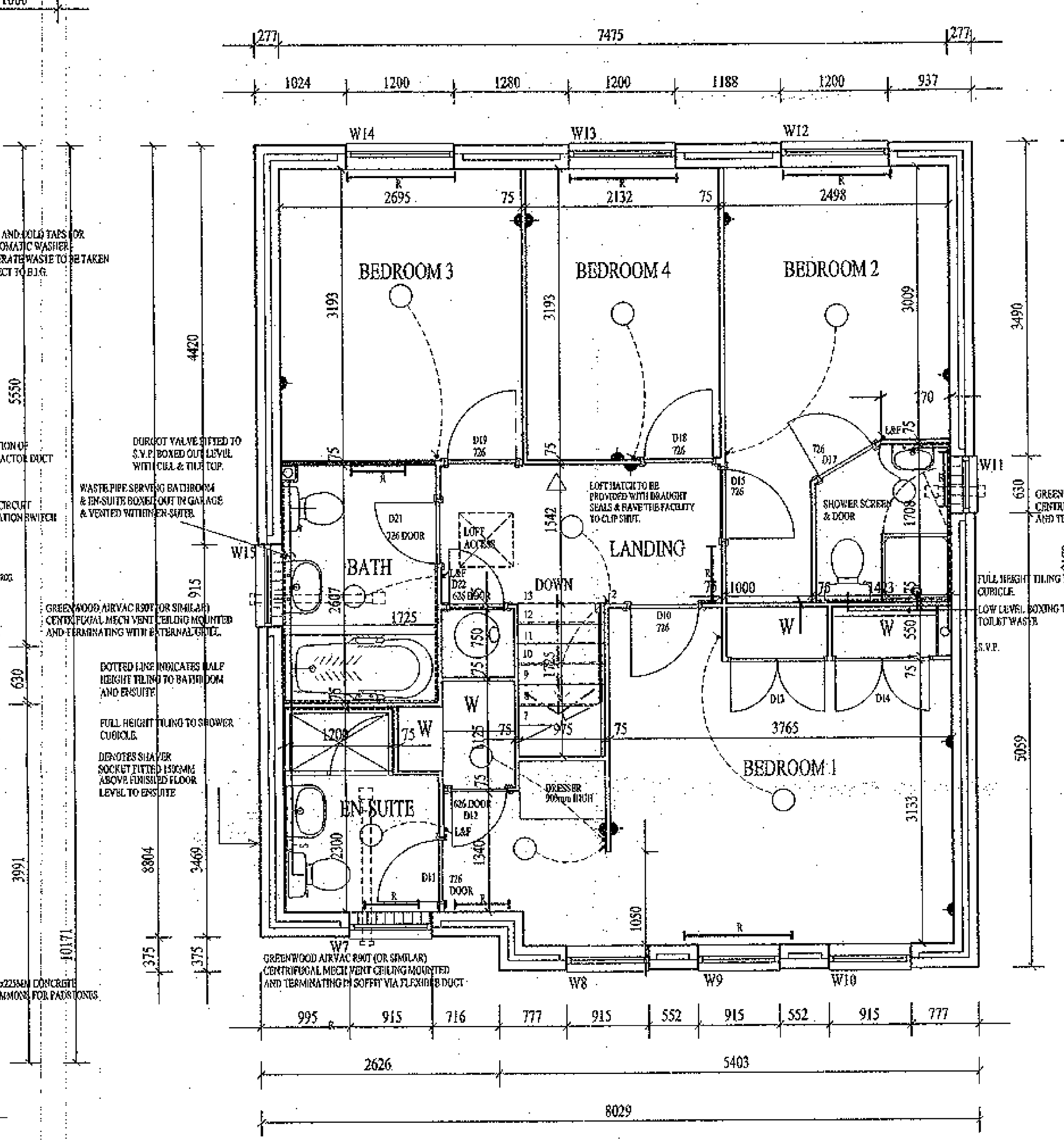
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Electrical Key

- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. ariel point
- Cooker control plus 13amp socket
- High level switched spur for appliances with connector unit
- Ceiling fitting
- Smoke Alarm
- Appliance control panel
- Shaver Socket

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.

SCHEDULE OF WINDOWS EXTERNAL DOOR AND LINTELS

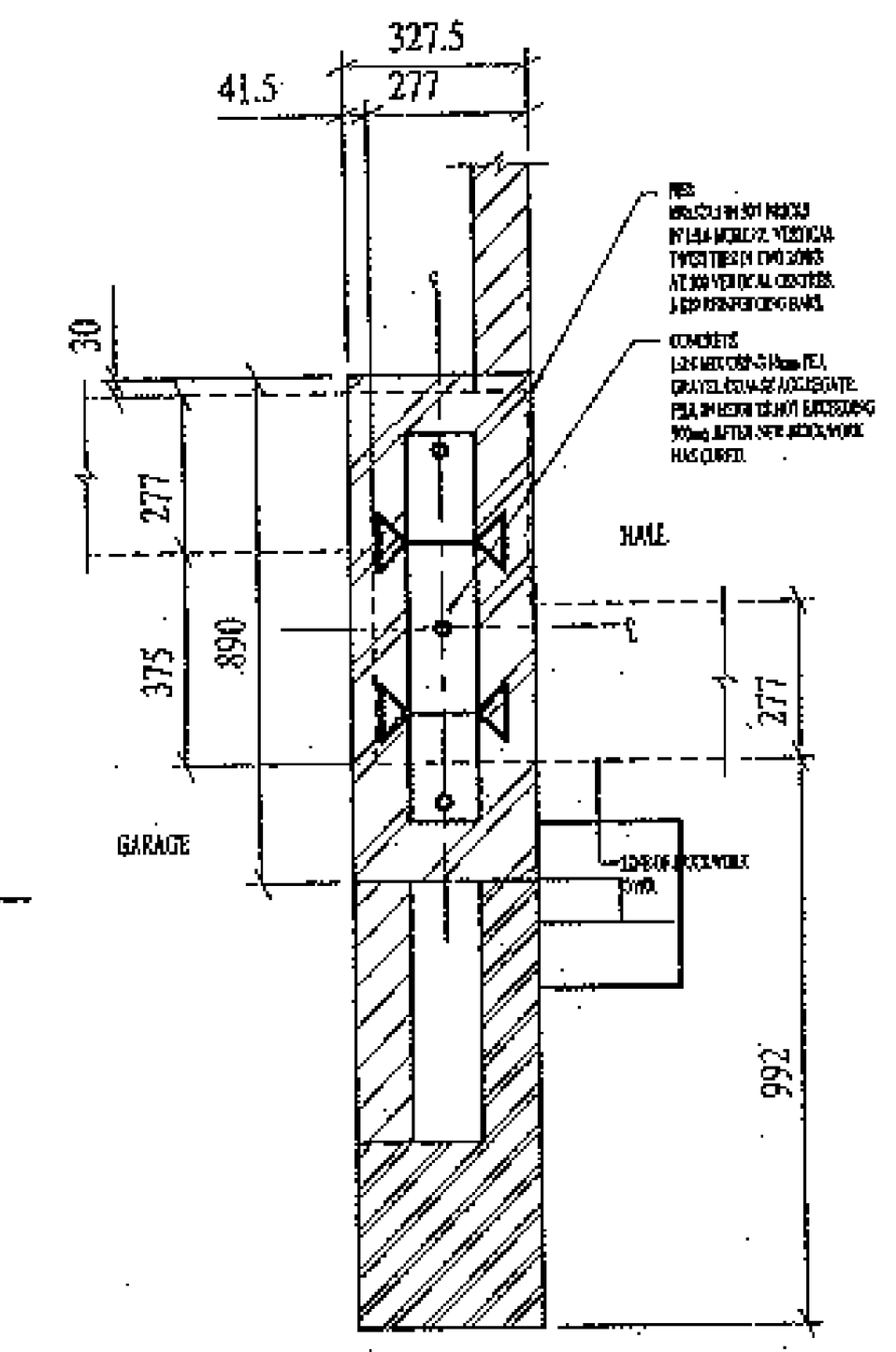
No.	SIZE OF WINDOW		VENT	LINTEL
W1	1770 x 1350		8000	CN45E
W2	630 x 1050		4000	CN3E
W3	*		8000	CN3E
W4	*		8000	CJ3F
W5	*		8000	CN45E
W6	*		8000	CJ3E
W7	915 x 1200		8000	CN45E
W8	915 x 1200		8000	CN45E
W9	915 x 1200	F.E.W.	8000	CN3E
W10	915 x 1200		8000	CN45E
W11	630 x 1050		4000	CN3E
W12	1200 X 1200	F.E.W.	8000	CN45E
W13	1200 x 1200	F.E.W.	8000	CN45E
W14	1200 x 1200	F.E.W.	8000	CN45E
W15	915 x 1050		4000	CN36
DOOR No	DOOR TYPE			LINTEL
D1				*
D2				*
D3				*
D6			COMBINED	CN5X
D7				

NOTE:
ALL ELEMENTS OF STRUCTURE TO PROVIDE A MIN. 30 MINUTES OF FIRE RESISTANCE
ALL WINDOWS TO BE DOUBLE GLAZED
ALL GLAZING TO FULLY COMPLY WITH Part N OF THE BUILDING REGULATIONS

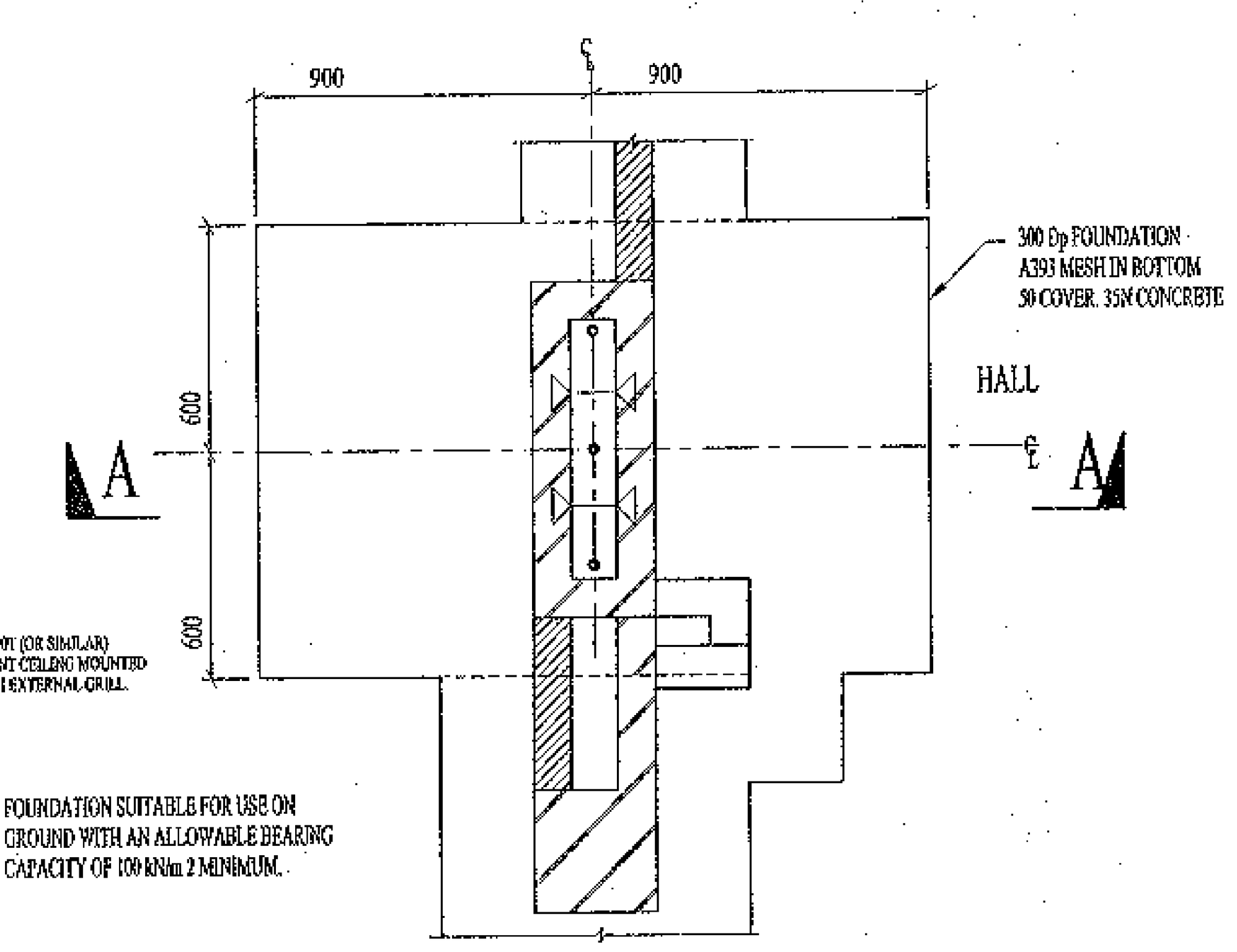
FIGURES UNDER VENT DENOTES MIN SQ MM OF PERMANENT VENTILATION TO BE PROVIDED BY TRICKLE VENTS
ALL WINDOW REVEALS TO HAVE INSULATED CAVITY CLOSERS

ALL FIRE AND CABLE HOLES TO BE FULLY SEALED

F.E.W. DENOTES FIRE ESCAPE WINDOWS THE EXCACT STYLE MAY VARY - PLEASE REFER TO INDIVIDUAL SUPPLIERS DETAILS.

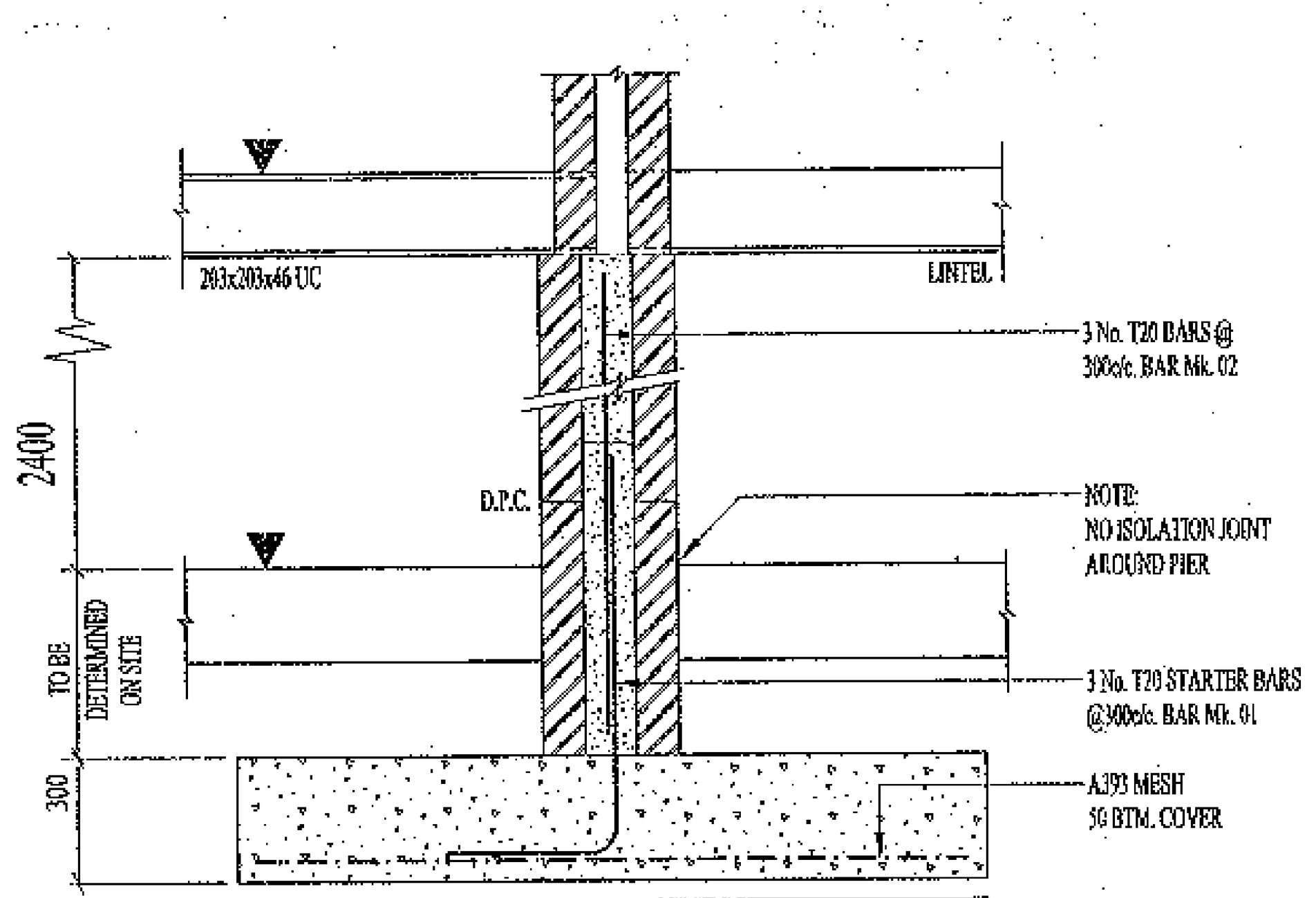


PLAN OF REINFORCED PIER ALONGSIDE FRONT DOOR
SCALE 1:20



FOUNDATION SUITABLE FOR USE ON GROUND WITH AN ALLOWABLE BEARING CAPACITY OF 100 kN/m 2 MINIMUM.

FOUNDATION PLAN
SCALE 1:20



SECTION A-A
SCALE 1:20

FOUNDATIONS

Generally to be standard strip footings 600mm (and 450mm) wide x 150mm thick concrete (C10P). Laid to a depth of 750mm in granular soils and 900mm in clay soils. Where ground condition dictate, specialist foundations apply. See structural engineers details.

WALLS BELOW D.P.C.

To be cavity constructed comprising of two leaves of 100mm thick dense concrete blockwork or class B engineering brickwork. Blockwork and mortar to be sulphate resisting where ground conditions dictate. Cavities to be filled with weak mix concrete to 225mm below ground level. Single leaf walls below D.P.C. to be min. 100mm thick dense concrete blockwork or class B engineering bricks. Outer leaf of cavity walls from one course below ground level to D.P.C to be in facing brickwork.

GROUND FLOORS

100mm thick concrete slab (C20P) with power float finish on an insulation layer (to an approved manufacturer) to achieve a 'U' value that does not exceed 0.45W/msq deg. C. Insulation to be turned up the sides of slab at perimeters. Lay 1200 gauge D.P.M. turned up at edges to form continuous seal with horizontal D.P.C. on 50mm sand blinding on nom. 125mm clean, inert sulphate free well, consolidated hardcore. Where ground conditions dictate, specialist designed floor slabs apply- see structural engineers details. Suspended floor slabs to be used where fills exceed 600mm. See structural engineers detail drawings.

EXTERNAL WALLS

To be 277mm wide cavity walling comprising outleaf of 102.5mm facing brickwork 75mm wide cavity filled with 'Styrofil' dry granulated insulation agreement cert no 08/2003. Inner leaf to be 100mm thick 3.5N/mm load bearing insulating blockwork (Ensor Cellular nodulite thermal blocks or similar having 'K' value 0.3/W/Mc). Walls to be dry lined internally with 9.5mm plasterboard on dabs with 3mm plaster skim finish 'U' value of construction not exceed 0.45V/m C.

Horizontal D.P.C's to be 2000g. Hyload or similar and to be min. 150mm above ground level. Wall ties to be Stainless Steel to BS1243 and to be provided at max. 900mm centres horizontally and 450mm centres vertically staggered to give diamond pattern. At openings ties to be at max. 300mm vertical centres 150mm from reveal. Cavities to be closed at eaves level and tops of gable walls with none combustable cavity barriers. Closure blocks to be used at door and window reveals with vertical and horizontal D.P.C's to BS6515. Provide at reveals a thermal insulation break between outer leaf and closure blocks (i.e. Darkon pre-insulated D.P.C. or similar). Cavity trays to be provided at abutment between walls and roofs with code 4 lead flashings min. 150mm above roof-level turned in to bed joint to knit with cavity tray. Cavity trays to be min. 3 courses deep with every other perpend joint left clear to from weep holes.

LINTELS

As shown on floor plans to be 'Catnic' or min. insulated galvanised MS Lintels with min. 150mm end bearing unless specified differently on plan. Box lintels to be filled with mineral wool insulated quilt to provide nm 'U' value of 1.2V/m C or pre-insulated.

INTERNAL WALLS

Load bearing to be 100mm thick 3.5N/mm. sq.concrete blockwork. Internal separating walls between garage and main house to be 100mm thick 3.5N/mm sq. concrete block faced with 50mm thermal laminated plasterboard on plaster dabs to give a 'U' value of not more than 0.6V/m sq. deg. C. 100mm block walls to be built on 450mm x 150mm thick concrete (C10P) foundations. None load bearing partitions to be 75mm thick metal stud.

FIRST FLOOR CONSTRUCTION

To be 22mm nominal tongued and grooved chipboard on S.W. joists- size and spacing as plan. All timbers to be min. SC3 grade unless otherwise stated. Heringbone or solid struting at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at max. 450mm centres 30mm x 5mm galv. MS lateral restraint straps to be provided at max 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at no. 450mm centres. 30mm x 5mm galv. MS lateral restraint straps to be provided at max. 2m centres fixed across min. 3 no. joist and turned down cavity min. 100mm. Noggins to be provided between joists and wall. Notching and drilling of joists to be strictly in accordance with NHBC. table Se7/ (a). Floor joists at right angles to party walls to be supported on galv. M.S. hangers. Ceiling to be lined with 15mm plasterboard.

PITCHED ROOF CONSTRUCTION

Redland or similar concrete interlocking tiles on 38mm x 25mm treated S.W. batters on unbearable roofing felt to B.S. 747 on trussed rafters to B.S.5268 Part 3:1985 at max. 600mm centres (or specified on roof plan) bearing onto 100mm x 50mm S.W. wall plate anchored down to wall with 30mm x 2.5Ms. holding down straps at max. centres. Truss bracing to be provided as shown on roof plan to be in accordance with B.S.5268 Part 3:1985 and N.H.B.C. Table to Ca37 (9).

Wall lateral restraint to be provided at ceiling and rafter level as shown on roof plan with 30mm x 5mm galv. M.S. straps at max. 2m centres fixed across min. 3 no. trusses and turned down cavity min. 100mm. 75mm x 50mm noggins to be fixed at every strap position. Roof insulation to be 100mm thick fibreglass quilt laid between joists giving a 'U' value of 0.25W/m C. Ceiling to be lined with 15mm plasterboard. Heads of first floor partitions supported by 50 x 50mm noggins fixed between ceiling chords at max. 450mm centres. Fascia to be 225mm x 25mm S.W. So to be PVCu pre-vented with fly proof mesh to provide cross ventilation to roof space.

STAIR CASE

Timber staircase to be constructed with 13 no. risers of 200mm and 12 no. treads of 225mm going. Max. pitch 42. Width of stairs measured between wall and handrail to be min. 800mm - see dimension on plans. Handrail height to be 900mm min. Balustrade to landing min. 900mm high, clear headroom measured vertically above pitch line to be 2m and measured at right angles to pitch line to be 1.5m tapered treads to have min. going of 50mm. Square or turned spindles to be at max. 100mm centres.

COLD WATER STORAGE TANK

30 gallon polypropylene tank with airtight lid and screened inlet and overflow. 75mm glass fibre insulation jacket. Tanks to be supported on tank platform as indicated on the roof plan.

VENTILATION

Habitable Rooms- All windows to have opening areas of at least 1/20th the floor area with some part of the ventilation opening at least 1.75m above F.F.L. Background ventilation to have a min. average area of 8000mm sq. per room which should be controllable, secure and located to avoid drafts.

Kitchen- Provide mechanical extract (operated intermittently) capable of extracting at a rate of 60litres/sec. Background ventilation to be a min. 4000mm sq.

Laundry (applicable only when isolated from kitchen)- Provide mechanical extract at a rate of 30 litres/sec which may be operated intermittently. Background ventilation to be a min. 4000mm sq.

Bathrooms- Provide a ventilation opening not less than 1/20th the rooms floor area with some part of the opening at least 1.75m above F.F.L. Provide also mechanical extract capable of extracting at a rate of 15litres/sec.

RAINWATER AND WASTE GOODS

40mm dia. wastes to sink wash hand basin in shower, bath and shower. 40mm dia. wastes to wash hand basin all wastes to have 75mm deep seals traps. 100mm S.V.P.in U.P.V.C. terminating above roof level with UP.V.C. cage. Rainwater gutters to be 116mm x 60mm rectangular UP.V.C with 65mm square down pipes. Waste pipe ducts to have screwed access panels to junctions and couplings.

HEATING

Gas fired boiler to be connected to balance flue as shown.

GENERAL NOTES

1. Hot water system to have thermostat at cylinder (cylinder to be insulated). Pipes within 1.0m of cylinder to be insulated.
2. All timber to be grade SC3/4 BS.5268 Pt 2 and to be treated and primed (Vac-Vac system).
3. 2.5kg Lead flashings to have 2 courses upstand.
4. For foundation details, concrete and mortar specifications refer to site investigation report and separate foundation drawings.
5. Provide thermostatic radiator valves to all radiators except the one near the room stat.

Revisions

A) 27/04/00 SCC - RAIN WATER PIPE REMOVED.
B) SCC 15/05/00 - FIREPLACE REMOVED, BREAKFAST AREA DOOR CENTRALISED AND KITCHEN WORKTOP ROUNDED AND WARDROBE BED 2 OMITTED.
C) SCC 05/06/00 - INSULATION ADDED TO LOUNGE WALL AND KITCHEN UNIT OMITTED.
D) JG 07/06/00 - D4 CORRECTED
E) SC 10/07/00 - LEFT REAR BAY AMENDED.
F) JG 16/10/00 - DOOR SIZES AMENDED TO METRIC, DRAWING No. AMENDED, GARAGE PERSONAL DOOR TO OPEN INTO GARAGE, HOB CIRCUIT ISOLATION SWITCH ADDED, HEATING NOTE AMENDED AND FIRE RETARDANT NOTE AMENDED, W9 AMENDED.
G) SC 11/01/01 - FIRE ESCAPE WINDOWS SHOWN AND LIGHT SWITCH TO WC REPOSITIONED.
H) JG 26/02/01 - BT & SOCKET REPOSITIONED IN HALL, GAS POINT NOW SHOWN, INSULATION ADDED TO DINING/WC AND BATH/BED 3 WALL, HEIGHT ADDED TO BULKHEAD SHELF, LIGHT SWITCH TO DRESSER AMENDED, KITCHEN UNIT CORRECTED, SVP'S CLARIFIED AND SHOWER SCREEN ADDED.

Project

THE CANTERBURY

Drawing

WORKING DRAWING

Project drawing no.	Scales:	Drawn by	Date
HD 617.1	1:100, 1:50	J.Glover	01/00

Rev's A B C D E F G H

APPROVED UNDER PLANNING ACTS

SHEET No. 1 OF 2

APPLIC No. 2/00114/REM

DATE RECEIVED 12 FEB 2002

DATE VALID 12 FEB 2002

McLEAN HOMES

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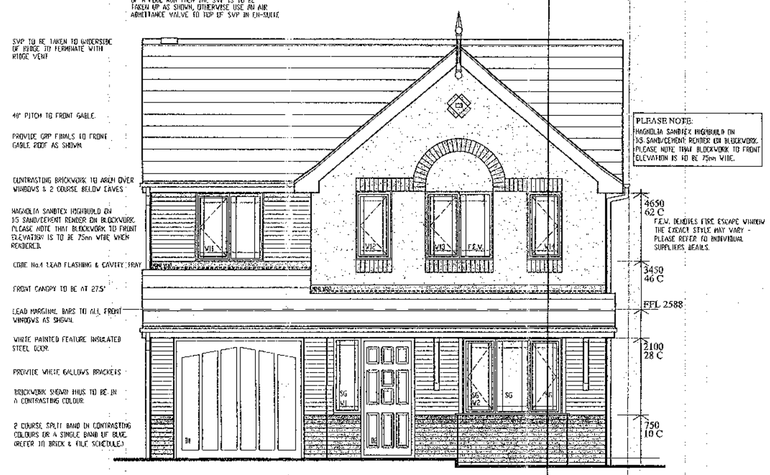
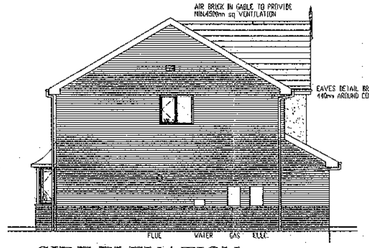
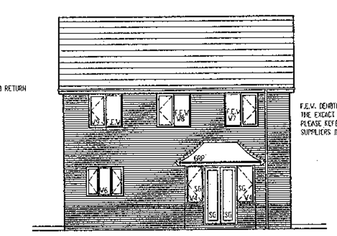
GEORGE WIMPEY PLC



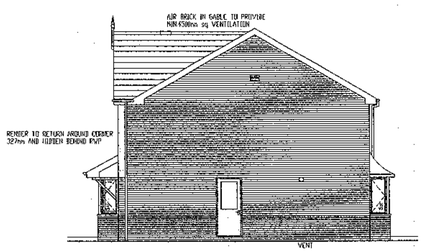
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Electrical Key

- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. ariel point
- Cooker control
- High level switched spur for appliances with connecter unit
- Ceiling fitting
- Smoke Alarm
- Appliance control panel

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SCHEDULE OF WINDOWS AND DOORS			
No.	SIZE	VENT.	LINTEL
W1	488x1350	8000	
W2	630x1350 1770x1350 630x1350	8000	SQUARE BAY
W3	630x1350	8000	SQUARE BAY
W4	TO SUIT	8000	
W5	630x1350	8000	
W6	1342x1050	4000	
W7	1200x1200 F.E.W.	8000	
W8	1200x1200 F.E.W.	8000	
W9	1200x1200 F.E.W.	8000	
W10	1200x1050	4000	
W11	1200x1200	4000	
W12	630x1200	8000	
W13	1200x1200 F.E.W.	8000	
W14	630x1200	8000	
No.	DOOR SIZE	TYPE	LINTEL
D1	2134x1981	Garage Door	
D2	845	Front Door	
D3	2 DOORS (1200)	External Patio	
D4	826	Internal	
D5	826	Internal	
D6	826	Internal	
D7	826	Internal	
D8	806	External Door	
D9	626	Internal	
D10	726	Internal	
D11	726	Internal	
D12	726	Internal	
D13	726	Internal	
D14	726	Internal	
D15	726	Internal	
D16	726	Internal	

NOTE:
ALL ELEMENTS OF STRUCTURE ARE TO PROVIDE A MIN. OF 30 MINUTES OF FIRE RESISTANCE
ALL WINDOWS ARE TO BE DOUBLE GLAZED
ALL GLAZING IS TO FULLY COMPLY WITH PART 'N' OF THE BUILDING REGULATIONS
SG = SAFETY GLAZING TO B.S. 6262 & 6206
FIGURES UNDER VENT DENOTES MIN. SQ mm. OF PERMANENT VENTILATION VIA TRICKLE VENTS TO HEADS OF WINDOWS
ALL WINDOW REVEALS ARE TO HAVE INSULATED CAVITY CLOSERS
F.E.W. DENOTES FIRE ESCAPE WINDOW
THE EXACT STYLE MAY VARY -
PLEASE REFER TO INDIVIDUAL
SUPPLIERS DEALS.

NOTES:

FOUNDATIONS

Generally to be standard strip footings 600mm (and 450mm) wide x 150mm thick concrete (C15P). Laid in a depth of 750mm in granular soils and 900mm in clay soils. Where ground condition dictate, specialist foundations apply. See structural engineers details.

WALLS BELOW D.P.C.

To be cavity constructed comprising of two leaves of 100mm thick dense concrete blockwork as class B engineering brick work. Black walk and mortar to be sulphate resisting where ground conditions dictate. Cavedraw to be filled with weak mix concrete to 225mm below ground level. Single leaf walls below D.P.C. to be min. 100mm thick dense concrete blockwork or class B engineering bricks. Outer leaf of cavity walls from one course below ground level to D.P.C to be in facing brickwork.

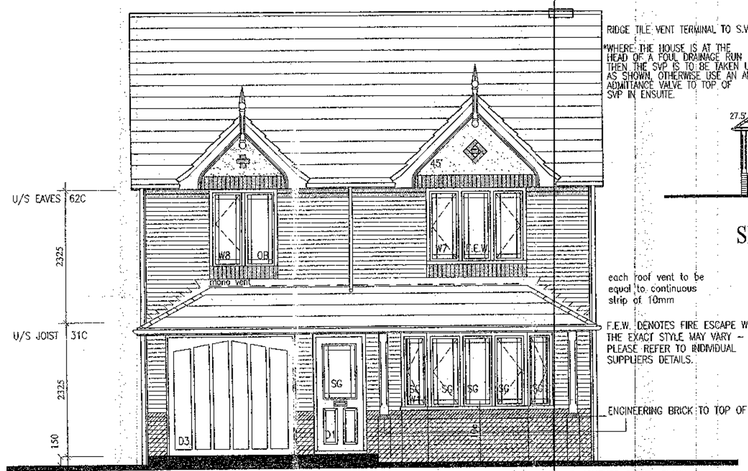
GROUND FLOORS

100mm thick concrete slab (C20P) with power float finish on an insulation layer (to an approved manufacturer) to achieve a 'U' value that does not exceed 0.45W/m sq deg. C. Insulation to be turned up the sides of slab at perimeters. Lay 1200 gauge D.P.M. turned up at edges to form continuous seal with horizontal D.P.C. on 50mm sand blinding on min. 125mm thick, inert sulphate free soil, consolidated hardcore. Where ground conditions dictate, specialist designed floor slabs apply- see structural engineers details. Suspended floor slabs to be used where fills exceed 400mm. See structural engineers details drawings.

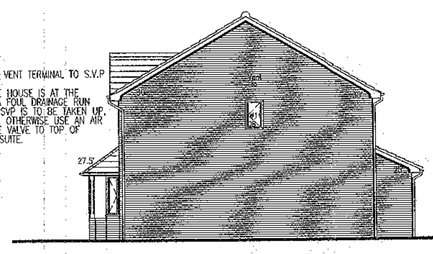
EXTERNAL WALLS

To be 277mm cavity walling comprising outleaf of 102.5mm facing brickwork 75mm wide cavity filled with 'Styrofoam' dry grade board insulation agreement certificate 88/2087. Board to be to 100mm thick. 2.5Nl/mm Read bonding insulating blockwork (Thermo Cellular aerolite thermalite blocks or similar having 'K' value 0.3/W/mDeg). Walls to be dry lined internally with 9.5mm plasterboard on dabs with 3mm plaster skim finish 'U' value of construction not exceed 0.45W/m C.

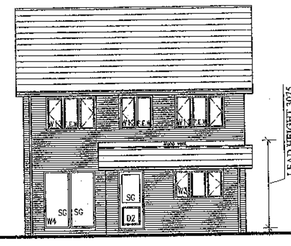
Horizontal D.P.C's to be 3000g. Hylomi or similar and to be min. 150mm above ground level. Wall ties to be Stainless Steel to BS1243 and to be provided at max. 900mm centres horizontally and 450mm centres vertically staggered to give diamond pattern. At openings ties to be at max. 300mm vertical centres 150mm from reveal. Cavities to be closed at eaves level and tops of gable walls with none combustible cavity barrier. Closure blocks to be used at eave and verge



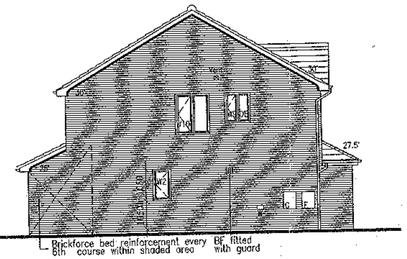
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DOOR SCHEDULE	
No.	SIZE
D1	845mm
D2	838mm
D3	GARAGE DOOR
D4	826mm glazed
D5	726mm X 2
D6	826mm
D7	826mm + side panel
D8	826mm
D9	726mm 1/2 hr fd
D10	726mm
D11	726mm
D12	726mm
D13	726mm
D14	726mm
D15	726mm
D16	726mm
D17	726mm

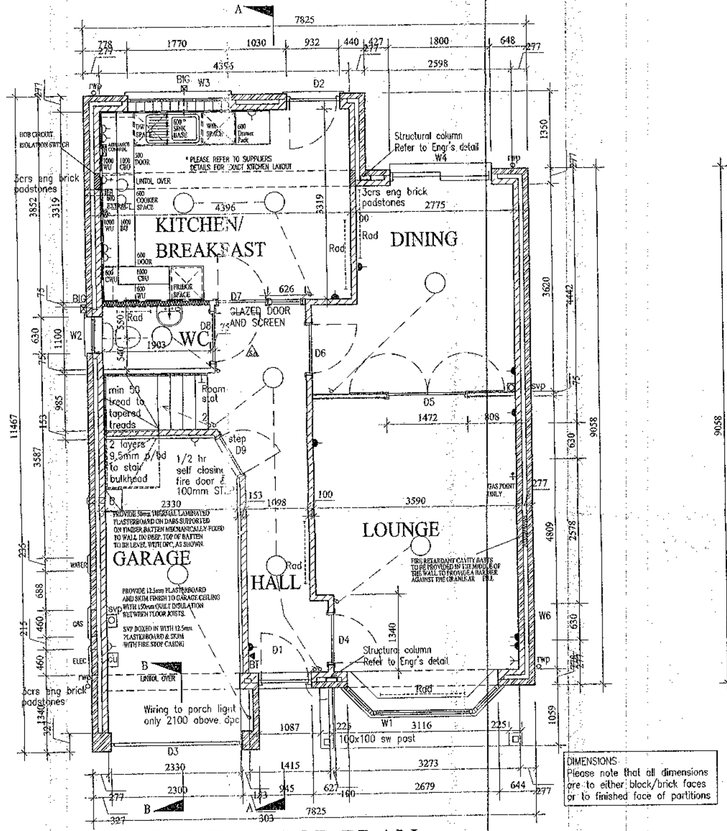
WINDOW SCHEDULE			
No.	SIZE		VENT
W1	630 x 1770 x 630 x 1350		8000
W2	630 x 1050		4000
W3	1770 x 1050		8000
W4	1760 x 2100		8000
W5	Omitted		8000
W6	Omitted		8000
W7	1770 x 1350	F.E.W.	8000
W8	1200 x 1350		4000
W9	915 x 900		4000
W10	1200 x 1425		
W11	1770 x 1200	F.E.W.	8000
W12	1200 x 1200	F.E.W.	8000
W13	1770 x 1200	F.E.W.	8000
W14	630 x 1050		4000

F.E.W. DENOTES FIRE ESCAPE WINDOWS
THE EXACT STYLE MAY VARY –
PLEASE REFER TO INDIVIDUAL
SUPPLIERS DETAILS.

Electrical Key

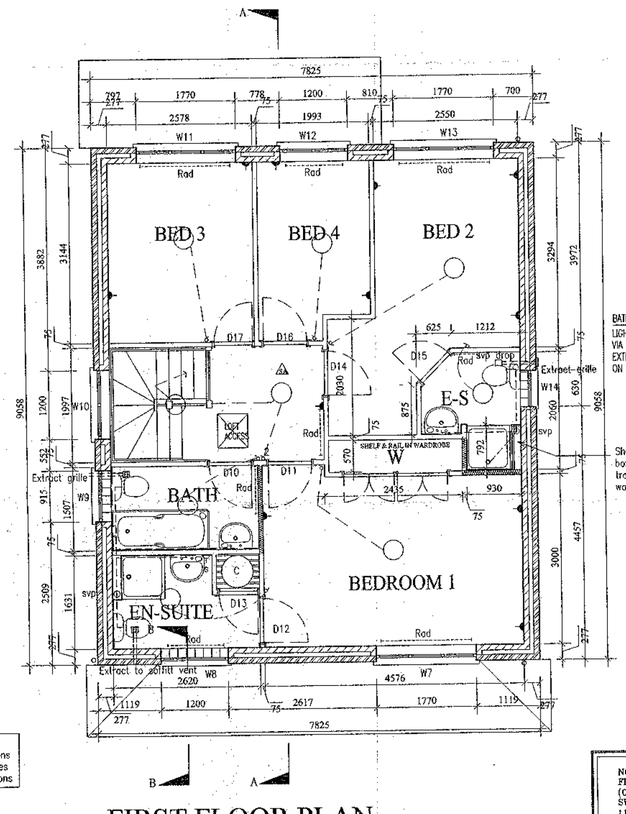
- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. aerial point
- Cooker control
- Ceiling fitting
- Smoke Alarm
- Appliance control panel
- OB Obscured Window

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.



GROUND FLOOR PLAN

DIMENSIONS:
Please note that all dimensions are to either block/brick faces or to finished face of partitions



FIRST FLOOR PLAN

BATHROOMS/EN-SUITES
LIGHTS/SHOWER TO BE OPERATED VIA SWITCH ON WALL OUTSIDE ROOM
EXTRACTOR FAN WITH SWITCHED SPUR ON WALL ABOVE DOOR OUTSIDE ROOM

Shower to have Full Height boxing in to side of shower tray, tiled to full height of wall.

NOTE: TELEPHONE POINTS, TELEVISION POINTS AND FLOOR SOCKETS SHOULD BE POSITIONED 500MM (CENTRE LINE) ABOVE FINISHED FLOOR LEVEL. LIGHT SWITCHES AND DOORBELLS SHOULD BE POSITIONED 1160MM (CENTRE LINE) ABOVE FINISHED FLOOR LEVEL.

NOTES:

FOUNDATIONS.

Generally to be strooted strip footings 600mm (and 450mm) wide x 150mm thick concrete (C10P). Laid to a depth of 750mm in granular soils and 900mm in clay soils. Where ground condition dictate, specialist foundations apply. See structural engineers details.

WALLS BELOW D.P.C.

To be cavity constructed comprising of two leaves of 100mm thick dense concrete blockwork or class B engineering brick work. Brick work and mortar to be mixtures resisting where ground conditions dictate. Cavities to be filled with weak mix concrete to Brick work and mortar to be mixtures resisting where ground conditions dictate. Cavities to be filled with weak mix concrete to 225mm below ground level. Single leaf walls below D.P.C. to be min. 100mm thick dense concrete blockwork or class B engineering bricks. Outer leaf of cavity walls fitrom one course below ground level to D.P.C to be in facing brickwork.

GROUND FLOORS.

100mm thick concrete slab (C20P) with power float finish on an insulation layer (to an approved manufacturer) to achieve a 'U' value that does not exceed 0.45W/m sq deg. C. Insulation to be turned up the sides of slab at perimeter. Lay 1200 gauge D.P.M. turned up at edges to form continuous seal with horizontal D.P.C. on 50mm sand blinding on min. 125mm thick well consolidated hardcore. Where ground conditions dictate, specialist strengthened floor slabs apply- see structural engineers details. Suspended floor slabs to be used where fills exceed 600mm. See structural engineers detail drawings.

EXTERNAL WALLS.

To be 275mm wide cavity walling comprising outleaf of 102.5mm facing brickwork 75mm wide cavity filled with 'Styrofoam' dry ground bead insulation systemtcord no 88/2/03. Inner leaf to be 100mm thick. 3.5N/mm load bearing insulating blockwork (Aircr Celcon or similar thermal blocks or similar having 'k' value 0.30W/MsC. Walls to be dry lined internally with 9.5mm plasterboard on dabs with 3mm plaster skim finish 'U' value of construction not exceed 0.45W/m C.

Horizontal D.P.Cs to be 200dg. Hybrod or similar and in be min. 150mm above ground level. Wall ties to be Stainless Steel to BS1243 and to be provided at max. 900mm centres horizontally and 450mm centres vertically staggered to give diamond pattern. At openings ties to be at max. 300mm vertical centres 150mm from reveal. Cavities to be closed at eaves level and tops of gable walls with non combustable cavity barriers. Closure blocks to be used at door and window reveals with vertical and of gable walls with non combustable cavity barriers. Closure blocks to be used at door and window reveals with vertical and horizontal D.P.Cs to BS5615. Provide at roo-wall a thermal insulation break between eaves land and eleman Meeth (i.e. Dritslot horizontal D.P.Cs to BS5615. Provide at roo-wall a thermal insulation break between eaves land and eleman Meeth (i.e. Dritslot pre-fabricated D.P.C. or similar). Cavity trays to be provided at ebutment between walls and roofs with cods 4 final fimishings min. 150mm above roof level turned in to bed joint to knit with cavity tray. Cavity trays to be min. 3 courses deep with every other perpend joint left clear to form weep holes.

LINTELS.

As shown on floor plans to be 'Catalc' or min. insulated galvanized MS Lintels with min. 150mm end bearing unless specified differently on plan. Box lintels to be filled with mineral wool insulated quilt to provide max 'U' value of 1.2Wm C or pre-insulated.

INTERNAL WALLS.

Load bearing to be 100mm thick 3.5N/mm. sq. concrete blockwork. External separating walls between garage and entire house to be 100mm thick 3.5N/mm. sq. concrete block faced with 50mm thermal laminated plasterboard on plaster slabs to give a 'U' value of not more than 0.6W/m. sq. deg. C. 100mm block walls to be built on 450mm x 150mm thick concrete (C20P) foundations. Noise load bearing partitions to be 75mm thick metal stud.

FIRST FLOOR CONSTRUCTION.

To be 22mm wrenlite tongued and grooved chipboard on S.W. joists- size and spacing as plan. All sinkers to be min. SC3 grade unless otherwise stated. Herringbone or solid strutting at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at max. 450mm centres. Noggins 50mm x 5mm galv. MS lateral restraint strops to be provided at max 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at max. 450mm centres. 30mm x 5mm galv. MS lateral restraint strops to be provided at max. 2m centres fixed across min. 3 no. joists and turned down cavity min. 140mm. Noggins to be provided between joists and wall. Notching and drilling of joists to be strictly in accordance with B.S.I.B.C. table 5a/3/03. Floor joists or eight angles in party walls to be supported on galv. M.S. hangers. Ceiling to be lined with 15mm plasterboard.

PITCHED ROOF CONSTRUCTION.

Redimat or similar concrete interlocking tiles on 38mm x 25mm treated S.W. battens on inbreatable roofing felt to B.S. 747 on wrapped rafters to B.S.5268 Part 3:1985 at max. 600mm centres for specified on roof plan) bearing onto 100mm x 50mm S.W. wall plate anchored down to wall with 30mm x 3.5M. bolding down straps at max. centres. Truss bearing to be provided as shown on roof plan to be in accordance with B.S.5268 Part 3:1985 and IM B.C. Table 6c (3)7 (8).

Wall lateral restraint to be provided at ceiling and rafter level at chosen on roof plan with 30mm x 5mm galv. M.S. straps at max. 2m centres fixed across min. 3 no. trusses and turned down at every nine. 100mm. 75mm x 50mm noggins to be fixed at every strap position. Roof insulation to be 900mm thick fibreglass quilt laid between joists giving a 'U' value of 0.25 W/m C. Ceiling to be lined with 15mm plasterboard. Heads of first floor partitions supported by 50 x 50mm noggins fixed between ceiling chords at max. 450mm centres. Fascia to be 225mm x 20mm B.W. Sc. to be PVCu pre-painted with fly proof trends to provide eaves ventilation to roof space.

STAIR CASE.

Timber staircase to be constructed with 13 no. risers of 200mm and 12 no. treads of 225mm going. Min. pitch 42. Width of stairs measured between wall and handrail to be min. 838mm - see dimension on plans. Headroom height to be 900mm min. Balustrade to landing min. 900mm high, clear bedroom mounted vertically above pitch line to be 2m and mounted at right angles to pitch line to be 1.5m tapered treads to have min. going of 50mm. Square or turned spindles to be at max. 100mm centres.

COLD WATER STORAGE TANK.

50 gallon polypropylene tank with airtight lid and screened inlet and overflow. 75mm glass fiber insulation jacket. Tanks to be supported on tank platform as indicated on the roof plan.

VENTILATION.

Habitable Rooms: All windows to have opening areas of at least 1/20th the floor area with some part of the ventilation opening at least 1.75mm above F.G. Background ventilation to have a min. average area of 8000mm sq. per room: which should be controllable, secure and located to avoid draft.

Kitchen- Provide mechanical extract (operated intermittently) capable of extracting at a rate of 60litres/sec. Background ventilation to be a min. 4000mm sq.

Laundry (applicable only when located from Kitchen):- Provide mechanical extract at a rate of 30 litres/sec which may be operated intermittently. Background ventilation to be a min. 4000mm sq.

Bathrooms- Provide a ventilation opening not less than 1/20th the room floor area with some part of the opening at least 1.75mm above F.L. Provide also mechanical extract capable of extracting at a rate of 15litres/sec.

RAINWATER AND WASTE GOODS.

40mm dia. wastes to sink waste hand basin in shower, bath and shower. 40mm dia. wastes in wash hand basin all wastes to have 75mm deep seals traps. 100mm S.V.P.in U.V.P.C. terminating above roof level with U.P.V.C. cage. Rainwater gutters to be 114mm x 68mm rectangular U.P.V.C with 68mm square down pipes. Waste pipe ducts to have screwed access panels to junctions and couplings.

HEATING.

Gas fired boiler to be connected to heliaxe flue as shown.

GENERAL NOTES.

1. Hot water system to have thermostat at cylinder (cylinder to be insulated). Pipes within 1.0m of cylinder to be insulated.
2. All timber to be grade SC3/M B.S.5268 Pt 2 and to be treated and painted (Wet-Vac system).
3. 2.5kg Lead flashings to have 2 courses upstand.
4. For foundation details, concrete and mortar specifications refer to site investigation report and separate foundation drawings.
5. Provide thermostatic radiator valves to all radiators except the one near the room stat.

Revisions

A) SCC 11/03/00 - FRONT ELEVATION AMENDED, SVP REMOVED FROM SIDE ELEVATION.
B) SCC 01/09/00 - METRIC INTERNAL DOORS ADDED, HOB CIRCUIT ISOLATION SWITCH ADDED, HEATING NOTE AMENDED, FIRE RETARDANT AMENDED AND DWG No. AMENDED. RWP ADDED TO FRONT ELEVATION, LIGHT SWITCH AMENDED TO WC AND BATHROOM , WC WINDOW HEIGHT AMENDED, OBSCURED WINDOWS SHOWN, LEAD ADDED TO FRONT WINDOWS.
C) SCC 11/01/00 - FIRE ESCAPE WINDOWS SHOWN.
D) JG 29/02/01 - SVP'S CLARIFIED, KITCHEN NOTE ADDED, INSULATION TO W.C/KITCHEN WALL ADDED, GAS POINT ADDED. TILING NOW SHOWN.GARAGE SOCKET OMITTED.
E) SCC 23/04/01 - WE AMENDED AND RENUMBERED, BRICK FEATURE INCLUDED IN THIS SMALL PEDIMENT ABOVE WE. ENGINEERING BRICK ADDED TO TOP OF POSTS.CANOPY HIP END PITCHES AMENDED. SHELF & RAIL NOTE ADDED.
F) SCC 12/07/01 - BED 1 WARDROBE CORRECTED.

Project

THE WESTMINSTER

Drawing

WORKING DRAWINGS

APPROVED UNDER BUILDING ACTS

Project drawing no.	Scales:	Drawn by	Date:
HD666.1	1:50	J.G.	05/00

Rev's A B C D E F

APPLIC. No. 02/00114/FUL

SHEET No.1 OF 2

DATE RECEIVED 12 FEB 2002

DATE VALID 12 FEB 2002

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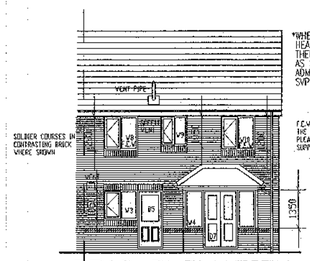
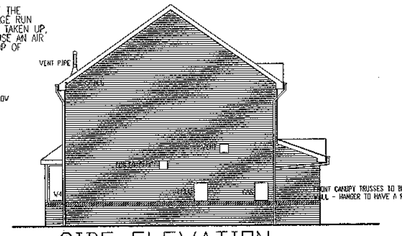
GEORGE THOMAS PLC



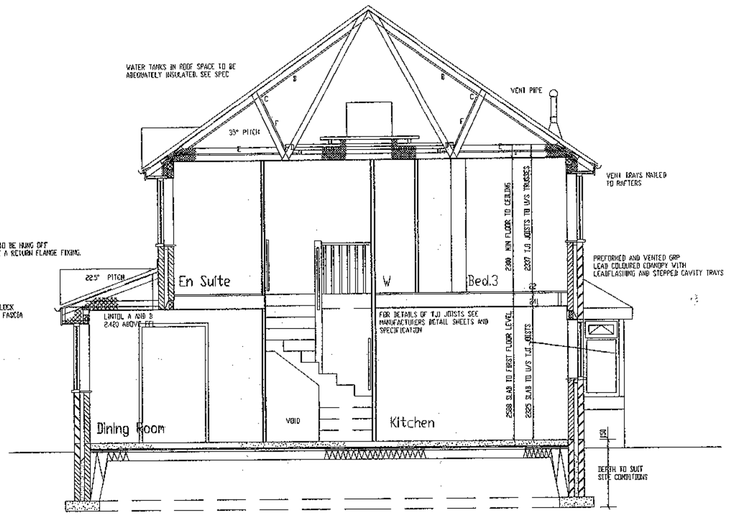
FRONT ELEVATION



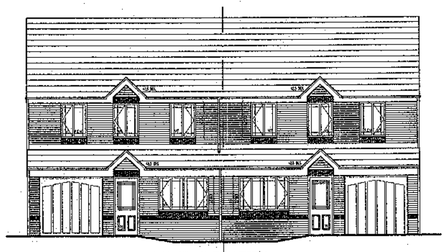
REAR ELEVATION



SIDE ELEVATION



SECTION



TYPICAL BEDFORD FRONT ELEVATION

BRACING MEMBERS

- A RIDGE BINDER 100 x 25
- B RAFTER BRACE 100 x 25
- C MIDDLE POINT BRACE 100 x 25
- D CEILING BINDER 100 x 25
- E CEILING BRACE 100 x 25
- F WEB BRACE IN PLANE OF TRUSS WEBS 100 x 25 - NOT REQUIRED FOR SPANS OF UNDER 5 METRES.
- X 30 x 5 mm M.S. RESTRAINT STRAPS AS SHOWN AND AT CEILING AND RAFTER LEVELS WITH NOGGING AND PACKINGS AS PREVIOUSLY DESCRIBED.

FOUNDATIONS

Generally to be stepped strip footings 600mm (and 450mm) wide x 150mm thick concrete (C10P). Laid to a depth of 750mm in granular soils and 900mm in clay soils. Where ground condition dictate, specialist foundations apply. See structural engineers details.

WALLS BELOW DPC

To be cavity constructed comprising of two leaves of 100mm thick dense concrete blockwork or class B engineering brickwork. Blockwork and mortar to be sulphate resisting where ground conditions dictate. Cavities to be filled with weak mix concrete to 225mm before ground level. Single leaf walls below DPC to be min. 100mm thick dense concrete blockwork or class B engineering brick. Outer leaf of cavity walls from one course below ground level to DPC to be in facing brickwork.

GROUND FLOOR

100mm thick concrete slab (C20P) with power float finish on an insulation layer (to an approved manufacturer) to achieve a 'U' value that does not exceed 0.45W/m2 deg. C. Insulation to be turned up the sides of slab at perimeters. Lay 1200 gauge DPM, turned up at edges to form continuous seal with horizontal DPC on 215mm dense blinding on min. 125mm clean, inert subplate free soil, consolidated hardcore. Where ground conditions dictate, specialist beadpave floor slabs apply- see structural engineers details. Suspended floor sized to be used where fill exceed 600mm. See structural engineers detail drawings.

EXTERNAL WALLS

To be 277mm wide cavity walling comprising outleaf of 102.5mm facing brickwork 75mm wide cavity filled with full fill dry granulated insulation (agreement certno 98/2880) inner leaf to be 100mm thick, 3.5N/mm2 load bearing insulating blockwork (Ecosar Cellular- medallite thermal blocks or similar having 'U' value 0.5W/m2c). Walls to be dry lined internally with 9.5mm plasterboard on dabs with 3mm plaster skim finish, 'U' value of construction not exceed 0.45W/m2 C

Horizontal D.P.C's to be 200gs thylonal or similar and to be min. 150mm above ground level. Vert ties to be Stainless Steel to BS1243 and to be provided at max 900mm centres horizontally and 450mm centres vertically staggered, to give diamond pattern. Lay 1200 gauge DPM, turned up at edges to form continuous seal with horizontal DPC on 215mm dense blinding on min. 125mm clean, inert subplate free soil, consolidated hardcore. Where ground conditions dictate, specialist beadpave floor slabs apply- see structural engineers details. Suspended floor sized to be used where fill exceed 600mm. See structural engineers detail drawings.

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Horizontal D.P.C's to be 200gs thylonal or similar and to be min. 150mm above ground level. Vert ties to be Stainless Steel to BS1243 and to be provided at max 900mm centres horizontally and 450mm centres vertically staggered, to give diamond pattern. Lay cavity trays to be provided at max 900mm vertical centres 150mm above openings, stepped at jambs, and turned up at edges of jamb walls with mono centres. Cavity barriers. Closure blocks to be used at door and window reveals with vertical and horizontal D.P.C's to BS5628. Provide at 5 reversed thermal insulation to be provided at 1 heat and closure blocks (ie. Buildcor pre-insulated D.P.C. or similar). Cavity trays to be provided at abutment between slope roof roofs with code 4 lead stepped at 150mm. Stepped cavity trays to be laid in bed joint to suit with cavity tray. Cavity trays to be min. 3 courses deep with every other perpend joint left clear to act as weep holes.

LINTELS

As shown on floor plans to be 'Catnic' or min. insulated galvanised HS Lintels with min. 150mm end bearing unless specified differently on floor plans. Box lintels to be filled with mineral wool insulated quilt to provide an 'U' value of 1.0W/m C or pre-insulated.

INTERNAL WALLS

Load bearing to be 100m thick 3.5N/mm. concrete blockwork. Internal separating walls between garages and dwellings to be 100m thick 3.5N/mm. sq. concrete block faced with 50mm thermal insulation board with plasterboard on plaster dabs to give a 'U' value of not more than 0.6W/m. sq. deg. C. 100mm block walls to be built on 450mm x 150mm thick concrete (C10P) foundations. Non load bearing partitions to be 75mm thick metal stud.

FIRST FLOOR CONSTRUCTION

To be 225mm nominal tongued and grooved chipboard on E.W. joists- size and spacing as plan. All timbers to be min. SC3 grade unless otherwise noted. Joists to be supported on 100mm x 50mm noggins centres. Solid strutting between joists at centre of span. Joists to be supported on 100mm x 50mm noggins at ends. Trimmer joists to openings 250mm or less wide. Trimmed trimmers strutted to be provided at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at 1m. 450mm centres. 30mm x 5mm galv. M.S. lateral restraint straps to be provided at max. 2m centres fixed across min. 3 no. joists and turned down cavity min. 100mm. Noggins to be provided between joists and wall. Notching and drilling of joists to be strictly in accordance with TRADA book No7/ GO. Floor joists at right angles to party walls to be supported on galv. M.S. hangers. Ceiling to be lined with 12mm plasterboard.

PITCHED ROOF CONSTRUCTION

Redland or similar concrete interlocking tiles on 38mm x 25mm treated S.W. battens on undersarking roofing felt to B.S. 747 on trussed rafters to B.S.5268 Part 3:1985 at max. 600mm centres On specified on roof plan) bearing onto 100mm x 50mm S.W. wall plate anchored down to wall with 30mm x 2.5mm. holding down straps at 2 no. centres. Truss bracing to be provided as shown on roof plan to be in accordance with B.S.5268 Part 3:1985 and RH.B.C. Table no Cc37 (3).

Wall lateral restraint to be provided at ceiling and rafter level as shown on roof plan with 30mm x 2mm galv. M.S. straps at max. 2m centres fixed across min. 3 no. ceiling joists and turned down cavity min. 100mm. Straps to be packed out where necessary to provide a flat bearing position. Roof bracing to be provided with 100mm x 25mm timber bracing fixed to underside of rafters at 45° angle to ridge with 10mm. plasterboard gab laid between joists giving a 'U' value of 0.25W/m C. Ceiling to be lined with 10mm. plasterboard treads of first floor purlitoes supported by 89 x 50mm noggins fixed between ceiling chords at max. 450mm centres. Fascia to be 200mm x 25mm S.W. to to be PVCu pre-vented with fly proof mesh to provide cross ventilation to roof space.

STAIR CASE

Timber staircase to be constructed with 13 no. risers of 220mm and 12 no. treads of 225mm going. New-build (G) 1249) all stairs approach between wall and handrail to be no. 900mm - see diagram on plans. Handrail height to be 900mm min. Balustrade to landing no. 900mm high, clear headroom measured vertically above pitch line to be 2m and measured at right angles to pitch line to be 1.8m tapered treads to have min. going of 50mm. Square or turned spindles to be at max. 100mm centres.

COLD WATER STORAGE TANK

50 gallon polypropylene tank with airtight lid and screened inlet and overflow. 75mm glass fibre insulation jacket. Tanks to be supported on trusk platform as indicated on the roof plan.

VENTILATION

Habitable Rooms All windows to have opening areas of at least 1/20th the floor area with some part of the opening at least 1.75m above F.F.L Background ventilation to have a min. average area of 8000mm sq per room which should be controllable, secure and located to avoid draughts.

Kitchen- Provide mechanical extract (operated intermittently) capable of extracting at a rate of 60litres/sec. Background ventilation to be a min. 4000mm sq.

Laundry (applicable only when isolated from kitchen)- Provide mechanical extract at a rate of 30 litres/sec which may be operated intermittently. Background ventilation to be a min. 4000mm sq.

Bathroom- Provide a ventilation opening not less than 1/20th the room floor area with some part of the opening at least 1.75m above F.F.L Provide mpx mechanical extract capable of extracting at a rate of 15litres/sec.

RAINWATER AND WASTE GOODS

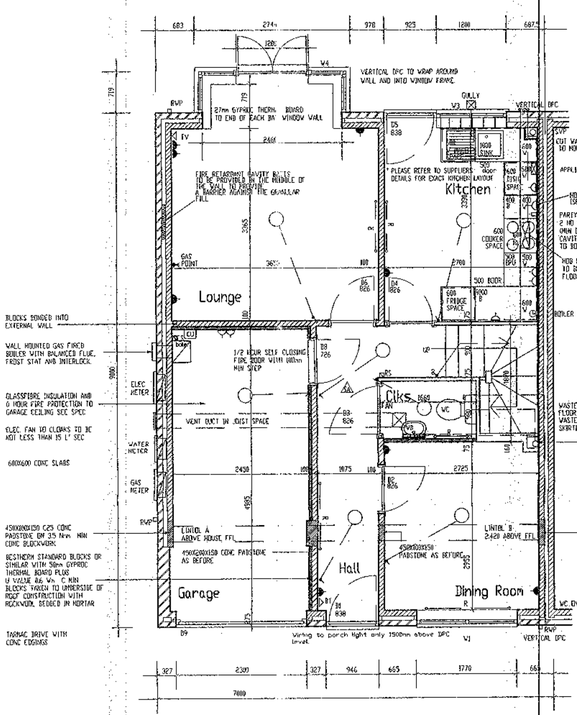
40m dia. wastes to sink wash hand basin in shower, bath and shower. 40m dia. wastes to wash hand basin all wastes to have 75m deep seals traps. 110m D.V.P.in U.V.P.C. terminating above roof level with U.P.V.C. caps. Rainwater gutters to be 115mm x 65m rectangular U.P.V.C with 65m square down pipes. Waste pipe ducts to have screwed access panels to junctions and couplings.

HEATING

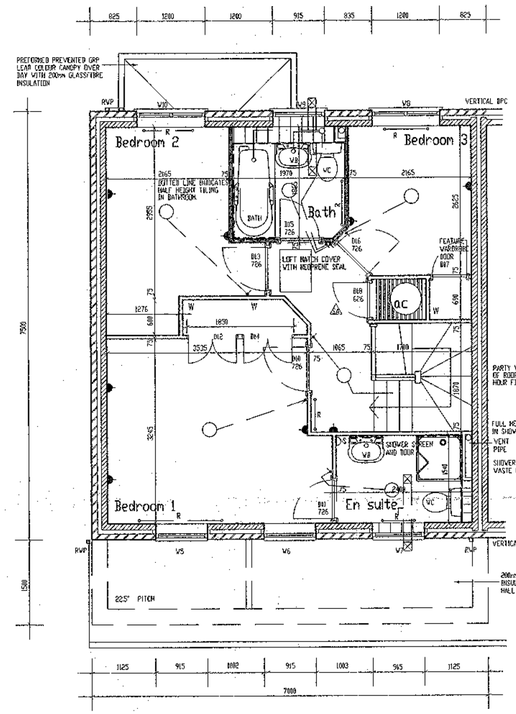
Gas fired boiler to be connected to balance flue as shown

GENERAL NOTES

1. Hot water system to have thermostat at cylinder (cylinder to be insulated). Pipes within 1m of cylinder to be insulated.
2. All timber to be to grade SC3/4 BS5268 Pt 2 and to be treated and primed (Vac-Vac system).
3. Ceiling and Floor joist to have 2 courses spotted.
4. For foundation details, concrete and mortar specifications refer to site investigation report and separate foundation drawings.
5. Provide thermostatic radiator valves to all radiators except the one near the room stats



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Electrical Key

- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. ariel point
- Cooker control
- High level switched spur for appliances with connector unit
- Ceiling fitting
- Smoke Alarm
- Appliance control panel

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.

Revisions

A) JG 31/02/00 - Plinth course lowered, Rear window corrected, Canopy door style amended, units taken off from canopy, note vent added and wall moved to opposite side of kitchen window, light switch repositioned to W/c, fire pull sockets added to kitchen, and tiling added to kitchen. Tiling added to bathroom and En - Suite. Water meter added to garage and external light removed, mechanical vents in En-suite and bathroom amended. Fire stopping note added.
B) JG 27/05/00 - Fire stop to party wall junctions added, front canopy fixing added. Brickwork lines added to elevations.
C) JG 04/04/00 - SVP boxing to ensuite amended, RWP position amended, Waste run from WC clarified.
D) JG 06/04/00 - Front door & garage door size amended.
E) SCC 01/06/00 - Radiators in lounge & bedrooms amended, radiator added to ensuite, plinth line continued around rear bay. Wardrobe amended to bedroom 1
F) JG 16/06/00 - Fire place removed
G) JG 18/07/00 - Spaces added to kitchen, wall tiling clarified, apex point added to lounge and insulation added to bathroom walls.
H) JG 14/08/00 - Garage, insulation spec shown as 50mm thick, Socket to garage amended, Staircase corrected, Canopy pitches amended.
I) JG 6/09/00 - Socket to garage amended to double.
K) JG 14/11/00 - Light switch to stairs repositioned.
L) SC 11/01/01 - FIRE ESCAPE WINDOWS SHOWN, INTERNAL DOORS AMENDED TO HEAVY, HOB ISOLATION SWITCH MOVED, HEATING NOTE AMENDED, FIRE RETARDANT NOTE AMENDED AND DWG No. AMENDED HOB EXHAUST VENT NOW SHOWN DUCTED THROUGH FLOOR.
M) JG 21/02/01 - APPLIANCE CONTROL IN KITCHEN CLARIFIED, INSULATION ADDED TO W.C./DINING ROOM WALL, SHOWER SCREEN NOW SHOWN, SLING CLARIFIED, SECTION HEIGHTS CORRECTED, SVP'S CLARIFIED, KITCHEN NOTE ADDED, SOCKETS OMITTED IN KITCHEN AND TILING ADDED TO ELEVATION.

Project

THE BEDFORD - SEMI

Drawing

APPROVED UNDER PLANNING ACTS

WORKING DRAWING

Project drawing no.	Scales:	Drawn by	Date:
HD653.1	1:50	J.G.	11/99

Rev's A B C D E F G H J K L M:

APPLICATION No. 02/0011/4/RM

DATE RECEIVED 12 FEB 2002

DATE VALID 12 FEB 2002

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GEORGE WIMPEY PLC

Series

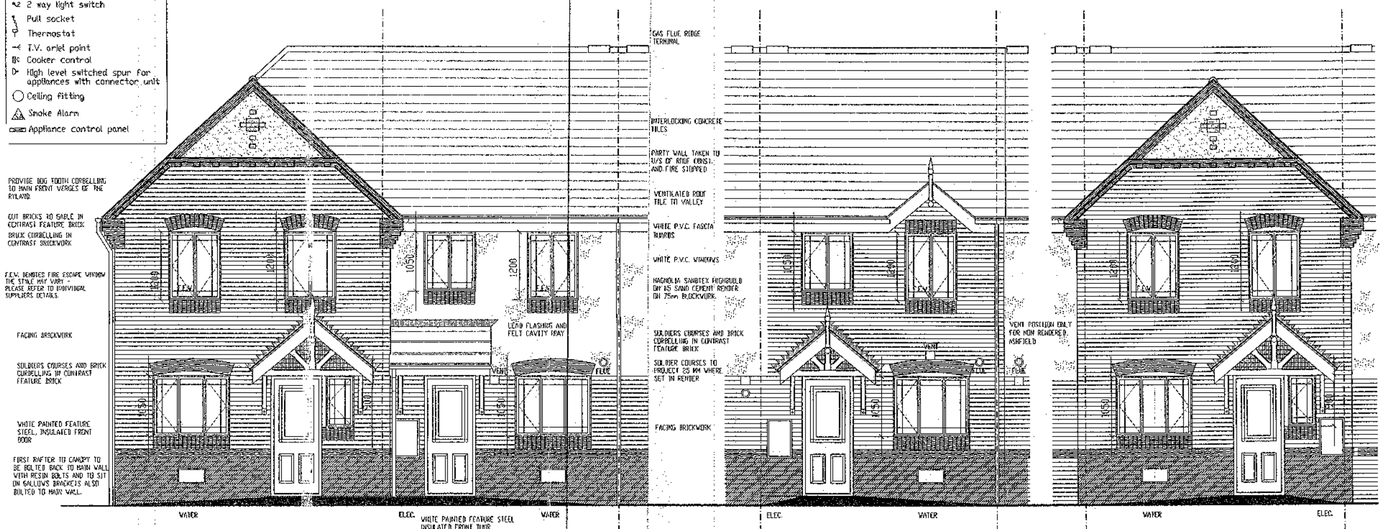
RYLAND II + ASHFIELD II

HD646.1 HD647.1 HD648.1 HD690.1 HD655.1

Electrical Key

- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. ariel point
- Cooker control
- High level switched spur for appliances with connector unit
- Ceiling fitting
- Smoke Alarm
- Appliance control panel

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.



FRONT ELEVATIONS

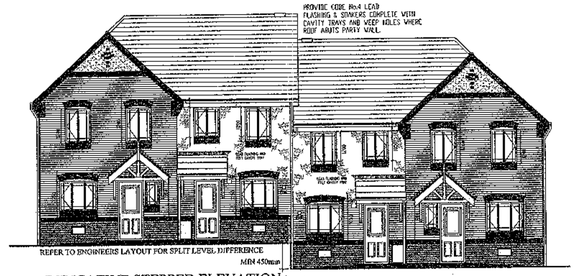
THE RYLAND - HD646.1 THE ASHFIELD - HD647.1

FRONT ELEVATION

THE ASHFIELD II - HD648.1
BRICK ELEVATION USED WHEN BETWEEN ASHFIELDS.

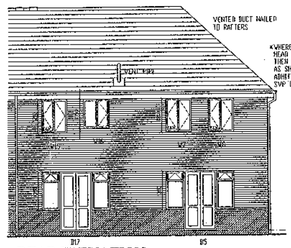
FRONT ELEVATIONS

THE RYLAND II - HD655.1
THE RYLAND II USED BETWEEN ASHFIELDS.



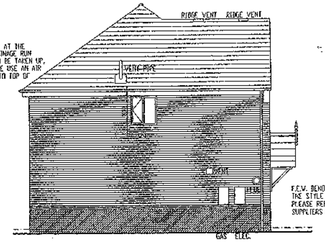
INDICATIVE STEPPED ELEVATION

THE RYLAND - HD646.1 THE ASHFIELD - HD690.1 THE ASHFIELD - HD567.1 THE RYLAND - HD646.1



REAR ELEVATION

THE ASHFIELD THE RYLAND



SIDE ELEVATION

FIRST RAFTER TO CANOPY TO BE BOLTED BACK TO MAIN WALL WITH RESIN BOLTS AND TO SIT ON GALLOWS BRACKETS AS,00 BOLTED TO MAIN WALL.

GAS FLUE RIDGE TERMINAL TILES

SVP TO TERMINATE 300mm WINDOW HEAD HEIGHT.

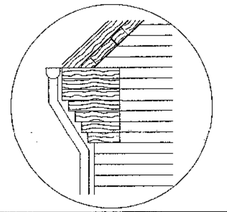
THE RYLAND CORBEL DETAIL

1 COURSE DEEP, STRETCHER COURSE TO FIRST VERGE DETAIL TO PROJECT 25mm FROM FACE, AND 1 COURSE DEEP, HEADER/STRETCHER TO SECOND COURSE, HEADER TO PROJECT 25mm STRETCHER TO BE FLUSH WITH FACE.

CORBEL DETAIL TO PROJECT 25mm MAX FROM FACE OF GABLE

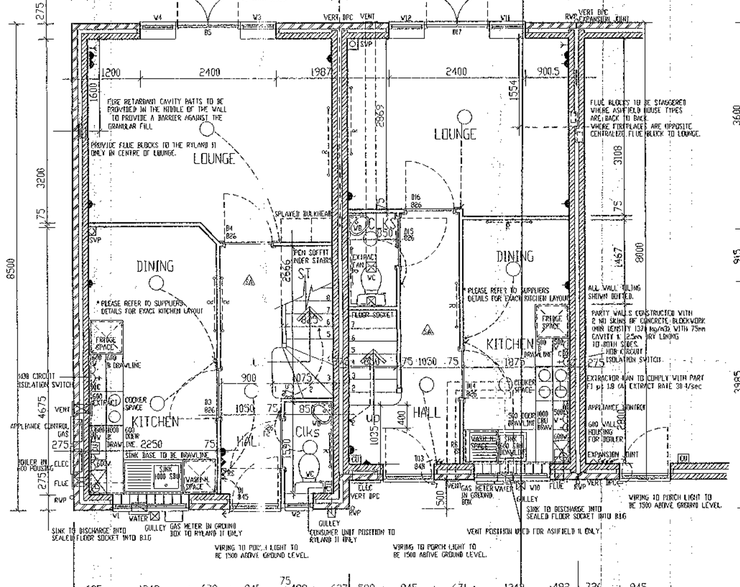
DOG TOOTH CORBELLING TO FRONT VERGE AS SHOWN. ALL IN A CONTRASTING BRICK TO MAIN GAVBLE BRICK.

CORBEL IN SOLID CONTRAST FACING BRICK-7 COURSE DEEP



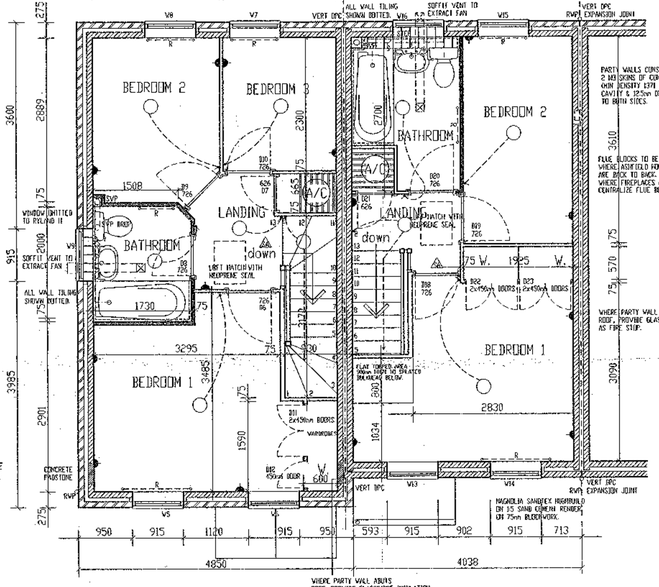
GROUND FLOOR PLANS

THE RYLAND - HD546.1 THE ASHFIELD - HD547.1
THE RYLAND II - HD555.1 THE ASHFIELD II - HD548.1



FIRST FLOOR PLANS

THE RYLAND - HD546.1 THE ASHFIELD - HD547.1
THE RYLAND II - HD555.1 THE ASHFIELD II - HD548.1



Revisions

A) SCC 2703/00 - CANOPY FIXING ADDED, SVP NOTE ADDED AND PARTY WALL NOW FIRE STOPPED.
B) JG 04/04/00 - SERVICES REPOSITIONED TO SIDE.
C) SCC 01/06/00 - RADIATOR ADDED TO ASHFIELDS, WC
D) JG 25/05/00 SERVICES REPOSITIONED AND SHOWN ON ELEVATION
E) SCC 13/07/00 COOKER EXTRACTOR VENTS REPOSITIONED ON ASHFIELDS. FLUSH THRESHOLD ADDED TO ELEVATIONS AND BLOCKWORK NOTE AMENDED.
F) JG 22/08/00 - DRAWLINE ADDED TO RYLAND & ASHFIELD KITCHEN UNITS
28mm RIDGE VENT 5 ADDED TO RYLAND GABLE, DIM ADDED TO BOTTOM OF STAIRCASE
G) JG 22/09/00 - RYLAND II & ASHFIELD II CLARIFIED. CONSUMER UNITS REPOSITIONED CORBEL DETAIL CLARIFIED
H) SC 16/11/00 - DWG Nos. AMENDED, FIRE RETARDANT NOTE AMENDED, HEATING NOTE AMENDED AND NEW CIRCUIT ISOLATER SWITCH ADDED.
WS, W7, W8, W14 & W15 AMENDED, METRIC DOORS ADDED.
I) SC 12/01/01 - FB13 ESCAPE WINDOWS NOW SHOWN, ADDITIONAL ASHFIELD ADDED (WHEN STEPPED), DB WG REF; HD690.1) SECTION REMOVED
J) JG 25/02/01 - STEPPED NOTE ADDED, SVP'S CLARIFIED, INSULATION ADDED TO BATHROOMS.
K) JG 11/05/01 - SVP REPOSITIONED, SINK, SOCKET ADDED, BED 1 WINDOWS REPOSITIONED, BUILDING LINE ADDED.
L) SC 10/10/01 - SECTION CORRECTED AND LIGHT OMITTED, SOILES FLING SOCKET ADDED AND ELECTRICS REPOSITIONED ON RYLAND II, ASHFIELD DOOR SIZE TO AIR-CUPBOARD CORRECTED.

Project

THE RYLAND - HD646.1
THE ASHFIELD - HD647.1
THE ASHFIELD II - HD648.1
THE ASHFIELD STEPPED - HD690.1
THE RYLAND II - HD655.1

Drawing

WORKING DRAWING

Project drawing no.	Scales:	Drawn by	Date
HD646.1 HD647.1 HD648.1 HD690.1 HD655.1	1:100, 1:50	P.Glover	10/99

Rev's A B C D E F G H I J K L

APPROVED UNDER BUILDING REGULATIONS

SHEET No.1

DATE RECEIVED 12 FEB 2002

McLEAN HOMES

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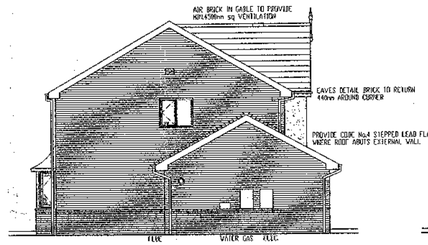
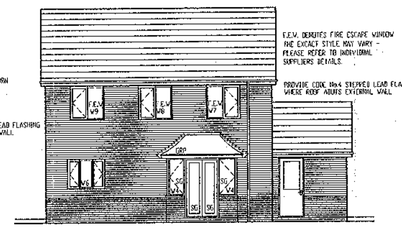
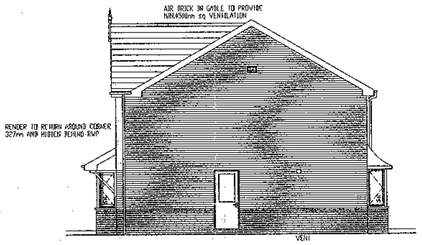
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

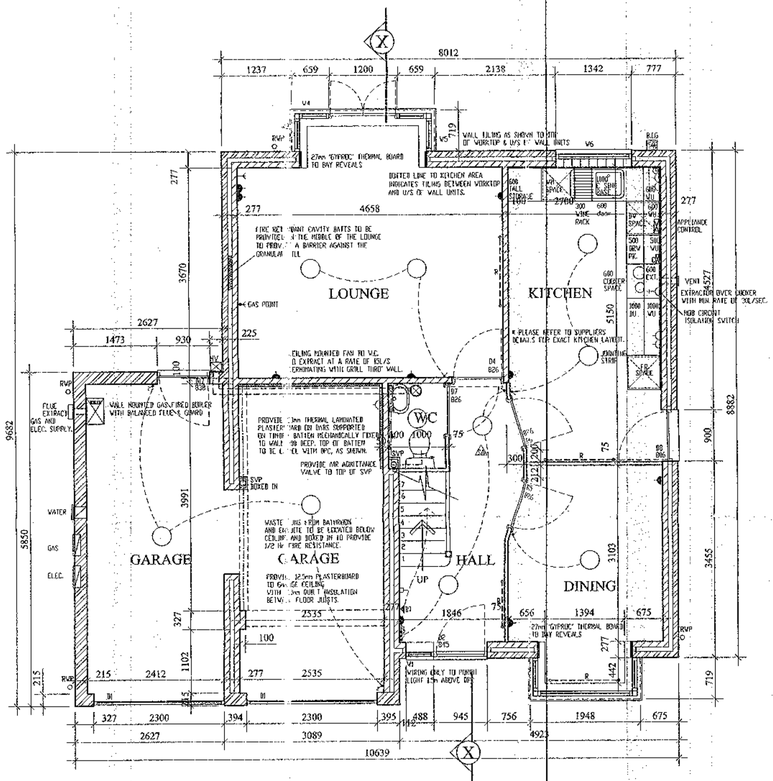


SIDE ELEVATION

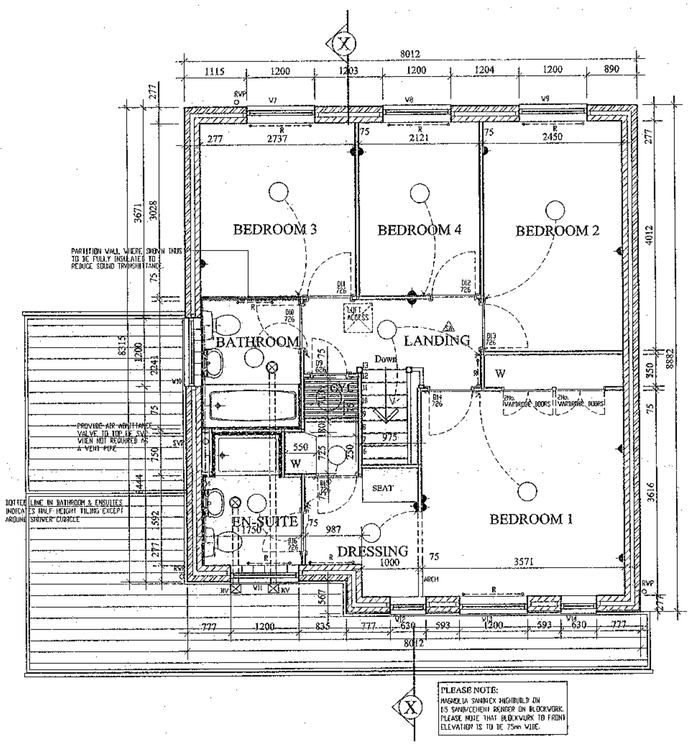
Electrical Key

- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. ariel point
- Cooker control
- High level switched spur for appliances with connector unit
- Ceiling fitting
- Smoke Alarm
- Appliance control panel

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCHEDULE OF WINDOWS AND DOORS			
No.	SIZE	VENT.	LINTEL
W1	488x1350	8000	
W2	630x1350 1770x1350 630x1350	8000	SQUARE BAY
W3	630x1350	8000	SQUARE BAY
W4	TO SUIT	8000	
W5	630x1350	8000	
W6	1342x1050	4000	
W7	1200x1200 F.E.W	8000	
W8	1200x1200 F.E.W	8000	
W9	1200x1200 F.E.W	8000	
W10	1200x1050	4000	
W11	1200x1200	4000	
W12	630x1200 F.E.W	8000	
W13	1200x1200	8000	
W14	630x1200	8000	
No.	DOOR SIZE	TYPE	LINTEL
D1	2No. 2134x1981	Garage Door	
D2	845	Front Door	
D3	2 DOORS (1200)	External Patio	
D4	826	Internal	
D5	826	Internal	
D6	826	Internal	
D7	826	Internal	
D8	806	External Door	
D9	626	Internal	
D10	726	Internal	
D11	726	Internal	
D12	726	Internal	
D13	726	Internal	
D14	726	Internal	
D15	726	Internal	
D16	726	Internal	
D17	838	External	

NOTE:
ALL ELEMENTS OF STRUCTURE ARE TO PROVIDE A MIN. OF 30 MINUTES OF FIRE RESISTANCE
ALL WINDOWS ARE TO BE DOUBLE GLAZED
ALL GLAZING IS TO FULLY COMPLY WITH PART 'N' OF THE BUILDING REGULATIONS
SG = SAFETY GLAZING TO B.S. 6262 & 6206
FIGURES UNDER VENT DENOTES MIN. SQ mm OF PERMANENT VENTILATION VIA TRICKLE VENTS TO HEADS OF WINDOWS
ALL WINDOW REVEALS ARE TO HAVE INSULATED CAVITY CLOSERS
F.E.W. DENOTES FIRE ESCAPE WINDOW
THE EXCACT STYLE MAY VARY - PLEASE REFER TO INDIVIDUAL SUPPLIERS DETAIL.

NOTES:

FOUNDATIONS.

Generally to be standard strip footings 600mm (and 450mm) wide x 150mm thick concrete (C10P). Laid to a depth of 250mm in granular soils and 900mm in clay soils. Where ground condition dictate, specialist foundations apply. See structural engineers details.

WALLS BELOW D.P.C.

To be cavity constructed comprising of two leaves of 100mm thick dense concrete blockwork ex class B engineering brickwork. Blockwork and mortar to be sulphate resisting where ground conditions dictate. Cavities to be filled with weak mix concrete to 225mm below ground level. Single leaf walls below D.P.C. to be min. 100mm thick dense concrete blockwork or class B engineering bricks. Outer leaf of cavity walls from one course below ground level to D.P.C to be in facing brickwork.

GROUND FLOORS.

100mm thick concrete slab (C20P) with power float finish on an insulation layer (to an approved manufacturer) to achieve a 'U' value that does not exceed 0.45 Wm sq deg. C. Insulation to be turned up the sides of slab at perimeters. Lay 1200 gauge D.P.M. turned up at edges to form continuous seal with horizontal D.P.C. on 50mm sand blinding on min. 125mm clean, inert sulphate free well, consolidated hardcore. Where ground conditions dictate, specialist designed floor slabs apply- see structural engineers details. Suspended floor slabs to be used where fills exceed 600mm. See structural engineers detail drawings.

EXTERNAL WALLS.

To be 237mm wide cavity walling comprising outleaf of 102.5mm facing brick work 75mm wide cavity filled with 'Styrofoam' dry generated insulation agreement cert no 88/2683. Inner leaf to be 100mm thick. 3.5N/mm load bearing insulating blockwork (Tarmac Celtite sandtite thermal blocks or similar having 'K' value 0.3W/mDeg. Works to be dry lined internally with 9.5mm plasterboard on dabs with 3mm plaster skim finish 'U' value of construction not exceed 0.45Wm C.

Horizontal D.P.C's to be 3000g. Hylastic or similar and to be min. 150mm above ground level. Wall ties to be Stainless Steel to BS1243 and to be provided at max. 900mm centres horizontally and 450mm centres vertically staggered to give diamond pattern. At openings ties to be at max. 300mm vertical centres 150mm from reveal. Cavities to be closed at eaves level and tops of gable walls with same combustible cavity barriers. Closure blocks to be used at door and window reveals with vertical and horizontal D.P.C's to BS6515. Provide at reveals a thermal insulation break between outer leaf and closure blocks (i.e. Dunsur pre-insulated D.P.C. or similar). Cavity trays to be provided at abutment between walls and roofs with code 4 lead flashings min. 150mm above roof level turned in to bed joint to knit with cavity tray. Cavity trays to be min. 3 courses deep with every other perpend joint left clear to form weep holes.

LINTELS.

As shown on floor plans to be 'Catnic' or min. insulated galvanised MS Lintels with min. 150mm end bearing unless specified differently on plan. Hot lintels to be filled with mineral wool insulated quilt to provide a 'U' value of 1.2 Wm C or pre-insulated.

INTERNAL WALLS.

Load bearing to be 100mm thick 3.5N/mm. sq concrete blockwork. Internal separating walls between garage and main house to be 100mm thick 3.5N/mm. sq. concrete block faced with 50mm thermal laminated plasterboard on plaster dabs to give a 'U' value of not more than 0.67W/m. sq. deg. C. 100mm block walls to be built on 450mm x 150mm thick concrete (C20P) foundations. Non-load bearing partitions to be 75mm thick metal stud.

FIRST FLOOR CONSTRUCTION

To be 22mm nominal tongued and grooved chipboard on S.W. joists- size and spacing as plan. All timbers to be min. SC3 grade unless otherwise stated. Herringbone or solid strutting at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm upstands at max. 450mm centres 50mm x 5mm galv. MS lintel reinforcement to be provided at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm upstands at max. 450mm centres. 50mm x 5mm galv. MS lintel reinforcement to be provided at max. 2m centres. Trim joists and trimmed joists to be 50mm wider than joists they support. Trimmed joists and trimmers to be doubled where they support a single partition. Trimmers to be supported on 100mm x 50mm upstands at max. 2m centres. Trimmed joists and trimmers to be supported on 100mm x 50mm upstands at max. 2m centres. Trimmed joists and trimmers to be supported on 100mm x 50mm upstands at max. 2m centres. Herringbone or solid strutting at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm upstands at max. 450mm centres 50mm x 5mm galv. MS lintel reinforcement to be provided at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm upstands at max. 450mm centres 50mm x 5mm galv. MS lintel reinforcement to be provided at max. 2m centres. Herringbone or solid strutting at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm upstands at max. 450mm centres 50mm x 5mm galv. MS lintel reinforcement to be provided

WINDOWS TO FRONT ELEVATION TO HAVE LEAD MARGINAL BARS



RIDGE TILE VENT TERMINAL TO SVP

* WHERE THE HOUSE IS AT THE HEAD OF A FOUL DRAINAGE RUN THEN THE SVP IS TO BE TAKEN UP, AS SHOWN, OTHERWISE USE AN AIR ADMITTANCE VALVE TO TOP OF SVP IN WARDROBE.

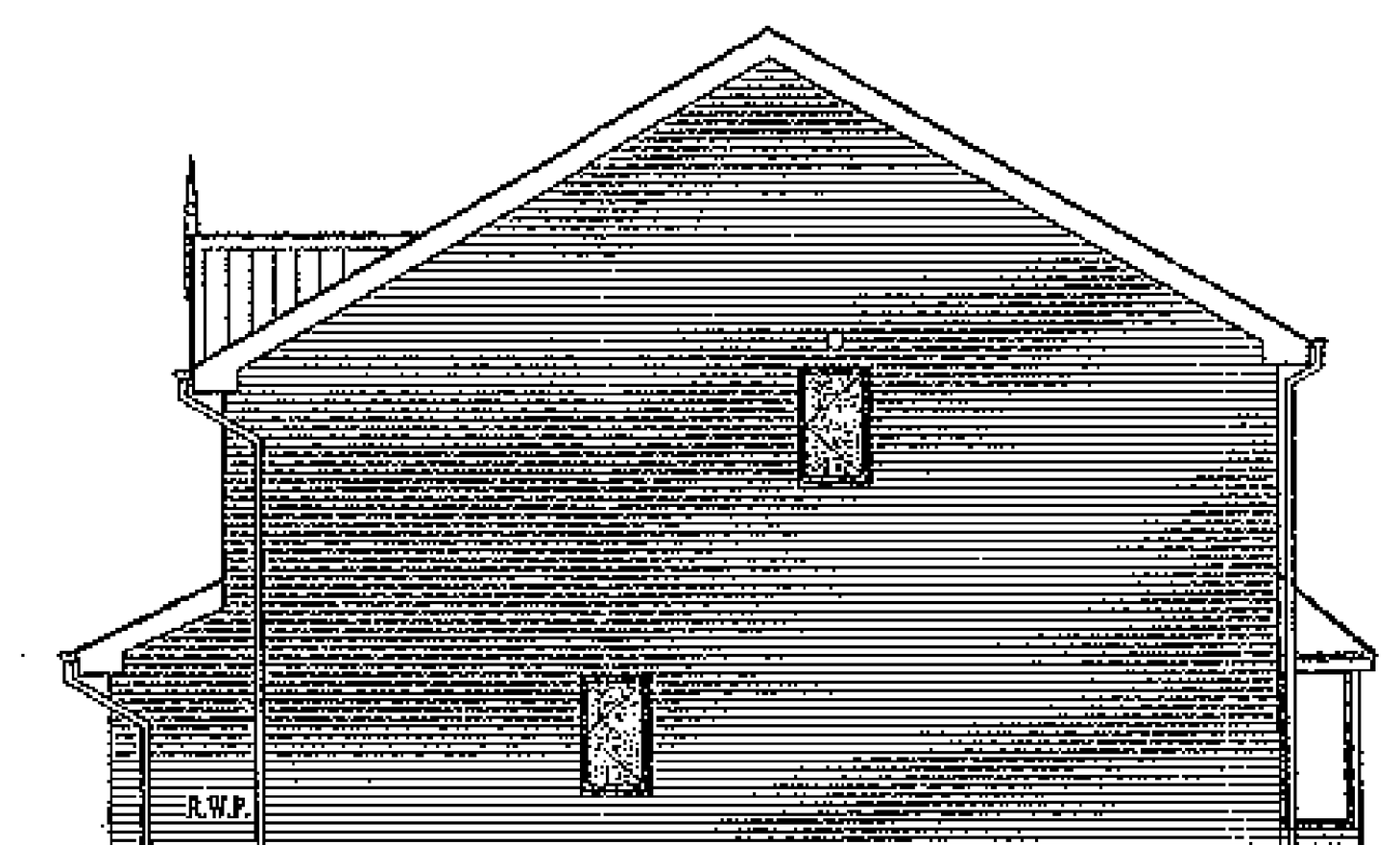
44DEG. PITCH TO FRONT GABLES

2 COURSE CONTRASTING BRICKWORK AND CONTRASTING ARCH AT WINDOW HEAD HEIGHT
2 COAT HIGH BUILD RENDER ON BLOCKWORK TO SPANDREL.

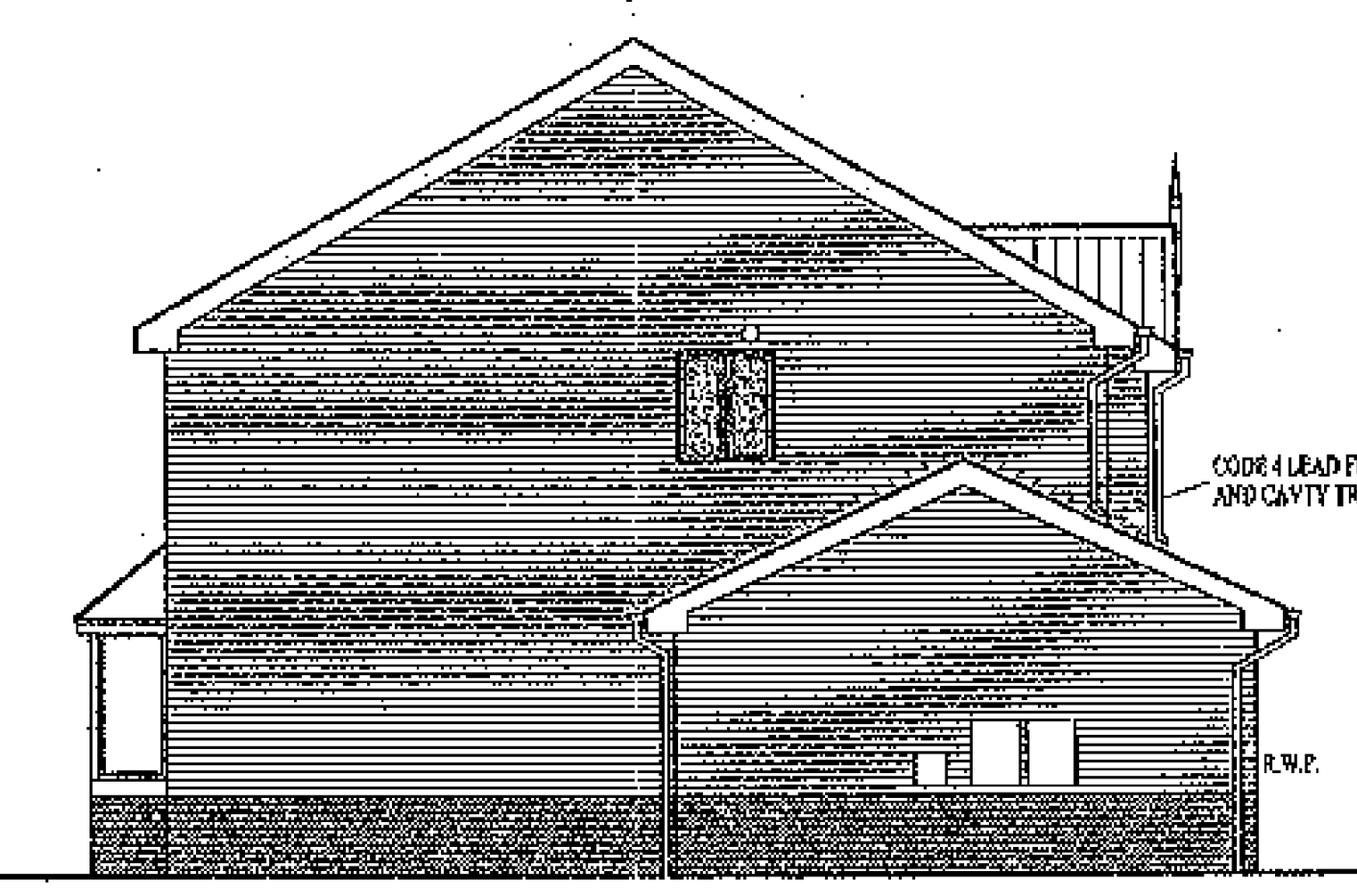
F.E.W. DENOTES FIRE ESCAPE WINDOW THE EXACT STYLE MAY VARY - PLEASE REFER TO INDIVIDUAL SUPPLIERS DETAILS

PLINTH BRICKWORK BANDS TO BE IN CONTRASTING COLOURS. PLEASE REFER TO SEPERATE DETAIL.

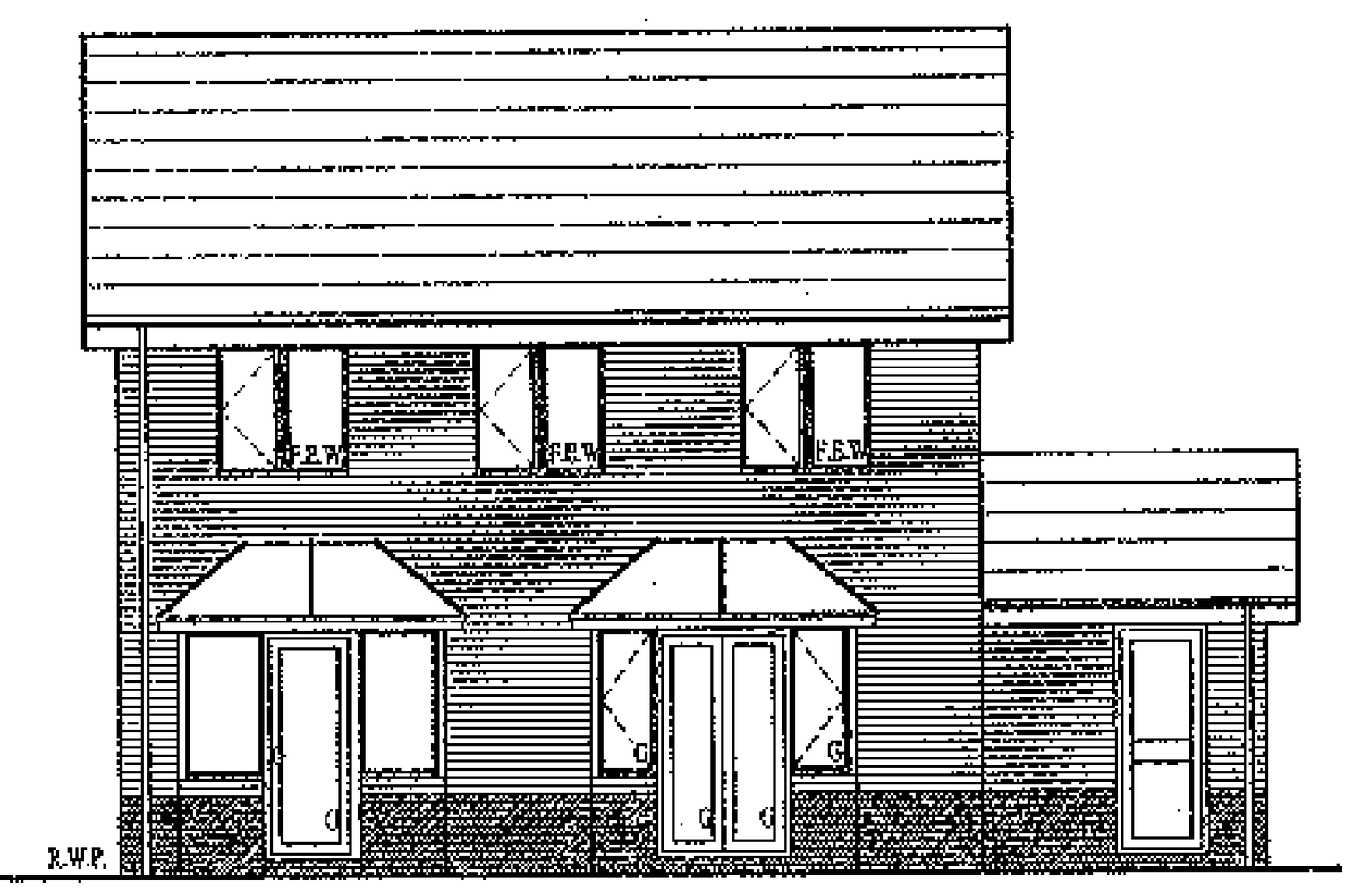
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Electrical Key

- Single low level socket
- Double low level socket
- Single high level socket
- Double high level socket
- Light switch
- 2 way light switch
- Pull socket
- Thermostat
- T.V. ariel point
- Cooker control plus 13amp socket
- High level switched spur for appliances with connector unit
- Ceiling fitting
- Smoke Alarm
- Appliance control panel

ALL SWITCHES AND SOCKETS TO BE PROVIDED AT A HEIGHT OF BETWEEN 450mm & 1200mm FROM FLOOR LEVEL.

SCHEDULE OF WINDOWS EXTERNAL DOOR AND LINTELS

No.	SIZE OF WINDOW	VENT	LINTEL
W1	1770 x 1350	8000	CN45E
W2	630 x 1050	4000	CN3E
W3	"	8000	CN3E
W4	"	8000	CN3F
W5	"	8000	CN45E
W6	"	8000	CN3E
W7	915 x 1200	8000	CN45E
W8	915 x 1200	8000	CN45E
W9	915 x 1200 F.E.W.	8000	CN3E
W10	915 x 1200	8000	CN45E
W11	630 x 1050	4000	CN3E
W12	1200 X 1200 F.E.W.	8000	CN45E
W13	1200 x 1200 F.E.W.	8000	CN45E
W14	1200 x 1200 F.E.W.	8000	CN45E
W15	915 x 1050	4000	CN3E
DOOR No.	DOOR TYPE		LINTEL
D1			"
D2			"
D3			"
D6		COMBINED	CN5X
D7			
D23			"

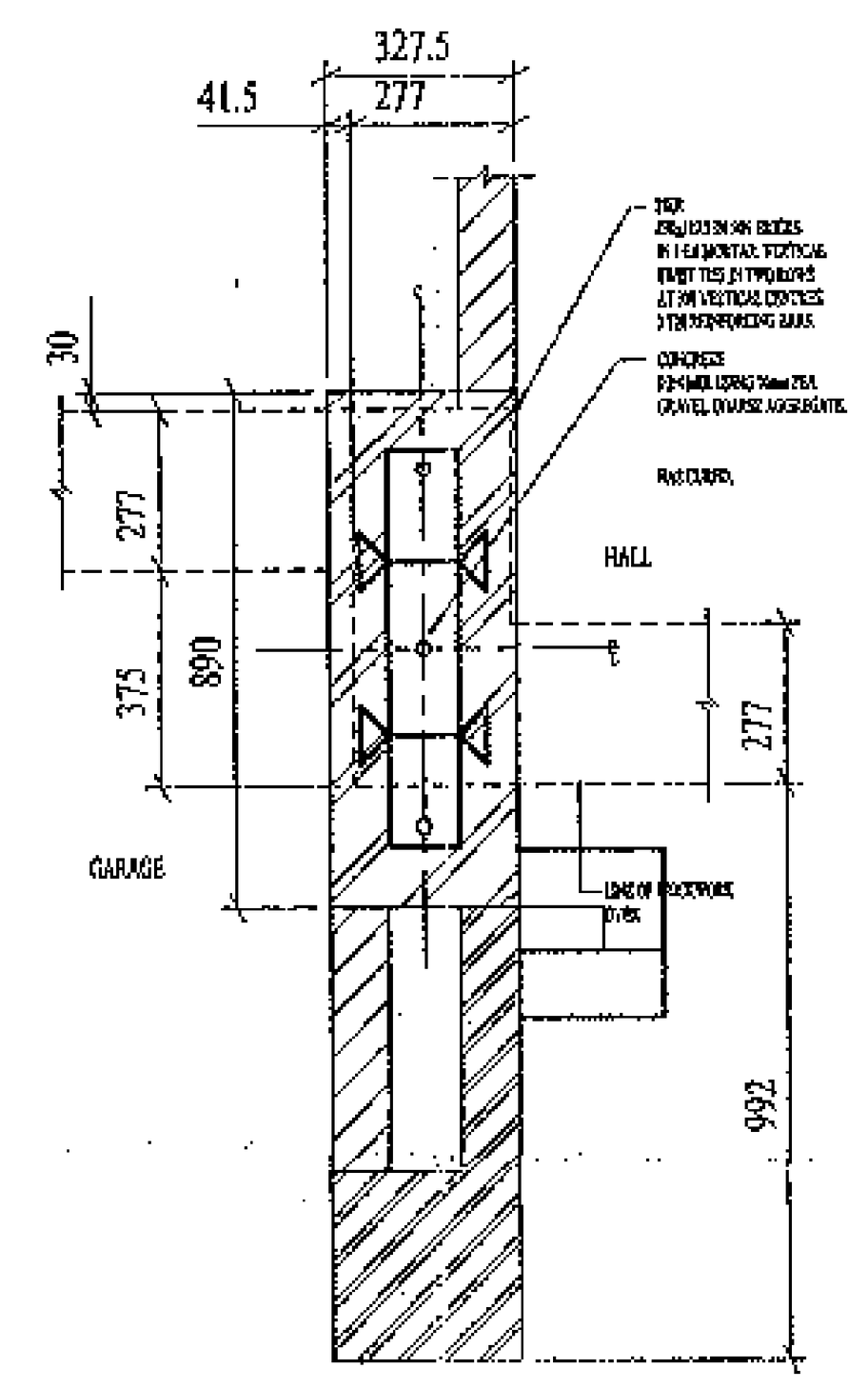
NOTE:
ALL ELEMENTS OF STRUCTURE TO PROVIDE A MIN. 30 MINUTES OF FIRE RESISTANCE
ALL WINDOWS TO BE DOUBLE GLAZED
ALL GLAZING TO FULLY COMPLY WITH Part N OF THE BUILDING REGULATIONS

FIGURES UNDER VENT DENOTES MIN SQ MM OF PERMANENT VENTILATION TO BE PROVIDED BY TRICKLE VENTS
ALL WINDOW REVEALS TO HAVE INSULATED CAVITY CLOSERS

ALL PIPE AND CABLE HOLES TO BE FULLY SEALED

G INDICATES TOUGHENED SAFETY GLASS TO BOTTOM PANE ONLY. SEALED UNITS HAVING SAFETY GLASS TO HAVE THIS ON BOTH SIDES.

F.E.W. DENOTES FIRE ESCAPE WINDOW THE EXCACT STYLE MAY VARY - PLEASE REFER TO INDIVIDUAL SUPPLIERS DETAILS



FOUNDATIONS

Generally to be standard strip footings 600mm (and 450mm) wide x 150mm thick concrete (C10P). Laid to a depth of 750mm in granular soils and 900mm in clay soils. Where ground condition dictate, specialist foundations apply. See structural engineers details.

WALLS BELOW D.P.C.

To be cavity constructed comprising of two leaves of 100mm thick dense concrete blockwork or class B engineering brickwork. Blockwork and mortar to be sulphate resisting where ground conditions dictate. Cavities to be filled with weak mix concrete to 225mm below ground level. Single leaf walls below D.P.C. to be min. 100mm thick dense concrete blockwork or class B engineering bricks. Outer leaf of cavity walls from one course below ground level to D.P.C to be in facing brickwork.

GROUND FLOORS

100mm thick concrete slab (C20P) with power float finish on an insulation layer (to an approved manufacturer) to achieve a 'U' value that does not exceed 0.45W/msq deg. C. Insulation to be turned up the sides of slab at perimeters. Lay 1200 gauge D.P.M. turned up at edges to form continuous seal with horizontal D.P.C. on 50mm sand blinding on min. 125mm clean, inert sulphate free well, consolidated hardcore. Where ground conditions dictate, specialist designed floor slabs apply- see structural engineers details. Suspended floor slabs to be used where fills exceed 600mm. See structural engineers detail drawings.

EXTERNAL WALLS

To be 277mm wide cavity walling comprising outleaf of 102.5mm facing brickwork 75mm wide cavity filled with 'Styrofil' dry granulated insulation agreement cert.no 89/2083. Inner leaf to be 100mm thick 3.5N/mm load bearing insulating blockwork (Ensor Cellular modulite thermal blocks or similar having 'K' value 0.3/W/Mc). Walls to be dry lined internally with 9.5mm plasterboard on dabs with 3mm plaster skin finish 'U' value of construction not exceed 0.45W/m C.

Horizontal D.P.C's to be 2000g. Hyload or similar and to be min. 150mm above ground level. Wall ties to be Stainless Steel to BS1243 and to be provided at max. 900mm centres horizontally and 450mm centres vertically staggered to give diamond pattern. At openings ties to be at max. 300mm vertical centres 150mm from reveal. Cavities to be closed at eaves level and tops of gable walls with none combustable cavity barriers. Closure blocks to be used at door and window reveals with vertical and horizontal D.P.C's to BS6515. Provide at reveals a thermal insulation break between outer leaf and closure blocks (i.e. Dankor pre-insulated D.P.C. or similar). Cavity trays to be provided at abutment between walls and roofs with code 4 lead flashings min. 150mm above roof-level turned in to bed joint to knit with cavity tray. Cavity trays to be min. 3 courses deep with every other perpend joint left clear to from weep holes.

LINTELS

As shown on floor plans to be 'Catnic' or min. insulated galvanised MS Lintels with min. 150mm end bearing unless specified differently on plan. Box lintels to be filled with mineral wool insulated quilt to provide min 'U' value of 1.2W/m C or pre-insulated.

INTERNAL WALLS

Load bearing to be 100mm thick 3.5N/mm sqconcrete blockwork. Internal separating walls between garage and main house to be 100mm thick 3.5N/mm sq. concrete block faced with 50mm thermal laminated plasterboard on plaster dabs to give a 'U' value of not more than 0.6W/m sq. deg. C. 100mm block walls to be built on 450mm x 150mm thick concrete (C10P) foundations. None load bearing partitions to be 75mm thick metal stud.

FIRST FLOOR CONSTRUCTION

To be 22mm nominal tongued and grooved chipboard on S.W. joists- size and spacing as plan. All timbers to be min. SC3 grade unless otherwise stated. Herringbone or solid strutting at max. 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at max. 450mm centres 30mm x 5mm galv. MS lateral restraint straps to be provided at max 2m centres. First floor partitions running parallel to joists to be supported on 100mm x 50mm noggins at max. 450mm centres, 30mm x 5mm galv. MS lateral restraint straps to be provided at max. 2m centres fixed across min. 3 no. joist and turned down cavity min. 100mm. Noggins to be provided between joists and wall. Notching and drilling of joists to be strictly in accordance with NHBC table Se7/ (a). Floor joists at right angles to party walls to be supported on galv. MS. hangers. Ceiling to be lined with 15mm plasterboard.

PITCHED ROOF CONSTRUCTION

Redland or similar concrete interlocking tiles on 38mm x 25mm treated S.W. batters on unbearable roofing felt to BS 747 on trussed rafters to BS.5268 Part 3/1985 at max. 600mm centres (or specified on roof plan) bearing onto 100mm x 50mm S.W. wall plate anchored down to wall with 30mm x 2.5Hs. holding down straps at max. centres. Truss bracing to be provided as shown on roof plan to be in accordance with BS.5268 Part 3/1985 and NHBC Table to Co37 (9).

Wall lateral restraint to be provided at ceiling and rafter level as shown on roof plan with 30mm x 5mm galv. MS. straps at max. 2m centres fixed across min. 3 no. trusses and turned down cavity min. 100mm. 75mm x 50mm noggins to be fixed at every strap position. Roof insulation to be 100mm thick fibreglass quilt laid between joists giving a 'U' value of 0.25W/m C. Ceiling to be lined with 15mm plasterboard. Heads of first floor partitions supported by 50 x 50mm noggins fixed between ceiling chords at max. 450mm centres. Fascia to be 225mm x 25mm S.W. So to be PVCu pre-vented with fly proof mesh to provide cross ventilation to roof space.

STAIR CASE

Timber staircase to be constructed with 13 no. risers of 200mm and 12 no. treads of 225mm going. Max. pitch 42. Width of stairs measured between wall and handrail to be min. 800mm - see dimension on plans. Handrail height to be 900mm min. Balustrade to landing min. 900mm high, clear headroom measured vertically above pitch line to be 2m and measured at right angles to pitch line to be 1.5m tapered treads to have min. going of 50mm. Square or turned spindles to be at max. 100mm centres.

COLD WATER STORAGE TANK

50 gallon polypropylene tank with airtight lid and screened inlet and overflow. 75mm glass fibre insulation jacket. Tanks to be supported on tank platform as indicated on the roof plan.

VENTILATION

Habitable Rooms: All windows to have opening areas of at least 1/20th the floor area with some part of the ventilation opening at least 1.75m above F.F.L. Background ventilation to have a min. average area of 8000mm sq per room which should be controllable, secure and located to avoid drafts.

Kitchen- Provide mechanical extract (operated intermittently) capable of extracting at a rate of 60litres/sec. Background ventilation to be a min. 4000mm sq.

Laundry (applicable only when isolated from kitchen)- Provide mechanical extract at a rate of 30 litres/sec which may be operated intermittently. Background ventilation to be a min. 4000mm sq.

Bathrooms- Provide a ventilation opening not less than 1/20th the rooms floor area with some part of the opening at least 1.75m above F.F.L Provide also mechanical extract capable of extracting at a rate of 15litres/sec.

RAINWATER AND WASTE GOODS

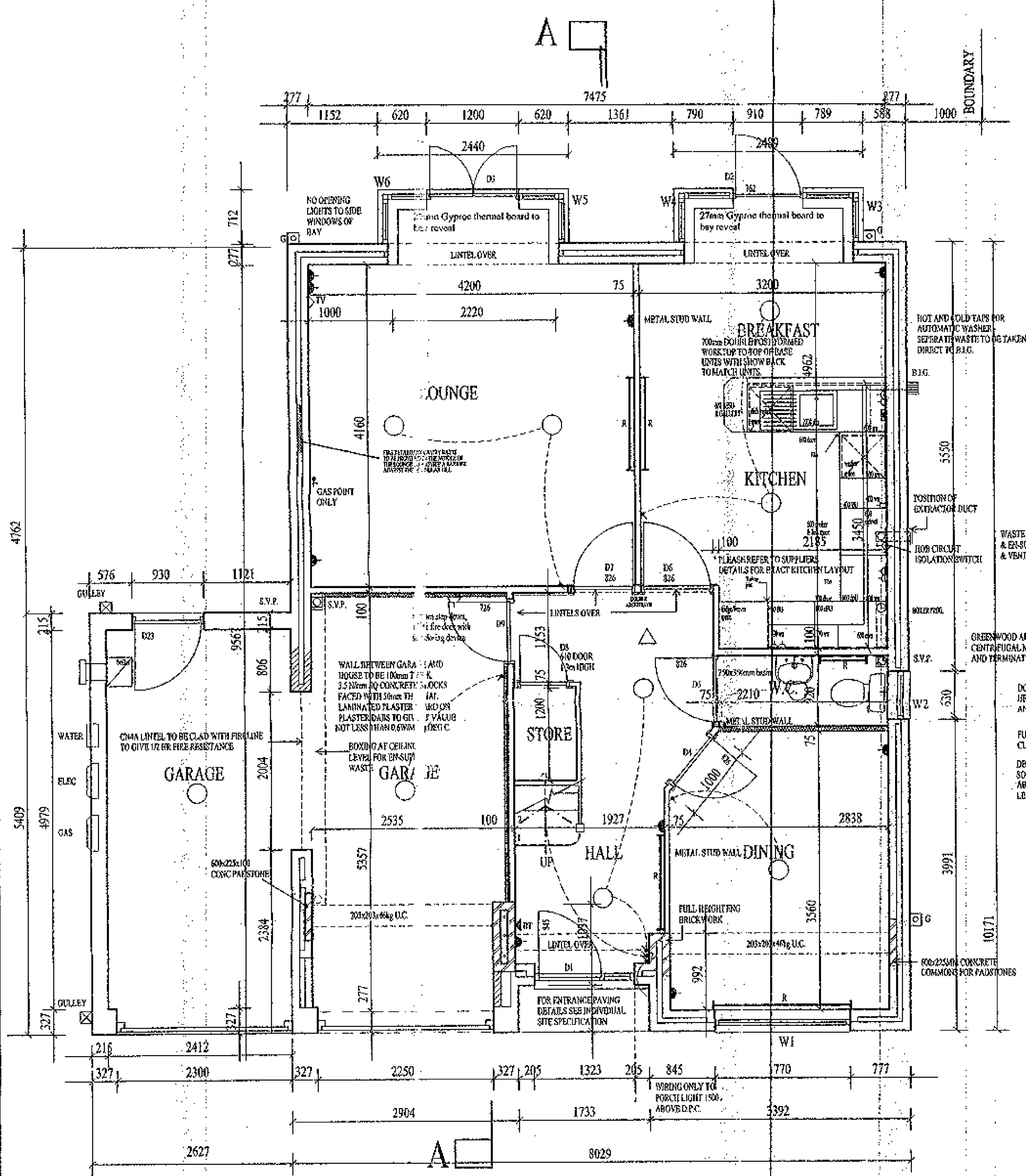
40mm dia. wastes to sink wash hand basin in shower, bath and shower. 40mm dia. wastes to wash hand basin all wastes to have 75mm deep seals traps. 100mm S.V.P.in U.P.V.C. terminating above roof level with U.P.V.C. cage. Rainwater gutters to be 116mm x 60mm rectangular U.P.V.C with 65mm square down pipes. Waste pipe ducts to have screwed access panels to junctions and couplings.

HEATING

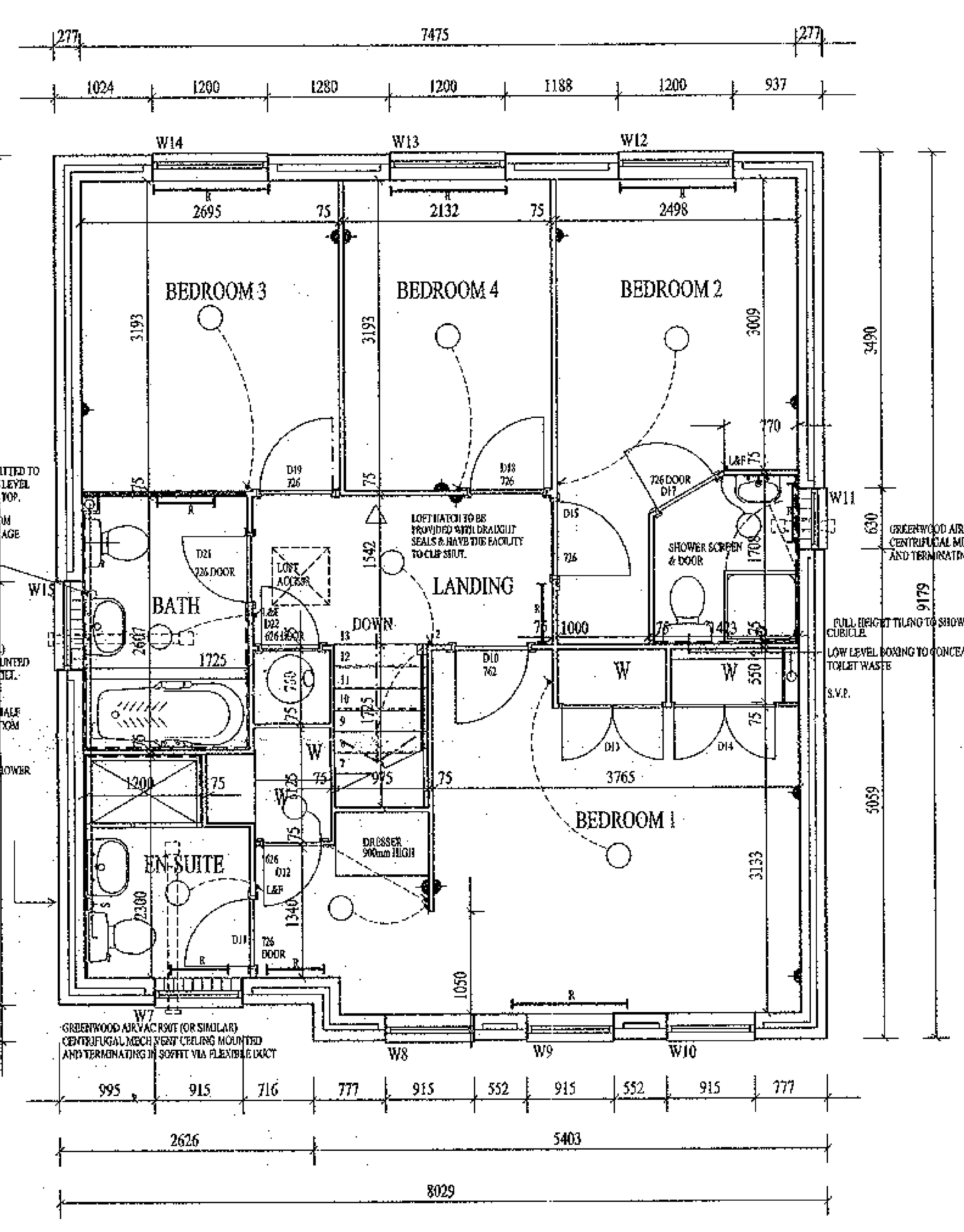
Gas fired boiler to be connected to balance flue as shown.

GENERAL NOTES

1. Hot water system to have thermostat at cylinder (cylinder to be insulated). Pipes within 1.0m of cylinder to be insulated.
2. All timber to be grade SC3/4 BS5268 Pt 2 and to be treated and primed (Vac-Vac system).
3. 25kg Lead flashings to have 2 courses upstand.
4. For foundation details, concrete and mortar specifications refer to site investigation report and seperate foundation drawings.
5. Provide thermostatic radiator valves to all radiators except the one near the room stat.

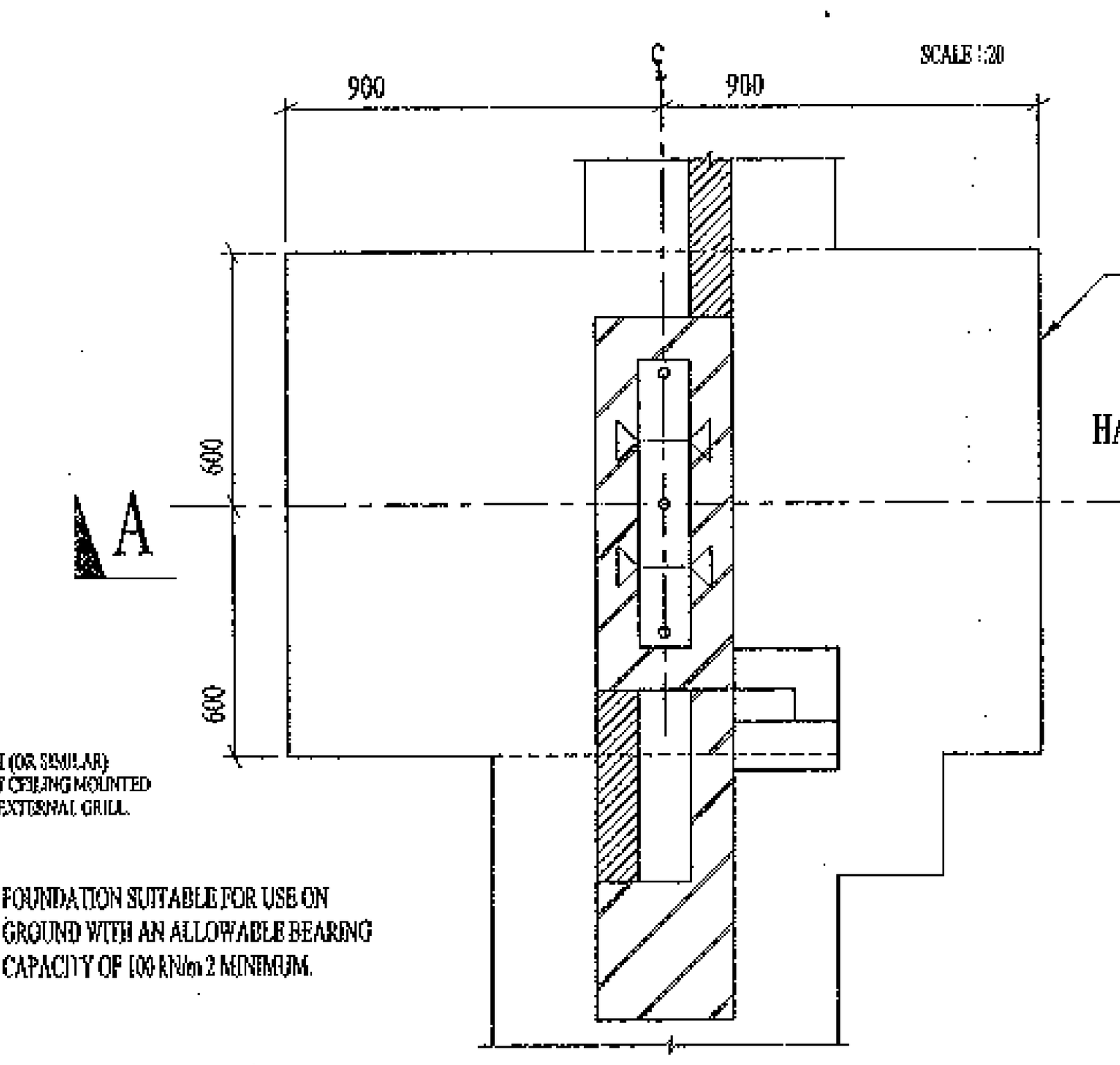


GROUND FLOOR PLAN

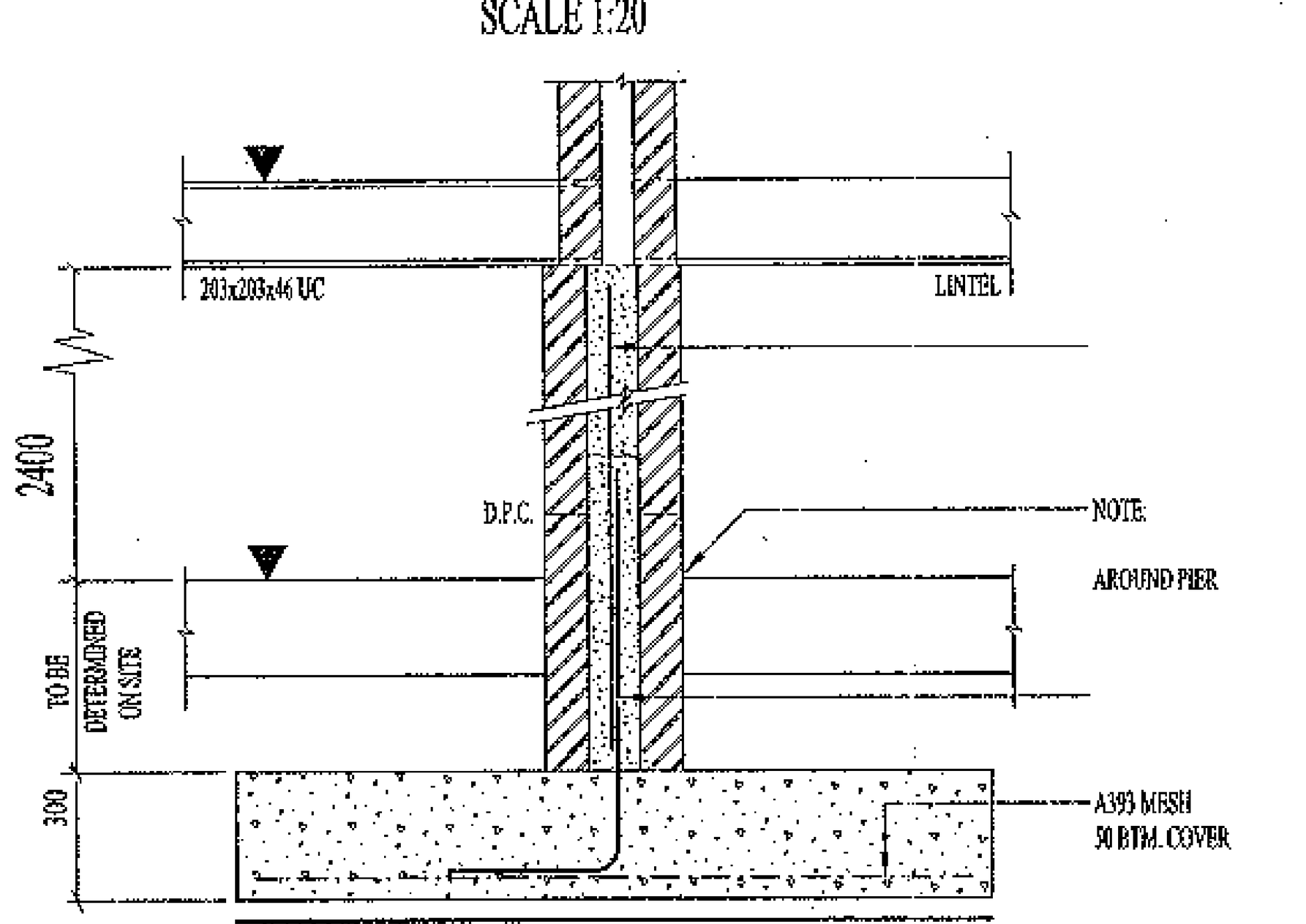


FIRST FLOOR PLAN

FOUNDATION SUITABLE FOR USE ON GROUND WITH AN ALLOWABLE BEARING CAPACITY OF 100 kN/m 2 MINIMUM.



FOUNDATION PLAN
SCALE 1:20



SECTION A-A
SCALE 1:20

Revisions

A) 27/04/00 SCC - RAIN WATER PIPE REMOVED.
B) SCC 15/05/00 - FIREPLACE REMOVED, BREAKFAST AREA DOOR CENTRALISED AND KITCHEN WORKTOP ROUNDED AND WARDROBE BED 2 OMITTED.
C) SCC 05/06/00 - INSULATION ADDED TO LOUNGE WALL AND KITCHEN UNIT OMITTED.
D) JG 07/06/00 - D4 CORRECTED
E) SC 10/07/00 - LEFT REAR BAY AMENDED.
F) JG 16/10/00 - DOOR SIZES AMENDED TO METRIC, DRAWING No. AMENDED, GARAGE PERSONAL DOOR TO OPEN INTO GARAGE, HOB CIRCUIT ISOLATION SWITCH ADDED, HEATING NOTE AMENDED AND FIRE RETARDANT NOTE AMENDED, W9 AMENDED.
G) SC 11/01/01 - FIRE ESCAPE WINDOWS SHOWN AND LIGHT SWITCH TO WC REPOSITIONED.
H) JG 26/02/01 - BT & SOCKET REPOSITIONED IN HALL, GAS POINT NOW SHOWN, INSULATION ADDED TO DINING/WC AND BATH/BED 3 WALL, HEIGHT ADDED TO BULKHEAD SHELF, LIGHT SWITCH TO DRESSER AMENDED, KITCHEN UNIT CORRECTED, SVP'S CLARIFIED, DIMENSIONS TO DOUBLE GARAGE CORRECTED AND SHOWER SCREEN ADDED.

Project

THE CANTERBURY
DOUBLE GARAGE

Drawing

WORKING DRAWING

Project drawing no:	Scales:	Drawn by:	Date:
HD 618.1	1:100, 1:50	J.Glover	01/00
Rev's A B C D E F G H			

APPROVED UNDER PLANNING ACTS

02/00114/PFM

SHEET No.1 OF 2

DATE RECEIVED 12 FEB 2002

12 FEB 2002

McLEAN HOMES

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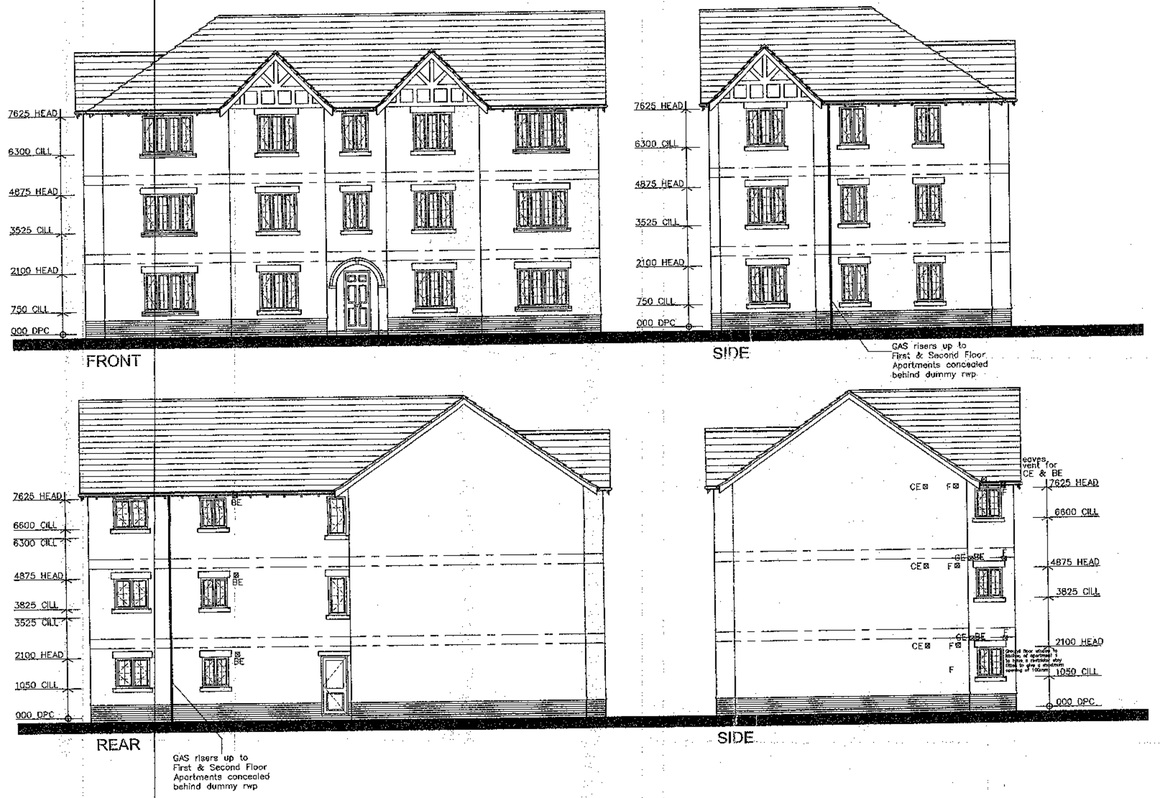
IIS DRAWING MUST BE READ INCONJUNCTION WITH THE APPROVED THERMAL SPECIFICATION, APPROVED HOUSES SPECIFICATION & APPROVED SITE SPECIFICATIONS

ELEVATIONAL TREATMENT MAY VARY REFER TO SITE SCHEDULES AND SPECIFICATION

FIRST & SECOND FLOOR WINDOWS
All PVC-U windows to suit nominal brickwork openings. All first & second floor windows to be cleanable from inside of building. Provide escape windows to all first and second floor habitable rooms. Min opening size to be 0.35m2 ie. min 450mm wide x 733mm high.



Concrete interlocking roof tiles. Valleys formed to tile manufacturers recommendations

DPC to be stepped to suit ground conditions and be positioned in wall 150mm min above finished ground level.

SVP outlets to be a min 900mm above any opening window head within 3m.

(BE) Extract from Bathroom
(CE) Extract from Cookerhood
(EE) Extract from Ensuite
(UE) Extract from Utility
All extracts taken to integrated airbrick or proprietary terminal

(F) Flue outlet for gas boiler See boiler manufacturers recommendations

APPROVED UNDER PLANNING ACTS

GDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof Timbers and Tiling	To prevent falls scaffolding & boarding of joists and truss chords required. Mechanical handling required.
Chimney	To prevent falls scaffolding required.
Barges, Fascias & Rain Water Goods	To prevent falls scaffolding required.
External Wall Finishes (1st Floor)	To prevent falls scaffolding required.
Windows (1st Floor)	To prevent falls scaffolding required.
Plumbing in Loft	Scaffolding/Boarding required.
Plastering in area of Stair Well.	Scaffolding/Boarding required.
Beams/Lintels	Mechanical measures as appropriate

FOR ALL OTHER RISKS, REFER TO DIMENSIONAL DESIGN RISK ASSESSMENT PACKAGE

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REV A SERVICES PROVISION CHANGED 14-11-00
REV B ENTRANCE DOORS CHANGED FROM METRIC TO IMPERIAL SIZE 932mm WIDE 21-11-00
REV C Fire exit door hinging indicated. Flats 1,3&5 extracts repositioned & their kitchen window hinging amended. Restrictor stay added to kitchen flat 1. All as clients request. 02-02-01

REVISIONS

Alfred McAlpine Homes North West Ltd.
Carnoustie House, Kelvin Close,
Birchwood, Warrington WA3 7PB
Tel:01925 830315 (Fax:01925 830317)

TITLE

TYPE COT(F)

CALDERSTONES

ELEVATIONS

DRAWN BY	FGP
DATE	SEPT 2000
SCALE(S)	1/50
DRAWING NUMBER	COT(F)-02
REVISION	C

APPLICATION No. 02 4 1 4 / PEM

DATE RECEIVED 12 FEB 2002

DATE VALID 12 FEB 2002

THIS DRAWING MUST BE READ INCONJUNCTION WITH THE APPROVED THERMAL SPECIFICATION, APPROVED HOUSES SPECIFICATION & APPROVED SITE SPECIFICATIONS

EXTRACTOR FANS:
KITCHEN–COOKER HOOD
Cooker hood to be switch controlled. Outlet duct to be routed on top of wall units and to discharge at wall outlet.

BATHROOM FAN
To be wall mounted (switched with the light and have a min 15 minute overrun when an internal room.) If the room is on an outside wall the fan can be switched independently. The duct is to be either through the wall or on op of the nen wall units to a grille on the external wall.

HANDRAILS
Provide handrails to both sides of staircase, handrails to be min 900mm above nosing line and 1100mm above landings. Use 'moprail' handrails fixed to walls where applicable.

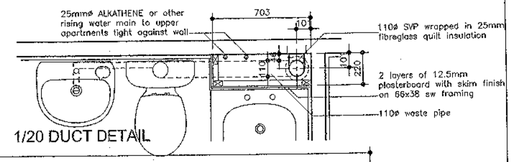
TELEPHONE POINTS
Omit telephone point in hallway of each flat and fit 2 No. new points in Living and Bed 1 as shown.

MOVEMENT PROVISION
Movement joints to be provided in accordance with BS 5628:Part 3 : 1985 – Clause 20. Refer to Consulting Engineers Specification for details.

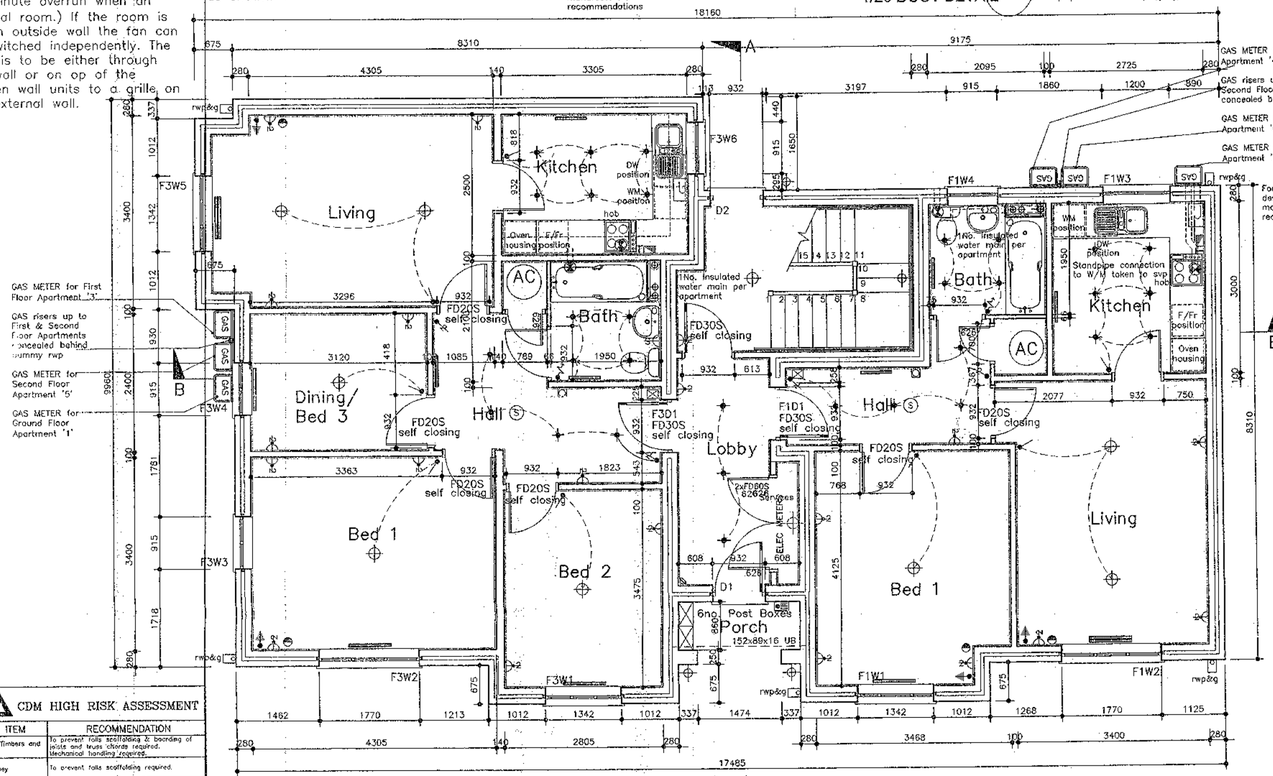
Standpipe connection to W/M taken to svp

For gas boiler flue design see boiler manufacturers recommendations

SVP's to be wrapped in 25mm fibreglass quilt and to be encased with sw framing and 25mm plasterboard. See standard details



1/20 DUCT DETAIL



GROUND
GROUND FLOOR 73.186m² 787.798sqft

TYPE COT(F)3 788sqft

BUILDING ACCESS
Provide level access at entrance storey in accordance with AD PART M to Local Authority Approval. Where site conditions dictate provide 1100mm high balustrade and guarding. Guarding to withstand 0.36Kn/m horizontal force.

GROUND
GROUND FLOOR 50.584m² 544.50sqft

TYPE COT(F)1 545sqft

CDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof Timbers and Tiling	To prevent falls scaffolding & boarding of joists and truss chords required. Mechanical handling required.
Chimney	To prevent falls scaffolding required.
Barges, Fascias & Rain Water Goods	To prevent falls scaffolding required.
External Wall Finishes (1st Floor)	To prevent falls scaffolding required.
Windows (1st Floor)	To prevent falls scaffolding required.
Plumbing in loft	Scaffolding/Boarding required.
Plastering in area of Stair Well.	Scaffolding/Boarding required.
Beams/Lintels	Mechanical measures as appropriate

FOR ALL OTHER RISKS, REFER TO GENERAL DESIGN RISK ASSESSMENT PACKAGE

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Legend

- Ceiling lighting point
- Batten lighting point
- Wiring only i.e. to porch light
- Wall light
- Batten Light located above Shower
- Recessed lighting
- Smoke detector
- Light switch
- 2-way light switch
- Pullcord light switch
- Switch for concealed lighting (if applicable)
- Switch with indicator for loft light
- 13 amp switched socket outlet
- Double switched socket outlet
- Fused switched connection with pilot
- Shaver socket
- Cooker control unit with switched socket outlet
- 3Kw immersion heater
- Consumer unit at high level
- Electric/Gas meters at high level on board
- Electric/Gas meters in external box
- Thermostat
- T.V. aerial socket with coaxial cable to roof void
- F.M. radio point
- BT 'Highway' box
- Telephone point
- Mechanical extract fan
- Gas point
- External water tap
- Bell push
- Door chime (wiring only)
- Video & Call System Entry
- Single/Double radiator positions

REV A SPEC/SIZE SERVICE DOORS ADDED 8-11-00
REV B SERVICES PROVISION CHANGED 14-11-00
REV C ALL DOORS CHANGED FROM METRIC TO IMPERIAL SIZE 933mm WIDE 21-11-00
REV D WALL TO PORCH ENTRANCE AMENDED FROM 280 TO 250MM 05-01-01
REV E 140mm WALL ADDED TO F3 24-01-01
REV G LIGHTING AMENDED TO HALL, KITCHEN, BATHROOM FLAT AND LOBBY AREAS. BATHS HANDED TO ALLOW SHOWER HEAD. 17.04.01
REV H FIRE DOORS WITH SELF CLOSERS INDICATED ON PLAN NH 17.05.01
REV I BEAM ADDED ABOVE PORCH. NHW 23.05.01
REV J: BATHROOM LAYOUT AMENDED DUCT DETAIL ADDED. 12-06-01
REV K: HANDRAILS ADDED TO BOTH SIDES OF STAIRCASE. TELEPHONE POINT LOCATIONS AMENDED MB 30-07-01

REVISIONS

Alfred McAlpine Homes North West Ltd.
Carrousele House, Kelvin Close,
Birchwood, Warrington WA3 7PB
Tel:01925 830315 (Fax:01925 830317)

TITLE

TYPE COT(F)1-3

CALDERSTONES

GROUND FLOOR PLANS

APPLICATION No.	02/0014/NEW
SCALE	1/50 1:100 @ A2
DATE	SEPT 2000
DRAWING NUMBER	COT(F)-03
REVISION	K

DATE RECEIVED 14 FEB 2002

DATE VALID

APPROVED UNDER PLANNING ACTS

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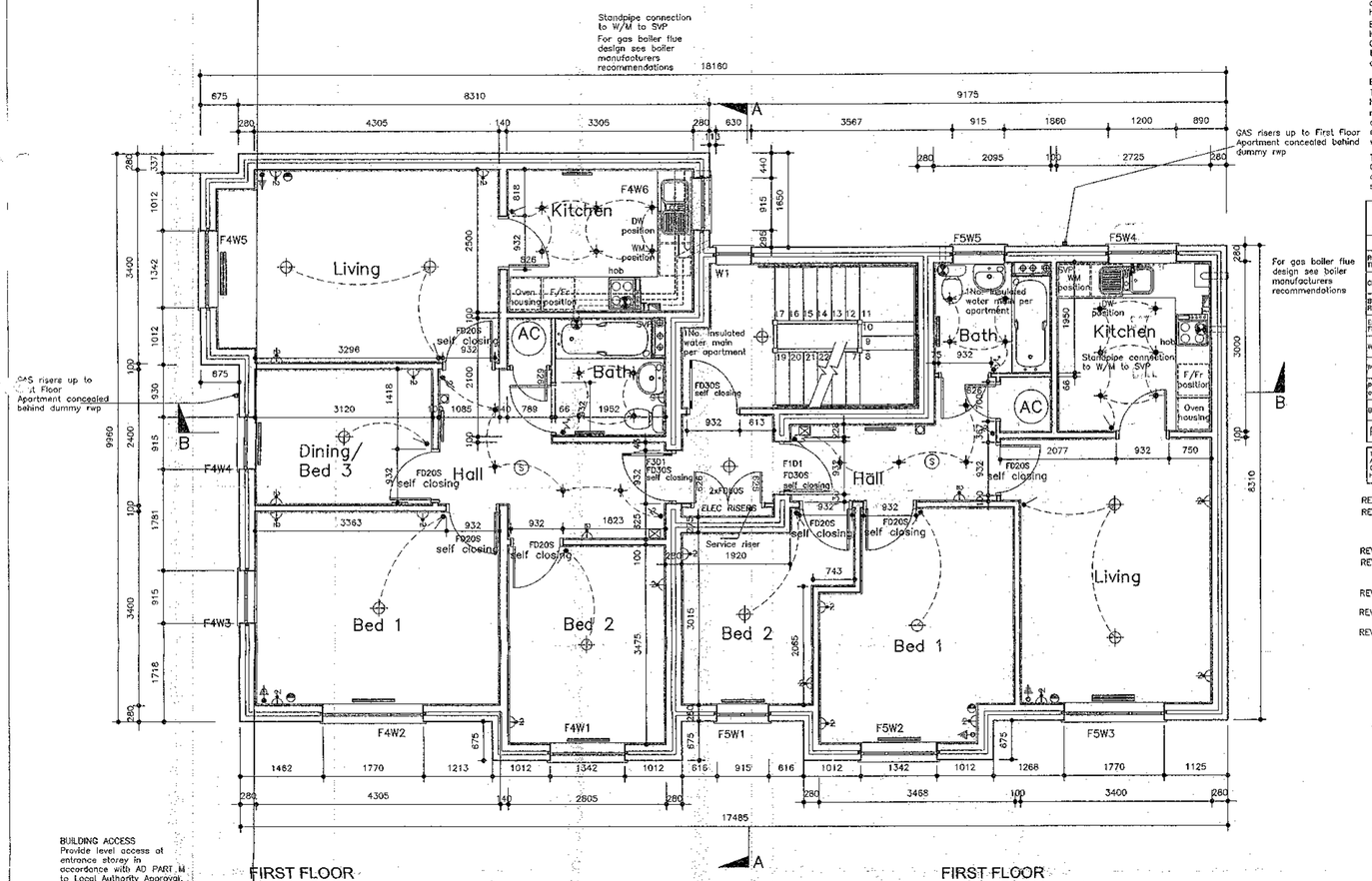

BUILDING ACCESS
Provide level access at entrance storey in accordance with AD PART M to Local Authority Approval. Where site conditions dictate provide 1100mm high balustrade and guarding. Guarding to withstand 0.36Kn/m horizontal force.

FIRST FLOOR
FIRST FLOOR 73.186m² 787.796sqft

TYPE COT(F)3 788sqft

FIRST FLOOR
FIRST FLOOR 58.078m² 625.169sqft

TYPE COT(F)2 625sqft

SVP's to be wrapped in 25mm fibreglass quilt and to be encased with sw framing and 25mm plasterboard. See standard details

MOVEMENT PROVISION
Movement joints to be provided in accordance with BS 5628:Part 3 : 1985 – Clause 20. Refer to Consulting Engineers Specification for details.

HANDRAILS
Provide handrails to both sides of staircase, handrails to be min 900mm above nosing line and 1100mm above landings. Use 'mopratt' handrails fixed to walls where applicable.

EXTRACTOR FANS:
KITCHEN–COOKER HOOD
Cooker hood to be switch controlled. Outlet duct to be routed on top of wall units and to discharge at wall outlet.

BATHROOM FAN
To be wall mounted (switched with the light and have a min 15 minute overrun when an internal room.) If the room is on an outside wall the fan can be switched independently. The duct is to be either through the wall or on op of the kitchen wall units to a grille on the external wall.

TELEPHONE POINTS
Omit telephone points in hallway of each flat and fit 2No. new points in living and bed 1 as shown.

CDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof Timbers and Flashings	To prevent falls scaffolding required.
Chimney	To prevent falls scaffolding required.
Barges, Fascias & Rain Water Goods	To prevent falls scaffolding required.
External Wall Finishes (1st Floor)	To prevent falls scaffolding required.
Windows (1st Floor)	To prevent falls scaffolding required.
Plumbing To Loft Lift	Scaffolding/Boarding required.
Plastering in area of Stair Well.	Scaffolding/Boarding required.
Beams/Lintels	Mechanical measures as appropriate

FOR ALL OTHER RISKS, REFER TO DIMENSIONAL DESIGN RISK ASSESSMENT PACKAGE

RECEIVED 12 FEB 2002
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REV A SERVICES PROVISION CHANGED 15–11–00
REV B ALL DOORS CHANGED FROM METRIC TO IMPERIAL 932mm Wide 20/11/00
140mm wall added to F3. 24–01–01
Extract outlet positions amended to flat 3.
REV C 02–02–01
REV D Lighting amended to Hall, Kitchen, bathroom and Lobby. Bath handed to allow for shower 17.04.01
REV E Fire Doors with Self Closers indicated on plan NH 17.05.01
REV F Windows amended to correspond with Elevation NH 01.06.01
REV G Handrails added to both sides of staircase. Telephone points amended MB 30–07–01
REVISIONS

Alfred McAlpine Homes North West Ltd.
Carnoustie House, Kelvin Close,
Birchwood, Warrington WA3 7PB
Tel:01925 830315 (Fax:01925 830317)

TITLE
TYPE COT(F) 1-3

CALDERSTONES

FIRST FLOOR PLANS

DRAWN BY	FGP
DATE	MAY 2000
SCALE(S)	1/50
DRAWING NUMBER	REVISION
COT(F)-04	G

APPROVED UNDER PLANNING ACTS

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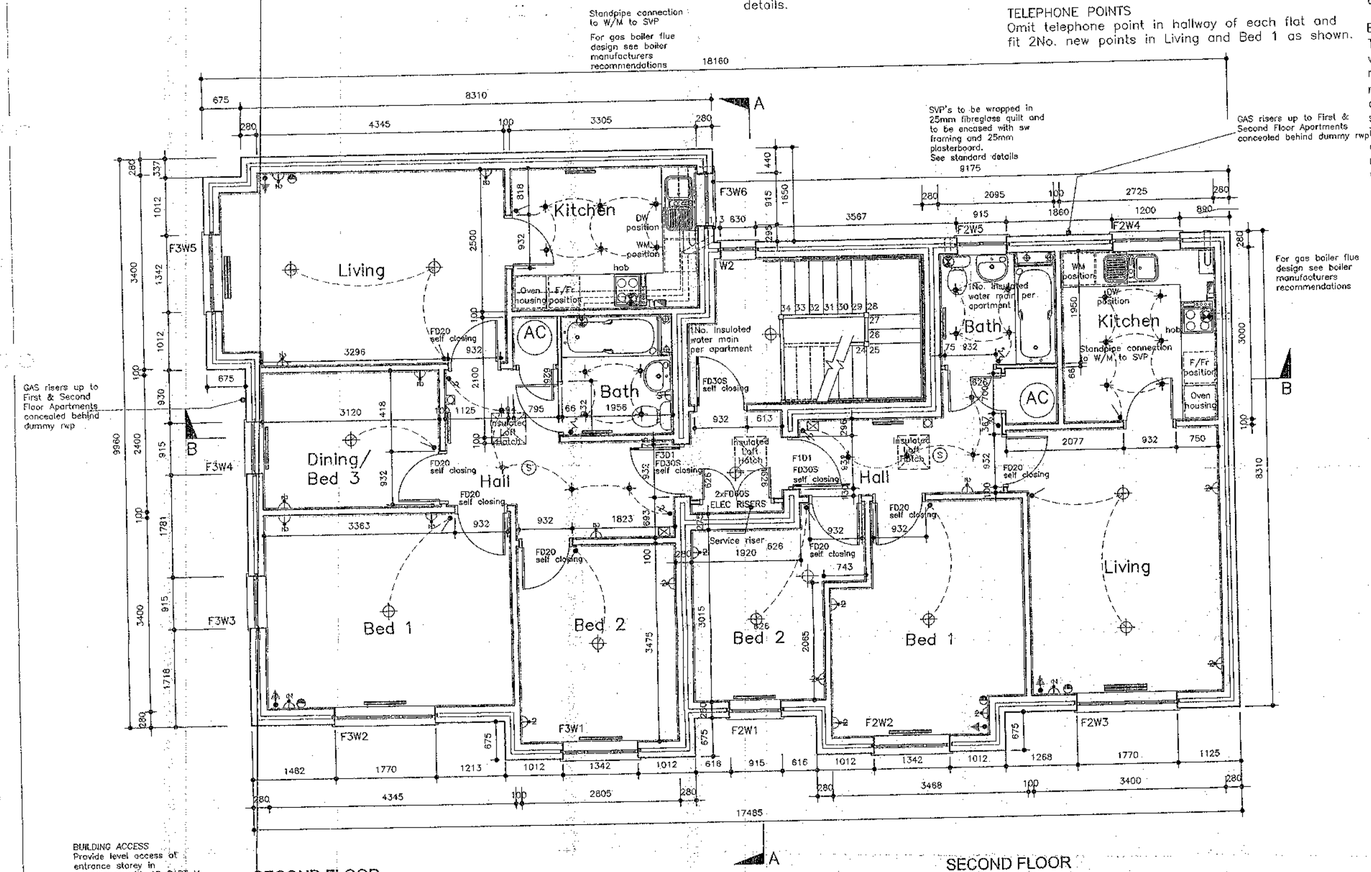
MOVEMENT PROVISION
Movement joints to be provided in accordance with BS 5628:Part 3 : 1985 – Clause 20. Refer to Consulting Engineers Specification for details.

HANDRAILS
Provide handrails to both sides of staircase, handrails to be min 900mm above nosing line and 1100mm above landings. Use 'moprail' handrails fixed to walls where applicable.

TELEPHONE POINTS
Omit telephone point in hallway of each flat and fit 2No. new points in Living and Bed 1 as shown.

EXTRACTOR FANS:
KITCHEN–COOKER HOOD
Cooker hood to be switch controlled. Outlet duct to be routed on top of wall units and to discharge at wall outlet.

BATHROOM FAN
To be wall mounted (switched with the light and have a min 15 minute overrun when an internal room.) If the room is on an outside wall the fan can be switched independently. The duct is to be either through the wall or on op of the kitchen wall units to a grille on the external wall.



BUILDING ACCESS
Provide level access of entrance storey in accordance with AD PART M to Local Authority Approval. Where site conditions dictate provide 1100mm high balustrade and guarding. Guarding to withstand 0.36Kn/m horizontal force.

SECOND FLOOR
SECOND FLOOR 73.186m² 787.796sqft
TYPE COT(F)3 788sqft

SECOND FLOOR
SECOND FLOOR 58.078m² 625.159sqft
TYPE COT(F)2 625sqft

CDM HIGH RISK ASSESSMENT

ITEM	RECOMMENDATION
Roof Timbers and Tiling	To prevent falls scaffolding & boarding of gable and truss ends required. Mechanical handling required.
Chimney	To prevent falls scaffolding required.
Barges, Fascias & Rain Water Goods	To prevent falls scaffolding required.
External Wall Finishes (1st Floor)	To prevent falls scaffolding required.
Windows (1st Floor)	To prevent falls scaffolding required.
Plumbing in loft	Scaffolding/Boarding required.
Plastering in area of Stair Well.	Scaffolding/Boarding required.
Beams/Lintels	Mechanical mouvers as appropriate

FOR ALL OTHER RISKS, REFER TO UNIVERSAL DESIGN RISK ASSESSMENT PACKAGE.

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REV A SERVICES PROVISION CHANGED 14-11-00
REV B ALL DOORS CHANGED FROM METRIC TO IMPERIAL SIZE 932mm WIDE 21-11-00
REV C Extract outlet positions amended to flat 5. 02-02-01
REV D Lighting amended to Hall, Kitchen, Bathroom and Lobby. Bath handed to allow for shower. 17.04.01
REV E Handrail added to each side of staircase. Telephone points amended MB 30-07-01
REVISIONS

Alfred McAlpine Homes North West Ltd.
Camoustie House, Kelvin Close,
Birchwood, Warrington WA3 7PB
Tel:01925 830315 (Fax:01925 830317)

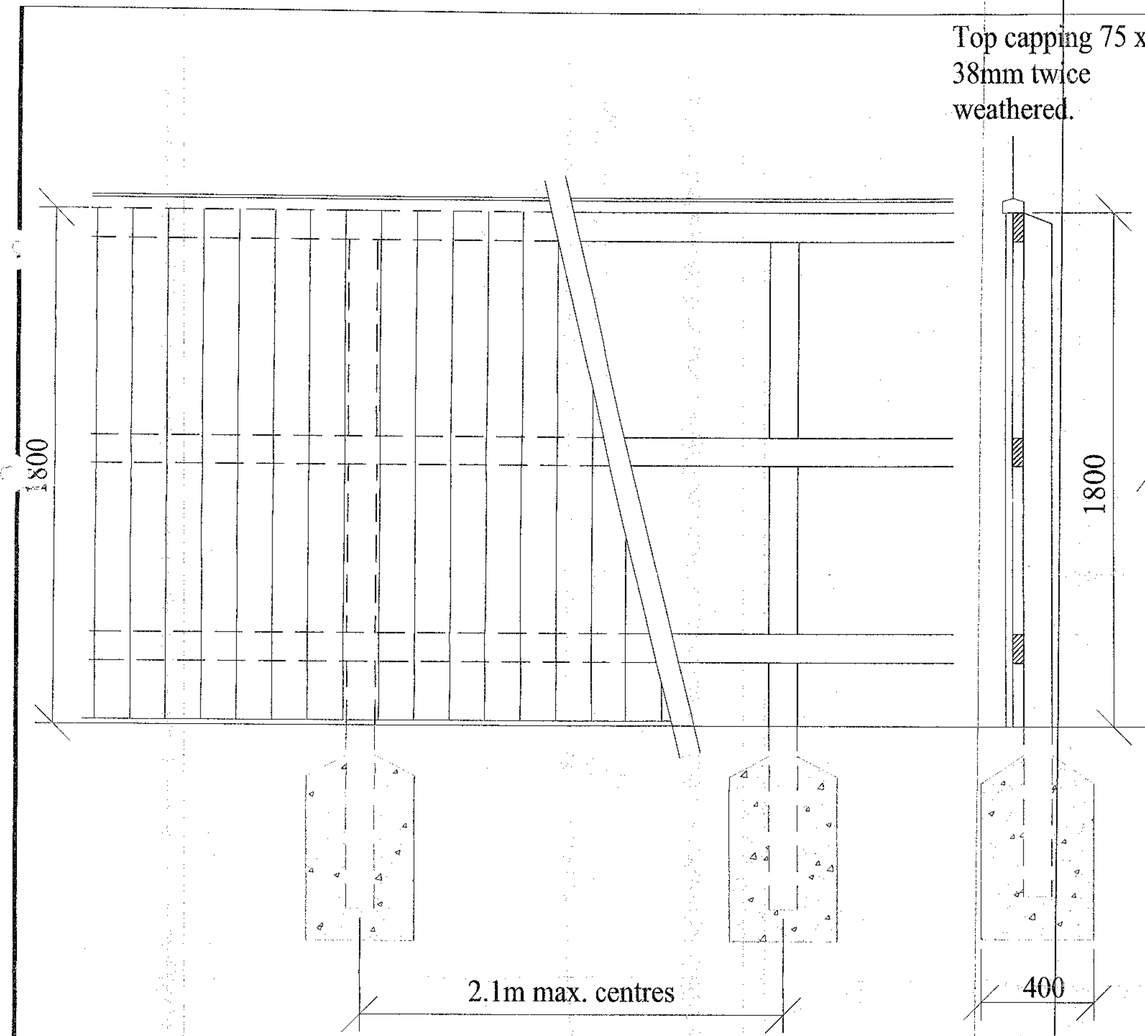
TITLE
TYPE COT(F)1-3

CALDERSTONES

SECOND FLOOR PLANS

DRAWN BY	FGP
DATE	SEPT 2000
SCALE	1/50
DRAWING NUMBER	REVISION
COT(F)-05	E

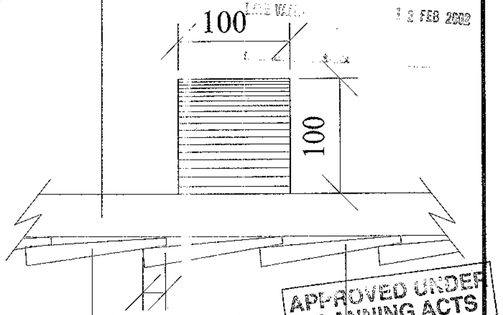
APPROVED UNDER PLANNING ACTS



Top capping 75 x 38mm twice weathered.

3no. 100 mm x 38mm rails

APPLICATION No. 02/00114/FUL
DATE RECEIVED 12 FEB 2002
DATE VALID 12 FEB 2002



APPROVED UNDER PLANNING ACTS

20mm overlap of boards.

125mm wide x 1800mm high feather edge boards.

15-7mm thickness of boards

2.1m max. centres

ELEVATION

SECTION

Revisions

Project

1.8m HIGH CLOSE BOARDED FENCE

Drawing

DETAIL D33

Project drawing no.	Scales:	Drawn by	Date:
D33	1:10	SC	12/01

Revs.

McLEAN HOMES

McLean Homes North West and Cheshire Ltd.
Lichfield House, Gadbrook Park, Rudheath, Northwich,
Cheshire. CW9 7RF. DX701674 NORTHWICH 2
Telephone: (01606) 815300 Fax: (01606) 351551

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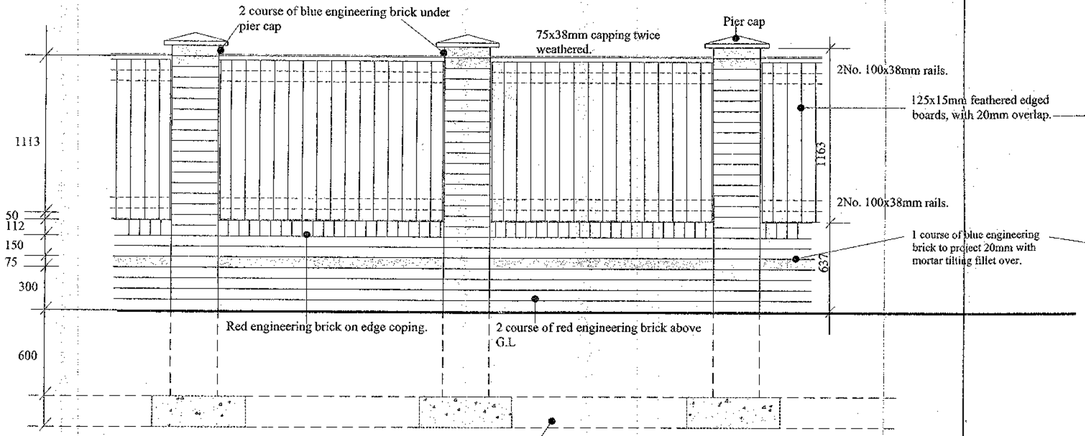
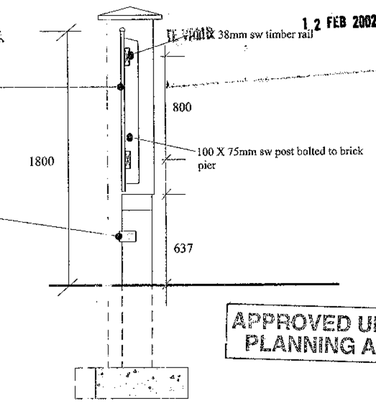
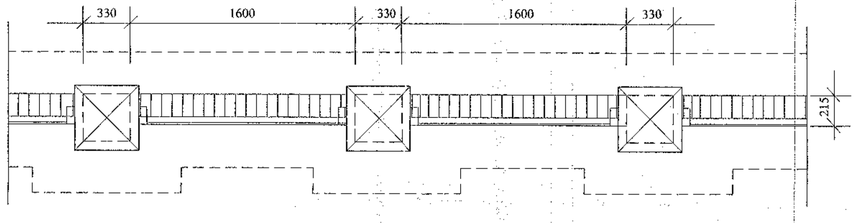


Elevation



Section

APP
CK
RECEIVED 12 FEB 2002
12 FEB 2002
APPROVED UNDER PLANNING ACTS



Plan

Revisions

Project
1.8m DWARF WALL / BRICK PIERS

Drawing
DETAIL D35

Project drawing no	Scales:	Drawn by	Date:
D35	1:20	JG	02/02

Rev's

McLEAN HOMES
McLean Homes North West and Cheshire Ltd.
Lichfield House, Gadbrook Park, Rudheath, Northwich,
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Telephone: (01606) 815300 Fax: (01606) 351551

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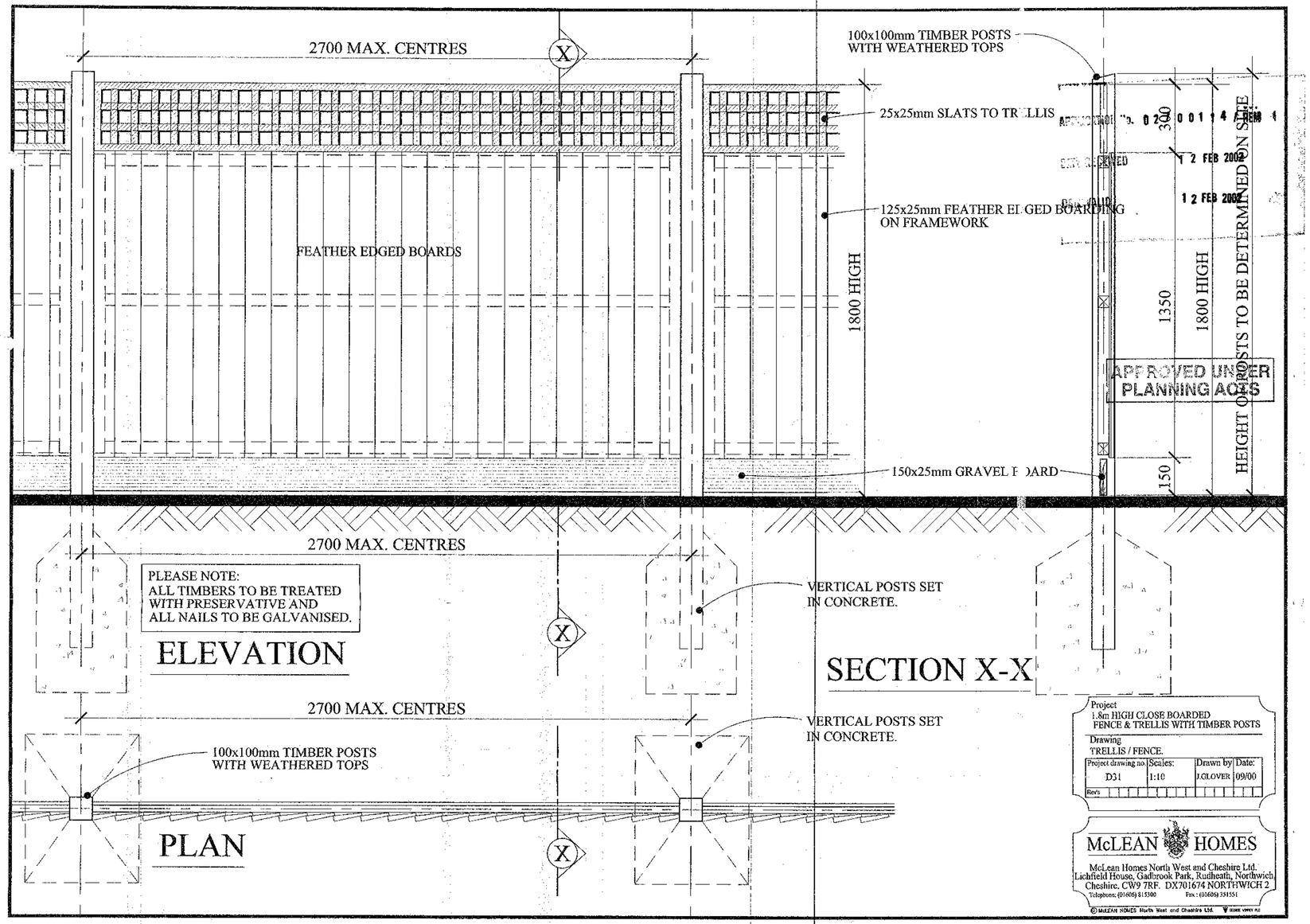
2700 MAX. CENTRES
X
100x100mm TIMBER POSTS
WITH WEATHERED TOPS
25x25mm SLATS TO TRELLIS
125x25mm FEATHER EDGED BOARDING
ON FRAMEWORK
FEATHER EDGED BOARDS
1800 HIGH
300
1350
1800 HIGH
HEIGHT OF POSTS TO BE DETERMINED ON SITE
150x25mm GRAVEL BOARD
150
APPROVED UNDER
PLANNING ACTS
2700 MAX. CENTRES
PLEASE NOTE:
ALL TIMBERS TO BE TREATED
WITH PRESERVATIVE AND
ALL NAILS TO BE GALVANISED.
ELEVATION
VERTICAL POSTS SET
IN CONCRETE.
SECTION X-X
2700 MAX. CENTRES
VERTICAL POSTS SET
IN CONCRETE.
100x100mm TIMBER POSTS
WITH WEATHERED TOPS
PLAN
Project
1.8m HIGH CLOSE BOARDED
FENCE & TRELLIS WITH TIMBER POSTS
Drawing
TRELLIS / FENCE.
Project drawing no. D31
Scales: 1:10
Drawn by J.GLOVER
Date: 09/00
Rev's
McLEAN HOMES
McLean Homes North West and Cheshire Ltd.
Lichfield House, Gadbrook Park, Rudheath, Northwich,
Cheshire. CW9 7RF. DX701674 NORTHWICH 2
Telephone: (01606) 815300 Fax: (01606) 351551
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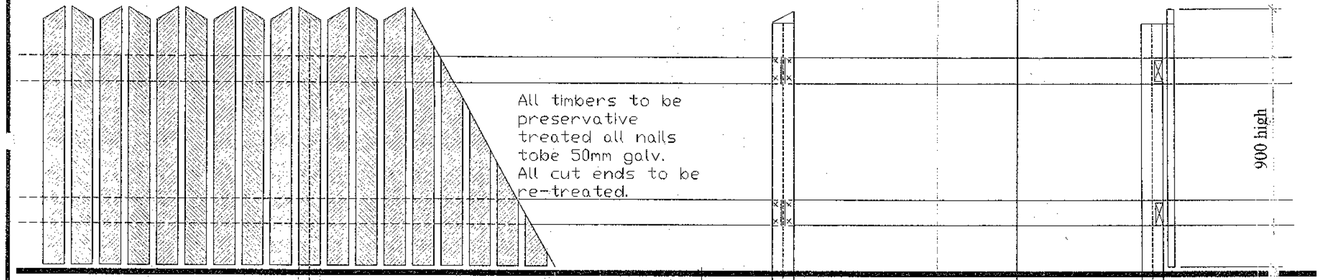
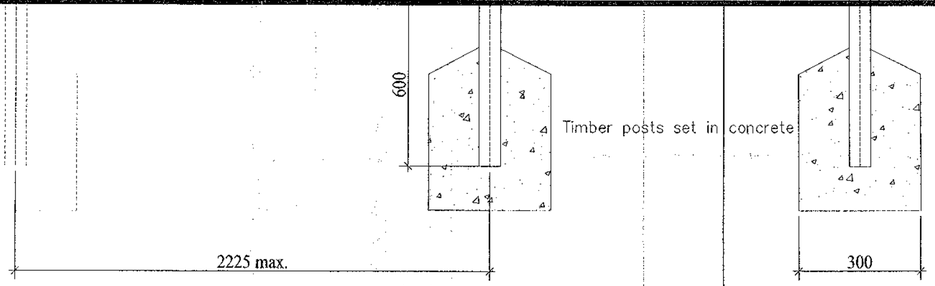
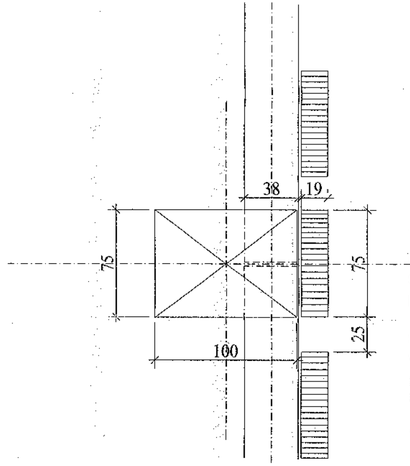
Pales are nominal 75x19mm section
Planed with tops pointed one way.







100x75mm posts, set in concrete,to have 89x38mm[3 1/2"x1 1/2"] softwood rails morticed into the posts and fixed with 2No. 125mm galvanised nails per end. Pails to be 75x19mm section fixed to rails with 50mm galvanised nails. To posts, cover pales to be used to mask
joints and fixed to posts with 125mm galvanised nails .

NOTES

APPLICATION No. 02 / 00114 / REM

DATE RECEIVED 12 FEB 2002

DATE PLANS 12 FEB 2002

APPROVED UNDER PLANNING ACTS

Revisions

Project

FENCE DETAIL

Drawing

900mm HIGH TIMBER PALISIDE FENCE

Project drawing no.	Scales:	Drawn by	Date:
D30	1:20 1:2	SCC	10/00

Rev's

McLEAN HOMES

McLean Homes North West and Cheshire Ltd.
Lichfield House, Gadbrook Park, Rudheath, Northwich,
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Telephone: (01606) 815300 Fax: (01606) 351551

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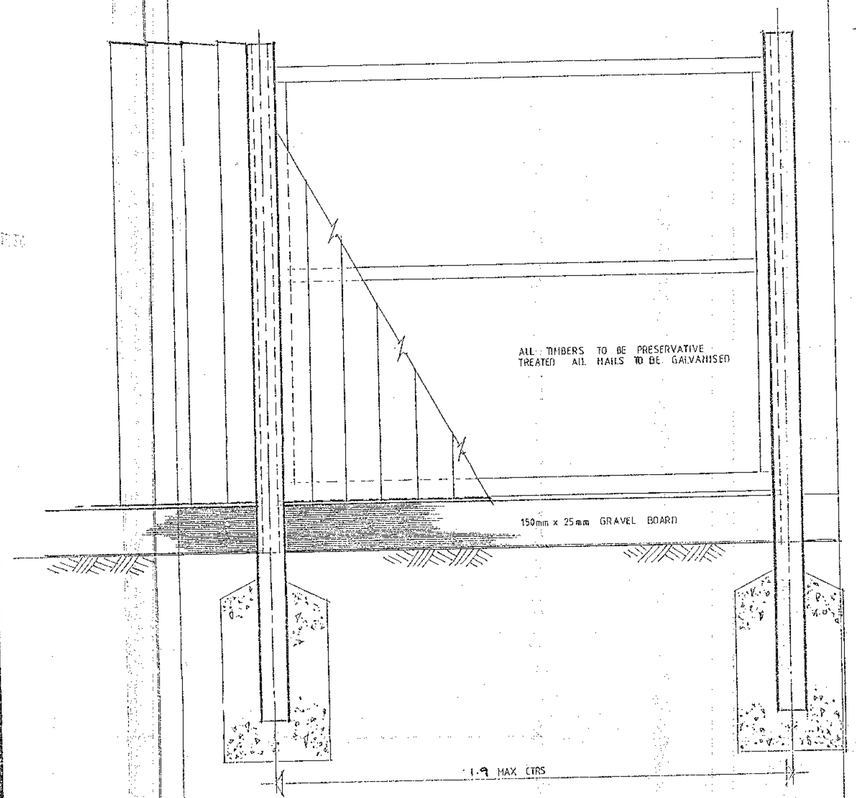
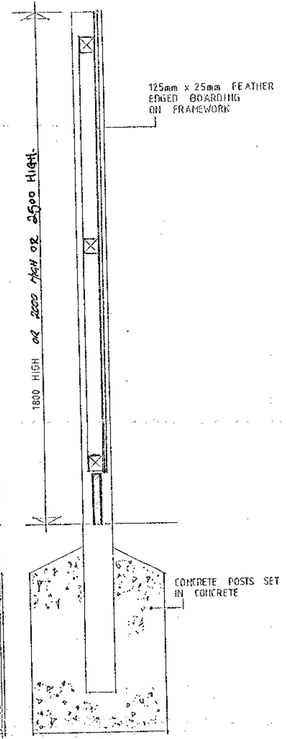
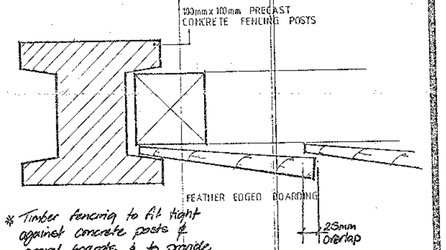
fence & conc. posts

McLEAN HOMES







* Timber fencing to fit tight against concrete posts & gravel boards, & to provide a density of 10kg/m²

* Average width of feather edged board to be 14mm.

APPROVED UNDER PLANNING ACTS

project: close boarded fence/ conc. posts

project/drawing no.	scales:		drawn by	date:
D28	1:10	1:2	C.J	OCT 95
revisions:			Rev's	

McLEAN HOMES North West and Cheshire Ltd.
Ilchfield House, Gadbrook Park, Rudheath, Northwich, Cheshire CW9 7RF.
Tel 0606 42855 Fax 0606 40276

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A TARMAC COMPANY

ST121

App No: 02/00114/REM
Date Rec'd: 17/6/02
Date Valid: 12/2/02

See Drawing M149-02 for Plots 52-87

Planting Schedule

Shrub & Hedge Planting

Nr	Abbreviated Text	Plant Name	Ht/Spread/Gr	Container	Root
13	Ame lam	Amelanchier lamarckii	40-60	3L	C
17	Auc Var	Aucuba japonica 'Variegata'	20-30	3L	C
16	Ber dar	Berberis darwinii	20-30	3L	C
9	Ber Nan	Berberis thunbergii 'Atropurpurea Nana'	15-20	2L	C
35	Ber Atr	Berberis thunbergii 'Atropurpurea'	60-80	3L	C
18	Ber Red	Berberis thunbergii 'Red Chief'	30-40	3L	C
4	Ber ste	Berberis x stenophylla	40-60	3L	C
19	Cea rep	Ceanothus thyrsiflorus repens	30-40(D)	3L	C
17	Cho ter	Choisya ternata	20-30	2L	C
13	Cor Ele	Cornus alba 'Elegantissima'	40-60	3L	C
4	Cor Sib	Cornus alba 'Sibirica'	40-60	3L	C
12	Cor Pur	Corylus maxima 'Purpurea'	40-60	3L	G
4	Cot Roy	Cotinus coggygria 'Royal Purple'	30-40	3L	G
18	Cot dam	Cotoneaster dammeri 'Coral Beauty'	30-40	2L	C
144	Cot lac	Cotoneaster lacteus	40-60	3L	C
9	Ela Mac	Elaeagnus pungens 'Maculata'	30-40	3L	C
56	Ela ebb	Elaeagnus x ebbingei	30-40	2L	C
121	Esc mac	Escallonia macrantha	40-60	3L	C
7	Euo jap	Euonymus japonica	30-40	3L	C
7	Euo Gol	Euonymus fortunei 'Emerald 'n' Gold	20-30(D)	2L	C
4	Euo Sil	Euonymus fortunei 'Silver Queen'	20-30	2L	C
17	Gen his	Genista hispanica	20-30	3L	C
13	Heb Pag	Hebe pinguifolia 'Pagei'	20-30(D)	2L	C
45	Heb rak	Hebe rakaiensis	30-40	3L	C
22	Hyd Whi	Hydrangea macrophylla 'White Wave'	30-40	3L	C
5	Hyp cal	Hypericum calycinum	10-15	1L	C
32	Hyp mos	Hypericum x moserianum	30-40	3L	C
5	Ile aqu	Ilex aquifolium	40-60	3L	C
29	Lig ova	Ligustrum ovalifolium	40-60	2L	C
28	Lon nit	Lonicera nitida	30-40	3L	C
49	Lon Bag	Lonicera nitida 'Baggesen's Gold'	30-40	3L	C
5	Lon pil	Lonicera pileata	40-60(D)	2L	C
16	Mah aqu	Mahonia aquifolium	30-60	3L	G
6	Pac ter	Pachysandra terminalis	15-20(D)	2L	C
11	Pie For	Prins 'Bonsanda' Forest Flame'	30-40	3L	C
11	Pot Kat	Potentilla fruticosa 'Katherine Dykes'	20-30	2L	C
93	Pru Cis	Prunus laurocerasus 'Otto Luyken'	30-40(D)	3L	C
34	Pru Zab	Prunus laurocerasus 'Zabeliana'	20-30(D)	3L	C
16	Pru lau	Prunus lusitanica	40-60	3L	C
153	Pru lus	Prunus lusitanica	30-40	3L	G
29	Pru spi	Prunus spinosa	30-40	3L	G
358	Rib spi	Ribes spicatum 'Robustum'	90-120	5L	C
61	Spi Ant	Spiraea x bumalda 'Anthony Waterer'	30-40	3L	C
21	Spi Jap	Spiraea x japonica 'Goldflame'	30-40	3L	C
28	Sym alb	Symphoricarpos albus	30-40	3L	C
33	Vib tin	Viburnum tinus	30-40	3L	C
22	Vib tin	Viburnum tinus	20-30	3L	C
1	Vib var	Viburnum x bodnantense 'Dawn'	10-15	2L	C

1536

Tree Planting

Nr.	Abbreviated Text	Plant Name	Height	Girth	Container	Root
2	ACE PLA	Acer negundo 'Flamingo'	300-350	12-14	40L	C
6	BET JAC	Betula jacquemontii	300-350	12-14	40L	C
5	COT COR	Cotoneaster 'Cornubia'	200-250	10-12	40L	C
1	CRA ROS	Crataegus oxycantha 'Rosea Flore Pleno'	300-350	12-14	40L	C
2	MAL FLO	Malus floribunda	300-350	12-14	40L	C
10	MAL HUP	Malus hupehensis	300-350	12-14	40L	C
3	PIN SYL	Pinus sylvestris	150-175		40L	C
4	PRU PIS	Prunus cerasifera 'Pissardii'	300-350	12-14	40L	C
9	PRU WAT	Prunus padus 'Watereri'	300-350	12-14	40L	C
7	PRU AUT	Prunus subhirtella 'Autumnalis'	300-350	12-14	40L	C
5	SOR JOS	Sorbus aucuparia 'Joseph Rock'	300-350	12-14	40L	C

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General Notes

1. The contractor shall ensure that all topsoil is cultivated in accordance with BS 3882. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (soil containing subsoil, rubble, fuel, lubricants, or other substances damaging to plants) and stones with largest dimension exceeding 25mm, shall be removed.
All areas to be planted to receive application of an approved non-residual herbicide.

2. Cultivate and plant into moist, friable soil, that is not waterlogged, frozen, or snow covered, unless with the express permission of the Landscape Architect.

3. Any imported topsoil is to comply with BS 3882 and be free of all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in 1.) and stones with largest dimension exceeding 25mm.

4. Planting is to be carried out in strict accordance with the specification. All sizes quoted are the mimimums acceptable. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions will be acceptable without the prior written approval of the Landscape Architect.

5. Backfill all planting pits with mixture of excavated topsoil and 100kg/m2 of a slow release 16,10,10 fertiliser. Water all plants thoroughly, immediately after planting, using a fine-rose or sprinkler. Lightly firm soil around plants and fork/rake soil, without damaging roots, to a fine finish with no footprints without damaging roots, to a fine filth, with no hollows.

6. Mulch using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is 25mm below adjacent pavements or other surfaces, to prevent spillage.

7. All tree pits to be 1m deep x 1.5m x 1.5m for heavy standard trees and smaller, and to be 750mm deep x 1m x 1m for standard trees and smaller. Heavy standard trees and larger to be short/double staked, using 2No 75mm dia timber stakes, 1500mm length, on two sides. Stakes to be driven 900mm into ground, prior to planting of tree. Timber cross-bar to be firmly fixed to either stake and tree to be secured with dual reinforced rubber ties S845 & 2No. Chainly pads (04) per tree.
Standard trees and smaller to be staked using 1No. 1800mm timber stake, driven 900mm into ground and secured with steel reinforced rubber belt S830 & 1No. Original standard pad (01) per tree.
Tree ties and spacers available from J. Toms Ltd. Ashford (01233) 502 or other similar and approved products may be used.

8. No hedgerows to be erected without fitted guards to all new and existing planting, nor during weather conditions which could lead to rim of the spray.

Key

- Proposed ornamental shrub planting, including 50mm depth no-fines bark mulch.
- Proposed hedge planting, including 50mm depth no-fines bark mulch.
- Proposed native whip planting, including 50mm depth no-fines bark mulch.
- Proposed feathered or half standard tree planting, including stake and tie.
- Proposed standard or heavy standard tree planting, including stake and tie.
- Proposed areas to be turfed with cultivated grade turf.
- Proposed areas to be grass seeded. Mix to be specified.
- Proposed areas of 30mm depth washed golden gravel, on top of reinforced sheet mulch & cultivated topsoil.

02/00114/REM
REC'D 19/05/03
COND(4) LANDSCAPING

REVISED AREA

KIRKBY BROOK

ASHTON DO

PROPOSED FOOTPATH LINK

EXISTING COTTAGES

Site of foul water pumping station

ROAD No 1

SURFACE WATER OUT FALL

EXISTING TYP

DENSE BUSHES/ SMALL TREES

DENSE BUSHES/ SMALL TREES

Easement

Easement

Inspection chambers

REV B: Tree sizes increased to 12-14. AKL 01/05/03

REV A: Plots 3-29, 35-60, 66-68, 82-83 & 104-114 Revised in accordance with layout. AKL 05/02/03

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Client
McLean Homes North West & Cheshire

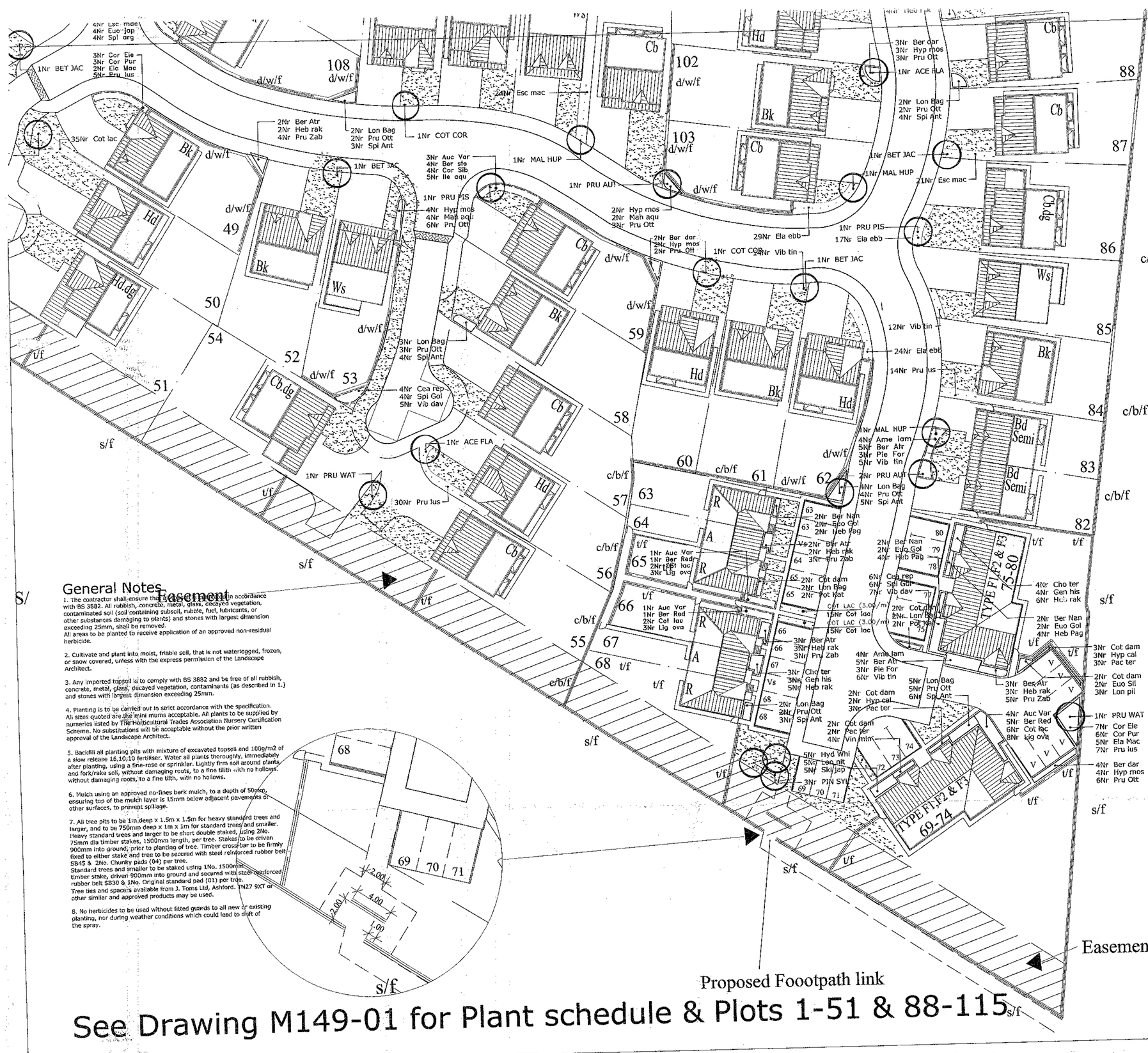
Project
Ashton Downs 2, Kirkby

Drawing title
Plot landscape proposals
Plots 1-51 & 88-115

Scale 1:250 | Drawn by akl | Date Feb 2002

Drawing No.
M149-01B

prospect design partnership



Key

- Proposed ornamental shrub planting, including 50mm depth no-fines bark mulch.
- Proposed hedge planting, including 50mm depth no-fines bark mulch.
- Proposed native whip planting, including 50mm depth no-fines bark mulch.
- Proposed feathered or half standard tree planting, including stake and tie.
- Proposed standard or heavy standard tree planting, including stake and tie.
- Proposed areas to be turfed with cultivated grade turf.
- Proposed areas to be grass-seeded. Mix to be specified.
- Proposed areas of 30mm depth, washed golden gravel, on top of pegged sheet mulch & cultivated topsoil.

02/00014/REM
REC'D 19/05/03
COND (4)
LANDSCAPING

DENSE BUSHES/
SMALL TREES

General Notes

1. The contractor shall ensure that all plant material is in accordance with BS 3882. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (soil containing subsoil, rubble, fuel, lubricants, or other substances damaging to plants) and stones with largest dimension exceeding 25mm, shall be removed.
All areas to be planted to receive application of an approved non-residual herbicide.

2. Cultivate and plant into moist, friable soil, that is not waterlogged, frozen, or snow covered, unless with the express permission of the Landscape Architect.

3. Any imported topsoil is to comply with BS 3882 and be free of all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in 1.) and stones with largest dimension exceeding 25mm.

4. Planting is to be carried out in strict accordance with the specification. All sizes quoted are the mini mums acceptable. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions will be acceptable without the prior written approval of the Landscape Architect.

5. Backfill all planting pits with mixture of excavated topsoil and 100g/m2 of a slow release 16,10,10 fertiliser. Water all plants thoroughly, immediately after planting, using a fine-rose or sprinkler. Lightly firm soil around plants and fork/rake soil, without damaging roots, to a fine tilith with no hollows.

6. Mulch using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is 15mm below adjacent pavements or other surfaces, to prevent spillage.

7. All tree pits to be 1m deep x 1.5m x 1.5m for heavy standard trees and larger, and to be 750mm deep x 1m x 1m for standard trees and smaller. Heavy standard trees and larger to be short double staked, using 2No. 75mm dia timber stakes, 1500mm length, per tree. Stakes to be driven 900mm into ground, prior to planting of tree. Timber cross-bar to be firmly fixed to either stake and tree to be secured with steel reinforced rubber belt SB45 & 2No. Chunky pads (04) per tree.
Standard trees and smaller to be staked using 1No. 1500mm timber stake, driven 900mm into ground and secured with steel reinforced rubber belt SB30 & 1No. Original standard pad (01) per tree.
Tree ties and spacers available from J. Toms Ltd, Ashford. TN27 9XT or other similar and approved products may be used.

8. No herbicides to be used without fitted guards to all new or existing planting, nor during weather conditions which could lead to drift of the spray.

See Drawing M149-01 for Plant schedule & Plots 1-51 & 88-115

REV B: Tree sizes increased to 12-14. AKL 01/05/03

REV A: Plots 3-29, 35-60, 66-68, 82-83 & 104-114 Revised in accordance with layout. AKL 05/02/03

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Client
McLean Homes North West & Cheshire

Project
Ashton Downs 2, Kirkby

Drawing title
Plot landscape proposals
Plots 52-87

Scale
1:250

Drawn by
akl

Date
Feb 2002

Drawing No.
M149-02B

prospect design partnership

See Drawing M149-02 for Plots 52-87

02/00114/REM
Recd. 29. 11. 02
COND 4.
Plots 1-51 & 88-115

Key

- Proposed ornamental shrub planting, including 50mm depth no-fines bark mulch.
- Proposed hedge planting, including 50mm depth no-fines bark mulch.
- Proposed native whip planting, including 50mm depth no-fines bark mulch.
- Proposed feathered or half standard tree planting, including stake and tie.
- Proposed standard or heavy standard tree planting, including stake and tie.
- Proposed areas to be turfed with cultivated grade turf.
- Proposed areas to be grass-seeded. Mix to be specified.
- Proposed areas of 30mm depth, washed golden gravel, on top of pegged sheet mulch & cultivated topsoil.

Planting Schedule

Shrub & Hedge Planting

Nr	Abbreviated Text	Plant Name	Ht/Spread/Gr	Container	Root
23	Ame lan	Amelanchier lamarckii	40-60	3L	C
10	Auc Var	Aucuba japonica 'Variegata'	20-30	3L	C
25	Ber dar	Berberis darwinii	20-30	3L	C
11	Ber Nan	Berberis thunbergii 'Atropurpurea Nana'	15-20	2L	C
60	Ber Atr	Berberis thunbergii 'Atropurpurea'	60-80	3L	C
8	Ber Red	Berberis thunbergii 'Red Chief'	30-40	3L	C
7	Ber ste	Berberis x stenophylla	40-60	3L	C
37	Cea rep	Ceanothus thyrsiflorus repens	30-40(D)	3L	C
20	Cho ter	Chorya ternata	20-30	2L	C
15	Cor Ele	Cornus alba 'Elegantissima'	40-60	3L	C
7	Cor Sib	Cornus alba 'Sibirica'	40-60	3L	C
13	Cor Pur	Corylus maxima 'Purpurea'	40-60	3L	C
3	Cot Roy	Cotinus coggygyria 'Royal Purple'	30-40	3L	C
26	Cot dam	Cotoneaster dammeri 'Coral Beauty'	30-40	2L	C
159	Cot lac	Cotoneaster lacteus	40-60	3L	C
10	Ela Mac	Elaeagnus pungens 'Maculata'	30-40	3L	C
186	Ela ebb	Elaeagnus x ebbingei	30-40	2L	C
113	Esc mac	Escallonia macrantha	40-60	3L	C
5	Euo jap	Euonymus japonica	30-40	3L	C
11	Euo Gol	Euonymus fortunei 'Emerald 'n' Gold'	20-30(D)	2L	C
4	Euo Sil	Euonymus fortunei 'Silver Queen'	20-30	2L	C
20	Gen his	Genista hispanica	20-30	3L	C
19	Heb Pag	Hebe pinguifolia 'Pagei'	20-30(D)	2L	C
60	Heb rak	Hebe rakaiensis	20-30	3L	C
34	Hyd Whi	Hydrangea macrophylla 'White Wave'	30-40	3L	C
10	Hyp cal	Hypericum calycinum	10-15	1L	C
62	Hyp mos	Hypericum x moserianum	30-40	3L	C
6	Ile aqu	Ilex aquifolium	40-60	3L	C
13	Lig ova	Ligustrum ovalifolium	40-60	2L	C
34	Lon nit	Lonicera nitida	30-40	3L	C
47	Lon Bag	Lonicera nitida 'Baggesen's Gold'	30-40	3L	C
6	Lon pil	Lonicera pileata	40-60(D)	2L	C
37	Mah aqu	Mahonia aquifolium	30-40	3L	B
19	Pac ter	Pachysandra terminalis	15-20(D)	2L	C
17	Pie For	Pieris floribunda 'Forest Flame'	30-40	3L	C
8	Pot Kat	Potentilla fruticosa 'Katherine Dykes'	20-30	2L	C
113	Pru Ott	Prunus laurocerasus 'Otto Luyken'	30-40	3L	C
41	Pru Zab	Prunus laurocerasus 'Zabeliana'	20-30(D)	3L	C
16	Pru lus	Prunus lusitanica	40-60	3L	C
153	Pru lus	Prunus lusitanica	30-40	3L	C
44	Ski jap	Skimmia japonica	30-40	3L	C
3	Spi arg	Spiraea x arguta	40-60	3L	C
58	Spi Ant	Spiraea x bumalda 'Anthony Waterer'	30-40	3L	C
37	Spi Gol	Spiraea x bumalda 'Gold Flame'	30-40	3L	C
40	Vib dav	Viburnum davidii	20-30	3L	C
32	Vib tin	Viburnum tinus	20-30	3L	C
62	Vib tin	Viburnum tinus	30-40	3L	C
10	Vin min	Vinca minor	10-15	2L	C

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Tree Planting

Nr	Abbreviated Text	Plant Name	Ht/Spread/Gir	Girth	Container	Root
3	ACE FLA	Acer negundo 'Flamingo'	200-250	8-10	25L	C
9	BET JAC	Betula jacquemontii	250-300	8-10	25L	C
5	COT COR	Cotoneaster 'Cornubia'	175-200	6-8	25L	C
1	CRA ROS	Crataegus oxyacantha 'Rosea Flore Pleno'	200-250	8-10	25L	C
2	MAL FLO	Malus floribunda	200-250	8-10	25L	C
7	MAL HUP	Malus hupehensis	200-250	8-10	25L	C
3	PIN SYL	Pinus sylvestris	150-175		25L	C
4	PRU PIS	Prunus cerasifera 'Pissardii'	200-250	8-10	25L	C
3	PRU WAT	Prunus padus 'Watereri'	200-250	8-10	25L	C
9	PRU AUT	Prunus subhirtella 'Autumnalis'	250-300	8-10	25L	C
5	SOR JOS	Sorbus aucuparia 'Joseph Rock'		8-10	25L	C

51

General Notes

1. The contractor shall ensure that all topsoil is cultivated in accordance with BS 3882. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (soil containing subsoil, rubble, fuel, lubricants, or other substances damaging to plants) and stones with largest dimension exceeding 25mm, shall be removed.
All areas to be planted to receive application of an approved non-residual herbicide.

2. Cultivate and plant into moist, friable soil, that is not waterlogged, frozen, or snow covered, unless with the express permission of the Landscape Architect.

3. Any imported topsoil is to comply with BS 3882 and be free of all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in 1.) and stones with largest dimension exceeding 25mm.

4. Planting is to be carried out in strict accordance with the specification. All grass granted are the mini mums acceptable. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions will be acceptable without the prior written approval of the Landscape Architect.

5. Backfill all planting pits with mixture of excavated topsoil and 100g/m2 of a slow release 16,10,10 fertiliser. Water all plants thoroughly, immediately after planting, using a fine rose or sprinkler. Lightly firm soil around plants and fork/rake soil, without damaging roots, to a fine tilth with no hollows. without damaging roots, to a fine tilth, with no hollows.

6. Mulch using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is 15mm below adjacent pavements or other surfaces, to prevent spillage.

7. All tree pits to be 1m deep x 1.5m x 1.5m for heavy standard trees and larger, and to be 750mm deep x 1m x 1m for standard trees and smaller. Heavy standard trees and larger to be short double staked, using 2No. 75mm dia timber stakes, 1500mm length, per tree. Stakes to be driven 900mm into ground, prior to planting of tree. Timber cross-bar to be firmly fixed to either stake and tree to be secured with steel reinforced rubber belt SB45 & 2No. Chunky pads (06) per tree.
Standard trees and smaller to be staked using 1No. 1500mm timber stake, driven 900mm into ground and secured with steel reinforced rubber belt SB30 & 1No. Original standard pad (01) per tree.
Tree ties and spacers available from J. Toms Ltd, Ashford. TN27 9XT or other similar and approved products may be used.

8. No herbicides to be used without fitted guards to all new or existing planting, nor during weather conditions which could lead to drift of the spray.



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Client
McLean Homes North West & Cheshire

Project
Ashton Downs 2, Kirkby

Drawing title
Plot landscape proposals
Plots 1-51 & 88-115

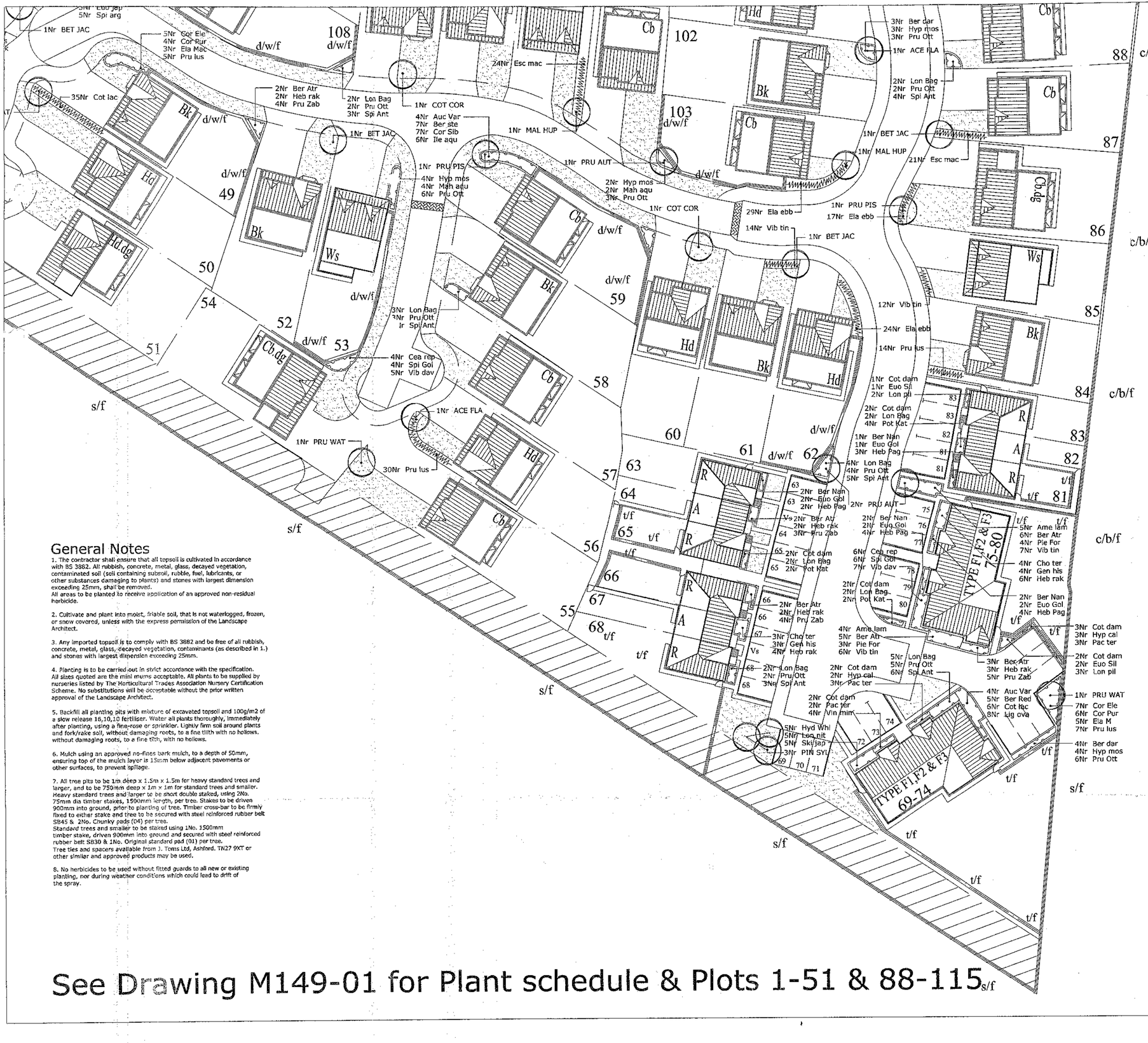
Scale 1:250 | Drawn by akl | Date Feb 2002

Drawing No.
M149-01

prospect design partnership

02/00114/REM.
Recd 29.11.02.

COND 4
PLOTS 52-87.



Key

- Proposed ornamental shrub planting, including 50mm depth no-fines bark mulch.
- Proposed hedge planting, including 50mm depth no-fines bark mulch.
- Proposed native whip planting, including 50mm depth no-fines bark mulch.
- Proposed feathered or half standard tree planting, including stake and tie.
- Proposed standard or heavy standard tree planting, including stake and tie.
- Proposed areas to be turfed with cultivated grade turf.
- Proposed areas to be grass-seeded. Mix to be specified.
- Proposed areas of 30mm depth, washed golden gravel, on top of pegged sheet mulch & cultivated topsoil.

General Notes

1. The contractor shall ensure that all topsoil is cultivated in accordance with BS 3882. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (soil containing subsoil, rubble, fuel, lubricants, or other substances damaging to plants) and stones with largest dimension exceeding 25mm, shall be removed.
All areas to be planted to receive application of an approved non-residual herbicide.

2. Cultivate and plant into moist, friable soil, that is not waterlogged, frozen, or snow covered, unless with the express permission of the Landscape Architect.

3. Any imported topsoil is to comply with BS 3882 and be free of all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in 1.) and stones with largest dimension exceeding 25mm.

4. Planting is to be carried out in strict accordance with the specification. All sizes quoted are the mini mums acceptable. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions will be acceptable without the prior written approval of the Landscape Architect.

5. Backfill all planting pits with mixture of excavated topsoil and 100g/m2 of a slow release 16,10,10 fertiliser. Water all plants thoroughly, immediately after planting, using a fine-rose or sprinkler. Lightly firm soil around plants and fork/rake soil, without damaging roots, to a fine tilith with no hollows. without damaging roots, to a fine tilth, with no hollows.

6. Mulch using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is 15mm below adjacent pavements or other surfaces, to prevent spillage.

7. All tree pits to be 1m deep x 1.5m x 1.5m for heavy standard trees and larger, and to be 750mm deep x 1m x 1m for standard trees and smaller. Heavy standard trees and larger to be short double staked, using 2No. 75mm dia timber stakes, 1500mm length, per tree. Stakes to be driven 900mm into ground, prior to planting of tree. Timber cross-bar to be firmly fixed to either stake and tree to be secured with steel reinforced rubber belt SB45 & 2No. Chunky pads (04) per tree.
Standard trees and smaller to be staked using 1No. 1500mm timber stake, driven 900mm into ground and secured with steel reinforced rubber belt SB30 & 1No. Original standard pad (01) per tree.
Tree ties and spacers available from J. Toms Ltd, Ashford. TN27 9XT or other similar and approved products may be used.

8. No herbicides to be used without fitted guards to all new or existing planting, nor during weather conditions which could lead to drift of the spray.

See Drawing M149-01 for Plant schedule & Plots 1-51 & 88-115

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Client
McLean Homes North West & Cheshire

Project
Ashton Downs 2, Kirkby

Drawing title
Plot landscape proposals
Plots 52-87

Scale	Drawn by	Date
1:250	akl	Feb 2002

Drawing No.
M149-02

prospect design partnership

02/00114/REM
Rec'd 12.6.03
Cond 4.

George Wimpey

BROOKHAVEN KIRKBY

KIRKBY BROOK

Foul Sewer Easement

ROAD No.1

ROAD No.2

ROAD No.3

ROAD No.4

ROAD No.5

ROAD No.6

EXISTING FOOTPATH NO.7

PROPOSED FOOTPATH LINK

EXISTING COTTAGES

ASHTON DOWNS PHASE I

Site of sub-station

DENSE BUSHES/ SMALL TREES

OPENLAND REFER TO LOCAL AUTHORITY

Easement No build zone

Location of Temporary protective fencing to Kirkby Brook

Proposed Footpath link

NOTES

- c/b/f — 1.8m high Timber close boarded fence with timber posts (drawing ref: D33)
- s/f — 2.5m high Acoustic screening (D38)
- t/f — 1.8m high timber close board fence with 300mm trellis to top (drwg ref: D31)
- d/w/f — 1.8m high Dwarf wall with brick piers and timber infill panels (drwg ref: D35)
- 900mm high angled topped timber pallisade fence.(drawing ref:D30)
- Drive fall towards the house & and drainage channel shown
- Footpath diversion
- Easement
- Grassed area by developer
- Shared drives shown thus.
- Paving slabs shown thus - Refer to detail
- Traffic Calming Measures
- Raised Highway Table
- Proposed conservatory shown Dotted - refer to details

REFER TO LANDSCAPING LAYOUT FOR EXACT DESIGN/DETAILS OF ALL PLOT PLANTING

ALL DRIVES TO BE MIN. 5.7m WIDE AND MIN 5.5m LONG EXCEPT THE BEDFORD WHICH ARE TO BE 4.3m WIDE MIN DRIVE LENGTH 5.5m

HOUSETYPE SCHEDULE

New	BUCKINGHAM	21 No.
New	CANTERBURY	24 No.
New	CANTERBURY DG	3 No.
New	HERTFORD	10 No.
New	WESTMINSTER	8 No.
New	KENSINGTON DDG	1 No.
New	BEDFORD SEMI	4 No.
New	CAMBRIDGE	2 No.
New	WINDSOR special	4 No.
New	ASHFIELD 5	2 No.
New	MELINA	1 No.
New	ASHFIELD 4	1 No.
New	ASHFIELD special	4 No.
New	RYLAND special	5 No.
New	RYLAND	6 No.
New	RYLAND II	1 No.
New	ASHFIELD	3 No.
New	APAR/T,TYPE F1	2 No.
New	APAR/T,TYPE F2	4 No.
New	APAR/T,TYPE F3	6 No.

NO NUMBER PLOT 13, 14 & 81.

TOTAL 112 No.

HOUSETYPE RANGE

New County Range

Q	03/04	Plots template amended on layout.	APO
P	01/04	Plot 50 house type substituted back to a Hertford. Schedule updated.	APO
N	25/11/03	Plot 45, 47, 50, 53, 56, 60, 62 & 106 house type substituted to a Canterbury house type. Plot 81 amended house type to a Canterbury DG. Plot 105 amended house type to a Buckingham. Wing Hgt. House type schedule updated. T/F fence added to rear of plot 1.	APO
M	23/09/03	OUTLINE OF SUBSTATION NOW SHOWN ON LAYOUT TO REAR OF PLOT 97	APO
L	22/07/03	Sub-station added to layout. plot 97 rear boundary amended and dwf. North west water riguik main added to layout, easement to back of plots 92-96 shown. Template amended to plots F,20.	APO
K	01/05/03	2.5m high Acoustic fence extended 190m along north western boundary. ASHFIELD 5 AND RYLAND SPECIAL CREATED HOUSE TYPE SCHEDULE UPDATED. Templates amended to hipped roof on flats plots 69-74 & 75-80, plots 99-92 repositioned and driveway amended, dwf added on plots of plots 83 Footpath to front of dwgs now shown as 900mm. Service verge amended to front of plots 48 & 51, service verge amended to metres area now shown as hard landscaping. Drives width amended to plot size.	APO
J	03/03/03	Plot 56 & 97 rear boundary amended. Area allocated for pump station omitted. Footpath No.7 original location now shown. Land to the east boundary not now shown. Mews area drawn to cad, car parking now amended. No build zone added to southern boundary easement. Car parking to plots64 &67 amended.	APO
H	05/12/02	House type schedule amended to NEW County Range.	APO
G	20/11/02	Mews area amended. Plot 14 omitted. New house types added Cambridge, Windsor special, Melina and Ashfield 4. Alley ways added to Plots 8, 9, 12, 18, 19, 22, 25 & 27. House type schedule updated.Road slightly adjusted to link with Ashton Downs Ph 1. Traffic calming measures now approved and added to layout. Plots 82, 83, 96 & 97 all handed. C/B/F fence style added to rear of plots 29, 30, 34-36, 61-68. Visitor parking now shown to flats 11,72, & 73. Driveways to plots 54 & 55 amended. Grass batch now added to rear of plots 69-80	APO
F	19/09/02	Drawing sheet amended to Wimpey Standard.	SCC
E	01/08/02	Road 3 amended to 5.5m to LA requirements. Re-positioning to plots 42,44	APO
		49-51 & 104-110. Junction to road 3 & 4 amended.	
D	22/07/02	Road numbers added.Plot 81 omitted, plots 82 & 83 substituted to a Bedford Semi.	APO
		Housetype schedule amended, repositioned garage to plots 93/94 & 95. Boundary	
		Boundary amended to plots 90 & 92.	
C	10/07/02	Plot 40 house type amended to a kensington ddg. Road layout amended	APO
		and house type schedule also amended. Surface water easement now	
		shown on layout.	
B	06/03/02	Plot Boundary to plots 48, 51, 54, 55, 68 & 69-74 now shown over easement.	APO
		Text added to confirm easement location.	
A	17/04/02	External boundary amended to define 5m strip between development and kirkby	APO
		brook. Footpath diversion amended to LA requirements, site renamed	
		BROOKHAVEN. Note added to confirm all Rylund & Ashfields have communal	
		key gates to communal access ways.	
REV	DATE	DESCRIPTION	BY

JOB: 'BROOKHAVEN' KIRKBY

TITLE: PLANNING LAYOUT With Conservatories

SCALE: 1:500 | DRAWN APO | CHKD PTI | DATE 01/02 | DATE 01/02

DWG No. 294 / PL 01 Rev Q

George Wimpey North West Ltd
Lichfield House, Gadbrook Park
Northwich, Cheshire CW9 7RF
Telephone 01606 815300
Fax 01606 40276

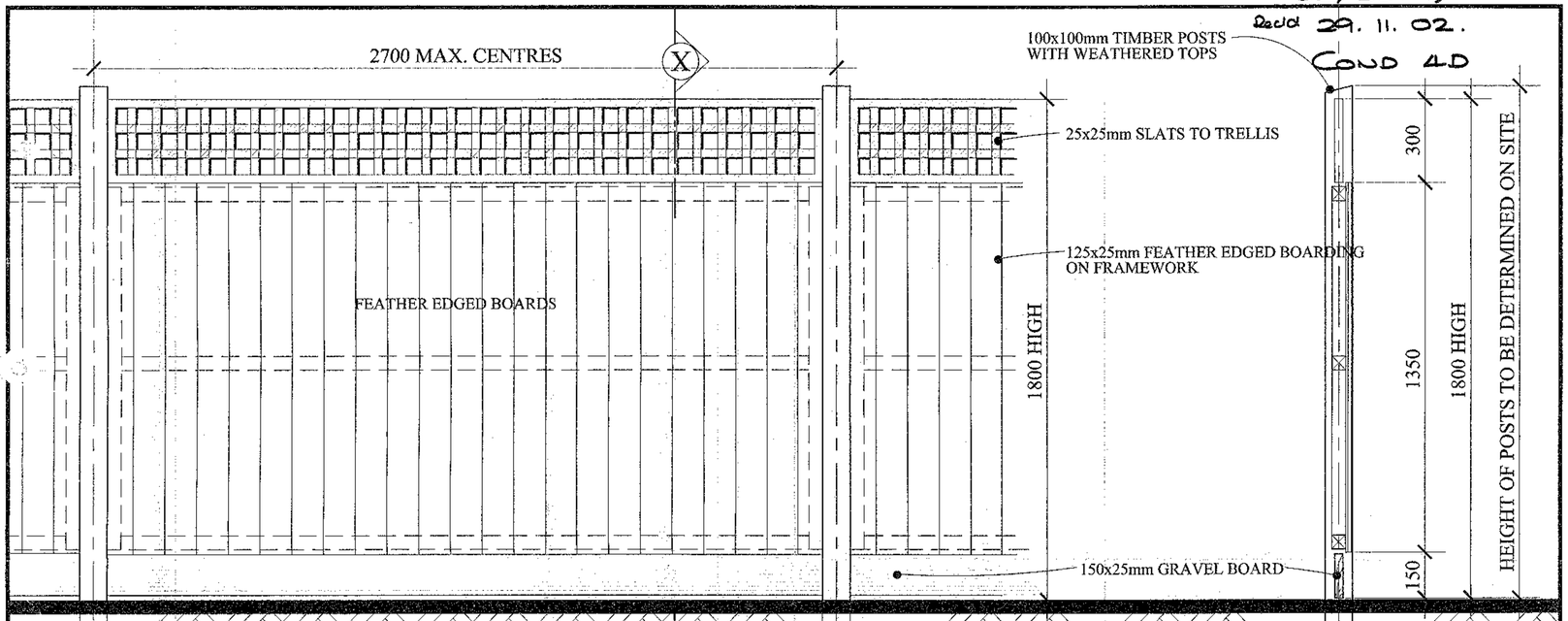
George Wimpey

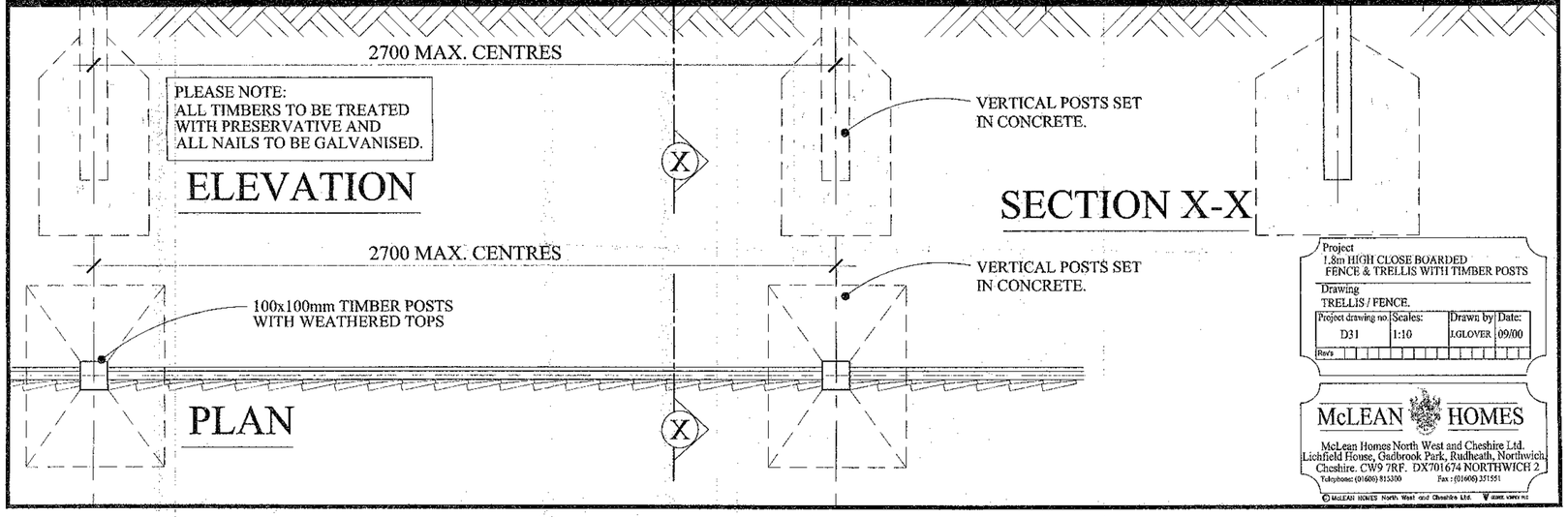
C:\GLC08AL_DESIGN\PLANNING SITES\294\Brookhaven\294 Planning layout LA.vlew\Qi.dwg, 20/09/2004 16:19:27, austen

02/00114/REM

Rec'd 29. 11. 02.

COND 4D





Project
1.8m HIGH CLOSE BOARDED
FENCE & TRELLIS WITH TIMBER POSTS

Drawing
TRELLIS / FENCE.

Project drawing no.	Scales:	Drawn by	Date:
D31	1:10	LGLOVER	09/00

Rev's

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Lichfield House, Gadbrook Park, Rudheath, Northwich,
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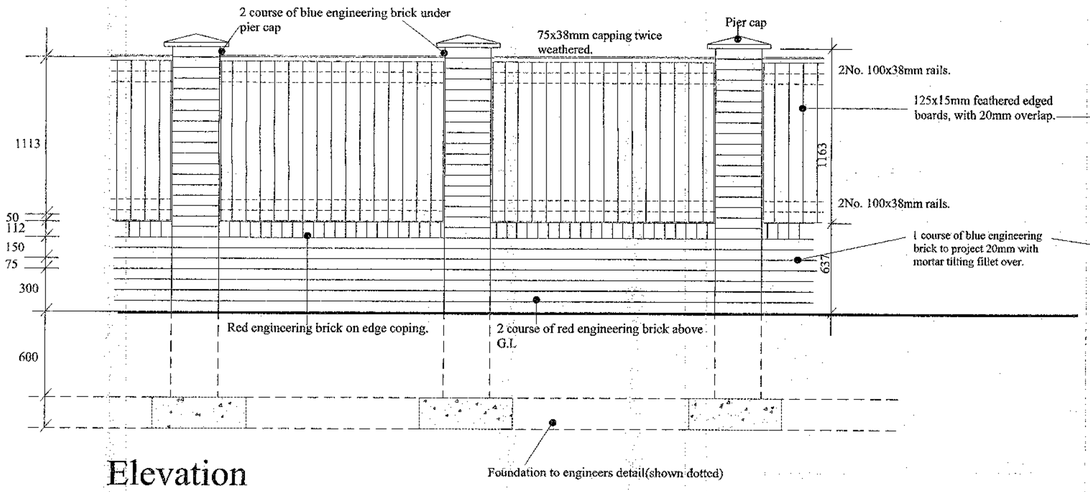
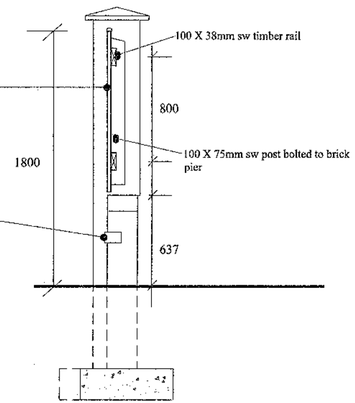
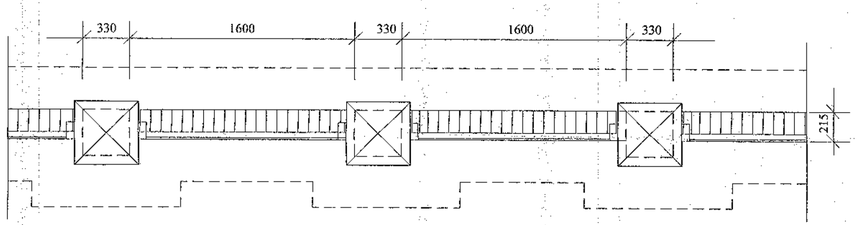
COND 4D.



Elevation



Section



Plan

Revisions

Project
1.8m DWARF WALL / BRICK PIERS

Drawing
DETAIL D35

Project drawing no.	Scales:	Drawn by	Date:
D35	1:20	JG	02/02

Rev's

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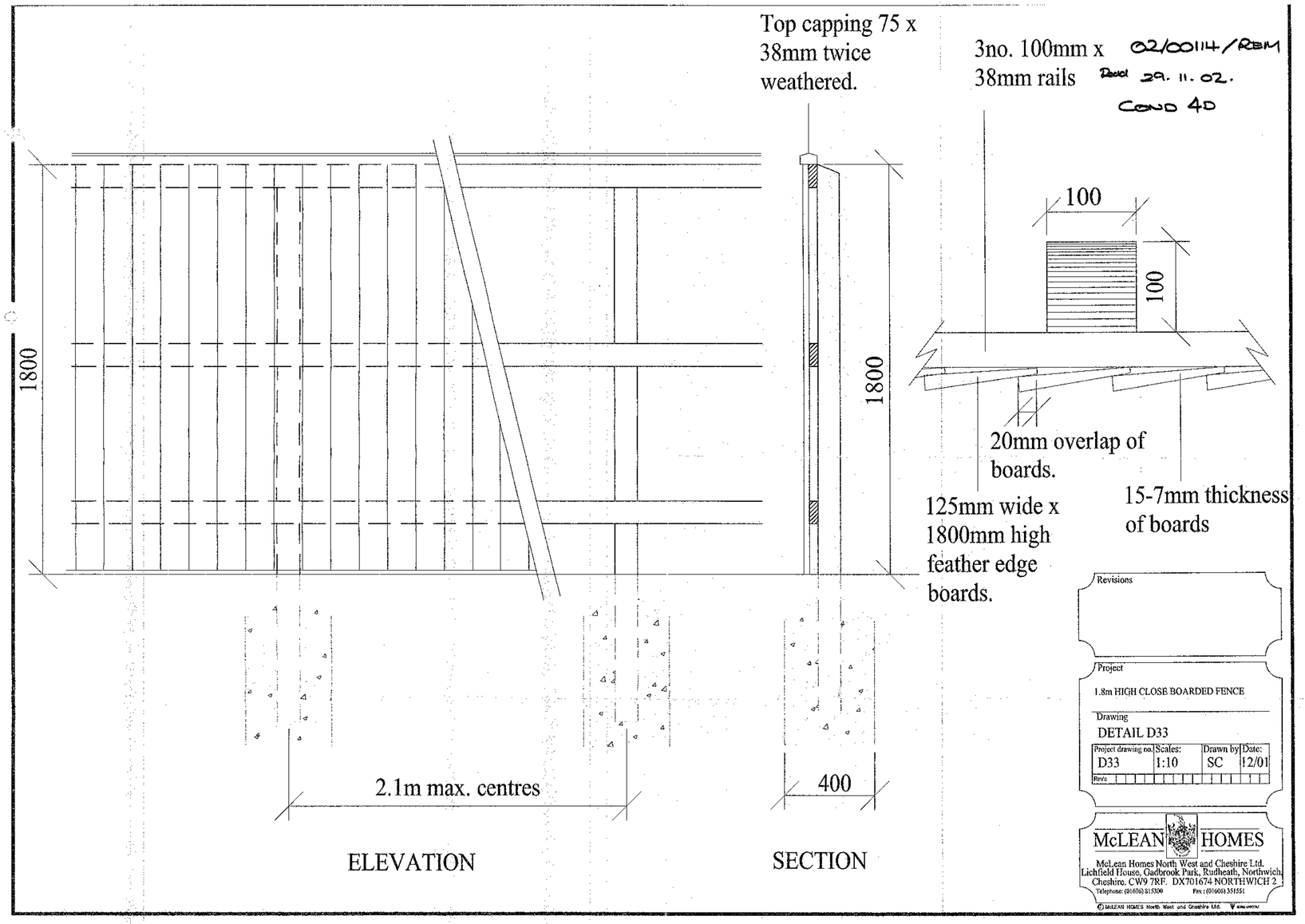

Revisions

Project

1.8m HIGH CLOSE BOARDED FENCE

Drawing

DETAIL D33

Project drawing no.	Scales:	Drawn by	Date:
D33	1:10	SC	12/01

Revs

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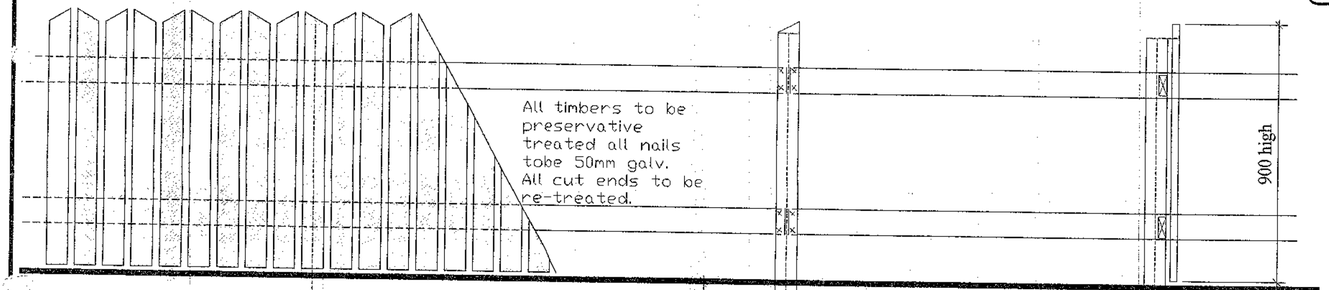
02/00114/REM.

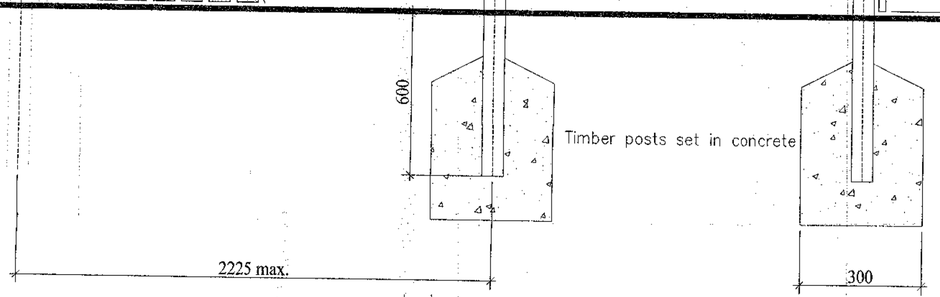
29.11.02 NOTES

COND 4D.

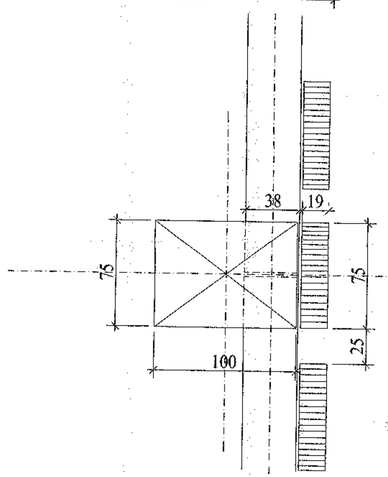
Pales are nominal 75x19mm section
Planed with tops pointed one way.

All timbers to be preservative treated all nails tobe 50mm galv. All cut ends to be re-treated.





Timber posts set in concrete



100x75mm posts, set in concrete, to have 89x38mm[3 1/2"x1 1/2"] softwood rails morticed into the posts and fixed with 2No. 125mm galvanised nails per end. Pails to be 75x19mm section fixed to rails with 50mm galvanised nails. To posts, cover pales to be used to mask joints and fixed to posts with 125mm galvanised nails .

Revisions

Project

FENCE DETAIL

Drawing

900mm HIGH TIMBER PALISIDE FENCE

Project drawing no.	Scales:	Drawn by	Date:
D30	1:20 1:2	SCC	10/00

Rev's

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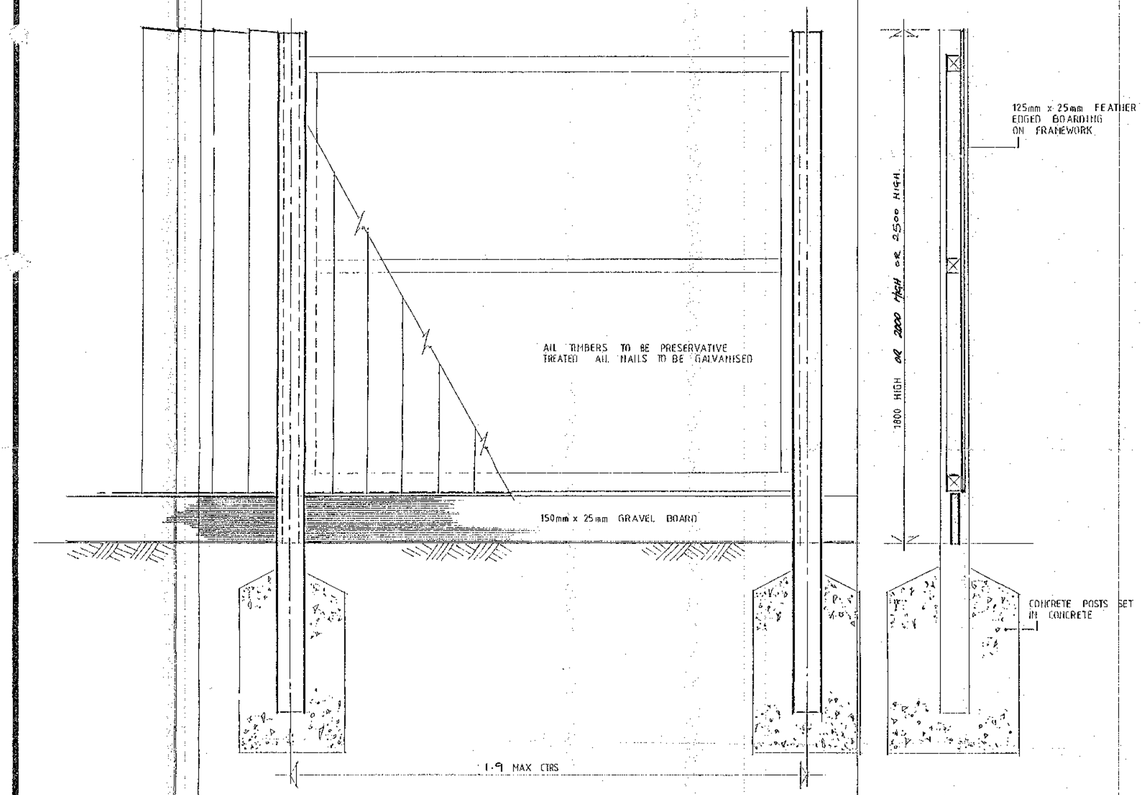
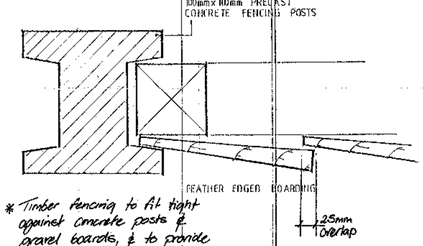
COND 40





* Timber fencing to fit tight against concrete posts & gravel boards, & to provide a density of 10kg/m²
* Average width of feather edged board to be 14mm.

project:

drawing: Acoustic
Close boarded fence / conc. posts

project/drawing no.	scales:		drawn by	date:
D28	1:10	1:2	CI	OCT 95

revisions: Rev's

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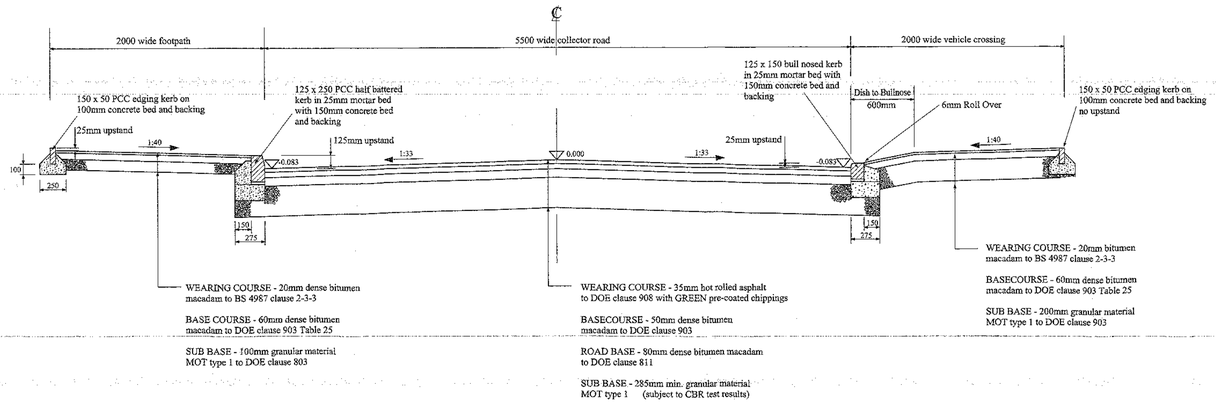
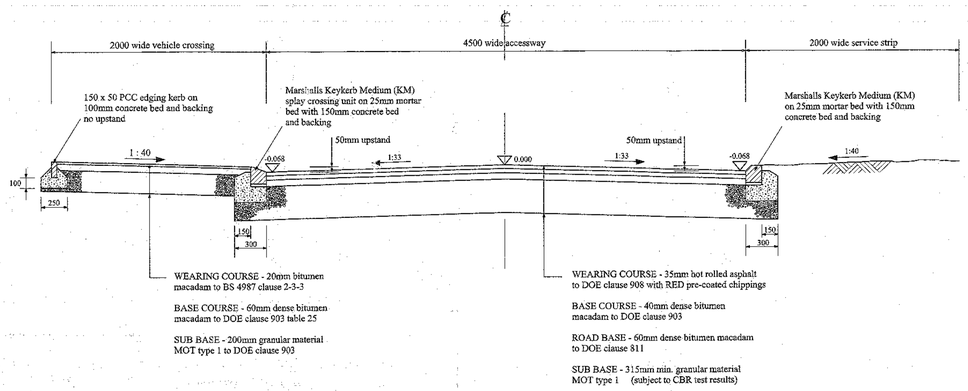
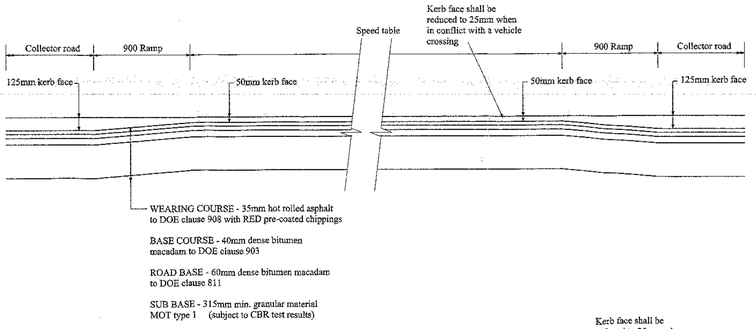
ST121



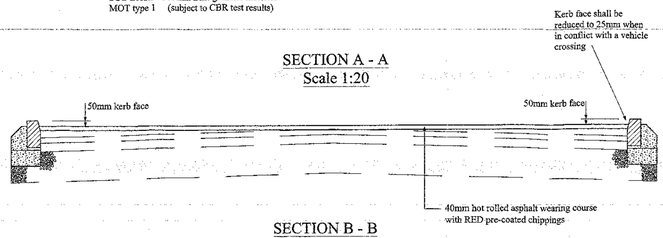
TYPICAL SECTION THROUGH COLLECTOR ROAD (Road No.s 1 and 2)
Scale 1:20



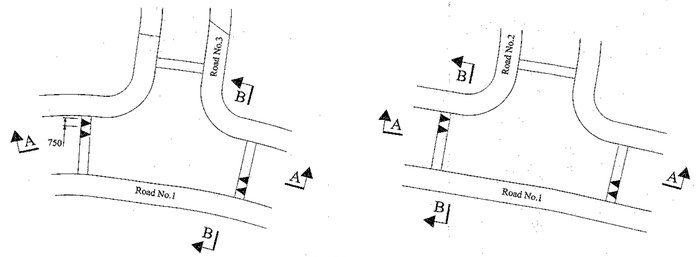
TYPICAL SECTION THROUGH ACCESSWAY (Road No.s 3 and 4)
Scale 1:20



SECTION A - A
Scale 1:20

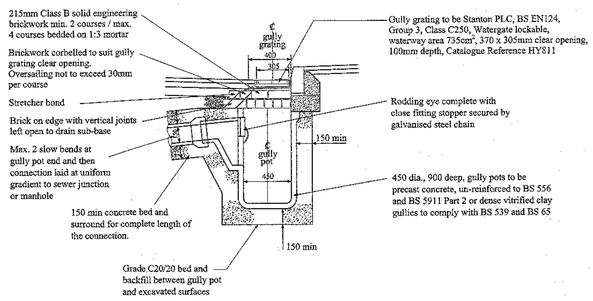


SECTION B - B
Scale 1:20

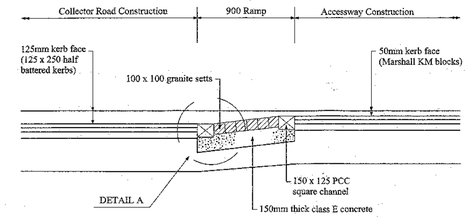


PLAN

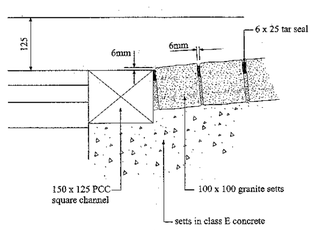
SPEED TABLE
Scale 1:200



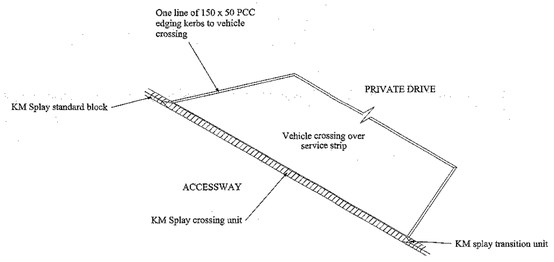
SECTION A-A



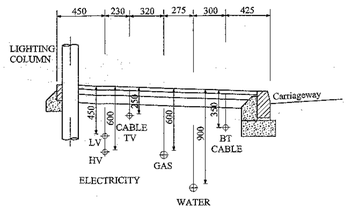
TYPICAL SECTION THROUGH RUMBLE STRIP
Scale 1:20



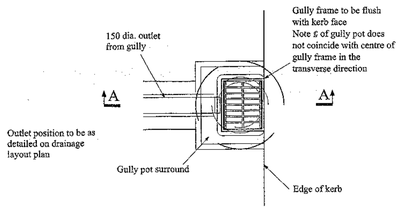
DETAIL A
Scale 1:5



VEHICLE CROSSING OVER SERVICE STRIP
Scale 1:50



LOCATION OF SERVICES UNDER FOOTPATHS
TYPICAL DETAIL
Scale 1:20



PLAN

ROAD GULLY DETAIL
Scale 1:20

McLEAN MH HOMES

02/0011/REM
Recd 29. 11. 02.
Cond 9.

1. All dimensions are in millimetres unless shown otherwise.
2. All works to comply with Knowsley Borough Council specification.
3. All highway works to be designed and constructed in accordance with Cheshire Design Aid "Roads - Housing" (2nd Edition, September 1988).
4. All imported material used to build upto the underside of road sub-base in Roads 1 & 6 should be 6SF or similar approved.
5. Concrete for all uses to be Class C20P.

revisions

project
BEWLEY DRIVE/BRACKNELL AVENUE
KIRKBY

drawing
Typical Road Details

project drawing no.	scales:	drawn by	date:
294/E6	As shown	APC	02/02
revisions:		Rev's	

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TYPICAL ROAD DETAILS.