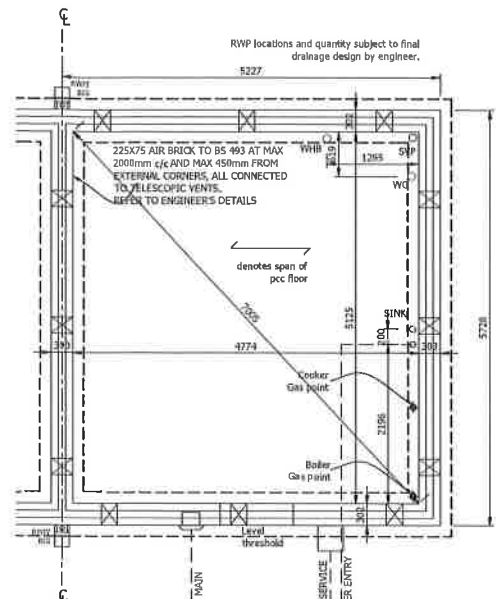
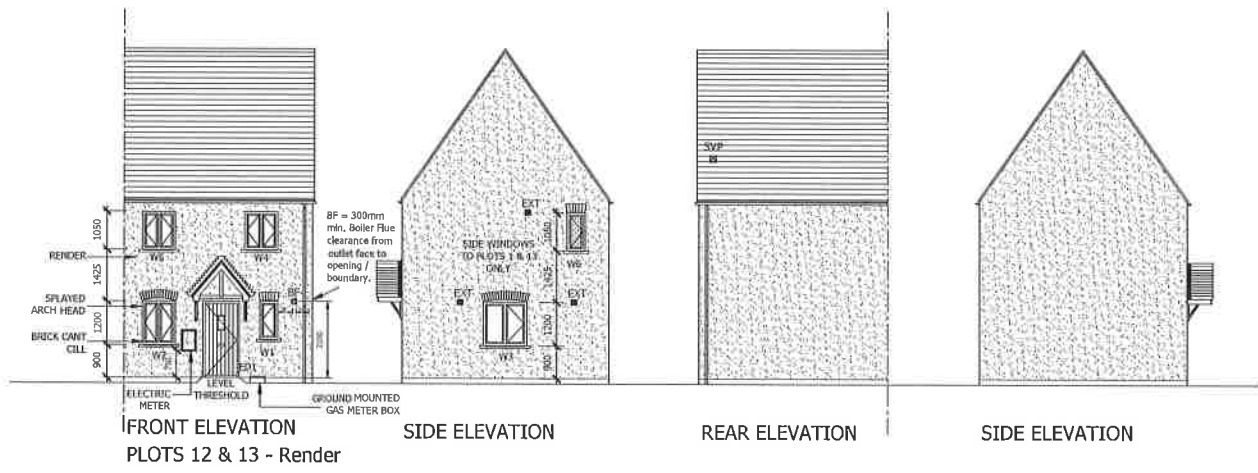
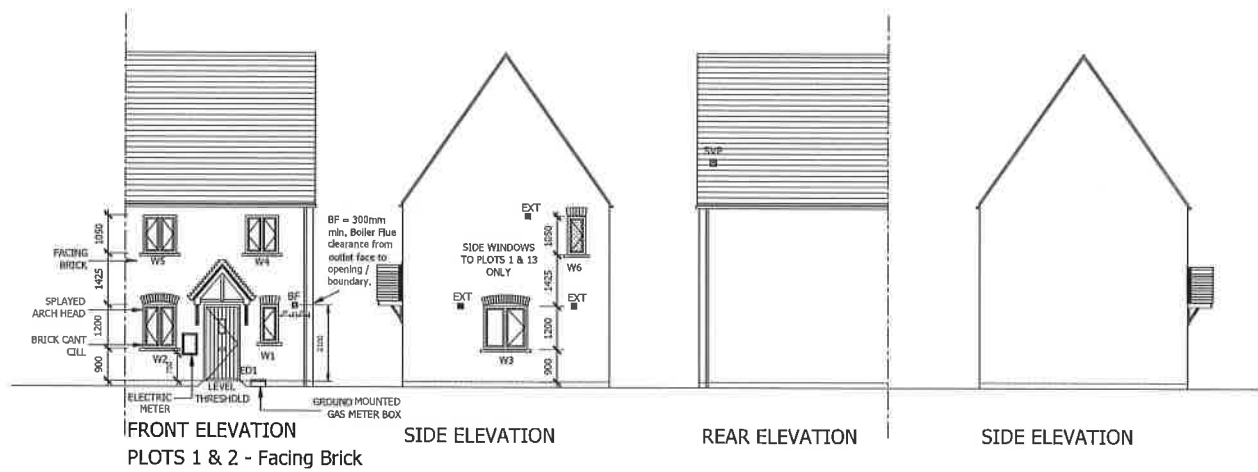


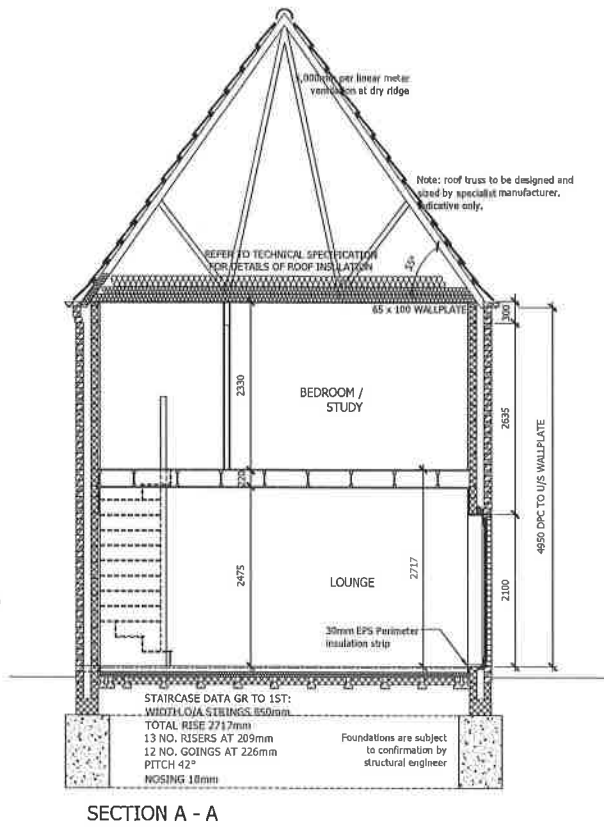
**KINGSMERE  
BICESTER - Re-Plan  
24th June 2016**

**PERSIMMON**  
PERSIMMON HOMES LTD  
3 Waterside Way  
Bedford Road  
Northampton  
NN4 7XD  
Tel: 01604 884600  
Fax: 01604 884601  
[www.persimmonhomes.com](http://www.persimmonhomes.com)

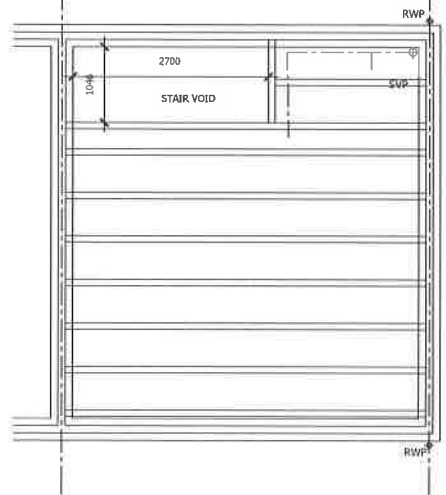




**SUBSTRUCTURE PLAN**  
 DESIGN OF FOUNDATIONS TO BE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER PROVIDE UNDERGROUND DUCTS AS REQUIRED FOR WATER, ELECTRIC & GAS SERVICES.  
 ALL CONCRETE BELOW DPC TO BE SULPHATE RESISTING TO MIN CLASS 1 OR IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.  
 ALL SUBSTRUCTURE LINTOLS TO BE 100x75MM PRESTRESSED CONCRETE LINTOLS WITH 150MM BEARING. LOCATION TO BE CO-ORDINATED WITH INDIVIDUAL PLOT DRAINAGE, WHERE 2 DRAINS PASS UNDER SINGLE PC LINTOLS A 215MM BRICK PIER TO BE BUILT IN BETWEEN.



- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DETAIL SHEETS AND WITH THE TECHNICAL SPECIFICATION AVAILABLE FROM PERSIMMON HOMES (MIDLANDS) LTD.
  - FOR FOUNDATION, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
  - ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
  - ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER, ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
  - AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEEPHOLES.
  - LOFT HATCH TO BE INSULATED AND SEALED.
  - LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE WITH RELEVANT AD PART L. ALL BULBS TO BE LOW ENERGY.
  - ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H. LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELLED OPENING TO GIVE 50mm SPACE ALL ROUND THE PIPE. MINIMUM 100mm Ø PIPE SIZE HOWEVER INCREASED TO 150mm Ø FOR DRAINAGE SERVING 10 OR MORE UNITS.
  - SANITARY FITTINGS TO COMPLY WITH BS572 1978.
  - MIXER/BLENDER VALUE TO BATH TAPS TO ENSURE MAX TEMPS DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBOURNE PATHOGENS.
  - PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
  - THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR, THRESHOLDS SHOULD NOT PROJECT MORE THAN 15MM ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
- ABBREVIATIONS:-  
 EXT = EXTRACT VENT RWP = RAINWATER PIPE  
 BF = BOILER FLUE M = MOVEMENT JOINT
- WALL LEGEND
- 3.0kN/m<sup>2</sup> AERATED BLOCKWORK - DENSITY 600 Kg/m<sup>3</sup>
  - 3.6kN/m<sup>2</sup> LIGHTWEIGHT AGGREGATE BLOCKWORK - DENSITY 1350-1600 Kg/m<sup>3</sup> USED FOR PARTY WALLS AND TO OUTER LEAF FOR RENDERED WALLS.
  - NON-LOADBEARING PARTITION - 63mm TIMBER CLS STUD WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE.
  - NON LOAD BEARING WALLS TO BE 63mm TIMBER CLS STUDS AT 600mm CRS, 65mm ISOVER APR 1200 INSULATION WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE TO ACHIEVE 40dB SOUND REDUCTION & 30 MINS FIRE RESISTANCE
  - NON-LOADBEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FIXED - 63mm TIMBER CLS STUD WITH 9.5mm PLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE, TO ACT AS BUTTRESSING WALL.



**FIRST FLOOR JOISTS**  
 FOR JOIST SPECIFICATIONS REFER TO SUPPLIERS SCHEDULE

- NOTE: SVP'S BODDING ACCESS TO BE POSITIONED IN EASILY REACHED LOCATION AND ACCESS PANEL SUITABILITY POSITIONED TO SUIT. AVOID AREAS OF TILING.
- ELECTRICAL LAYOUT KEY**
- WALL MOUNTED LUMINAIRE
  - LOW LEVEL TWIN 13AMP SOCKET
  - MID LEVEL TWIN 13AMP SOCKET
  - LOW LEVEL SINGLE 13AMP SOCKET
  - GROUPED GRID SWITCH
  - FUSED SPUR (HIGH LEVEL FOR COOKER HOOD)
  - MECHANICAL EXTRACT VENT
  - SHOWER SOCKET
  - DIGITAL TV POINT
  - EXTRACTOR FAN ISOLATOR SPUR LOCATED CENTRALLY ABOVE DOOR EXTERNALLY
  - MIXER SHOWER - TO SHARED OWNERSHIP (SO) PLOTS ONLY, SEE MATERIAL SCHEDULE FOR PLOTS.
- BATTEN HOLDER WITH LOW ENERGY BULB
  - RECESSED DOWNLIGHTER LOW ENERGY BULB
  - LIGHT SWITCH
  - 2-WAY SWITCH
  - SMOKE DETECTOR
  - TELEPHONE OUTLET
  - GAS POINT
  - DOOR BELL - MAINS LINKED
  - RADIATOR
  - RADIATOR - HEATED TOWEL RADIATOR TO SHARED OWNERSHIP (SO) PLOTS ONLY, SEE MATERIAL SCHEDULE FOR PLOTS.
  - PENDANT LIGHT FITTING LOW ENERGY BULB
  - COOKER POINT
  - ROOM THERMOSTAT
  - CONSUMER UNIT, SWITCHES LOCATED BETWEEN 1300-1450mm ABOVE FFL.
  - CARBON MONOXIDE DETECTOR
  - EXTERNAL LIGHT - F1R LOW ENERGY BULB
  - EXTERNAL TAP
  - ELECTRICITY METER
  - GAS METER
- CENTRAL HEATING PROGRAMMER TO BE PART OF BOILER HOUSING
- ALL SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED MIN 450MM (TO BOTTOM OF SOCKET) ABOVE FLOOR LEVEL. ALL LIGHT SWITCHES TO BE POSITIONED WITHIN 1200MM (TOP OF SWITCH) OF FLOOR LEVEL.
- NOTE: ELECTRICAL CABLES GIVE OFF HEAT WHEN IN USE AND SPECIAL PRECAUTIONS MAY BE REQUIRED WHEN THEY ARE COVERED BY THERMALLY INSULATING MATERIALS. SEE BRIG 262, THERMAL INSULATION: AVOIDING RISKS, SECTION 2.3
- A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300MM FROM ANY LIGHT FITTING, THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- 3no. min. SPOT TRACK LIGHT TO KITCHEN FOR SHARED OWNERSHIP (SO) PLOTS ONLY, SEE MATERIAL SCHEDULE FOR PLOTS.

**Internal Opening Schedule**

opening reference	door size	structural opening	lintel
D1	838 x 1981	904 x 2033	
D2	533 x 1981	599 x 2033	
D3	762 x 1981	828 x 2033	
D4	762 x 1981	828 x 2033	

M Modified to suit opening

**External Opening Schedule**

opening reference	opening size	lintel type	lintel size	notes
W1	488 x 1050	CG90/100	900	
W2	915 x 1200	CG90/100	1200	
W3	1200 x 1050	CH90/100	1500	
W4	915 x 1050	CG90/100	1200	
W5	915 x 1050	CG90/100	1200	
W6	488 x 1050	CG90/100	900	
ED1	1010 x 2100	CG90/100	1350	

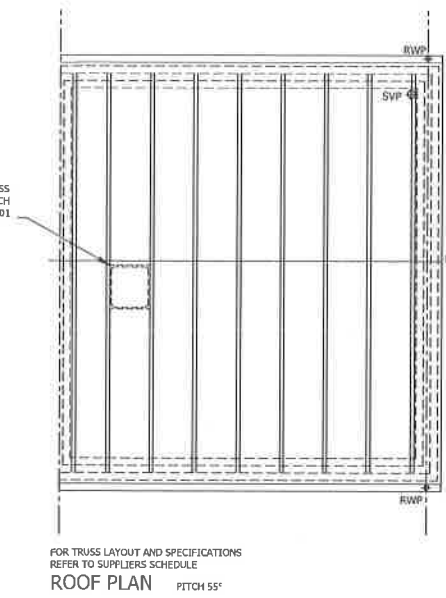
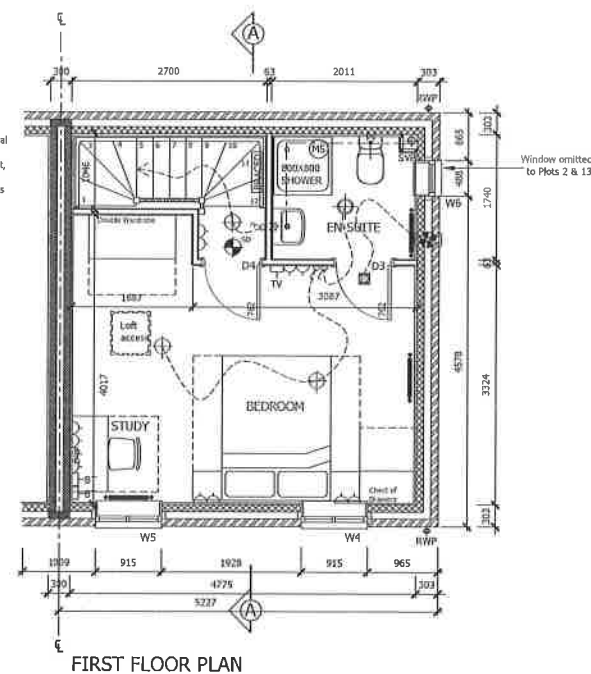
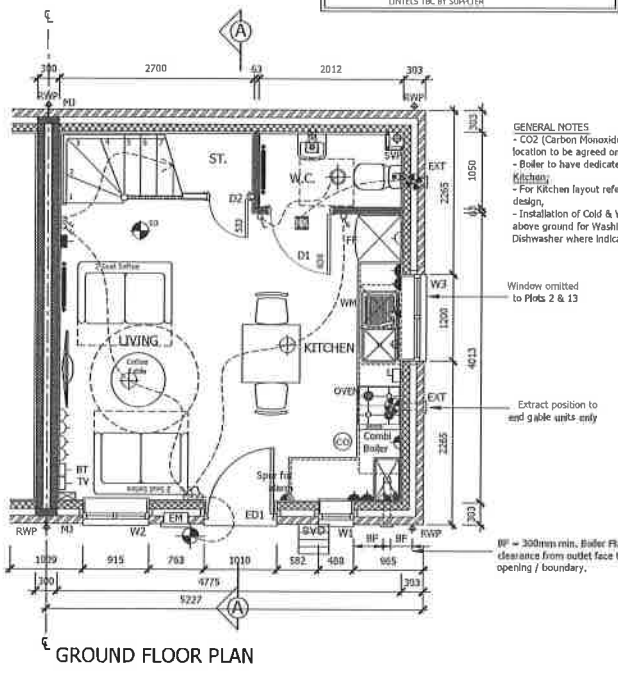
□ Optional window - refer to site layout  
 # Express hinges for access  
 \*C\* Escape system with remote style central machine  
 SG Safety Glazing to Windows & Doors  
 E Easy Clean Frames  
 ob Obscure glazing  
 LINTELS TO BE BY SUPPLIER

**Room Sizes**  
 All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

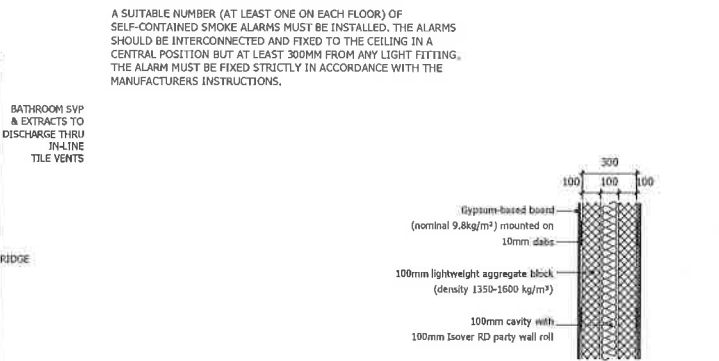
	METRIC		IMPERIAL	
	m	ft	m	ft
Living	3975 x 2530	13'1" x 8'4"		
Kitchen / Dining	3975 x 2197	13'1" x 7'3"		
Bedroom	3286 x 4729	10'9" x 15'6"		

**Floor Areas**

	GROSS		NET	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground	24.4	262	23.5	252
First	24.4	262	23.5	252
Garage	-	-	-	-
TOTAL	48.8	524	47	504



FOR TRUSS LAYOUT AND SPECIFICATIONS REFER TO SUPPLIERS SCHEDULE  
**ROOF PLAN** PITCH 55°



Party Wall Detail 1:20  
 (Refer to Robust Detail E-WM-20 for full spec)

Ref.	Date	Description

NOTE: ALL EXTERNAL VENTILATORS AND PROGRAMMERS IN ACCORDANCE WITH BRIG 262/263 AND BRIG 262/263. SEE SUPPLIER SCHEDULE FOR PLOTS.

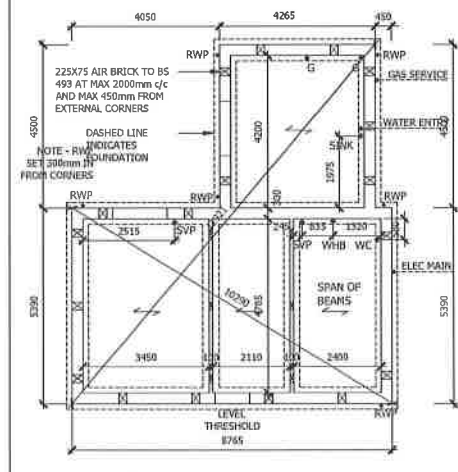
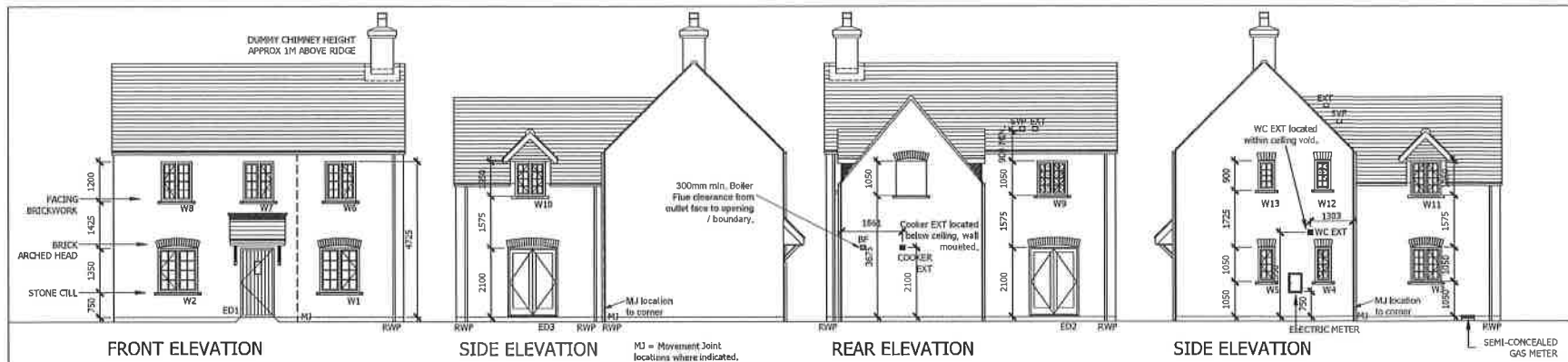
**PERSIMMON**  
 PERSIMMON HOMES LTD  
 3 Waterside Way  
 Bedford Road  
 Northampton  
 NN4 7XD  
 Tel: 01604 834000  
 Fax: 01604 854601  
 www.persimmonhomes.com

**KINGSMERE BICESTER**

Drawing Title  
**1b PRIVATE / AFFORDABLE**

Scale 1:50;100 Date 15.06.16 Drawn AJL Approved  
 Drawing No. **KING/BIC/AFF/1b/01** Rev. -

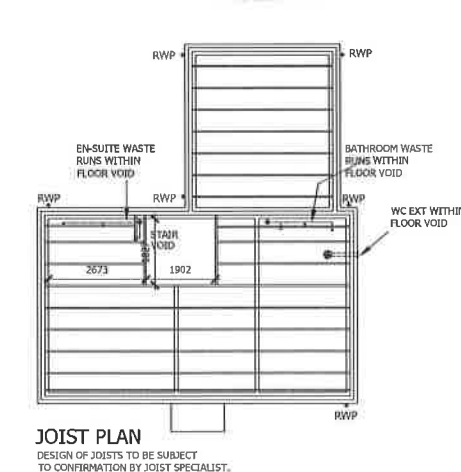
**PLOTS AS: 2, 13**  
**OPP: 1, 12**



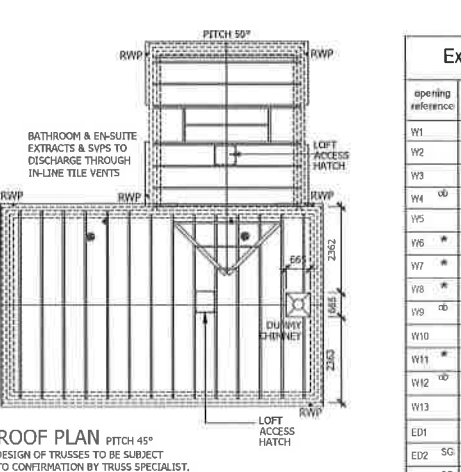
**SUBSTRUCTURE PLAN**  
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ALL CONCRETE BELOW DPC TO BE SULPHATE RESISTING TO MIN CLASS 1 OR IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.

ALL SUB-STRUCTURE LINTELS TO BE 100x75mm PRESTRESSED CONCRETE LINTELS WITH 150mm BEARING. LOCATION TO BE CO-ORDINATED WITH INDIVIDUAL PLOT DRAINAGE WHERE 2 DRAINS PASS UNDER SINGLE PC LINTEL A 215mm BRICK PIER TO BE BUILT IN BETWEEN.



**JOIST PLAN**  
DESIGN OF JOISTS TO BE SUBJECT TO CONFIRMATION BY JOIST SPECIALIST.



**ROOF PLAN**  
DESIGN OF TRUSSES TO BE SUBJECT TO CONFIRMATION BY TRUSS SPECIALIST.

**External Opening Schedule**

opening reference	opening size	lintel type	lintel size	notes
W1	1200 x 1350	CG90/100	1500	arch former
W2	1200 x 1350	CG90/100	1500	arch former
W3	915 x 1050	CH90/100	1200	arch former
W4	488 x 1050	CH90/100	750	arch former
W5	488 x 1050	CH90/100	750	arch former
W6	915 x 1200	CG90/100	1200	arch former
W7	915 x 1200	CG90/100	1200	arch former
W8	915 x 1200	CG90/100	1200	arch former
W9	915 x 1050	CG90/100	1200	arch former
W10	915 x 1050	DORMER		
W11	915 x 1050	DORMER		
W12	488 x 900	CG90/100	750	arch former
W13	488 x 900	CG90/100	750	arch former
ED1	842 x 2100	CG90/100	1350	arch former
ED2	1500 x 2100	CG90/100	1800	arch former
ED3	1500 x 2100	CH90/100	1800	arch former

**ROOM METRIC IMPERIAL**

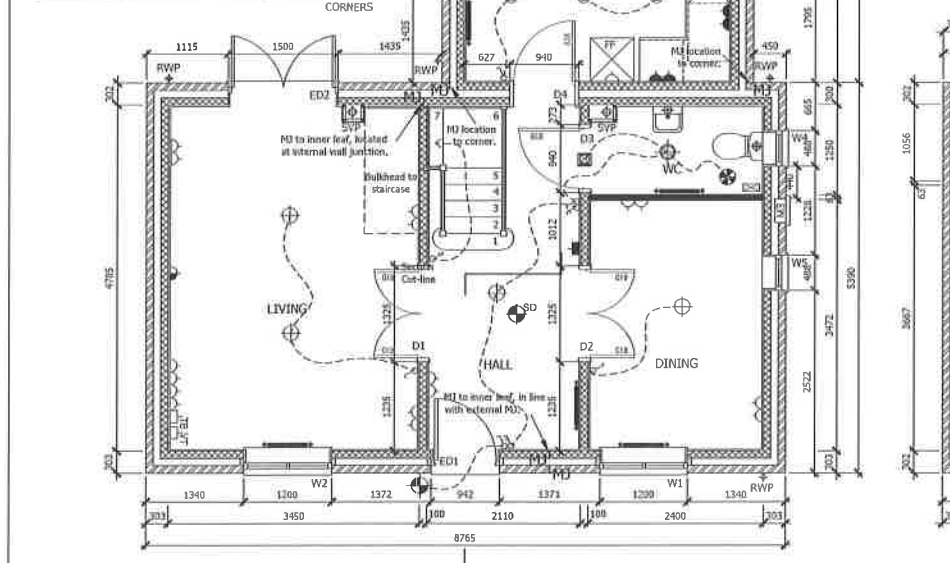
ROOM	METRIC	IMPERIAL
LIVING	4740 x 3403	15' 7" x 11' 2"
KITCHEN	4155 x 3815	13' 8" x 11' 10"
DINING	3437 x 2355	11' 3" x 7' 9"
BEDROOM 1 (max)	3632 x 3235	11' 11" x 10' 7"
BEDROOM 2	4155 x 3816	13' 8" x 11' 10"
BEDROOM 3	2887 x 2215	9' 6" x 7' 3"
STUDY (max)	2467 x 1865	8' 2" x 6' 1"

**FLOOR AREAS**

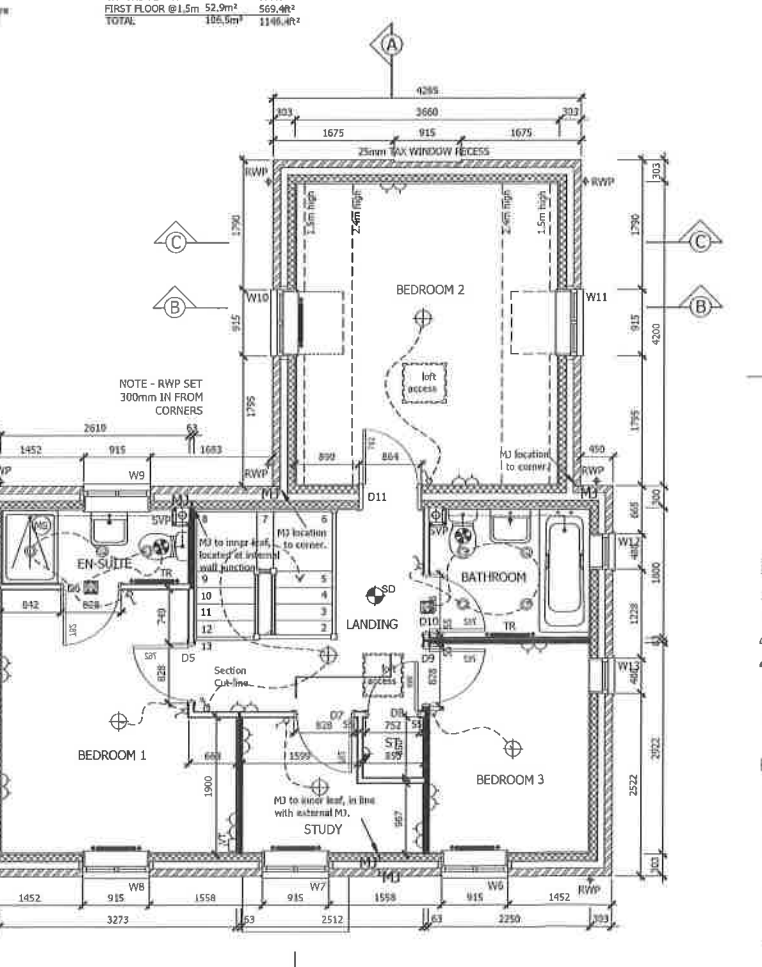
AREA	METRIC	IMPERIAL
GROSS GROUND FLOOR	54.7m <sup>2</sup>	588.8ft <sup>2</sup>
FIRST FLOOR	54.7m <sup>2</sup>	588.8ft <sup>2</sup>
TOTAL	109.4m <sup>2</sup>	1177.6ft <sup>2</sup>
NET GROUND FLOOR	53.6m <sup>2</sup>	577ft <sup>2</sup>
FIRST FLOOR @ 1.5m	52.9m <sup>2</sup>	569.4ft <sup>2</sup>
TOTAL	106.5m <sup>2</sup>	1146.4ft <sup>2</sup>

**Internal Opening Schedule**

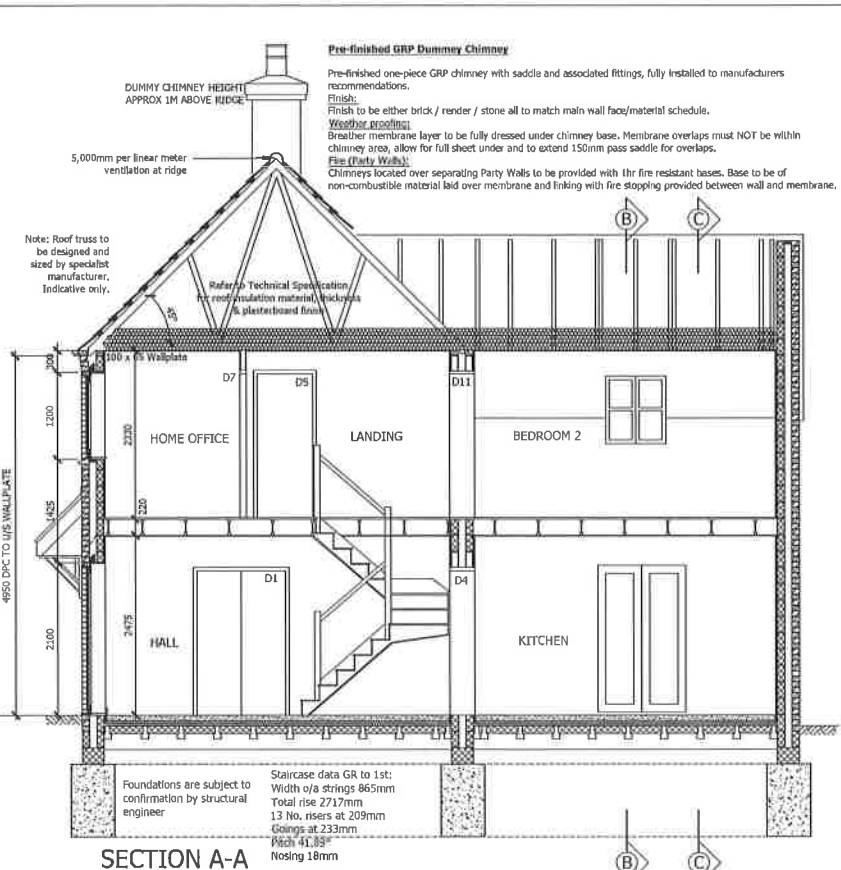
opening reference	door size	structural opening	lintel type
D1	20610 x 1981	1325 x 2051	CNSXC
D2	20610 x 1981	1325 x 2051	CNSXC
D3	838 x 1981	940 x 2051	CNSXC
D4	838 x 1981	940 x 2051	2/CNSXC
D5	762 x 1981	828 x 2033	
D6	762 x 1981	828 x 2033	
D7	702 x 1901	828 x 2033	
D8	686 x 1981	702 x 2033	
D9	762 x 1981	828 x 2033	
D10	762 x 1981	828 x 2033	
D11	762 x 1981	864 x 2051	2/CNSXC



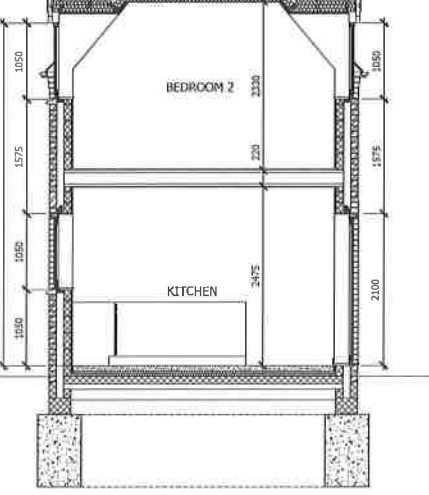
**GROUND FLOOR PLAN**



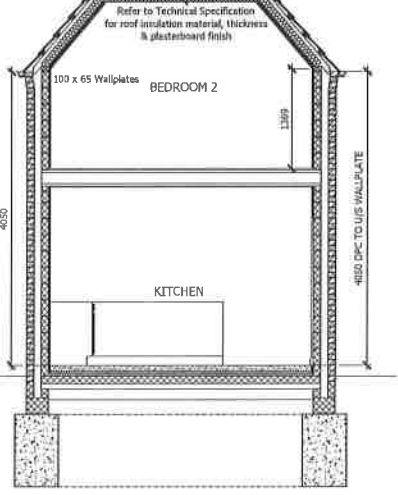
**FIRST FLOOR PLAN**



**SECTION A-A**



**SECTION B-B**



**SECTION C-C**

**NOTES:**

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DETAIL SHEETS AND WITH THE TECHNICAL SPECIFICATION AVAILABLE FROM CHARLES CHURCH (MEDLANDS).
- FOR FOUNDATION, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
- ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
- ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER. ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
- AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEAPHOLES.
- LOFT HATCH TO BE INSULATED AND SEALED.
- LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE RELEVANT BUILDING REGULATIONS AD PART L. ALL BULBS TO BE LOW ENERGY.
- ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H. LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELED OPENING TO GIVE 50mm SPACE ALL ROUND THE PIPE. MINIMUM 100mm Ø PIPE SIZE HOWEVER INCREASED TO 150mm Ø FOR DRAINAGE SERVING 10 OR MORE UNITS.
- SANITARY FITTINGS TO COMPLY WITH BS5572:1978.
- ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES; BASINS 32mm; BATH, SHOWERS, SINKS 40mm.
- MIXER/BLENDER VALVE TO BATH TAPS TO ENSURE MAX TEMP DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBOURNE PATHOGENS.
- PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
- THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15mm ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
- ABBREVIATIONS: EXT = EXTRACT VENT RWP = RAINWATER PIPE BF = BOILER FLUE MJ = MOVEMENT JOINT
- WALL LEGEND
  - 3.6N/mm<sup>2</sup> AERATED CONCRETE BLOCKWORK DENSITY 600 KG/m<sup>3</sup>.
  - 3.6N/mm<sup>2</sup> LIGHTWEIGHT AGGREGATE BLOCKWORK PARTY WALL/RENDER DENSITY 1350-1600 KG/m<sup>3</sup>.
  - NON-LOADBEARING PARTITION - 63mm TIMBER CLS STUD WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE.
  - NON LOAD BEARING WALLS TO BE 63mm TIMBER CLS STUDS AT 600mm CRS. 65mm ISOVER APR 1200 INSULATION WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE TO ACHIEVE 45dB SOUND REDUCTION & 30 MINS FIRE RESISTANCE
  - NON-LOADBEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FIXED - 63mm TIMBER CLS STUD WITH 9.5mm FLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE. TO ACT AS BUTTRESSING WALL.

**NOTES:**

- Pre-finished GRP Dummy Chimney
- Pre-finished one-piece GRP chimney with saddle and associated fittings, fully installed to manufacturers recommendations.
- Finish: Finish to be either brick / render / stone all to match main wall face/material schedule.
- Weather protection: Weather membrane layer to be fully dressed under chimney base. Membrane overlaps must NOT be within chimney area, allow for full sheet under and to extend 150mm pass saddle for overlaps.
- File (Party Walls).
- Chimneys located over separating Party Walls to be provided with 1hr fire resistant base. Base to be of non-combustible material laid over membrane and laking with fire stopping provided between wall and membrane.
- 5,000mm per linear meter ventilation at ridge
- Note: Roof truss to be designed and sized by specialist manufacturer. Indicative only.
- Refer to Technical Specification for roof insulation material, thickness & plasterboard finish
- Foundations are subject to confirmation by structural engineer
- Staircase data GR to 1st: Width o/a strings 865mm Total rise 2717mm 13 No. risers at 209mm Goings at 233mm Pitch 41.83° Nosing 18mm

**ELECTRICAL LAYOUT KEY:**

- WALL MOUNTED LUMINAIRE
- LOW LEVEL TWIN 13AMP SOCKET
- MID LEVEL TWIN 13AMP SOCKET
- LOW LEVEL SINGLE 13AMP SOCKET
- GROUPED GRID SWITCH
- FUSED SPUR(HIGH LEVEL FOR COOKER HOOD)
- CEILING MOUNTED MECHANICAL VENT
- WALL MOUNTED MECHANICAL VENT
- SHOWER SOCKET
- DIGITAL TV POINT
- EXTRACTOR FAN ISOLATOR SPUR LOCATED CENTRALLY ABOVE DOOR EXTERNALLY.
- DEDICATED ENERGY EFFICIENT BATTERY HOLDER
- LOW ENERGY DOWNLIGHTER
- LOW LEVEL SINGLE 13AMP SOCKET
- 2-WAY SWITCH
- SMOKE DETECTOR
- TELEPHONE OUTLET
- MIXER SHOWER
- PENDANT LIGHT FITTING WITH LOW ENERGY BULB
- COOKER POINT
- ROOM THERMOSTAT
- CONSUMER UNIT, SWITCHES LOCATED BETWEEN 1350-1450mm ABOVE FFL.
- EXTERNAL LIGHT FITTING-WIRE ONLY
- LOW ENERGY EXTERNAL LIGHT - P.L.R. + SOLAR CELL
- ELECTRIC SHOWER
- INTERLINKED HEAT DETECTOR
- EXTERNAL TAP
- ELECTRICITY METER
- GAS METER
- ALARM REPEATER
- ALARM SOUNDER
- GAS POINT
- CARBON MONOXIDE DETECTOR
- RADIATOR
- HEATED TOWEL RAIL

**CENTRAL HEATING PROGRAMMER TO BE PART OF BOILER HOUSING**

ALL SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED MIN 450MM (TO BOTTOM OF SOCKET) ABOVE FLOOR LEVEL. ALL LIGHT SWITCHES TO BE POSITIONED WITHIN 1200MM (TOP OF SWITCH) OF FLOOR LEVEL.

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- ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H. LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELED OPENING TO GIVE 50mm SPACE ALL ROUND THE PIPE. MINIMUM 100mm Ø PIPE SIZE HOWEVER INCREASED TO 150mm Ø FOR DRAINAGE SERVING 10 OR MORE UNITS.
- SANITARY FITTINGS TO COMPLY WITH BS5572:1978.
- ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES; BASINS 32mm; BATH, SHOWERS, SINKS 40mm.
- MIXER/BLENDER VALVE TO BATH TAPS TO ENSURE MAX TEMP DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBOURNE PATHOGENS.
- PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
- THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15mm ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
- ABBREVIATIONS: EXT = EXTRACT VENT RWP = RAINWATER PIPE BF = BOILER FLUE MJ = MOVEMENT JOINT
- WALL LEGEND
  - 3.6N/mm<sup>2</sup> AERATED CONCRETE BLOCKWORK DENSITY 600 KG/m<sup>3</sup>.
  - 3.6N/mm<sup>2</sup> LIGHTWEIGHT AGGREGATE BLOCKWORK PARTY WALL/RENDER DENSITY 1350-1600 KG/m<sup>3</sup>.
  - NON-LOADBEARING PARTITION - 63mm TIMBER CLS STUD WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE.
  - NON LOAD BEARING WALLS TO BE 63mm TIMBER CLS STUDS AT 600mm CRS. 65mm ISOVER APR 1200 INSULATION WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE TO ACHIEVE 45dB SOUND REDUCTION & 30 MINS FIRE RESISTANCE
  - NON-LOADBEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FIXED - 63mm TIMBER CLS STUD WITH 9.5mm FLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE. TO ACT AS BUTTRESSING WALL.

Rev.	Date	Description

ORIGINAL SIZE 1000H - THIS PRINT MAY BE REDUCED

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\*\* ENHANCED SPECIFICATION \*\*

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3 Waterside Way  
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Project

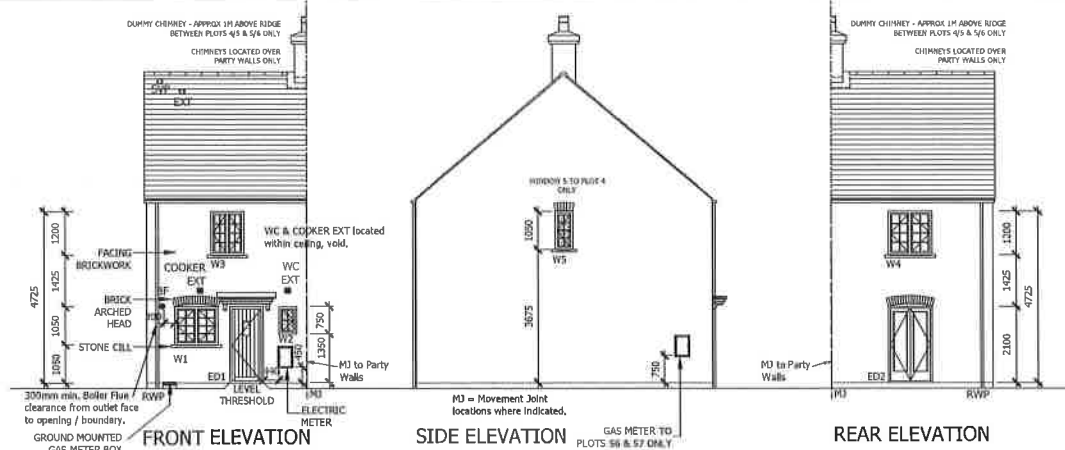
**KINGSMERE BICESTER**

Drawing Title  
**HOUSE TYPE B**  
**CAMPTON VERSION 1**  
**PLOT 11 AS**

Scale 1:50;100 Date 15-06-16 Drawn SG Approved

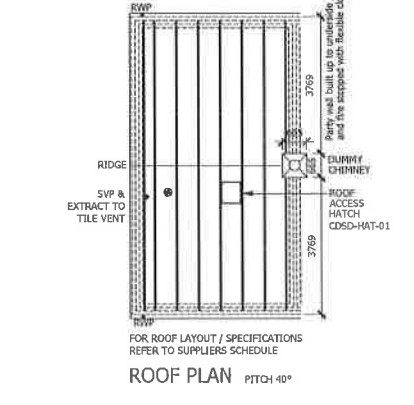
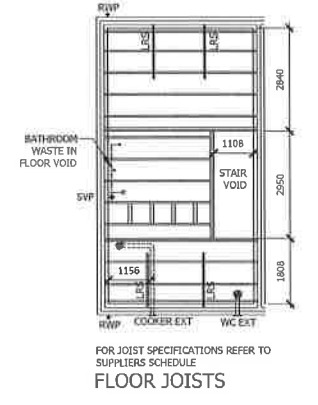
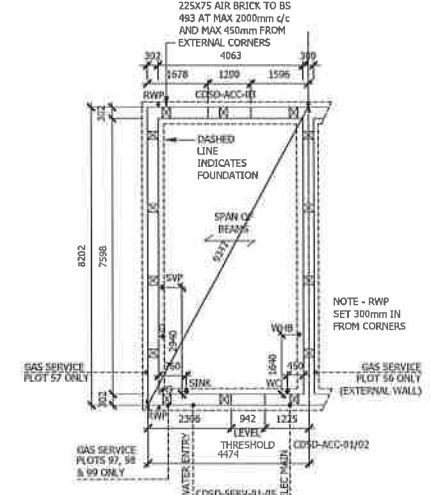
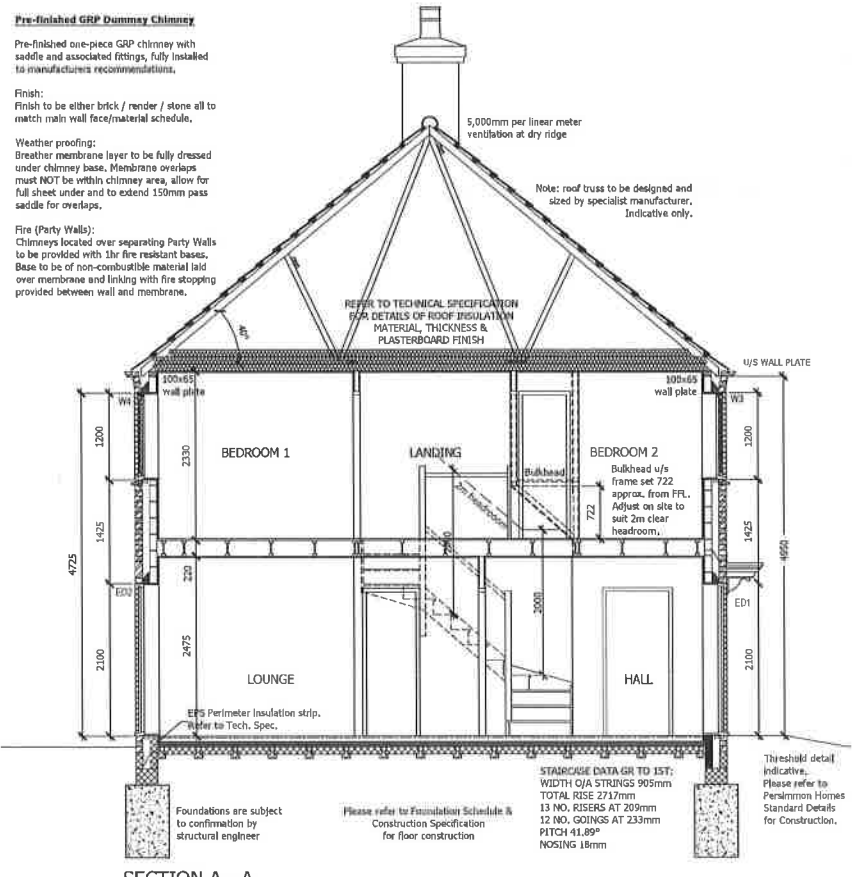
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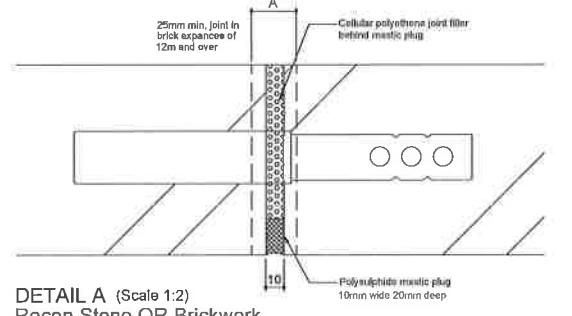
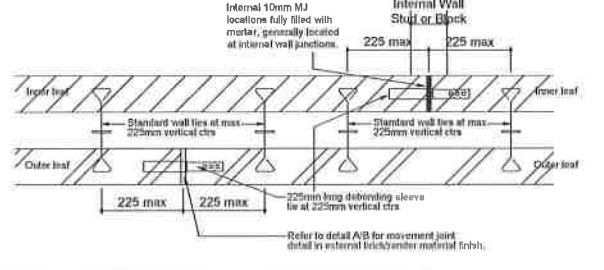
opening reference	opening size	lintel type	lintel length	notes
W1	1200 x 1050	CG90/100	1500	Arch former
W2	488 x 750	CG90/100	750	
W3	915 x 1200	CG90/100	1200	
W4	1200 x 1200	CG90/100	1500	
W5	488 x 1050	CG90/100	750	Arch former
ED1	942 x 2100	CG90/100	1350	
ED2	1200 x 2100	CG90/100	1500	Arch former

opening reference	door size	structural opening
D1	864 x 1981	930 x 2033
D2	864 x 1981	930 x 2033
D3	838 x 1951	904 x 2033
D4	888 x 1981	752 x 2033
D5	762 x 1981	828 x 2033
D6	762 x 1981	828 x 2033
D7	762 x 1981	828 x 2033
D8	810 x 1981	876 x 2033

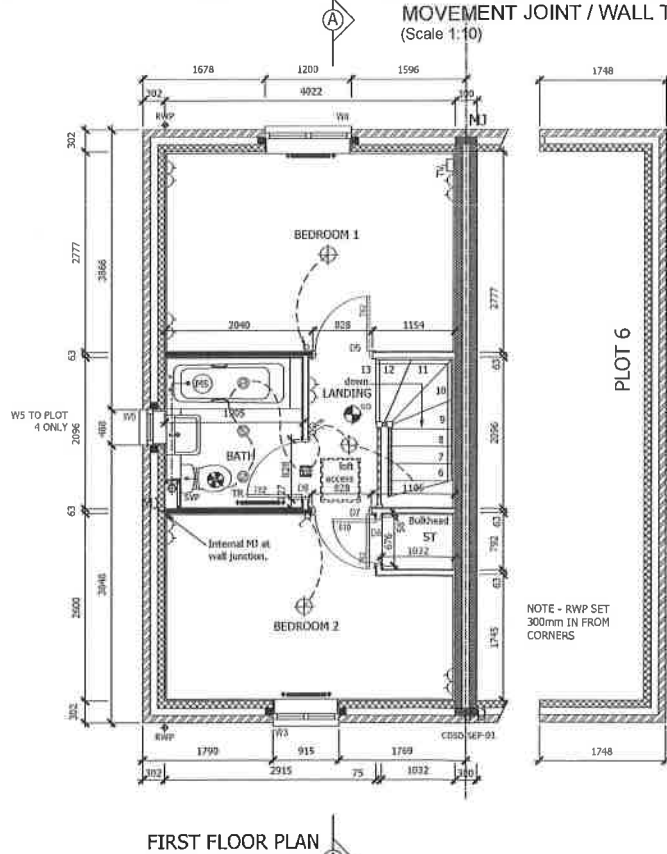
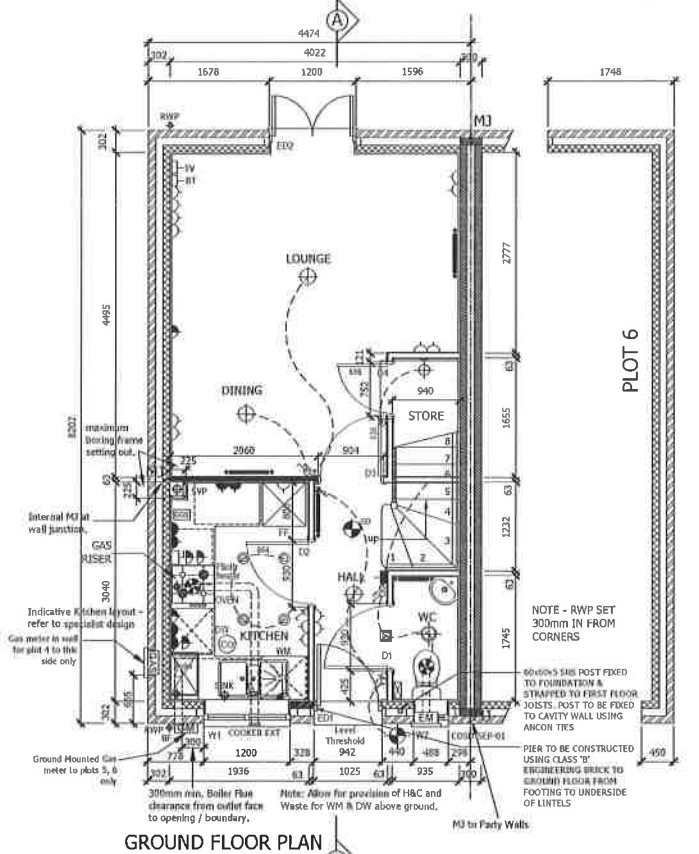


**DESIGN OF FOUNDATIONS TO BE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER PROVIDE UNDERGROUND DUCTS AS REQUIRED FOR WATER, ELECTRIC & GAS SERVICES.**

ROOM	METRIC	IMPERIAL
LIVING/DINING (max)	4458 x 3977	14'8" x 13'1"
KITCHEN	3002 x 1901	9'10" x 6'3"
BEDROOM 1	3977 x 2740	13'1" x 9'
BEDROOM 2 (max)	3977 x 2562	13'1" x 8'5"
BATHROOM	2065 x 1867	6'9" x 6'2"
WC	1707 x 909	5'7" x 2'11"



**MOVEMENT JOINT / WALL TIE LOCATIONS (Scale 1:10)**



**NOTE:** SVP'S RODDING ACCESS TO BE POSITIONED IN EASILY REACHED LOCATION AND ACCESS PANEL SUITABILITY POSITIONED TO SUIT. AVOID AREAS OF TILING.

**ELECTRICAL LAYOUT KEY**

- WALL MOUNTED LUMINAIRE
- LOW LEVEL TWIN 13AMP SOCKET
- MID LEVEL TWIN 13AMP SOCKET
- LOW LEVEL SINGLE 13AMP SOCKET
- GROUPED GRID SWITCH
- FUSED SPUR (HIGH LEVEL FOR COOKER HOOD)
- CEILING MOUNTED MECHANICAL VENT
- SHAVEN SOCKET
- DIGITAL TV POINT
- BATTEN HOLDER WITH LOW ENERGY BULB
- PENDANT LIGHT FITTING LOW ENERGY BULB
- RECESSED DOWNLIGHTER LOW ENERGY BULB
- LIGHT SWITCH
- 2-WAY SWITCH
- TELEPHONE OUTLET
- ELECTRIC SHOWER
- COOKER POINT
- ROOM THERMOSTAT
- CONSUMER UNIT, SWITCHES LOCATED BETWEEN 1350-1450mm ABOVE FFL.
- EXTERNAL LIGHT FITTING - WIRE ONLY
- EXTERNAL LIGHT LOW ENERGY BULB
- IMMERSION HEATER SWITCH
- MIXER SHOWER
- SMOKE DETECTOR
- ELECTRICITY METER
- GAS METER
- SUB MAIN HOUSING
- CARBON MONOXIDE DETECTOR - FIRE/ANGEL CO2
- GAS POINT
- RADIATOR
- HEATED TOWEL RAIL
- ALARM KEYPAD
- ALARM SOUNDER

**NOTE:** ALL SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED MIN 450MM (TO BOTTOM OF SOCKET) ABOVE FLOOR LEVEL. ALL LIGHT SWITCHES TO BE POSITIONED WITHIN 1200MM (TOP OF SWITCH) OF FLOOR LEVEL.

**NOTE:** ELECTRICAL CABLES GIVE OFF HEAT WHEN IN USE AND SPECIAL PRECAUTIONS MAY BE REQUIRED WHEN THEY ARE COVERED BY THERMALLY INSULATING MATERIALS. SEE BRE DIGEST 262, THERMAL INSULATION: AVOIDING RISKS, SECTION 2.3

A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300MM FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

**PLOTS AS: 4, 5, 6  
OPP:**

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DETAIL SHEETS AND WITH THE TECHNICAL SPECIFICATION AVAILABLE FROM CHARLES CURCH (INDLANDS).
  - FOR FOUNDATION, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
  - ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
  - ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER. ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
  - AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEAPLES.
  - LOFT HATCH TO BE INSULATED AND SEALED.
  - LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE RELEVANT BUILDING REGULATIONS AD PART L. ALL BULBS TO BE LOW ENERGY.
  - ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LITTELLED OPENING TO GIVE 50mm SPACE ALL ROUND THE PIPE. MINIMUM 100mm ø PIPE SIZE HOWEVER INCREASE TO 150mm ø FOR DRAINAGE SERVING 10 OF MORE UNITS.
  - SANITARY FITTINGS TO COMPLY WITH BS5572 1978.
  - ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES; BASINS 32mm; BATH, SHOWERS, SINKS 40mm.
  - MIXER/BLENDER VALVE TO BATH TAPS TO ENSURE MAX TEMP DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBOURNE PATHOGENS.
  - PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
  - THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15mm ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
  - ABBREVIATIONS - EXT = EXTRACT VENT RWP = RAINWATER PIPE BF = BOILER FLUE MJ = MOVEMENT JOINT
  - WALL LEGEND

Rev.	Date	Description

**NOTE:** ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH BRE STANDARDS AND RELEVANT REGULATIONS. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

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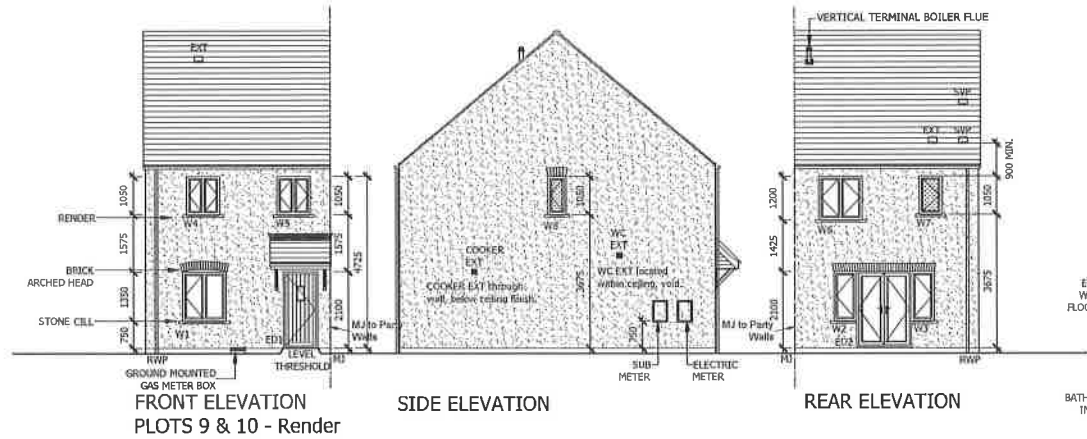
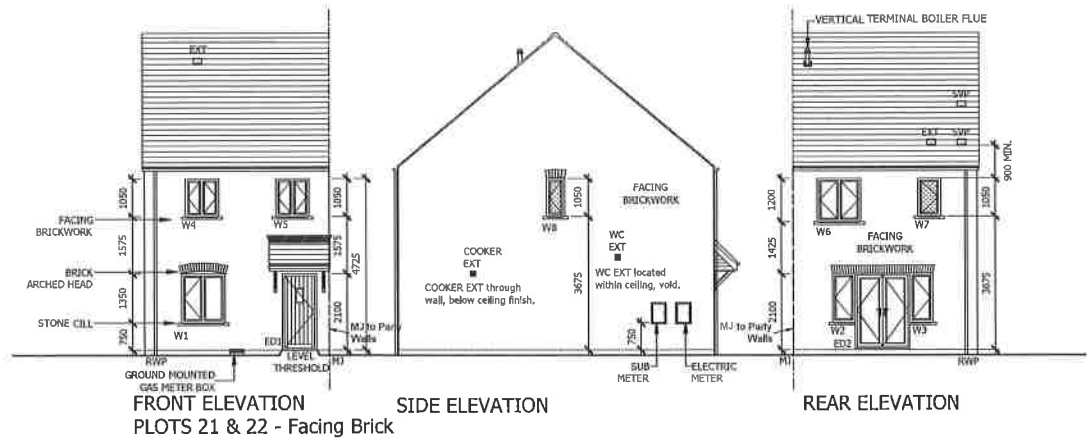
**KINGSMERE  
BICESTER**

Project

**HOUSE TYPE BV  
BEVERLEY  
VERSION 1**

Scale 1:50/100 Date 15-06-16 Drawn SG Approved

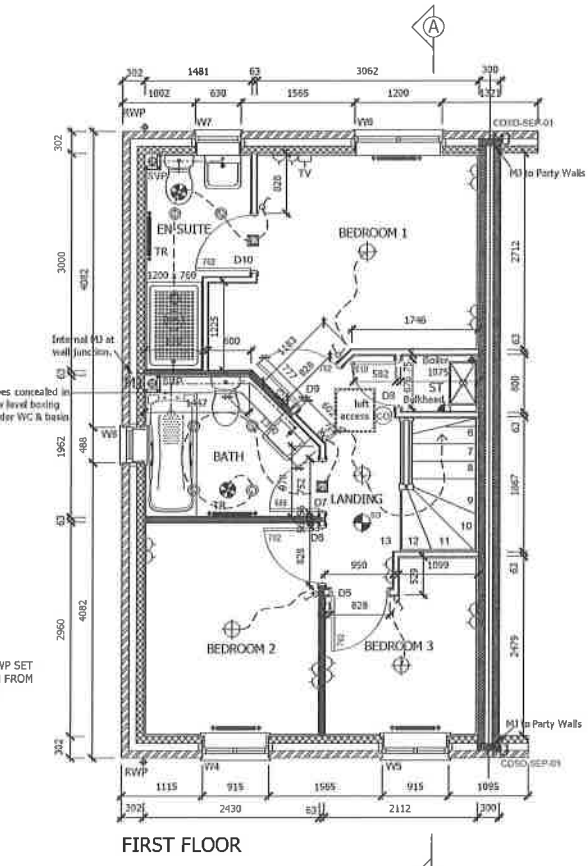
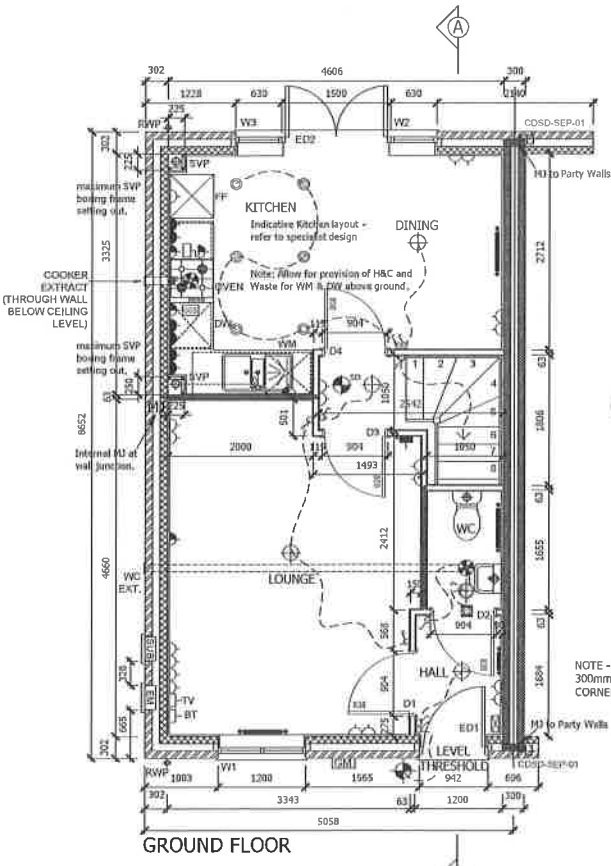
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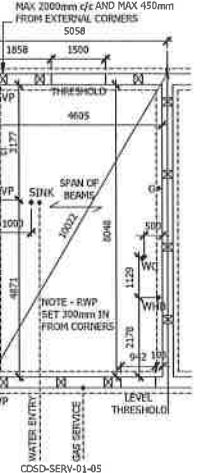
All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

ROOM	METRIC	IMPERIAL
LIVING	4620 x 3453	15'2" x 11'4"
KITCHEN/DINING (max)	4588 x 3285	15' x 10'9"
BEDROOM 1 (min)	3658 x 2673	12'2" x 8'9"
BEDROOM 2	2920 x 2390	9'7" x 7'10"
BEDROOM 3 (max)	2439 x 2075	8' x 6'10"

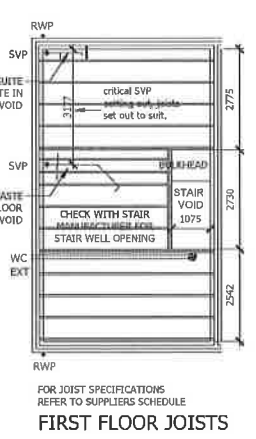
HABITABLE FLOOR AREAS			
GROSS GROUND	37m <sup>2</sup>	398.38m <sup>2</sup>	
FIRST	37m <sup>2</sup>	398.38m <sup>2</sup>	
TOTAL	74m <sup>2</sup>	796.76m <sup>2</sup>	
NET GROUND	36.3m <sup>2</sup>	390.7m <sup>2</sup>	
FIRST	36.3m <sup>2</sup>	390.7m <sup>2</sup>	
TOTAL	72.6m <sup>2</sup>	781.4m <sup>2</sup>	



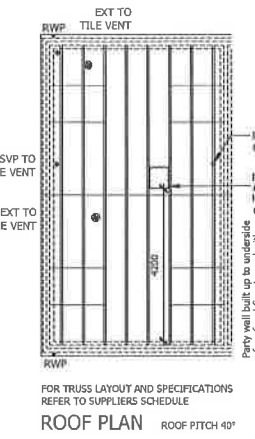
opening reference	opening size	lintel type	lintel length	radius
W1	1200 x 1350	CG90/100	1500	Arch former
W2	630 x 1350	CG90/100	See ED1	See ED2
W3	630 x 1350	CG90/100	1500	
W4	915 x 1050	CG90/100	1200	
W5	915 x 1050	CG90/100	1200	
W6	1200 x 1200	CG90/100	1500	
W7	630 x 1050	CG90/100	900	
W8	488 x 1050	CG90/100	750	Arch former
ED1	842 x 2100	CG90/100	1350	
ED2	1500 x 2100	CG90/100	3000	Skyback Lintel



**SUBSTRUCTURE PLAN**  
DESIGN OF FOUNDATIONS TO BE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER. PROVIDE UNDERGROUND DUCTS AS REQUIRED FOR WATER, ELECTRIC & GAS SERVICES.  
ALL CONCRETE BELOW DPC TO BE SULPHATE RESISTING TO MIN CLASS 1 OR IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.  
ALL SUBSTRUCTURE LINTELS TO BE 100x75mm PRESTRESSED CONCRETE LINTELS WITH 150mm BEARINGS. LOCATION TO BE CO-ORDINATED WITH INDIVIDUAL FLOOR DRAINAGE. WHERE 2 DRAINAGE PIPES UNDER SINGLE P.C. LINTELS A 215mm BRICK PIER TO BE BUILT IN BETWEEN.



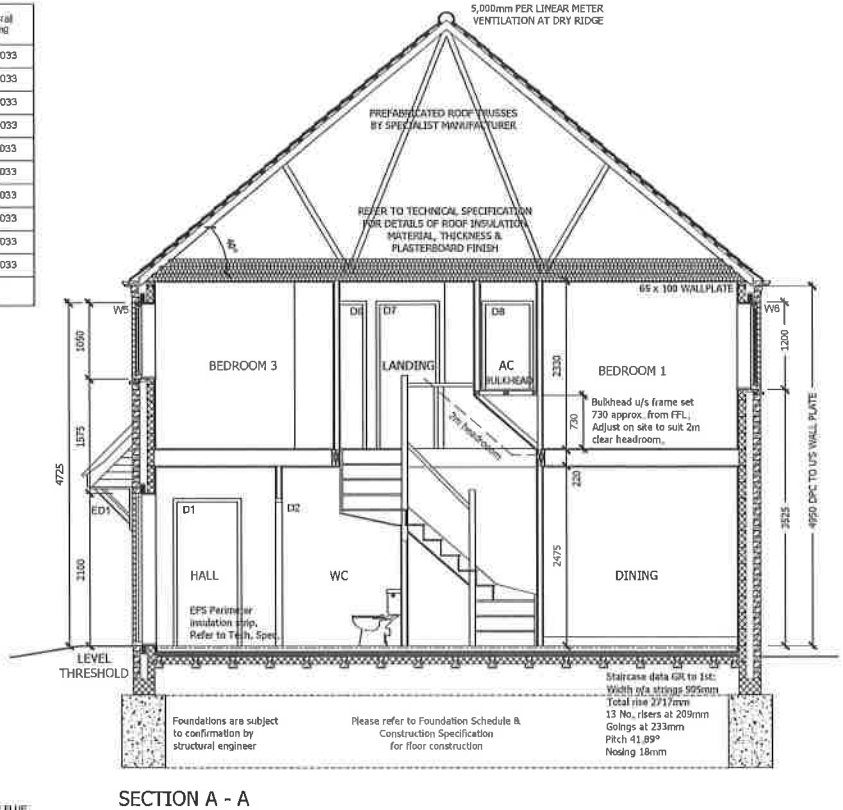
FIRST FLOOR JOISTS



ROOF PLAN ROOF PITCH 40°

opening reference	door size	structural opening
D1	838 x 1961	904 x 2033
D2	838 x 1961	904 x 2033
D3	838 x 1961	904 x 2033
D4	838 x 1961	904 x 2033
D5	762 x 1961	828 x 2033
D6	762 x 1961	828 x 2033
D7	866 x 1961	752 x 2033
D8	910 x 1961	878 x 2033
D9	762 x 1961	828 x 2033
D10	762 x 1961	828 x 2033

M Modified to suit opening



SECTION A - A

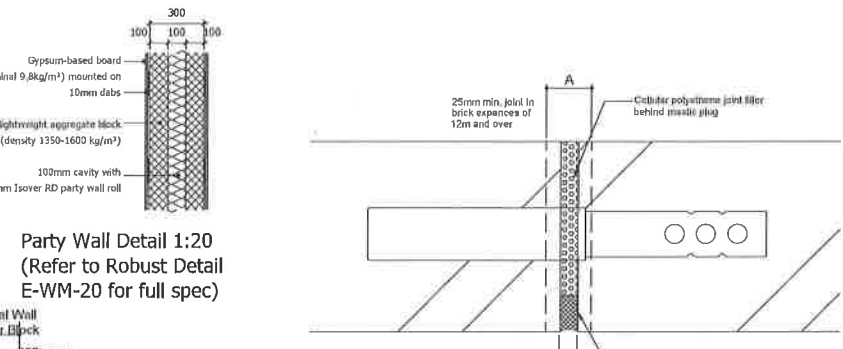
NOTE: SVP'S RODDING ACCESS TO BE POSITIONED IN EASILY REACHED LOCATION AND ACCESS PANEL SUITABILITY POSITIONED TO SUIT, AVOID AREAS OF TILING.

**ELECTRICAL LAYOUT KEY**

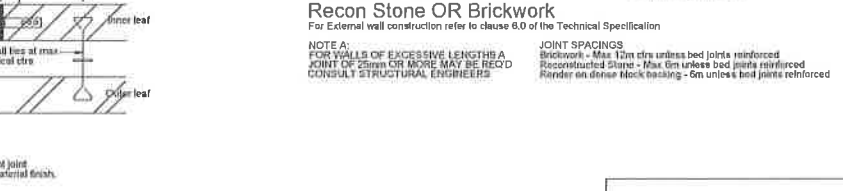
- WALL MOUNTED LUMINAIRE
- LOW LEVEL TWIN 13AMP SOCKET
- MID LEVEL TWIN 13AMP SOCKET
- LOW LEVEL SINGLE 13AMP SOCKET
- GROUPED GRID SWITCH
- FUSED SPUR/HIGH LEVEL FOR COOKER HOOD
- CEILING MOUNTED MECHANICAL VENT
- SHOWER SOCKET
- DIGITAL TV POINT
- EXTRACTOR FAN ISOLATOR SPUR LOCATED CENTRALLY ABOVE DOOR EXTERNALLY
- BATTEN HOLDER WITH LOW ENERGY BULB
- PENDANT LIGHT FITTING LOW ENERGY BULB
- RECESSED DOWNLIGHTER LOW ENERGY BULB
- LIGHT SWITCH
- 2-WAY SWITCH
- TELEPHONE OUTLET
- ELECTRIC SHOWER
- COOKER POINT
- ROOM THERMOSTAT
- CONSUMER UNIT, SWITCHES LOCATED BETWEEN 1350-1450mm ABOVE FFL.
- EXTERNAL LIGHT FITTING-WIRE ONLY
- EXTERNAL LIGHT LOW ENERGY BULB
- IMMERSION HEATER SWITCH
- MIXER SHOWER
- SMOKE DETECTOR
- ELECTRICITY METER
- GAS METER
- SUB MAIN HOUSING
- CARBON MONOXIDE DETECTOR - FIRE/RANGEL CO2/8
- GAS POINT
- RADIATOR
- HEATED TOWEL RAIL
- ALARM KEYPAD
- ALARM SOUNDER

CENTRAL HEATING PROGRAMMER TO BE PART OF BOILER HOUSING  
ALL SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED MIN 450MM (TO BOTTOM OF SOCKET) ABOVE FLOOR LEVEL. ALL LIGHT SWITCHES TO BE POSITIONED WITHIN 1200MM (TOP OF SWITCH) OF FLOOR LEVEL.  
NOTE ELECTRICAL CABLES GIVE OFF HEAT WHEN IN USE AND SPECIAL PRECAUTIONS MAY BE REQUIRED WHEN THEY ARE COVERED BY THERMALLY INSULATING MATERIALS. SEE BRE DIGEST 262, THERMAL INSULATION; AVOIDING RISKS, SECTION 2.3  
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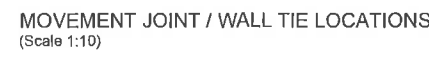
NOTE: ALL DIMENSIONS, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 8102:2006 AND BUILDING REGULATIONS. EXACTLY SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE NOTED WITH THE TECHNICAL SPEC.



Party Wall Detail 1:20 (Refer to Robust Detail E-WM-20 for full spec)



DETAIL A (Scale 1:2) Recon Stone OR Brickwork



MOVEMENT JOINT / WALL TIE LOCATIONS (Scale 1:10)

- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DETAIL SHEETS AND WITH THE TECHNICAL SPECIFICATION AVAILABLE FROM CHARLES CURRY (MIDLANDS).
  - FOR FOUNDATION, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
  - ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
  - ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER. ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
  - AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEEPHOLES.
  - LIGHT HATCH TO BE INSULATED AND SEALED.
  - LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE RELEVANT BUILDING REGULATIONS AD PART L. ALL BULBS TO BE LOW ENERGY.
  - ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H. LAID TO REGULAR FALLS ON GRANULAR BED, DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELLED OPENING TO GIVE 50mm SPACE ALL ROUND THE PIPE, MINIMUM 100mm Ø PIPE SIZE HOWEVER INCREASED TO 150mm Ø FOR DRAINAGE SERVING 10 OR MORE UNITS.
  - SANITARY FITTINGS TO COMPLY WITH BS5572:1978.
  - ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES; BASINS 32mm; BATH, SHOWERS, SINKS 40mm.
  - MIXER/BLENDER VALUE TO BATH TAPS TO ENSURE MAX TEMP DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBOURNE PATHOGENS.
  - PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
  - THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15mm ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
  - ABBREVIATIONS:- EXT = EXTRACT VENT RWP = RAINWATER PIPE BF = BOILER FLUE MJ = MOVEMENT JOINT
  - WALL LEGEND

Symbol	Description
[Symbol]	3.6N/mm <sup>2</sup> AERATED CONCRETE BLOCKWORK DENSITY 600 KG/M <sup>3</sup> .
[Symbol]	3.5N/mm <sup>2</sup> LIGHTWEIGHT AGGREGATE BLOCKWORK PARTY WALL / RENDER DENSITY 1350-1600 KG/M <sup>3</sup> .
[Symbol]	NON-LOADBEARING PARTITION - 63mm TIMBER CLS STUD WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE.
[Symbol]	NON-LOAD BEARING WALLS TO BE 63mm TIMBER CLS STUDS AT 600mm CGS, 65mm ISOVER APR 1200. INSULATION WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE TO ACHIEVE 40dB SOUND REDUCTION & 30 MINS FIRE RESISTANCE.
[Symbol]	NON-LOADBEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FIXED - 63mm TIMBER CLS STUD WITH 9.5mm PLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE, TO ACT AS BUTTRESSING WALL.

Rev.	Date	Description

NOTE: ALL DIMENSIONS, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 8102:2006 AND BUILDING REGULATIONS. EXACTLY SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE NOTED WITH THE TECHNICAL SPEC.

**PERSIMMON**  
\*\* ENHANCED SPECIFICATION \*\*

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Project  
**KINGSMERE BICESTER**

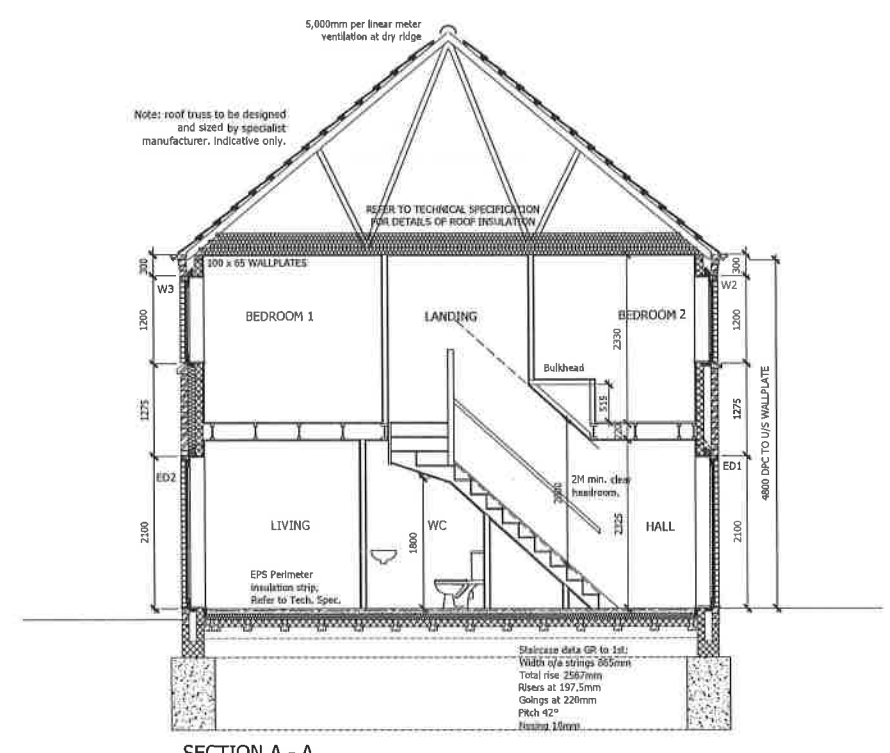
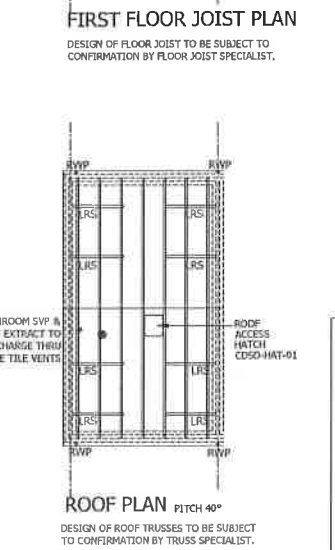
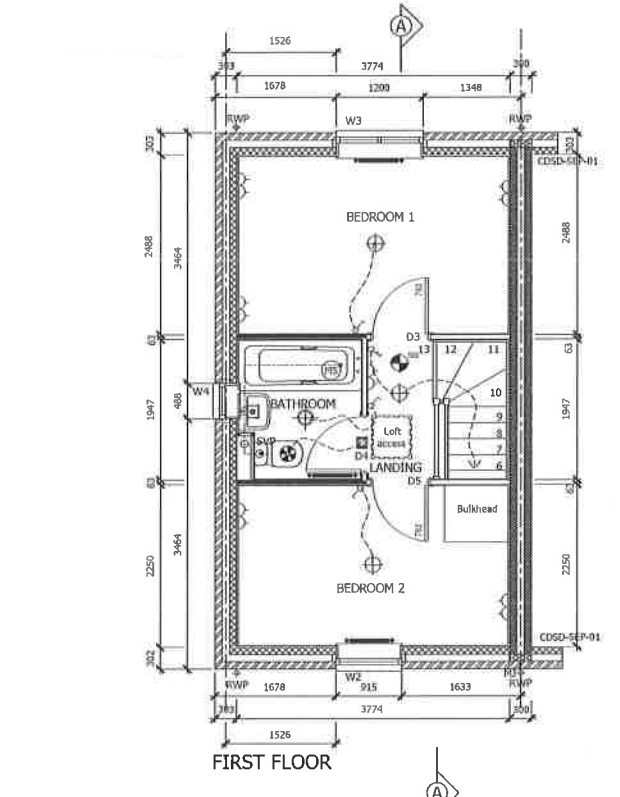
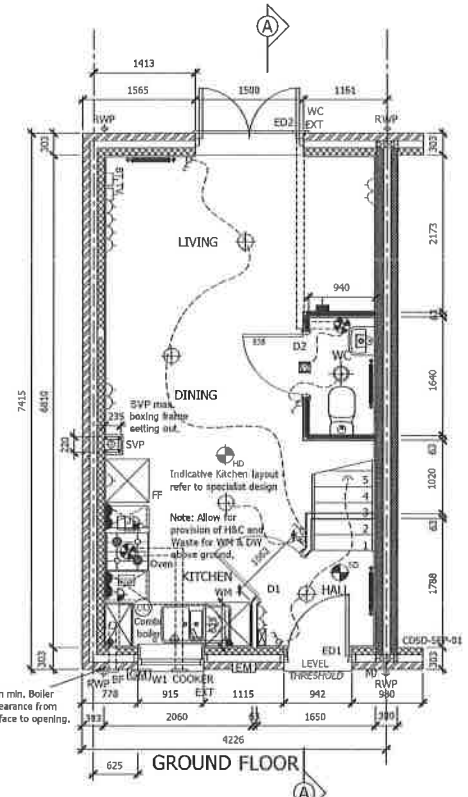
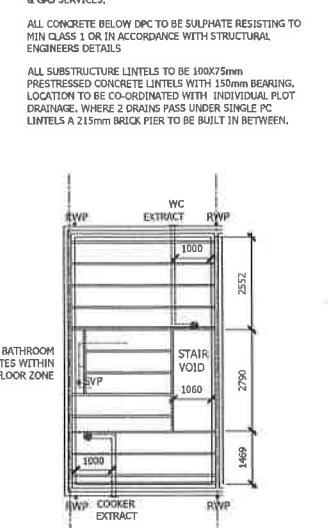
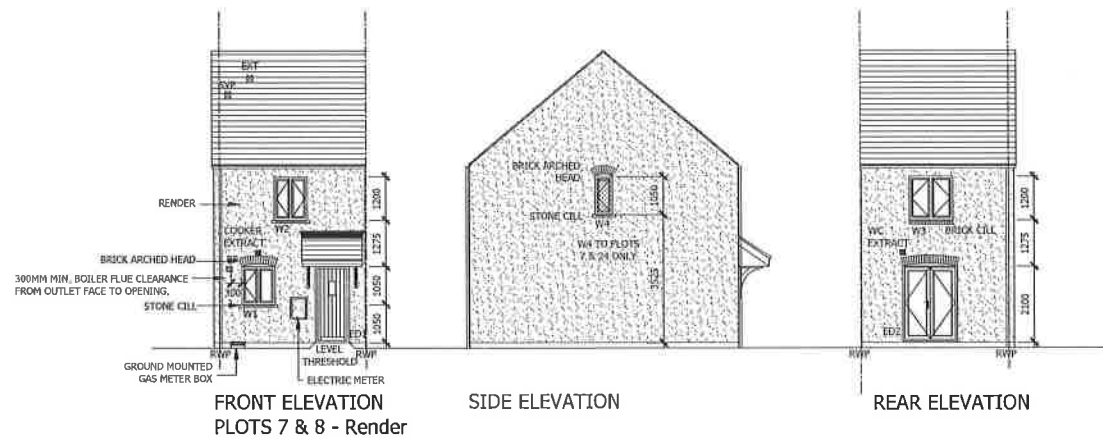
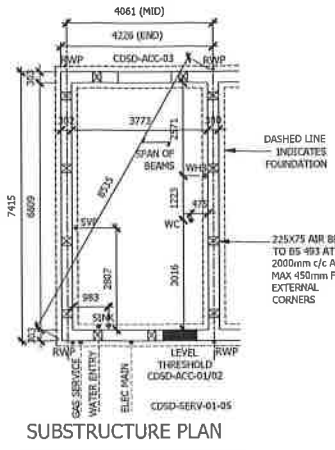
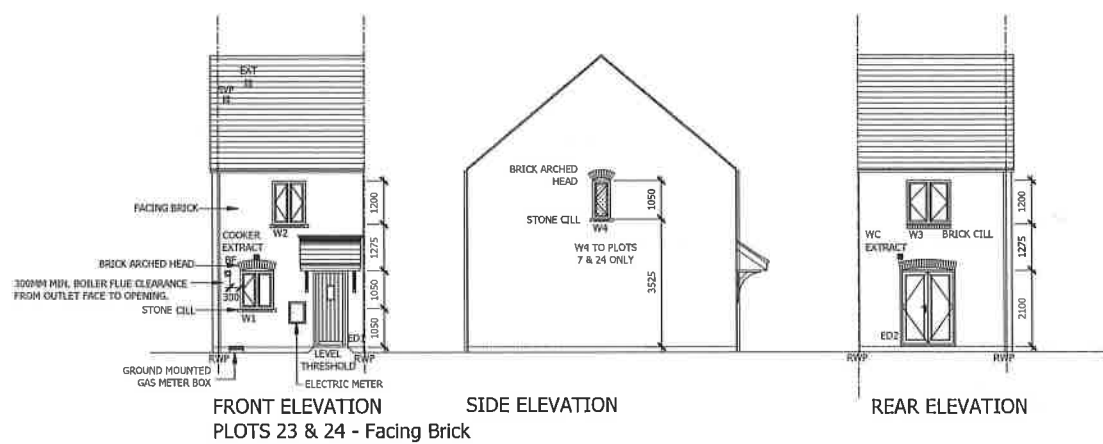
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**HOUSE TYPE C BADMINTON VERSION 1**

Scale Date Drawn Approved  
1:50;100 15-06-16 SG

@ A1  
Drawing No  
**KING/BIC/C/010**

PLOTS AS: 9, 22  
OPP: 10, 21

- NOTES:
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  - FOR FOUNDATION, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
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  - ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER. ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
  - AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEEPHOLES.
  - LOFT HATCH TO BE INSULATED AND SEALED.
  - LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE WITH RELEVANT AD PART L. ALL BULBS TO BE LOW ENERGY.
  - ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H, LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SUBSORINED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELLED OPENINGS TO GIVE 50mm SPACE ALL ROUND THE PIPE. MINIMUM 100mm Ø PIPE SIZE HOWEVER INCREASED TO 150mm Ø FOR DRAINAGE SERVING 10 OF MORE UNITS.
  - SANITARY FITTINGS TO COMPLY WITH BS5572:1978.
  - ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES; BASINS 32MM; BATH, SHOWERS, SINKS 40MM.
  - MIXER/BLENDER VALVE TO BATH TAPS TO ENSURE MAX TEMP DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBOURNE PATHOGENS.
  - PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
  - THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15MM ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
- ABBREVIATIONS:-  
 EXT = EXTRACT VENT RWP = RAINWATER PIPE  
 BF = BOILER FLUE PJO = MOVEMENT JOINT



- NOTE:- SVP'S RODDING ACCESS TO BE POSITIONED IN EASILY REACHED LOCATION AND ACCESS PANEL SUITABILITY POSITIONED TO SUIT. AVOID AREAS OF TILING.
- ELECTRICAL LAYOUT KEY**
- WALL MOUNTED LUMINAIRE
  - LOW LEVEL TWIN 13AMP SOCKET
  - MID LEVEL TWIN 13AMP SOCKET
  - LOW LEVEL SINGLE 13AMP SOCKET
  - GROUPED GRID SWITCH
  - FUSED SPUR(HIGH LEVEL FOR COOKER HOOD)
  - CEILING MOUNTED MECHANICAL VENT
  - SHOWER SOCKET
  - DIGITAL TV POINT
  - BATTEN HOLDER WITH LOW ENERGY BULB
  - RECESSED DOWNLIGHTER LOW ENERGY BULB
  - LIGHT SWITCH
  - 2-WAY SWITCH
  - SMOKE DETECTOR
  - TELEPHONE OUTLET
  - MIXER SHOWER
  - PENDANT LIGHT FITTING LOW ENERGY BULB
  - COOKER POINT
  - ROOM THERMOSTAT
  - CONSUMER UNIT, SWITCHES LOCATED BETWEEN 1350-1450mm ABOVE FFL.
  - EXTERNAL LIGHT FITTING-WIRE ONLY
  - EXTERNAL LIGHT LOW ENERGY BULB
  - IMMERSION HEATER SWITCH
  - ELECTRICITY METER
  - GAS METER
  - CARBON MONOXIDE DETECTOR - FIREANGEL CO28
  - GAS POINT
  - RADIATOR
  - HEATED TOWEL RAIL
- CENTRAL HEATING PROGRAMMER TO BE PART OF BOILER HOUSING  
 ALL SOCKETS AND APPLIANCE SOCKETS (TV, BT ETC) EXCEPT IN THE KITCHEN AND UTILITY ROOM (IF APPLICABLE) TO BE POSITIONED MIN 450MM (TO BOTTOM OF SOCKET) ABOVE FLOOR LEVEL. ALL LIGHT SWITCHES TO BE POSITIONED WITHIN 1200MM (TOP OF SWITCH) OF FLOOR LEVEL.
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- A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300MM FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

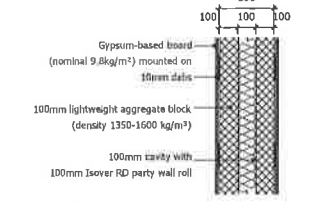
**External Opening Schedule**

opening reference	opening size	lintel type	lintel size	notes
W1	915 x 1050	CG90/100	1200	arched head
W2	915 x 1200	CG90/100	1200	
W3	1200 x 1200	CG90/100	1500	
W4	488 x 1050	CG90/100	750	arched head
ED1	942 x 2100	CG90/100	1350	
ED2	1500 x 2100	CG90/100	1800	arched head

**Internal Opening Schedule**

opening reference	door size	structural opening
D1	838 x 1981	904 x 2033
D2	838 x 1981	904 x 2033
D3	782 x 1981	828 x 2033
D4	782 x 1981	828 x 2033
D5	782 x 1981	828 x 2033

Legend:  
 O Optional window - to Plots 3 & 231 ONLY  
 # Egress hinges for escape  
 # Escape windows with removable central sash  
 SG SAFETY GLASS TO WINDOWS & DOORS  
 E Easy Clean hinges  
 D Obscure glazing  
 LINTELS TBC BY SUPPLIER



All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

ROOM	METRIC	IMPERIAL	FLOOR AREAS GROSS
LIVING	3728 x 2138	12'3" x 7'	278.6m²
KITCHEN	2664 x 2026	8'9" x 6'8"	276.6m²
DINING	2726 x 1963	9' x 6'5"	553.3m²
BEDROOM 1	3729 x 2453	12'3" x 8'1"	271.3m²
BEDROOM 2	3729 x 2215	12'3" x 7'3"	271.3m²
<b>TOTAL</b>			<b>562.8m²</b>

**PERSIMMON**

PERSIMMON HOMES (MIDLANDS) LTD  
 3 Waterside Way  
 Bedford Road  
 Northampton  
 NN4 7XD  
 Tel: 01604 884600  
 Fax: 01604 884601

Project  
**KINGSMERE BICESTER**

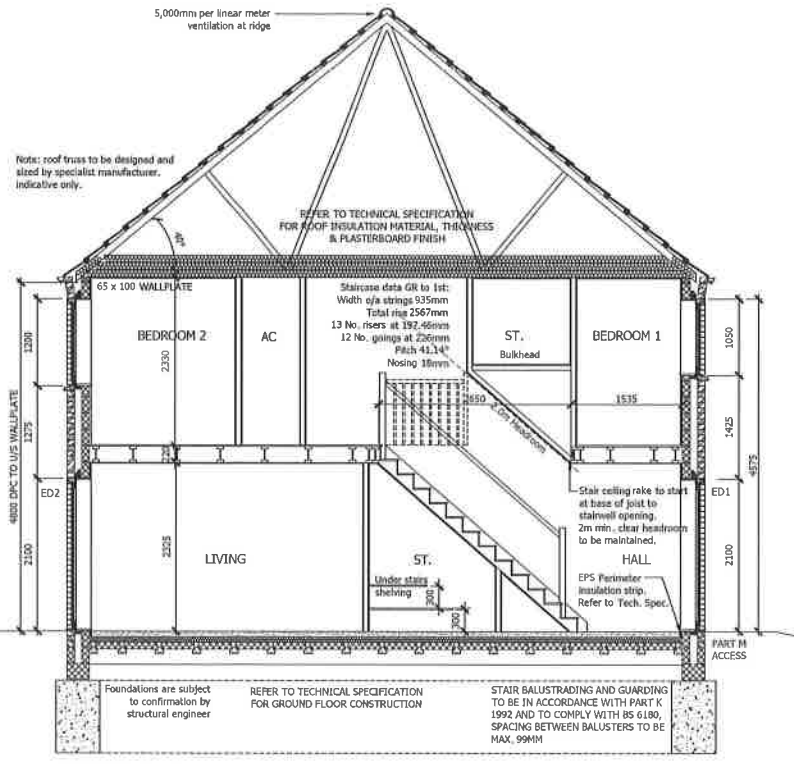
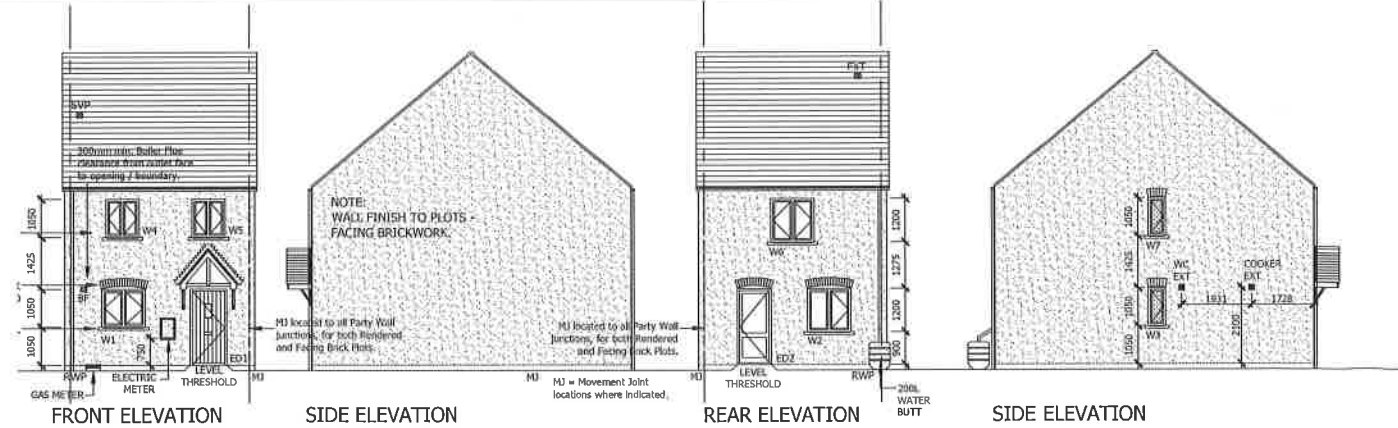
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**HOUSE TYPE M AUDLEY**

Scale	Date	Drawn	Approved
1:50/100	15-06-16	SG	

Drawing No  
**KING/BIC/M/010**

**PLOTS AS: 7, 8, 23, 24**



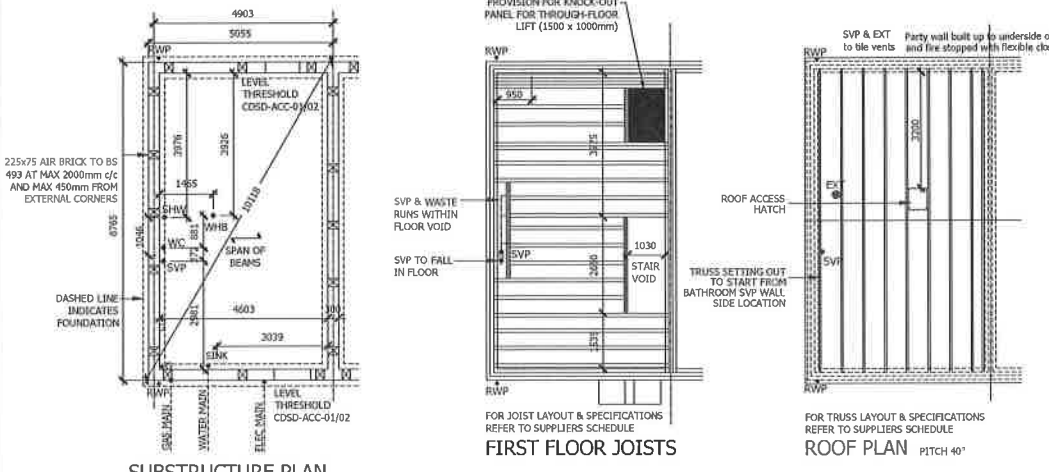


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  - ABBREVIATIONS:-  
EXT = EXTRACT VENT  
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RWP = RAINWATER PIPE  
MJ = MOVEMENT JOINT
  - WALL LEGEND

External Opening Schedule					Internal Opening Schedule		
opening reference	opening size	lintel type	lintel size	notes	opening reference	door size	structural opening
W1	1200 x 1050	CG90/100	1500	Arch former	D1	838 x 1981	904 x 2033
W2	1200 x 1200	CG90/100	1500	Arch former	D2	838 x 1981	904 x 2033
W3 ob	488 x 1050	CH90/100	750	Arch former	D3	838 x 1981	904 x 2033
W4 *	915 x 1050	CG90/100	1200		D4 M	666 x 1981	752 x 2033
W5	915 x 1050	CG90/100	1200		D5	666 x 1981	752 x 2033
W6 *	1200 x 1200	CG90/100	1500		D6	838 x 1981	904 x 2033
W7 ob	488 x 1050	CG90/100	750	Arch former	D7	838 x 1981	904 x 2033
ED1	1010 x 2100	CG90/100	1350		D8	838 x 1981	904 x 2033
ED2 SG	942 x 2100	CG90/100	1350	Arch former	D9	2 X 533 x 1981	1140 x 2033
ED3					D10	2 X 533 x 1981	1140 x 2033

**FLOOR AREAS**

GROSS GROUND FLOOR	37.5m <sup>2</sup>	403.65m <sup>2</sup>
GROSS FIRST FLOOR	37.5m <sup>2</sup>	403.65m <sup>2</sup>
TOTAL	75m <sup>2</sup>	807.30m <sup>2</sup>
NET GROUND FLOOR	36.9m <sup>2</sup>	397.1m <sup>2</sup>
NET FIRST FLOOR	36.8m <sup>2</sup>	396.1m <sup>2</sup>
TOTAL	73.7m <sup>2</sup>	793.2m <sup>2</sup>



**SUBSTRUCTURE PLAN**

ALL SUBSTRUCTURE LINTELS TO BE 100x75mm PRESTRESSED CONCRETE LINTELS WITH 150mm BEARING. LOCATION TO BE CO-ORDINATED WITH INDIVIDUAL PLOT DRAINAGE. WHERE 2 DRAINS PASS UNDER SINGLE PC LINTELS A 215mm BRICK PIER TO BE BUILT IN BETWEEN.

DESIGN OF FOUNDATIONS TO BE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER PROVIDE UNDERGROUND DUCTS AS REQUIRED FOR WATER, ELECTRIC & GAS SERVICES.

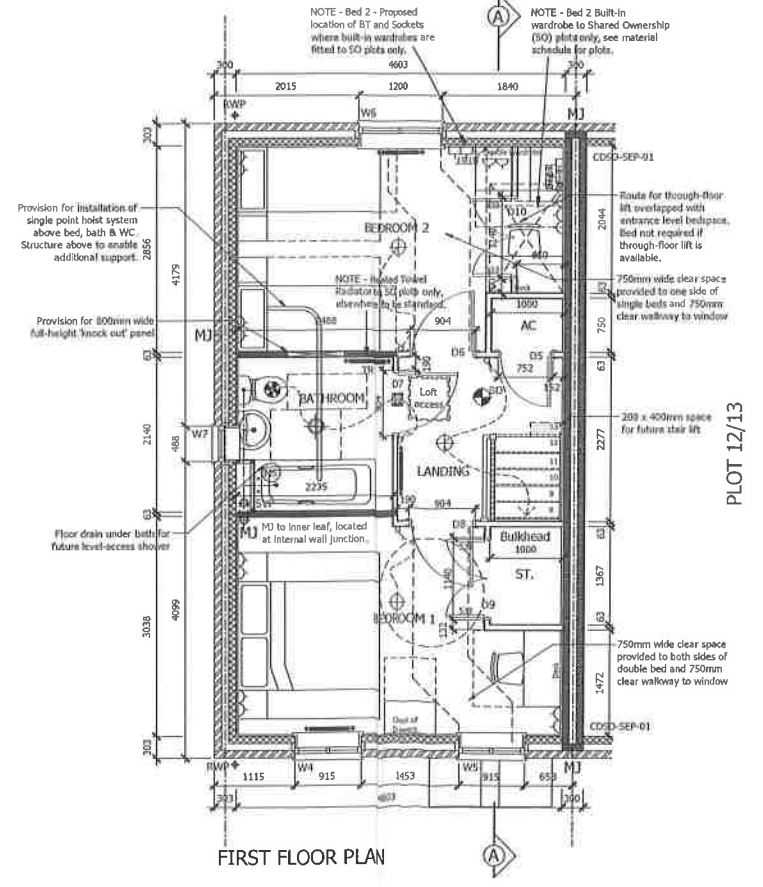
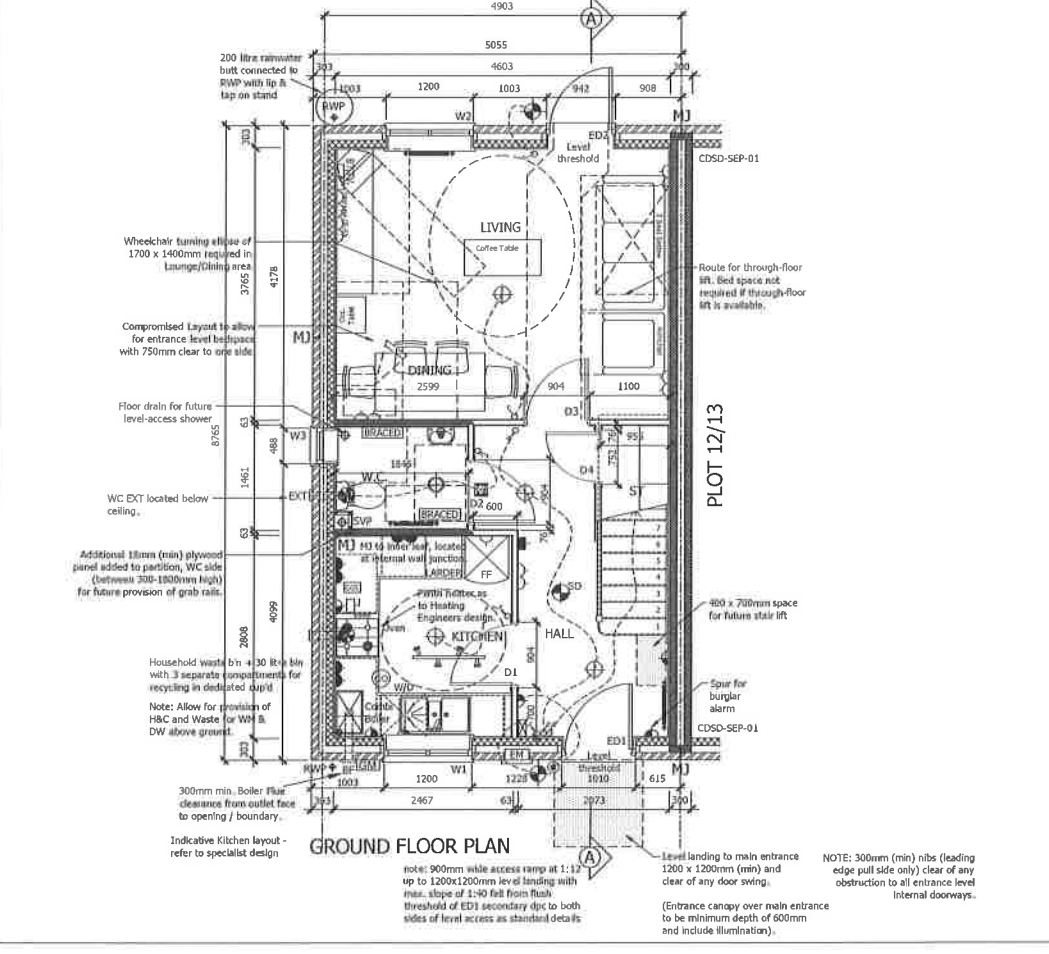
ALL CONCRETE BELOW DPC TO BE SULPHATE RESISTING TO MIN CLASS 1 OR IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.

**FIRST FLOOR JOISTS**

FOR JOIST LAYOUT & SPECIFICATIONS REFER TO SUPPLIERS SCHEDULE

**ROOF PLAN PITCH 40°**

FOR TRUSS LAYOUT & SPECIFICATIONS REFER TO SUPPLIERS SCHEDULE



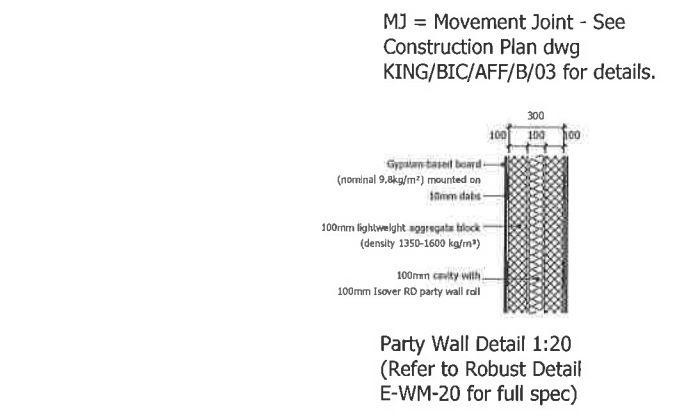
- SECTION A - A**
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  - GROUPED GRID SWITCH
  - FUSED SPIRAL (HIGH LEVEL FOR COOKER HOOD)
  - MECHANICAL EXTRACT VENT
  - SHAVEN SOCKET
  - DIGITAL TV POINT
  - EXTRACTOR FAN ISOLATOR SPUR LOCATED CENTRALLY ABOVE DOOR EXTERNALLY
  - MIXER SHOWER - TO SHARED OWNERSHIP (SO) PLOTS ONLY, SEE MATERIAL SCHEDULE FOR PLOTS.
- 3no. min. SPOT TRACK LIGHT TO KITCHEN FOR SHARED OWNERSHIP (SO) PLOTS ONLY, SEE MATERIAL SCHEDULE FOR PLOTS.

CENTRAL HEATING PROGRAMMER TO BE PART OF BOILER HOUSING

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A SUITABLE NUMBER (AT LEAST ONE ON EACH FLOOR) OF SELF-CONTAINED SMOKE ALARMS MUST BE INSTALLED. THE ALARMS SHOULD BE INTERCONNECTED AND FIXED TO THE CEILING IN A CENTRAL POSITION BUT AT LEAST 300MM FROM ANY LIGHT FITTING. THE ALARM MUST BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.



**PLOTS AS: OPP: 14**

**WALL LEGEND**

- 3.6J/m<sup>2</sup> AERATED BLOCKWORK - DENSITY 600 KG/M<sup>3</sup>
- 3.6W/m<sup>2</sup> LIGHTWEIGHT AGGREGATE BLOCKWORK - DENSITY 1350-1600 KG/M<sup>3</sup> USED FOR PARTY WALLS AND TO OUTER LEAF FOR RENDERED WALLS.
- NON-LOADBEARING PARTITION - 63mm TIMBER CLS STUD WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE.
- NON-LOAD BEARING WALLS TO BE 63mm TIMBER CLS STUDS AT 600mm C/S. 65mm ISOVER APR L200 INSULATION WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE TO ACHIEVE 45min SOUND REDUCTION & 30 MINS FIRE RESISTANCE
- NON-LOADBEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FIXED - 63mm TIMBER CLS STUD WITH 9.5mm PLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE. TO ACT AS BUTTRESSING WALL.

Rev.	Date	Description
B	14-08-15	Rear door ED2 - Level threshold added to sub plan. External lights added to front & rear doors. Door bell added to front door. KEY & Plan: Track lighting added to kitchen with note for SO (Shared Ownership) plots only. KEY & Bathroom: MS (mixer shower) & TR (heated towel radiator) added with note for SO (Shared Ownership) plots only. Internal Storage: Note added for removable shelves to Living Cupb. Bed 2 & Door Schedule - Built-in wardrobe wall and door D10 added with note for SO (Shared Ownership) plots only. NOTE - ALL ABOVE CHANGES ARE TO HA COMMENTS.

Andrew Howard and Partners  
Consulting Civil and Structural Engineers

**PERSIMMON**  
PERSIMMON HOMES LTD

3 Waterside Way  
Bedford Road  
Northampton  
NN4 7XD

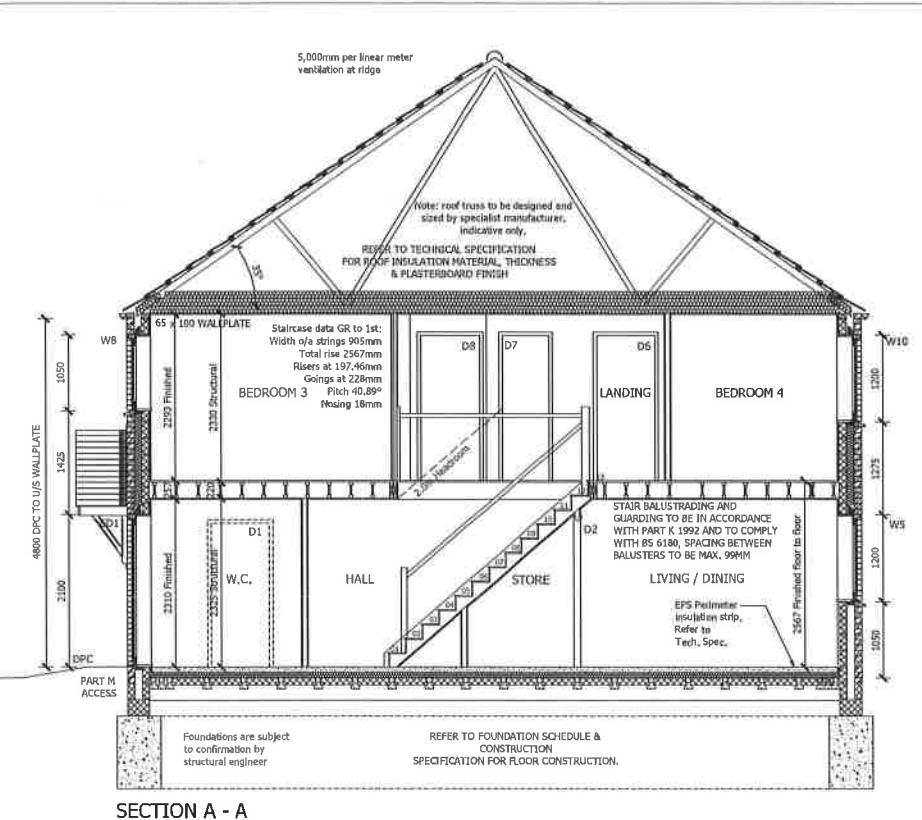
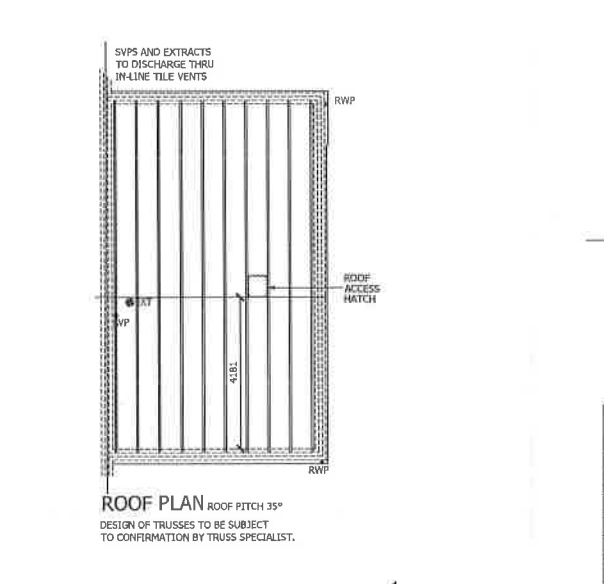
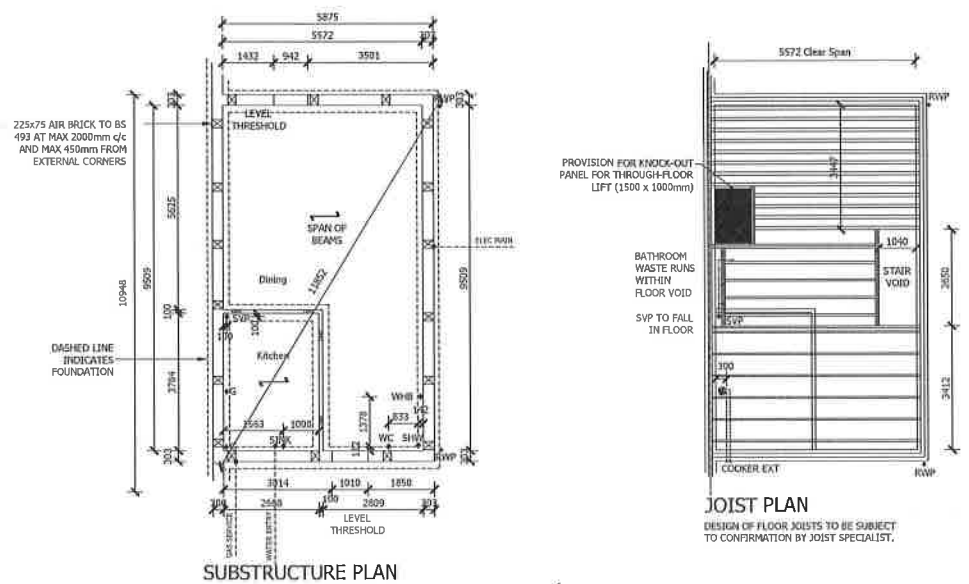
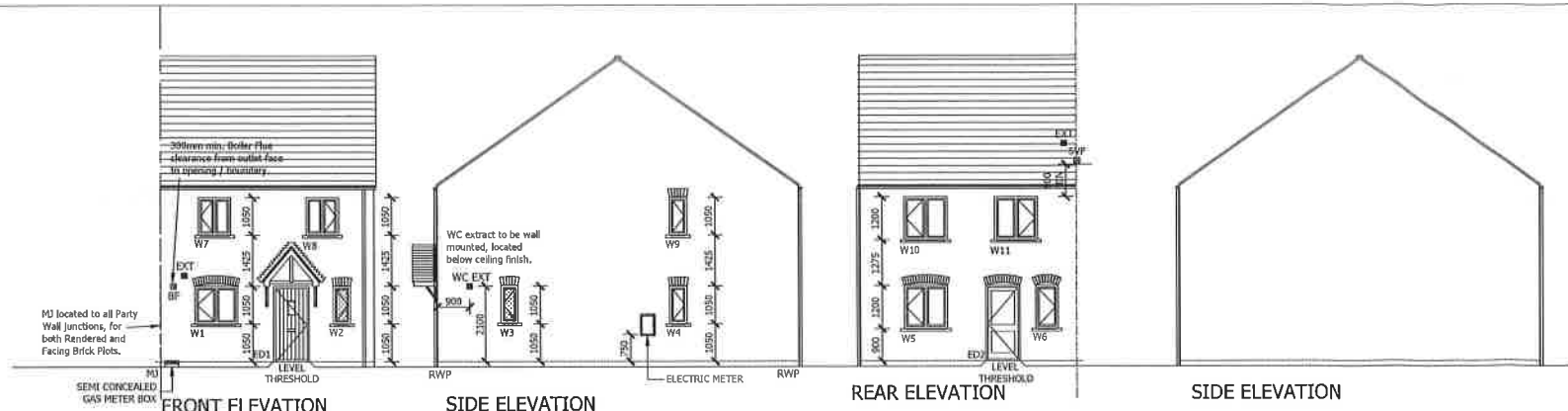
Tel: 01604 894600  
Fax: 01604 894601  
www.persimmonhomes.com

Project  
**KINGSMERE BICESTER**

Drawing Title  
**TYPE B AFFORDABLE VERSION 1**

Scale 1:50:100  
Date 15-06-16  
Drawn SG  
Approved

Drawing No **KING/BIC/AFF/B/010**  
Rev. -

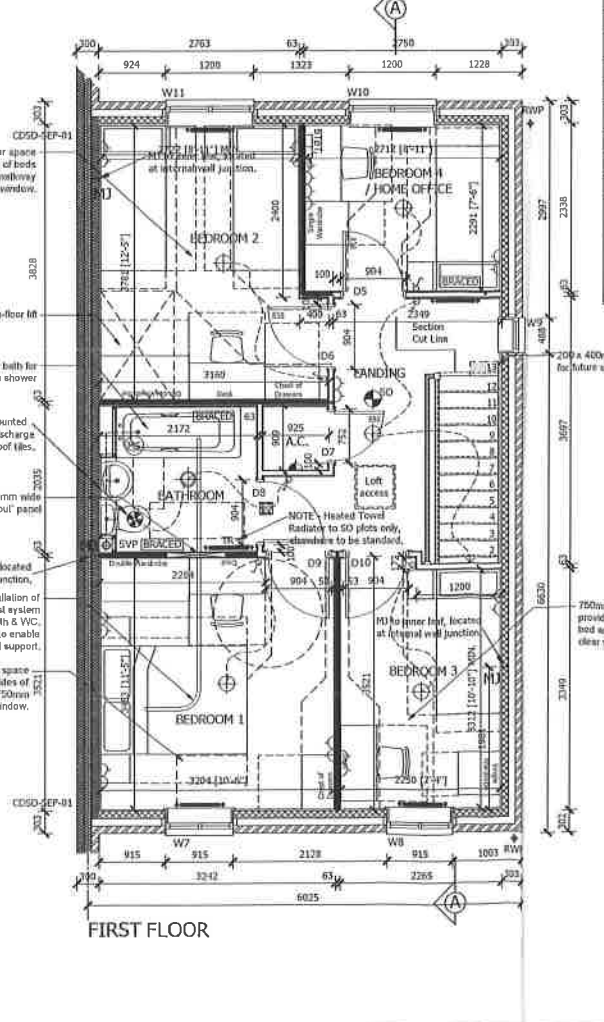
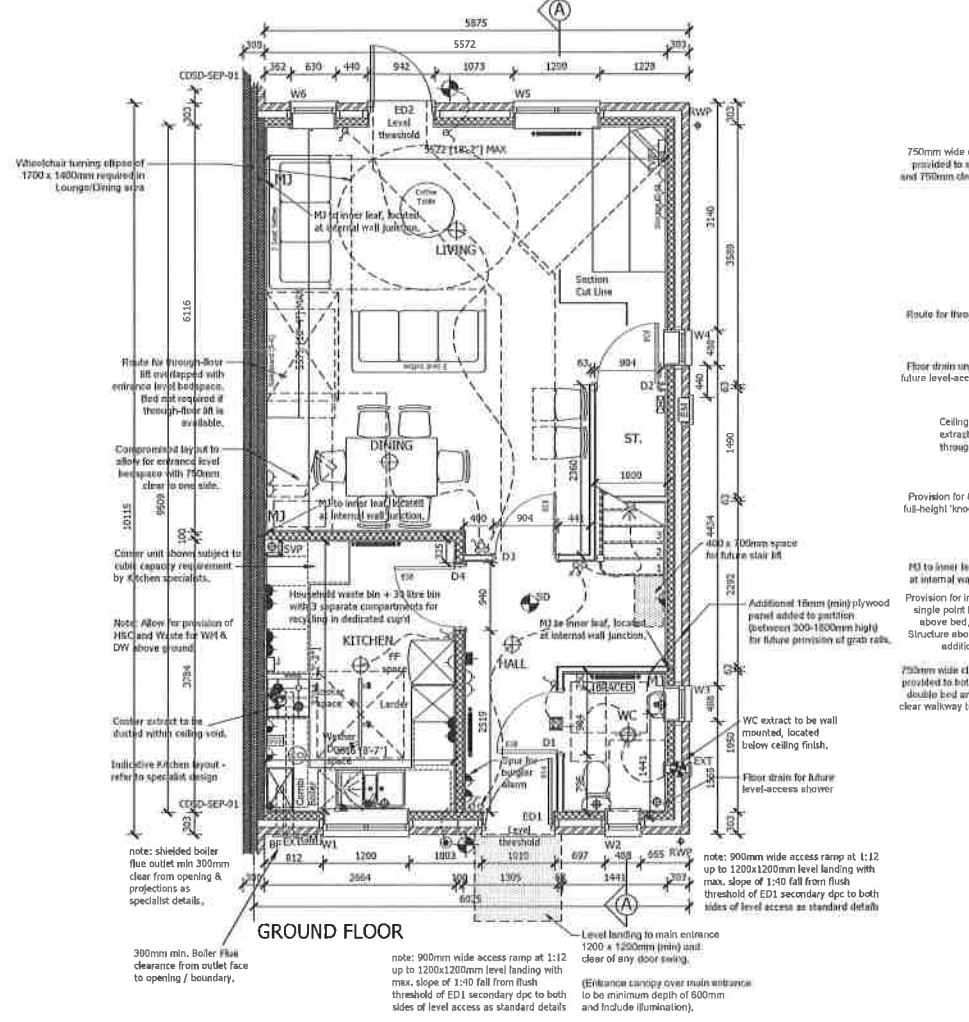
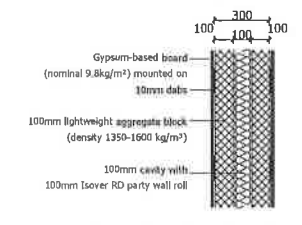


### External Opening Schedule

opening reference	opening size	lintel type	lintel size	notes
W1	1200 x 1050	CG90/100	1500	Arch former
W2	488 x 1050	CG90/100	750	Arch former
W3	488 x 1050	CH90/100	750	Arch former
W4	488 x 1050	CH90/100	750	Arch former
W5	1200 x 1200	CG90/100	1500	Arch former
W6	830 x 1200	CG90/100	900	Arch former
W7	915 x 1050	CG90/100	1200	
W8	915 x 1050	CG90/100	1200	
W9	488 x 1050	CG90/100	750	Arch former
W10	1200 x 1200	CG90/100	1500	Arch former
W11	1200 x 1200	CG90/100	1500	Arch former
ED1	1010 x 2100	CG90/100	1350	
ED2	942 x 2100	CG90/100	1350	Arch former

### Internal Opening Schedule

opening reference	door size	structural opening	lintel
D1	838 x 1981	904 x 2033	
D2	838 x 1981	904 x 2033	
D3	838 x 1981	904 x 2033	
D4	838 x 1981	940 x 2051	CNSXC
D5	838 x 1981	904 x 2033	
D6	838 x 1981	904 x 2033	
D7	688 x 1981	752 x 2033	
D8	838 x 1981	904 x 2033	
D9	838 x 1981	904 x 2033	
D10	838 x 1981	904 x 2033	



### HABITABLE FLOOR AREAS

ROOM	METRIC	IMPERIAL
LIVING/DINING (max)	5575 x 5522	18'9" x 18'2"
KITCHEN	3724 x 2516	12'3" x 8'7"
BEDROOM 1	3483 x 3204	11'5" x 10'6"
BEDROOM 2 (min)	3800 x 2722	12'6" x 8'11"
BEDROOM 3 (min)	3212 x 2230	10'10" x 7'4"
BEDROOM 4/OFFICE	2712 x 2300	8'11" x 7'7"

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**BATHEN HOLDER WITH LOW ENERGY BULB**

**RECESSED DOWNLIGHTER LOW ENERGY BULB**

**LIGHT SWITCH**

**2-WAY SWITCH**

**SMOKE DETECTOR**

**GAS POINT**

**TELEPHONE OUTLET**

**HAIRIS LINKED**

**RADIATOR**

**RADIATOR - HEATED TOWEL RADIATOR TO SHARED OWNERSHIP (SO) PLOTS ONLY, SEE MATERIAL SCHEDULE FOR PLOTS.**

**PENDANT LIGHT FITTING LOW ENERGY BULB**

**COOKER POINT**

**ROOM THERMOSTAT**

**CONSUMER UNIT, SWITCHES LOCATED BETWEEN 1350-1450mm ABOVE FFL**

**CARBON MONOXIDE DETECTOR**

**EXTERNAL LIGHT - PIR LOW ENERGY BULB**

**EXTERNAL TAP**

**ELECTRICITY METER**

**GAS METER**

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  - FOR FOUNDATION, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
  - ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
  - ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
  - AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEEPHOLES.
  - LOFT HATCH TO BE INSULATED AND SEALED.
  - LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE WITH RELEVANT AD PART L. ALL BULBS TO BE LOW ENERGY.
  - ALL DRAINAGE TO COMPLY WITH RELEVANT AD PART H. LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELLED OPENING TO GIVE 50mm SPACE ALL ROUND THE PIPE. MINIMUM 100mm x PIPE SIZE HOWEVER INCREASED TO 150mm x FOR DRAINAGE SERVING 10 OR MORE UNITS.
  - SANITARY FITTINGS TO COMPLY WITH BS5729:1978.
  - ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES, BASINS 32mm; BATH, SHOWERS, 50mm; 40mm.
  - MIXER/BLENDER VALUE TO BATH TAPS TO ENSURE MAX TEMP DOES NOT EXCEED 48°C, AND CLOSE TO FINAL OUTLET TO PREVENT COLONISATION OF WATERBORNE PATHOGENS.
  - PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
  - THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15MM ABOVE FLOOR OR EXTERNAL GRAOUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
- ABBREVIATIONS:**  
 EXT = EXTRACT VENT  
 RWP = RAINWATER PIPE  
 BF = BOILER FLUE  
 MJ = MOVEMENT JOINT
- WALL LEGEND**
- 3.6/100mm<sup>3</sup> AERATED BLOCKWORK DENSITY 600 Kg/m<sup>3</sup>
  - 3.6/100mm<sup>3</sup> LIGHTWEIGHT AGGREGATE BLOCKWORK DENSITY 1350-1600 Kg/m<sup>3</sup>
  - NON-LOADBEARING PARTITION - 63mm TIMBER CLS STUD WITH 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE.
  - NON LOAD BEARING WALLS TO BE 63mm TIMBER CLS STUDS AT 600mm C/S, 65mm ISOVER APR 1200 INSULATION WITH 12.5mm BRITISH GYPSUM WALL BOARD EACH SIDE TO ACHIEVE 40dB SOUND REDUCTION & 30 MINS FIRE RESISTANCE.
  - NON-LOADBEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FIXED - 63mm TIMBER CLS STUD WITH 9.5mm PLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE. TO ACT AS BUTTRESSING WALL.

Rev.	Date	Description

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**KINGSMERE BICESTER**

Drawing Title  
**TYPE E AFFORDABLE PLANS & ELEVATIONS. PLOT OPP: 3**

Scale Date Drawn Approved  
 1:50/100 15-06-16 SG

Drawing No  
**KING/BIC/AFF/E/010**

**PLOTS AS: OPP: 3**



DUMMY CHIMNEY HEIGHT APPROX 1M ABOVE RIDGE



**FRONT ELEVATION**  
PLOTS 17, 18, 19 & 20 - Facing Brick

**REAR ELEVATION**

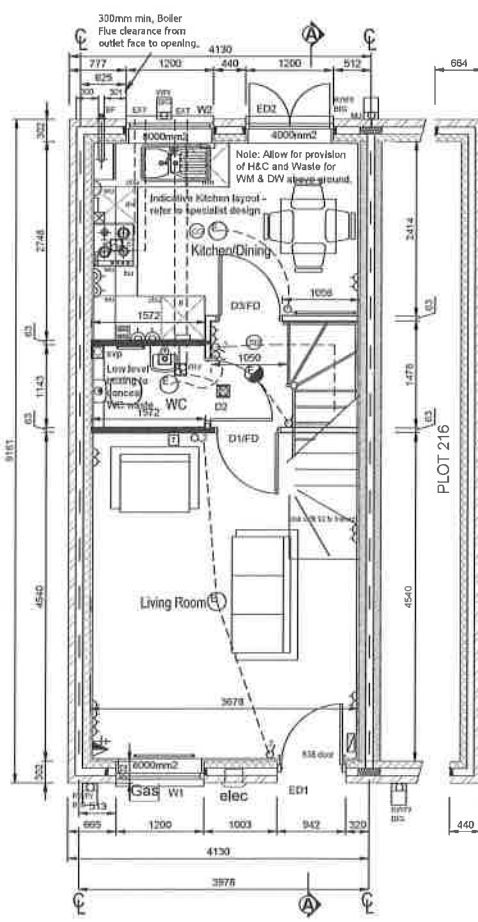
**SIDE ELEVATION**

External Opening Schedule				
opening reference	opening size	inlet type	inlet size	notes
W1	1200 x 1350	CH90/100	1500	Flat Arch
W2	1200 x 1050	CH90/100	1500	Flat Arch
W3	915 x 1200	CH90/100	1200	Flat Arch
W4 *	915 x 1200	CH90/100	1200	Flat Arch
W5 *	1200 x 1200	CH90/100	1200	Flat Arch
W6	915 x 1050			Domer
W7	950 x 980			Velux
ED1	942 x 2100	CH90/100	1350	Leaf to gutch
ED2	1200 x 2100	CH90/100	1500	Flat Arch

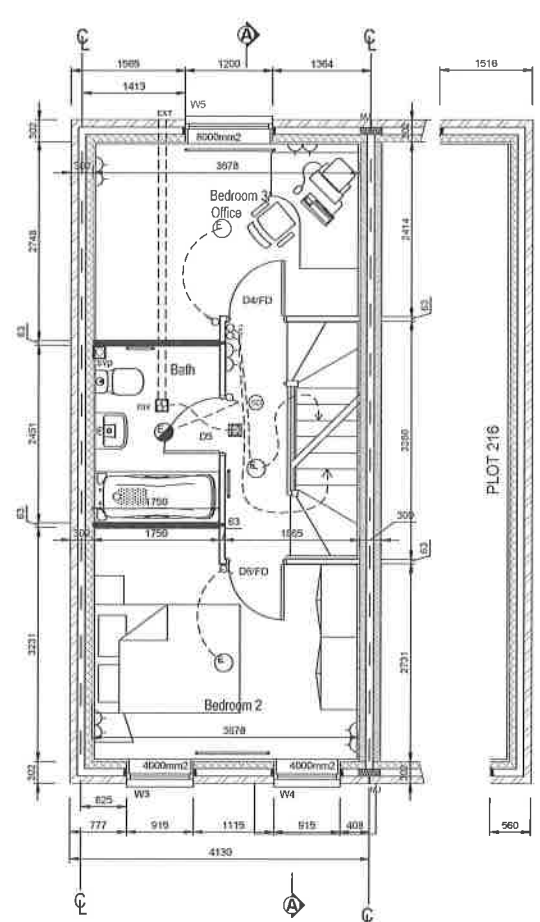
O Optional window - refer to site layout  
# Egress traps to escape  
\* Change window with inner side central mullion  
\*\* SAFETY GLASS TO WINDOWS & DOORS  
E Easy Clean hinges  
ob Obscure glazing  
UNITS AS SUPPLIER

Internal Opening Schedule			
opening reference	door size	structural opening	fire rating
D1/FD	838 x 1981	904 x 2033	30
D2	838 x 1981	904 x 2033	
D3/FD	838 x 1981	904 x 2033	30
D4/FD	782 x 1981	828 x 2033	30
D5	782 x 1981	828 x 2033	
D6/FD	782 x 1981	828 x 2033	30
D7/FD	533 x 1981	599 x 2033	20
D8/FD	782 x 1981	828 x 2033	30
D9	689 x 1981	752 x 2033	

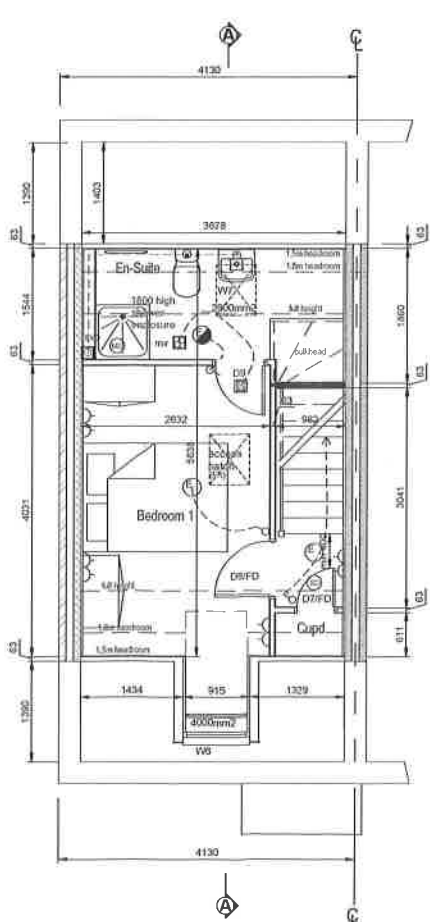
Trickle vent requirements - 85m2 3 bed house =  
40,000mm2 (2006 regs DAP 10)  
40,000mm2 (2010 regs DAP 7)  
All vent rates are EQUIVALENT rates - total 42,800mm2



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

- WALL LEGEND**
- Timber (ground) 38mm (1 1/2") ALKALINE CONCRETE BLOCKWORK (density 800kg/m3)
  - Timber (ground) 38mm (1 1/2") LIGHTWEIGHT AGGREGATE BLOCKWORK PARTY WALL DENSITY 1350-1600 kg/m3
  - NON-LOAD BEARING PARTITION = 9mm TIMBER CLS STUD WITH 12.5mm SWITCH CAPSULE WALLBOARD EACH SIDE.
  - NON-LOAD BEARING WALLS TO BE 9mm TIMBER CLS STUDS AT 600mm CLS, 9mm ISOVER AIR 1200 INSULATION WITH 12.5mm SWITCH CAPSULE WALL BOARD EACH SIDE TO ACHIEVE 40dB SOUND REDUCTION & 30 MIN FIRE RESISTANCE
  - NON-LOAD BEARING PARTITION TO BATHROOMS & KITCHENS WHERE UNITS TO BE FITTED - 9mm TIMBER CLS STUD WITH 9mm PLYWOOD + 12.5mm BRITISH GYPSUM WALLBOARD EACH SIDE, TO ACT AS BUTTRESSING WALL.

- Electrical Key**
- Thermostat - see heating design for positions
  - BT Telephone outlet
  - 3amp fused switch/socket with neon light @ high level and unswitched socket @ low level
  - Multiple and switch controlling all unswitched sockets in appliance spaces & high level socket for oh light switch (2 way)
  - Pull cord
  - 3amp double socket outlet
  - Television aerial outlet (TV & hi-fi) positioned 1550-1650 above FFL
  - Smoke detector
  - Carbon Monoxide detector to be fitted to ALL properties
  - Mixer Shower
  - 3amp fused switch/socket for gas
  - Wall mounted extract fan (looking here to be located centrally above door to outside of stud wall)
  - Compressor control unit (switches positioned 1550-1650 above FFL)
  - Daytime light
  - Energy efficient wall light
  - 3amp switch socket outlet
  - Switch socket of spur with earthed below
  - 3amp double socket outlet at high level
  - 3amp socket outlet at high level
  - Ceiling mounted extract fan (looking here to be located centrally above door to outside of stud wall)
  - SEMI-CRITICAL DEPENDANT FITTINGS (TOUCHES)
  - Shaver point @ high level
  - Recessed spot - may require additional CE's in absence of efficient downlights to meet requirement - see construction spec
  - Disabled Flush
  - Disabled Chair
  - Gas point & veb flex from spur to fire points depending on sales specification
  - ALARM FIRST FIX
  - Alarm keypad position
  - Alarm siren
  - Unswitched fused spur positions for alarm power supply linked to subvst transformer if over LV alarm cable
  - Telephone outlet

Note - for kitchen refer also to kitchen suppliers drawing

ROOM	METRIC	IMPERIAL
LOUNGE	4998 x 3618	149'9" x 11'11"
KITCHEN	2706 x 1960	8'11" x 6'11"
DINING	2372 x 1758	7'3" x 5'3"
BEDROOM 1	3991 x 2590	13'1" x 8'6"
BEDROOM 2	3618 x 3189	11'11" x 10'6"
BEDROOM 3/OFFICE	3618 x 2706	11'11" x 8'11"

All dimensions are to finished surfaces and are approximate to a tolerance of ± 50mm (2").

FLOOR AREAS	GROSS	NET
GROUND FLOOR	31.5m <sup>2</sup>	339.1m <sup>2</sup>
FIRST FLOOR	31.5m <sup>2</sup>	339.1m <sup>2</sup>
SECOND	21.5m <sup>2</sup>	231.4m <sup>2</sup>
TOTAL	84.5m <sup>2</sup>	909.6m <sup>2</sup>

NET	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR @ 1.5m	TOTAL
30.7m <sup>2</sup>	30.7m <sup>2</sup>	20.7m <sup>2</sup>	82.1m <sup>2</sup>	
330.5m <sup>2</sup>	330.5m <sup>2</sup>	222.8m <sup>2</sup>	883.8m <sup>2</sup>	

**Space4 Timber Frame**

Note - for timber frame dwellings this drawing **MUST** be read in conjunction with Space4 drawings AND timber frame addendum drawing GHD-22

**General - All Dwellings**

DRAINAGE - RWP connection points shown are indicative - refer to drainage layout for plot specific positions. Durgo valves indicated to SP's to have access panel. Where property is at the head of a drainage run the last manhole must be ventilated - this may require a noted Durgo to be replaced with a SVP.

FOUNDATIONS - are shown indicative - refer to SI/schedule for actual foundation requirement.

GROUND FLOOR - is shown indicative - refer to SI/engineers schedule for floor type/gas membrane requirements

WALLS - refer to construction specification for all wall and partition types.

MOVEMENT JOINTS - typically at party wall line of semi/terraced dwellings, ideally behind RWP - if in doubt ask - concrete outer leaf requires additional joints - see NHBC standards 6.1 D3 ROOF - refer to construction spec for insulation/ventilation requirements.

FRONT DOOR - min 775 clear opening. Actual structural opening to suit suppliers requirement.

ACCREDITED DETAILS - relevant tick sheets are to be completed for each plot when building to 2006 or later building regulations.

ENERGY EFFICIENT LIGHTING 2006 building regulations 25% fittings 2010 building regulations 75% fittings require energy efficient bulbs.

EXTRACT FANS - Plot dependant, wall to take preference over ceiling, cooker hood to take preference over wall. Where 2 are shown in a room only 1 to be installed.

CARBON MONOXIDE DETECTOR to be fitted to ALL properties with gas installations from 01/09/12

SALES SPECIFICATION Reference should also be made to the feature sales specification for the particular development to confirm all items indicated are relevant and to the kitchen suppliers kitchen layout drawing. Where utility sinks are indicated, these may be a Finishing Touch

PATIOS - refer to site sales spec for patio door/french window and whether patio is provided as standard or finishing touch

GARAGE DOOR - depending on development, rollershutter or up & over GABLE WINDOWS - may not be relevant to all plots depending on orientation

Rev.	Date	Description

NOTE: ALL DIMENSIONS, INTERIORS AND DIMENSIONS IN ACCORDANCE WITH BRICK STANDARD AND BRICKWORK LAYOUT. DO NOT SCALE FROM THIS DRAWING. ALL CONDUITS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

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Project  
**KINGSMERE BICESTER**

Drawing Title  
**HOUSE TYPE V SOUTER PLANS & ELEVATIONS**

Scale 1:50/100 Date 15-06-16 Drawn ORC Approved

@ A1  
Drawing No **KING/BIC/V/010** Rev. -

PLOTS AS: 17, 19  
OPP: 18, 20







