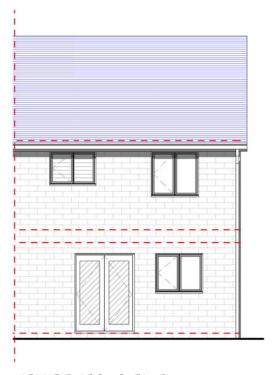
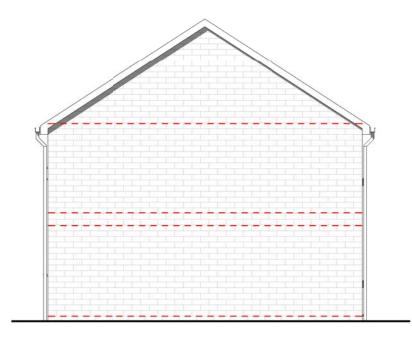


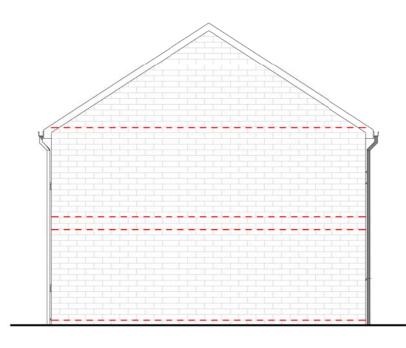
FRONT ELEVATION OVERVIEW
1:100



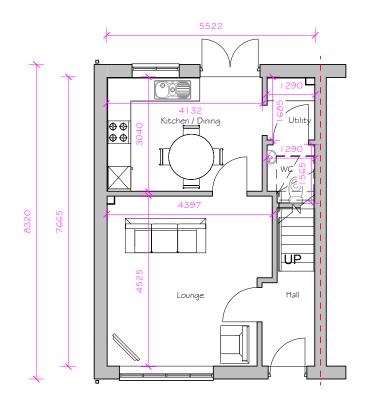
REAR ELEVATION OVERVIEW
1:100



LEFT SIDE ELEVATION OVERVIEW
1:100

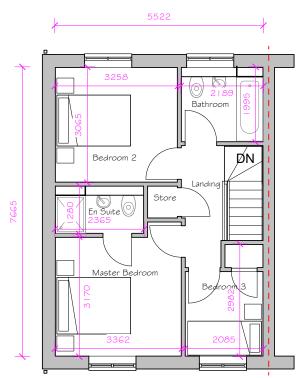


RIGHT SIDE ELEVATION OVERVIEW
1:100



GROUND FLOOR PLAN OVERVIEW
1:100

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FIRST FLOOR PLAN OVERVIEW
1:100

Bathroom 0 1		
Bedroom 2 DN		
Store Store Substantial Subst		
3362 2085	AREA	 \ 50
	Area reference	

AREA SCHEDULE (Gross Internal Area)							
Area reference	Level	Area Sq.m	Area Sq.ft				
Ground Floor	GF	42.326 m²	455.595 ft²				
First Floor	FST	42.326 m²	455.595 ft²				
		0.4.650	01110000				

42.326 m² 455.595 ft²
84.652 m² 911.189 ft²

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Client

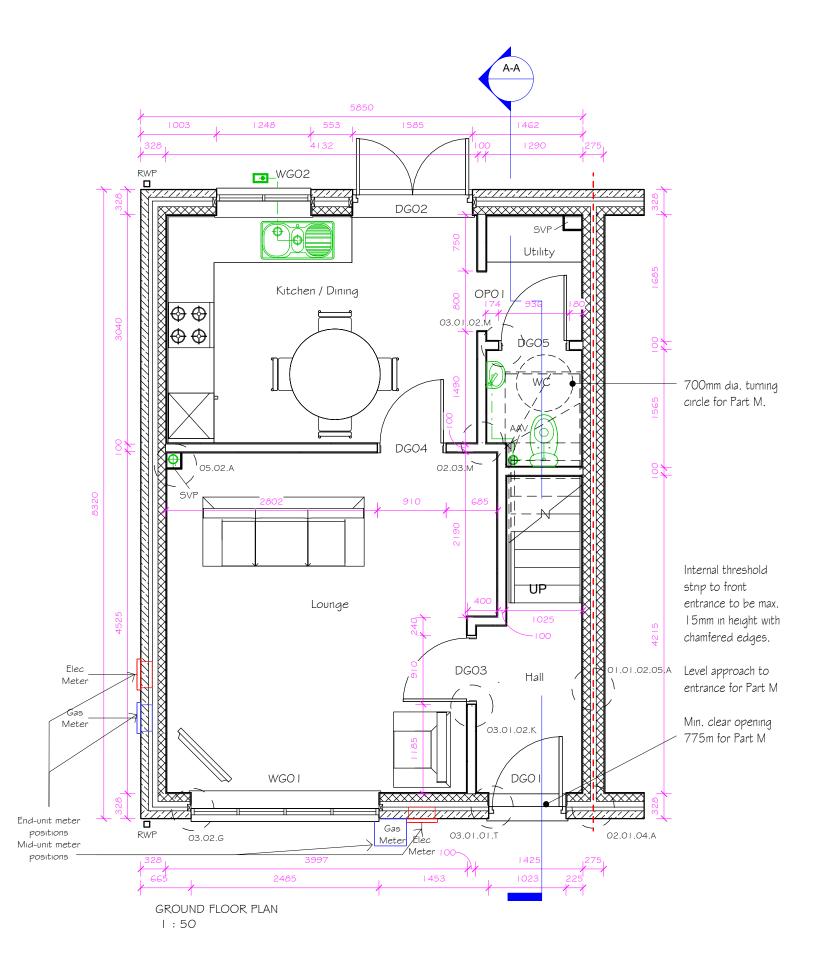
	Prawing Title
Bowland House Type	9
Plans & Elevations Over	view
	Project Title

Pr	oject Title
Long Lane, Chapel-en-le-Fr	ith

Date	14/09/	15	Status	Construction	1
Drawn	CS		Checke	ed RB	1
Scale	1 : 100)	Size	A3	! ا
Revision C	on 20/07/16	196	8-BOW	Drawing Number /-01	١

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EXTERNAL WALL CONSTRUCTION
100/102.5mm Stone facing outer leaf. 125mm cavity 50mm clear \$ 75mm partial fill insulation. 100mm block inner leaf with 12.5mm plasterboard on dabs with skim finish.



PARTY WALL CONSTRUCTION
2 No. leaves 100mm to be in accordance with Robust Detail EWM | 7 inc. 75mm cavity with full fill acoustic insulation. With 12.5mm 9.8kg/m2 plasterboard on dabs with skim finish on both sides.



INTERNAL LOADBEARING BLOCK

100mm block with 12.5mm plasterboard on dabs with skim finish to both sides.



NON LOAD-BEARING PARTITIONS

Proprietary cavity fire socks to be provided where necessary



Standard Detail Reference Refer to Standard Detail Pack for further information

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Client

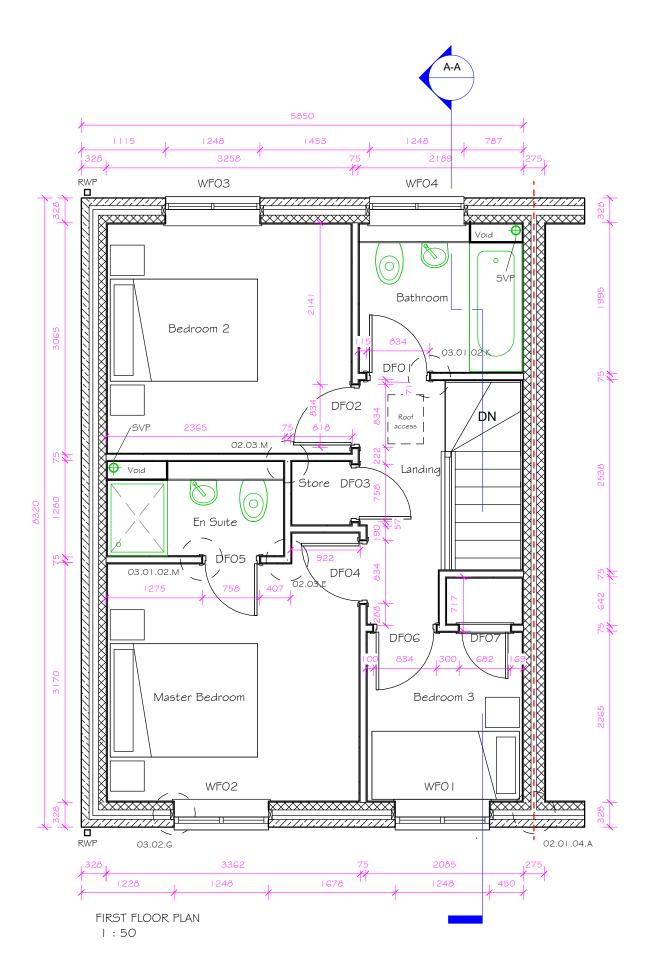
E: sales@seddonhomes.co.uk Registered in England No 305309

Drawing Title Bowland House Type **Ground Floor Plan**

Project Title Long Lane, Chapel-en-le-Frith

Date 14/09/15 Status Construction Checked RB Drawn CS Scale A3 1:50 Size Revision Drawing Number 1968-BOW-02 C 20/07/16

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EXTERNAL WALL CONSTRUCTION

100/102.5mm Stone facing outer leaf. I 25mm cavity 50mm clear \$ 75mm partial fill insulation. 100mm block inner leaf with I 2.5mm plasterboard on dabs with skim finish.



PARTY WALL CONSTRUCTION

 $2\,$ No. leaves 100mm to be in accordance with Robust Detail EWM17 inc. 75mm cavity with full fill acoustic insulation. With 12.5mm 9.8kg/m2 plasterboard on dabs with skim finish on both

sides.



INTERNAL LOADBEARING BLOCK

100mm block with 12.5mm plasterboard on dabs with skim finish to both sides.

dads with skill lillish to both

NON LOAD-BEARING PARTITIONS

Proprietary cavity fire socks to be provided where necessary



Standard Detail Reference Refer to Standard Detail Pack for further information

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Client

E: sales@seddonhomes.co.uk Registered in England No 305309 Drawing Title Bowland House Type First Floor Plan

Project Title Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction
 M

 Drawn
 CS
 Checked
 RB
 B

 Scale
 1:50
 Size
 A3

 Revision
 Drawing Number
 W

 C
 20/07/16
 1968-BOW-03

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Design Develop Delive

GLAZING

Toughened safety glass

Obscured glass

Obscured toughend safety glass

WGOI

Window reference (refer to plan \$ elevations). N.B. WG, WF, WS, etc refer to floor level.



Proprietary cavity fire socks to be provided where necessary



Standard Detail Reference Refer to Standard Detail Pack for further information

FRONT ELEVATION
I:50

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Client

Drawing Title
Bowland House Type
Front Elevation

Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction
 M

 Drawn
 CS
 Checked
 RB
 B

 Scale
 1:50
 Size
 A3
 M

 Revision
 Drawing Number
 W

 C
 20/07/16
 1968-BOW-04

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GLAZING

Toughened safety glass

Obscured glass

Obscured toughend safety glass

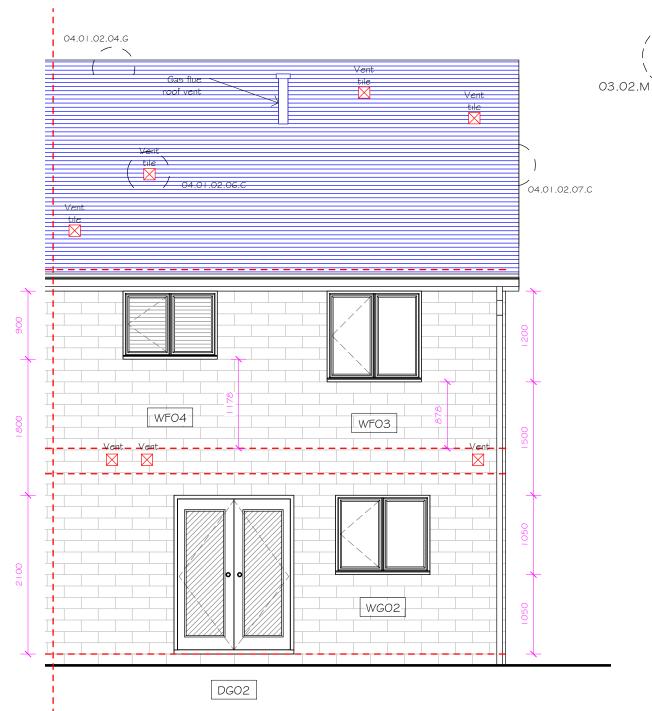
WGO I

Window reference (refer to plan \$ elevations). N.B. WG, WF, WS, etc refer to floor level. Proprietary cavity fire socks to be provided where necessary

Standard Detail Reference

for further information

Refer to Standard Detail Pack



Revision Information:

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REAR ELEVATION 1:50

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E: sales@seddonhomes.co.uk Registered in England No 305309 l, Client

Drawing Title
Bowland House Type
Rear Elevation

Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction

 Drawn
 CS
 Checked
 RB

 Scale
 1:50
 Size
 A3

 Revision
 Drawing Number

 C
 20/07/16
 1968-BOW-05

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GLAZING

Toughened safety glass

Obscured glass

Obscured toughend safety glass

Window reference (refer to plan \$ elevations).

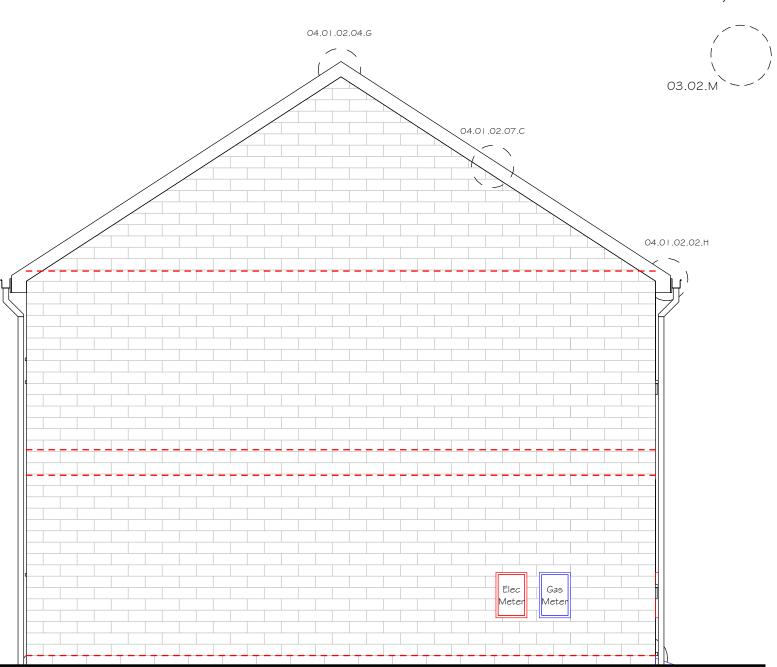
N.B. WG, WF, WS, etc refer to floor level.

Proprietary cavity fire socks to be provided where necessary

Standard Detail Reference

for further information

Refer to Standard Detail Pack



LEFT SIDE ELEVATION
1:50

Revision Information:

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Client

Drawing Title
Bowland House Type
Left Side Elevation

Project Title
Long Lane, Chapel-en-le-Frith

Date 14/09/15
Drawn CS
Scale 1:50
Revision

 Date
 14/09/15
 Status
 Construction

 Drawn
 CS
 Checked
 RB

 Scale
 1:50
 Size
 A3

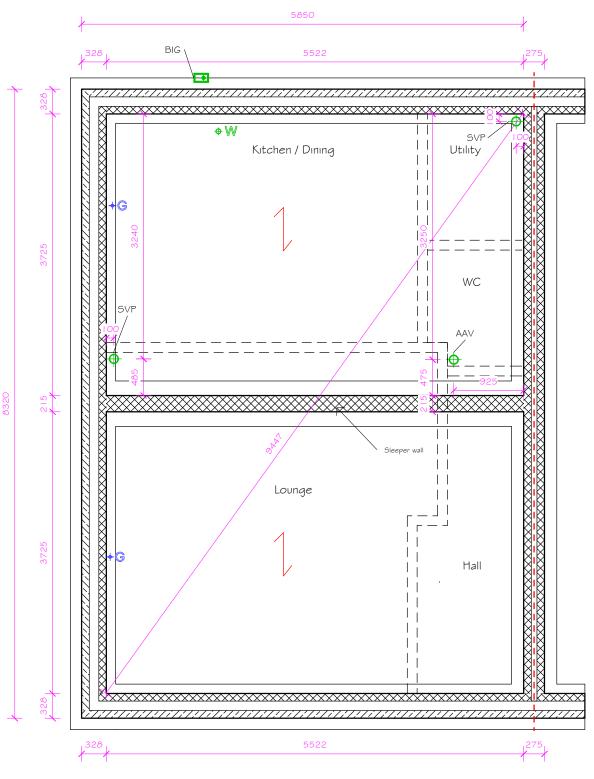
 Revision
 Drawing Number

 C
 20/07/16
 1968-BOW-06

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TOP OF FOUNDATIONS PLAN I:50

FOUNDATION LAYOUT

To be in accordance with recommendations given in site investigation report \$ Structural Engineers details.

/*//////////*

Cavity masonry wall, stone facing outer leaf below DPC. Blockwork at ground floor level from foundations to DPC to be constructed in 7N/mm blocks

 $\times\times\times\times\times\times$

Load bearing block wall, blockwork at ground floor level from foundations to DPC to be constructed in 7N/mm blocks

====

Non-load bearing wall at ground floor level built off ground floor

slab

Revision Information:

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Client

Drawing Title
Bowland House Type
Foundation Layout

Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction

 Drawn
 CS
 Checked
 RB

 Scale
 1:50
 Size
 A3

 Revision
 Drawing Number
 Drawing Number

 C
 20/07/16
 1968-BOW-07

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5522 RW/P 1 Utility Kitchen / Dining Trımmer Joist Lounge Hall

JOIST PLAN - GROUND FLOOR PLAN WITH FIRST FLOOR OVER 1:50

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Bowland House Type Joist Plan - Ground Floor with First Floor Over Over Project Title Long Lane, Chapel-en-le-Frith E: sales@seddonhomes.co.uk Registered in England No 305309 Client

Drawing Title

Date 14/09/15 Status Construction Checked RB Drawn CS Scale 1:50 Size Revision Drawing Number 1968-BOW-08 C 20/07/16

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INDICATIVE JOIST LAYOUT

Refer to joist manufacturers detailed joist layout. Joist design based on 300mm deep joists

 $30\times5\times1400 \text{mm}$ long galv. M.S. straps once bent @ 100mm @ 2000mm max, centres with $38\times150 \text{mm}$ solid bridging under where joist spans exceeds 3000mm.

Stairwell:

Overall clear opening sizes are shown between face of blockwork and face of trimmers and do not include parge coat.

All dimensions to be checked against manufacturer's installation instructions and any discrepancies reported.

Horizontal flue system from boiler to run within floor void and terminate through external wall.

To be fitted in accordance with manufacturers installation details. Joists to be trimmed out accordingly.

Line of stud wall; nb: joists sizes increased or doubled-up under as per manufacturers

77777777 Cavity masonry wall, see general specification.

XXXXXXXX Block wall

75mm timber packers to be fixed back to trimmer providing support for top riser of staircase.

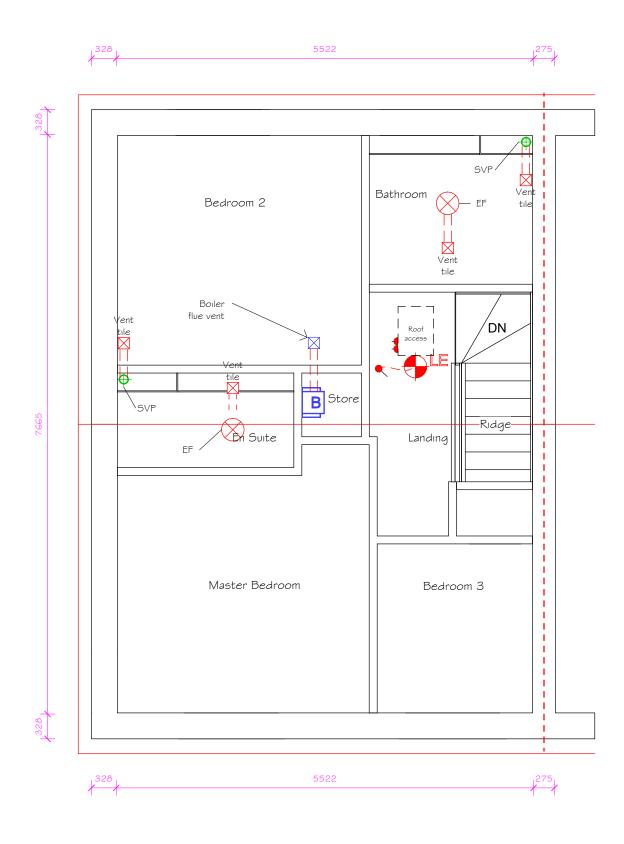
Non-load bearing walls at floor level above

Cooker hood and bathroom extract fans to be taken within floor void and ducted through to external walls. Refer to indicative floor joist layout for direction.

Ensuite & Bathroom waste to run within floor void and connect into adjacent SVP. Joists to be trimmed out in accordance with manufacturers design.

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ROOF PLAN 1:50

ROOF PLAN NOTES

INDICATIVE ROOF TRUSS LAYOUT
Refer to joist manufacturers detailed roof plan for trusses \$ bracing.
See section details for roof pitch

Trussed rafters @ 600mm centres.

Ceiling ties longitudinals, diagonals to be in strict accordance with B5.5268 Part 3: 1988.

Roof plan to specialist design with calculations and full bracing details submitted prior to work.

Separating walls are to be taken up to the underside of the roof covering \$ suitably fire stopped using 50mm Rockwool or similar approved mineral quilt between the top of the cavity wall \$ underside of the roofing felt.

25mm mineral wool laid 300mm wide between the battens to create fire stop to void under tiles. Eaves protection to be constructed using 75mm semi-rigid vertical fire stop set back 100mm from cavity line \$ close fitted to back of the fascia.

Gable wall to be restrained by 30×5 mm galv. M.S. straps once bent at 100mm build into cavity wall and fix to first three truss members. Timber packing pieces to be fixed between wall and truss. 75×50 mm noggins fixed between roof trusses.

Straps @ 2000mm max. centres.

I No. strap to be within 500mm of ridge.

ROOF ACCESS

Draught proofed $\boldsymbol{\xi}$ insulated roof access hatch to provide minimum 30 minutes fire resistance.

RIDGE TERMINAL (where applicable)

Where there is to be a ridge terminal, the Angle of twin wall pipe between exit block and ridge terminal <u>must</u> exceed 45 deg.

Class 2 flue blocks vented to gas ridge terminal in accordance with manufacturer's design.

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Client

Drawing Title
Bowland House Type
Roof Plan
Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction

 Drawn
 CS
 Checked
 RB

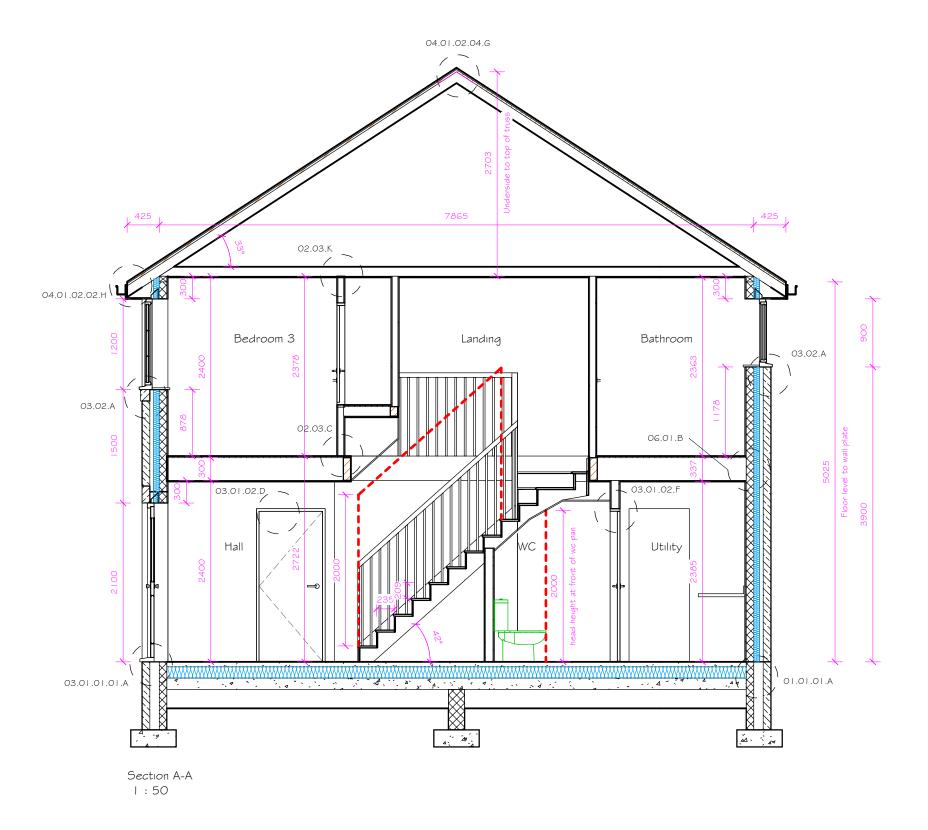
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 Size
 A3

 Revision
 Drawing Number

 C
 20/07/16
 1968-BOW-09

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SECTION NOTES

100 x 75mm Wallplates

38 x 100mm s.w. treated timber mono trusses to form front entrance lean to roof. Timber sizes \$ grade to be confirmed. Trusses to be hung off external wall \$ supported off timber purlins.

Sloping soffit to be provided between stairs ${\bf f}$ plaster finish following the line of the string ${\bf f}$ fixed to u/s of bottom rail.

GROUND FLOOR TO FIRST FLOOR STAIRCASE:

13 No. risers @ 29mm 12 No. treads @ 235mm

Max. pitch 42°.

Code 4 lead flashing (or similar approved), cavity tray and DPC to all openings, reveals and abutments.

Level approach to entrance for part M

FOUNDATIONS AND GROUND FLOOR CONSTRUCTION ARE INDICATIVE ONLY AND SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS.

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Client

Bowland House Type
Section A-A

Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction
 M

 Drawn
 CS
 Checked
 RB
 By

 Scale
 1:50
 Size
 A3

 Revision
 Drawing Number
 W

 C
 20/07/16
 1968-BOW-10

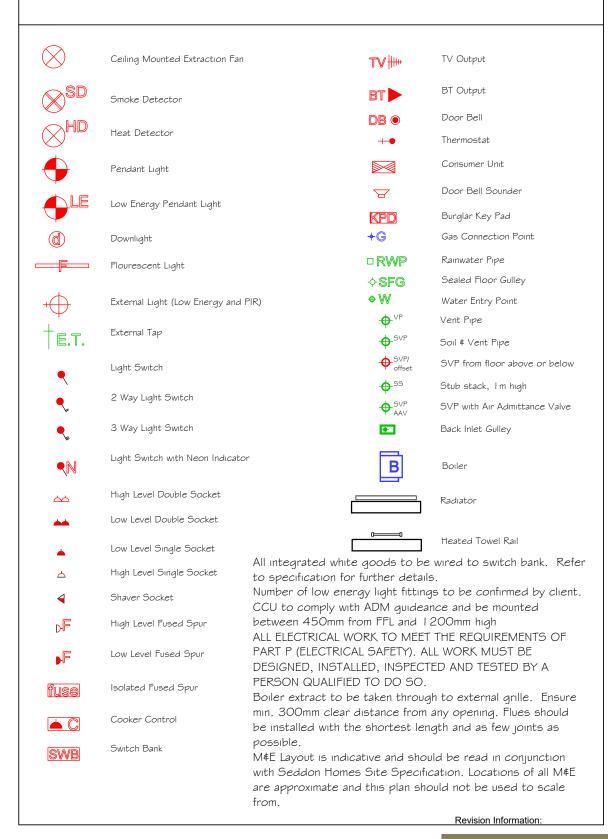
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RWP TE.T. **₩** Kitchen / Dinina UP Elec Lounge Meter Gas Meter End-unit meter positions Mid-unit meter positions

GROUND FLOOR M & E LAYOUT 1:50

MECHANICAL & ELECTRICAL



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Client

E: sales@seddonhomes.co.uk Registered in England No 305309 Bowland House Type
Ground Floor M & E Layout

Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction

 Drawn
 CS
 Checked
 RB

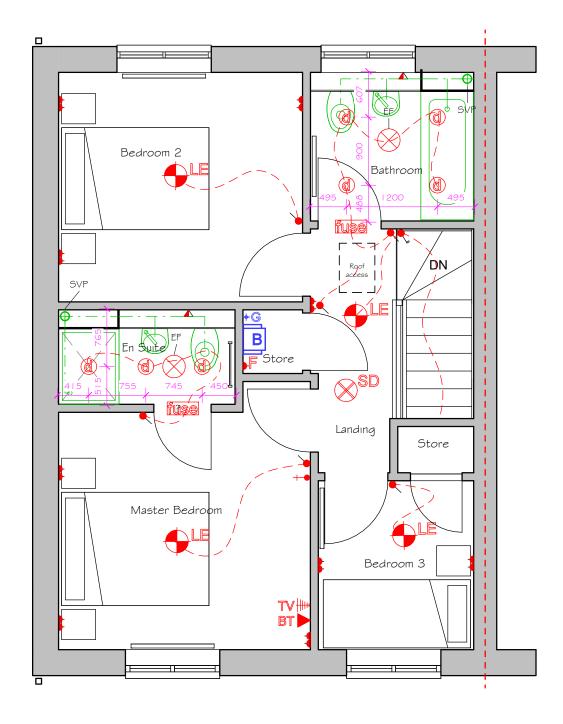
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 Size
 A3

 Revision
 Drawing Number

 C
 20/07/16
 1968-BOW-11

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FIRST FLOOR M&E 1:50

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Client

Drawing Title Bowland House Type First Floor M & E Layout

Checked RB Drawn CS Scale 1:50 Size Project Title Long Lane, Chapel-en-le-Frith Revision Drawing Number 1968-BOW-12 C 20/07/16

Date 14/09/15

Status

Construction

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Revision Information:

TV Output

BT Output

Door Bell

Thermostat Consumer Unit

TV##

BT

DB

MillsonAssociates

Door Bell Sounder \Box Low Energy Pendant Light KPD Burglar Key Pad Gas Connection Point +G Downlight Rainwater Pipe □ RWP Flourescent Light **+SFG** Sealed Floor Gulley ΦW Water Entry Point External Light (Low Energy and PIR) Φ^{VP} Vent Pipe External Tap E.T. ◆ SVP Soil & Vent Pipe Offset SVP from floor above or below Light Switch **-**55 Stub stack, Im high 2 Way Light Switch → SVP AAV SVP with Air Admittance Valve 3 Way Light Switch **+** Back Inlet Gulley Light Switch with Neon Indicator В Boiler High Level Double Socket $\Delta\Delta$ Radiator Low Level Double Socket Heated Towel Rail Low Level Single Socket All integrated white goods to be wired to switch bank. Refer High Level Single Socket \triangle to specification for further details. Number of low energy light fittings to be confirmed by client. Shaver Socket CCU to comply with ADM guideance and be mounted between 450mm from FFL and 1200mm high High Level Fused Spur ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY). ALL WORK MUST BE Low Level Fused Spur DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON QUALIFIED TO DO SO. Isolated Fused Spur fuse Boiler extract to be taken through to external grille. Ensure min. 300mm clear distance from any opening. Flues should Cooker Control be installed with the shortest length and as few joints as possible. Switch Bank **SWB** M&E Layout is indicative and should be read in conjunction with Seddon Homes Site Specification. Locations of all M\$E are approximate and this plan should not be used to scale from.

MECHANICAL & ELECTRICAL

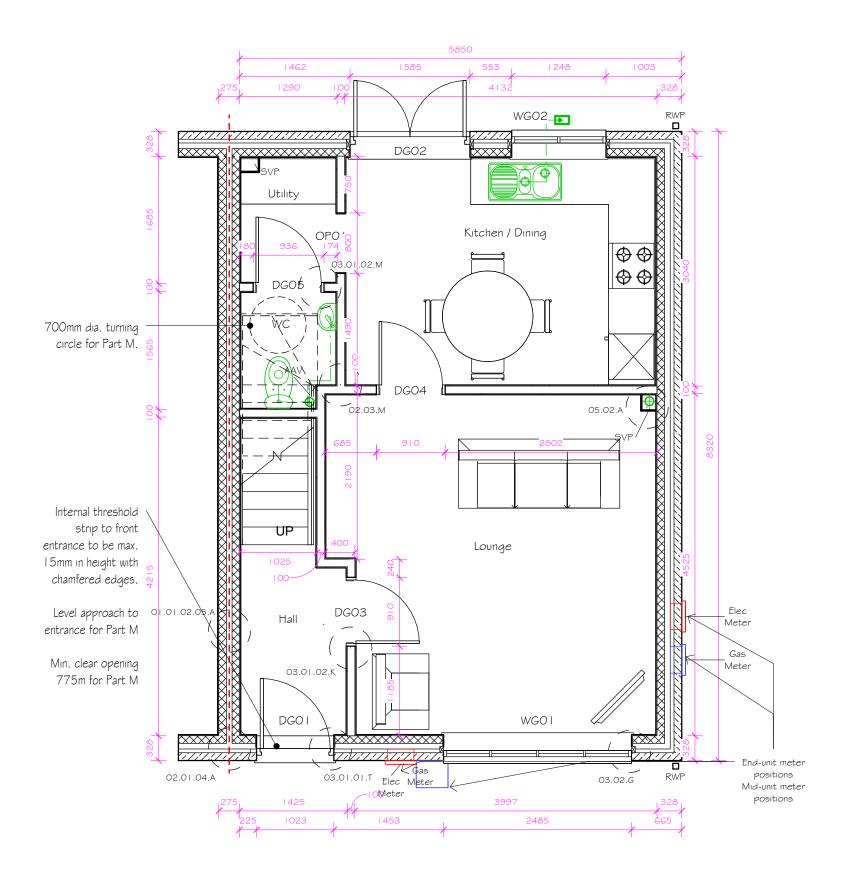
Ceiling Mounted Extraction Fan

Smoke Detector

Heat Detector

Pendant Light

 (\times)



///////// XXXXXXX

EXTERNAL WALL CONSTRUCTION

100/102.5mm Stone facing outer leaf. 125mm cavity 50mm clear \$ 75mm partial fill insulation. 100mm block inner leaf with 12.5mm plasterboard on dabs with skim finish.

PARTY WALL CONSTRUCTION

2 No. leaves 100mm to be in accordance with Robust Detail EWM17 inc. 75mm cavity with full fill acoustic insulation. With 12.5mm 9.8kg/m2 plasterboard on dabs with skim finish on both sides.

 $\times\!\!\times\!\!\times\!\!\times\!\!\times\!\!\times$

INTERNAL LOADBEARING BLOCK

100mm block with 12.5mm plasterboard on dabs with skim finish to both sides.

NON LOAD-BEARING PARTITIONS

Proprietary cavity fire socks to be provided where necessary



Standard Detail Reference Refer to Standard Detail Pack for further information

GROUND FLOOR PLAN HANDED
1:50

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Client

E: sales@seddonhomes.co.uk Registered in England No 305309 Bowland House Type
Ground Floor Plan Handed

Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction

 Drawn
 BJ
 Checked
 RB

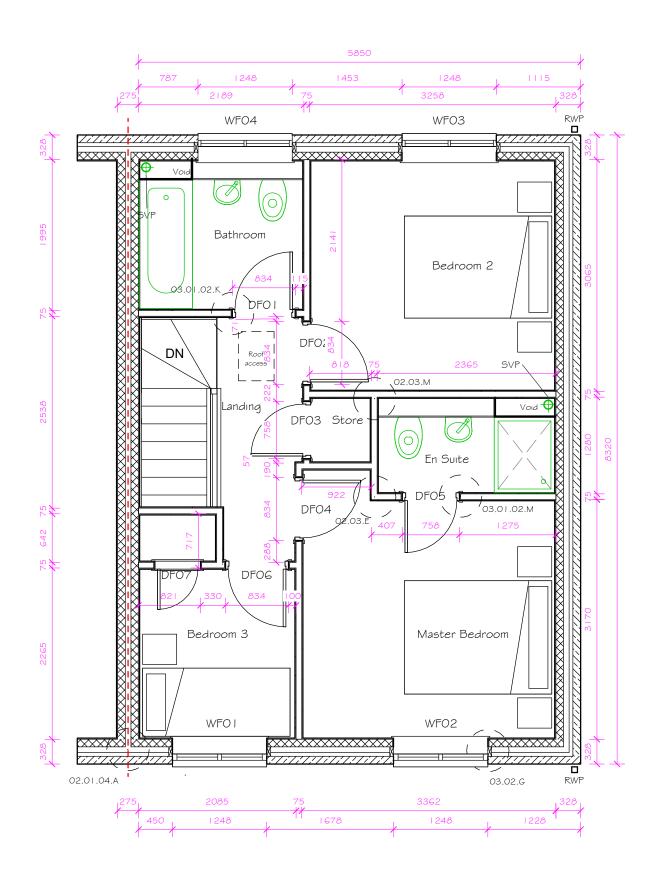
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 Size
 A3

 Revision
 Drawing Number

 C
 20/07/16
 1968-BOW-13

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////////////

EXTERNAL WALL CONSTRUCTION
100/102.5mm Stone facing outer leaf. 125mm cavity 50mm clear \$ 75mm partial fill insulation. 100mm block inner leaf with 12.5mm

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INTERNAL LOADBEARING BLOCK
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NON LOAD-BEARING PARTITIONS

Proprietary cavity fire socks to be provided where necessary



Standard Detail Reference Refer to Standard Detail Pack for further information

FIRST FLOOR PLAN HANDED 1:50

Seddon Homes Birchwood One Business Park, Dewhurst Road,

Birchwood, Warrington, WA3 7GB T: +44(0)1925 839500 W: seddonho E: sales@seddonhomes.co.uk Registered in England No 305309 Client

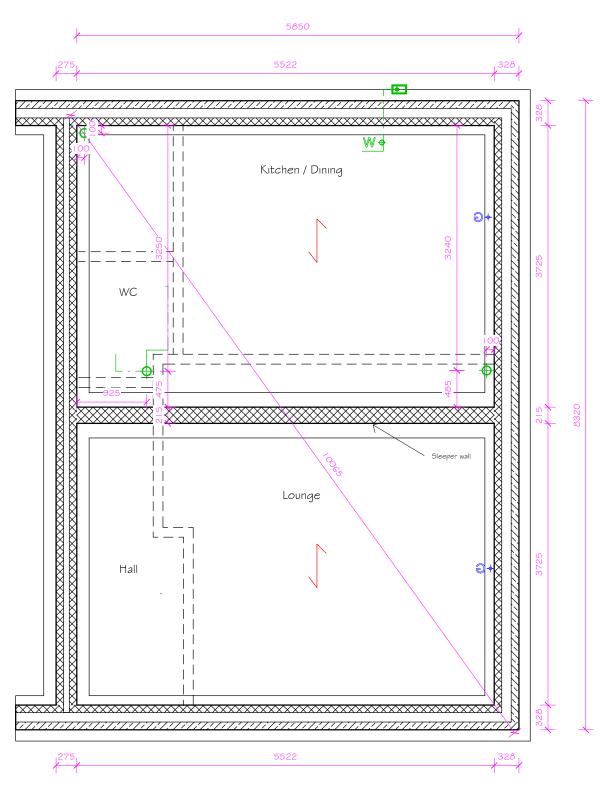
Drawing Title Bowland House Type First Floor Plan Handed Project Title Long Lane, Chapel-en-le-Frith

Date 14/09/15 Status Construction Checked RB Drawn BJ Scale Size A3 Revision Drawing Number 1968-BOW-14 C 20/07/16

Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY - 0161 228 0558 info@millsonassociates.co.uk www.millsonassociates.co.uk

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TOP OF FOUNDATIONS PLAN HANDED 1:50

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Client

E: sales@seddonhomes.co.uk Registered in England No 305309 Drawing Title
Bowland House Type
Foundation Plan Handed
Project Title
Long Lane, Chapel-en-le-Frith

 Date
 14/09/15
 Status
 Construction

 Drawn
 BJ
 Checked
 RB

 Scale
 1:50
 Size
 A3

 Revision
 Drawing Number

 C
 20/07/16
 1968-BOW-15

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FOUNDATION LAYOUT

XXXXXXX

To be in accordance with recommendations given in site investigation report \$ Structural Engineers details.

Cavity masonry wall, stone facing outer leaf below DPC. Blockwork

Load bearing block wall, blockwork at ground floor level from foundations to DPC to be constructed in 7N/mm blocks

Non-load bearing wall at ground floor level built off ground floor

at ground floor level from foundations to DPC to be

constructed in 7N/mm blocks

Design Develop Deliver

DOOR SPECIFICATION

General - The provision of Fire Safety shall be in accordance with AD Part B, Resistance to the Passage of Sound with Part E and Access & Facilities for the Disabled with Part M of the Building Regulations.

External Doors - 44mm external doors to be steel faced, ınsulated \$ weather-sealed, having a min. 775mm clear opening \$ accessible threshold. Frame to be softwood with composite cill, including an adjustable Part M compliant threshold strip.

Internal Doors - (REFER TO SPECIFICATION FOR STYLE) Internal doors to habitable rooms (as defined by AD Part M) on the entrance or principle storey shall have min. clear opening width of 775mm. Corridors shall have a min. clear width of 900mm when approached head on or 1050mm clear width when not approached head on. W.C. compartments shall be provided on the entrance or principle storey and have outward opening

Internal Fire Doors - Three storey housing shall have a protected stairway offering 30min. fire resistance. All doors opening onto the stairway shall be self closing, min. FD20 fire doors. Interconnecting doors between a dwelling and garage shall be self closing FD30 fire doors.

GLAZING



Toughened safety glass



Obscured glass



Obscured toughend safety glass

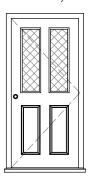


Window reference (refer to plan \$ elevations). N.B. WG, WF, WS, etc refer to floor level.

					D	OOR SC	HEDULE	
Door Number	Floor Level	Door Style	Door Panel Width	Door Panel Height	S.O. Wıdth	5.0. Height	Fire Rating	Comments
DG0 I	GF	External Style A	926	2056	1023	2100		Obscured \$ Toughened safety glazing
DGO2	GF	External Style D	742	1993	1585	2100		Toughened safety glazing
DG03	GF	Internal Single	838	1981	910	2025	FD20	
DGO4	GF	Internal Single	838	1981	910	2025	FD20	
DG05	GF	Internal Single	864	1981	936	2025		
OPO I	GF	Internal Unframed			800	2025		Uncased opening from kitchen to utility
DF0 I	FST	Internal Single	762	1981	834	2025	FD20	
DFO2	FST	Internal Single	762	1981	834	2025	FD20	
DF03	FST	Internal Single	686	1981	758	2025	FD20	
DF04	FST	Internal Single	762	1981	834	2025	FD20	
DF05	FST	Internal Single	686	1981	758	2025		
DF06	FST	Internal Single	762	1981	834	2025	FD20	
DF07	FST	Internal Bespoke	610	1278	682	1350		Above stair store cupboard. Single door with high sill height. Final

DOOR STYLES 1:50

External Style A



Client



Single 1

size TBC on site



Internal Single



Revision Information:

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Drawing Title
Bowland House Type Door Schedule

Project Title Long Lane, Chapel-en-le-Frith

Date	14/09/1	5 Status	s Constructi	on l
Drawn	CS	Check	ked RB	
Scale	1:50	Size	A3	[
Revisi	on		Drawing Nun	nber \

1968-BOW-DS

C 20/07/16

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WINDOW SPECIFICATION:

Provide standard double glazed (BS5713) draught sealed timber / PVCu windows. Windows shall provide rapid ventilation in habitable rooms to at least 1/20th floor area, part of which being 1750mm above floor. Trickle ventilation to be provided in accordance with manufacturer's guidelines with openable vent areas of 8,000mm² \$ 4,000mm² to habitable rooms \$ non-habitable rooms respectively.

Glazing in critical locations shall be detailed in accordance with AD Part N.

Below 800mm measured from floor level for glazed screens \$

Below I 500mm measured from floor level for doors and any side panels within 300mm of the door.

Glazing in this area shall be toughened safety glass to $\ensuremath{\mathsf{BS}}$ 6262 : Part 4.

Egress windows to be provided in accordance with AD Part B. Such windows shall have a minimum unobstructed opening area of $0.33m^2$, provided by an opening of at least 450mmhigh \$ 450mm wide, with the lowest part of the opening located no higher than I I OOmm above floor level. Egress hinges to have restrictors with emergency override.

Window cills shall have an anti-capillary drip and project beyond the external face of the wall or any sub cill by at least 25mm. The frame must be located in the reveal so that there is a 30mm min. overlap with the cavity closer to reduce the effect of cold bridging around openings. Windows shall provide a max. 'U' value of 2.0W/m2K. This U-value is an area weighted value and is applicable only where the total area of doors, windows \$ roof lights does not exceed 25% of the total area. Consider the CDM Regulations 1994 regarding access to windows and the arrangement of opening lights, so that safe access for cleaning is possible, especially those windows serving the 3rd storey \$ above.

Obscure glass shall be 'Cotswold' pattern and be provided in windows to Bathrooms, W.C.'s \$ En suites, together with front entrance doors and side screens where non-decorative obscured glazing is specified. The Cotswold glass will form the inner pane of the sealed double glazed unit.

All dimensions shown on this drawing are structural opening sizes; actual window sizes may vary dependant on desired

GLAZING

Toughened safety glass



Obscured glass



Obscured toughend safety glass



Window reference (refer to plan \$ elevations). N.B. WG, WF, WS, etc refer to floor level.

WINDOW SCHEDULE								
Window Number	Floor Level	Window Style	S.O. Wıdth	5.0. Height	Sıll Height	Escape Window	Comments	
WGO I	GF	Window Style 4.8	2485	1200	900			
WG02	GF GF	Window Style 2.0	1248	1050	1050			
						1		
WFO I	FST	Window Style 2.8	1248	1200	878			
WF02	FST	Window Style 2.8	1248	1200	878			
WF03	FST	Window Style 2.0	1248	1200	878			
WF04	FST	Window Style 2.0	1248	900	1178		Obscure glazing	

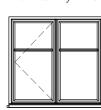
WINDOW STYLES 1:50

Client

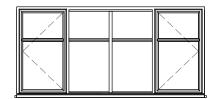
Window Style 1.3



Window Style 2.3



Window Style 4.3



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Drawing Title Bowland House Type Window Schedule

Project Title Long Lane, Chapel-en-le-Frith

Date 14/09/15 Status Construction Drawn CS Checked RB Scale 1:50 Size A3 Drawing Number Revision 1968-BOW-WS C 20/07/16

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