

DRAWING TITLE	DATE : 30.03.2025		
	SIZE	DWG. NO.	REV.
FRONT COVER AND DRAWING REGISTER	A3		
CONSTRUCTION SPECIFICATION SHEET 1 OF 3	A3	S-2.1-CS-01	A
CONSTRUCTION SPECIFICATION SHEET 2 OF 3	A3	S-2.1-CS-02	A
CONSTRUCTION SPECIFICATION SHEET 3 OF 3	A3	S-2.1-CS-03	A
CDM REGULATIONS - DESIGNERS RISK ASSESSMENT	A3	S-2.1-CDM - 01	A
APPROVED DOC-G WATER CALCULATOR	A3	S-2.1-AD G - 01	A
APPROVED DOC-O CALCULATION	A3	S-2.1-AD O - 01	A
SYMBOLS KEY	A3	S-2.1-01	A
SUB STRUCTURE PLAN - AS	A3	S-2.1-02 AS	A
SUB STRUCTURE PLAN - OPPOSITE	A3	S-2.1-02 OPP	A
FOUNDATION AND SLAB GA	A1	021	C2
SLAB MESH LAYOUT	A1	022	C2
GROUND FLOOR PLAN (STRUCTURAL)	A3	S-2.1-03	A
GROUND FLOOR PLAN (SERVICES)	A3	S-2.1-031	B
FIRST FLOOR SYSTEM LAYOUT	A3	S-2.1-04	B
FIRST FLOOR PLAN (STRUCTURAL)	A3	S-2.1-05	B
FIRST FLOOR PLAN (SERVICES)	A3	S-2.1-051	C
ROOF PLAN	A3	S-2.1-06	A
TYPICAL SECTION 1 OF 2	A3	S-2.1-07	A
TYPICAL SECTION 2 OF 2	A3	S-2.1-071	A
FRONT ELEVATION - TRADITIONAL (BRICK)	A3	S-2.1-08-TB	A
L.H. SIDE ELEVATION - TRADITIONAL (BRICK)	A3	S-2.1-081-TB	A
REAR ELEVATION - TRADITIONAL (BRICK)	A3	S-2.1-082-TB	A
R.H. SIDE ELEVATION - TRADITIONAL (BRICK)	A3	S-2.1-083-TB	A
WINDOW AND DOOR SCHEDULE	A3	S-2.1-09	A
KITCHEN & UTILITY LAYOUT	A3	S-2.1-10	B
KITCHEN ELEVATIONS	A3	S-2.1-10.1	B
BATHROOM PLAN & WC DETAILS	A3	S-2.1-11	B
BATHROOM ELEVATIONS	A3	S-2.1-11.1	B
EN-SUITE DETAILS	A3	S-2.1-11.2	C
STAIRCASE DETAILS - 1 OF 2	A3	S-2.1-12	A
STAIRCASE DETAILS - 2 OF 2	A3	S-2.1-12.1	A
CUSTOMER ADDITIONS PLAN - GROUND FLOOR	A3	S-2.1-13	B
CUSTOMER ADDITIONS PLAN - FIRST FLOOR	A3	S-2.1-13.1	C
GROUND FLOOR CENTRAL HEATING	A3	DHS-WILL-01	
FIRST FLOOR CENTRAL HEATING	A3	DHS-WILL-02	
GROUND FLOOR HOT & COLD WATER SERVICES	A3	DPS-WILL-01	
FIRST FLOOR HOT & COLD WATER SERVICES	A3	DPS-WILL-02	
EQUIPMENT SCHEDULE	A4		
RAD/TR SCHEDULE	A4		

MARKETING CODES	
PLAN REFERENCE	T4H1265-2.1-NDSS-P2
ELEVATION REFERENCES	
TRADITIONAL	T4H1265-2.1-TB.E1
STONE	



TIMELESS

COLLECTION

HOUSE TYPE

WILLINGTON - T4H1265

NDSS 3B4P

TIMELESS SPECIFICATION.

CONSTRUCTION DETAILS.

DUCHY SERIES 2.1
 SITE: NORTH MANCHESTER GOLF CLUB
 PLOTS: 2, 5, 8, 17, 41, 43, 51
 ISSUE: 01



Duchy Homes Ltd.
 3125 Century Way,
 Thorpe Park
 Leeds,
 LS15 8ZB

THE JUNCTION BETWEEN THE SEPARATING WALLS AND THE ROOF AND ALSO JUNCTION BETWEEN SEPARATING WALL AND EXTERNAL WALL SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPROVED DOCUMENT B SECTION 8.

A COMPRESSIBLE, NON-COMBUSTIBLE PACKING WILL BE PROVIDED BETWEEN THE TOP OF THIS SEPARATING WALL AND THE UNDERSIDE OF THE ROOF COVERING; AND TILES SPANNING THE PARTY WALL WILL BE BEDDED IN WEAK MIX MORTAR TO PROVIDE A FIRE STOP BETWEEN ADJACENT BATTENS.
A SIMILAR PACKING TO BE INSERTED INTO THE EXTERNAL CAVITY AT THE PARTY WALL JUNCTION - SEE STANDARD DETAIL. CAVITY TO BE STOPPED IN ACCORDANCE WITH EXTERNAL WALL JUNCTION DETAILS IN APPROVED DOCUMENT E. SEE STANDARD DETAILS.

WHERE A BOXED OUT EAVES DETAIL IS USED ON SEMI-DETACHED HOUSES/ BUNGALOWS, FIRE STOPPING SHALL BE PROVIDED TO THE PARTY WALL SITUATION. SEE STANDARD DETAIL.

10. INTERNAL WALLS

TO GROUND FLOOR LEVEL; 100mm MEDIUM DENSE SOLID BLOCK LINED WITH 12.5mm (8kg/m²) PLASTERBOARD ON DABS TO BOTH SIDES. LOAD BEARING WALLS TO HAVE FOOTINGS. NON-LOAD BEARING TO HAVE THICKENED FLOOR SLAB. ALL AS INDICATED ON DRAWING. NO. 02. DPCs TO BE PROVIDED. LOAD BEARING WALLS AS PER STANDARD FOUNDATION DETAILS.

11. WALL PLASTERBOARD

EXTERNAL WALLS 12.5mm PLASTERBOARD, PARTY WALLS 12.5mm PLASTERBOARD, INTERNAL BLOCK PARTITIONS LINED WITH 12.5mm PLASTERBOARD ON DABS, APPLIED AND SUPPORTED IN FULL ACCORDANCE WITH MANUFACTURERS (REFER TO GROUP PROCUREMENT MANAGER) INSTRUCTIONS AND RECOMMENDATIONS. ALSO SEE STANDARD DETAILS FOR LOCATION OF CONTINUOUS SEALING BANDS.

12. WALLS TO UN-HEATED SPACES

SEMI-EXPOSED 100mm AERATED BLOCKWORK LEAF OF MAX THERMAL CONDUCTIVITY OF 0.11W/mK GIVING A TOTAL U-VALUE OF 0.3W/m²K, WITH 90mm LAMINATED INSULATION BOARD ON DABS (BRITISH GYPSUM GYPROC THERMALINE SUPER OR SIMILAR APPROVED) FITTED TO MANUFACTURERS DETAILS, WITH A MAX THERMAL CONDUCTIVITY OF 0.021W/mK. OR WITH 25x38mm BATTENS AT 400mm CENTRES, WITH 25mm INSULATION BOARD HAVING A MAX THERMAL CONDUCTIVITY OF 0.021W/mK BETWEEN THE BATTENS. WHERE A CAVITY WALL FORMS THE PARTITION BETWEEN THE GARAGE & HOUSE THEN THE CAVITY IS TO BE FILLED AS PER THE EXTERNAL CAVITY WALL CONSTRUCTION.

13. CHIMNEYS

FLUES SHALL BE IN ACCORDANCE WITH APPROVED DOCUMENT J 2013 & FITTED TO MANUFACTURERS RECOMMENDATIONS. LABELS TO BE PERMANENTLY FIXED, SEE STANDARD DETAILS. PLEASE CHECK WITH CAVITY WALL INSULATION MANUFACTURER FOR THE SUITABILITY OF THE INSULATION IN RELATIONSHIP TO THE FLUE.

14. FLOOR CONSTRUCTION (HOUSES)

I BEAM FLOORS (241mm DEEP JOISTS) TO BE FIXED TO MANUFACTURERS RECOMMENDATIONS. DECKING TO BE 22mm T & G GRADE II/III WATER RESISTANT CHIPBOARD TO ALL AREAS. DECKING TO HAVE PROTECTIVE COATING TO PROVIDE A WORKING PLATFORM, DECKING MUST BE FITTED TO MANUFACTURERS RECOMMENDATIONS. 15mm PLASTERBOARD FIXED TO UNDERSIDE (NOGGINS TO MANUFACTURERS RECOMMENDATIONS) SEE SALES SPECIFICATION FOR FINISH. WHERE THE DRAWINGS INDICATE A CEILING TO AN INTEGRAL GARAGE, THIS IS TO COMPRISE OF 15mm FIRELINE PLASTERBOARD, WITH NOGGINS & JOINTING AS REQUIRED BY MANUFACTURER TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

WHEN JOISTS ARE BUILT INTO EXTERNAL OR PARTY WALLS PLEASE REFER TO STANDARD DETAILS FOR SEALING. WHEN JOIST HANGERS ARE USED ALWAYS REFER TO JOIST & HANGER MANUFACTURERS FOR HEALTH & SAFETY REQUIREMENTS.

15. FLOOR CONSTRUCTION (APARTMENTS): PRE-CAST CONCRETE HOLLOW CORE PLANK FLOOR (295-305kg/m²) REFER TO ENGINEERS DETAILS.

FLOOR CONSTRUCTION EF-C-4: OVERALL THICKNESS 386mm; CONSISTING OF A LAYER OF 65mm SAND CEMENT SCREED. ISOLATING LAYER OF 6mm IsoRubber WITH IsoEdge FLANKING STRIP, 30-36 kg/m³. 150mm DEEP PC CONCRETE FLOOR BASE WITH 150mm MF SUSPENDED CEILING SYSTEM FOR SERVICES / DOWNLIGHTERS & 15mm PLASTERBOARD CEILING FINISH.

16. TIMBER STUD PARTITIONS

63x38mm S/W STUDDING @ 600mm CENTRES AND 400mm CENTRES TO WALLS TO RECEIVE WALL TILING. WITH CONTINUOUS TOP AND BOTTOM RAILS AND INTERMEDIATE NOGGINS AS REQUIRED FOR STABILITY AND FOR FIXINGS. 12.5mm WALLBOARD EITHER SIDE WITH TAPED JOINT FINISH. 65mm ISOVER ACOUSTIC PARTITION ROLL BETWEEN STUDS REQUIRED BETWEEN BEDROOMS OR A ROOM CONTAINING A WC AND OTHER ROOMS ONLY. (REFER TO WORKING DRAWINGS FOR LOCATION).

17. LINTELS

PROPRIETARY LINTELS ARE TO BE PLACED OVER ALL OPENING DOORS, WINDOWS AND METER BOXES. LINTELS ARE TO BE INSTALLED TO MANUFACTURERS DETAILS & ARE TO BE LAID LEVEL, PROPPED WHEN REQUIRED, AND HAVE A MINIMUM END BEARING OF 150mm AND CASED INTERNALLY TO GIVE 1/2hr FIRE PROTECTION. MINIMUM GALVANIZED FINISHED STEEL LINTELS, INSULATED WITH POLYSTYRENE, ARE TO BE USED IN THE EXTERNAL WALLS. THE LINTELS MUST ALSO COMPLY WITH ACCREDITED CONSTRUCTION DETAILS, ie. PERFORATED BASE OR BASELESS DESIGN. CAVITY TRAYS TO BE PROVIDED WHERE NOTED ON DRAWINGS OR REQUIRED BY LINTEL MANUFACTURER. WHERE FULL FILL CAVITY INSULATION IS USED ALL LINTELS & CAVITY TRAYS MUST HAVE STOP ENDS.

18. ROOF

TO BE CONCRETE INTERLOCKING SINGLE LAP TILES (TO BS 5534:2014), CLIPPED AT VERGES AND EAVES; LAID ON, OR FIXED TO, TREATED S/W BATTENS 50 x 25mm, OVER UNTEARABLE SARKING FELT (TO BS EN 13707:2013) LAPPED A MINIMUM OF 150mm. GRADE TO BE 1F WITH MINIMUM GRADE 5U FOR FIRST ROW WHICH IS DRESSED INTO THE GUTTER OVER A TILTING FILLET. NB. THE BATTENS ARE TO BE SET OUT TO GIVE A TILE LAP, AS RECOMMENDED BY THE TILE MANUFACTURER; TO SUIT THE EXPOSURE RATING OF THE SITE. ALSO, SITES HAVING A SEVERE EXPOSURE RATING ARE TO HAVE EVERY COURSE OF TILES NAILED. ALL EXTERNAL TIMBERS ARE TO BE PRESERVATIVE TREATED. (IF DIFFERENT TILES ARE SPECIFIED IN THE CONSTRUCTION PACK OR FINISHES SCHEDULE THEN THE BATTEN SIZE IS TO BE CHECKED WITH THE NHBC OR APPROVED INSPECTOR). ALL ROOF POINTING IS TO BE AS TILE MANUFACTURERS & NHBC REQUIREMENTS. ie. A MIXTURE OF CEMENT, SHARP & SOFT SAND TO ACHIEVE WORKABILITY, THE SHARP SAND CONTENT MUST NOT BE LESS THAN 1/3 OF THE TOTAL SAND CONTENT.(CHECK FINISHES SCHEDULE FOR COLOUR).

THIS ROOF COVERING TO BE SUPPORTED ON TRUSSED RAFTERS (ON 50 x 100mm WALL PLATES) DESIGNED, MANUFACTURED AND BRACED IN ACCORDANCE WITH BS 5268-3:2006 BY SPECIALISTS, INCLUDING GIRDER & DIMINISHING TRUSSES. POSITIONING OF TRUSSES, BRACES, RESTRAINING STRAPS, NOGGINS, ETC. ARE AS DETAILED ON ROOF LAYOUT (DRAWING NO. 06).

CEILING IS TO BE 15mm PLASTERBOARD FIXED TO UNDERSIDE OF TRUSSES. FIRE COMPARTMENT HALLWAYS (USUALLY 3 STOREY UNITS) REQUIRE 1 LAYER OF 15mm FIRELINE PLASTERBOARD TO ACHIEVE 30 MINUTE FIRE RESISTANT CEILING BELOW THE ROOF SPACE (THROUGHOUT THE WHOLE TOP FLOOR CEILING). FOR ROOM IN THE ROOF TERRACE SITUATIONS SEE DROP ROOF SECTION BELOW. ALL NOGGINS TO MANUFACTURERS RECOMMENDATIONS. SEE SALES SPECIFICATION FOR FINISH WHERE THE DRAWINGS INDICATE A CEILING TO AN INTEGRAL GARAGE, THIS IS TO COMPRISE OF 15mm FIRELINE PLASTERBOARD, WITH NOGGINS & JOINTING AS REQUIRED BY MANUFACTURER TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

GABLE LADDERS TO BE AS DETAILED ON DRAWING NO.06. SEE EXTERNAL FINISHES SPECIFICATION FOR RIDGE & VERGE FINISH, ALL TO BE FITTED TO MANUFACTURERS SPECIFICATION. VERGE PROTECTION AND EAVES OVERHANG TO BE AS SPECIFIED. PATENT SOFFIT AND EAVES VENTILATORS TO ROOF SPACE GIVING CLEAR OPENING OF 10,000mm² PER METRE RUN WITH 5,000mm² PER METRE RUN AT THE RIDGE IF THE ROOF PITCH EXCEEDS 35° OR THE SPAN EXCEEDS 10 METRES. WHERE THE INSULATION IS LOCATED BETWEEN THE RAFTERS, 25,000mm² PER METRE RUN IS TO BE PROVIDED WITH 5,000mm² PER METRE RUN AT THE RIDGE. BARGE BOARDS AND FASCIA BOARDS TO BE AS DETAILED. NB. WHERE APPLICABLE THE FOLLOWING ITEMS WILL BE PROVIDED AND CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND DETAILS, VIZ.

HIPS, VALLEYS, ABUTMENTS, CHIMNEYS AND VENT PIPES ARE ALL TO BE CONSTRUCTED TO THE REFERENCED DETAILS AND LEAD USED IN ACCORDANCE WITH BS EN 12588:1999 (VIZ. CODE 4 FOR FLASHINGS; CODE 3 FOR SOAKERS) TO PROVIDE A FULLY WATERTIGHT SEAL. CAVITY TRAYS WILL ALSO BE PROVIDED AT ABUTMENTS. WHERE FULL FILL CAVITY INSULATION IS USED ALL CAVITY TRAYS MUST HAVE STOP ENDS FITTED.

THE LOFT ACCESS IS TO BE A FULLY INSULATED & DRAUGHT PROOF PRE-FORMED HATCH. WHERE NOTED IN THE CONSTRUCTION PACK THE LOFT ACCESS IS TO BE 1/2 HOUR FIRE RATED.

19. ROOF INSULATION

MINERAL WOOL INSULATION THERMAL CONDUCTIVITY OF 0.044W/mK IS TO BE PLACED IN ALL ROOF VOIDS. 500mm THICKNESS GIVING A U-VALUE OF 0.09 W/m²K. THE QUILT IS TO BE 1NO. 100mm LAYER BETWEEN ROOF TIMBERS WITH FURTHER CROSS LAYERS TO SUIT REQUIRED DEPTH. THE SOFFIT/ ROOF VENTILATION MUST NOT BE OBSTRUCTED, SO EAVES TRAYS MUST BE PROVIDED TO SUIT THE INSULATION DEPTH.

20. DROP ROOF INSULATION

100mm INSULATION TO BE PROVIDED BETWEEN RAFTERS, WITH 30mm BELOW RAFTERS BEHIND PLASTERBOARD, BOTH GIVING A THERMAL CONDUCTIVITY OF 0.022W/mK. WITH A 15mm PLASTERBOARD FINISH TO ROOM (REFER TO NOTE BELOW FOR SPECIAL CASES), ALL GIVING A MAXIMUM OVERALL ROOF CONSTRUCTION U-VALUE OF 0.18W/m²K.

TERRACE PARTY WALL SITUATION REQUIRE 2 LAYERS OF 12.5mm PLASTERBOARD CROSS LAID TO COMPLY WITH RSD & ALSO ACHIEVES 30 MINUTES OF FIRE PROTECTION WHEN REQUIRED FOR COMPARTMENT HALLWAYS (USUALLY 3 STOREY) . DETACHED UNITS HAVING A FIRE COMPARTMENT ENTRANCE HALLWAY (USUALLY 3 STOREY UNITS) REQUIRED 1 LAYER OF 15mm FIRELINE PLASTERBOARD TO ACHIEVE 30 MINUTE FIRE RESISTANT CEILING BELOW THE ROOF SPACE (THROUGHOUT THE WHOLE TOP FLOOR CEILING).

ALL NOGGINS TO MANUFACTURERS RECOMMENDATIONS. SEE SALES SPECIFICATION FOR FINISH.

21. STAIRCASE

AS INDICATED ON DRAWING NO's.03, 05 & LARGE SCALE DETAILS. MIN. CLEAR WIDTH OF 800mm. MAXIMUM GAP BETWEEN BALUSTERS OF 99mm. HANDRAIL MIN. 900mm ABOVE PITCH LINE. CLEAR HEADROOM OF 2000mm ABOVE PITCH LINE.

22. STAIRCASE LANDINGS TO APARTMENTS (COMMUNAL)

22mm CHIPBOARD DECKING ON TIMBER PACKING ON 65mm SCREED ON CONCRETE DECK. 12.5mm GYPTONE ACOUSTIC PLASTERBOARD SECURED TO M/F SYSTEM SUSPENDED FROM MAIN FLOOR STRUCTURE TO REDUCE SOUND REVERBERATION.

23. CENTRAL HEATING

A WALL MOUNTED GAS BOILER IS TO BE PROVIDED TO FIRE THE CENTRAL HEATING SYSTEM, FITTED TO MANUFACTURERS INSTRUCTIONS. THE BALANCED FLUE OUTLET FROM THIS BOILER WILL BE LOCATED AS PER STANDARD DETAILS, AND A WIRE GUARD WILL BE PROVIDED WHERE THIS IS LESS THAN 2m ABOVE FINISHED GROUND LEVEL. REFER TO HEAT DESIGN FOR SYSTEM ZONING & REQUIRED CONTROLS. CENTRAL HEATING SYSTEM IS TO BE REGISTERED WITH "BENCHMARK" & RELEVANT LOGBOOK TO BE PROVIDED.

		A		FIRST DUCHY 2.1 ISSUE	
		Rev		Comments	
		Drawing no.		Rev	
House Type		Code			
WILLINGTON		T4H1265-NDSS		S-2.1-CS-02	
Title				Scale	
CONSTRUCTION SPECIFICATION SHEET 2 OF 3				N/A	
				JUNE 23	

24. EXTRACTORS/ VENTILATION

THE INSTALLER MUST DESIGN THE SYSTEM TO SUIT THE REQUIRED RATES SPECIFIED IN THE CONSTRUCTION PACK. THE AIR FLOW MEASUREMENT TEST & COMMISSIONING DETAILS SHEET (AS SPECIFIED IN THE DOMESTIC VENTILATION COMPLIANCE GUIDE) MUST BE PROVIDED TO THE SITE MANAGER SO IT CAN BE SHOWN TO THE BUILDING CONTROL/ NHBC. THE EXTRACTOR SYSTEM INSTALLER IS ALSO RESPONSIBLE FOR INCLUDING THE KITCHEN EXTRACTOR IN THE DESIGN & TESTING OF THE SYSTEM, IF THIS IS THE ONLY KITCHEN EXTRACTION. ALL SYSTEMS SHOULD BE AS MANUFACTURERS REQUIREMENTS/ INDIVIDUAL DESIGN. RIGID/ FLAT DUCTING MUST BE USED WHERE POSSIBLE & FLEXIBLE DUCT KEPT TO A MINIMUM, & WHEN USED EXTENDED TO AT LEAST TO 90% OF IT'S FULL LENGTH. ALL DUCTING MUST BE CLIPPED INTO PLACE WITH PROPRIETARY CLIPS TO MANUFACTURER/ EXTRACT MANUFACTURERS DETAILS. ALL DUCTS SHOULD BE INSULATED WHEN THEY PASS THROUGH AN UNHEATED SPACE.

25. ELECTRICAL

ALL INSTALLATIONS ARE TO BE TO THE CURRENT EDITION OF BS7671 (THE REQUIREMENTS FOR ELECTRICAL INSTALLATION). ALL SUB-CONTRACTORS ARE TO BE NICEIC REGISTERED & ARE TO PROVIDE THE APPROPRIATE COMPLETION CERTIFICATE FOR EACH PROPERTY.
SEE SPECIFICATION FOR REQUIRED MANUFACTURER OF ITEMS. ALL CABLE USED IS TO BE BASE APPROVED. REFER TO 031, 051 & SPECIFICATION FOR LOCATION, QUANTITY & TYPE OF ENERGY EFFICIENT LIGHTING. ALL TO COMPLY WITH APPLICABLE AD PART L

26. RAINWATER GOODS

110mm UPVC HALF ROUND GUTTERS AND 68mm DIAMETER RAINWATER PIPES, SEE FINISHES SCHEDULE/SPECIFICATION FOR COLOUR, FIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, POSITIONED AS THE DRAWINGS AND CONNECTED TO A SEPARATE UNDERGROUND STORM WATER DRAINAGE SYSTEM. (UNLESS OTHERWISE STATED ON EXTERNAL FINISHES SCHEDULE).

27. WINDOWS, DOORS & SAFETY GLAZING

THE CAVITY CLOSER PROVIDED MUST COMPLY WITH THE ACCREDITED CONSTRUCTION DETAILS & ALSO POSITION THE WINDOW TO SUIT THE ACCREDITED DETAILS. IF IN A VERY SEVERE EXPOSURE LOCATION THE CAVITY FORM MUST EITHER BE APPROVED BY THE NHBC FOR IT'S LOCATION OTHERWISE SWITCH TO A CHECK REVEAL DETAIL.

SAFETY GLAZING WILL BE REQUIRED IN THE FOLLOWING LOCATIONS:

1. EXTERNAL AND INTERNAL DOORS WHEN GLAZED BELOW 1.5m.
2. SIDE PANELS TO ENTRANCE DOORS WHEN GLAZED BELOW 1.5m.
3. ANY SIDE WINDOW ADJACENT TO DOOR AND WITHIN 300mm OF DOOR (GLAZED BELOW 1.5m).
4. PATIO DOORS.
5. ANY WINDOW GLAZED BELOW 800mm.

ALL IN ACCORDANCE WITH APPROVED DOCUMENTS OF THE BUILDING REGULATIONS.

GROUND FLOOR, BASEMENT & OTHER EASILY ACCESSIBLE WINDOWS (INCLUDING EASILY ACCESSIBLE ROOF LIGHTS) ARE TO BE SECURE WINDOWS THAT ARE MADE TO A DESIGN TO SATISFY THE REQUIREMENTS OF PAS24:2012. EASILY ACCESSIBLE EXTERNAL DOORS (INCLUDING FRENCH & BI-FOLD DOORS) ARE ALSO TO BE MADE TO A DESIGN TO SATISFY THE REQUIREMENTS OF PAS24:2012.

28. AIR TIGHTNESS / THERMAL BRIDGING DETAILS.

REFER TO DUCHY HOMES STANDARD DETAILS HANDBOOK FOR VARIOUS JUNCTIONS. SITE MANAGER SHOULD PHOTOGRAPH THE REQUIRED JUNCTION AS NOTED IN AD L OF THE BUILDING REGULATIONS. THESE ARE TO BE PLOT SPECIFIC & LOADED ON TO THE DUCHY SYSTEM TO BE PROVIDED TO BUILDING CONTROL/ NHBC AND SAP ASSESSOR. FOR OUR SAP RATING WE USE THE THERMALITE PERFORMANCE FIGURES IN CONJUNCTION WITH OTHER MANUFACTURERS FIGURES FOR LINEAR THERMAL BRIDGING.

FOR FURTHER SEALING AND AIR PRESSURE REQUIREMENTS SEE DUCHY HOMES STANDARD DETAILS. THE IMPORTANT ISSUE IS TO ENSURE ALL AREAS ARE SEALED BEFORE THE WALL PLASTERING STAGE STARTS, & THEN ENSURE ANY NEW PENETRATIONS ARE FULLY SEALED IF REQUIRED AFTER THIS STAGE.



A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type WILLINGTON	Code T4H1265-NDSS	Rev S-2.1-CS-03	Date A
Title CONSTRUCTION SPECIFICATION SHEET 3 OF 3			Scale N/A

DESIGNERS RISK ASSESSMENT				
	HOUSE TYPE NAME: WILLINGTON DUCHY SERIES 2.0	NO BEDS - 4 NO OF STOREYS - 2 TYPE - DETACHED	DESIGNERS NAME: GROUP DESIGN DATE:	
REF	ACTIVITY/ELEMENT	HAZARDS / BRIEF DESCRIPTION	ACTION TAKEN AT DESIGN STAGE	POSSIBLE CONTROL MEASURES TO BE TAKEN
A	UNIT DESIGN			
	DESIGN	STANDARD HOUSE TYPE FROM DUCHY HOMES RANGE. NO LOW LEVEL ABUTMENTS, OR UPPER FLOOR INTERNAL MASONRY WALLS.	PLANNING LAYOUT DESIGNER SHOULD ALWAYS CONSIDER THE UNIT DESIGN & FUTURE MAINTENANCE WHEN SETTING OUT PLOT.	
B	EXCAVATION AND FOUNDATIONS			
		NOT IN GROUP DESIGN SCOPE OF WORKS REFER TO OTHERS.		
C	PRIMARY STRUCTURE			
	RC SLAB	NOT APPLICABLE TO THIS DESIGN		
	WALLS	STANDARD CAVITY WALL CONSTRUCTION BRICK & BLOCKWORK. INSTALLATION AT HIGH LEVEL - LIFTING, RISK OF DROPPING UNITS.	STANDARD STRETCHER BOND & BRICK DIMENSIONS WHERE POSSIBLE TO AVOID EXCESS CUTTING. BLOCKWORK SPECIFIED IS MEDIUM DENSITY, & IS BELOW 20KG.	ENSURE SCAFFOLDING IS CORRECTLY FITTED WITH BRICK GUARDS. FALL ARREST SYSTEM WILL BE REQUIRED AT HIGHER LEVELS.
	FLOORS	ENGINEERED FLOOR SYSTEM, DESIGNED BY MANUFACTURER. LIFTING & WORKING FROM HEIGHT.	STAIRWELL TO HAVE TEMPORARY JOIST & TRAP DOOR TO AVOID FALLING. ALL JOIST BUILT INTO WALL TO PROVIDE WORKING PLATFORM ONCE COMPLETE.	ENSURE CONSTRUCTION PROCEDURES ARE FOLLOWED & REFER TO FLOOR DESIGNERS ASSESSMENT. FALL ARREST SYSTEM WILL BE REQUIRED.
	ROOF	TRUSS ROOF SYSTEM. LIFTING & WORKING FROM HEIGHT.	PREFORMED TRUSSES USED WHERE POSSIBLE TO AVOID ASSEMBLY AT HIGH LEVEL.	LOOSE TIMBER INFILL REQUIRED TO HIGH LEVEL DROP ROOF & DORMERS. PLEASE REFER TO BUILD PROCEDURE FOR INSTALLATION & TRUSS DESIGNERS ASSESSMENT. FALL ARREST SYSTEM & EDGE PROTECTION WILL BE REQUIRED. A FURTHER LIFT OF FALL ARREST MAY BE REQUIRED FOR TRUSS
	STAIRCASE	STAIRCASE SCHEMATIC PRODUCED, STAIRCASE TO BE DESIGNER & INSTALLED TO MANUFACTURER INSTRUCTION. REFER TO THEIR RISK ASSESSMENT. RISK OF WORKING FROM HEIGHT & LIFTING.	STAIRCASES FLIGHTS WITH WINDERS - OR - STRAIGHT FLIGHT STAIRCASE	ENSURE MAN SAFE IS PROVIDED WHEN INSTALLING, UNTIL BALUSTRADE & STAIRS ARE SECURELY IN PLACE. PLEASE ALSO FOLLOW BUILD PROCEDURES. WHEN WORKING AROUND STAIRCASE, A STAIRWELL SYSTEM WILL BE REQUIRED FOR FALL PROTECTION.
	ARTSTONE/ARCHITECTURAL FEATURES	RISK OF LIFTING & DROPPING. WEIGHTS & LIFTING SPECIFICATION SHOULD BE CHECKED WITH MANUFACTURER AS THIS MAY VARY.	ENSURE UNITS ARE IN SEPARATE PIECES WHERE POSSIBLE, & WHEN OVER 20KG ADEQUATE LIFTING SUPPORTS ARE PROVIDED.	FOLLOW MANUFACTURERS ASSESSMENT & BUILD PROCEDURES.
	STRUCTURAL STEELWORK	INSTALLATION AT HIGH LEVEL - LIFTING, RISK OF DROPPING.		FOLLOW BUILD PROCEDURES. MECHANICAL LIFTING WILL BE REQUIRED.
	LINTELS	INSTALLATION AT HIGH LEVEL - LIFTING, RISK OF DROPPING UNITS.		FOLLOW MANUFACTURERS ASSESSMENT & BUILD PROCEDURES.
	PREFORMED ITEMS.	DORMERS & PORCH ARE GRP PREFORMED PRODUCT. RISK OF LIFTING & WORKING FROM HEIGHT.		ENSURE MANUFACTURERS GUIDANCE IS FOLLOWED & CORRECT LIFTING EQUIPMENT IS USED.
	RAILINGS & GRILLS	NOT APPLICABLE TO THIS DESIGN		
D	BUILDING ELEMENTS & BUILDING			
	PLUMBING & HEATING	UNVENTED GAS FIRED SYSTEM, WITH PLASTIC PIPEWORK.	REFER TO DESIGNERS ASSESSMENT.	FOLLOW GOVERNING BODIES, MANUFACTURERS RECOMMENDATIONS & BUILD PROCEDURES.
	ELECTRICAL INSTALLATION		STANDARD DOMESTIC SYSTEM, NO SPECIAL ITEMS.	FOLLOW GOVERNING BODIES REGULATIONS
	PLASTER BOARD FINISH	RISK OF LIFTING & WORKING FROM HEIGHT.	ONLY BOARD THICKNESS SPECIFIED. ALLOWING FOR BOARD SIZES TO BE FLEXIBLE TO SUIT LOCATION & MANUAL HANDLING	FOLLOW MANUFACTURERS ASSESSMENT & BUILD PROCEDURES.
	PAINT FINISH	RISK OF WORKING FROM HEIGHT & SOLVENT BASED PAINTS.		FOLLOW MANUFACTURERS ASSESSMENT & BUILD PROCEDURES.
	INSULATION	AIRBORNE PARTICLES & FALLING FROM HEIGHT		ENSURE MANUFACTURES RECOMMENDATIONS & BUILD PROCEDURES ARE FOLLOWED.
	KITCHEN & APPLIANCE	RISK LIFTING		FOLLOW MANUFACTURERS RECOMMENDATIONS, & ENSURE ADEQUATE ASSISTANCE & EQUIPMENT IS ON SITE.
	SANITARYWARE & FITTINGS.	RISK LIFTING.		FOLLOW MANUFACTURERS RECOMMENDATIONS, & ENSURE ADEQUATE ASSISTANCE & EQUIPMENT IS ON SITE.
	WINDOW MAINTENANCE	RISK OF WORKING FROM HEIGHT.	EASY CLEAN HINGES ARE SPECIFIED TO ALL WINDOWS, TO ENABLE CLEANING FROM INSIDE.	
	BUILDING MAINTENANCE	RISK OF WORKING FROM HEIGHT.	WHERE POSSIBLE MAINTENANCE FREE PRODUCTS HAVE BEEN SPECIFIED. UPVC WINDOWS & FASCIAS. PREFORMED DORMERS WITH DRY RIDGE & VERGE SYSTEMS.	ALWAYS ENSURE MAINTENANCE IS CARRIED OUT BY A COMPETENT PERSON, USING THE REQUIRED APPARATUS FOR THE LOCATION.
	GALLERIES & OTHER FEATURES.		THE DESIGN HAS NO PARTICULAR UNUSUAL GALLERIES OF FITTING LOCATIONS.	
	CHEMICALS & HAZARDOUS MATERIALS			REFER TO MANUFACTURERS & SPECIALIST ASSESSMENT.
E	BUILD SEQUENCE			
		NOT IN GROUP DESIGN SCOPE OF WORKS REFER TO OTHERS.		

GENERAL NOTES

1. HAZARDS
AS REQUIRED BY CDM (CONSTRUCTION, DESIGN AND MANAGEMENT) WE HAVE ENDEAVOURED TO HIGHLIGHT THE SIGNIFICANT HAZARDS TO HEALTH & SAFETY. IF YOU FEEL THAT WE HAVE OVERLOOKED ANY IMPORTANT ISSUES PLEASE INFORM THE PRINCIPAL DESIGNER & WE WILL AMEND THESE DETAILS.

2. OTHER ASSESSMENTS
THIS ASSESSMENT MUST ALWAYS BE READ IN CONJUNCTION WITH OTHER DESIGNERS/SPECIALISTS ASSESSMENTS.

3. PLOTS & LOCATION
THIS ASSESSMENT IS BASED ON THE UNIT FOR A NOTIONAL LOCATION. THE PLANNING/ LAYOUT DESIGNER SHOULD ALWAYS CONSIDER THE UNITS SITING ON ITS PLOT.

4. USERS.
PLEASE ENSURE THIS INFORMATION IS PROVIDED TO ALL PARTIES DURING CONSTRUCTION & TO THE END USER ONCE CONSTRUCTION IS COMPLETE.

5. TOOLS & EQUIPMENT
CARE SHOULD ALWAYS BE TAKEN WITH USING TOOLS & EQUIPMENT, & SHOULD ONLY BE OPERATED BY COMPETENT PERSONS. PROTECTIVE CLOTHING / EQUIPMENT TO BE USED WHERE APPLICABLE; REFER TO MANUFACTURERS INSTRUCTIONS.

A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-CDM - 01	A
Title			Scale
CDM REGULATIONS - DESIGNERS RISK ASSESSMENT			N/A

PART G 2010 - WATER CALCULATOR FOR NEW DWELLINGS							To be completed by the Site Manager for each plot & provide to Building Control.
UNIT: WELLINGTON DATE: TBC							
Installation Type	Unit of Measure	Capacity/Flow rate (1)	Restriction type	Use Factor (2)	Fixed use (litres/person/day) (3)	Litres/person/day (1)x(2)] + (3) (4)	Confirm fittings are as sales specification & restricted as specified. If not, list product & details below.
WC (single flush)	Flush Volume (litres)			4.42	0.00	0.00	
WC (dual flush)	Full flush Volume (litres)	4.50	Built in	1.46	0.00	6.57	
	Part flush Volume (litres)	3.00	Built in	2.96	0.00	8.88	
WC (multiple fittings)	Average effective flushing Volume (litres)			4.42	0.00	0.00	
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	3.00	In line.	1.58	1.58	6.32	
Bath (where shower also present)	Capacity to overflow(litres)	185.00	Bath size	0.11	0.00	20.35	
Shower (where bath also present)	Flow Rate(litres / minute)	9.00	In line.	4.37	0.00	39.33	
Bath Only	Capacity to overflow(litres)			0.50	0.00	0.00	
Shower Only	Flow Rate (litres/minute)			5.60	0.00	0.00	
Kitchen/Utility room sink taps	Flow rate (litres/minute)	4.00	In line.	0.44	10.36	12.12	
Washing Machine	(Litres/kg dry load)	8.17	Default value, none specified	2.10	0.00	17.16	
Dishwasher	(Litres/place setting)	1.25	Default value, none specified	3.60	0.00	4.50	
Waste disposal unit	(Litres/use)	If present= 1 If absent =0		3.08	0.00	0.00	
Water Softener	(Litres/person/day)			1.00	0.00	0.00	
	-5	Total Calculated use (litres/person/day) =SUM (column 4)				115.23	
	(6)	Contribution from greywater (litres/person/day)					
	(7)	Contribution from rainwater (litres/person/day)					
	(8)	Normalisation factor				0.91	
	(9)	Total water consumption (Code for Sustainable Homes) = [(5)-(6)-(7)]x(8) (litres/person/day)				104.86	
	-10	External water use				5.00	
	-11	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)				109.86	

NOTE: NO CONTRIBUTION FROM GREYWATER OR RAINWATER.

NOTES

TO BE READ IN CONJUNCTION WITH SALES SPECIFICATION FOR MANUFACTURERS DETAILS.

A FIRST DUCHY 2.1 ISSUE JUNE 23

Rev Comments Date

House Type	Code	Drawing no.	Rev
WELLINGTON	T4H1265-NDSS	S-2.1-AD G - 01	A
Title	Scale		
APPROVED DOC-G WATER CALCULATOR	N/A		

Building Regulations Part O 2021 (England), Simplified Method - Summary results for all orientations

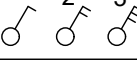
This sheet displays results for all orientations.
Please make sure you have entered all home data information on the 'Window & Door DATA INPUT' sheet and the 'RESULTS' sheet in order for results to be shown here.

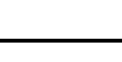
Future Homes Hub spreadsheet tool version:FHH-SM-V1														
ASite data														
Company		Duchy Homes												
Site		N/A												
House type		Willington												
Plot number		Worst Case												
BHome data														
Location risk category		Moderate Risk					Glazed area information							
Shading provided?		None					'Clock face'	Total glazed area (m2)		% of total				
Cross ventilation?		Yes					12	5.966		53%				
Total GIA of home (m2)		117.5					369	0.346		3%				
Direction of most glazed façade on house type plan		'Clock face' 12						4.217		37%				
								0.832		7%				
CResults														
			Largest glazed façade orientation			Largest glazed façade orientation			Largest glazed façade orientation			Largest glazed façade orientation		
			North			East			South			West		
			Target	RESULT	✓ x	Target	RESULT	✓ x	Target	RESULT	✓ x	Target	RESULT	✓ x
Limiting solar gains:														
Total glazing area for home			11.36m²	9.67%		18%	Target met	✓	18%	Target met	✓	15%	Target met	✓
Glazing area for most glazed room: Living/ Kitchen/ Dining			3.67m²	15.86%		37%	Target met	✓	37%	Target met	✓	30%	Target met	✓
Shading			None			Not required		✓	Not required		✓	Not required		✓
Removal of excess heat:														
Total equivalent area (% of floor area)			10.75m²	9.15%		9%	Target met	✓	9%	Target met	✓	9%	Target met	✓
Total equivalent area (% of glazed area)			10.75m²	94.62%		55%	Target met	✓	55%	Target met	✓	55%	Target met	✓
Bedroom 1 equivalent area			1.51m²	9.18%		4%	Target met	✓	4%	Target met	✓	4%	Target met	✓
Bedroom 2 equivalent area			1.02m²	10.48%		4%	Target met	✓	4%	Target met	✓	4%	Target met	✓
Bedroom 3 equivalent area			1.51m²	18.13%		4%	Target met	✓	4%	Target met	✓	4%	Target met	✓
Bedroom 4 equivalent area			0.79m²	12.79%		4%	Target met	✓	4%	Target met	✓	4%	Target met	✓
Bedroom 5 equivalent area			m²	%		%			%			%		

This spreadsheet has been provided for free and whilst every effort has been made to ensure it's accuracy the Future Homes Hub can assume no liability for errors or omissions. It is used entirely at the user's own risk.
Refer to the cover page for full legal notices.

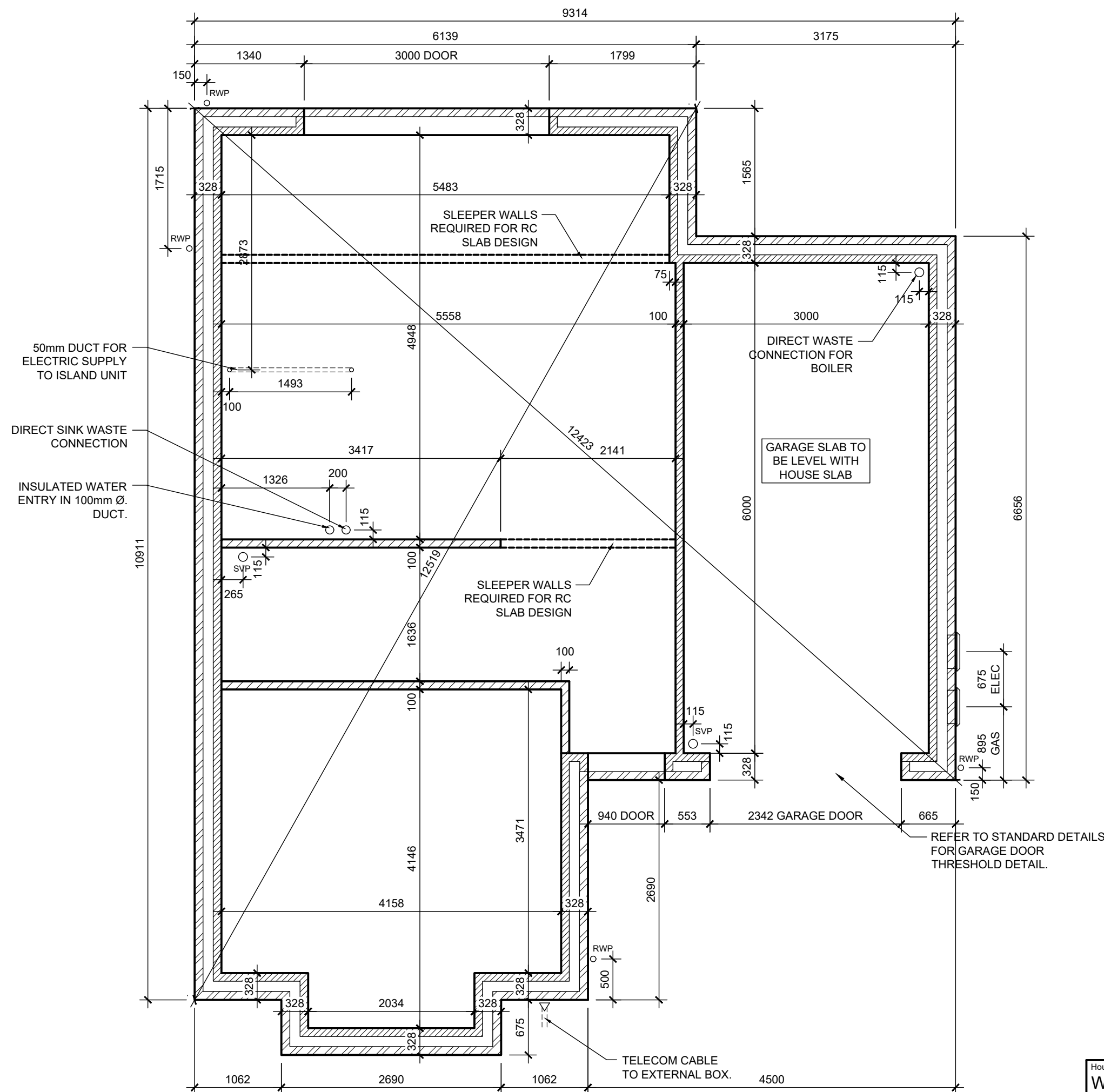
Should you have any comments, observations or suggestions please send them to
admin@futurehomes.org.uk

A FIRST DUCHY 2.1 ISSUE		JUNE 23
Rev	Comments	Date
House Type	Code	Drawing no.
WILLINGTON	T4H1265-NDSS	S-2.1-AD O - 01
Title	APPROVED DOC-O CALCULATION	
Rev	A	
Scale	N/A	

PLAN	ELEVATION	DESCRIPTION
		EXTERNAL WALL LIGHT (TO COMPLY WITH BUILDING REGULATIONS AD PART L)
	IP66 	EXTERNAL ELECTRIC SOCKET - IP66 RATED
	TWG	TRAPPED WATER GULLY
		EXTERNAL HOSE BIB TAP
		EXTERNAL TELEPHONE BOX
RWP 		RAINWATER PIPE
		ENERGY EFFICIENT LIGHT FITTING POSITION (TO COMPLY WITH BUILDING REGULATIONS AD PART L)
		ENERGY EFFICIENT RECESS LIGHT FITTING POSITION (TO COMPLY WITH BLDG REGS AD PART L)
		ENERGY EFFICIENT BATTEN HOLDER LIGHT FITTING POSITION (TO COMPLY WITH BLDG. REG'S AD PART L)
		LIGHT SWITCH (INC'. TWO & THREE WAY)
		SHAVER SOCKET
		DRAW STRING LIGHT SWITCH
		SHOWER HEAD
		CARBON MONOXIDE ALARM TO COMPLY WITH BS EN 50291:2001, POWERED BY A BATTERY DESIGNED TO OPERATE FOR THE WORKING LIFE OF THE ALARM. TO BE INSTALLED TO COMPLY WITH BS EN 50292:2002
		SMOKE DETECTOR - INSTALLED TO BS5839-6:2019 GRADE D CATEGORY LD3. FITTINGS TO COMPLY WITH BS EN 14604:2005, TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD. MULTIPLE ALARMS TO BE INTERCONNECTED. WIRING TO CONFORM TO IEE WIRING REGULATIONS.
 HEAT ALARM		HEAT ALARM - INSTALLED TO BS5446-2:2013 GRADE D CATEGORY LD3. FITTINGS TO BS 5446-2:2003. TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD. MORE THAN ONE TO BE INTERCONNECTED. WIRING TO CONFORM TO IEE WIRING REGULATIONS.

PLAN	ELEVATION	DESCRIPTION
	 NEON  CONNECTOR	SWITCHED FUSED SPUR WITH NEON INDICATOR LINKED TO CONNECTOR PLATE
		LOW LEVEL SINGLE SOCKET
		HIGH LEVEL SINGLE SOCKET
		LOW LEVEL DOUBLE SOCKET
	USB 	LOW LEVEL DOUBLE SOCKET WITH INTEGRAL USB OUTLETS
		HIGH LEVEL DOUBLE SOCKET
	USB 	HIGH LEVEL DOUBLE SOCKET WITH INTEGRAL USB OUTLETS
		TV POINT
		TELEPHONE / INTERNET POINT
		ETHERNET SOCKET
		COOKER SWITCH
		LOW LEVEL MEDIA POINT CONTAINING, 4 MAINS SOCKETS, TV POINT & BT POINT
	W	WATER HEATER SWITCH FUSED SPUR WITH NEON INDICATOR
		PELMET LIGHT (KITCHEN)
		BOILER PROGRAMMER
		ROOM THERMOSTAT
		SWITCHED FUSED SPUR
	C.U.	CONSUMER UNIT
	G	GAS OUTLET
	FGS	FUSED GRID SWITCH (FOR KITCHEN APPLIANCES).
		EXTRACTOR FAN AND DUCT
		RADIATOR (WIDTH VARIES)

House Type WILLINGTON		Code T4H1265-NDSS		Drawing no. S-2.1-01		Rev A	
Title SYMBOLS KEY		Scale N/A		A FIRST DUCHY 2.1 ISSUE		JUNE 23	
				Rev		Date	
				Comments			



NOTES

- SEE SITE DRAINAGE PLAN FOR POSITIONS OF RWP GULLIES & MANHOLES.
- DRAINS : ANY DRAIN PASSING THROUGH A WALL OR FOUNDATION TO HAVE A CLEAR OPENING OF 50mm ALL ROUND WITH LINTEL OVER.
- REST BEND WITH WASTE ADAPTOR MUST BE CONNECTED TO A VENTED DRAIN WITH IN 6m.
- GROUND MOUNTED WATER METER TO BE USED WHERE APPLICABLE
- 150mm FULL SLAB INSULATION REQUIRED - SEE SPEC FOR TYPE
- METER POSITIONS SHOWN ARE OPTIONS ONLY. PLEASE CHECK WITH LAYOUT FOR SITE SPECIFIC LOCATION.
- MOVEMENT JOINTS MAY BE REQUIRED DEPENDING ON LENGTH OF TERRACE BLOCK. REFER TO STANDARD DETAILS & LINK BLOCK PLANS FOR REQUIREMENTS & LOCATION.
- MOVEMENT JOINTS ARE REQUIRED AT 12m MAX CENTRES FOR CLAY BRICKS & 6m FOR CONCRETE BRICKS AND /OR RENDER. SEE STANDARD DETAILS.
- * DENOTES TYPICAL MOVEMENT JOINT LOCATION.

IMPORTANT NOTE:

THIS DRAWING IS ONLY TO BE USED FOR SUB STRUCTURE SETTING OUT & SERVICES. FOR DETAILS OF FOUNDATIONS AND SUB STRUCTURE STRUCTURAL DETAILS PLEASE REFER TO ENGINEERS DRAWINGS. ALL WALLS SHOWN ARE LOAD BEARING. FOR STUD WALLS & NON LOAD BEARING MASONRY WALLS REFER TO GROUND FLOOR PLAN 03.

NOTE:

BRICK/BLOCK HATCHING IS TO INDICATE WHAT IS VISIBLE ABOVE GROUND LEVEL TO SUIT SUPER STRUCTURE. REFER TO DRAWING 03, CONSTRUCTION SPEC. AND EXTERNAL FINISHES FOR DETAILS.

KEY:

- OUTER LEAF BRICKWORK.
- INNER LEAF & GARAGE INTERNAL WALL BLOCKWORK.
- PARTY WALLS BLOCKWORK.

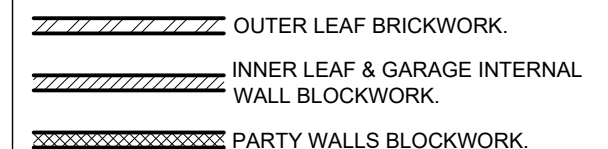
A FIRST DUCHY 2.1 ISSUE

JUNE 23

Rev Comments

Date

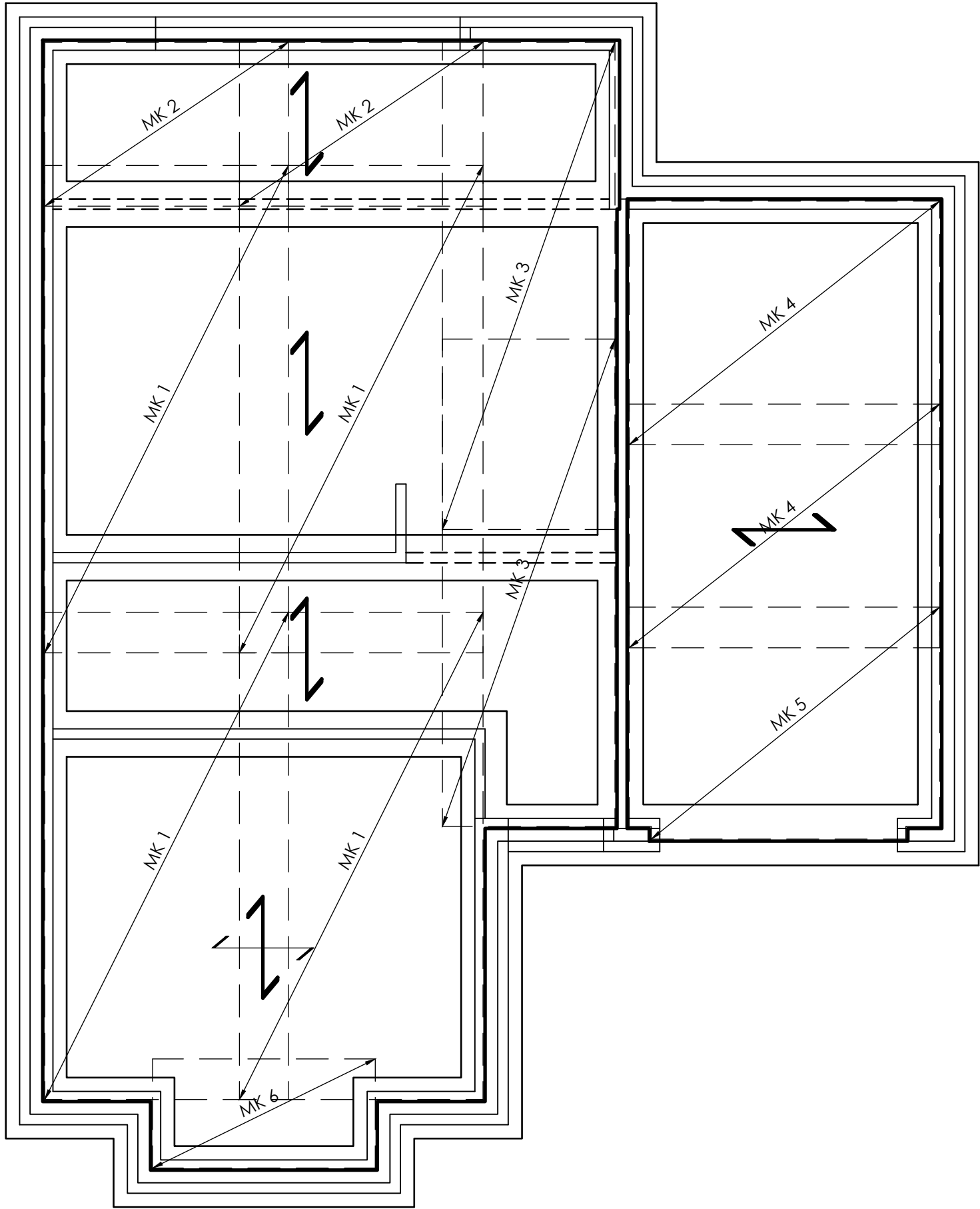
House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-02-AS	A
Title	Scale		
SUB-STRUCTURE PLAN - AS	1:50		



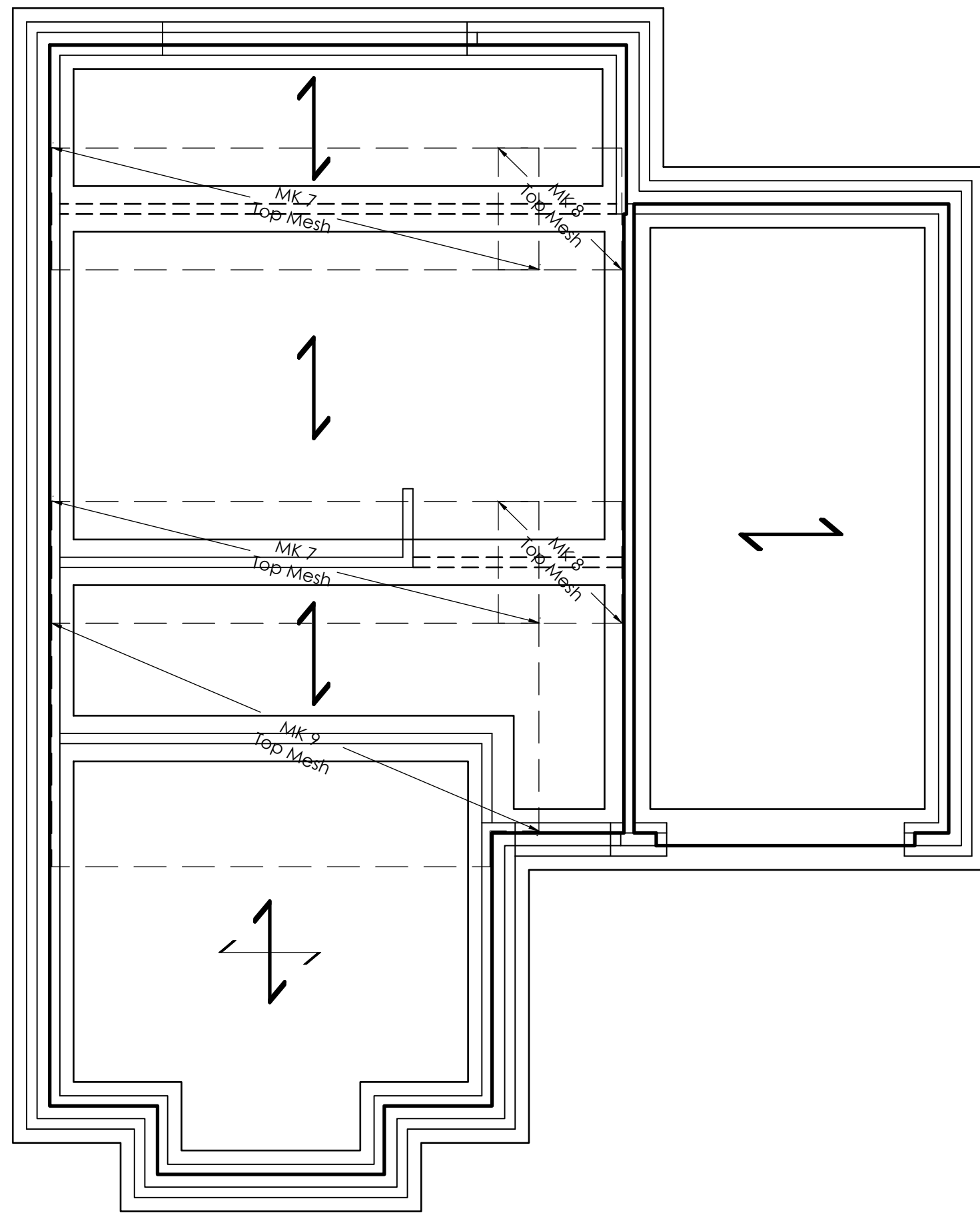
TELECOM CABLE
TO EXTERNAL BOX.

House Type	Code	Rev/ Comments	Date
WILLINGTON	T4H1265-NDSS	Drawing no. S-2.1-02-OPP	Rev A
Title SUB-STRUCTURE PLAN - OPPOSITE			Scale 1:50

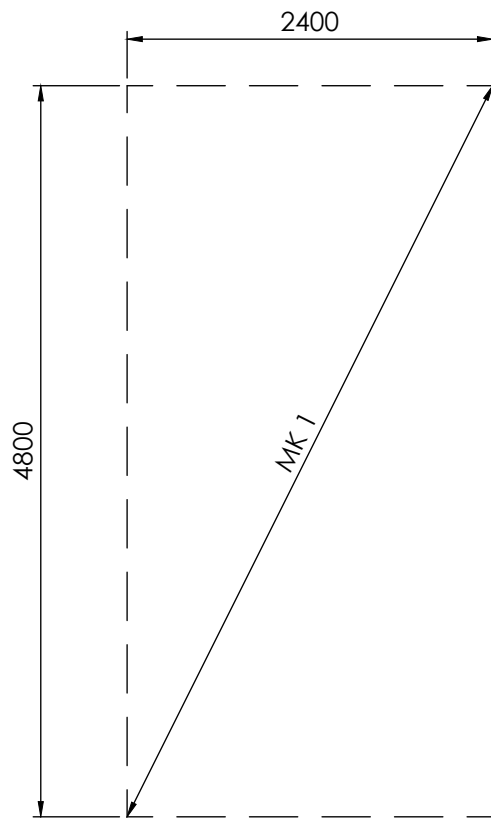
300mm
200mm
100mm
50mm
0 10mm
Unscaled



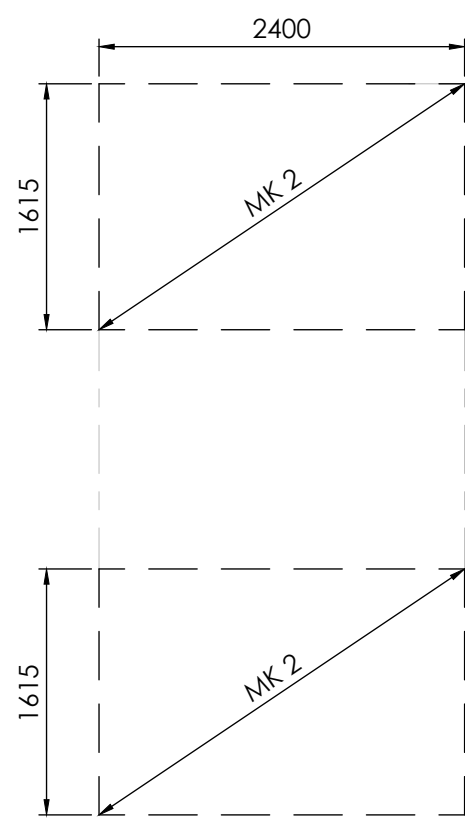
Willington Bottom Mesh Layout
Scale 1 : 50



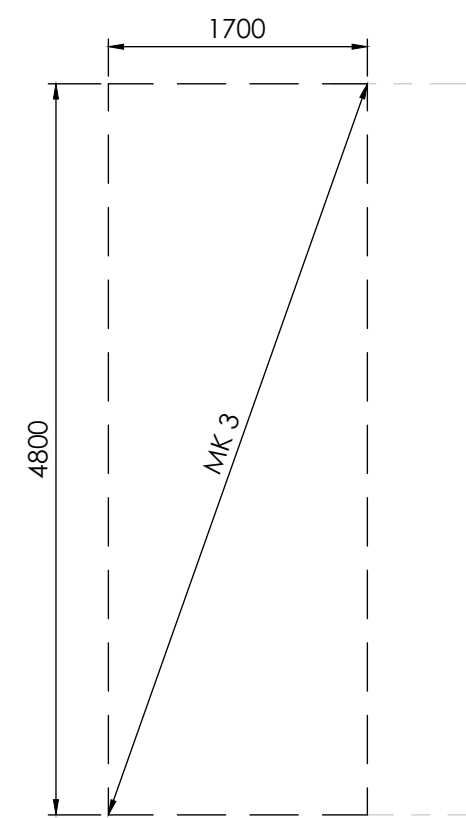
Willington Top Mesh Layout
Scale 1 : 50



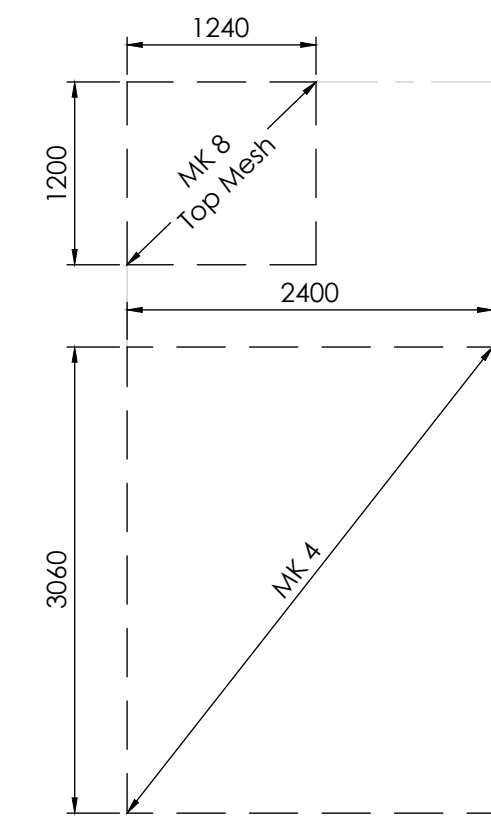
MK 1
4No. 2400x4800mm A252 Sheets



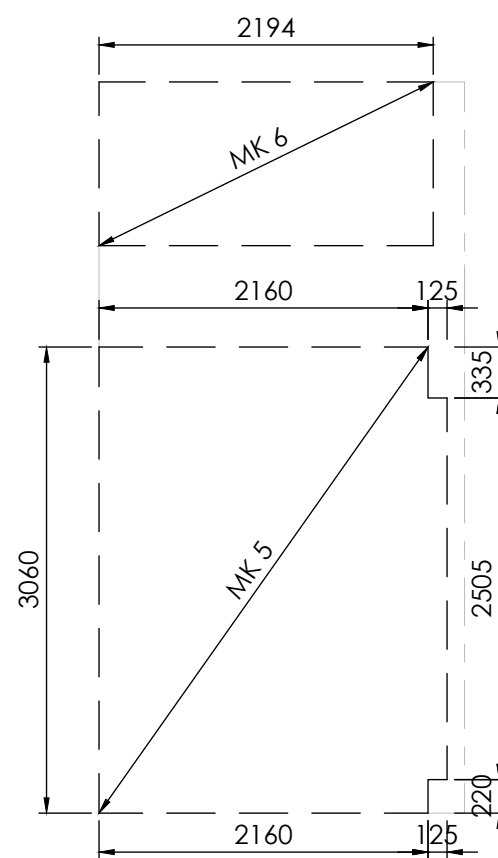
MK 2
1No. 2400x4800mm A252 Sheet



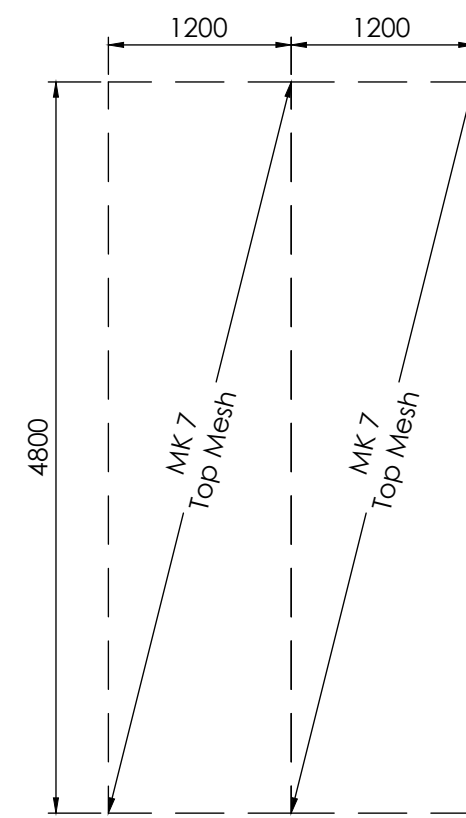
MK 3
2No. 2400x4800mm A252 Sheets



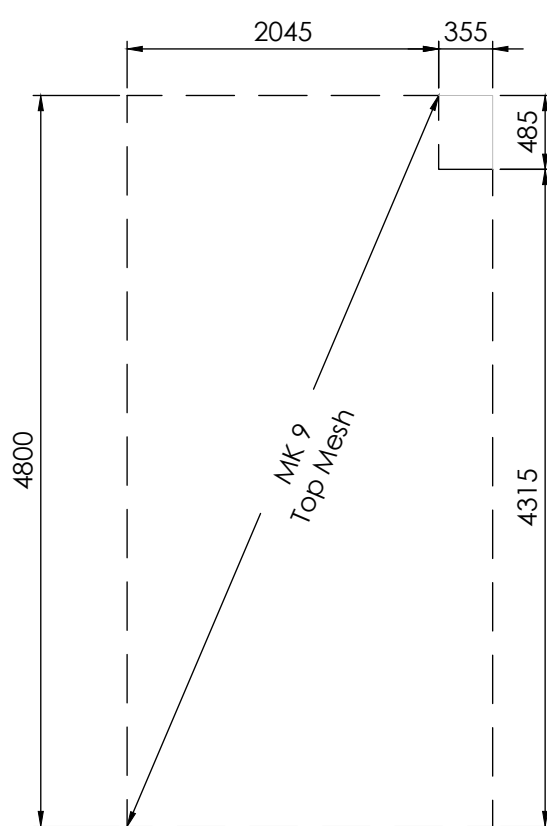
MK 4 & MK 8
2No. 2400x4800mm A252 Sheets



MK 5 & MK 6
1No. 2400x4800mm A252 Sheet



MK 7
1No. 2400x4800mm A252 Sheet



MK 9
1No. 2400x4800mm A252 Sheets

Concrete Mixes

- C1. Unless noted otherwise, mixes shall be designated mixes in accordance with BS8500 and NHBC Standards Section 2.1, as follows:
Floor Slab - Designated mix RC35 Consistence class S2 Normal weight
- C2. All workmanship, including formwork, reinforcement, testing, casting and curing, shall be in accordance with NHBC Standards Section 2.1
- C3. Sizes of concrete elements do not include thickness of applied finishes.
- C4. Maximum areas and dimensions of pours shall not exceed the recommendations given in the National Structural Concrete Specification.
- C5. Surfaces receiving grout shall be left rough and free of laitance.
- C6. All dimensions to slab edges to be confirmed by the Architect.
- C7. Penetrations less than 300mm square or diameter are not necessarily shown on the engineers' drawings. Contractor to ensure co-ordination with Architects, M&E consultants & specialists drawings for all service entries.
- C8. Cover to reinforcement to be as follows:
Top of slab 20mm
Btm of slab 20mm
- C9. Minimum laps in reinforcement to be as follows:
Mesh Ends 400mm
Mesh Sides 400mm
NB: Alternative lap requirements may be identified on the detailed drawings
- C10. Welding of reinforcement shall not be permitted without approval.

General Notes

- G1. This drawing is to be read in conjunction with all relevant Client, Architects & Specialists Drawings & Specifications.
- G2. All materials & workmanship shall be in accordance with NHBC Standards.

Substructure Masonry Notes

- M1. For brickwork specification refer to Architect's Details.
- M2. Substructure brickwork should be class F2 S2 in accordance with BS EN 771-1.
- M3. Substructure blockwork shall be autoclaved aerated blockwork and is to have an Agrément certificate for use in that situation.
- M4. Substructure blockwork shall have a minimum compressive strength of 3.6N/mm².
- M5. The contractor is to provide all temporary bracing/strutting to brick/ block walls to ensure their stability.
- M6. All substructure mortar to be class (ii) to BS 5628 Part i & iii.

Ground Floor Slab Notes

- G1. The ground floor slab is designed as suspended and is to be cast on a sub-base of clean well graded, inert selected site fill material. This material should be nominally compacted to provide a suitable base for receiving freshly poured concrete and shall be blinded with fines and covered with DPM to Duchy Homes specification and requirements.
- G2. All ground floor slabs to be 140mm thick, U.N.O. and reinforced in accordance with details shown on the drawing. Slabs are to receive a power float finish in accordance with Duchy Homes specification and requirements.

CDM Notes

- CDM1. This drawing should be read in conjunction with the Project Health & Safety Plan.
- CDM2. All unforeseen eventualities which occur during demolition/ construction and affect health & safety issues or resources must be reported to the CDM Co-ordinator.
- CDM3. All design work carried out by the Contractor or appointed Sub-contractors must be notified to the CDM Co-ordinator.
- CDM4. Significant residual design & construction hazards, related to this drawing are:
- Interface with site personnel
 - Interface with factory staff
 - Plant/vehicle movements & space restrictions
 - Existing live services
 - Excavations in unstable ground
 - Working in contaminated ground
 - Falls from height
 - Falling objects
 - Instability of masonry walls in temporary conditions

C2	17.07.23	Wall between House & Garage reduced to 100mm and Mesh Sheets 3 and 8 increased in size to suit	AS
C1	04.10.21	Construction Issue	SC
P1	29.09.21	Preliminary Issue	SC
Mark	Date	Details	By

Revision history

Drawing originator:



Client:



Project title:

Standard House Types
T4H1265
HT Willington

Drawing title:

Slab Mesh Layout

Scale: As Indicated for the original size of A1

Drawn by: SC | Checked by: RMF | Passed by: RMF | Date: Sep '21

Drawing status:

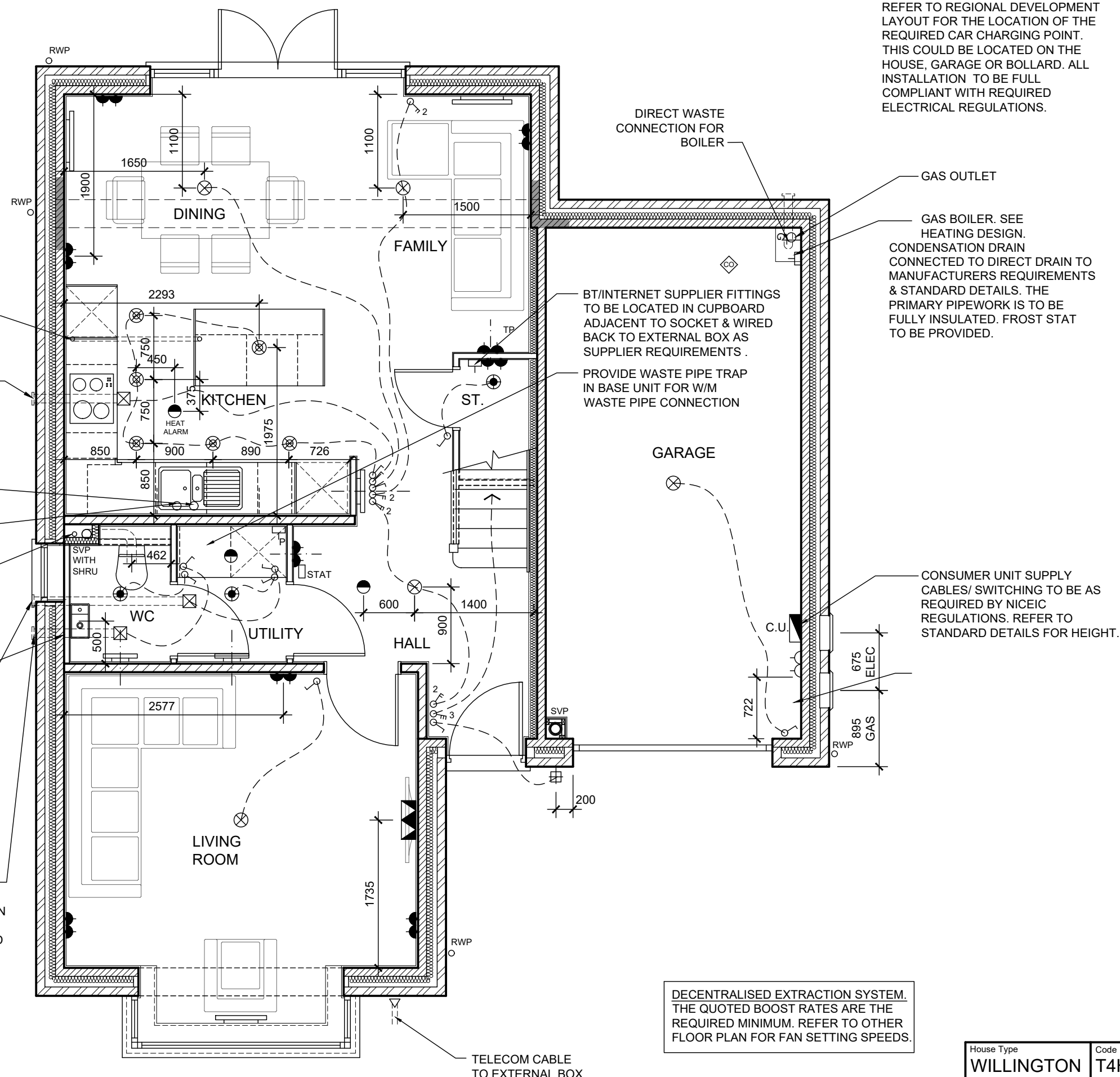
Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discip.	Number	Revision:
DHL03	xx	BET	xx	xx	DR	S	022		C2

Do not scale this drawing
6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Tel 01244 288178

FOR COMPLIANCE WITH PART S,
REFER TO REGIONAL DEVELOPMENT
LAYOUT FOR THE LOCATION OF THE
REQUIRED CAR CHARGING POINT.
THIS COULD BE LOCATED ON THE
HOUSE, GARAGE OR BOLLARD. ALL
INSTALLATION TO BE FULL
COMPLIANT WITH REQUIRED
ELECTRICAL REGULATIONS.

- NOTES**
- ALL DIMENSIONS TAKEN FROM FACE OF BRICKWORK OR BLOCKWORK & TIMBER FACE OF STUD PARTITIONS
 - RODDING POINTS TO BE PROVIDED WHERE DISCHARGE PIPES CANNOT BE REACHED BY REMOVING TRAPS
 - METER POSITIONS SHOWN ARE OPTIONS ONLY. PLEASE CHECK WITH LAYOUT FOR SITE SPECIFIC LOCATION.
 - CHECK WITH DRAINAGE PLAN TO DETERMINE LOCATION OF OPEN VENTED STACKS. OTHERWISE ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN AIR RELEASE VALVE SEE STD DETAILS.
 - LIGHTS TO BE CENTRAL TO ROOM UNLESS DIMENSIONED OTHERWISE.
 - SEE STANDARD DETAILS FOR:
 1. HEIGHTS OF SOCKETS, SWITCHES, ETC.
 2. POSITION OF LIGHT SWITCHES UNLESS OTHERWISE DIMENSIONED.
 3. HEIGHT & POSITION OF WALL LIGHT CABLES UNLESS OTHERWISE DIMENSIONED.
 4. POSITION OF SOCKETS UNLESS OTHERWISE DIMENSIONED.
 5. POSITION OF RADIATORS UNLESS CENTRAL TO A WINDOW OR DIMENSIONED.
 - INTERNAL ENERGY EFFICIENT LIGHTING & EXTERNAL LIGHTING TO BE PROVIDED TO COMPLY WITH BUILDING REGULATIONS AD PART L1A 2013. REFER TO SPECIFICATION FOR TYPE.



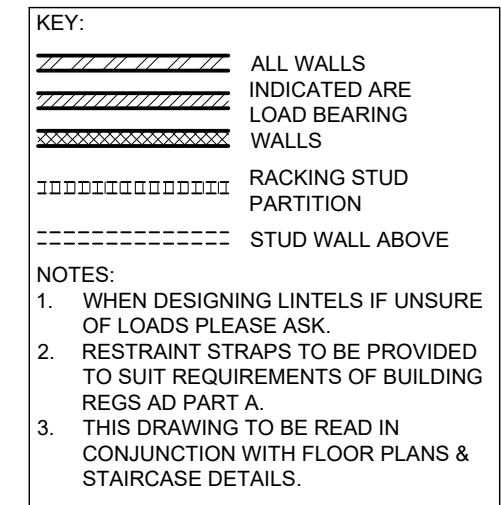
DECENTRALISED EXTRACTION SYSTEM.
THE QUOTED BOOST RATES ARE THE
REQUIRED MINIMUM. REFER TO OTHER
FLOOR PLAN FOR FAN SETTING SPEEDS.

B	KITCHEN SPOTS CHANGED	10.04.24
A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-031	B
Title	Scale		
GROUND FLOOR PLAN (SERVICES)	1:50		

TIMELESS
COLLECTION

Duchy
Homes



The copyright of this drawing is held by Duchy Homes Limited and no reproduction is allowed without prior permission.

B	SHOWER WASTE AMENDED	28.02.25
A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type	Code	Rev	Comments	Date
WILLINGTON	T4H1265-NDSS		S-2.1-04	B
Title				Scale
FIRST FLOOR SYSTEM LAYOUT				1:50

W2, W5 & W7 LINTELS ARE NOT TO BE INSTALLED UNTIL THE LOAD OF THE GIRDER TRUSSES HAVE BEEN CONFIRMED BY THE SUPPLIER

GUARD RAILS TO WINDOWS DEEPER THAN 1050.
GUARD RAIL TO BE PROVIDED TO WINDOWS WHERE REQUIRED TO PROVIDE AN 1100mm HIGH BALUSTRADE. PLEASE SEE STANDARD DETAIL FOR FOR FURTHER INFORMATION.

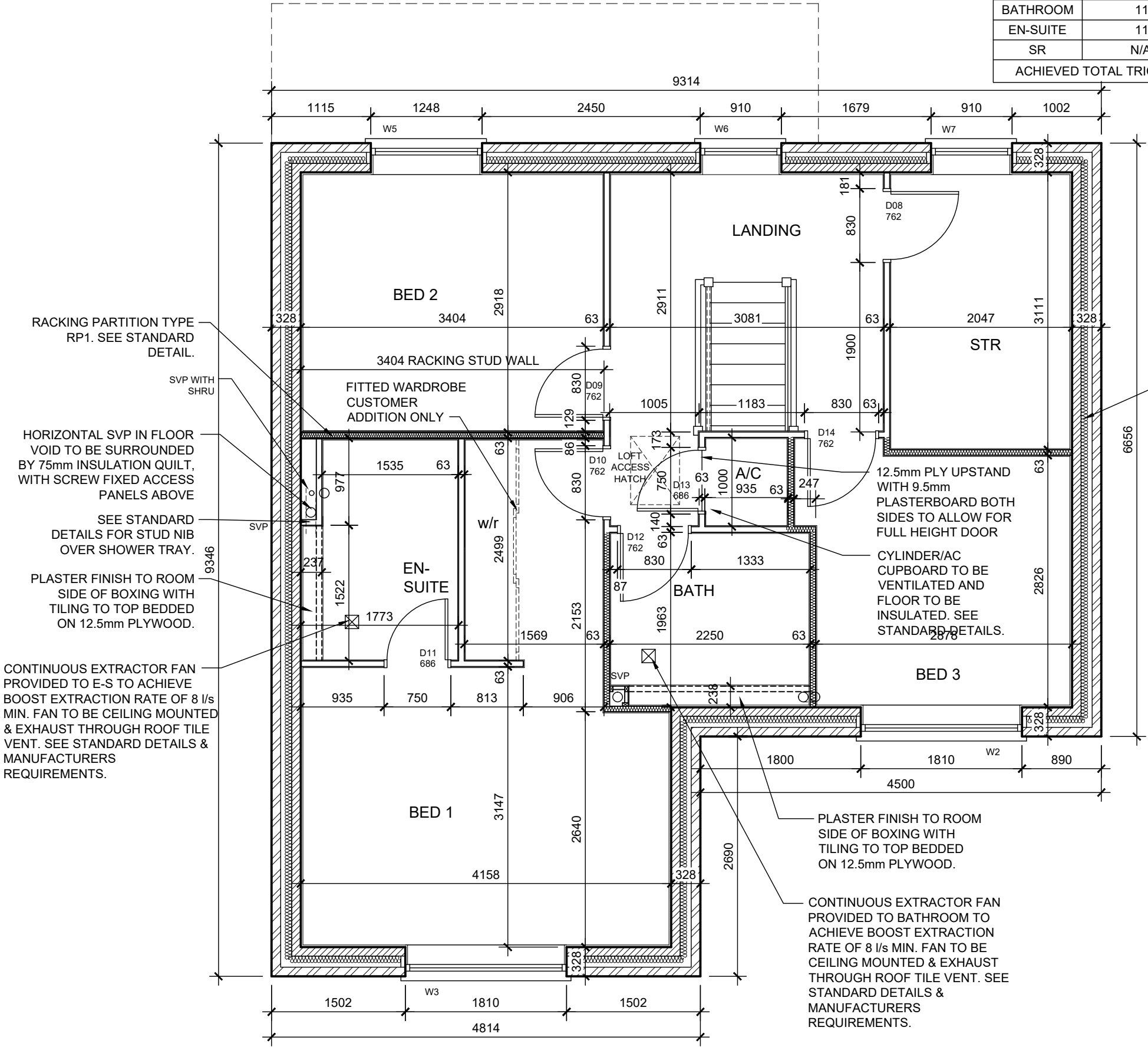
DMEV EXTRACTION SYSTEM (AIR FLOW iCONSTANT)			
TOTAL FLOOR AREA	117.52m²	*0.3	REQUIRED MIN - 35.25 l/s
PART F TABLE 1.3 - BEDS	4		REQUIRED MIN - 37 l/s
ROOM	BOOST l/s	TRICKLE l/s	
KITCHEN	13	11	
WC	8	5	
UTILITY	11	8	
BATHROOM	11	8	
EN-SUITE	11	8	
SR	N/A	N/A	
ACHIEVED TOTAL TRICKLE		40 l/s	

- NOTES
- ALL DIMENSIONS TAKEN FROM FACE OF BRICKWORK OR BLOCKWORK & TIMBER FACE OF STUD PARTITIONS
 - RODDING POINTS TO BE PROVIDED WHERE DISCHARGE PIPES CANNOT BE REACHED BY REMOVING TRAPS
 - ROBUST CONSTRUCTION DETAILS ARE TO BE USED TO COMPLY WITH BUILDING REGULATIONS AD PART L1A 2013. PLEASE REFER TO STANDARD DETAILS FOR SPECIFIC INFORMATION.
 - ALL INTERNAL DOORS TO HAVE A 10mm AIR GAP BETWEEN THE UNDERSIDE OF THE DOOR AND THE FLOOR FINISH.
 - MOVEMENT JOINTS MAY BE REQUIRED DEPENDING ON LENGTH OF TERRACE BLOCK. REFER TO STANDARD DETAILS & LINK BLOCK PLANS FOR REQUIREMENTS & LOCATION.
 - MOVEMENT JOINTS ARE REQUIRED AT:
 - 12m MAX CENTRES FOR CLAY BRICKS.
 - RECON STONE AS MANUFACTURERS REQUIREMENTS
 - 6m MAX CENTRES FOR CONCRETE BRICKS.
 - 6m MAX CENTRES & 3.75m MAX FROM RESTRAINED ENDS (I.E. CORNERS) FOR RENDER.
 - SEE STANDARD DETAILS.

* DENOTES TYPICAL MOVEMENT JOINT LOCATION. (REFER TO ELEVATION DRAWINGS FOR RECON STONE REQUIREMENTS)

WALL TYPES KEY:	
	OUTER LEAF: BRICKWORK OR BLOCK REFER TO ELEVATIONS
	INNER LEAF: AERATED BLOCKWORK.
	PARTITION WALLS: MEDIUM DENSE SOLID BLOCKWORK.
	PARTY WALLS: AERATED SOLID BLOCKWORK.
	INSULATED STUD PARTITION.
	STUD PARTITION.
REFER TO CONSTRUCTION SPEC FOR DETAILS	

PROVIDE 22mm PLY PATRESS IN BETWEEN STUDS FOR SANITARY WARE, KITCHENS & OTHER FITTINGS AS REQUIRED OR INDICATED IN STANDARD DETAILS



REFER TO CONSTRUCTION SPEC FOR CAVITY WALL INSULATION DETAILS.

PLASTER FINISH TO ROOM SIDE OF BOXING WITH TILING TO TOP BEDDED ON 12.5mm PLYWOOD.

CONTINUOUS EXTRACTOR FAN PROVIDED TO BATHROOM TO ACHIEVE BOOST EXTRACTION RATE OF 8 l/s MIN. FAN TO BE CEILING MOUNTED & EXHAUST THROUGH ROOF TILE VENT. SEE STANDARD DETAILS & MANUFACTURERS REQUIREMENTS.

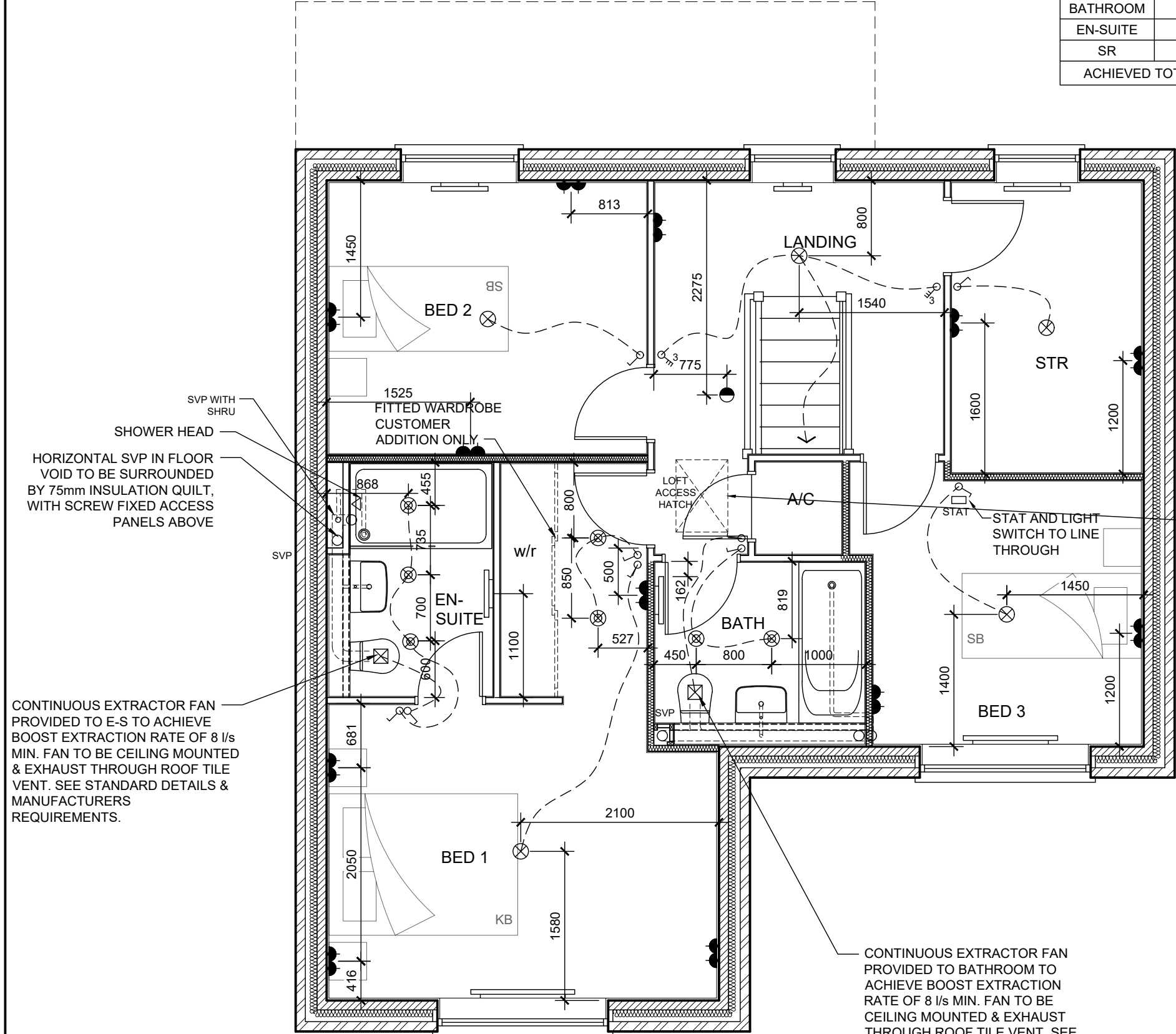
House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-05	B
Title	Scale		
FIRST FLOOR PLAN (STRUCTURAL)	1:50		

Rev	Comments	Date
B	SHOWER TRAYS AMENDED.	28.02.25
A	FIRST DUCHY 2.1 ISSUE	JUNE 23

GUARD RAILS TO WINDOWS DEEPER THAN 1050.
GUARD RAIL TO BE PROVIDED TO WINDOWS
WHERE REQUIRED TO PROVIDE AN 1100mm
HIGH BALUSTRADE. PLEASE SEE STANDARD
DETAIL FOR FOR FURTHER INFORMATION.

DMEV EXTRACTION SYSTEM (AIR FLOW iCONSTANT)			
TOTAL FLOOR AREA	117.52m²	*0.3	REQUIRED MIN - 35.25 l/s
PART F TABLE 1.3 - BEDS		4	REQUIRED MIN - 37 l/s
ROOM	BOOST l/s		TRICKLE l/s
KITCHEN	13		11
WC	8		5
UTILITY	11		8
BATHROOM	11		8
EN-SUITE	11		8
SR	N/A		N/A
ACHIEVED TOTAL TRICKLE			40 l/s

- NOTES
- ALL DIMENSIONS TAKEN FROM FACE OF BRICKWORK OR BLOCKWORK & TIMBER FACE OF STUD PARTITIONS
 - RODDING POINTS TO BE PROVIDED WHERE DISCHARGE PIPES CANNOT BE REACHED BY REMOVING TRAPS
 - CHECK WITH DRAINAGE PLAN TO DETERMINE LOCATION OF OPEN VENTED STACKS. OTHERWISE ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN AIR RELEASE VALVE SEE STD DETAILS.
 - LIGHTS TO BE CENTRAL TO ROOM UNLESS DIMENSIONED OTHERWISE.
 - SEE STANDARD DETAILS FOR:
 1. HEIGHTS OF SOCKETS, SWITCHES, ETC.
 2. POSITION OF LIGHT SWITCHES UNLESS OTHERWISE DIMENSIONED.
 3. HEIGHT & POSITION OF WALL LIGHT CABLES UNLESS OTHERWISE DIMENSIONED.
 4. POSITION OF SOCKETS UNLESS OTHERWISE DIMENSIONED.
 5. POSITION OF RADIATORS UNLESS CENTRAL TO A WINDOW OR DIMENSIONED.
 - INTERNAL ENERGY EFFICIENT LIGHTING & EXTERNAL LIGHTING TO BE PROVIDED TO COMPLY WITH BUILDING REGULATIONS AD PART L1A 2013. REFER TO SPECIFICATION FOR TYPE.

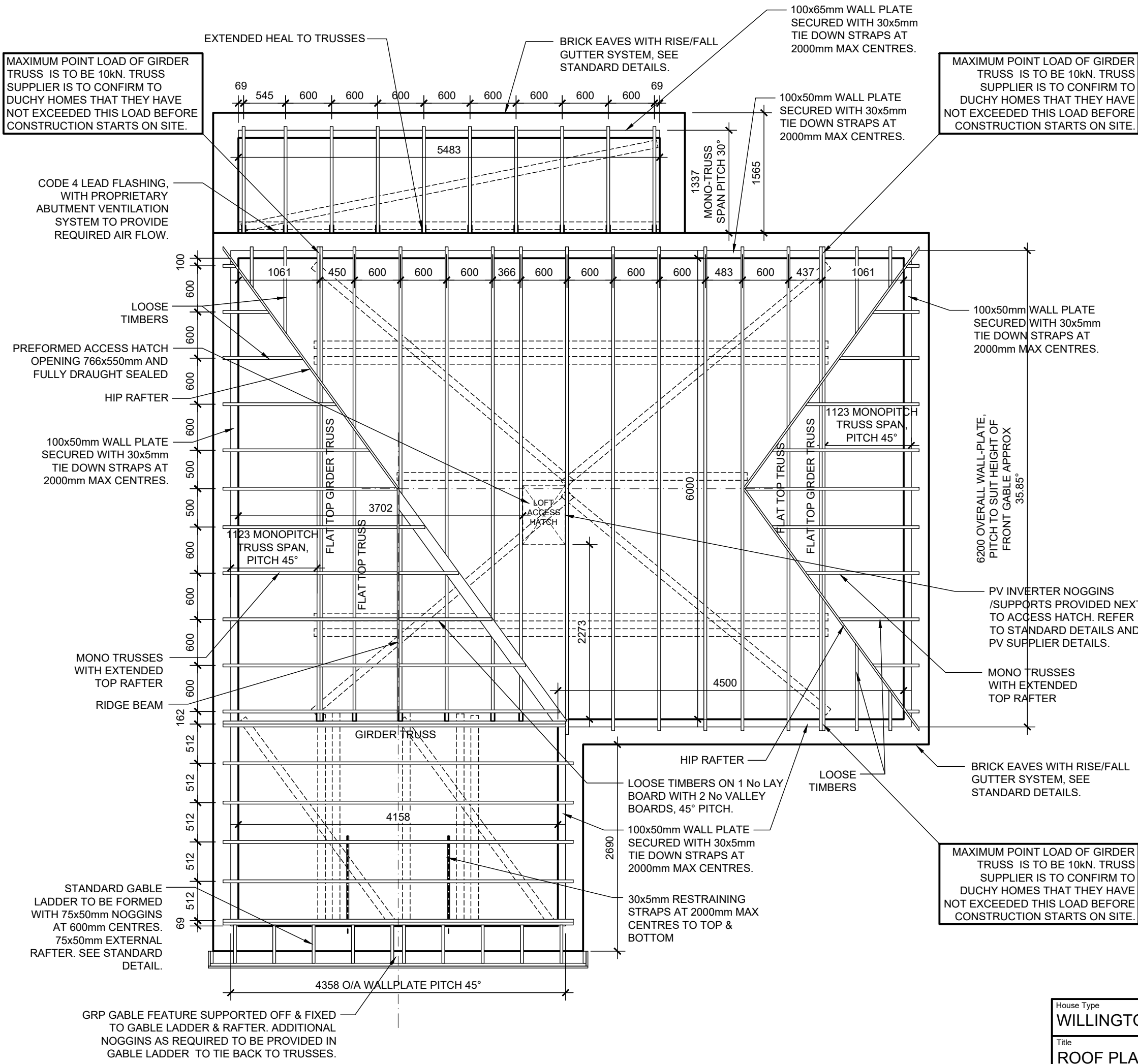


SOLAR PV PANELS (REQUIRED OUT AS SAP CALCULATION). INVERTER TO BE LOCATED IN LOFT NEXT TO LOFT HATCH FOR SAFE & EASY ACCESS. ALL INSTALLED TO SPECIALIST DESIGN. COMBINED SMOKE & HEAT DETECTOR INSTALLED AT HIGH LEVEL IN LOFT WITH TEST/RESET SWITCH LOCATED ON INVERTER BOARD. REFER TO SUPPLIERS AND STANDARD DETAIL FOR INVERTER SUPPORT.

CONTINUOUS EXTRACTOR FAN PROVIDED TO BATHROOM TO ACHIEVE BOOST EXTRACTION RATE OF 8 l/s MIN. FAN TO BE CEILING MOUNTED & EXHAUST THROUGH ROOF TILE VENT. SEE STANDARD DETAILS & MANUFACTURERS REQUIREMENTS.

C	SHOWER TRAYS AMENDED.	28.02.25
B	WETROOM SPOTS CHANGED	10.04.24
A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-051	C
Title	Scale		
FIRST FLOOR PLAN (SERVICES)	1:50		



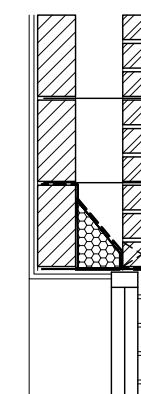
- NOTES
- ALL TRUSSES TO BE BRACED IN ACCORDANCE WITH TRUSS MANUFACTURERS DETAILS AND WITH BS 5268/PD6933 (EUROCODE)
 - ALL GIRDER TRUSSES TO BE FIXED TOGETHER IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - ALL TRUSSES TO BE FIXED AT 600mm CENTRES. UNLESS SPECIFIED OTHERWISE.
 - LATERAL SUPPORT TO WALLS TO BE PROVIDED IN ACCORDANCE WITH BUILDING REGULATIONS, PART A, DIAGRAM 15 AND CLAUSES 2C32 - 2C37.
 - 75x50mm PARTITION HEAD NOGGINS AT 400mm CENTRES MAX.
 - LOOSE TIMBERS TO BE SIZED & SUPPLIED BY ROOF TRUSS MANUFACTURER.
- THE WIND BRACING IS FOR GUIDANCE ONLY. PLEASE REFER TO TRUSS/ ROOF DESIGNERS DETAILS.
- IMPORTANT NOTE:
TRUSS/ ROOF DESIGNER - PLEASE ALWAYS READ IN CONJUNCTION WITH DUCHY HOMES STANDARD DETAILS TO ENSURE EAVES DETAILS ARE ACHIEVED USING YOUR TOP CHORD DEPTH.
- TRUSSES TO BE DESIGNED TO SUPPORT PV ARRAY AND SYSTEM, REFER TO REGIONS & SUPPLIER LAYOUT FOR ARRAY SIZE & LOCATION.

A FIRST DUCHY 2.1 ISSUE		JUNE 23
Rev	Comments	Date
House Type	Code	Drawing no.
WILLINGTON	T4H1265-NDSS	S-2.1-06
Title		Rev
ROOF PLAN		A
		Scale
		1:50

The copyright of this drawing is held by Duchy Homes Limited and no reproduction is allowed without prior permission.

NOTES

- 150mm FULL SLAB INSULATION REQUIRED - SEE SPEC FOR TYPE
- CHECK WITH DRAINAGE PLAN TO DETERMINE LOCATION OF OPEN VENTED STACKS. OTHERWISE ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN AIR ADMITTANCE VALVE. SEE STD DETAILS.
- ROOF COVERING AS GENERAL SPEC NOTES. TRUSSES DESIGNED & MANUFACTURED BY SPECIALIST TO BS5268 PT 3 1985.
- PIPEWORK IN ROOF SPACE TO BE RUN BELOW ROOF INSULATION & INSULATED WHERE IT RISES ABOVE
- 30x5mm TRUSS RESTRAINING STRAPS AT 2000mm MAX CENTRES TO TOP & BOTTOM CHORDS.

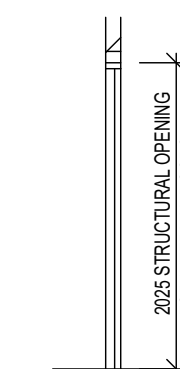


CAVITY TRAY OVER LINTELS AT GROUND FLOOR & IN GABLES.

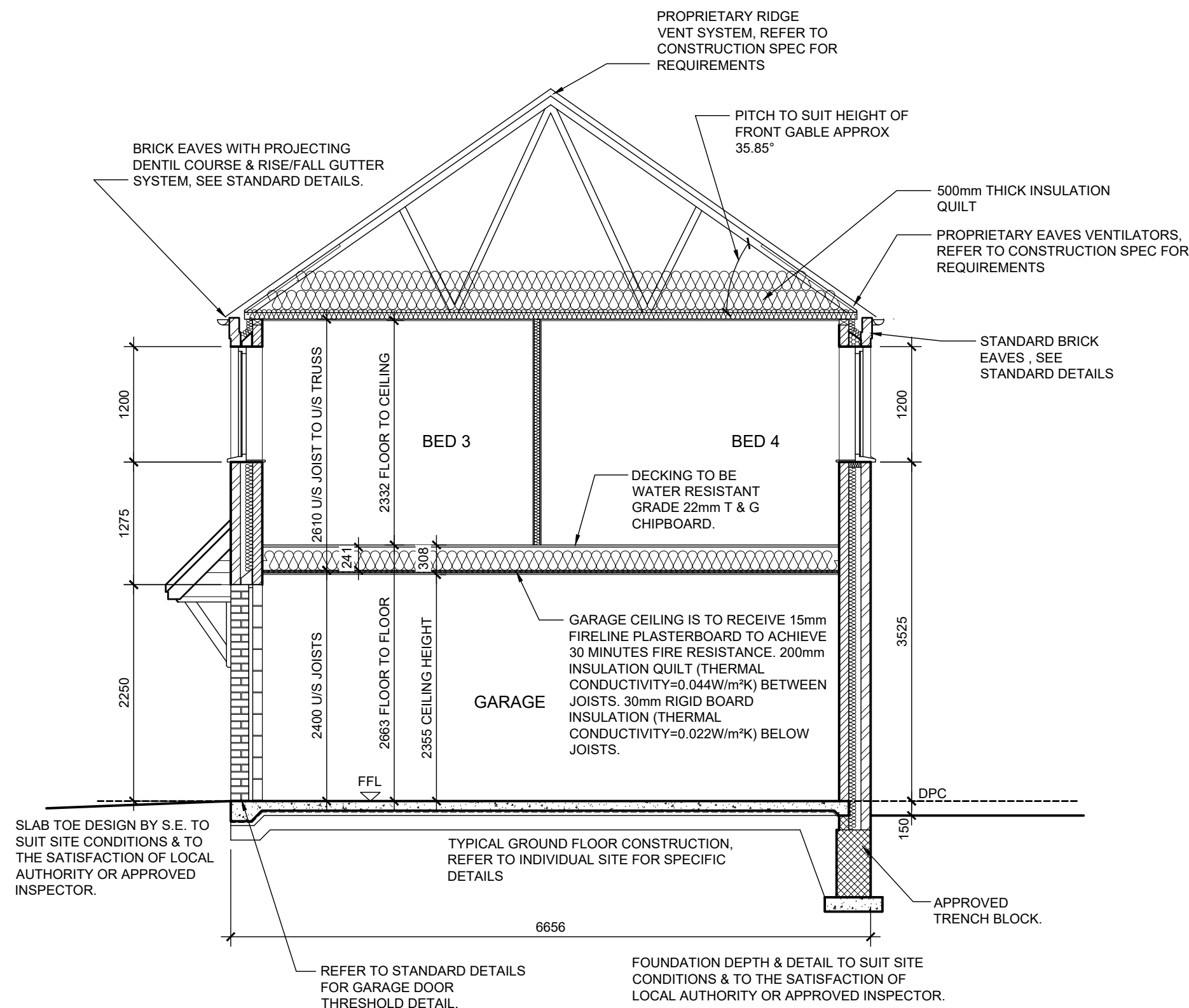
LENGTH OF TRAY TO BE WIDTH OF OPENING + 600mm i.e. TRAY TO EXTEND 300mm PAST SIDE OF OPENING. TRAY TO PROJECT 15mm PAST FRONT OF LINTEL.

PROVIDE WEEPHOLES AT MIN 450mm CENTRES, WITH AT LEAST TWO ABOVE EACH OPENING.

DETAIL OF CAVITY TRAY. 1:20



DETAIL OF INTERNAL DOOR



A FIRST DUCHY 2.1 ISSUE

JUNE 23

Rev Comments

Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-07	A
Title	Scale		
TYPICAL SECTION 1 OF 2	1:50		

House Type	Code	Rev	Comments	Date
WILLINGTON	T4H1265-NDSS		S-2.1-071	A
Title				Scale
TYPICAL SECTION 2 OF 2				1:50

NOTES:
RWP'S POSITIONED AS DRAINAGE PLAN.

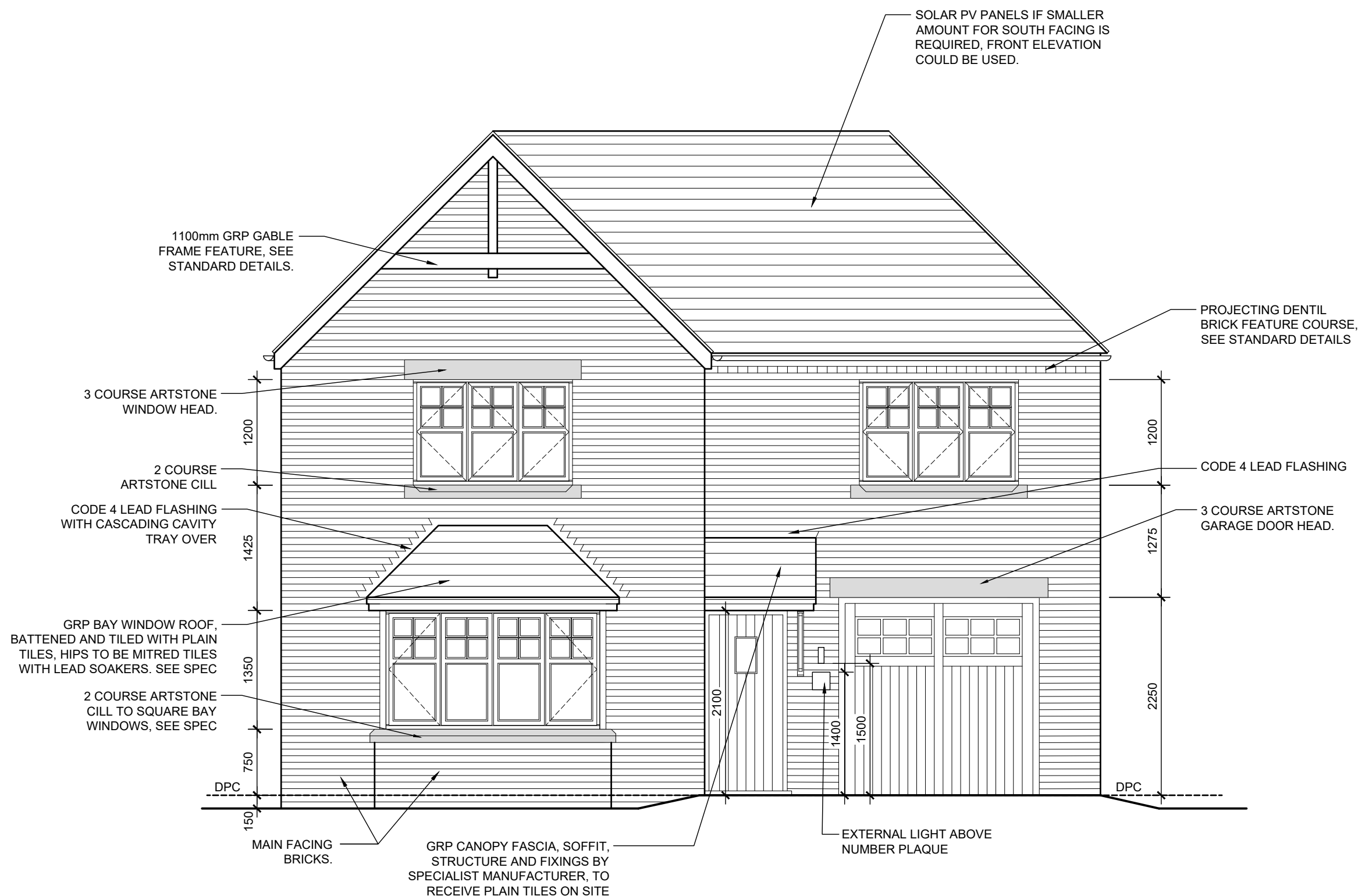
METER POSITIONS SHOWN ARE OPTIONS ONLY.
PLEASE CHECK WITH LAYOUT FOR SITE SPECIFIC
LOCATION.

CHECK WITH DRAINAGE PLAN TO DETERMINE
LOCATION OF OPEN VENTED STACKS. OTHERWISE
ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN
AIR ADMITTANCE VALVE SEE STD DETAILS.

MOVEMENT JOINTS ARE REQUIRED AT:
• 12m MAX CENTRES FOR CLAY BRICKS.
• 6m MAX CENTRES FOR CONCRETE BRICKS.
• 6m MAX CENTRES & 3.75m MAX FROM RESTRAINED
ENDS (I.E. CORNERS) FOR RENDER.
• SEE STANDARD DETAILS.

* DENOTES TYPICAL MOVEMENT JOINT LOCATION.

ALL FEATURE BRICKWORK TO BE FLUSH UNLESS
OTHERWISE STATED



A FIRST DUCHY 2.1 ISSUE
Rev Comments Date

House Type WILLINGTON	Code T4H1265-NDSS	Drawing no. S-2.1-08-TB	Rev A
Title FRONT ELEVATION - TRADITIONAL (BRICK)	Scale 1:50		

NOTES:
RWP'S POSITIONED AS DRAINAGE PLAN.

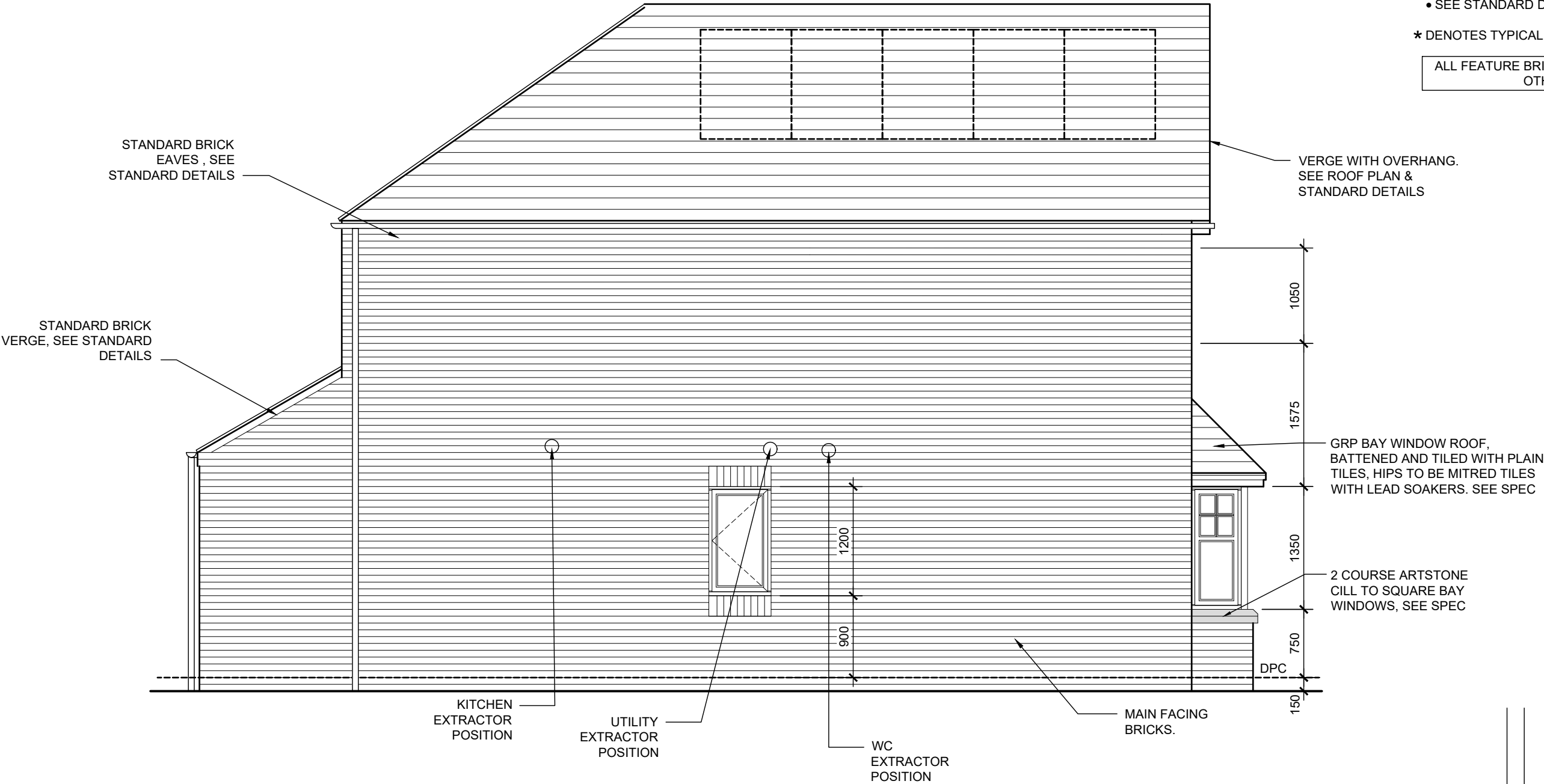
METER POSITIONS SHOWN ARE OPTIONS ONLY.
PLEASE CHECK WITH LAYOUT FOR SITE SPECIFIC
LOCATION.

CHECK WITH DRAINAGE PLAN TO DETERMINE
LOCATION OF OPEN VENTED STACKS. OTHERWISE
ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN
AIR ADMITTANCE VALVE SEE STD DETAILS.

MOVEMENT JOINTS ARE REQUIRED AT:
• 12m MAX CENTRES FOR CLAY BRICKS.
• 6m MAX CENTRES FOR CONCRETE BRICKS.
• 6m MAX CENTRES & 3.75m MAX FROM RESTRAINED
ENDS (I.E. CORNERS) FOR RENDER.
• SEE STANDARD DETAILS.

★ DENOTES TYPICAL MOVEMENT JOINT LOCATION.

ALL FEATURE BRICKWORK TO BE FLUSH UNLESS
OTHERWISE STATED



A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-081-TB	A
Title	Scale		
LH. SIDE ELEVATION - TRADITIONAL (BRICK)	1:50		

NOTES:
RWP'S POSITIONED AS DRAINAGE PLAN.

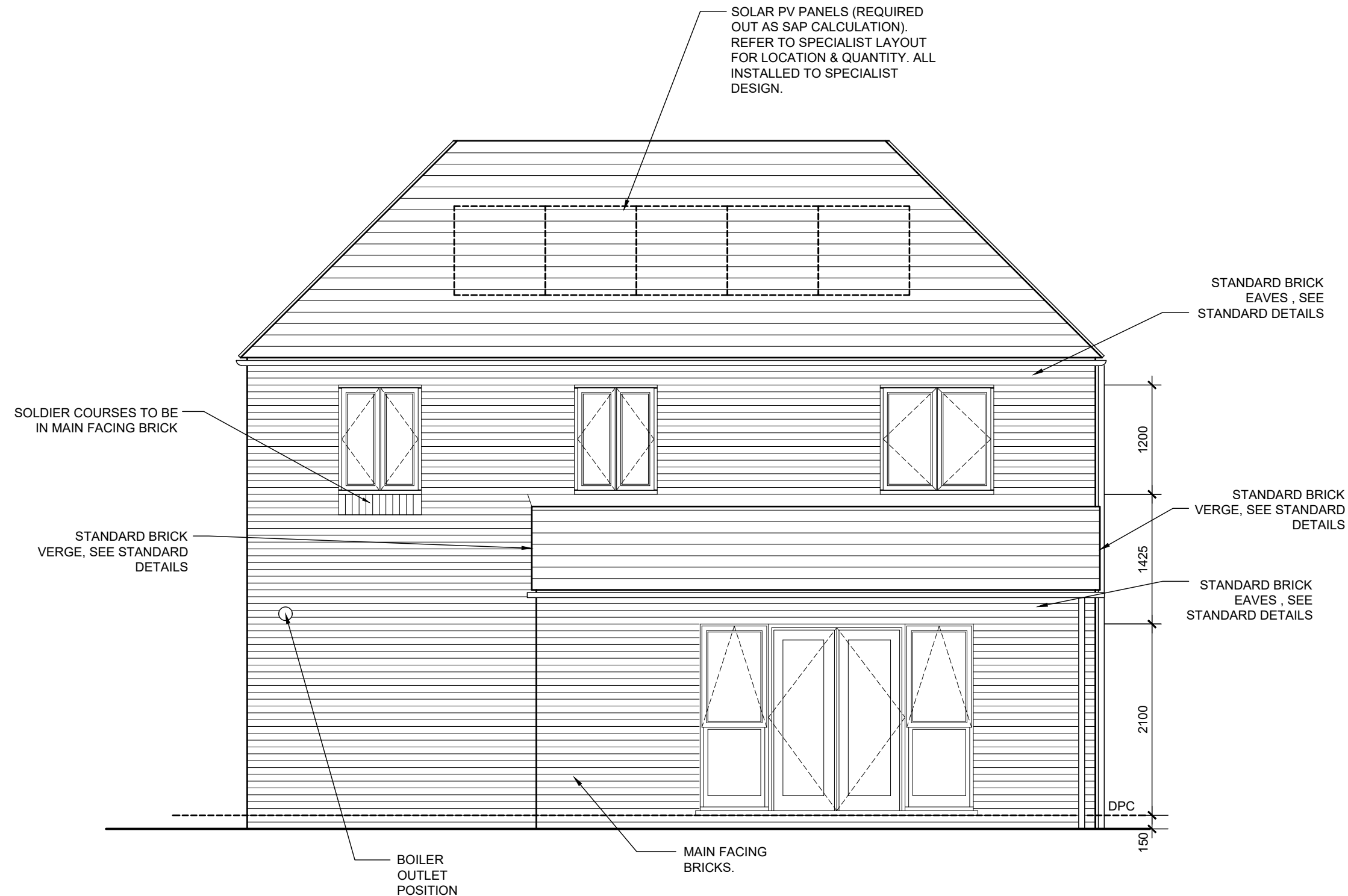
METER POSITIONS SHOWN ARE OPTIONS ONLY.
PLEASE CHECK WITH LAYOUT FOR SITE SPECIFIC
LOCATION.

CHECK WITH DRAINAGE PLAN TO DETERMINE
LOCATION OF OPEN VENTED STACKS. OTHERWISE
ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN
AIR ADMITTANCE VALVE SEE STD DETAILS.

MOVEMENT JOINTS ARE REQUIRED AT:
• 12m MAX CENTRES FOR CLAY BRICKS.
• 6m MAX CENTRES FOR CONCRETE BRICKS.
• 6m MAX CENTRES & 3.75m MAX FROM RESTRAINED
ENDS (I.E. CORNERS) FOR RENDER.
• SEE STANDARD DETAILS.

* DENOTES TYPICAL MOVEMENT JOINT LOCATION.

ALL FEATURE BRICKWORK TO BE FLUSH UNLESS
OTHERWISE STATED



A FIRST DUCHY 2.1 ISSUE JUNE 23
Rev Comments Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-082-TB	A
Title	Scale		
REAR ELEVATION - TRADITIONAL (BRICK)	1:50		

NOTES:
RWP'S POSITIONED AS DRAINAGE PLAN.

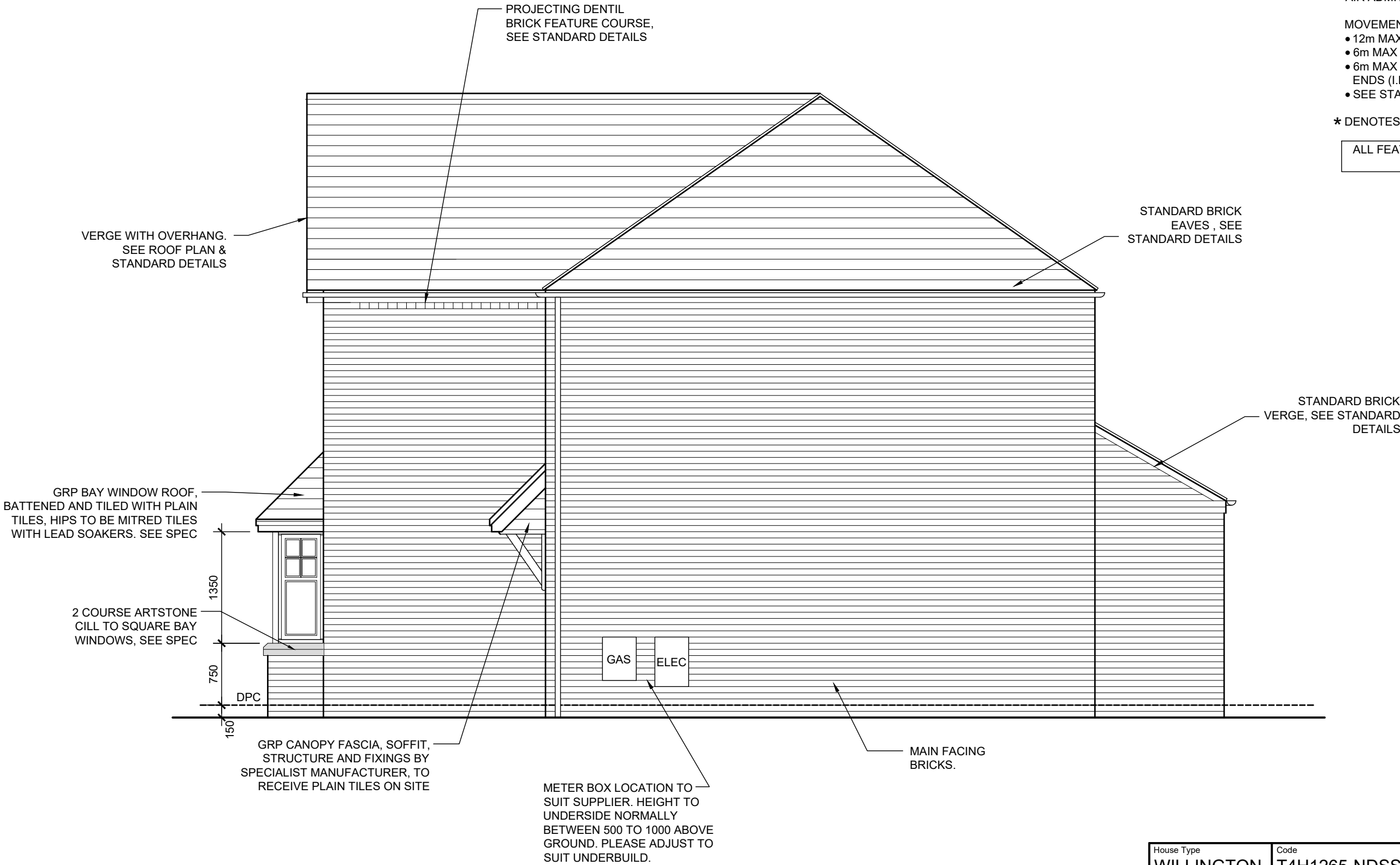
METER POSITIONS SHOWN ARE OPTIONS ONLY.
PLEASE CHECK WITH LAYOUT FOR SITE SPECIFIC
LOCATION.

CHECK WITH DRAINAGE PLAN TO DETERMINE
LOCATION OF OPEN VENTED STACKS. OTHERWISE
ALL SVPS TO TERMINATE IN ROOF SPACE WITH AN
AIR ADMITTANCE VALVE SEE STD DETAILS.

MOVEMENT JOINTS ARE REQUIRED AT:
• 12m MAX CENTRES FOR CLAY BRICKS.
• 6m MAX CENTRES FOR CONCRETE BRICKS.
• 6m MAX CENTRES & 3.75m MAX FROM RESTRAINED
ENDS (I.E. CORNERS) FOR RENDER.
• SEE STANDARD DETAILS.

★ DENOTES TYPICAL MOVEMENT JOINT LOCATION.

ALL FEATURE BRICKWORK TO BE FLUSH UNLESS
OTHERWISE STATED



A	FIRST DUCHY 2.1 ISSUE	JUNE 23
Rev	Comments	Date

House Type	Code	Drawing no.	Rev
WILLINGTON	T4H1265-NDSS	S-2.1-083-TB	A
Title	Scale		
R.H. SIDE ELEVATION - TRADITIONAL (BRICK)	1:50		