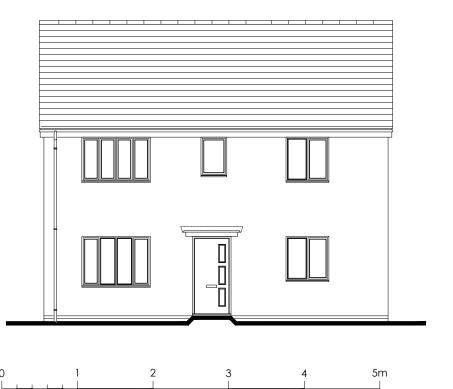


House Type COINS Code:

3 Bed Detached House
3 Bed Detached House
3 Bed Detached House
3 Bed Detached House



The Barndale Detached [Ba]

Structure - 1059sq.ft [98.4m²] NDSS - 1044sq.ft [97m²]

Staggered Garage Sheet Indexation:

Working Drawing Pack

Dwg No. Title.	Rev.	Date.
001 Indexation sheet002 Schedules010 Fire Stopping Elevations	02 A D	01.01.2025 15.04.2025 26.08.2025
AD: M4.2 101 Lower Ground Setting out plan AS [4.2] 102 Lower Ground Setting out plan OP [4.2]	E E	27.07.2025 27.07.2025
201 Ground Floor GA plan [4.2]210 First Floor GA plan	E C	27.07.2025 02.05.2025
301 First Floor Joist plan303 Roof Truss Setting Out Plan	B B	01.01.2025 01.01.2025
 420 Elevation - Contemporary Brick 421 Elevation - Contemporary Render 422 Elevation - Contemporary Cladding 	E D C	27.07.2025 27.07.2025 27.07.2025
501 Section A-A	-	26.03.2024
AD: M4.2 601 Ground Floor MEP [4.2] 602 First Floor MEP	D B	27.07.2025 01.01.2025
Planning Drawing Pack		
AD: M4.2 901 Proposed Plans [4.2] 902 Compliance Plans [4.2]	A A	28.06.2024 28.06.2024
905 Proposed Elevations - Contemp	Α	28.06.2024

House types Schedule:

Brick Only: AS Plots 34 / OPP Plots 7, 11, 25, 34, 123 Brick/Render: AS Plots 10, 120 / OPP Plots 15, 84 Brick/Cladding: AS Plots 85 / OPP Plots 90,110, 117 (Plot 110 shares a double garage with Plot 111)

	Drawing Set Revisions						
Rev.	Description.	Date.					
01	Stair style amended, additional flanking wall added. D101 & D104 relocated with all associated walls. SVP repositioned, and W107 relocated.	28.06.2024					
02	SVP repositioned at GF only, to be adj. Utility. Extract fans updated to show Low & Boost rates, title block updated with structural and NDSS areas, kitchen updated to use manufacturers design, attic SD block updated to show multifunction detector.	01.01.2025					
03	Garage moved back to co-ordinate with setting out plan	02.05.2025					
04	Gas and Eletric meter box swapped around to allow the gas box to be 2m or under down the side wall off the front door	22.07.2025					
5	Gas Electric meter boxes relocated to suit site conditions as bubbled	27.07.2025					
6	Fire socks added around car barn	26.08.2025					
	Project Title	<u></u>					

Persimmon	Project Title The Barndale - Detached Group Design - Timber Frame Structure Area: NDSS Area: 1059sq.ft [98.4m²] 1044sq.ft [97r		
Drowing Title Indexation Sheet	Date 26.03.2024	Scale NTS	Drawn GdD
Drawing Status Construction	Dwg. Ref. Ba_TF_Ctp_Det_R21@01 06		

	Window Schedule Contemporary							
WINDOW_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	ESCAPE_WINDOW	GLAZING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS
W001	Living Room	1810 x 1350mm	No	Clear	Yes	No	4000mm²	
W002	Dining Room	1135 x 1200mm	No	Clear	Yes	No	4000mm²	
W003	Dining Room	1360 x 1050mm	No	Clear	Yes	No	4000mm²	
W004	Kitchen	1360 x 1050mm	No	Clear	Yes	No	-	
W101	Bed 1	1810 x 1200mm	Yes	Clear	No	No	4000mm²	
W102	En Suite	685 x 1050mm	No	Obscure	Yes	No	-	•
W103	Bed 2	1135 1200mm	No	Clear	No	No	4000mm²	•
W104	Bed 2	910 x 1200mm	Yes	Clear	No	No	4000mm²	
W105	Bed 3	910 x 1200mm	Yes	Clear	No	No	4000mm²	
W106	Landing	460 x 1050mm	No	Clear	No	No	4000mm²	
W107	Bathroom	460 x 1050mm	No	Obscure	No	No	-	

Internal Door Schedule							
DOOR_NO	ROOM	LEAF	STRUCTURAL_WIDTH	WALL_HOST	FIRE		
D001	Living Room	838mm	898mm	89mm Stud	No		
D002	WC	838mm	898mm	63mm Stud	No		
D003	Dining	838mm	898mm	63mm Stud	No		
D004	Utility	838mm	898mm	63mm Stud	No		
D101	Bed 1	838mm	898mm	63mm Stud	No		
D102	Store 2	686mm	746mm	63mm Stud	No		
D103	En-Suite	762mm	822mm	63mm Stud	No		
D104	Bathroom	838mm	898mm	63mm Stud	No		
D105	Bed 3	838mm	898mm	63mm Stud	No		
D106	Store 1	762mm	822mm	63mm Stud	No		
D107	Bed 2	838mm	898mm	63mm Stud	No		

	External Door Schedule						
DOOR_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS	
ED01	Entrance Hall	1022.5 x 2100mm	Yes	Yes			
ED02	Utility Room	1022.5 x 2100mm	Yes	Yes			
ED03	Living Room	1810 x 2100mm	Yes	Yes	4000mm²		





Fire Stopping:

Fire stopping is only required at the junction of the party wall with the external wall and the roof as well as beneath party wall spandrel panels.

All openings into the cavity must be closed. Lintels, window/door formers, cavity socks and meter cabinets all constitute closings at the top of the cavity & around openings.

Refer to subsection 07 of the 2021 Persimmon Construction Detail pack for all fire stopping details.

Fire Stopping Legend:

Fire stopping fitted by brick layer/roofing contractor to all Fire stopping titted by blick layer frooting community party wall situations including any eaves overhang boxing.

Full cavity fill party wall expected including peak to RiR units. Compressed rocwool fire stopping required under party wall spandrel panels.

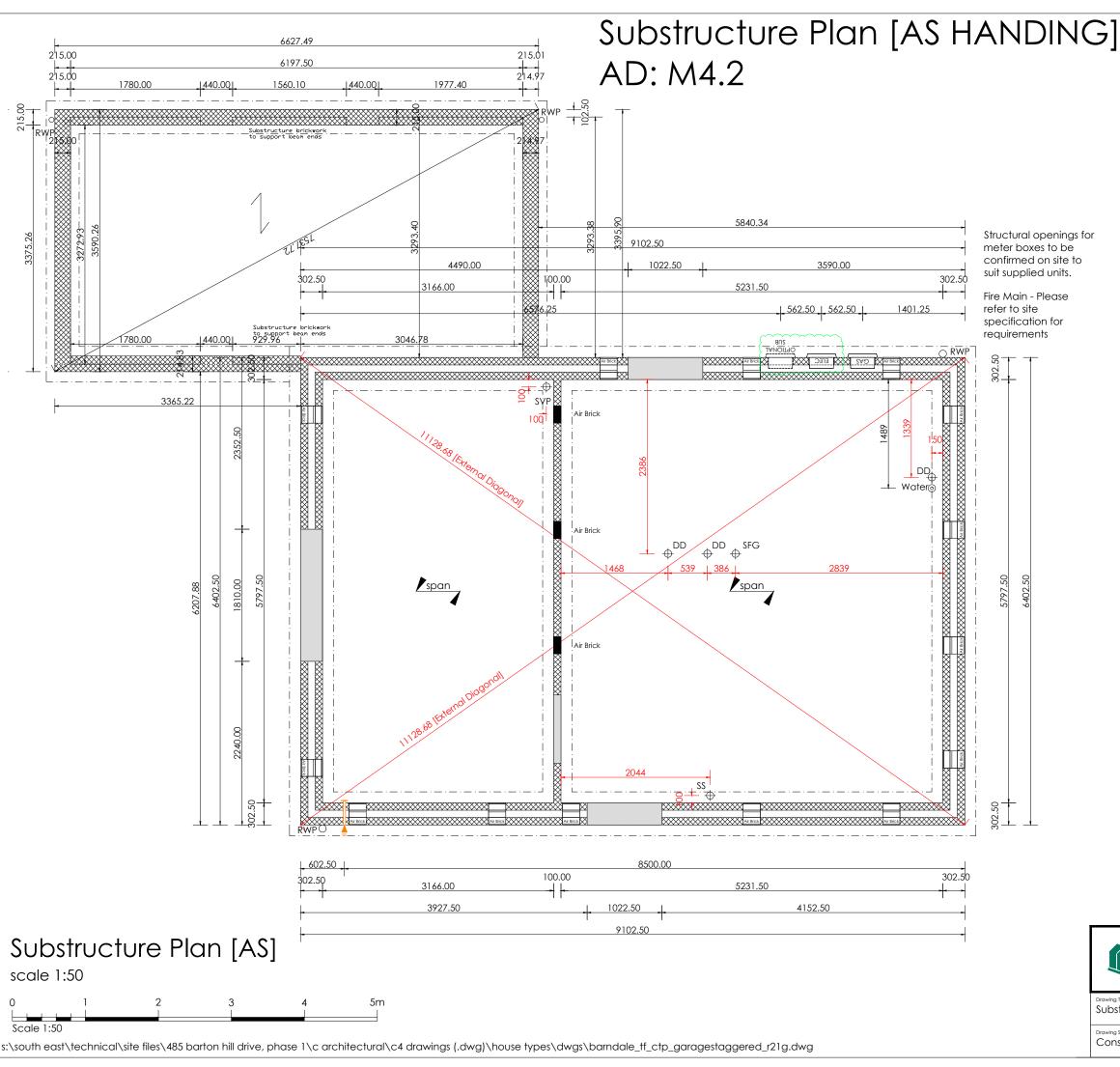
External cavity closing built in by bricklayer to all dwellings (former/lintel/cabinet/sock) ref to standard detail.

scale 1:100



10m

7.5



Substructure Notation:

This drawing is to be read in conjunction with all relevant detail sheets, construction specification and nominated Structural engineer details available from Persimmon Homes.

Floor Construction:

BGS: 150mm thick cast in-situ power floated concrete slab.
Reinforcement and concrete grade to structural engineer design and

B&B: 150mm beams designed and installed in accordance with manufacturers details. Proprietary telescopic vents providing not less than 1500m² of open area per meter run of external wall. 2m max centers and within 450mm of each end of any wall.

All internal loadbearing walls exceeding 1m in depth to foundation to be 140mm blockwork. (note setting out point to be centerline of block)

Substructure Legend:

3.6 N/mm² Blockwork.
(refer to construction specification)

7.3 N/mm² Blockwork.
(refer to construction specification)

Party Wall Blockwork.
(refer to construction specification)

Indicative Foundation line.
(refer to foundation schaule)

Indicative Beam and Block span.
(refer to manufactures design and detail)

Structural Beam
(refer to structural legend & engineers details)

63mm timber studs at 600mm crs (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.

63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)

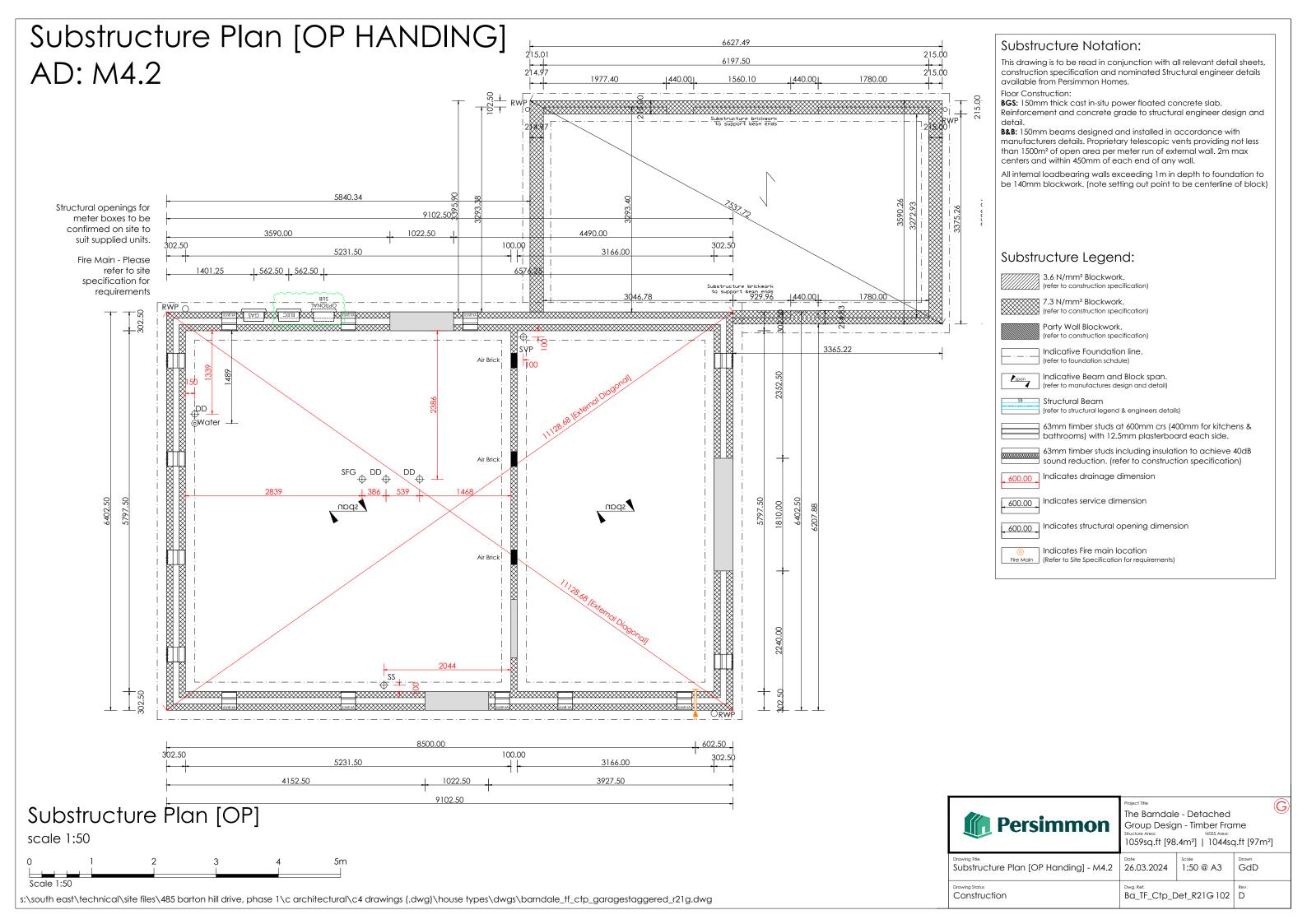
Indicates drainage dimension

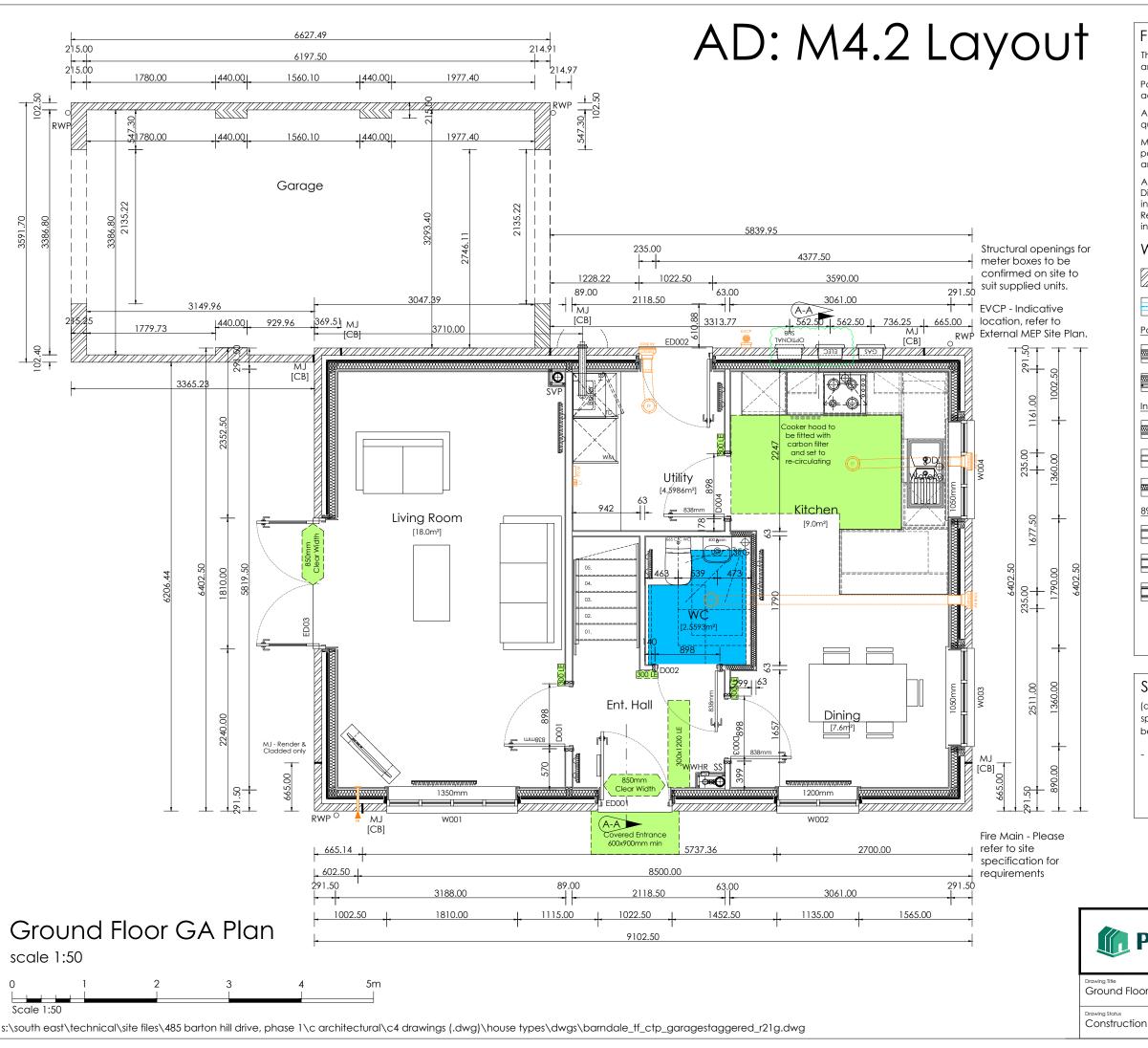
600.00 Indicates service dimension

600.00 Indicates structural opening dimension

o Indicates Fire main location
(Refer to Site Specification for requirements)







Floor Plans Notation: [Space 4]

This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes

Part M Access: 775mm min clear opening to principle entrance, level access approach max 1:20 max gradient, minimum width of 900mm.

All waste pipes to run in floor void to be insulated in 75mm insulation

MEP: please refer to 600 series drawing set for Electrical and RAD setting positions. Note please refer to all 3rd party information for sizing width and heights.

Direct Connection: Service penetration and internal pipe run (shown indicative) subject to ASHP location.

Remote Connection: Service entry via PIP (pre insulated pipe) to be installed for remote ASHP unit only (refer to energy strategy plan).

Wall Legend Timber Frame:

102.5mm Facing Brickwork

Structural Beam (refer to structural legend & engineers details)

Party Wall in conjunction with Robust detail (E-WT-2)

89x38mm Insulated Party Wall in conjunction with Robust detail (E-WT-2) (refer to construction specification).

Party Wall 25mm service void (refer to construction specification).

Internal wall (refer to construction specification)

89x38mm Internal load bearing wall

(refer to construction specification). 63mm timber studs at 600mm crs (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.

63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)

89x38mm Racking wall (refer to construction specification

89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 12.5mm PB]

(refer to construction specification). 89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 9mm OSB, 12.5mm PB] (refer to construction specification)

89x38mm Racking wall [12.5mm PB, 2x9mm OSB, 89 stud, 2x9mm OSB, 12.5mm PB] (refer to construction specification).

TIMBER FRAME SHRINKAGE RATES					
Floor Ground First Second					
Shrinkage (mm)	5mm	15mm	25mm		

Structural Engineers legend:

(all information to be read in conjunction with house type and site specific structural engineers design, report and detail. All windpost to be checked against geographical site locations)

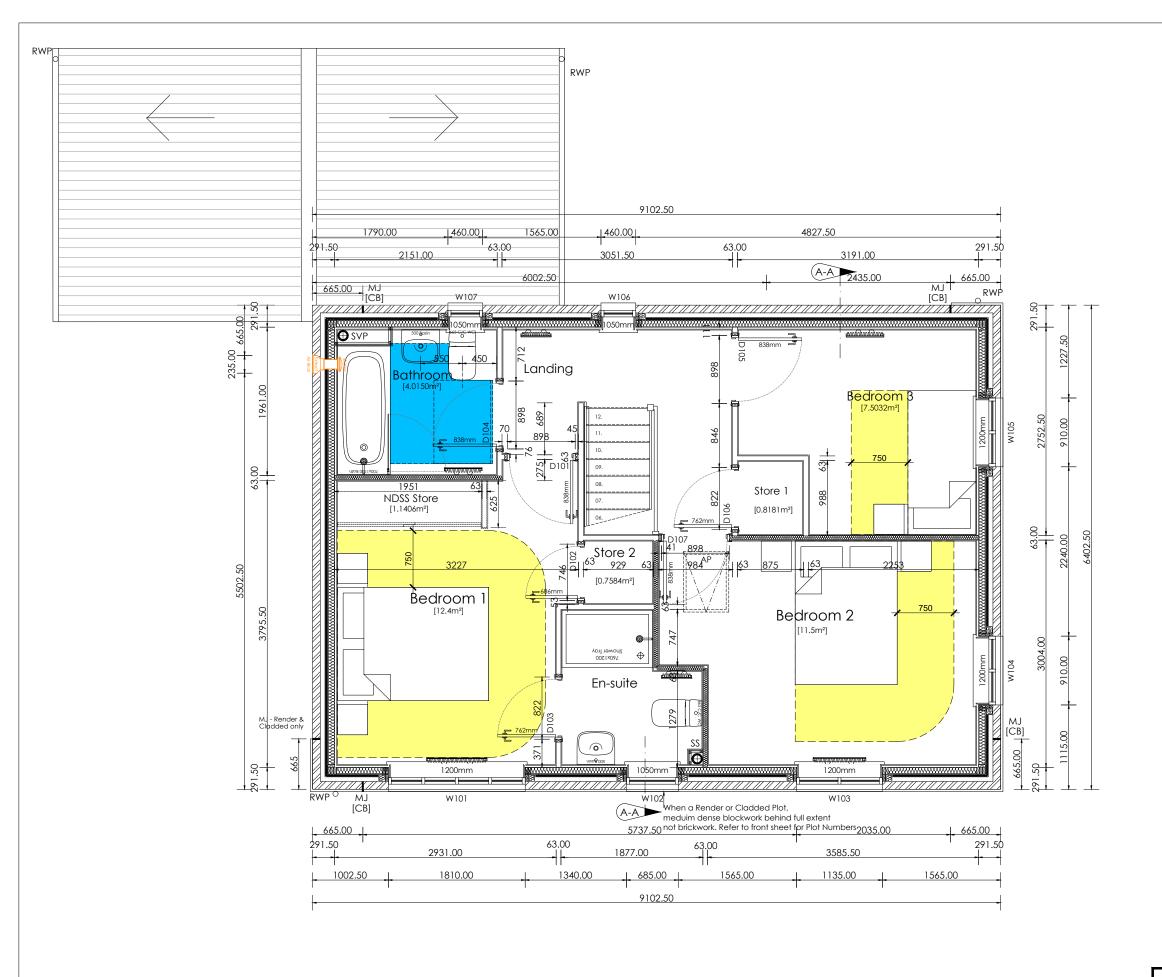
Persimmon

The Barndale - Detached Group Design - Timber Frame 1059sq.ft [98.4m²] | 1044sq.ft [97m²]

GdD

1:50 @ A3 Ground Floor GA Plan - M4.2 26.03.2024

Ba_TF_Ctp_Det_R21G201 D



Floor Plans Notation: [Space 4]

This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes

Part M Access: 775mm min clear opening to principle entrance. level access approach max 1:20 max gradient, minimum width of 900mm.

All waste pipes to run in floor void to be insulated in 75mm insulation

MEP: please refer to 600 series drawing set for Electrical and RAD setting positions. Note please refer to all 3rd party information for sizing width and heights.

ASHP Note:

Direct Connection: Service penetration and internal pipe run (shown indicative) subject to ASHP location.

Remote Connection: Service entry via PIP (pre insulated pipe) to be installed for remote ASHP unit only (refer to energy strategy plan).

Wall Legend Timber Frame:

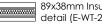


102.5mm Facing Brickwork



Structural Beam (refer to structural legend & engineers details)

Party Wall in conjunction with Robust detail (E-WT-2)



89x38mm Insulated Party Wall in conjunction with Robust detail (E-WT-2) (refer to construction specification).



Party Wall 25mm service void (refer to construction specification).

Internal wall (refer to construction specification). 89x38mm Internal load bearing wall



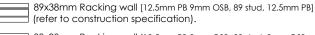
(refer to construction specification).

63mm timber studs at 600mm crs (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.



63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)

89x38mm Racking wall (refer to construction specification



(refer to construction specification). 89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 9mm OSB,



12.5mm PB] (refer to construction specification) 89x38mm Racking wall [12.5mm PB, 2x9mm OSB, 89 stud, 2x9mm \blacksquare OSB, 12.5mm PB] (refer to construction specification).

TIMBER FRAME SHRINKAGE RATES					
Floor	Ground	First	Second		
Shrinkage (mm)	5mm	15mm	25mm		

Structural Engineers legend:

(all information to be read in conjunction with house type and site specific structural engineers design, report and detail. All windpost to be checked against geographical site locations)



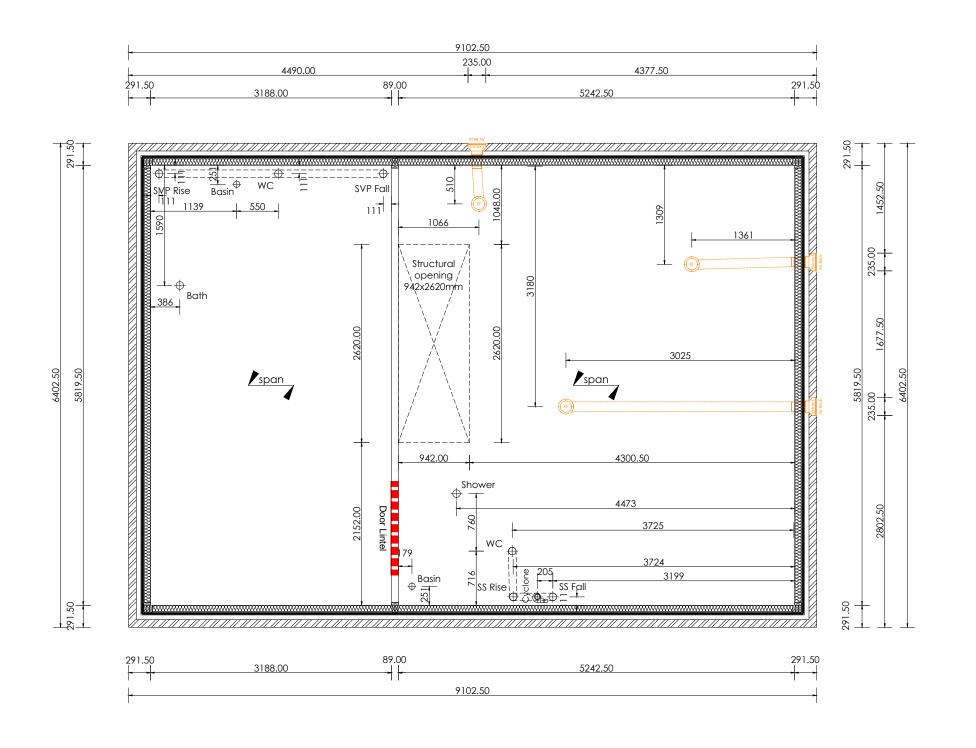
The Barndale - Detached Group Design - Timber Frame

1059sq.ft [98.4m²] | 1044sq.ft [97m²] First Floor GA Plan 1:50 @ A3 GdD 26.03.2024 Ba_TF_Ctp_Det_R21G210 C Construction

First Floor GA Plan

scale 1:50





Floor Joist Notation:

This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes

Floor Construction:

Traditional:

TJI Joist: 241 mm deep TJI Joist designed and installed to manufacturers details.

TJI Joist: 241mm deep TJI Joist designed and installed to manufacturers

All racking walls to be fully supported in accordance with joist manufacturers and structural engineers details.

All peripheral service voids flanking external wall to receive bearing timber fixed to external wall to support floor deck over.

All waste pipes to run in floor void to be insulated in 75mm insulation quilt.

Ceiling Penetrations:

Fire testing certification for ceiling penetrations to be obtained from joist manufacturers to determine whether any additional measure are required around ceiling fans ie. with intumescent collar around openings. A copy to be provided to building control body.

Legend:

Indicative Beam span. (refer to manufactures design and detail)

3.6 N/mm² Blockwork. (refer to construction specification)

7.0 N/mm² Blockwork. (refer to construction specification)

Padstone Location.

(refer to structural notes and floor man'f layout for final padstone location)

Structural Beam (refer to structural legend & engineers details)

Racking wall position (refer to structural engineers details)

Structural Engineers legend:

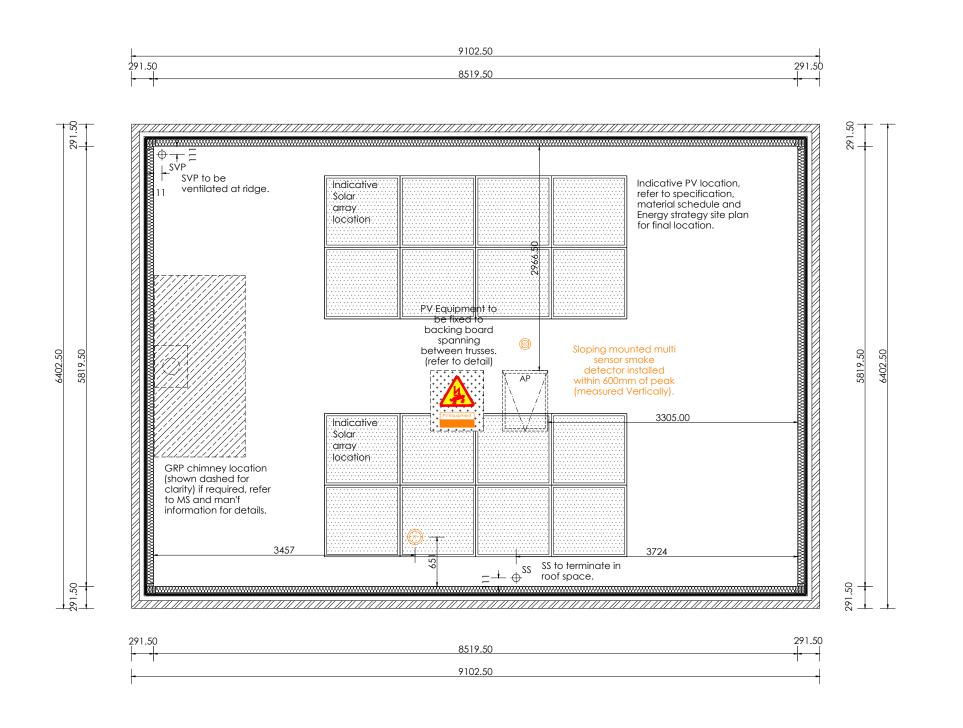
(all information to be read in conjunction with house type and site specific structural engineers design, report and detail. All windpost to be checked against geographical site locations)

First Floor Joist Plan

scale 1:50

The Barndale - Detached **Persimmon** Group Design - Timber Frame 1059sq.ft [98.4m²] | 1044sq.ft [97m²] 26.03.2024 1:50 @ A3 First Floor Joist Setting Out Plan GdD Ba_TF_Ctp_Det_R21G301 B Construction

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Roof Truss Notation: This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes

Roof Construction: Roof Trusses designed and installed to manufacturers details.

Legend:

3.6 N (refer

3.6 N/mm² Blockwork. (refer to construction specification)

7.0 N/mm² Blockwork.
(refer to construction specification)

Padstone Location.

(refer to structural notes and truss man'f layout for final padstone location)

SB S

Structural Beam (refer to structural legend & engineers details)

Softwood wall plate location.

fixed @ max 2.0m c/c with 900x30x5 galvanized ms straps

Roof Truss Setting Out Plan

scale 1:50



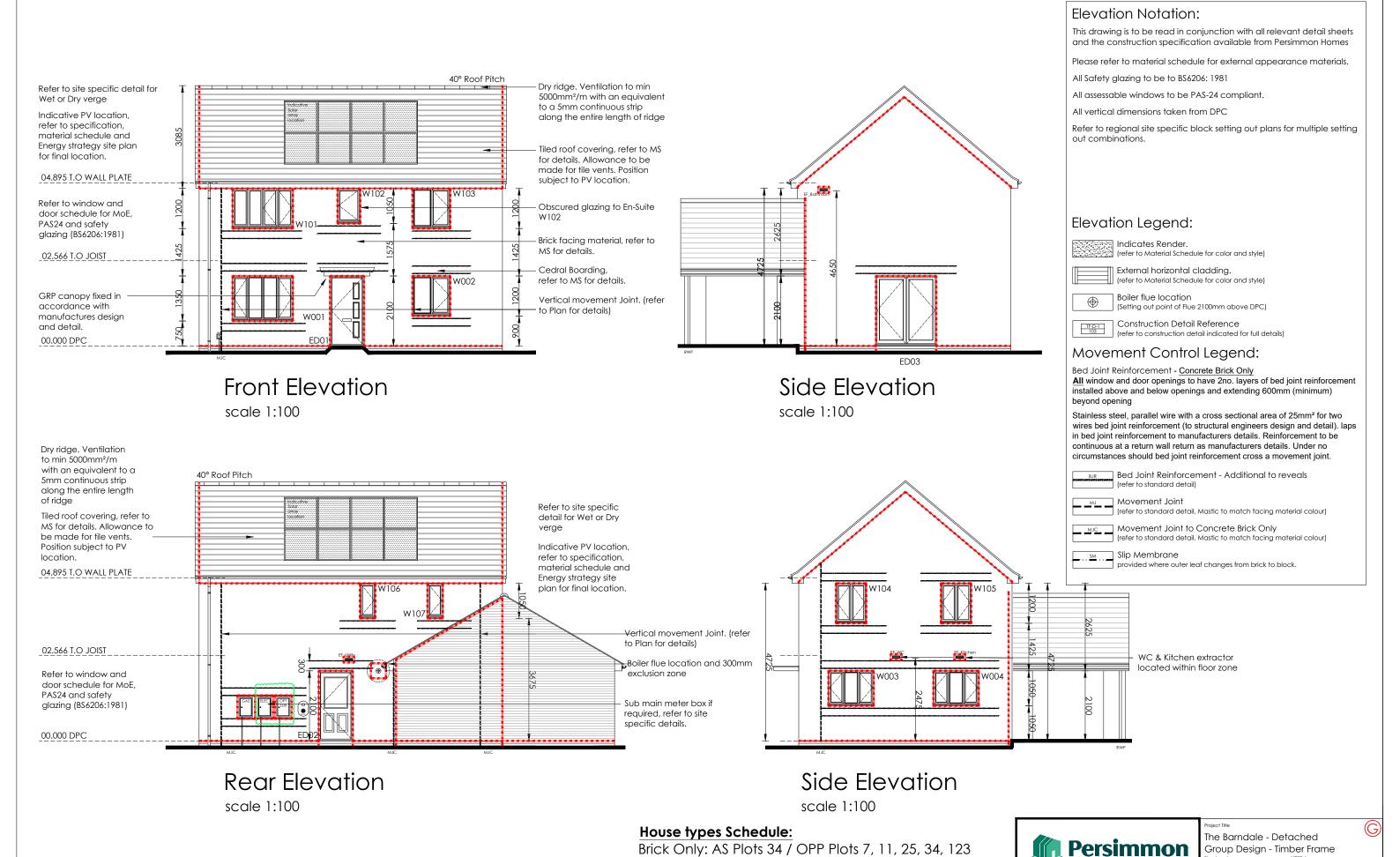
Project Title
The Barndale - Detached
Group Design - Timber Frame
Structure Area:
1059sq.ft [98.4m²] | 1044sq.ft [97m²]

Drawing Title
Roof Truss Setting Out Plan

Drawing Status
Construction

Project Title
The Barndale - Detached
Group Design - Timber Frame
NDSS Area:
1059sq.ft [98.4m²] | 1044sq.ft [97m²]

Date
26.03.2024 | 1:50 @ A3 | GdD



1059sq.ft [98.4m²] | 1044sq.ft [97m²]

Ba_TF_Ctp_Det_R21G-420 D

26.03.2024

Elevations - Contemporary

Construction

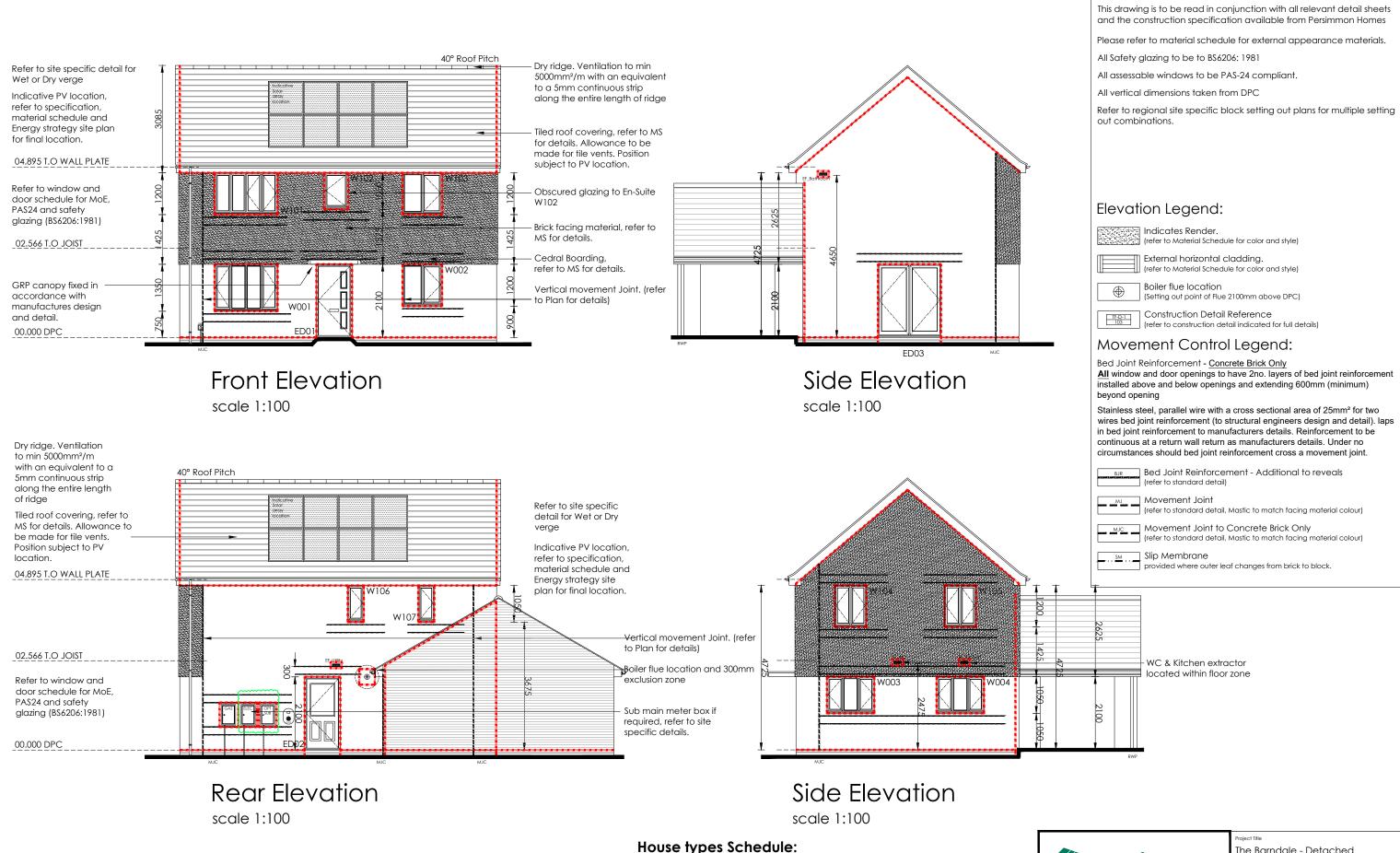
1:100 @ A3 GdD

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10m

7.5

2.5



Brick/Render: AS Plots 10, 120 / OPP Plots 15, 84

Scale 1:100
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10m

7.5

2.5

Project Title
The Barndale - Detached
Group Design - Timber Frame
Structure Area:
1059sq.ft [98.4m²] | 1044sq.ft [97m²]

Drawing Title
Elevations - Contemporary

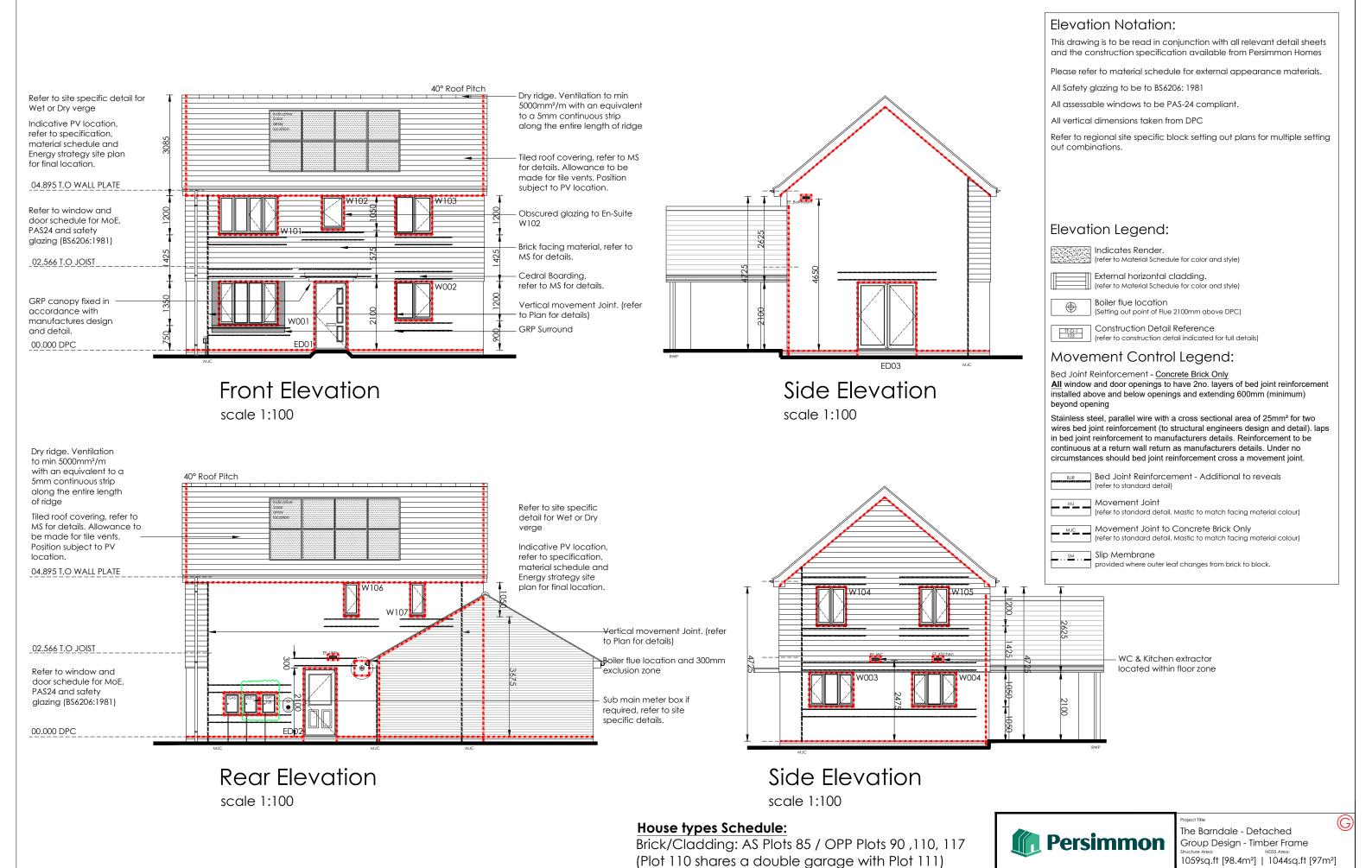
Drawing Status
Construction

Drawing Status
Construction

Description:

Descri

Elevation Notation:



26.03.2024

Elevations - Contemporary

Construction

1:100 @ A3 GdD

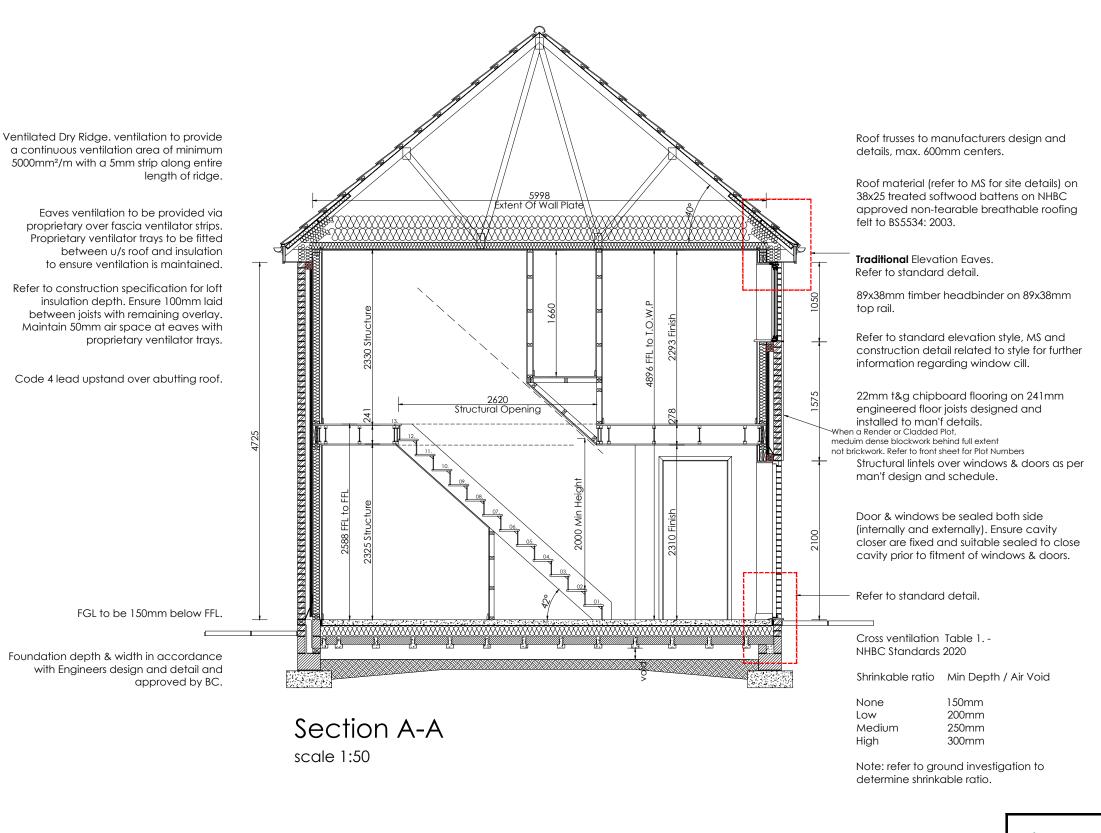
Ba_TF_Ctp_Det_R21G-422 B

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10m

7.5

2.5



Persimmon	Project Title The Barndale - Detached Group Design - Timber Frame Structure Area: NDSS Area: 1059sq.ft [98.4m²] 1044sq.ft [9			
Drawing Tifle Section A - A	Date 26.03.2024	1:50 @ A3	GdD Drawn	
Drawing Status Construction	Ba_TF_Ctp_Det_R21G 501		Rev.	

M.E.P Plan Notation: This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes Please refer to all 3rd party information for RAD sizing (width and heights) All lighting to be provided with energy efficient lumens and luminaires Ceiling lighting to be positioned central to room unless otherwise stated. Extractor fans to be wall or ceiling mounted as dimensioned. all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations). Isolator switch to be positioned centrally above entrance door of the room fan is to be operational. Underside of RAD to be set 200mm above FFL M.E.P Plan Legend: High Level 13amp Socket Medium level 13amp socket - Including USB where stated Low level 13amp socket - Including USB where stated (450mm above FFL) Low level 13amp external IP66 socket Cooker control spur Room Thermostat Extractor fan isolator switch (100mm above entrance door of the room fan is to be operational) Fuse spur - 13amp switched spur Kitchen Grid Switch managing all appliance sockets Single 13 Amp switched appliance socket outlet at low level (operated by grid switch) Single 13 Amp switched appliance socket outlet at high level (operated by grid switch) Media Plate (2x Double Sockets, TV) FiberNest Router Location FiberNest ONT Box Location Fibre broadband inlet Cat5 Ethernet point (routed back to Fibernest location) Light Switch (demonstrated as 2 way) Pendant Light Fitting - Low Energy Batten Light Fitting - Low Energy Low Energy Wall Light Fitting Recessed downlight External wall light inc PIR - Low Energy (dusk/dawn PIR subject site building regulation or Finishing Touch option) Ceiling mounted extractor fan Wall mounted extractor fan Safety detectors: (CO Carbon Monoxide detector, HD Heat detector, SD Smoke detector, MD - Multi sensor detector - 350mm min to any light fitting) External Alarm Bell Box location Consumer Unit (switches 1350-1450mm above FFL) Sprinkler Outlet. (refer Site Specification & 3rd party man'f information for detailed locations) **Electrical Vehicle Charging Point** (Refer to Site Specification) Photovoltaic Meter (Refer to Site Specification) Lockable Isolator Switch

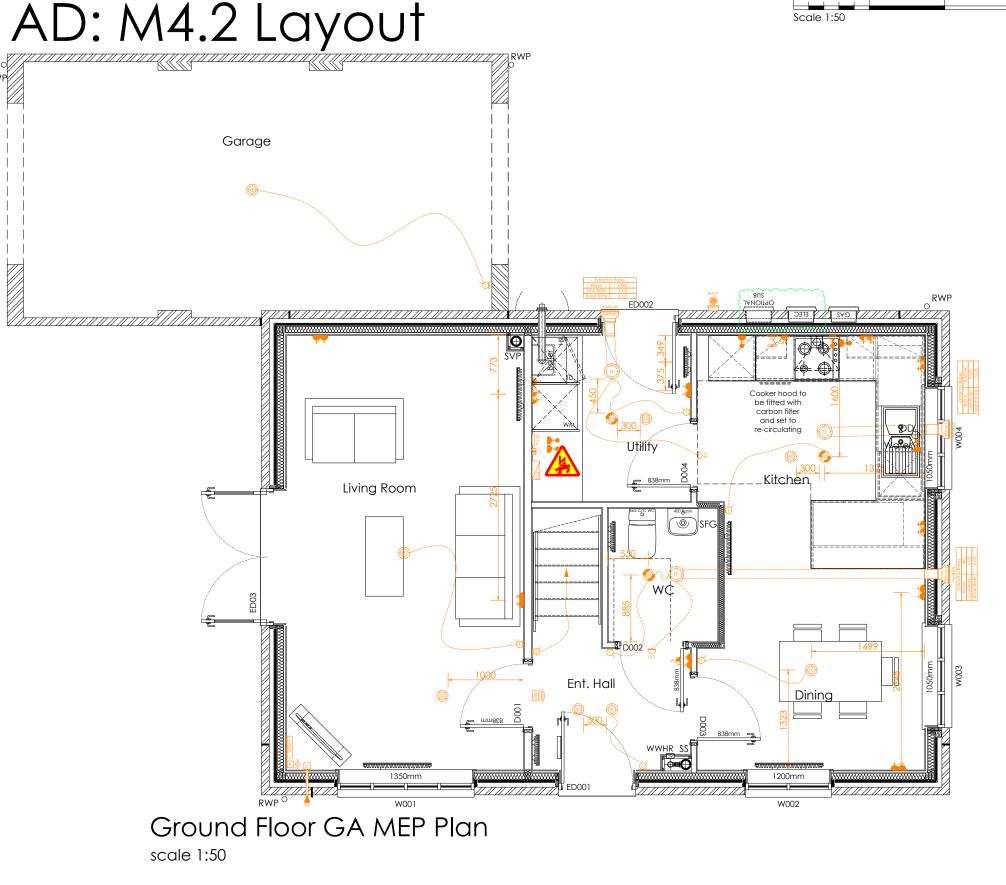
External Door bell

Internal Door bell Sounder

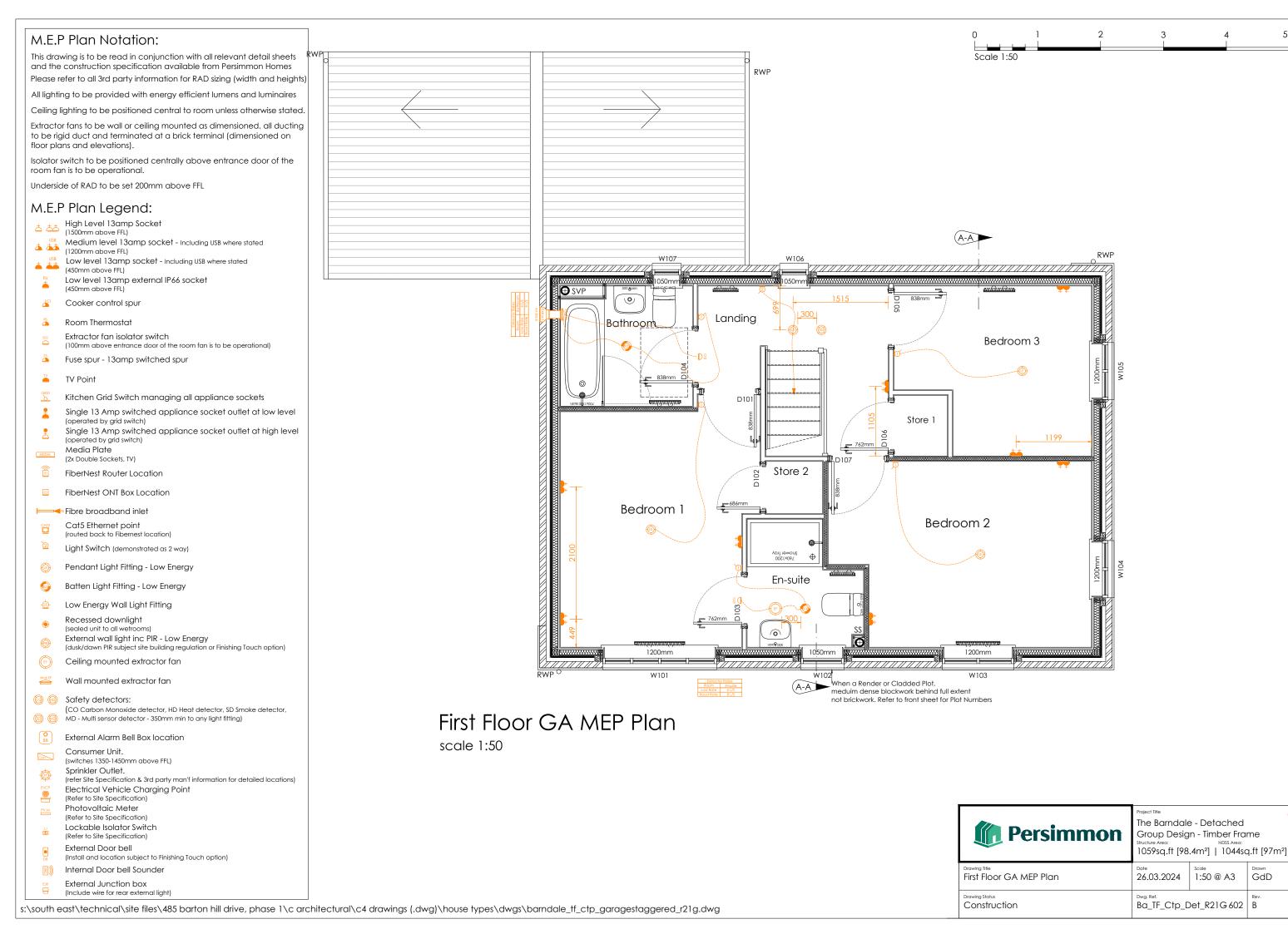
External Junction box

(8

(Install and location subject to Finishing Touch option)







1:50 @ A3

GdD

AD: M4.2 Layout



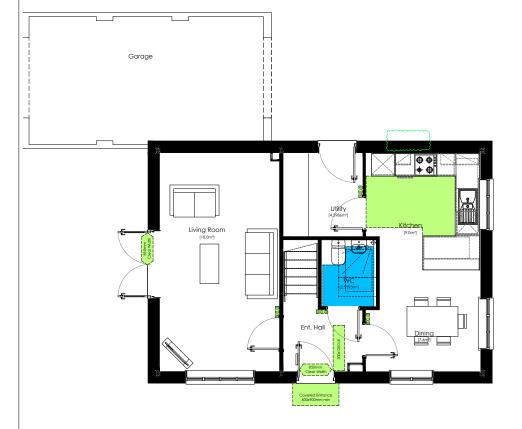
Ground Floor Plan scale 1:100



First Floor Plan scale 1:100

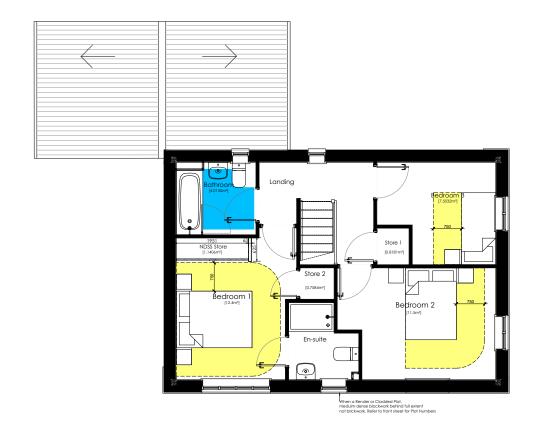


AD: M4.2 Layout



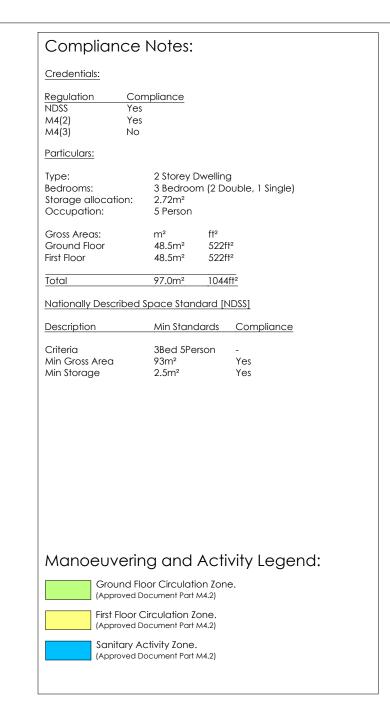
Ground Floor Plan scale 1:100

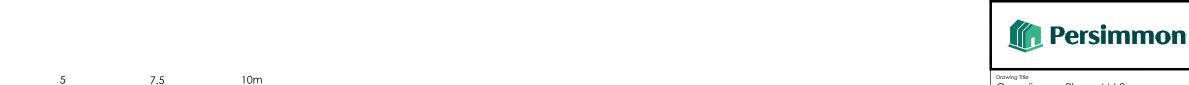
2.5



First Floor Plan

scale 1:100





Compliance_Plans - M4.2

1059sq.ft [98.4m²] | 1044sq.ft [97m²] 26.03.2024 Scale 1:100 @ A3 GdD

Group Design - Timber Frame

The Barndale - Detached

Drawing Status
Construction Dwg. Ref.
Ba_TF_Ctp_Det_R21G 902 A

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Rear Elevation scale 1:100

scale 1:100

Side Elevation

scale 1:100



0 2.5 5 7.5 10m Scale 1:100

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