BACKHOUSE

Backhouse Housing Limited, Box House, Bath Road, Box, SN13 8AA

Issue:
C15
Date: 09.10.23

Site: Boreham Mead, Warminster
House Type: LB4.1
Tenure: Open Market
As Plots: 12, 13
Opp Plots:



HOUSE TYPE DETAILS

Sales Area m²:	160.1m2
Sales Area Sqft:	1723sqft
Beds:	4
Approx Construction Area m²:	213.9m2
Approx Construction Sqft:	2302sqft
Structural Engineers Drawing Number:	
SAP Engineers Drawing Number:	
Building Regulations:	

DRAWINGS PRODUCED BY

ERIC COLE ARCHITECTURE

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Drawing Number	Drawing Description	Revision
1902 - LB4.1 - 01	Substructure	F
1902 - LB4.1 - 02	Ground Floor Plan	F
1902 - LB4.1 - 03	First Floor Plan	E
1902 - LB4.1 - 04	Roof Plan	C
1902 - LB4.1 - 05	First Floor Structure Plan	A
1902 - LB4.1 - 11	Front Elevation	F
1902 - LB4.1 - 12	Rear Elevation	G
1902 - LB4.1 - 13	Left Side Elevation	E
1902 - LB4.1 - 14	Right Side Elevation	D
1902 - LB4.1 - 21	Section - AA	C
1902 - LB4.1 - 22	Section - BB	C
1902 - LB4.1 - 23	Section CC and DD	D
1902 - LB4.1 - 24	Section Porch canopy	A
1902 - LB4.1 - 25	Section Porch canopy	A
1902 - LB4.1 - 26	Section Porch canopy	A
1902 - LB4.1 - 27	Section porch metal detail	--
1902 - LB4.1 - 31	Kitchen Plan and Elevation A	A
1902 - LB4.1 - 32	Kitchen Elevations B, C, D & E	A
1902 - LB4.1 - 33	Utility Plan and Elevations A, B, C & D	B
1902 - LB4.1 - 41	Bathroom Plan and Elevations A and B	B
1902 - LB4.1 - 42	Bathroom Elevations C and D	B
1902 - LB4.1 - 43	Ensuite Plans and Elevations A, B, C & D	B
1902 - LB4.1 - 44	Cloakroom Plans and Elevations A, B, C & D	A
1902 - LB4.1 - 51	Schedules	E
1902 - LB4.1 - 61	Ground Floor Electrical Layout	B
1902 - LB4.1 - 62	First Floor Electrical Layout	A
1902 - LB4.1 - 63	Roof / Loft Electrical Layout	-

NOTES:
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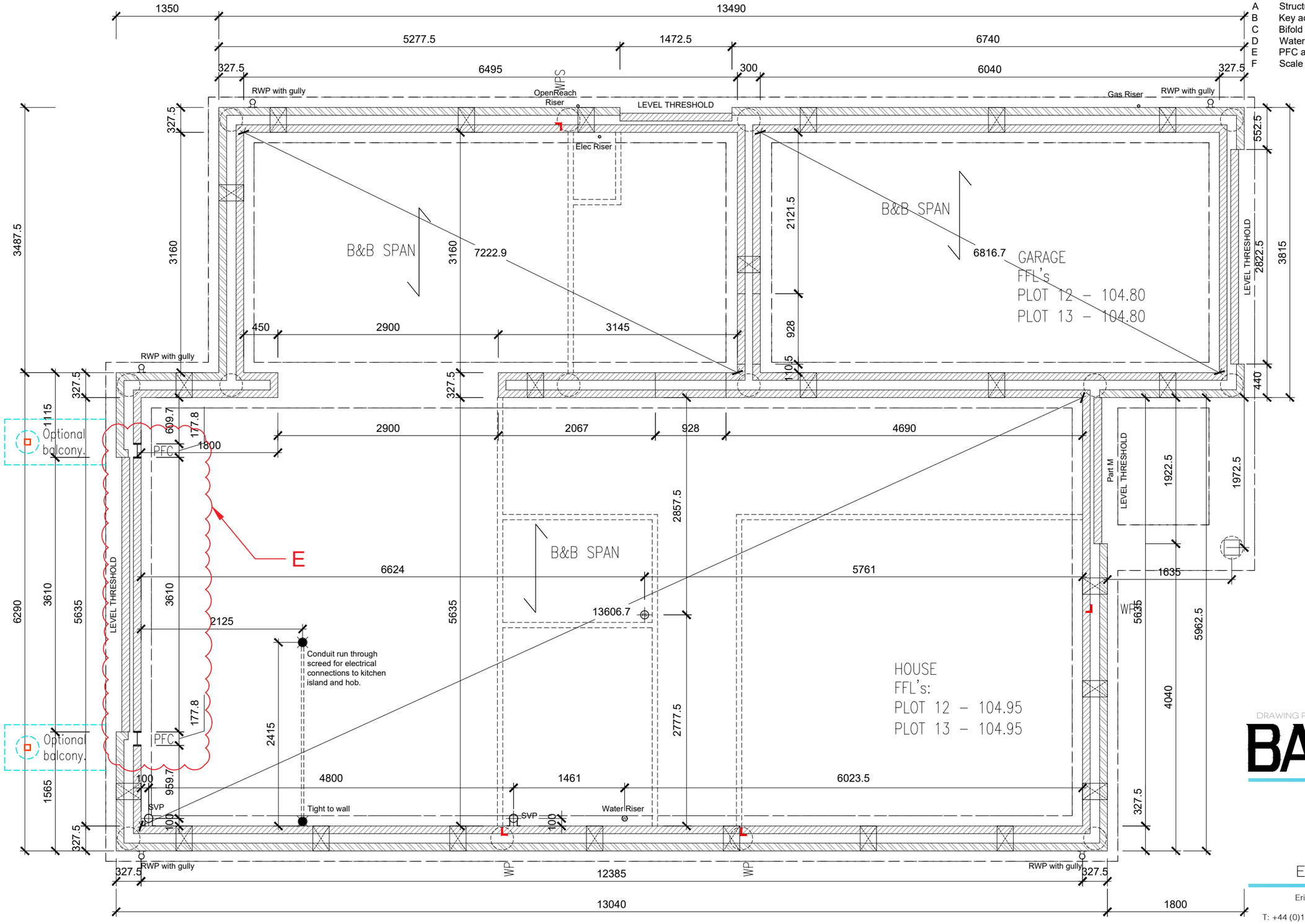
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Key adjusted.	07.05.20	KMD
C	Bifold door reduced width.	18.02.21	KMD
D	Water riser moved	27.07.21	KMD
E	PFC added	07.02.22	KMD
F	Scale bar added	06.10.23	RJW



Key

- Face brickwork
- Insulation blown fibre
- Insulation fibre batts
- Insulation rigid
- Blockwork
- 70mm stud wall with 12.5mm wallboard each side
- As above with sound insulating quilt between studs.
- Telescopic air brick
- SVP
- Floor socket
- Rain water pipe
- Gas meter box wall mounted

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.
- Steel column / beam.
- Foundation
- Pile
- Balcony option foundation. Not to be constructed unless directed by Backhouse

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

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C15
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	LB4.1 – SUBSTRUCTURE			
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW	
DWG NO:	1902 – LB4.1 – 01	REV: F	DATE: 21.11.19	

0 1 2 3 4m
Scale 1:50

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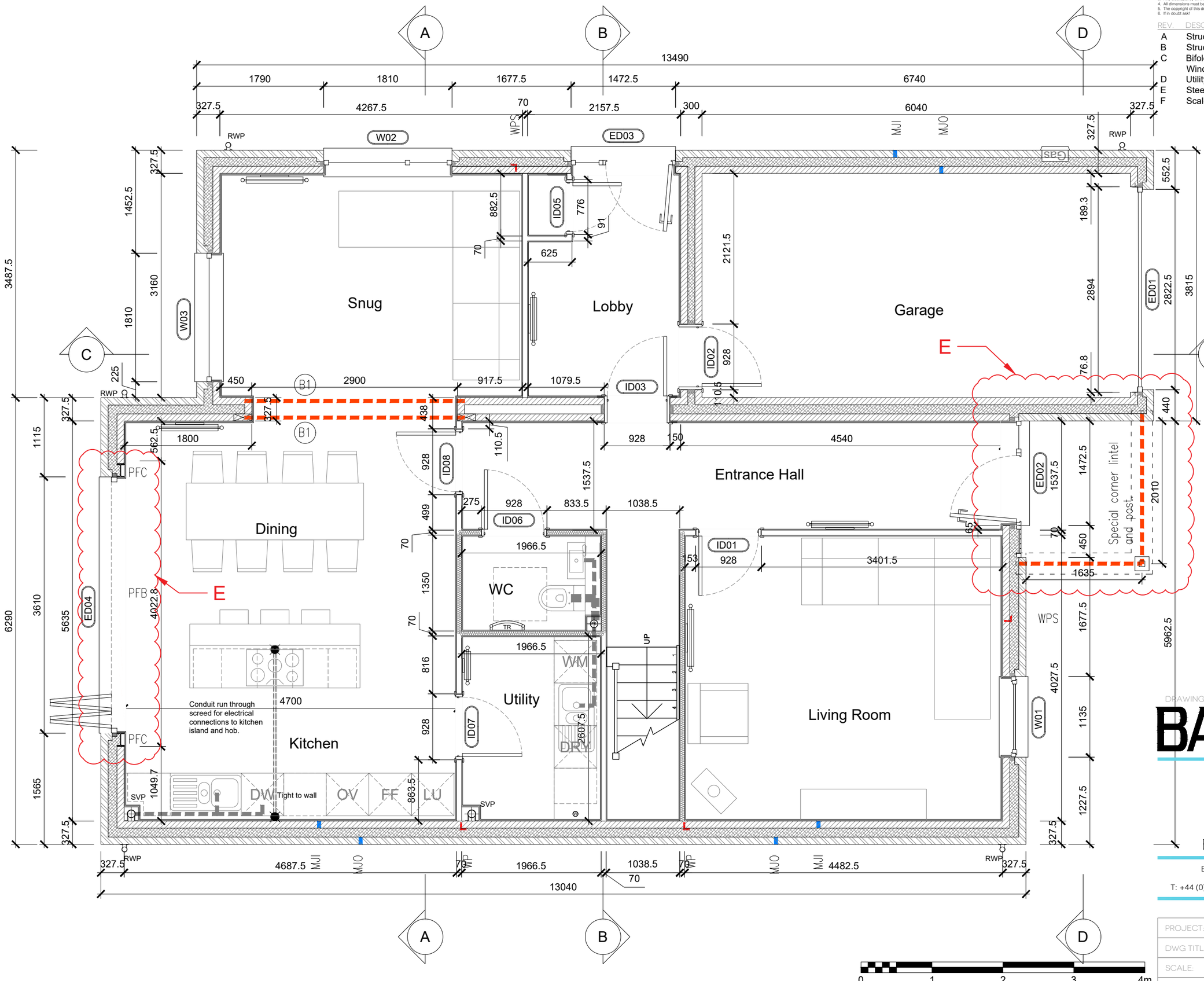
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Structures adjusted and key altered	07.05.20	KMD
C	Bifold doors narrowed. Steel posts removed. Window reduced width.	17.03.21	KMD
D	Utility layout changed	27.07.21	KMD
E	Steel updated.	07.02.22	KMD
F	Scale bar added	06.10.23	RJW



Key

- Face brickwork
- Insulation blown fibre
- Insulation fibre batts
- Insulation rigid
- Blockwork
- 70mm stud wall with 12.5mm wallboard each side
- As above with sound insulating quilt between studs.
- Telescopic air brick
- Cavity fire barrier
- Drainage 50mm
- Drainage 100mm
- Radiator
- Towel radiator
- SVP
- Floor socket
- Rain water pipe
- Gas meter box wall mounted

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.
- Steel column / beam.

0 1 2 3 4m
Scale 1:50

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	LB4.1 – GROUND FLOOR PLAN			
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW	
DWG NO:	1902 – LB4.1 – 02	REV: F	DATE: 21.11.19	

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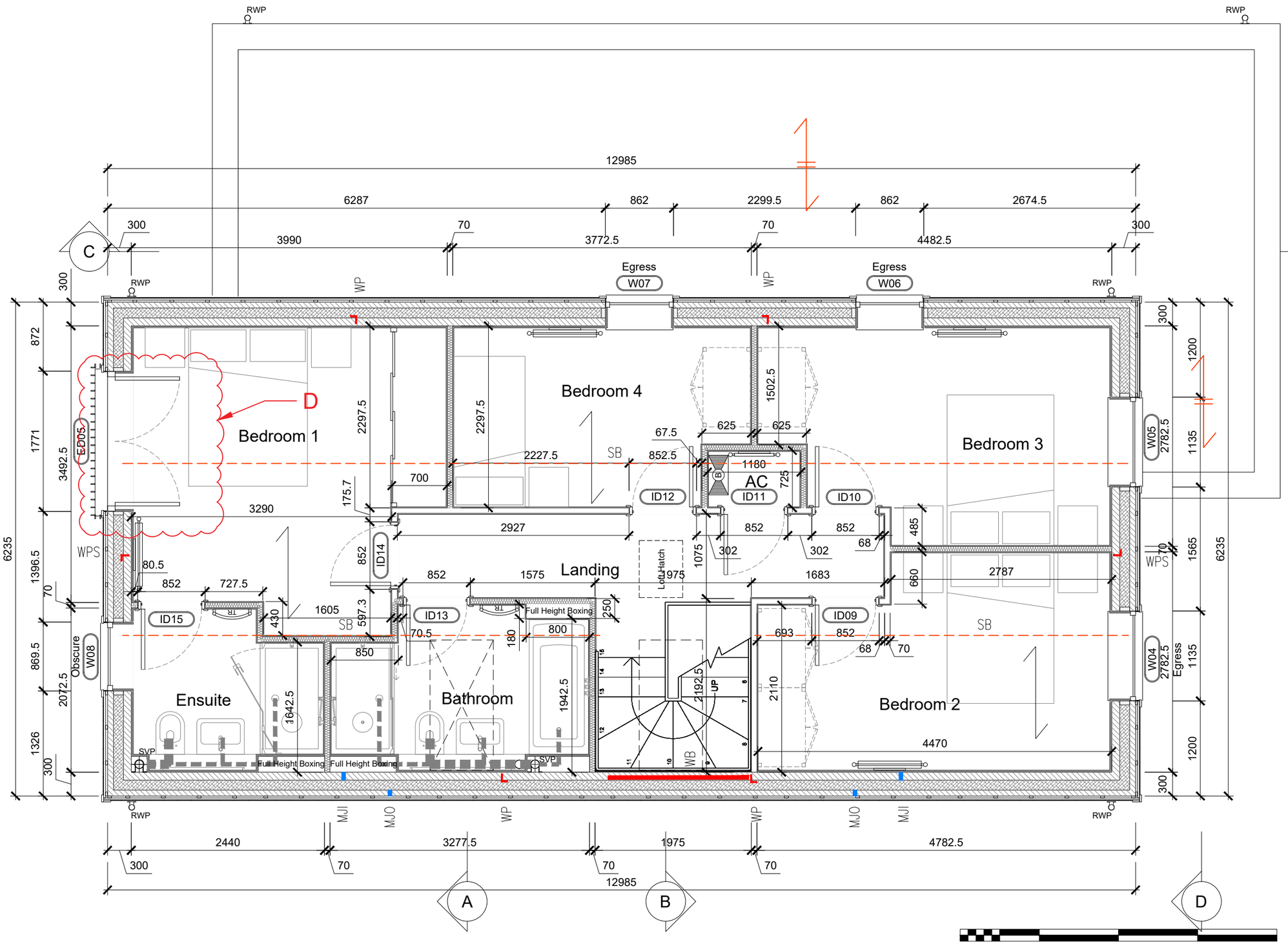
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Steel removed from floor zone. Key adjusted.	06.05.20	KMD
C	Windows reduced width.	18.03.21	KMD
D	ED05 changed to french doors	27.09.23	RJW
E	Scale bar added	06.10.23	RJW



Key

- Face brickwork
- Insulation blown fibre
- Insulation fibre batts
- Insulation rigid
- Blockwork
- 70mm stud wall with 12.5mm wallboard each side
- As above with sound insulating quilt between studs.
- Telescopic air brick
- Cavity fire barrier
- Drainage 50mm
- Drainage 100mm
- Radiator
- Towel radiator
- SVP
- Floor socket
- Rain water pipe
- Gas meter box wall mounted

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.
- Steel column / beam.

DRAWING PREPARED FOR:

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Issue: C15 Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – FIRST FLOOR PLAN		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – LB4.1 – 03	REV: E	DATE: 21.11.19

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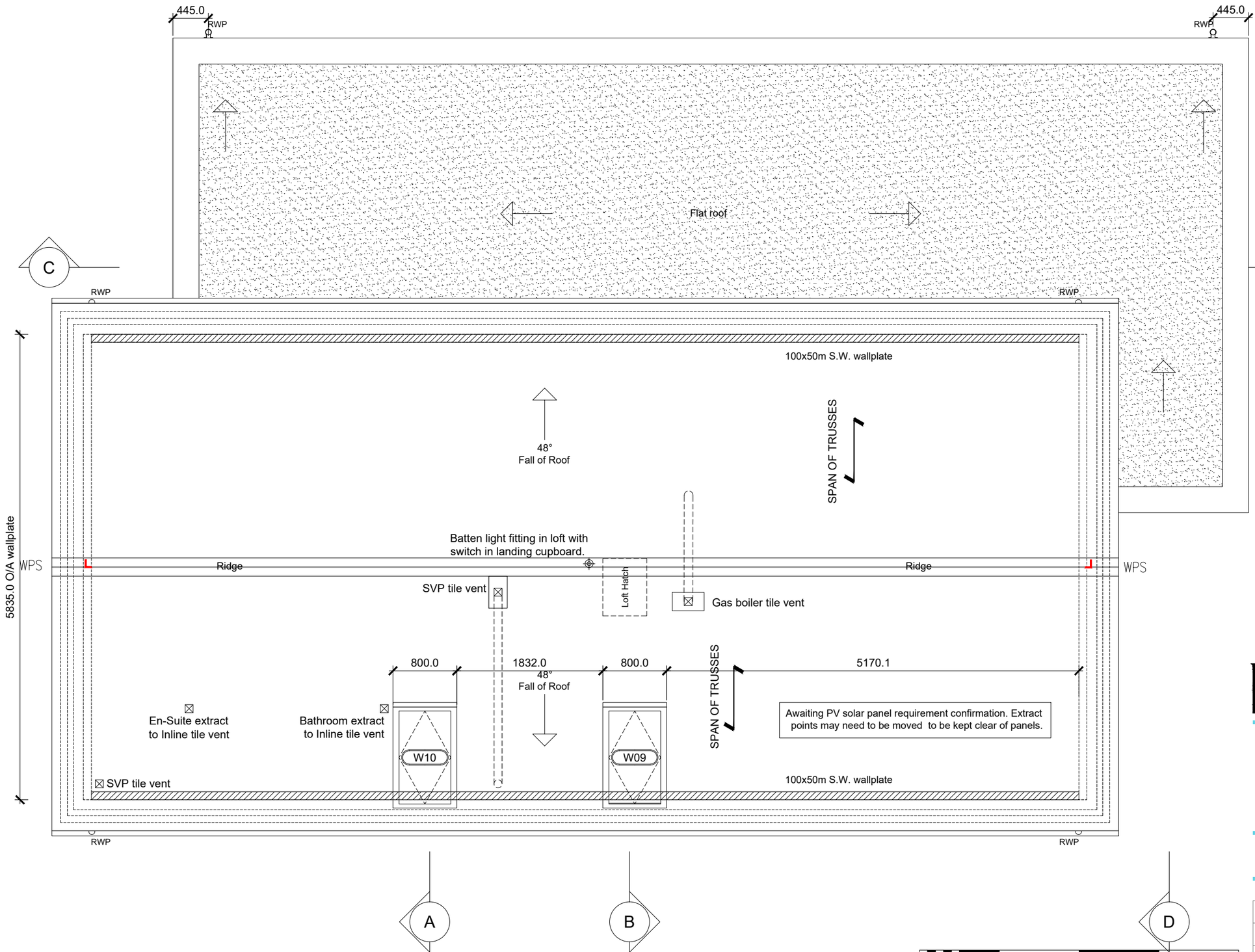
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Gas flue added	07.05.20	KMD
C	Scale bar added	06.10.23	RJW



Roof

Roof truss and bracing design by specialist manufacturer. Refer to specialist manufacture for layouts, profiles and all bracing requirements.

Roof insulation to be 100mm mineral wool insulation between ceiling joists and 300mm mineral wool insulation over joists laid perpendicular to joists.

See specific details for all venting of roof space.

Loft hatches to be fully insulated. Location indicated on drawings is indicative and will be adjusted on site to suit roof truss design.

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	LB4.1 – ROOF PLAN			
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW	
DWG NO:	1902 – LB4.1 – 04	REV: C	DATE: 23.12.19	

NOTES:
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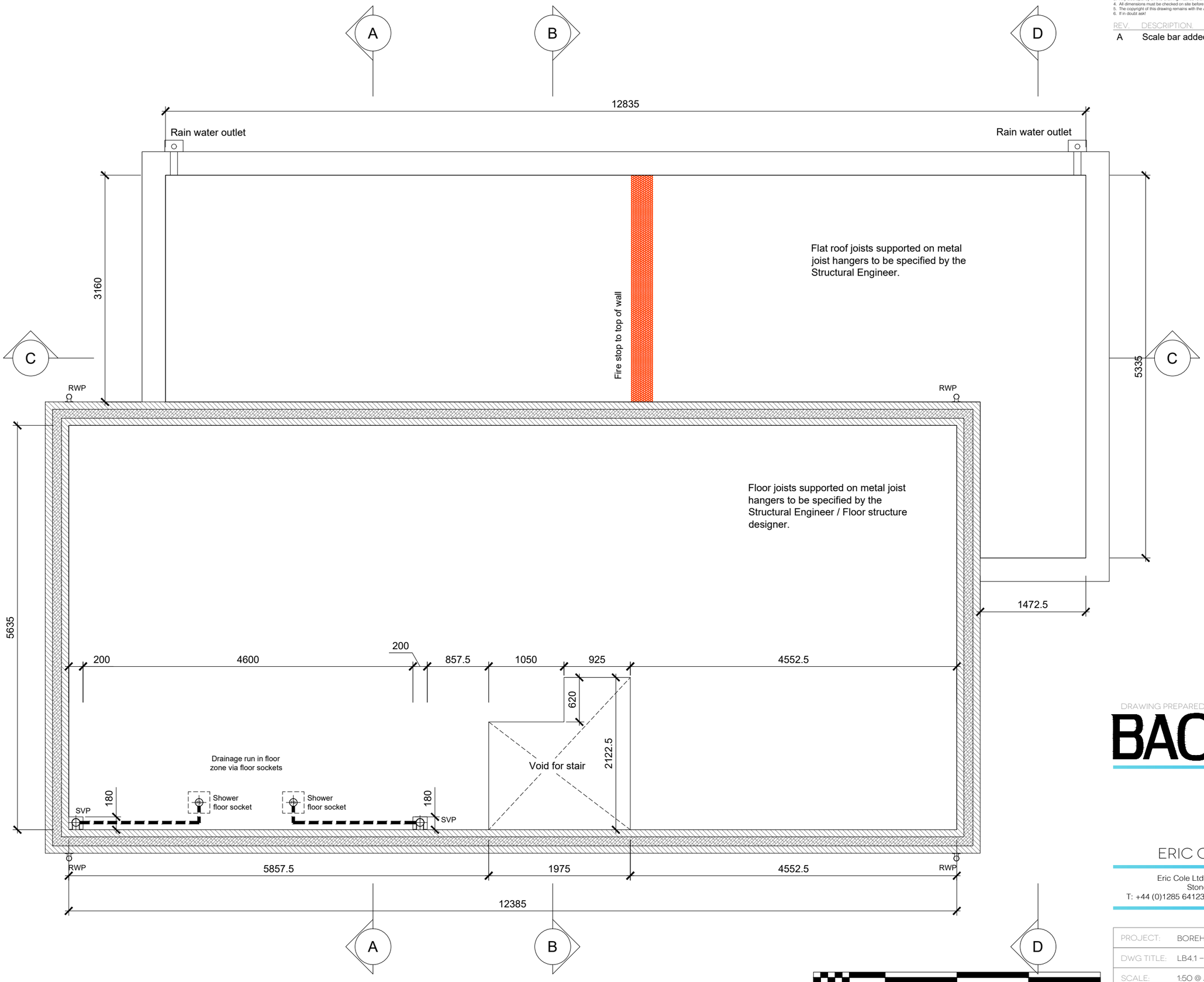
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Scale bar added	06.10.23	RJW



Floor Joists

1st floor joists to be designed by specialist contractors. All joists to be supported by joist hangers.

100mm sound insulating quilt fitted throughout floor zone over ceiling.

Ventilation ducting to be run through floor zone as indicated on drawings.

Drainage runs within the floor zone to be supported from top chords of floor trusses and kept clear of structure and ceiling.

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C15 Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	LB4.1 – FIRST FLOOR STRUCTURE PLAN			
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW	
DWG NO:	1902 – LB4.1 – 05	REV: A	DATE: 07.01.20	

NOTES:
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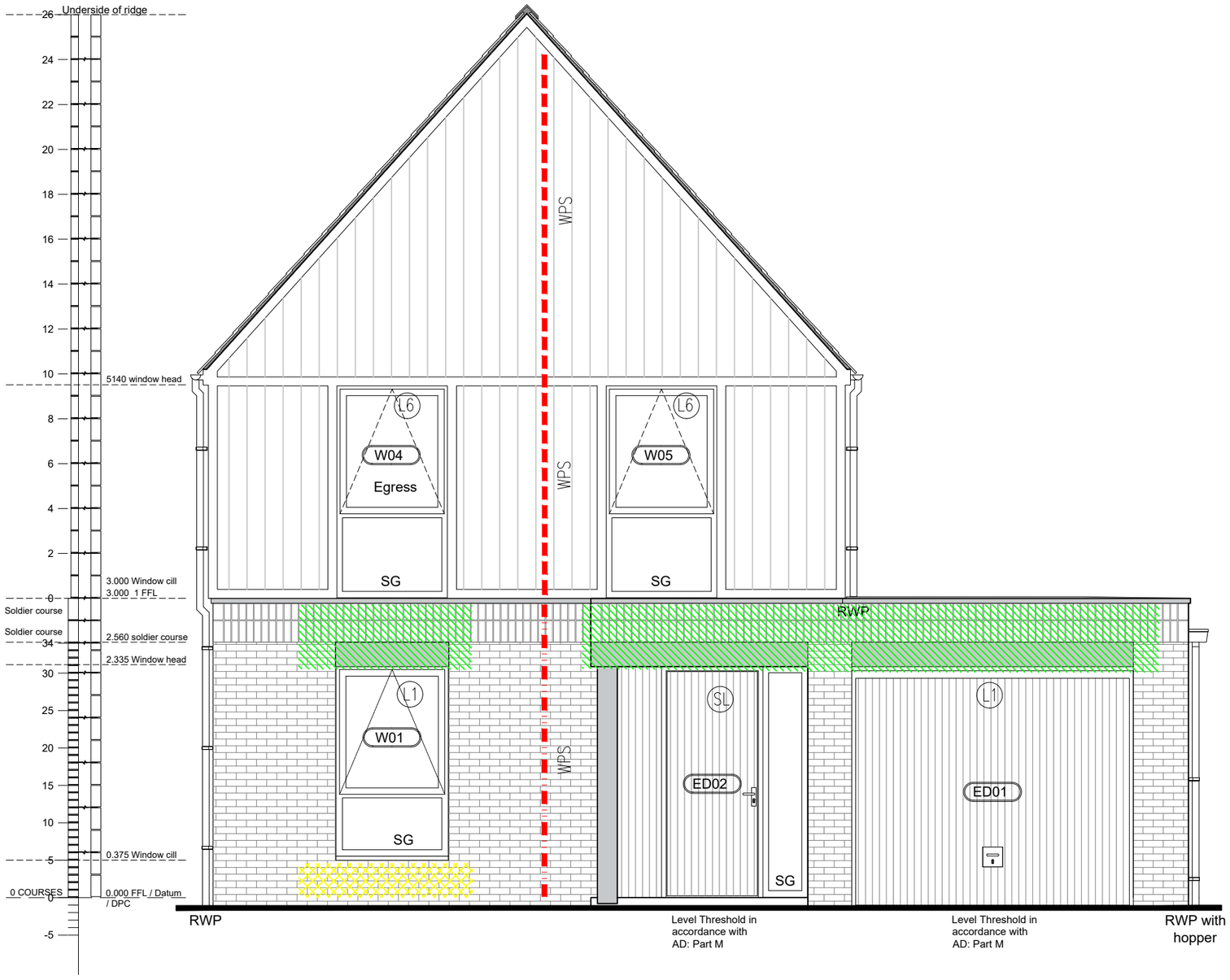
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Structural information and key adjusted.	07.05.20	KMD
C	Window W01 style changed to opening.	08.07.20	KMD
D	Window widths changed. Cladding changed	18.03.21	KMD
E	Porch metal indicated	04.10.22	KMD
F	Scale bar added	06.10.23	RJW



Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- OR Openreach
- E G Electricity or Gas external wall mounted metre box
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal

0 1 2 3 4m
Scale 1:50

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BACKHOUSE

Issue: C15 Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – FRONT ELEVATION		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – LB4.1 – 11	REV: F	DATE: 21.11.19

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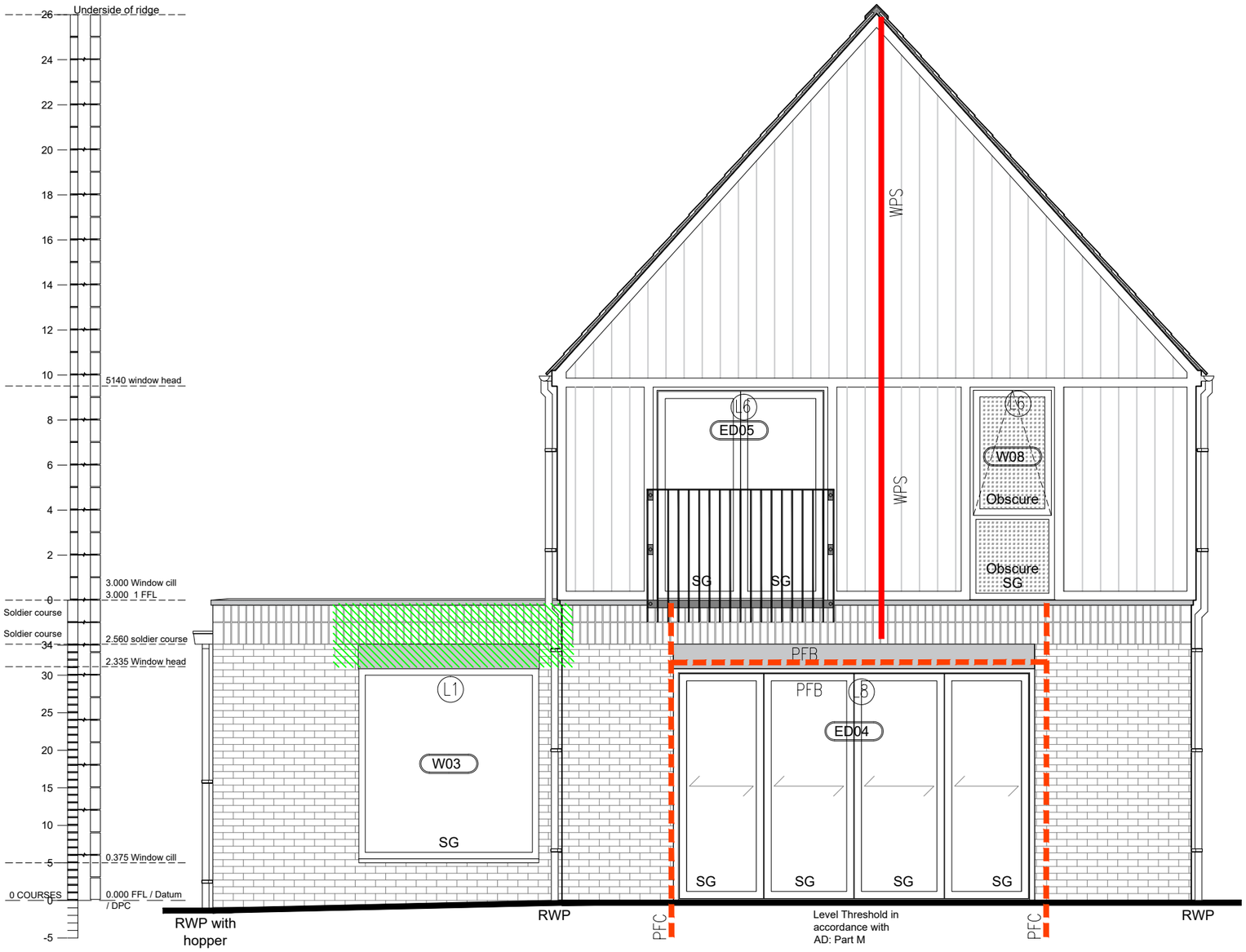
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Structural information and key adjusted	07.05.20	KMD
C	Bifold doors reduced width. Steel posts removed.	18.02.21	KMD
D	Cladding changed.	18.03.21	KMD
E	Structural update	07.02.22	KMD
F	ED05 changed to french doors	27.09.23	RJW
G	Scale bar added	06.10.23	RJW



Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- OR — Openreach
- E / G — Electricity or Gas external wall mounted metre box
- Steel beam / column
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal

0 1 2 3 4m
Scale 1:50

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Issue: C15
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – REAR ELEVATION		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902–LB4.1–12	REV: G	DATE: 21.11.19

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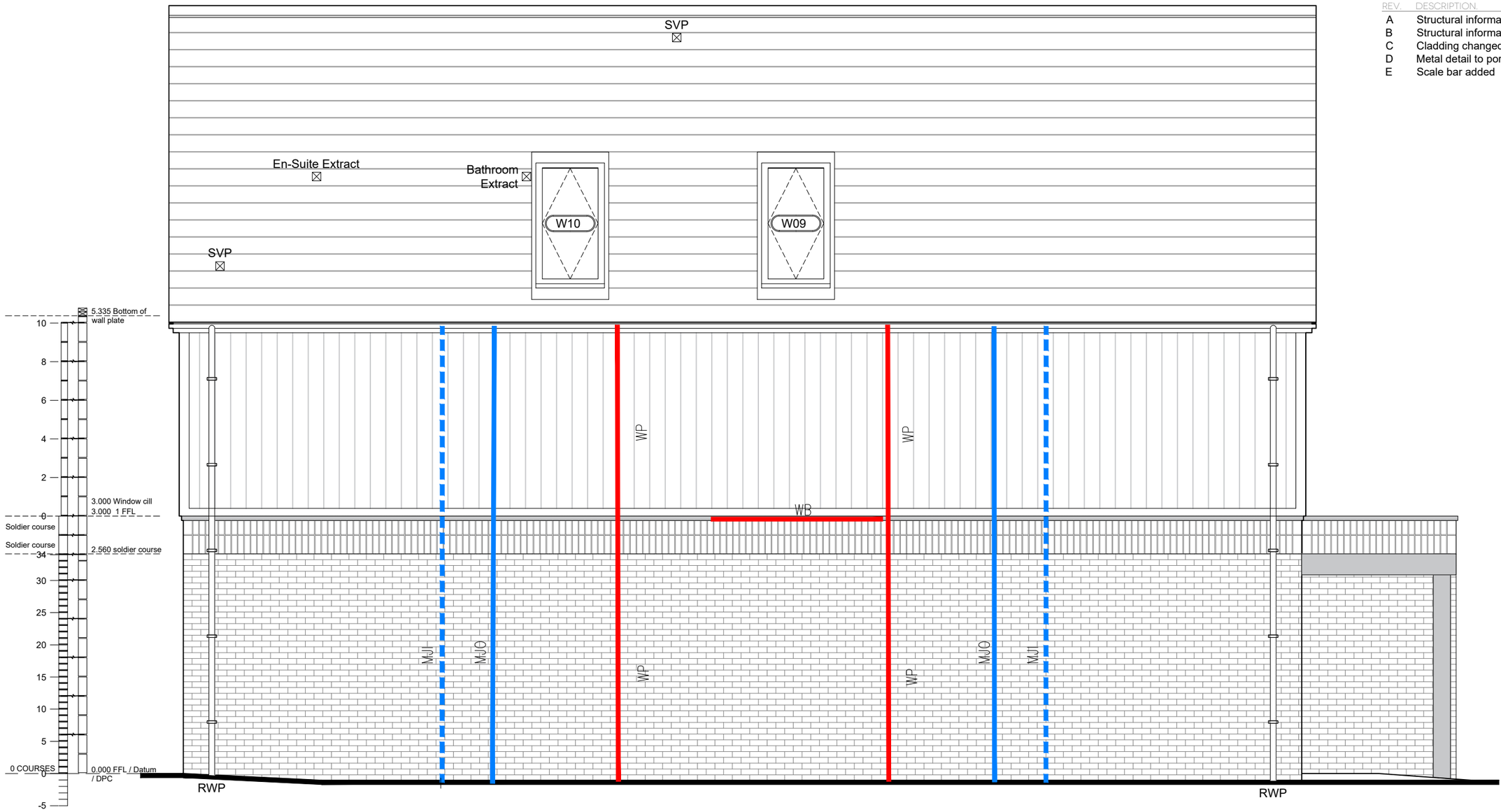
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Structural information and key adjusted	07.05.20	KMD
C	Cladding changed.	18.03.21	KMD
D	Metal detail to porch indicated.	04.10.22	KMD
E	Scale bar added	06.10.23	RJW



Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- Openreach
- Electricity or Gas external wall mounted metre box (E / G)
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal

0 1 2 3 4m
Scale 1:50

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BACKHOUSE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	LB4.1 – LEFT SIDE ELEVATION			
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW	
DWG NO:	1902 – LB4.1 – 13	REV: E	DATE: 21.11.19	

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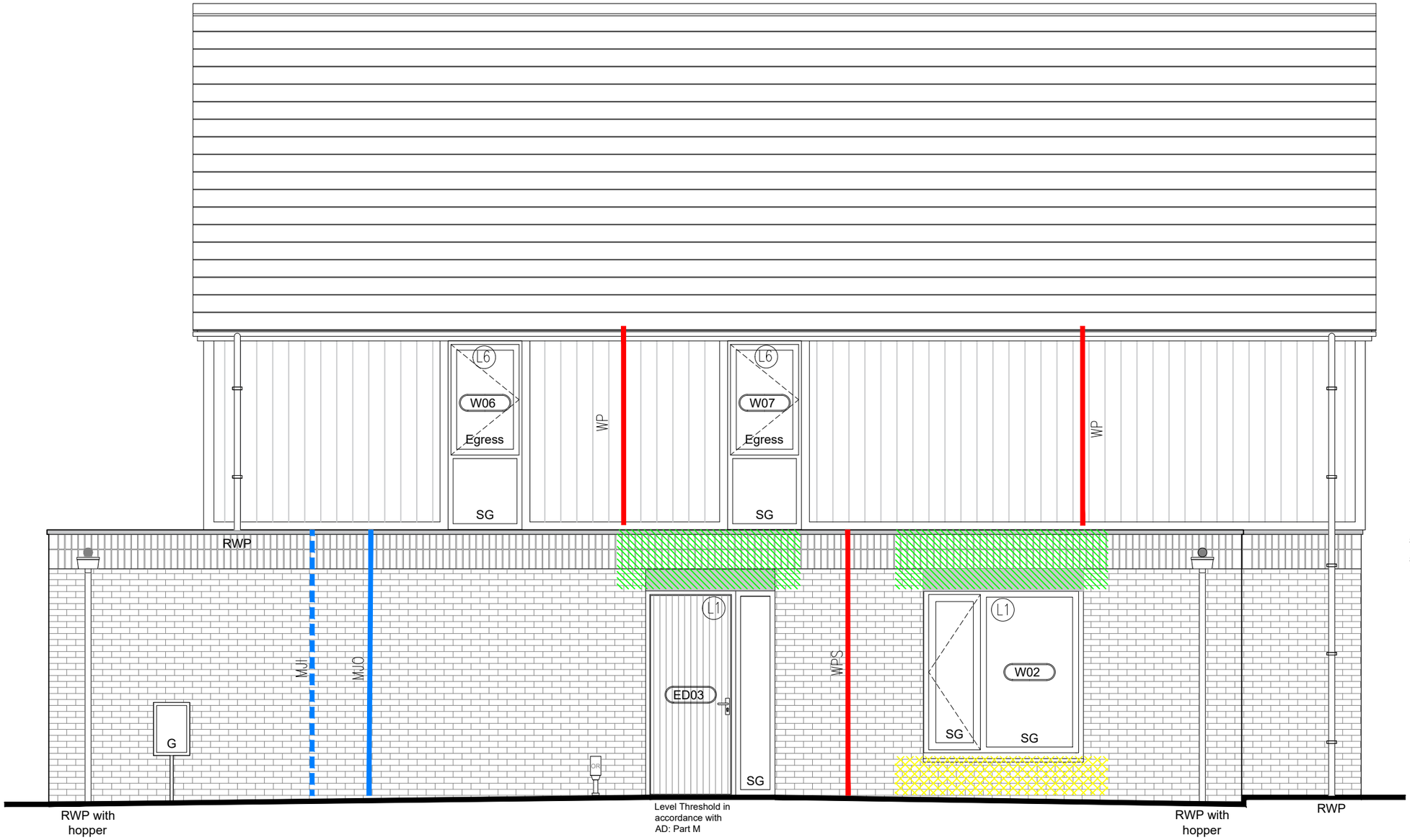
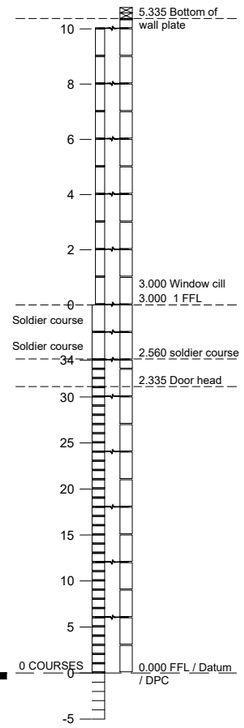
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural information added	31.03.20	HAP
B	Structural information and key adjusted.	07.05.20	KMD
C	Cladding changed.	18.03.21	KMD
D	Scale bar added	06.10.23	RJW





Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- OR Openreach
- E G Electricity or Gas external wall mounted metre box
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal

0 1 2 3 4m
Scale 1:50

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – RGHT SIDE ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 14	REV:	D	DATE:	21.11.19

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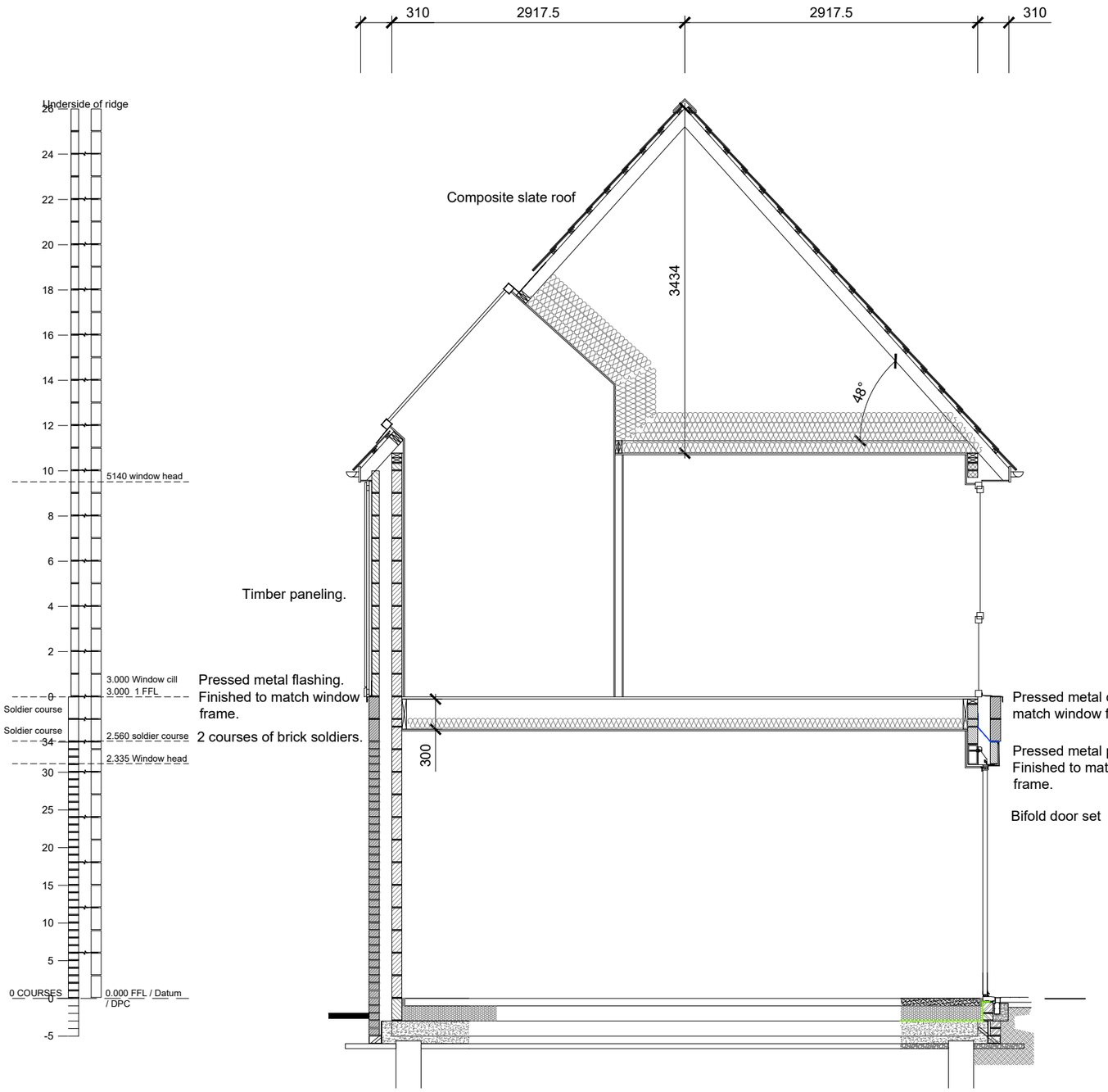
REV.	DESCRIPTION.	DATE.	INITIAL
A	Floor thickness increased	07.05.20	KMD
B	Ground floor structure changed.	04.10.22	KMD
C	Scale bar added	06.10.23	RJW



0 1 2 3 4m

Scale 1:50

Roof

Roof truss and bracing design by specialist manufacturer. Refer to specialist manufacture for layouts, profiles and all bracing requirements.

Roof insulation to be 100mm mineral wool insulation between ceiling joists and 300mm mineral wool insulation over joists laid perpendicular to joists.

See specific details for all venting of roof space.

Loft hatches to be fully insulated. Location indicated on drawings is indicative and will be adjusted on site to suit roof truss design.

Floor Joists

1st floor joists to be designed by specialist contractors. All joists to be supported by joist hangers.

100mm sound insulating quilt fitted throughout floor zone over ceiling.

Ventilation ducting to be run through floor zone as indicated on drawings.

Drainage runs within the floor zone to be supported from top chords of floor trusses and kept clear of structure and ceiling.

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C15 Date: 09.10.23

ERIC COLE ARCHITECTURE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – SECTION AA		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – LB4.1 – 21	REV: C	DATE: 21.01.20

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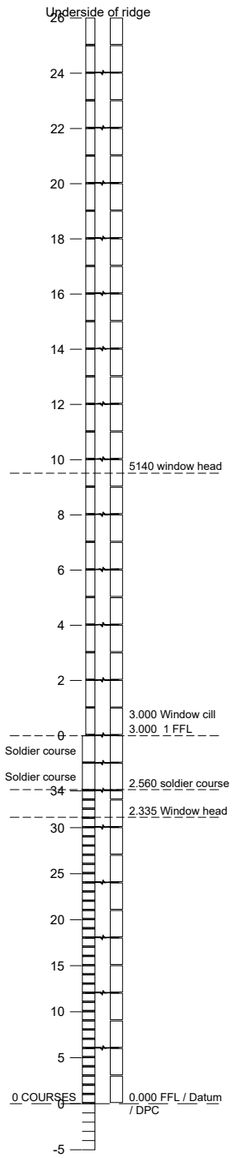
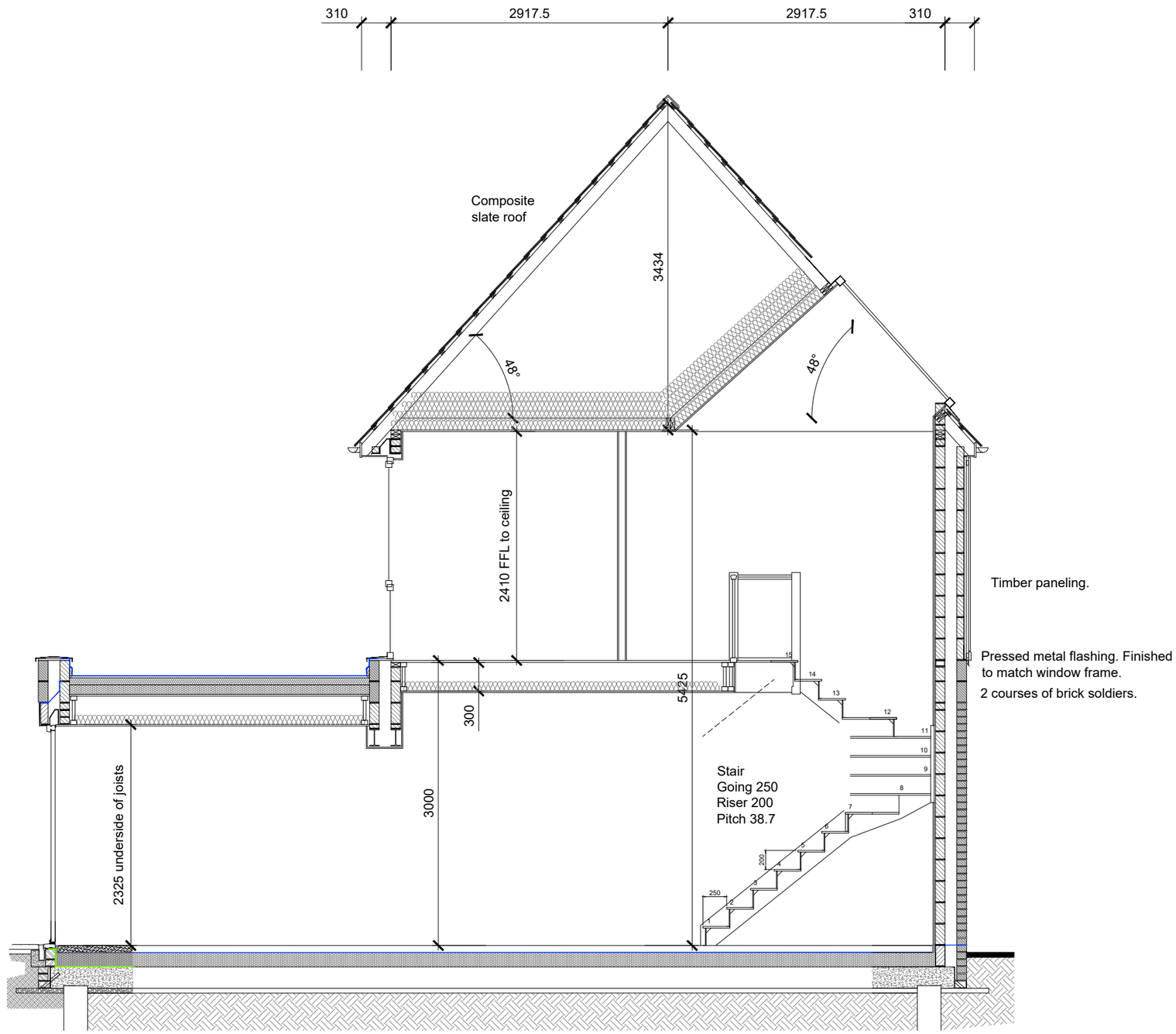
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Floor thickness increased	07.05.20	KMD
B	Ground floor structure changed.	04.10.22	KMD
C	Scale bar added	06.10.23	RJW





0 1 2 3 4m
Scale 1:50

Roof

Roof truss and bracing design by specialist manufacturer. Refer to specialist manufacture for layouts, profiles and all bracing requirements.

Roof insulation to be 100mm mineral wool insulation between ceiling joists and 300mm mineral wool insulation over joists laid perpendicular to joists.

See specific details for all venting of roof space.

Loft hatches to be fully insulated. Location indicated on drawings is indicative and will be adjusted on site to suit roof truss design.

Floor Joists

1st floor joists to be designed by specialist contractors. All joists to be supported by joist hangers.

100mm sound insulating quilt fitted throughout floor zone over ceiling.

Ventilation ducting to be run through floor zone as indicated on drawings.

Drainage runs within the floor zone to be supported from top chords of floor trusses and kept clear of structure and ceiling.

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – SECTION BB		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – LB4.1 – 22	REV: C	DATE: 21.01.20

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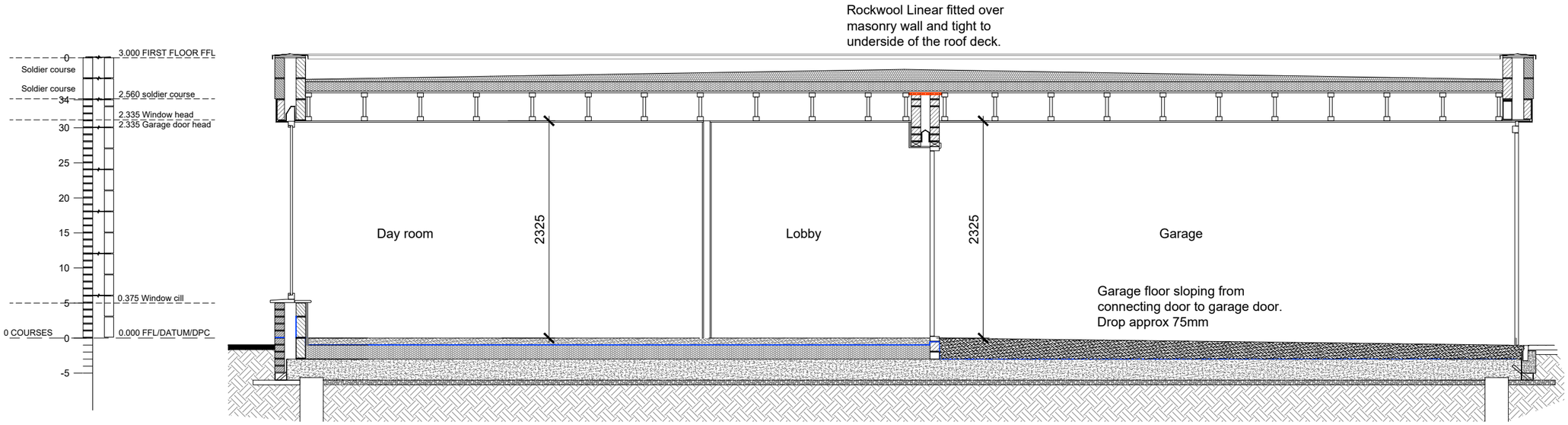
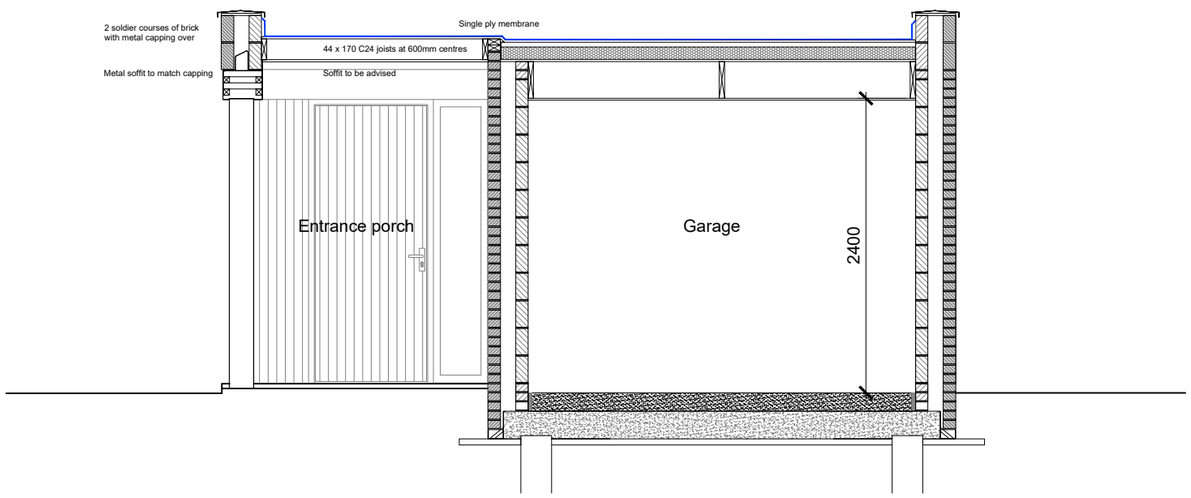
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Floor thickness increased	07.05.20	KMD
B	Section D-D added	29.05.20	KMD
C	Ground floor structure changed. Metal detail around porch indicated.	04.10.22	KMD
D	Scale bar added	06.10.23	RJW



Section C-C



Section D-D

0 1 2 3 4m
Scale 1:50

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – SECTION CC AND DD				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 23	REV:	D	DATE:	07.05.20

NOTES:
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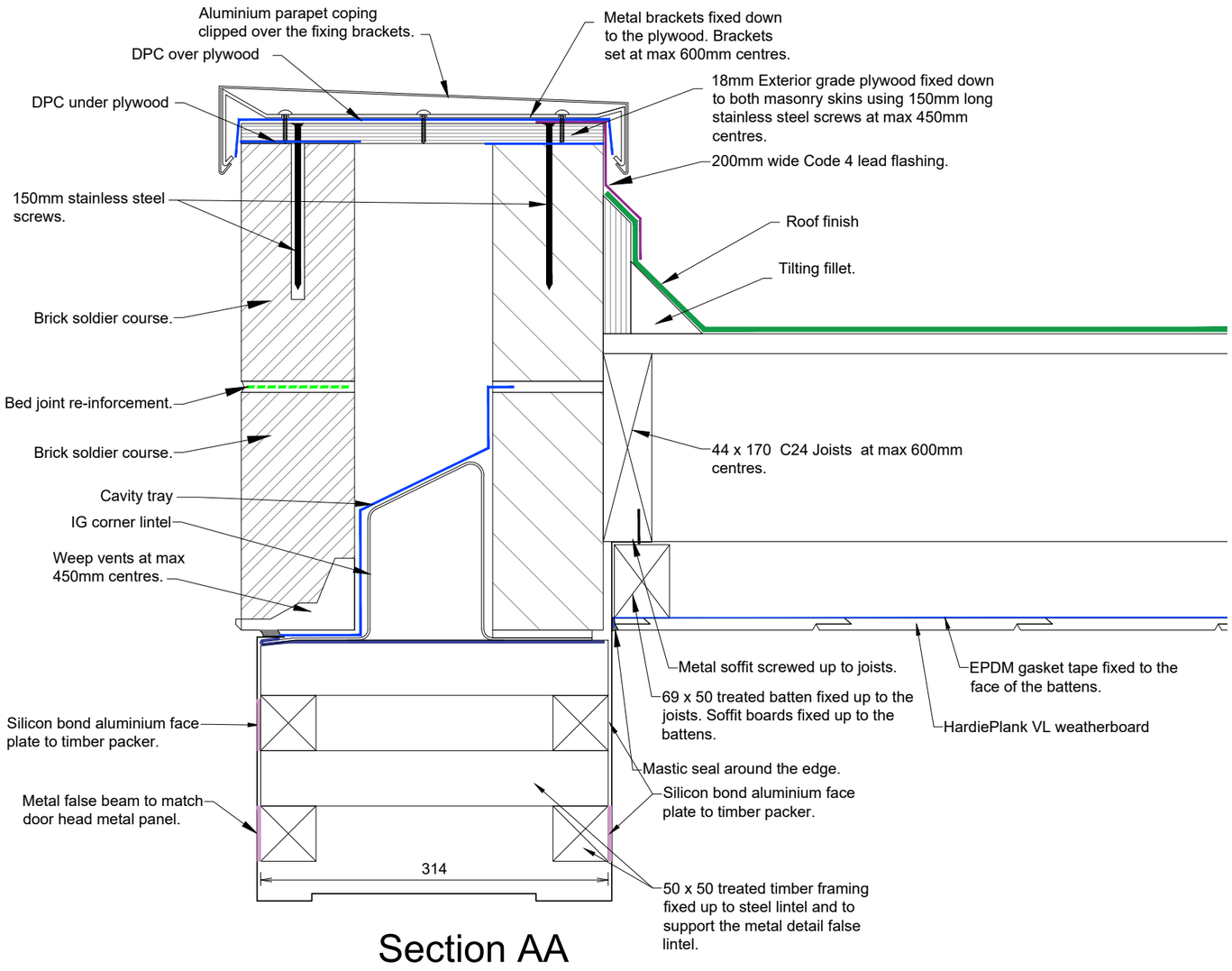
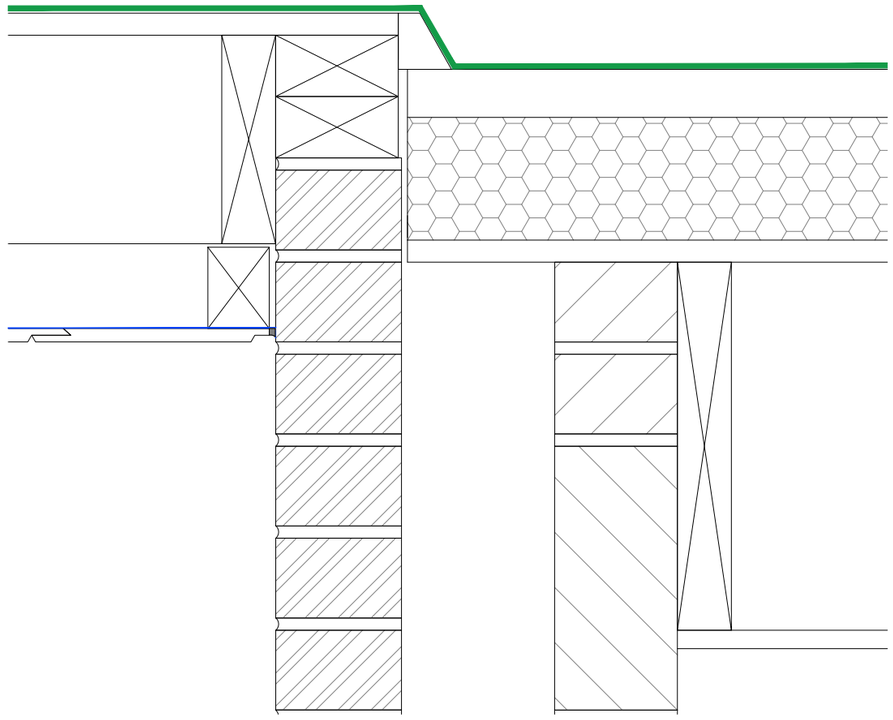
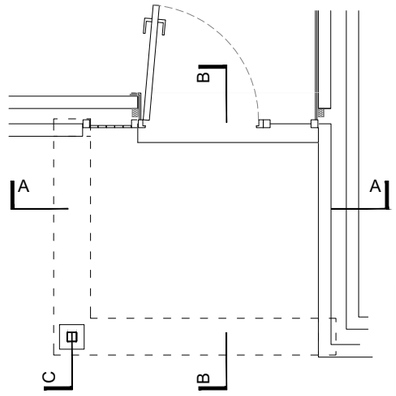
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Metal detail to porch added	04.10.22	KMD



Section AA





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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – DETAIL TO PORCH				
SCALE:	1:10 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902–LB4.1–24	REV:	A	DATE:	15.03.22

NOTES:
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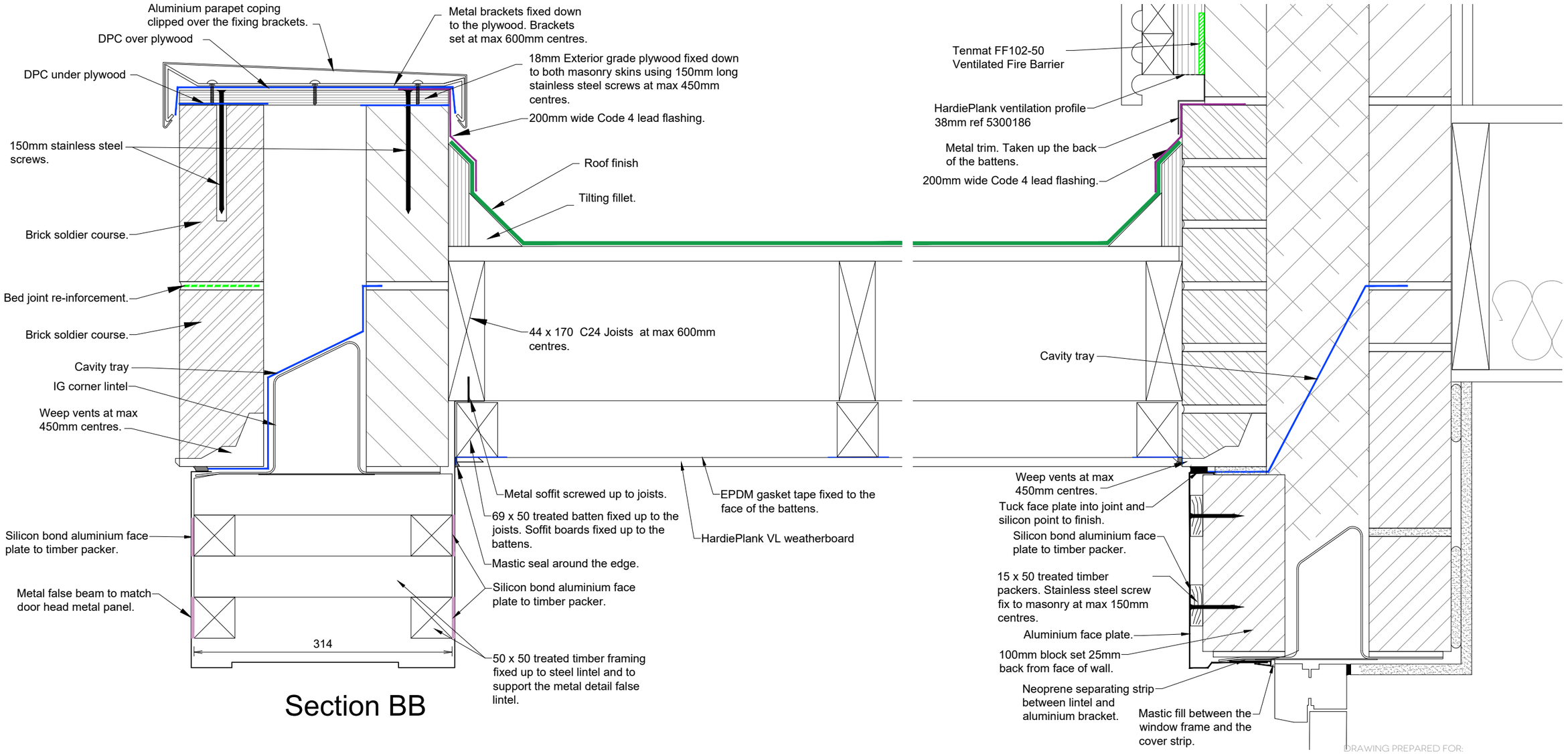
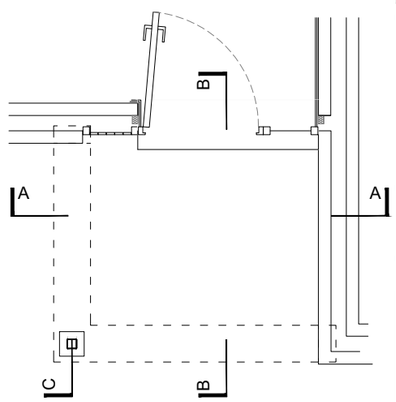
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Porch metal detail added	04.10.22	KMD



Section BB



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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – DETAIL TO PORCH				
SCALE:	1:10 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902–LB4.1–25	REV:	A	DATE:	15.03.22

NOTES:
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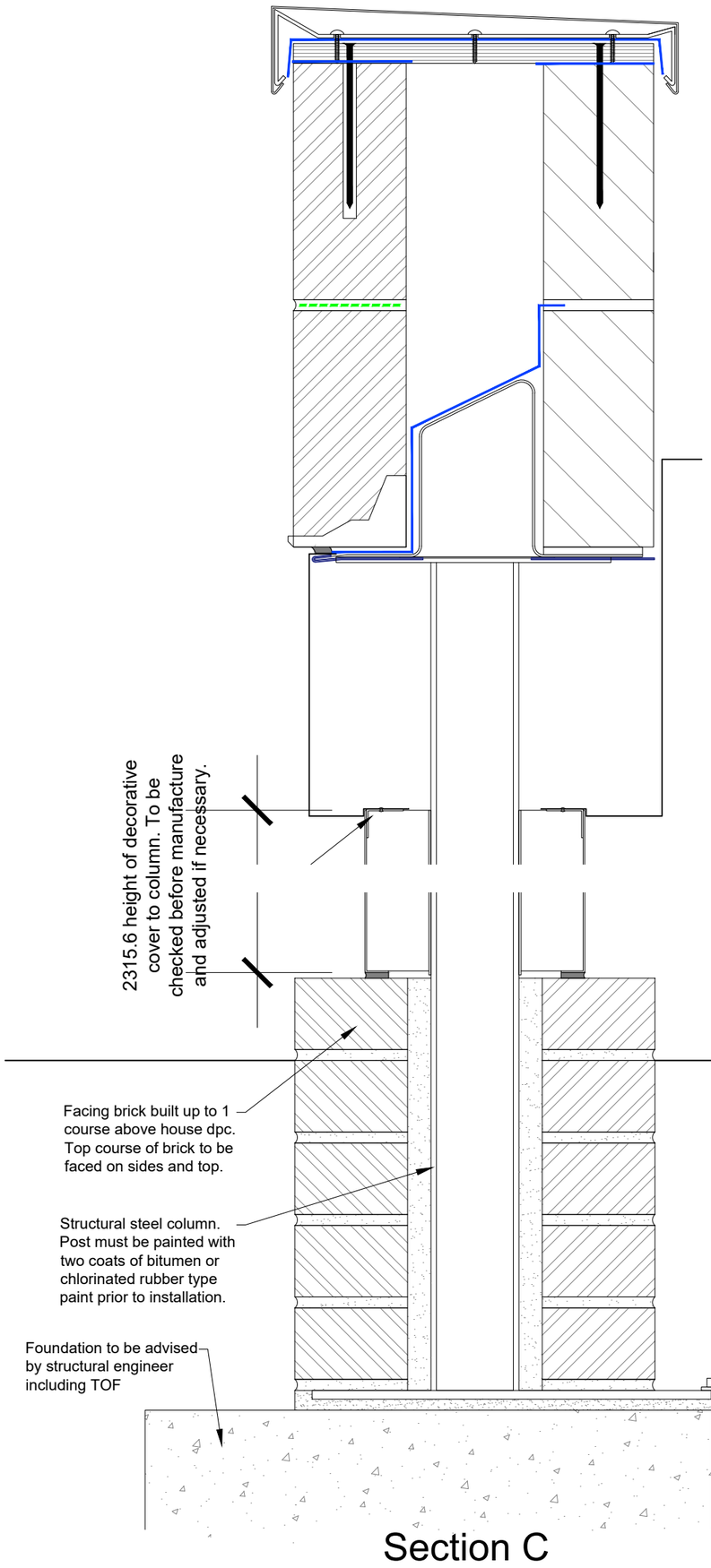
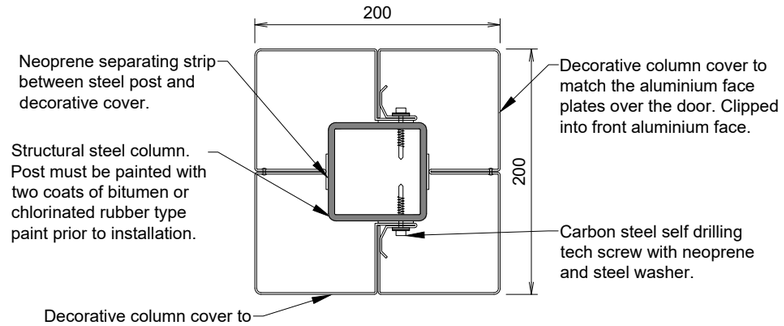
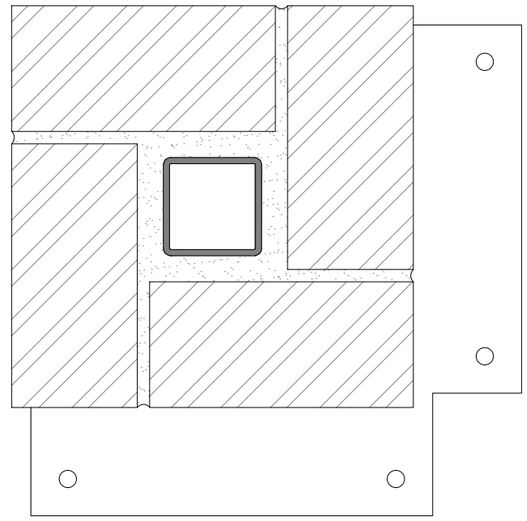
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Porch metal detail added	04.10.22	KMD

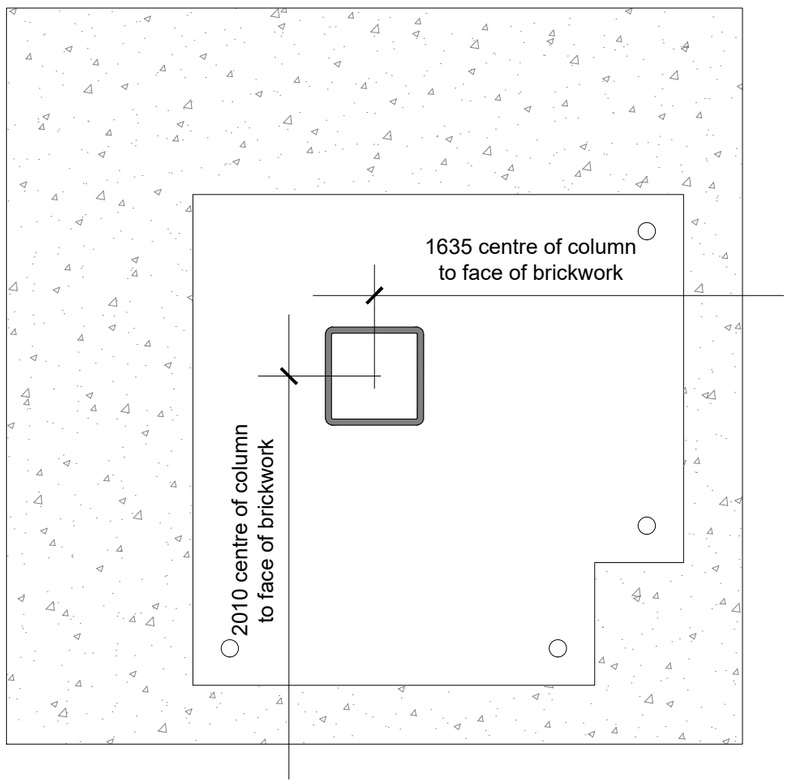


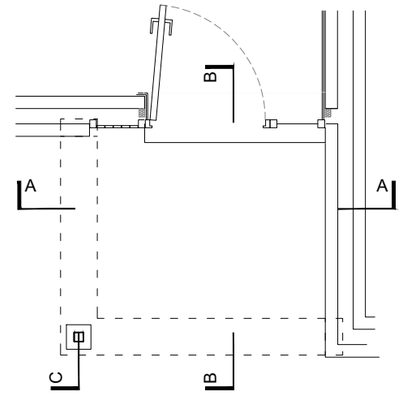
Section C



Section 1







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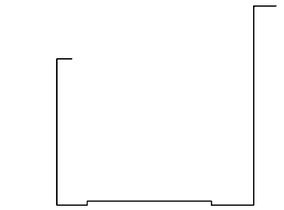
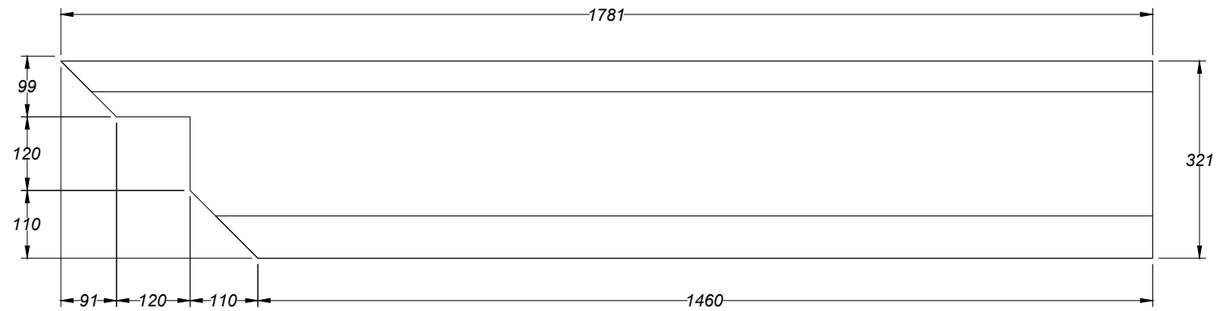
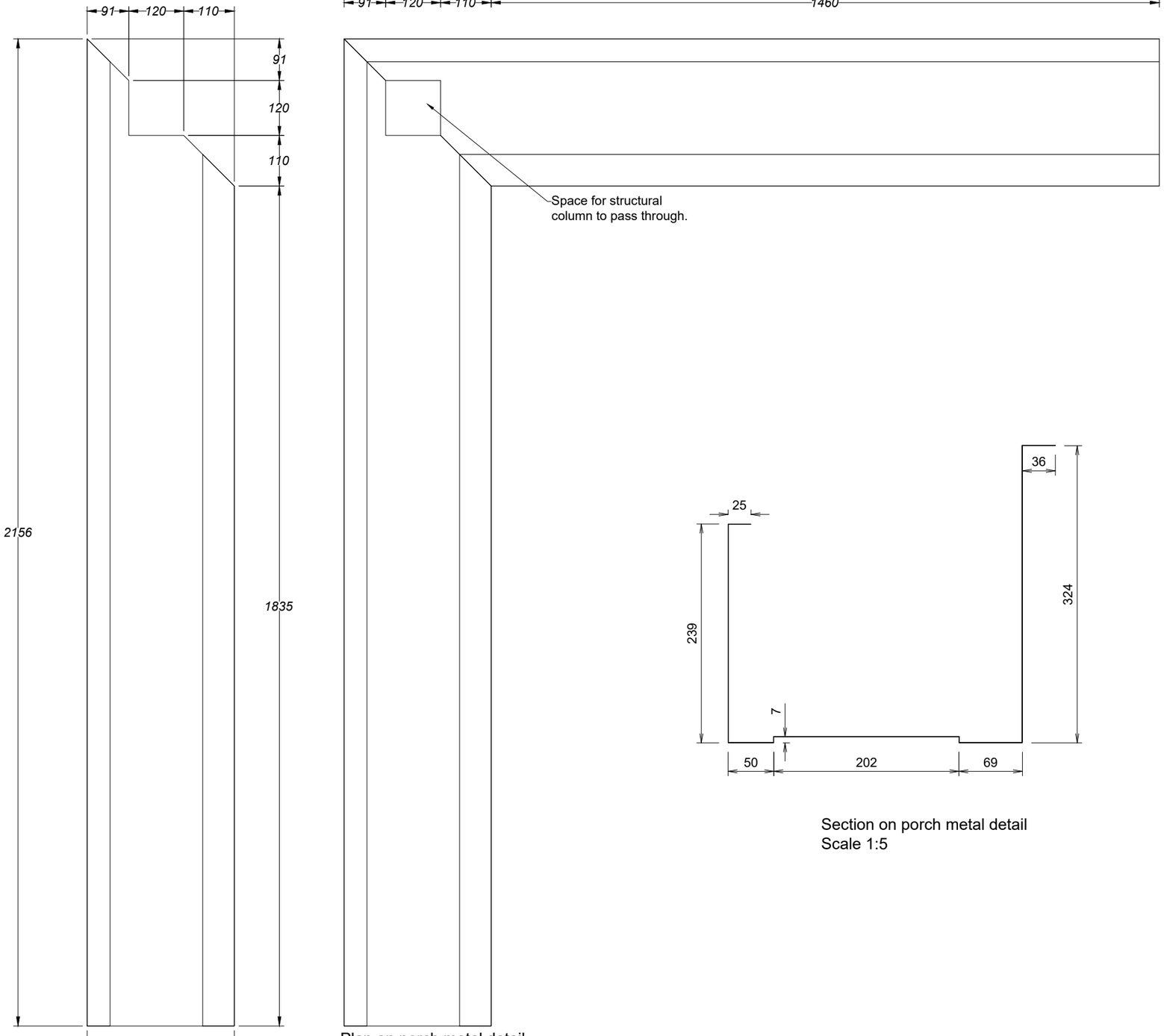
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – DETAIL TO PORCH				
SCALE:	1:10 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902–LB4.1–26	REV:	A	DATE:	15.03.22



Section on porch metal detail
Scale 1:10





Plan on porch metal detail
Scale 1:10

Section on porch metal detail
Scale 1:5

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Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – DETAIL OF METAL TO PORCH		
SCALE:	1:10 1:5 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902–LB4.1–27	REV: –	DATE: 04.10.22

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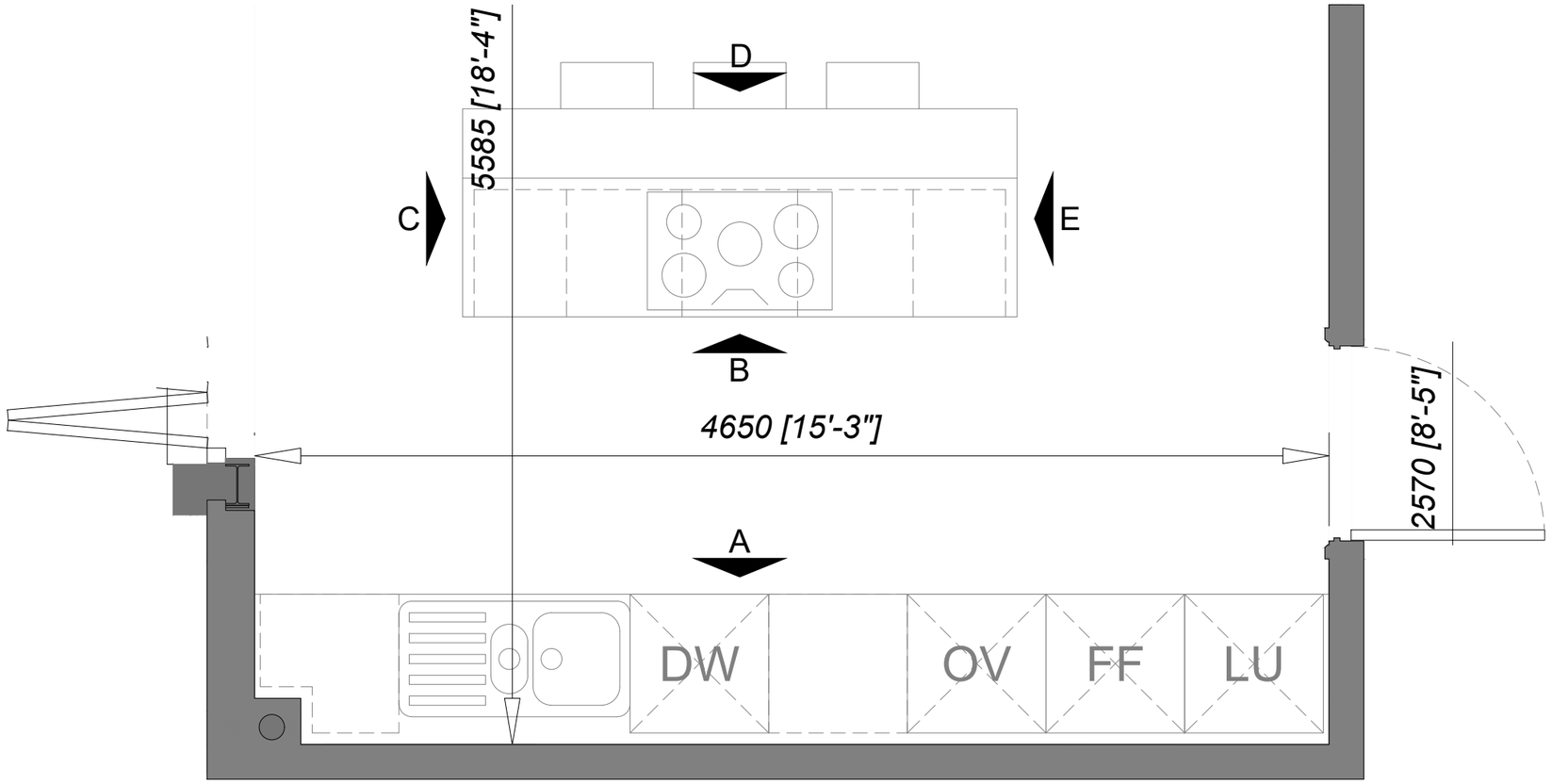
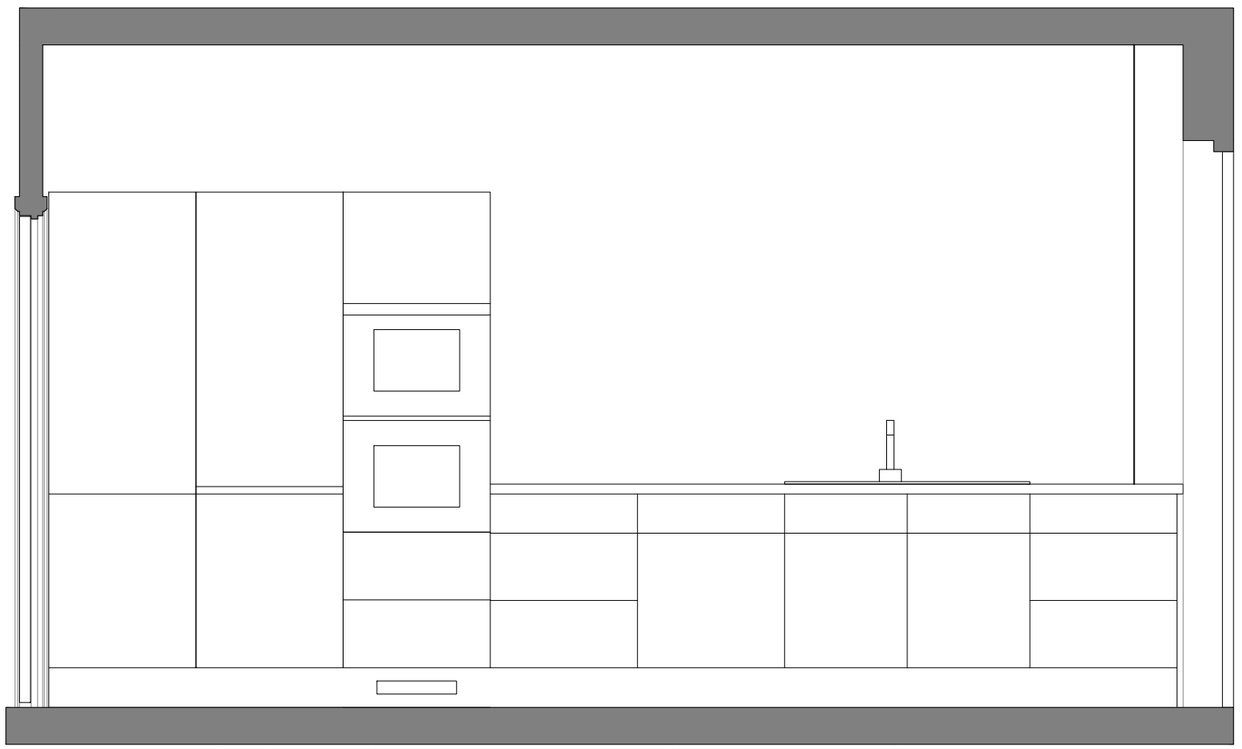
REV.	DESCRIPTION.	DATE.	INITIAL
A	Kitchen elevations updated	20.03.20	MH



KITCHEN PLAN



ELEVATION A

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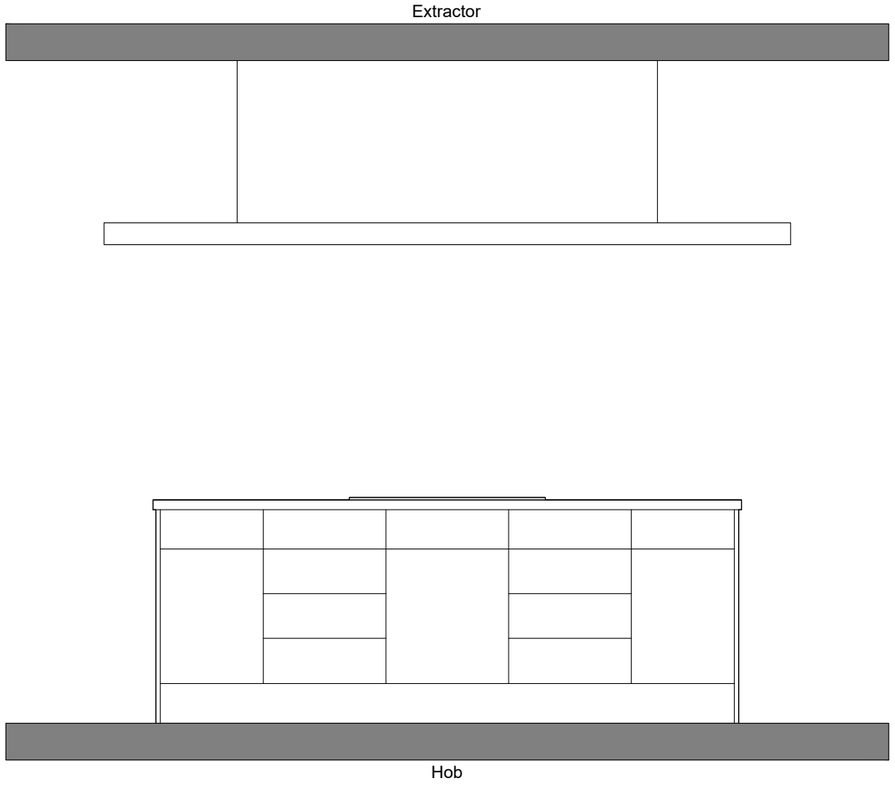
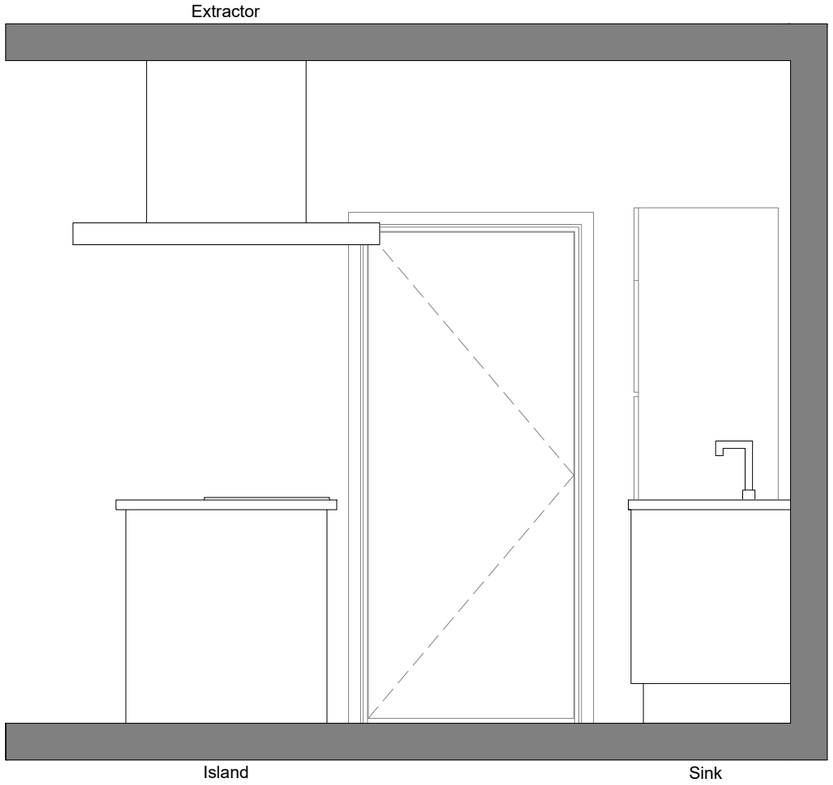
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – KITCHEN PLAN AND ELEVATION A				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 31	REV:	A	DATE:	20.03.20



ELEVATION B



ELEVATION C

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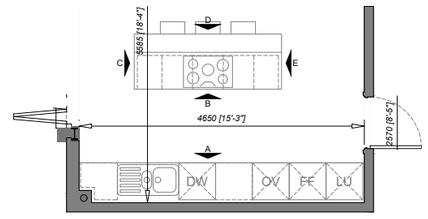
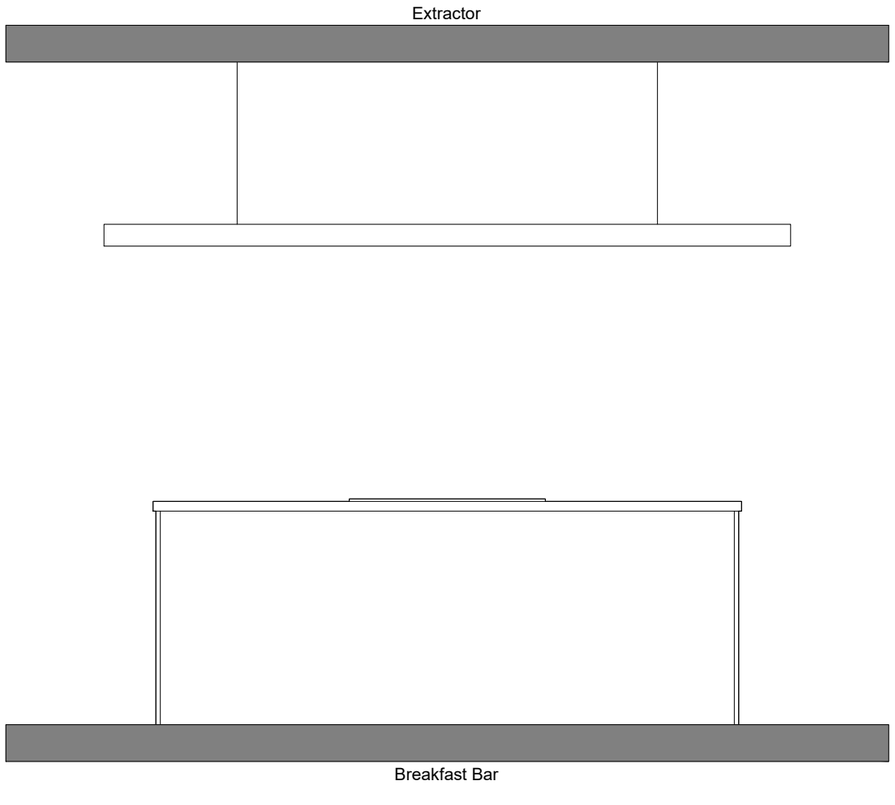
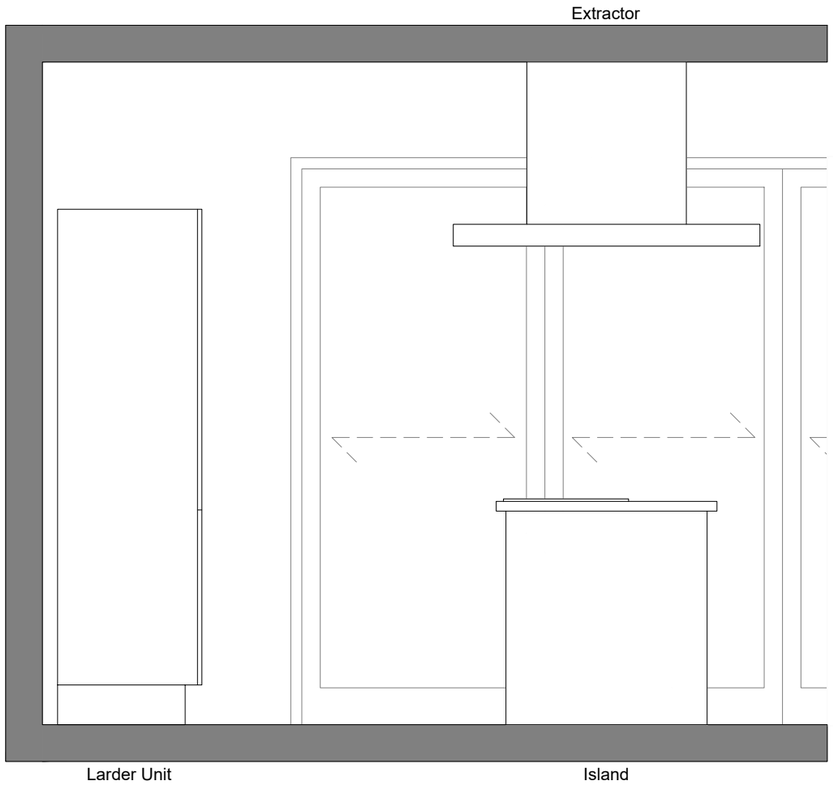
REV.	DESCRIPTION.	DATE.	INITIAL
A	Kitchen elevations updated	20.03.20	MH





ELEVATION D



ELEVATION E

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
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Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – KITCHEN ELEVATIONS B, C, D & E				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 32	REV:	A	DATE:	20.03.20

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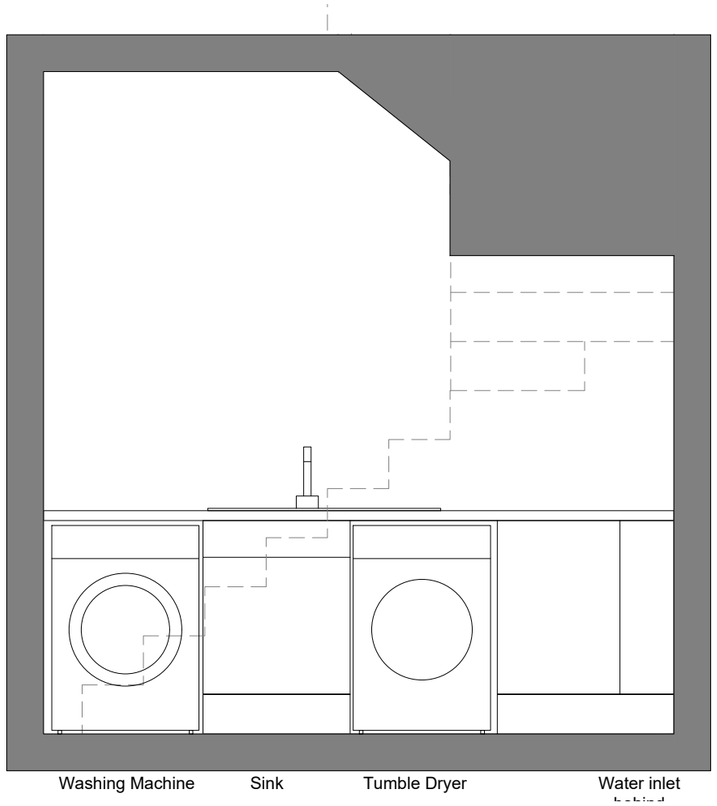
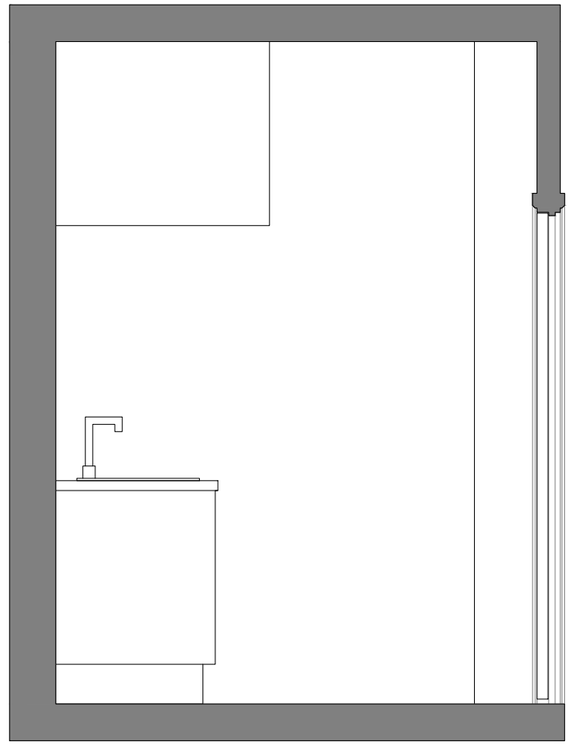
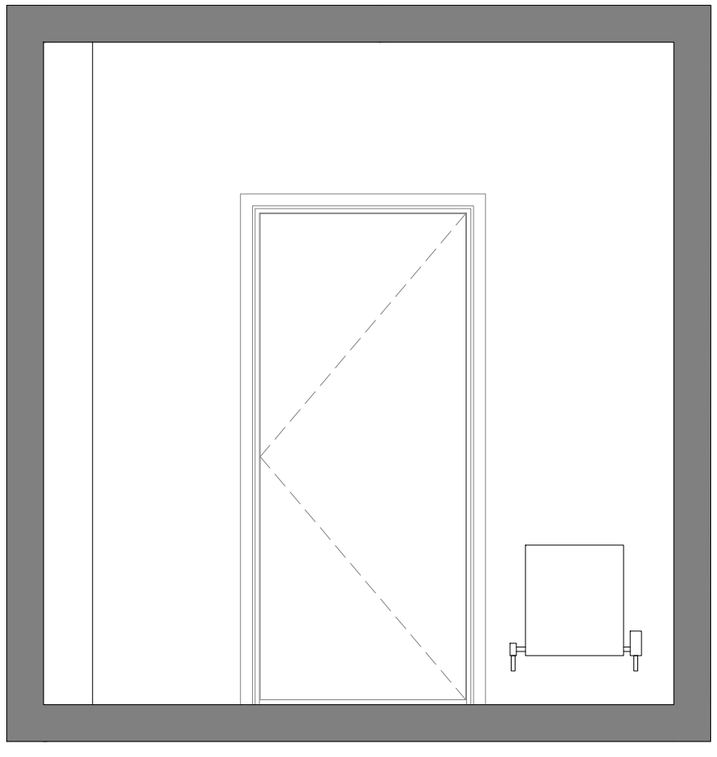
REV.	DESCRIPTION.	DATE.	INITIAL
A	Utility widened due to wall change Elevations updated accordingly	20.03.20	MH
B	Layout changed	27.07.21	KMD



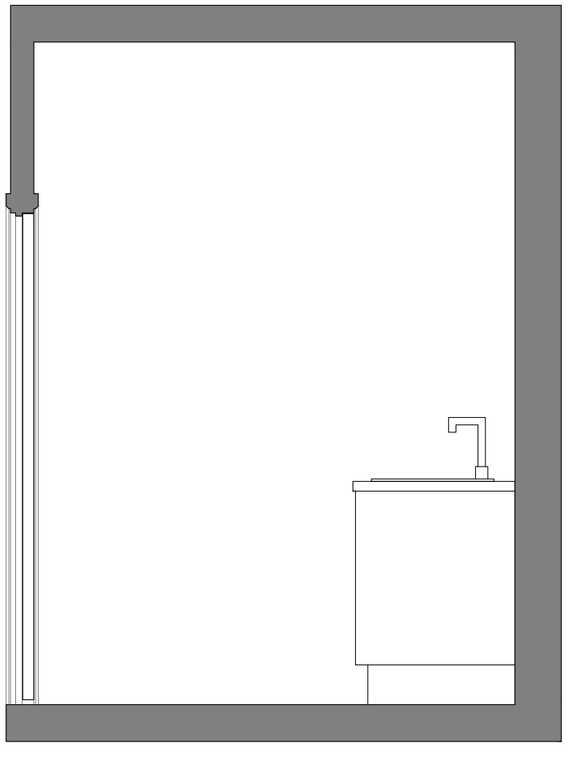
ELEVATION A



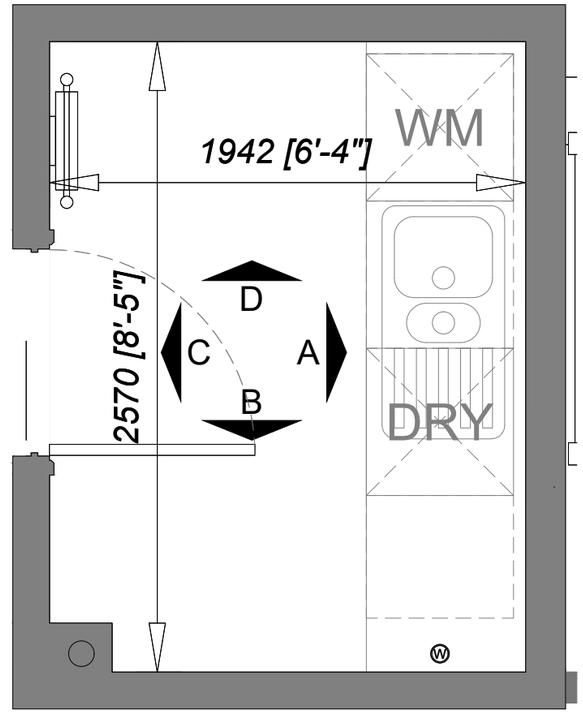
ELEVATION B



ELEVATION C



ELEVATION D



UTILITY PLAN

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

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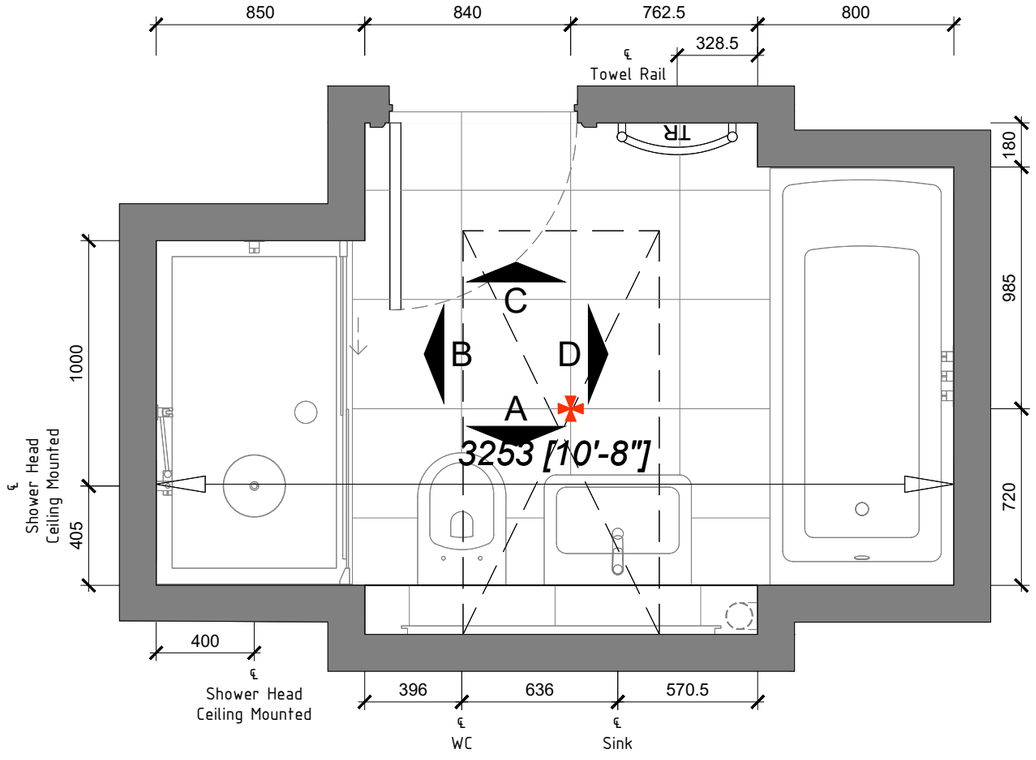
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – UTILITY PLANS AND ELEVATIONS A, B, C & D				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902–LB4.1–33	REV:	B	DATE:	20.03.20



BATHROOM PLAN

Based on tile sizes:
Floor = 443mm x 443mm
Wall = 592mm x 316mm

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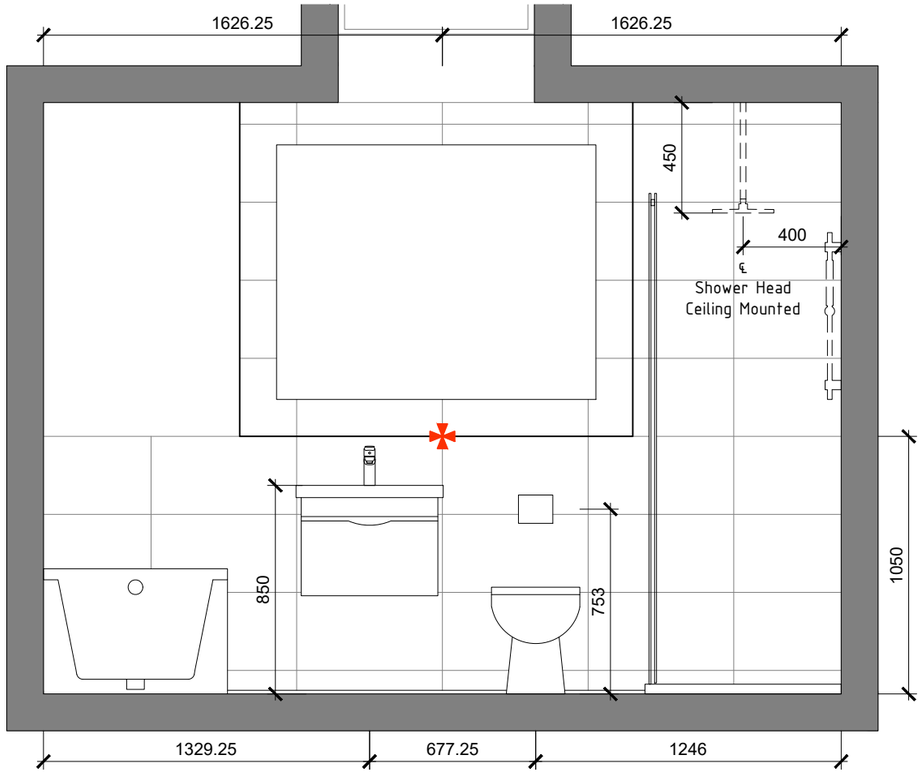
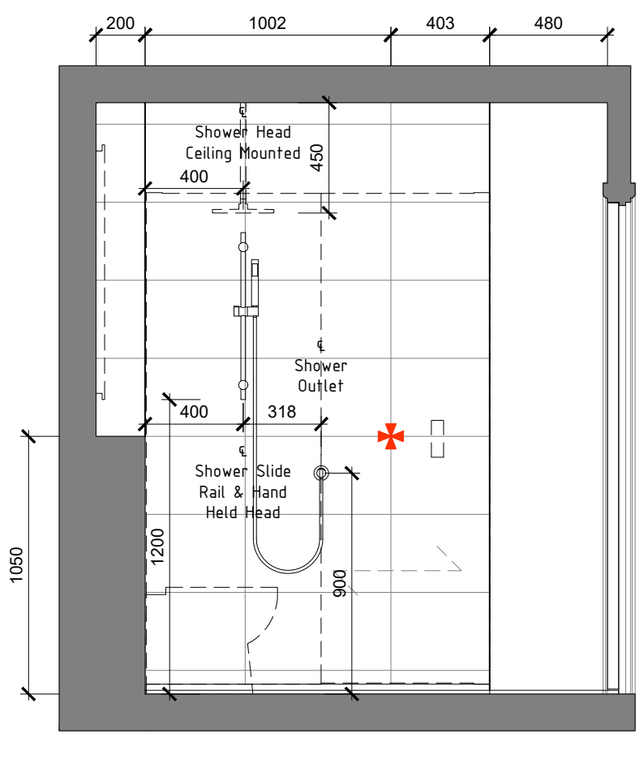
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Tile layouts and dimensions added	19.03.20	MH
B	Tile layout changed tolandscape	07.05.20	KMD



ELEVATION A



ELEVATION B

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

ERIC COLE ARCHITECTURE

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Stonehouse, Gloucestershire, GL10 3RF
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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	LB4.1 – BATHROOM PLAN AND ELEVATIONS A AND B		
SCALE:	1:25 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – LB4.1 – 41	REV: B	DATE: 20.03.20

Based on tile sizes:
Floor = 443mm x 443mm
Wall = 592mm x 316mm

NOTES:
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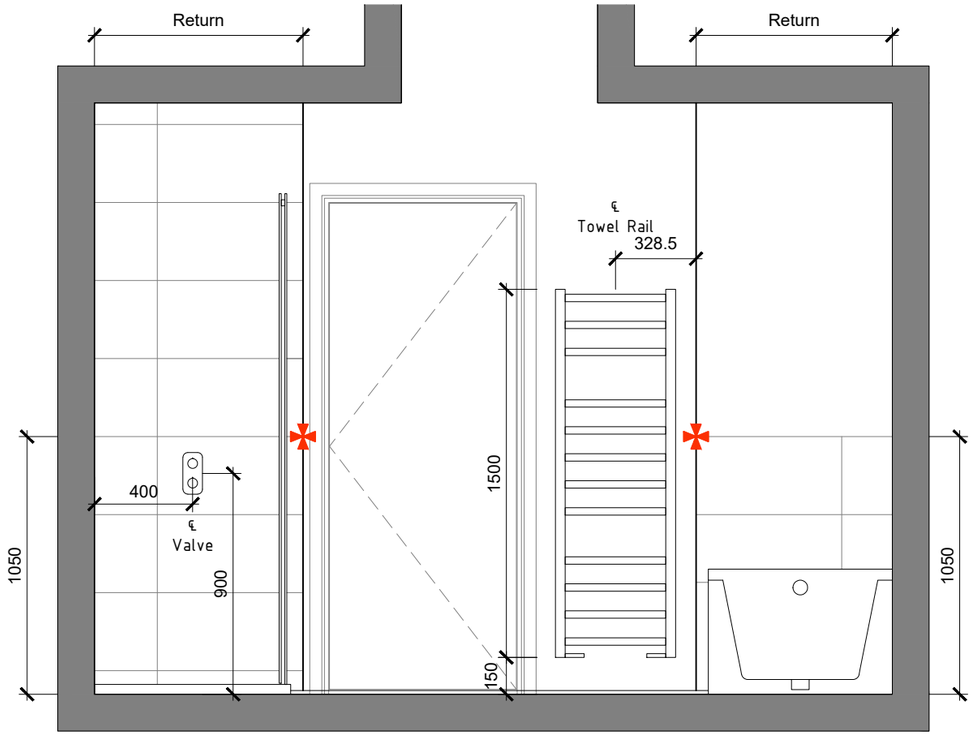
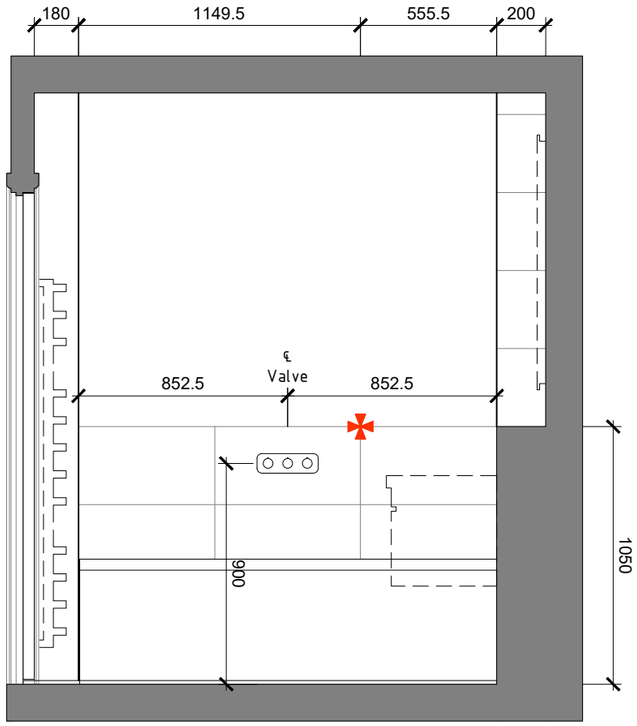
6. If in doubt ask!

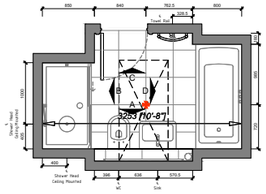
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	19.03.20	MH
B	Tile layout changed to landscape	07.05.20	KMD



ELEVATION C



ELEVATION D



DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

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Stonehouse, Gloucestershire, GL10 3RF
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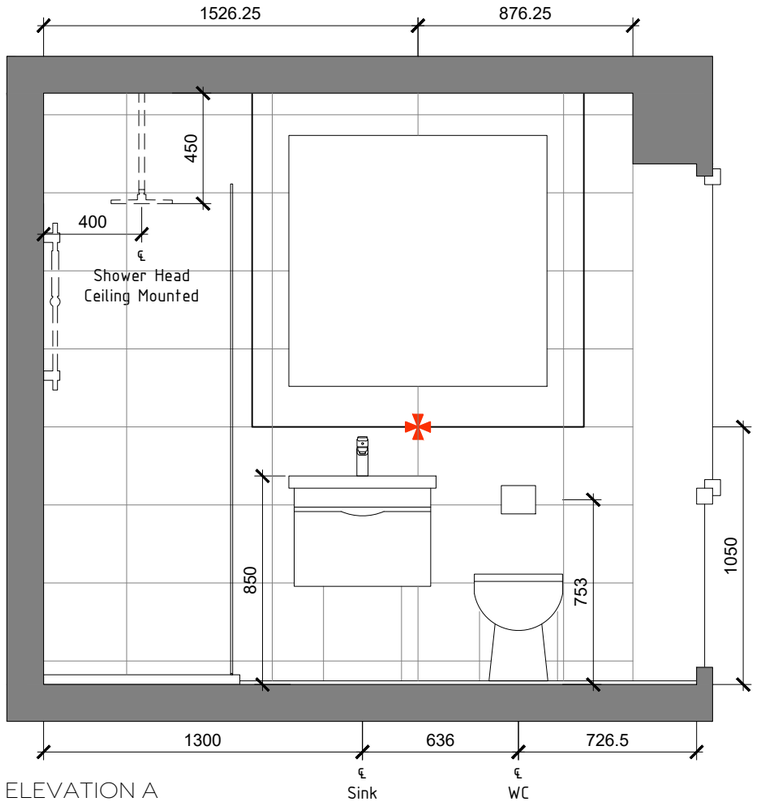
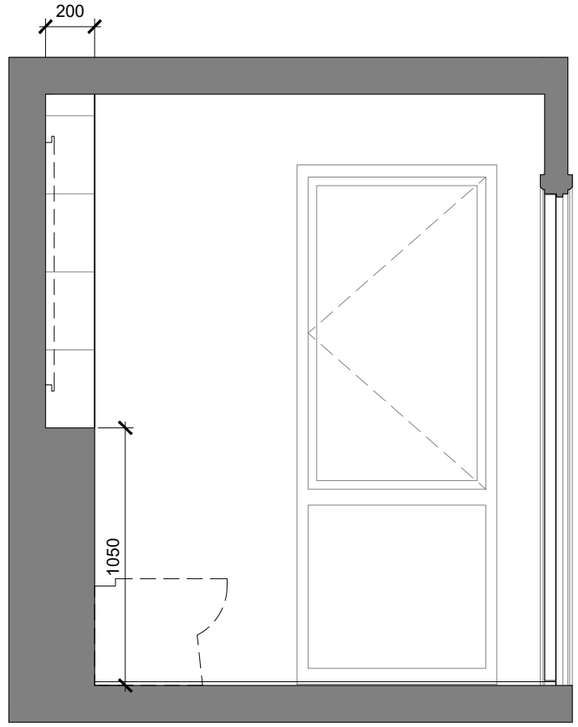
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – BATHROOM ELEVATIONS C AND D				
SCALE:	1: 25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 42	REV:	B	DATE:	20.03.20



ELEVATION A



ELEVATION B

Based on tile sizes:
Floor = 443mm x 443mm
Wall = 592mm x 316mm

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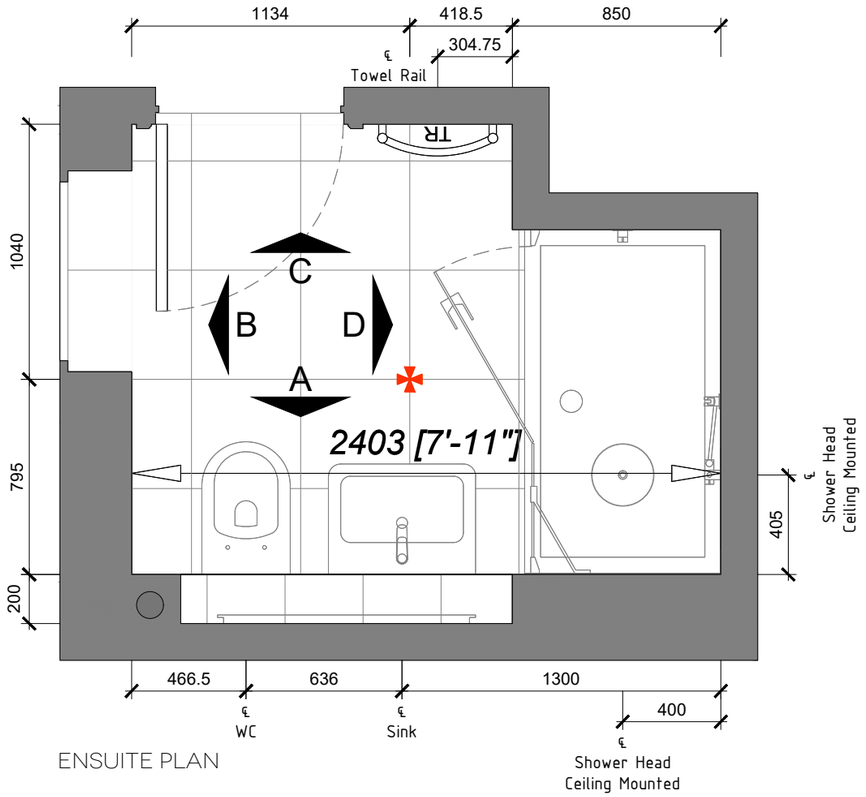
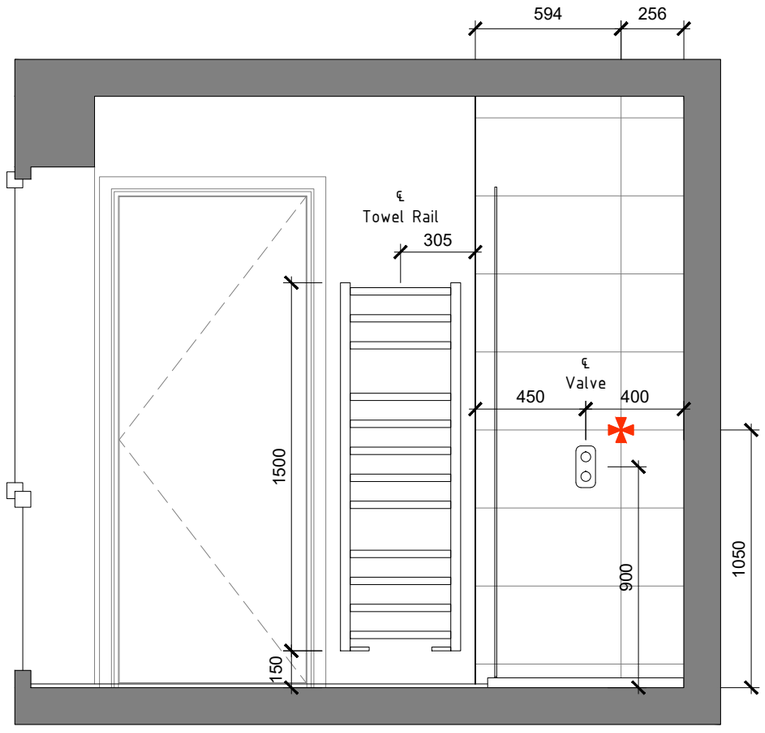
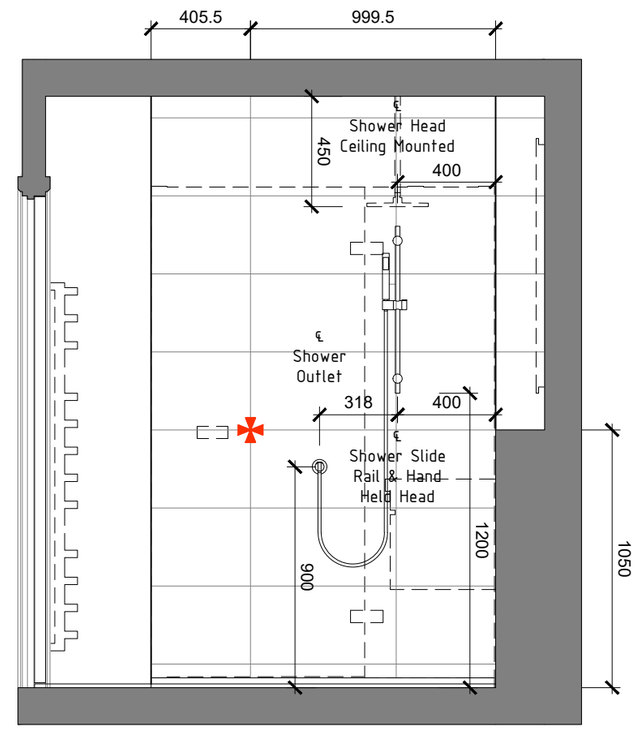
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	19.03.20	MH
B	Tile layout changed to landscape	07.05.20	KMD



ENSUITE PLAN



ELEVATION C



ELEVATION D

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

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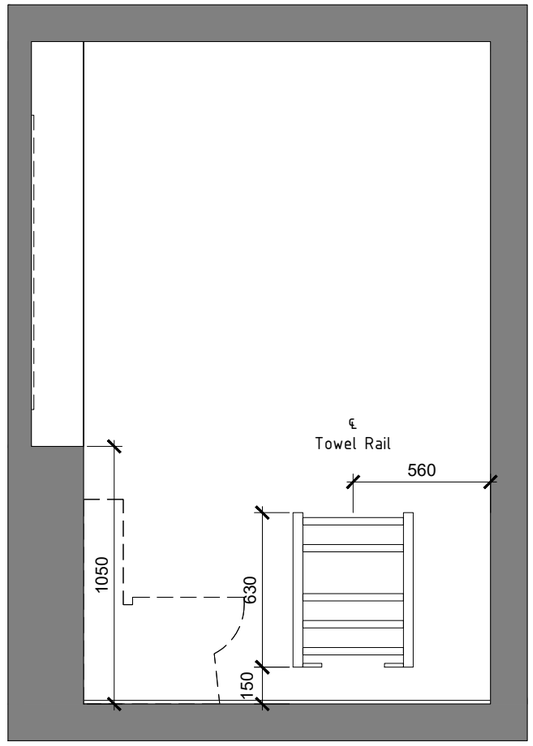
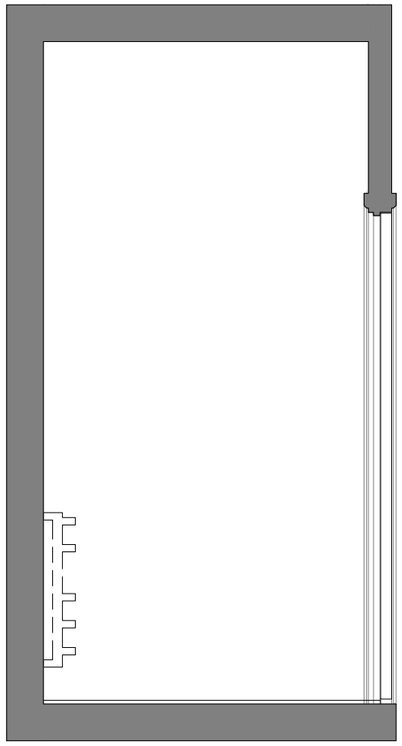
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – ENSUITE PLANS AND ELEVATIONS A, B, C & D				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 43	REV:	B	DATE:	20.03.20



ELEVATION A



ELEVATION B

Based on tile sizes:
Floor = 443mm x 443mm

NOTES:
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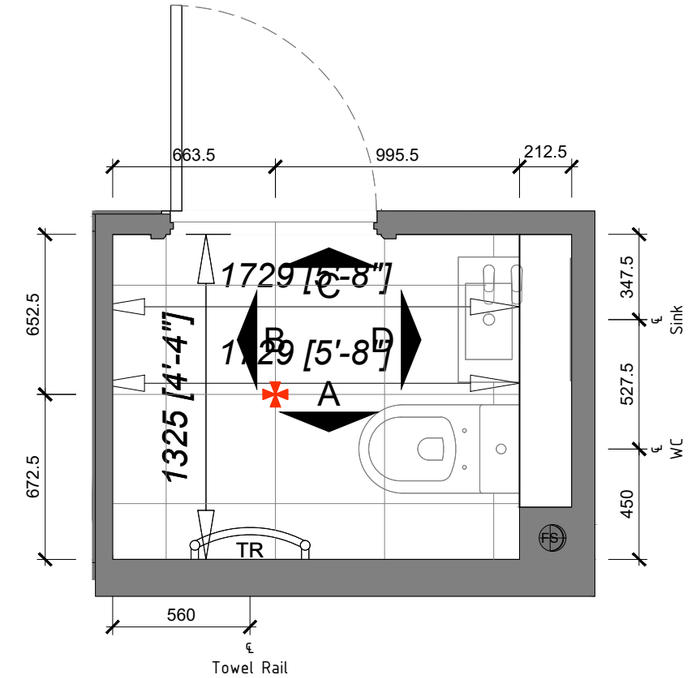
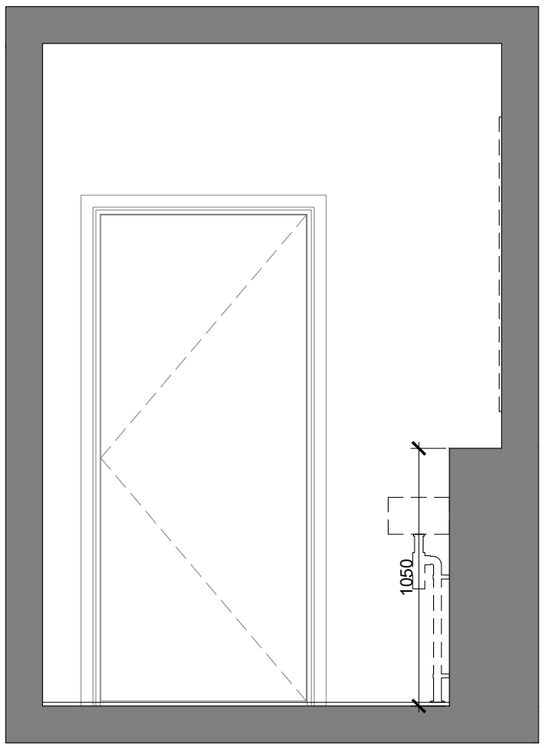
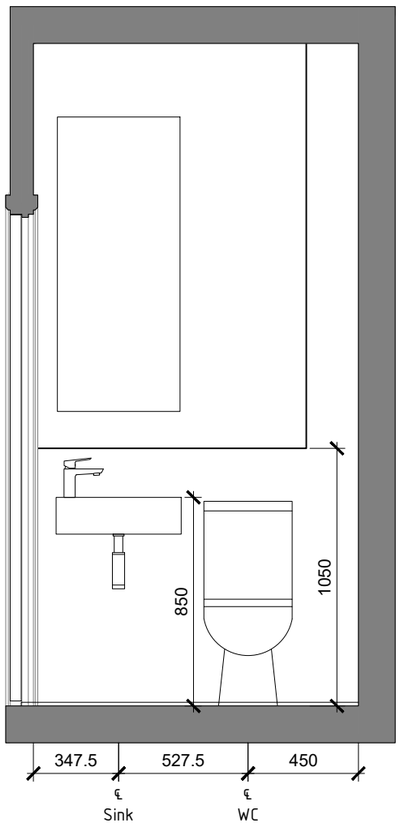
REV.	DESCRIPTION.	DATE.	INITIAL
A	Cloakroom widened due to wall change Tile layouts and dimensions added	19.03.20	MH



CLOAKROOM PLAN



ELEVATION C



ELEVATION D

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

ERIC COLE ARCHITECTURE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – CLOAKROOM PLANS AND ELEVATIONS A, B, C & D				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 44	REV:	A	DATE:	20.03.20

EXTERNAL DOOR SCHEDULE

OPENING REFERENCE	DOOR SIZE W X H	STRUCTURAL OPENING W X H	LINTEL SIZE W + 300	SPECIFICATION / NOTES
ED01	2741 X 2250	2822.5 X 2350	3100	Garage door, PTM
ED02	939 x 2250	1472.5 x 2335	1750	SL, T, SG, PTM
ED03	(4)	3610 x 2335	3900	BF, SG, PTM
ED04	1745 x 2132 (2)	1750 x 2137	2050	SD, SG, PTM
ED05	2 x 815 x 2132 (2)	1771 x 2137	2100	SD, SG

NB: ALL LINTELS TO HAVE A MINIMUM 150MM BEARING

SL Glazed sidelight
BF Bifold doors
SD sliding doors
T Solid timber look door
SG Safety glazing
PTM Approved Document Part M threshold.

E

INTERNAL DOOR SCHEDULE

OPENING REFERENCE	DOOR SIZE	STRUCTURAL OPENING W & H	LINTEL SIZE W+300	SPECIFICATION / NOTES
ID01	838 x 1981	928 x 2046	N/A	-
ID02	838 x 1981	928 x 2046	N/A	FD30s
ID03	838 x 1981	928 x 2046	N/A	-
ID05	686 x 1981	776 x 2046	N/A	EC
ID06	838 x 1981	928 x 2046	N/A	-
ID07	838 x 1981	928 x 2046	N/A	-
ID08	838 x 1981	928 x 2046	N/A	-
ID09	762 x 1981	852 x 2046	N/A	-
ID10	762 x 1981	852 x 2046	N/A	-
ID11	762 x 1981	852 x 2046	N/A	CB
ID12	762 x 1981	852 x 2046	N/A	-
ID13	762 x 1981	852 x 2046	N/A	-
ID14	762 x 1981	852 x 2046	N/A	-
ID15	762 x 1981	852 x 2046	N/A	-

NB: ALL LINTELS TO HAVE A MINIMUM OF 150MM BEARING

SG Safety glass
EC Electrical Cupboard
CB Cupboard
AC Airing Cupboard

WINDOW SCHEDULE

OPENING REFERENCE	STRUCTURAL OPENING W & H	LINTEL TYPE	LINTEL SIZE W+300	SPECIFICATION / NOTES
W01	1135 x 1960	-	1450	TH, SG
W02	1810 x 1960	-	2100	SH, SG, E
W03	1810 x 1960	-	2100	SG
W04	1135 x 2137	-	1500	TH, SG, E, ESC
W05	1135 x 2137	-	1500	TH, SG, E
W06	861.1 x 2137	-	1150	TH, SG, E, ESC
W07	861.1 x 2137	-	1150	TH, SG, E, ESC
W08	869.4 x 2137	-	1150	TH, SG, OB, E
W09	780 x 1800	-	-	Skylight
W10	780 x 1800	-	-	Skylight

NOTES:
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REV.	DESCRIPTION.	DATE.	INITIAL.
A	Schedules updated	30.03.20	MH
B	ED05 added to schedule.	28.05.20	KMD
C	ED03 reduced width. Window widths changed	18.03.21	KMD
D	Fire door added to garage	03.02.22	KMD
E	ED05 changed to french doors	27.09.23	RJW

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

ERIC COLE ARCHITECTURE

Eric Cole Ltd. Eagle Suite, The Wheelhouse, Bond's Mill,
Stonehouse, Gloucestershire, GL10 3RF
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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – SCHEDULES				
SCALE:	–	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 51	REV:	E	DATE:	30.03.20

NOTES:
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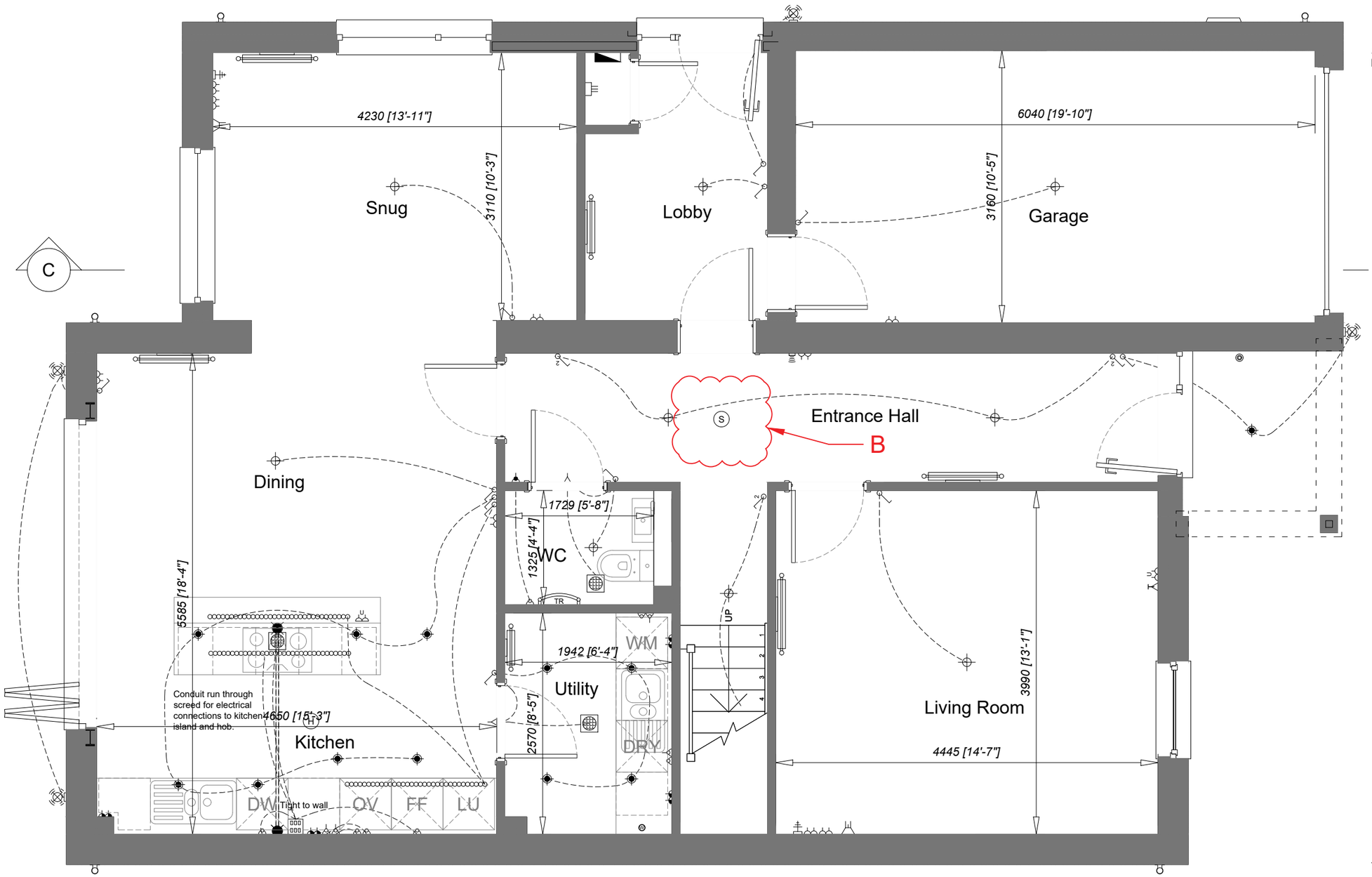
REV.	DESCRIPTION.	DATE.	INITIAL
A	Utility changed	27.07.21	KMD
B	Smoke detector added.	02.02.22	KMD



Electrical Key (Private)

- 13amp double switched socket - 1050mm above FFL
- 13amp double switched socket - 450mm above FFL
- 13amp double switched socket with double USB ports- 450mm above FFL
- Grid switch - 1050mm above FFL. - Washing machine, dishwasher, fridge/freezer, cooker hood, hob.
- Cooker switch
- Cable outlet for appliance - Behind appliance.
- Switched fused spur outlet for appliance.
- Switched fused connection with indicator light.
- Isolator switch
- Shaver socket - 1200mm above FFL
- Door bell sounder
- Door bell push
- TV aerial outlet
- Openreach socket
- Cat 6 socket
- Consumer unit
- One way light switch
- Two way light switch
- Three way light switch
- One way light switch with indicator light.
- Recessed spot light
- Ceiling rose pendant light.
- Batten light holder.
- IP65 rated ceiling fitting.
- Indirect LED strip light.
- Wall mounted exterior light fitting with PIR.
- Room Thermostat
- Programmable thermostat
- Smoke Detector / Sounder- Interlinked - Battery back up
- Heat Detector / Sounder- Interlinked - Battery back up
- Carbon monoxide Detector / Sounder- Interlinked - Battery back up
- Boiler programmer
- Ceiling mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Wall mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Telephone point
- Radiator - Indicative position. To be sized by M&E designer / contractor in conjunction with SAP assessor.
- Towel Radiator - connected to heating circuit and to have electrical heating element. Allow for remote switch outside of bath / shower room at 450mm above FFL.
- Boiler

Note:
All electrical fittings to party walls to be staggered to comply with Part E of the Building Regulations.

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C15
Date: 09.10.23

ERIC COLE ARCHITECTURE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – GROUND FLOOR ELECTRICAL PLAN				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 61	REV:	B	DATE:	06.05.20

NOTES:
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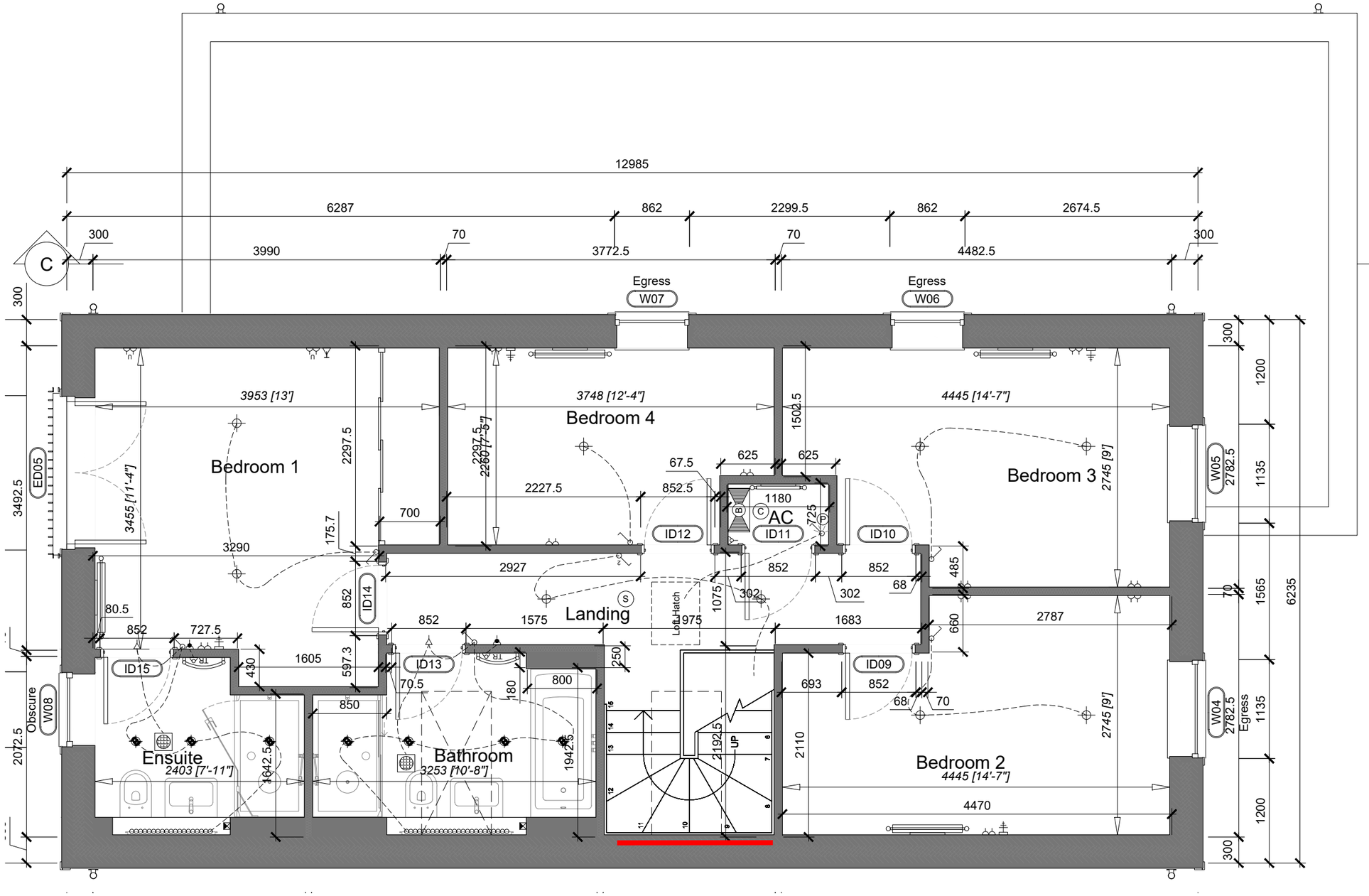
REV.	DESCRIPTION.	DATE.	INITIAL.
A	ED05 changed to french doors	27.09.23	RJW



Electrical Key (Private)

- 13amp double switched socket - 1050mm above FFL
- 13amp double switched socket - 450mm above FFL
- 13amp double switched socket with double USB ports- 450mm above FFL
- Grid switch - 1050mm above FFL. - Washing machine, dishwasher, fridge/freezer, cooker hood, hob.
- Cooker switch
- Cable outlet for appliance - Behind appliance.
- Switched fused spur outlet for appliance.
- Switched fused connection with indicator light.
- Isolator switch
- Shaver socket - 1200mm above FFL
- Door bell sounder
- Door bell push
- TV aerial outlet
- Openreach socket
- Cat 6 socket
- Consumer unit
- One way light switch
- Two way light switch
- Three way light switch
- One way light switch with indicator light.
- Recessed spot light
- Ceiling rose pendant light.
- Batten light holder.
- IP65 rated ceiling fitting.
- Indirect LED strip light.
- Wall mounted exterior light fitting with PIR.
- Room Thermostat
- Programmable thermostat
- Smoke Detector / Sounder- Interlinked - Battery back up
- Heat Detector / Sounder- Interlinked - Battery back up
- Carbon monoxide Detector / Sounder- Interlinked - Battery back up
- Boiler programmer
- Ceiling mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Wall mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Telephone point
- Radiator - Indicative position. To be sized by M&E designer / contractor in conjunction with SAP assessor.
- Towel Radiator - connected to heating circuit and to have electrical heating element. Allow for remote switch outside of bath / shower room at 450mm above FFL.
- Boiler

Note:
All electrical fittings to party walls to be staggered to comply with Part E of the Building Regulations.

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C15 Date: 09.10.23

ERIC COLE ARCHITECTURE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – FIRST FLOOR ELECTRICAL PLAN				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 62	REV:	A	DATE:	06.05.20

NOTES:
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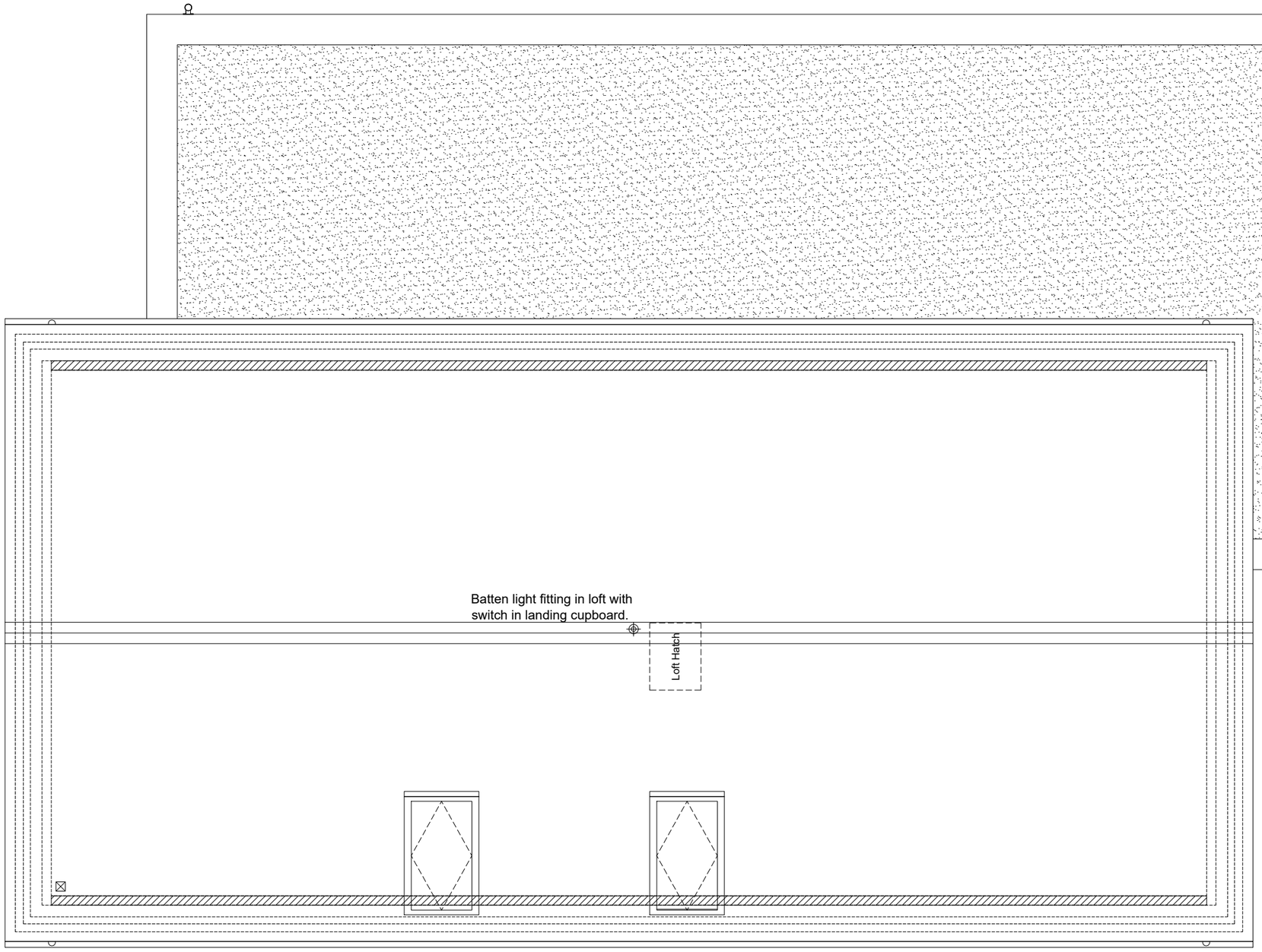
REV.	DESCRIPTION.	DATE.	INITIAL



Electrical Key (Private)

⌖ Batten light holder.

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C15
Date: 09.10.23

ERIC COLE ARCHITECTURE

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Stonehouse, Gloucestershire, GL10 3RF
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ECL JOB NO – 19065

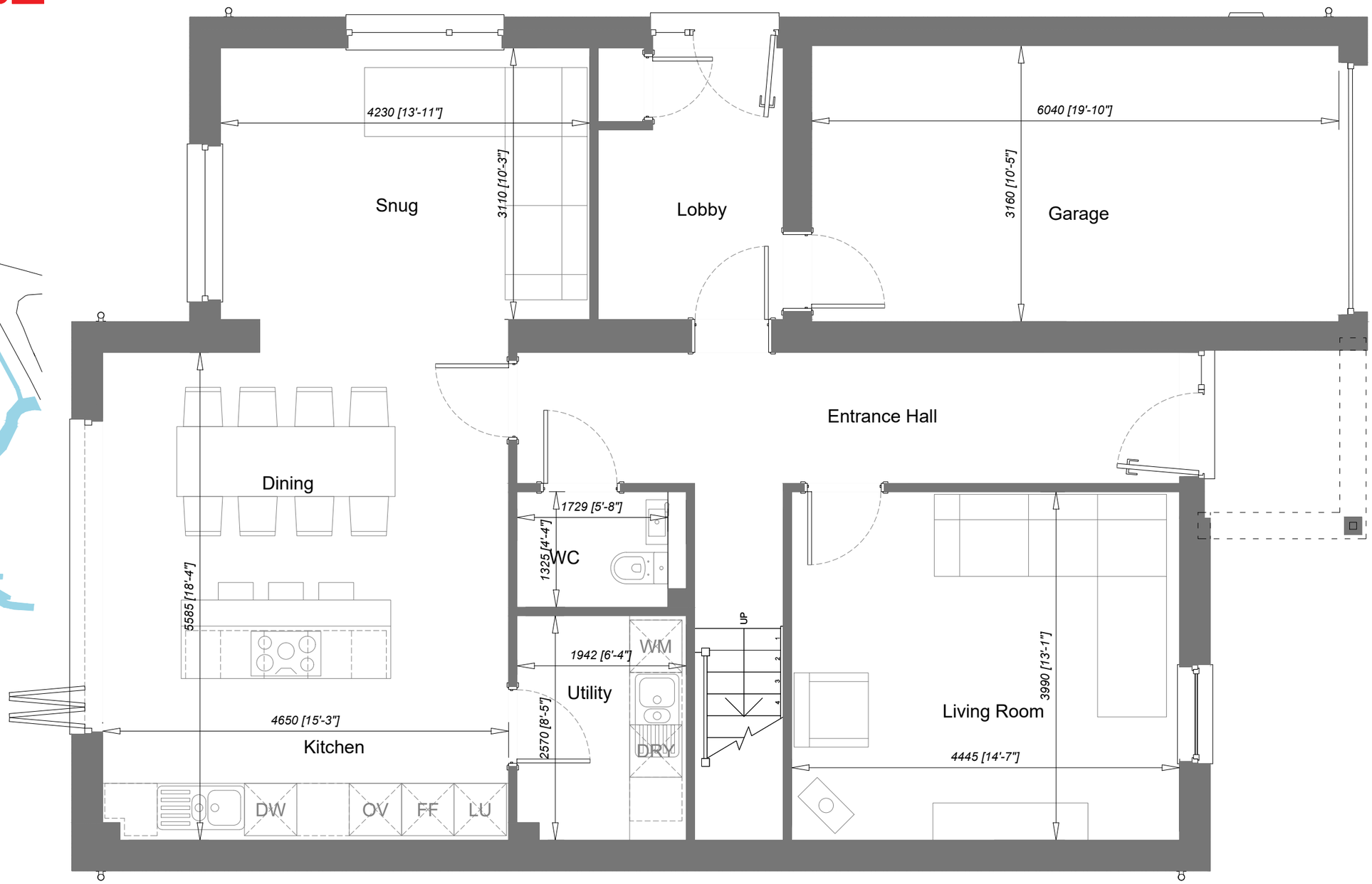
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	LB4.1 – ROOF / LOFT ELECTRICAL PLAN				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – LB4.1 – 63	REV:	–	DATE:	06.05.20

BACKHOUSE

Backhouse Housing Limited, Box House, Bath Road, Box, SN13 8AA



Boreham Mead



Ground Floor

House Type LB4.1 - Floor Area = 160.1m^2

DRAWINGS PRODUCED BY

ERIC COLE ARCHITECTURE

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Stonehouse, Gloucestershire, GL10 3RF
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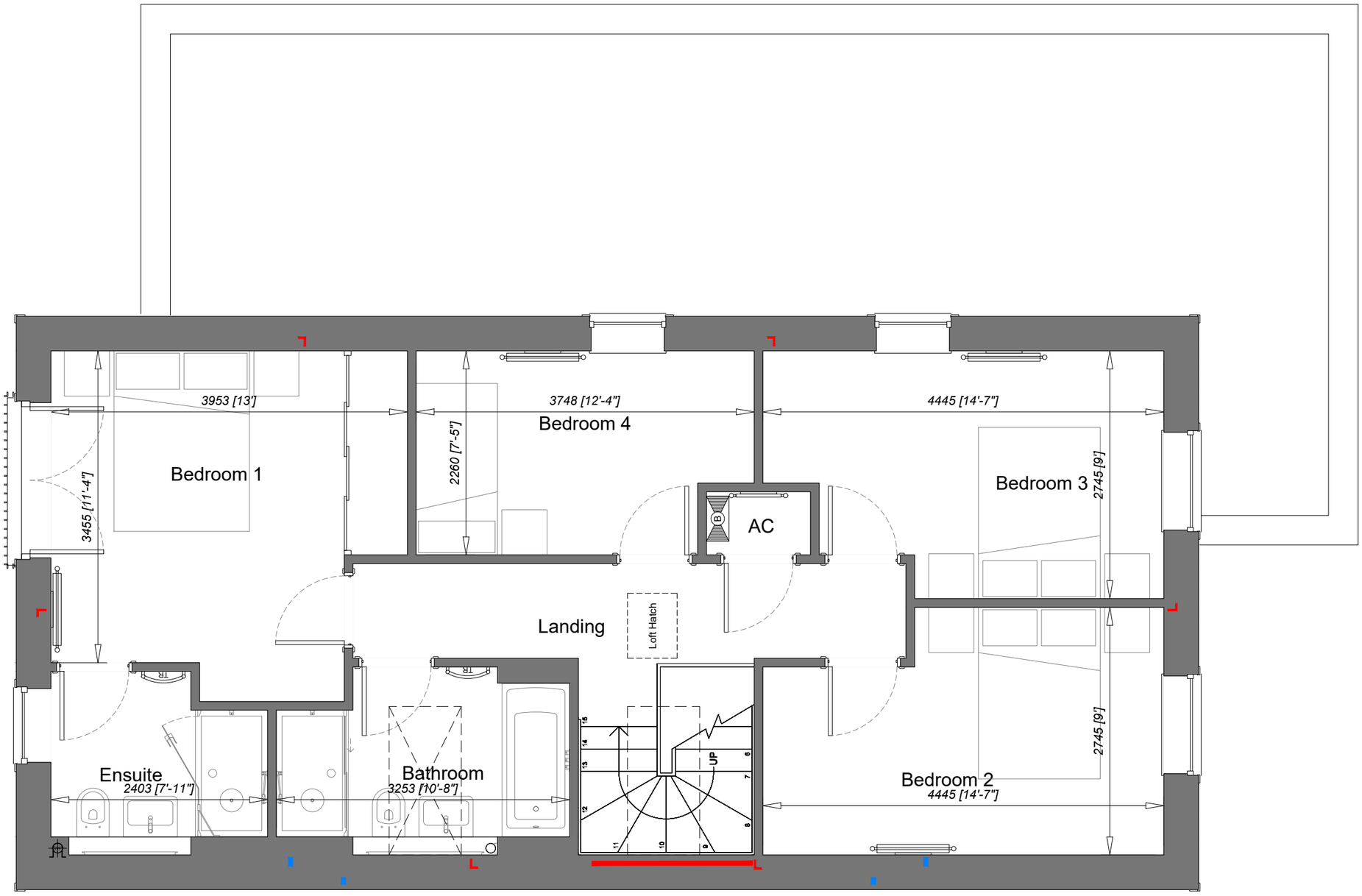
BACKHOUSE

Backhouse Housing Limited, Box House, Bath Road, Box, SN13 8AA



Boreham Mead



First Floor

House Type LB4.1 - Floor Area = 160.1m^2

DRAWINGS PRODUCED BY

ERIC COLE ARCHITECTURE

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Stonehouse, Gloucestershire, GL10 3RF
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