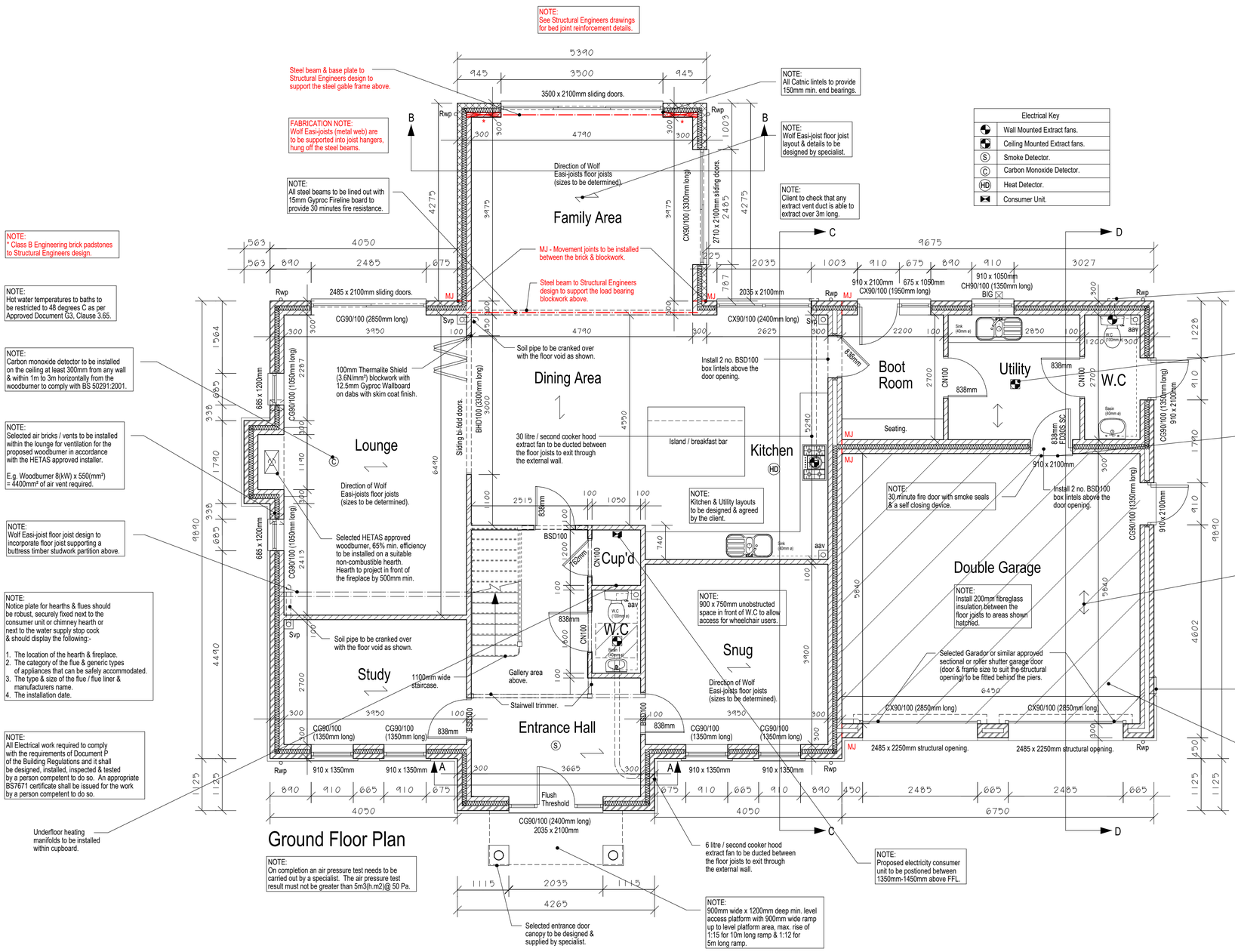

Electrical Key	
	Wall Mounted Extract fans.
	Ceiling Mounted Extract fans.
S	Smoke Detector.
C	Carbon Monoxide Detector.
HD	Heat Detector.
	Consumer Unit.

VENTILATION INFORMATION

INTERMITTENT EXTRACTS

Kitchen - 30 l/s min. achieved by cooker hood extract fan.
Utility - 30 l/s min. achieved by ceiling mounted extract fan.
W.C's - 6 l/s min. achieved by wall & ceiling mounted extract fans.

When W.C. does not have a window, the fan is to be operated by the light switch and to have a 15 minute overrun period.

The fan should be capable of extracting air at a rate of 6 litres / second for W.C's. An air inlet should be provided by providing a 10mm gap under the door.

BACKGROUND VENTILATION

All habitable rooms to have 5000mm² min. background ventilation. Kitchen, utility and W.C's to have 2500mm² min. background ventilation. All to be achieved by trickle ventilators in window frames.

Background Ventilation - minimum amount of background ventilation with any designed air pressure test for the following:-

This dwelling is to achieve 233,000mm² achievable by trickle vents.

PURGE VENTILATION

Opening areas of windows in habitable rooms to be no less than 1/20th of the floor area of the room.

(Room floor area / 1/20th floor area = window opening size (actual window opening size)

ELECTRICS

To habitable rooms and hallways switches to be provided at 1200mm above floor level and socket outlets at 450mm above floor level.

External lighting to be energy efficient to clause 1.57 Part L of Building Regulations and fitted with dusk to dawn sensors.

All electrical to comply with part P Building Regulations and be undertaken by competent persons who are registered with a Part P self certification scheme.

Low energy light fittings to be provided throughout the property.

Certificate to be provided to Building Control Officer on completion.

ELECTRONIC COMMUNICATION

Provide the following electronic communications infrastructure: -

Access Point (AP) For Single-Occupancy Buildings An AP to be provided on the outer face of the external wall and should be connected by a suitable through-wall duct.

Network Termination Point (NTP) A suitable position for at least one NTP should be provided with suitable ducting to connect all such NTP to the appropriate AP.

SMOKE ALARMS

A mains operated self-contained smoke alarm system to BS 5446: Pt 1 is to be installed, positioned to a max. 7m from rooms where fire is likely to start (e.g. kitchens or living rooms) and 3m from bedrooms, measured horizontally.

At least one self-contained smoke alarm is to be provided per floor.

Where two or more alarms are required they must be inter-connected and permanently wired to separately fused circuit at the distribution board, all to be installed in accordance with current Building Regulations and manufacturer's instructions.

NOTE:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S CALCULATIONS & DRAWINGS.

PRELIMINARY (SUBJECT TO BUILDING CONTROL APPROVAL

REVISION: A Structural Engineer information added. 31/08/21

SCALE BARS:

1:50 1m 2m 3m 4m 5m

DRAWINGS:-

The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be scaled from. The contractor / builder should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.

GENERAL:-

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Papers, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.

It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.

PARTY WALL ACT 1996:-

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

CDM 2015 REGULATIONS:-

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

PROJECT:	RESIDENTIAL DEVELOPMENT, LAND OFF HALL LANE, EAST TUDDENHAM, NORFOLK.
CLIENT:	ORCHARD HOMES LTD.
DRAWING TITLE:	HOUSE TYPE - PLOT 2 PROPOSED GROUND FLOOR PLAN. (TOTAL FLOOR AREA = 334.32M² / 3599 SQ FT)

Studio | 35 ARCHITECTURAL DESIGN STUDIO

ORCHARD HOMES

BUILDING REGULATION SUBMISSION

SCALE:	PAPER SIZE:	DATE:	DRAWN BY:
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