

ELECTRICAL SYMBOLS KEY

- IM Immersion switch
G Gas point
S Shaver socket outlet
+FP Double socket outlet
+FP Double socket outlet with fire rated back box liner
+USB Double socket outlet + USB ports
DATA WFH data point (RJ45 port)
TV TV point
Consumer unit (1350-1450mm from FFL)

BTOR BT Open Reach location

M.P Media plate

- Light switch
+FP Light switch with fire rated back box liner
Light switch - 2 way
Extract fan boost switch
+FP Extract fan boost switch with fire rated back box liner
Thermostat
+FP Thermostat with fire rated back box liner
Extract Fan isolator switch with 'FAN' label/symbol
@ HL centred above floor. Where Kitchen extract fan is through wall, isolator switch to be located adjacent
PV Isolator switch
Pendant light fitting with Low Energy Bulb
Batten light fitting with Low Energy Bulb
IPX4 Batten light fitting with Low Energy Bulb

Wall mounted light fitting with motion sensor and photocell to ensure lighting extinguishes when sufficient daylight and when not required at night (External grade where appropriate)

Smoke Detector
Heat Detector
Carbon Monoxide Detector:
To wall - located above any door or window min. 150mm from ceiling
To ceiling - located min 300mm from any wall
Detector to be within 1-3m of appliance
Ceiling mounted extract fan

Recirculating fan to hob hood
Wall mounted extract fan

Min. 1mm steel sheet fixed to wall behind electric meters connected to main earth terminal by the electrical contractor.

Sockets & switches must not be located back to back each side of separating walls

Batten lights in communal areas to be 28W 2D combined mains emergency fittings controlled by time delay switches

Fused spur
Electric access handset

WALL LEGEND

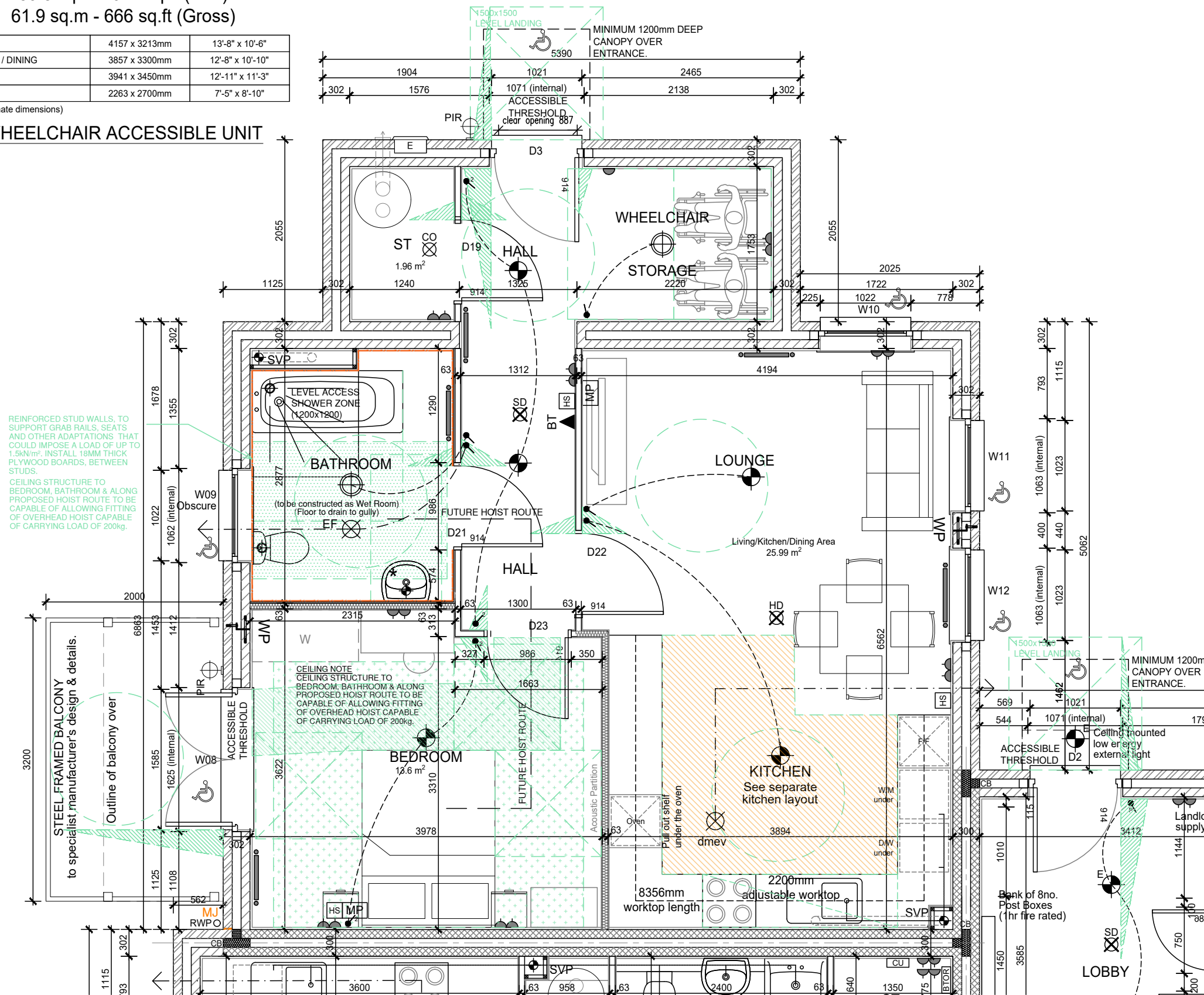
- Facing Brick as project materials schedule
Celcon concrete block (3.2N/mm² unless specified otherwise)
Internal concrete blockwork
1350-1800 kg/m³ blockwork to separating wall
7.3N medium or dense blockwork suitable for receiving render finish.
Two courses of stainless steel bedhead reinforcement provided above & below any openings and extending beyond as standard details DB-SD02-203 & 205.
Movement joint. See standard detail DB-SD02-209.
Cavity closer
Non-loadbearing partitions
63mm stud partition lined with 12.5mm plasterboard to both faces
69mm buttressing stud partition lined with 11mm OSB bracing board & finished with 12.5mm plasterboard to both faces
See standard details DB-SD02-207 & 208.
Mineral wool acoustic insulation within partition (min. 50mm thickness)
50x38mm softwood boxing/waste pipe enclosure faced with 2 layers of 12.5mm plasterboard.
Reinforced stud walls, to support grab rails, seats and other adaptations that could impose a load of up to 1.5N/m². Install 18mm thick plywood boards, between studs.
Partitions/boxings to wet rooms (ie. bathrooms/ensuites/WC) to be finished with moisture resistant plasterboard.
18mm OSB pattressing required behind plasterboard finish for fitting of radiators, handrails, sanitaryware, boilers and kitchen units.

PLOT 137
SN9B-WCH - 1 bed
59.8 sq.m - 644 sq.ft (Nett)
61.9 sq.m - 666 sq.ft (Gross)

LOUNGE	4157 x 3213mm	13'-8" x 10'-6"
KITCHEN / DINING	3857 x 3300mm	12'-8" x 10'-10"
BED 1	3941 x 3450mm	12'-11" x 11'-3"
BATH	2283 x 2700mm	7'-5" x 8'-10"

(Approximate dimensions)

WHEELCHAIR ACCESSIBLE UNIT

M4(3) COMPLIANCE
(ACCESSIBLE DWELLING)

EXTERNAL DOORS & LEVEL ACCESS

- Front door: (principal entrance): 1500mm (deep) x 1500mm (wide) externally clear of door swing.
Minimum 1200mm wide & 1200 deep canopy/entrance landing cover
300mm wide x 1800mm long unobstructed space to leading edge of main entrance door.
150mm wide unobstructed space to hinged edge of main entrance level door (to allow for fitting of caged letter box).
200mm wide unobstructed space to following edge of main entrance door.
1500mm clear turning circle inside the main entrance area, in front of door when closed.
850mm min clear opening width to front & all other external rear doors the door is set within the reveal a maximum of 200mm.

DOORWAY & HALLWAY WIDTHS

- Min clear opening width to internal doors generally 850mm with 1050mm hallways with head on approach, unless noted otherwise where the approach to a door is not head on, hallway to be min 1200mm wide.
300mm wide unobstructed space to the leading edge of every door
200mm wide unobstructed space to the following edge of every door
Excluding cupboards unless they are large enough to enter

WHEELCHAIR STORAGE AND TRANSFER SPACE

- Min. 1100mm deep by 1700mm wide space for charge and store up two wheelchairs, accessible from space that has a min. clear width of 1200mm.

HABITABLE ROOMS (LIVING/KITCHEN/EATING AREAS)

Glazing to the principal window of principal living area starts a maximum of 850mm above floor level or at the minimum height reasonable in achieving compliance with the provisions of Part K for guarding to windows. The handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range.

KITCHEN

- Minimum 1500mm clear space in front of and between all kitchen units and appliances.
Min. 2200mm long, height adjustable or lowerable section of worktop with open leg room below (no white goods/appliances) placed beneath)
2 Bedspaces wheelchair accessible dwelling the kitchen worktop min. 6130mm long
This section of worktop provides clear and continuous open leg space underneath (capable of achieving a minimum of 700mm clearance above floor level).
The sink is not more than 1350mm deep with insulation to the underside. Taps should be lever operated and capable of easy operation.
Identified space for a built-in oven (with its centre line between 800mm and 900mm above floor level), a pull out shelf is provided beneath the oven enclosure.
Min. 400 mm of worktop to at least one side of the oven and fridge or fridge freezer where this is taller than worktop height (or to one side of a pair of tall appliances where they are located together at the end of a run).
Water supply to kitchen sink to include isolator valves and flexible tails. Drainage is either flexible or is fixed but easily adaptable to suit worktop heights between 700mm and 950mm above finished floor level.

BEDROOMS

- Min. 750mm wide access from the doorway to the window.
Principal bedroom to have minimum 1000mm wide access to both sides and foot of bed, and min 1200x1200mm manoeuvring space on both sides of the bed.
All bedrooms to have a minimum 1200mm x 1200mm manoeuvring space inside the doorway clear of the bed (when the door is closed) and 1000mm wide clear access zone in front of all furniture.

Furniture size to be compliance with the requirements of schedule Approved Document M Appendix D

The ceiling structure to every bedroom is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.

ACCESSIBLE SANITARY FACILITIES (WC & BATHROOM)

Every room that contains an installed level access shower is constructed as a wet room.

All walls, ducts and boxings to every WC/cloakroom, bath and shower room are strong enough to support grab rails, seats and other adaptations that could impose a load of 1.5kN/m².

The ceiling structure to bathrooms and WC/cloakrooms is strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200kg.

WC flush controls are positioned on the front of the cistern on the transfer side and can be easily gripped, e.g. a lever flush handle.

W.C pans should be a minimum of 400mm high.

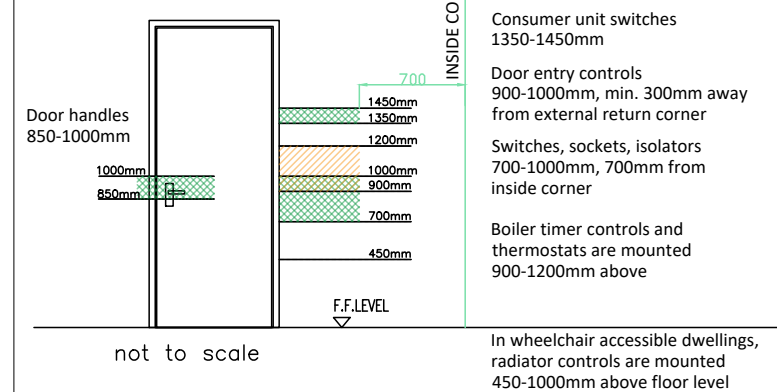
Basins and sinks should be wall hung (typically with their rim 770-850mm above finished floor level) and the clear zone beneath basins, services and pedestals is maximised to enable wheelchair users' to approach. Ideally this clear zone should be in the range 400-600mm from finished floor level.

Where the dwelling is wheelchair accessible - Bathroom facilities should comply with items 3.39 & Diagram 3.11 of ad M4(3).

1200mm x 1200mm Shower with 500mm clear zone

800x1650mm Clear access zone to wash hand basin.

1550x2200mm Clear access zone to WC



SERVICES AND CONTROLS

Consumer units should be mounted so that the switches are between 1350mm and 1450mm above floor level.

Switches, sockets, stopcocks and controls, except controls to radiators, are located with their centre line 700-1000mm above floor level and a minimum of 700mm (measured horizontally) from an inside corner and are not positioned behind appliances.

Kitchen appliances in wheelchair accessible dwellings have isolators located within the same height range.

The handle to at least one window in the principal living area is 700-1000mm above floor level, unless fitted with a remote opening device that is within this height range.

Handles to all other windows are 450-1200mm above floor level, unless the window is fitted with a remote opening device that is within this height range.

Door handles, locks, latches and catches are both: easy to grip and use; and fitted 850mm-1000mm above floor level

Light switches are on individual plates unless wide rocker or full plate fittings are provided. Switches to double socket outlets are located at the outer end of the plate (rather than in the centre).

A door entry phone with remote door release facility is provided in the main living space and the principal bedroom.

Suitable provision is made in the principal bedroom to install bedhead controls in the future (comprising a 2-way light switch, telephone and broadband socket, TV aerial and power socket outlets, and the door entry phone provision described above, grouped adjacent to the head of the bed), for example by providing blank sockets, conduit and draw wires.

A main electrical power socket and a telephone point are provided together in the main living space.

Taps and bathroom controls are suitable for a person with limited grip to operate and for single handed operation.

Boiler timer controls and thermostats are either mounted 900-1200mm above finished floor level on the boiler, or separate controllers (wired or wireless) are mounted elsewhere in an accessible location within the same height range.

In wheelchair accessible dwellings, radiator controls are mounted 450-1000mm above floor level.

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RIBA CHARTERED PRACTICE
NUMBER 20000159

Drawings not to be scaled.
Work to figured dimensions only.
All dimensions to be checked on site, and any discrepancies reported to the Architect immediately

All drawings are to be read in conjunction the Barratt Company Specification and Project Specifications, Company Standard Details and with the current Building Regulations and Codes of Practice.

It is the Contractor's responsibility to ensure that all works are carried out in accordance with the same.

All concrete work to be carried out in accordance with BS EN 1992-1-1:2004.

All brickwork and blockwork to be carried out in accordance with BS EN 1996-1-2:2005.

All structural steelwork to be carried out in accordance with BS EN 1993-1-1:2005 Steelwork to be Grade S275.

All structural timber to be used in accordance with BS EN 1995-1-1:2004 and is to be preservative treated in accordance with BS4072.

All plumbing to be in accordance with BS6700, BS EN 12056, BS6465:Part 1 and BS6367.

All glass falling within critical zones as defined by Part N of the Building Regulations is to be toughened or safety glass in accordance with BS EN 12600

All building works to be undertaken in accordance with Robust Enhanced Accredited Details.

C02	03/12/25	W10 & 12 added	SK	CB
C01	01/09/25	Plot 137 amended, compliance plan added	SK	CB
REV	DATE	DETAILS	BY	CHKD

WADP

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WHERE QUALITY LIVES

PHASE 2
CRAWLEY DOWN ROAD
FELBRIDGE
WEST SUSSEX

BLOCK 3
PLOTS 137-145
Plot 137 M4 (3)
Compliance Plan

1:50 @ A1

July 2025

SK Checked by CB

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C02