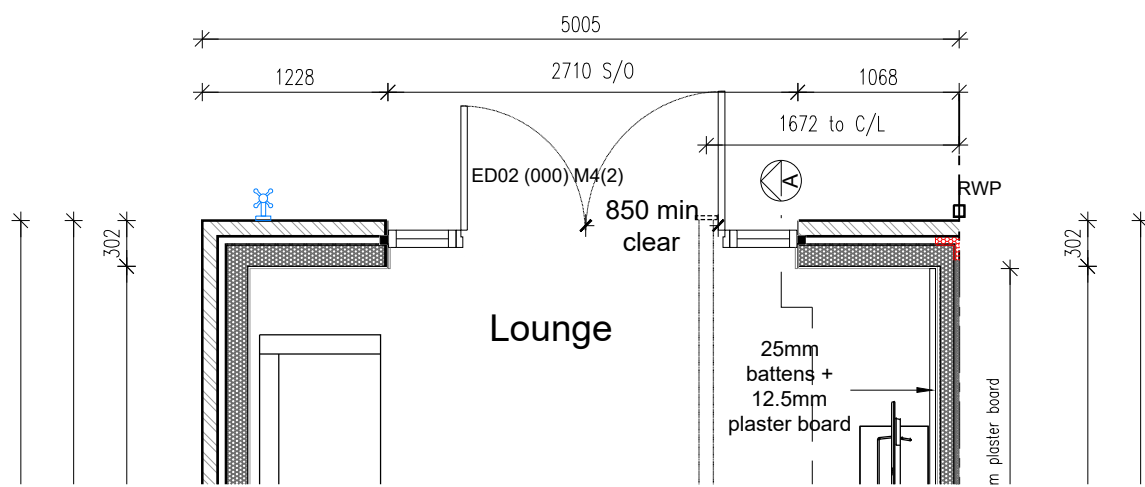
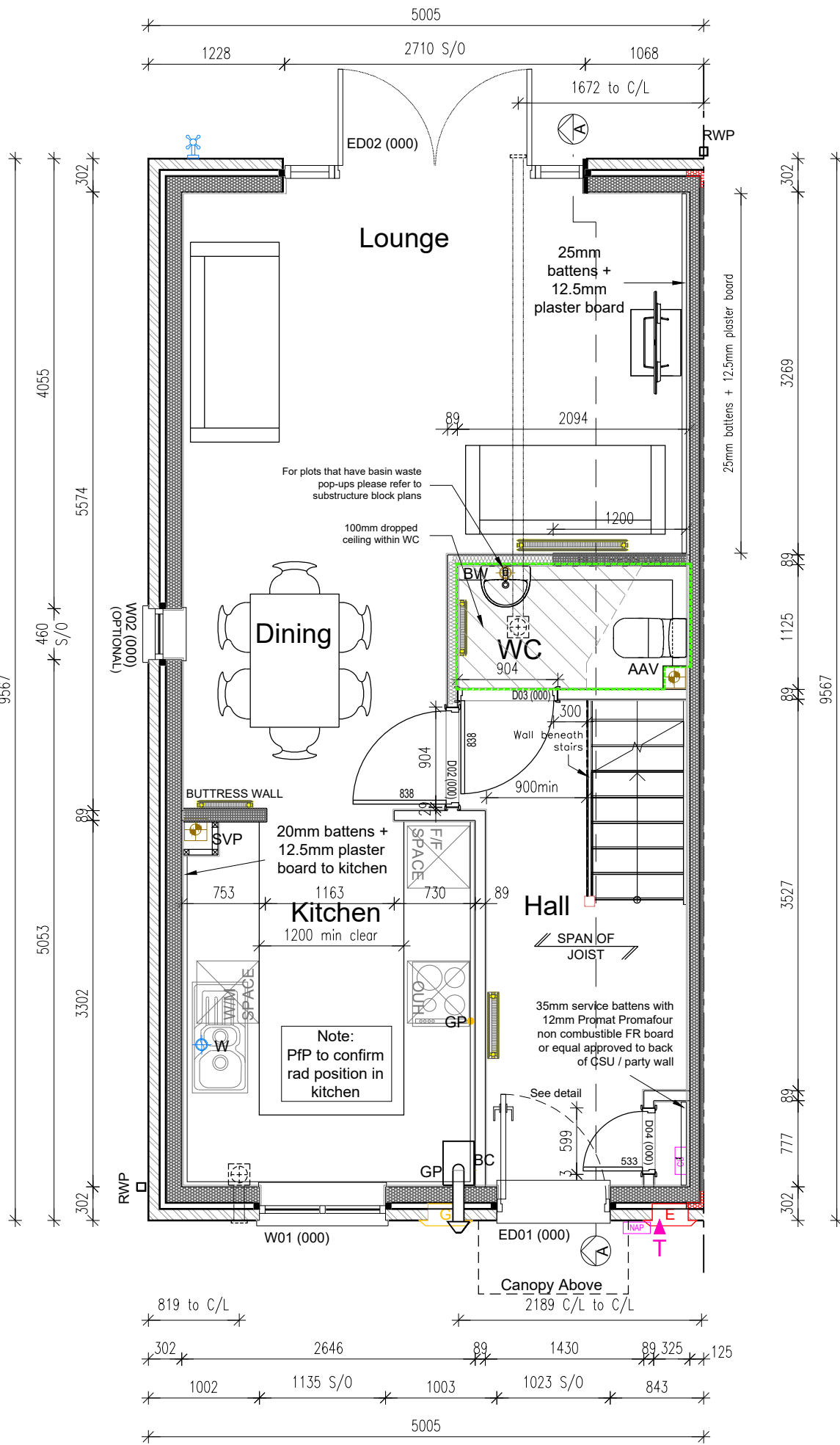


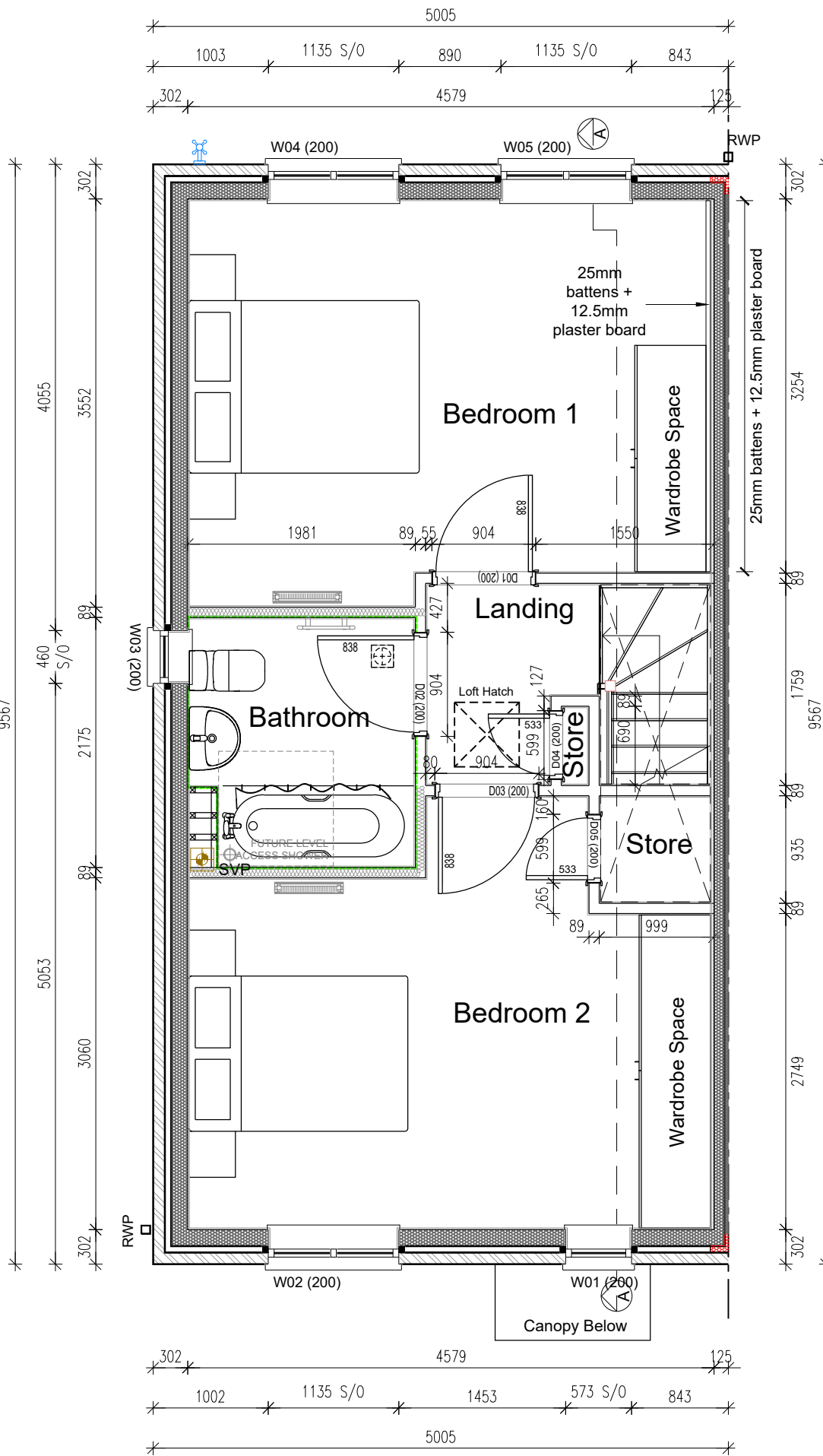
HOLT HOUSE TYPE
GENERAL ARRANGEMENT PLANS



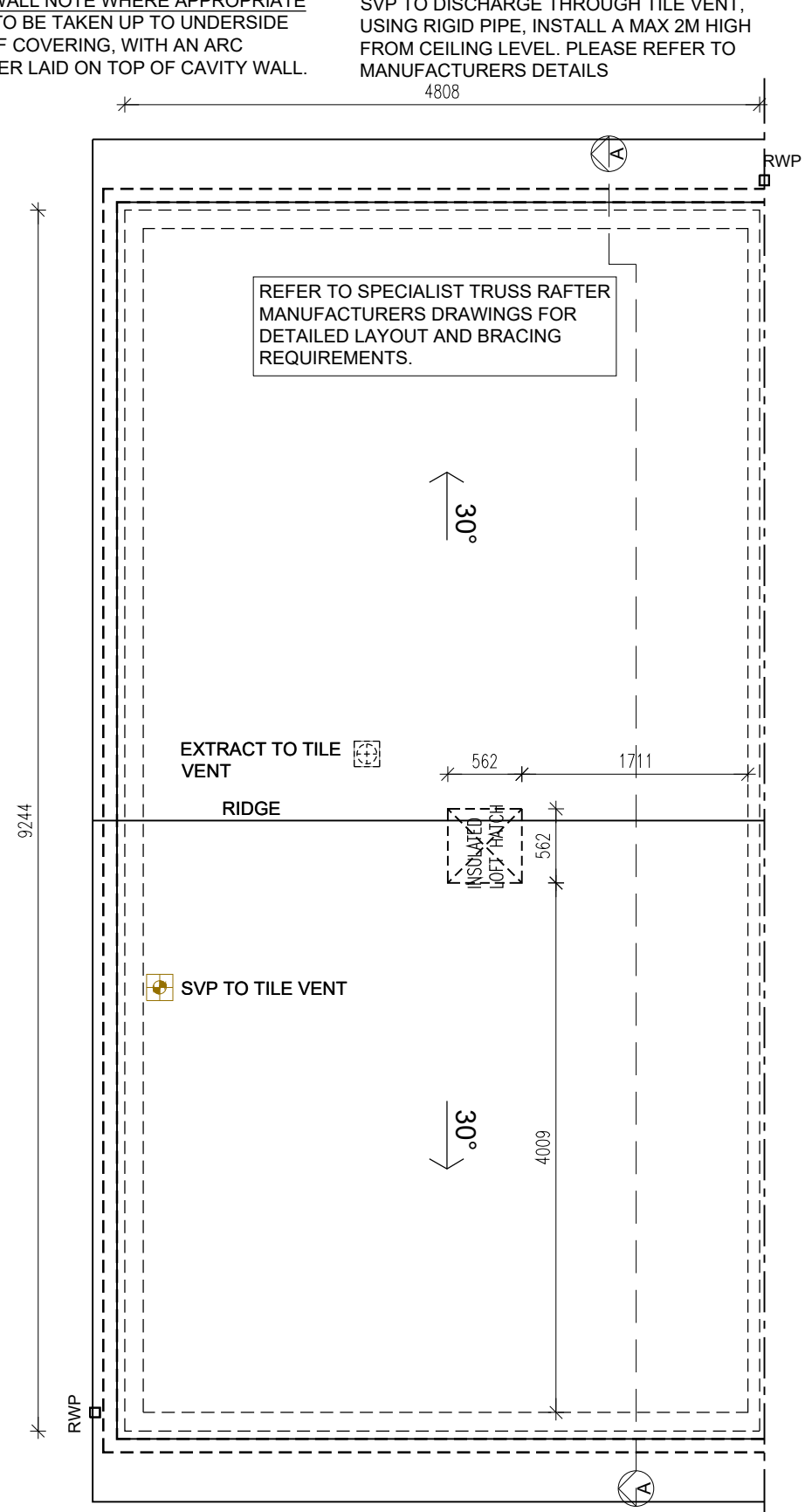
GROUND FLOOR GA PLAN M4(2) OPTION
HOLT (AS)



GROUND FLOOR GA PLAN
HOLT (AS)



FIRST FLOOR GA PLAN
HOLT (AS)



ROOF PLAN
HOLT (AS)

Key:		Wall Legend:	
SS	Stub stack	102.5mm facing brickwork.	EXTERNAL WALLS
SW	Direct drainage connection for Kitchen Sink	140mm Aircrete blockwork 3.6N/m ² , 0.15W/mk.	NOTE: Timber frame construction TBC by specialist manufacturer
BW	Direct drainage connection for Wash Hand Basin	Part M COMPLIANCE NOTE	
WC	Direct drainage connection for WC	Plots noted as M4(2) are required to have a front and rear level threshold and compliant rear door.	PARTY WALLS
FS	Direct drainage connection for Future Shower	For all M4(1) plots level thresholds required to front doors only with the exception of where stepped access is provided to the front door therefore level access is required at the rear door. Refer to Civil Engineers levels drawing for M4(1) plots requiring the above.	NOTE: Timber frame construction TBC by specialist manufacturer
BC	Direct drainage connection for boiler condensate		
SVP	Soil and Vent Pipe		
AAV	Air admittance valve		
W	Water entry point		
GP	Gas point		
EW	External water tap		
TE	Telecom entry point		
CS	Consumer service unit.		
NA	Network access point.		
RWP	Rain water downpipe		
AB	Air brick		

NOT ALL PLOTS OF THIS HOUSE TYPE ARE REQUIRED TO MEET M4(2) COMPLIANCE.

PLEASE REFER TO TECHNICAL SITE PLAN WHICH IDENTIFIES PLOTS THAT ARE TO ACHIEVE M4(2) COMPLIANCE

- All walls, ducts and boxings to the WC/cloakroom, bathroom and shower room should be strong enough to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls. This can be achieved by the addition of plywood pattressing & timber noggin supports fixed within studs to ensure the pattress finishes flush with studwork allowing finished plasterboard to plasterboard dimensions remain.

NOTE - The loading for strengthened walls is considered suitable for many types of adaptations but additional localised strengthening maybe required of adaptations are fitted that impose high point loads.

- Level / step free access to front door. Canopy over front door and rear doors. Compliance met with level access thresholds, for external levels refer to Civil Engineers drawings/ information
- Canopy over front door to be minimum 900mm wide x 600mm deep.
- Glazing to the principal window of the principal living area starts a maximum of 850mm above finished floor level. Compliance met with fully glazed French doors and side lights - refer to plot specific elevations
- French doors to have unequal door leaves. Main (leading) opening door leaf to provide a clear opening of 850mm. Compliance met with unequal door leaves noted above to any M4(2) designated plots.
- Provision for level access shower in bathroom. SVP to have boss connector in floor void to enable connection of shower waste.

Services and Controls

To assist people that have reduced reach, services and controls should comply with all of the following;

- Consumer units are mounted so that the switches are between 1350mm and 1450mm above finished floor level.
- Switches, sockets, stopcocks and controls have their centre line between 450mm and 1200mm above finished floor level and a minimum of 300mm (measured horizontally) from an inside corner.
- The handle to at least one window in the principal living area is located between 450mm and 1200mm above finished floor level, unless the window is fitted with a remote opening device that is within this height range.
- Handles to all other windows are located between 450mm and 1400mm above finished floor level unless the window is fitted with a remote opening device that is within this height range.
- Either;
 - Boiler timer controls and thermostats are mounted between 900mm and 1200mm above finished floor level on the boiler, or
 - Separate controllers (wired or wireless) are mounted elsewhere in an acceptable location within the same height range.

Controls that are part of a radiator or cooker hood are exempt from these provisions.

READ IN CONJUNCTION WITH M4(2) COMPLIANCE PLAN HOLT-120

Notes

- Copyright in this drawing remains the property of BM3 Architecture Limited.
- Do not scale this drawing.
- Work to figured dimensions only.
- Contractors and consultants are to advise BM3 Architecture Limited of any discrepancies.

IMPORTANT NOTE

FACADE TREATMENT INDICATED ON THIS DRAWING IS INDICATIVE ONLY. PLEASE REFER TO PLOT SPECIFIC BLOCK PLANS AND BLOCK ELEVATIONS FOR EXTERNAL WALL TREATMENTS / MATERIALS

Revision	Date	By	Chkd
P1	20.12.23	CF	JJ
Preliminary first issue.			
P2	06.02.24	CF	JJ
Windows & external doors added to plans. M4(2) rear door option added			
P3	16.09.24	DA	CF
Boiler position updated.			
P4	15.10.24	DA	CF
Service void added to kitchen.			
P5	13.11.24	DA	CF
Amended as per client request. Email 08.11.24			
P6	16.01.25	DA	CF
Bathroom and Cloakroom amended as per client request. Ground floor amended to meet M4(2) requirements.			
P7	14.01.26	CF	JJ
M4(2) compliance notation added			
P8	19.01.26	CF	JJ
M4(2) compliance notation amended			

PRELIMINARY



Project
BURGESS HILL
FAIRBRIDGE WAY

Client

Drawing
HOLT GROUND, FIRST AND ROOF
GENERAL ARRANGEMENT PLANS

Drawn by CF	Checked JJ
Scale 1:50@A1	Dated 20.12.23
Job No. 71978	Drawing No. HOLT-100
	Revision P8

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