

- ELECTRICAL SYMBOLS KEY
- IM Immersion switch
 - G Gas point
 - Shaver socket outlet
 - 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 (1350x1450mm 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
 - B Extract fan boost switch
 - +B+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
- Calcon 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 bed-joint reinforcement provided above & below any openings and extending beyond as standard details DB-SD02-203 & 205.
- MJ Movement joint. See standard detail DB-SD02-209.
- CB Cavity closer

Non-loadbearing partitions

- 63mm stud partition lined with 12.5mm plasterboard to both faces
- 89mm buttressing stud partition lined 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.

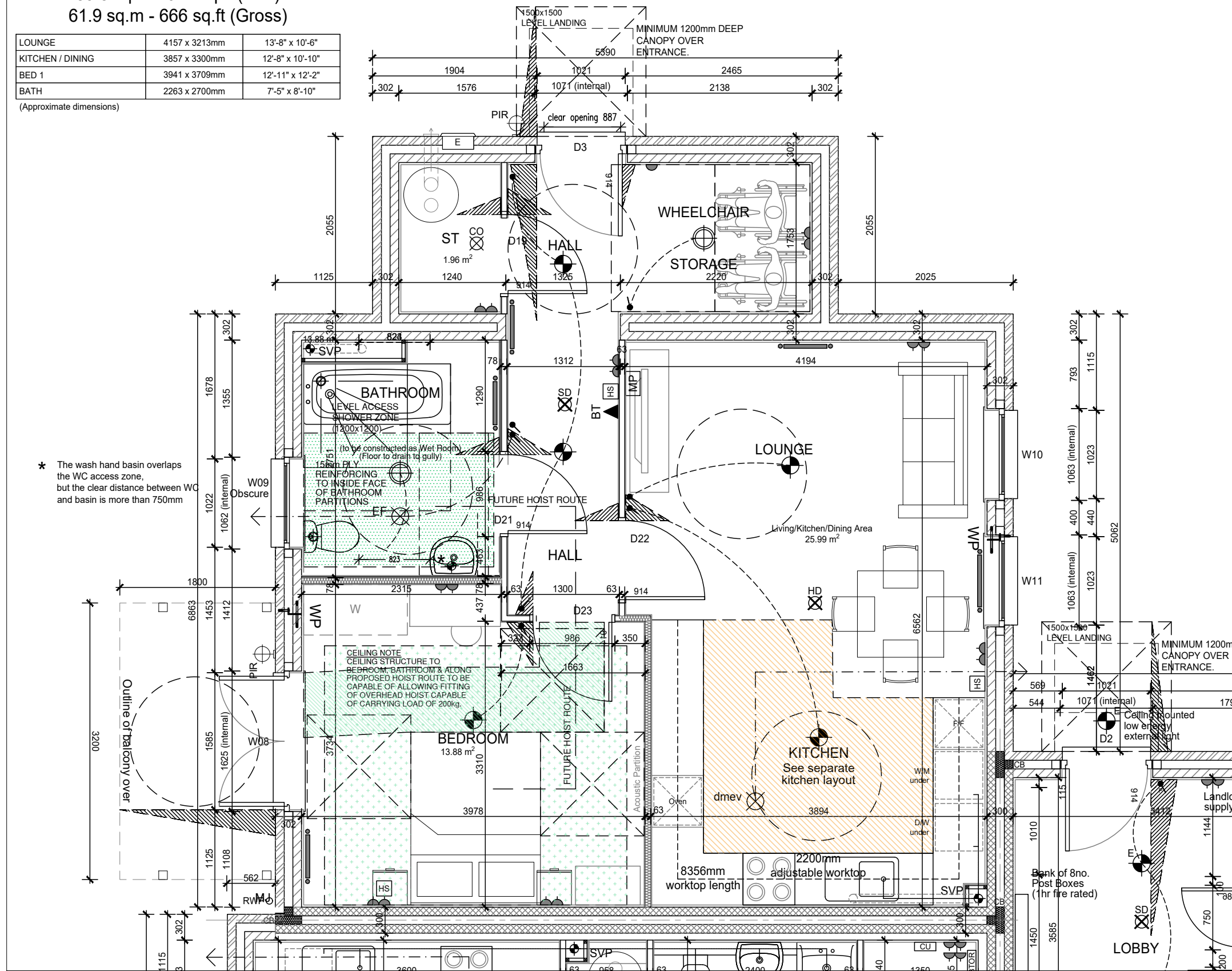
Partitions/boxings to wet rooms (ie. bathrooms/ensuites/WC) to be finished with moisture resistant plasterboard.

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 3709mm	12'-11" x 12'-2"
BATH	2283 x 2700mm	7'-5" x 8'-10"

(Approximate dimensions)



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.

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)

- Principal living space window glazing starts a maximum of 850mm above ffl. at least one window handle to be 700-1000mm above ffl. all other control/handle to be installed between 450 & 1200mm above ffl & are easy grip and use.
- All door handles, locks latches and catches are to be fitted 850-100mm above ffl and easy grip and use.

Door entryphone with remote door release facility is provided in the main living space and the principal bedroom and mounted 900-1000mm above finished floor level a min of 300mm away from any external return corner

Light switches to be on individual plates unless wide rocker of full plate fittings provided. switches on double socket outlets to be on outer edge of plate.

Boiler controls mounted 900-1200mm off ffl in an accessible location.

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

The sink max. 150mm deep with insulation to the underside. lever operated taps, 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 to be either flexible or fixed but easily adaptable.

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, gf wc & bathroom to allow for fitting of overhead hoist capable of carrying a load of 200kg.

ACCESSIBLE SANITARY FACILITIES (WC & BATHROOM)

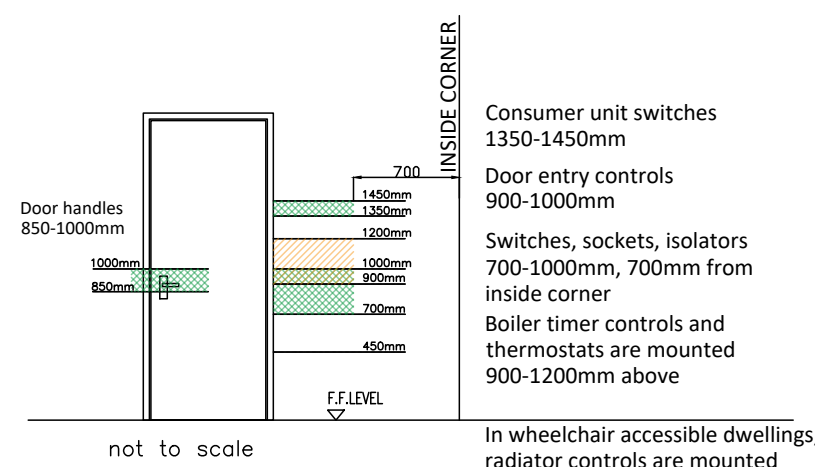
- WC and bathroom walls to be capable of taking adaptations to support a imposed load up to 1.5kN/m².
- The ceiling structure to every wc & bathroom to allow for fitting of overhead hoist capable of carrying a load of 200KG.

Where the dwelling is wheelchair accessible - Bathroom facilities should comply with items 3.39 & Diagram 3.10 of ad M4(3).

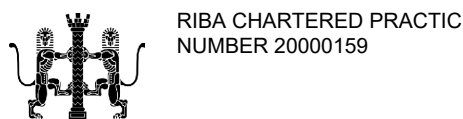
- 1200mm x 1200mm Shower with 500mm clear zone

- 800x1650mm Clear access zone to wash hand basin.

- 1550x2200mm Clear access zone to WC



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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.

CO1	04/07/25		SK	CB
REV	DATE	DETAILS	BY	CHKD

WADP

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PHASE 2
CRAWLEY DOWN ROAD
FELBRIDGE
WEST SUSSEX

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

1:50 @ A1

July 2025

SK Checked by CB

5086/H790/D1/1440-M4(3) -