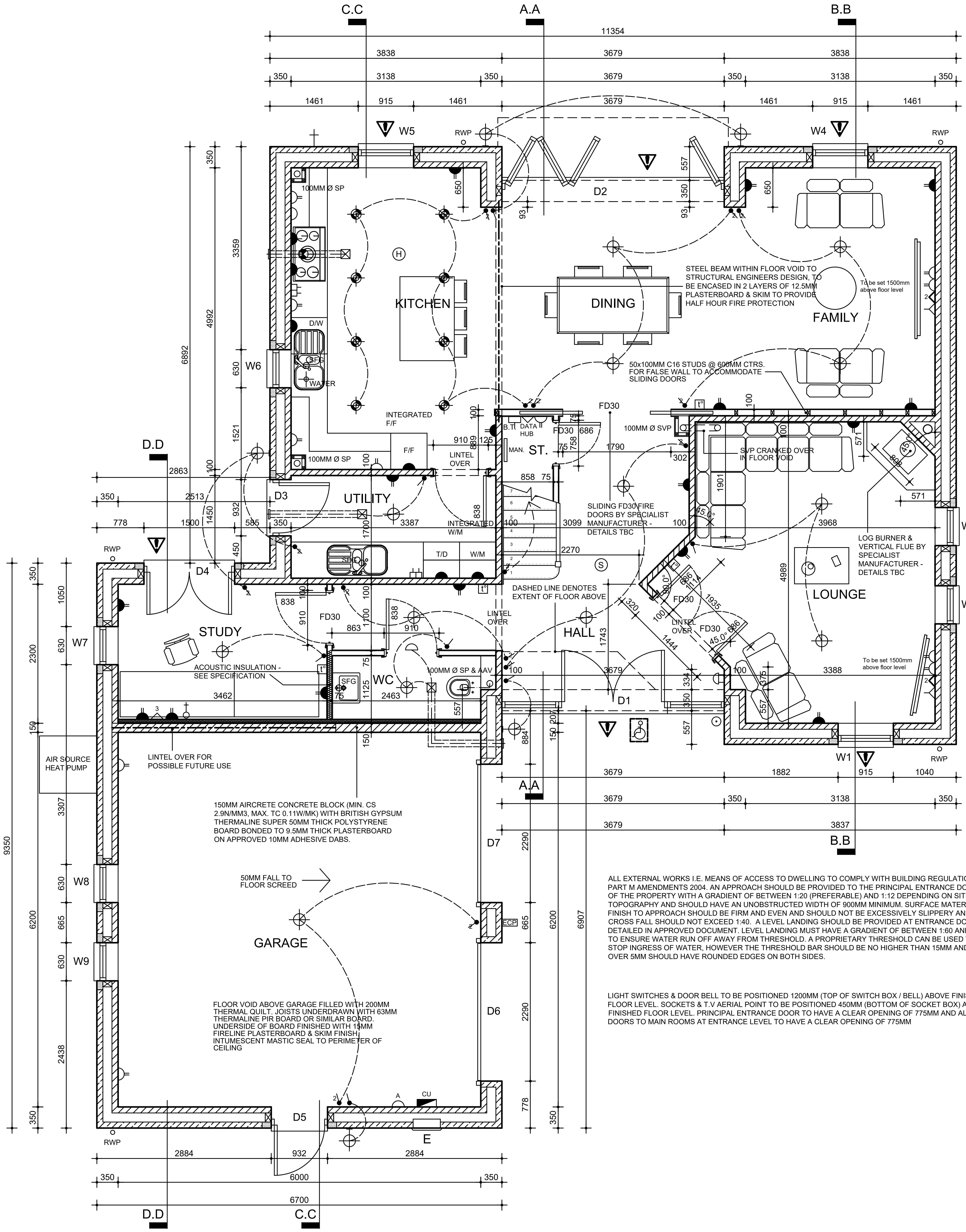

GROUND FLOOR PLAN

ALL EXTERNAL WORKS I.E. MEANS OF ACCESS TO DWELLING TO COMPLY WITH BUILDING REGULATIONS PART M AMENDMENTS 2004. AN APPROACH SHOULD BE PROVIDED TO THE PRINCIPAL ENTRANCE DOOR OF THE PROPERTY WITH A GRADIENT OF BETWEEN 1:20 (PREFERABLE) AND 1:12 DEPENDING ON SITE TOPOGRAPHY AND SHOULD HAVE AN UNOBSTRUCTED WIDTH OF 900MM MINIMUM. SURFACE MATERIAL FINISH TO APPROACH SHOULD BE FIRM AND EVEN AND SHOULD NOT BE EXCESSIVELY SLIPPERY AND ANY CROSS FALL SHOULD NOT EXCEED 1:40. A LEVEL LANDING SHOULD BE PROVIDED AT ENTRANCE DOOR AS DETAILED IN APPROVED DOCUMENT. LEVEL LANDING MUST HAVE A GRADIENT OF BETWEEN 1:60 AND 1:40 TO ENSURE WATER RUN OFF AWAY FROM THRESHOLD. A PROPRIETARY THRESHOLD CAN BE USED TO STOP INGRESS OF WATER, HOWEVER THE THRESHOLD BAR SHOULD BE NO HIGHER THAN 15MM AND IF OVER 5MM SHOULD HAVE ROUNDED EDGES ON BOTH SIDES.

LIGHT SWITCHES & DOOR BELL TO BE POSITIONED 1200MM (TOP OF SWITCH BOX / BELL) ABOVE FINISHED FLOOR LEVEL. SOCKETS & T.V AERIAL POINT TO BE POSITIONED 450MM (BOTTOM OF SOCKET BOX) ABOVE FINISHED FLOOR LEVEL. PRINCIPAL ENTRANCE DOOR TO HAVE A CLEAR OPENING OF 775MM AND ALL DOORS TO MAIN ROOMS AT ENTRANCE LEVEL TO HAVE A CLEAR OPENING OF 775MM

CONSTRUCTION LEGEND

EXTERNAL WALL: 100MM COURSING STONE, 150MM CAVITY WITH 100MM PIR CAVITY INSULATION, 100MM THERMAL BLOCKS TO INNER LEAF - 7.3N TO GROUND FLOOR ('λ' VALUE OF 0.19W/m²K) & 3.6N TO UPPER FLOORS ('λ' VALUE OF 0.11W/m²K), LINED WITH 12.5MM BRITISH GYPSUM WALLBOARD ON DABS WITH SKIM FINISH.

INTERNAL BLOCKWORK WALLS 100MM LOADBEARING / NON LOAD BEARING WALLS TO BE CONSTRUCTED USING 100MM LIGHTWEIGHT BLOCKS - 7.3N TO GROUND FLOOR ('λ' VALUE OF 0.19W/m²K) & 3.6N TO UPPER FLOORS ('λ' VALUE OF 0.11W/m²K) LINED BOTH SIDES WITH 12.5MM BRITISH GYPSUM WALLBOARD ON DABS WITH SKIM FINISH.

SOUND INSULATED NON LOAD BEARING TIMBER STUD PARTITION WALLS TO BE CONSTRUCTED USING 75x50MM TIMBER STUDS & LINED WITH 12.5MM BRITISH GYPSUM WALLBOARD WITH SKIM FINISH. PROVIDE MOISTURE RESISTANT PLASTERBOARD TO WET AREAS. 75MM MINERAL WOOL INSULATION (MIN. 10KG/M³ DENSITY) INSERTED BETWEEN STUDS.

DENOTES TOUGHENED SAFETY GLASS TO DOORS AND WINDOWS.

PART M ACCESS (FRONT ENTRANCE DOOR): LEVEL, RAMPED OR STEPPED APPROACH TO DWELLING TO COMPLY WITH PART M OF BUILDING REGS.

ELECTRICAL INSTALLATION

TO COMPLY WITH APPROVED DOCUMENT M - 2004 EDITION: PART M1, SECTION 8 & APPROVED DOCUMENT P - 2004 EDITION.

APPROPRIATE HEIGHTS FROM FINISHED FLOOR LEVEL.	TYPE OF ELECTRICAL OUTPUT.
450MM	SOCKETS, T.V. POINTS, TELEPHONE JACK POINTS.
1200MM	LIGHT SWITCHES, DOORBELLS.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

SERVICES KEY

- 2 3 4 LIGHT SWITCH
- WIRING FOR ENERGY EFFICIENT PENDANT LIGHT
- WIRING FOR ENERGY EFFICIENT DOWNLIGHTER
- WIRING FOR EXTERNAL WALL LIGHT WITH INFRARED SENSOR
- HIGH LEVEL SINGLE SOCKET
- LOW LEVEL SINGLE SOCKET
- HIGH LEVEL DOUBLE SOCKET
- LOW LEVEL DOUBLE SOCKET
- IP65 IP65 RATED LOW LEVEL DOUBLE SOCKET
- TV AERIAL POINT
- GANG SWITCH
- DATA HUB DATA HUB
- 1 DATA POINT & NUMBER OF POINTS
- HIGH LEVEL FUSED SPUR
- LOW LEVEL FUSED SPUR
- S SMOKE DETECTOR
- H HEAT DETECTOR
- SHAVER SOCKET
- A SECURITY ALARM PANEL
- CU CONSUMER UNIT
- DOOR BELL CHIMES
- DOOR BELL PUSH SWITCH
- ECP ELECTRIC CAR CHARGING POINT
- BATT PV BATTERY PACK
- CONTINUOUS CEILING MOUNTED MECHANICAL EXTRACT
- CONTINUOUS WALL MOUNTED MECHANICAL EXTRACT
- COOKER HOOD EXTRACT (SET TO RECIRCULATING)
- MAN. UNDERFLOOR HEATING MANIFOLD
- t° THERMOSTAT
- TOWEL RAIL
- EXTERNAL TAP

WINDOW / DOOR SCHEDULE:-

	WINDOW NO.	WINDOW SIZE & N0.		
▼	W1	915	x	2100
	W2	630	x	600
	W3	630	x	600
▼	W4	915	x	2100
	W5	915	x	2100
	W6	630	x	1050
	W7	630	x	600
	W8	630	x	600
	W9	630	x	600
IG.	W10	915	x	1050
OB.	W11	630	x	600
IG.	W12	915	x	1050
	W13	915	x	1050
OB.	W14	600	x	630
OB.	W15	600	x	630
IG.	W16	600	x	630
	W17 ROOFLIGHT	1140	x	1178
	W18 ROOFLIGHT	1140	x	1178
	W19	630	x	600
LA ▼	W20	630	x	600
	W21	630	x	600
	W22	630	x	600
	W23 ROOFLIGHT	1140	x	1178
	W24 ROOFLIGHT	1140	x	1178
	DOOR NO.	DOOR SIZE.		
LA ▼ ▼	D1 GLAZED DOORS (WITH SIDELIGHTS)	3679	x	4050
▼	D2 BIFOLD DOORS (WITH TOPLIGHTS)	3679	x	2400
OB. ▼	D3 SIDE DOOR	932	x	2100
▼	D4 FRENCH DOORS	1500	x	2100
	D5 GARAGE DOOR	932	x	2100
	D6 GARAGE DOOR	2290	x	2250
	D7 GARAGE DOOR	2290	x	2250
LA ▼ ▼	D8 GLAZED DOORS (WITH SIDELIGHTS)	3679	x	3750

▼ DENOTES TOUGHENED SAFETY GLASS TO B.S. 6206

LA ▼ DENOTES TOUGHENED & LAMINATED SAFETY GLASS TO B.S. 6206, B.S. 6399 & B.S. 6180

OB. DENOTES FROSTED GLASS

IG. DENOTES WINDOWS TO BE FITTED WITH INTERNAL GUARDING UP TO 1100MM ABOVE FFL. GUARDING NOT TO ALLOW PASSAGE OF 99MM SPHERE

WINDOW MANUFACTURER PLEASE NOTE (1.3W/m²K U VALUE & G VALUE OF 0.46 BFR CERTIFICATE OR HIGHER):
PVC U WINDOWS TO BE FITTED WITH 24MM O/A THICKNESS (16MM AIR GAP) LOW E ARGON FILLED (HARD COAT), DOUBLE GLAZED UNITS TO BS.5713. INSTALLED IN ACCORDANCE WITH BS.8000:PART 7. TOUGHENED SAFETY GLASS TO BS.6206:1981 INSTALLED IN AREAS MARKED THUS: ▼ ON PLANS. ALL WINDOWS / DOORS TO BE DRAUGHT PROOFED.
N.B. WHERE RECONSTRUCTED STONE SILLS ARE USED, CORRESPONDING WINDOWS TO BE MANUFACTURED WITH 90MM STUB SILL - ALL OTHER DOORS / WINDOWS TO HAVE MIN 155MM SECTION SILLS. ALL ACCESSIBLE WINDOWS TO MEET THE SECURITY MEASURES AD PART Q & TO MEET BRITISH STANDARD PUBLICATION PAS 24:2016.

WINDOW/DOOR TRICKLE VENTILATION

Room	Area (mm²)
Lounge	4000
Family/Dining	4000
Study	4000
Bed 1	4000
Bed 2	4000
Bed 3	4000
Bed 4	4000
Bed 5	4000

WINDOW VENTILATION NOTE: WINDOW MANUFACTURER TO PROVIDE OVERHEAD BACKGROUND VENTILATORS TO ALL HABITABLE ROOMS. DO NO FIT WITHIN KITCHEN, UTILITY, BATHROOM & EN-SUITES. MINIMUM 4000mm² EQUIVALENT AREA PER ROOM

EXTRACT VENTILATION RATES

Room	Min High Rate (l/s)	Continuous Rate (l/s)
Kitchen	13	**Whole Dwelling Ventilation Rate, 5 bedrooms = 43**
Utility	8	
WC	6	
Bathroom	8	
En-Suite 1	8	
En-Suite 2	8	
Shower	8	
TOTAL	**59**	**43**

HODSON Homes

HODSON HOMES LIMITED
20 WOOD BEECH GARDENS
CLAYTON-LE-WOODS
CHORLEY
PR6 7FH

PROJECT
Proposed Residential Development at Church Raike, Chipping.
House Type C (Plot 1).

DRAWING TITLE
Proposed Ground Floor Plan.

DATE	SCALE	DRAWN	DRWG No.	REV
24.09.23	1:50 @ A2	HH	HTC1/W01	