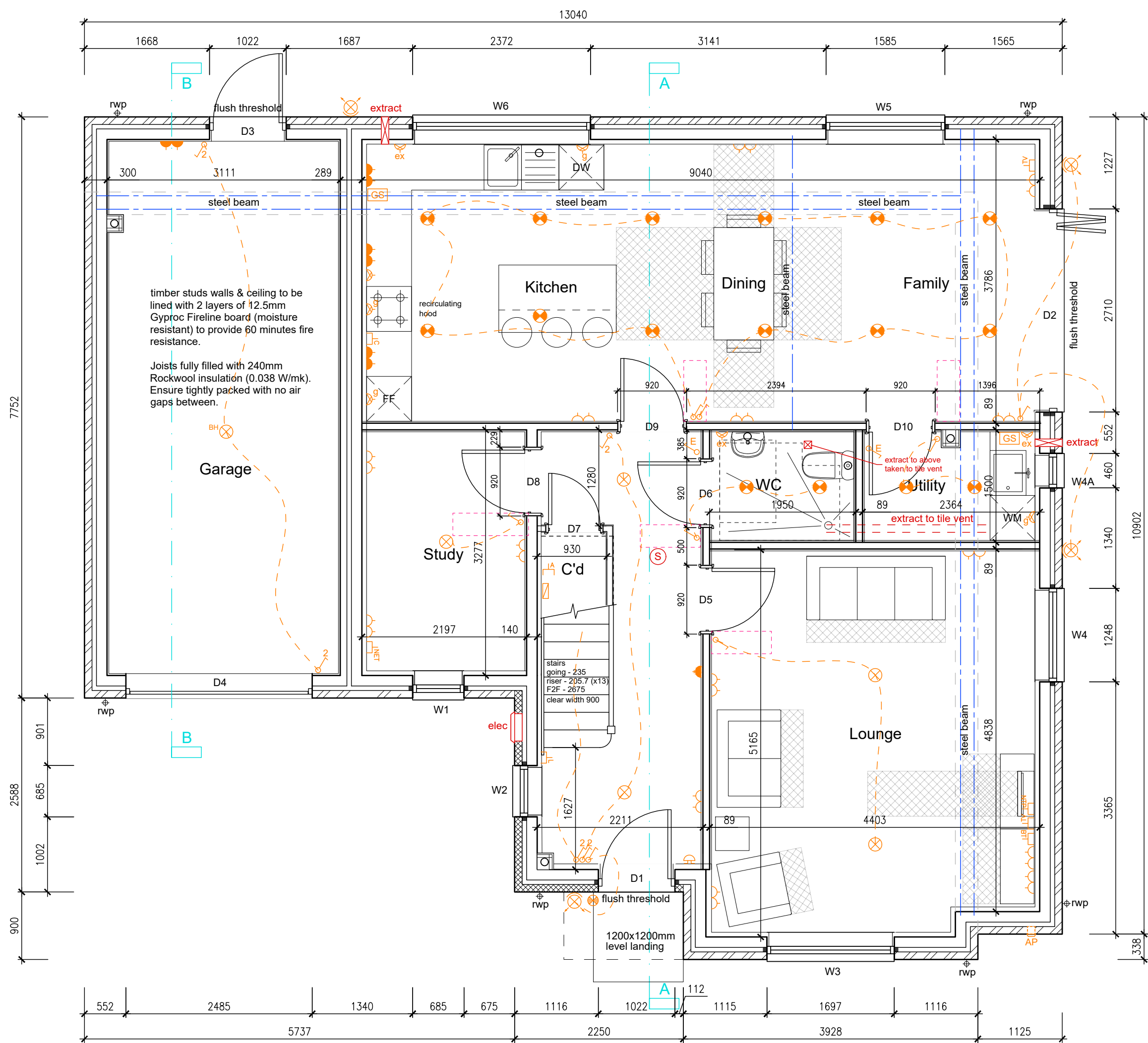
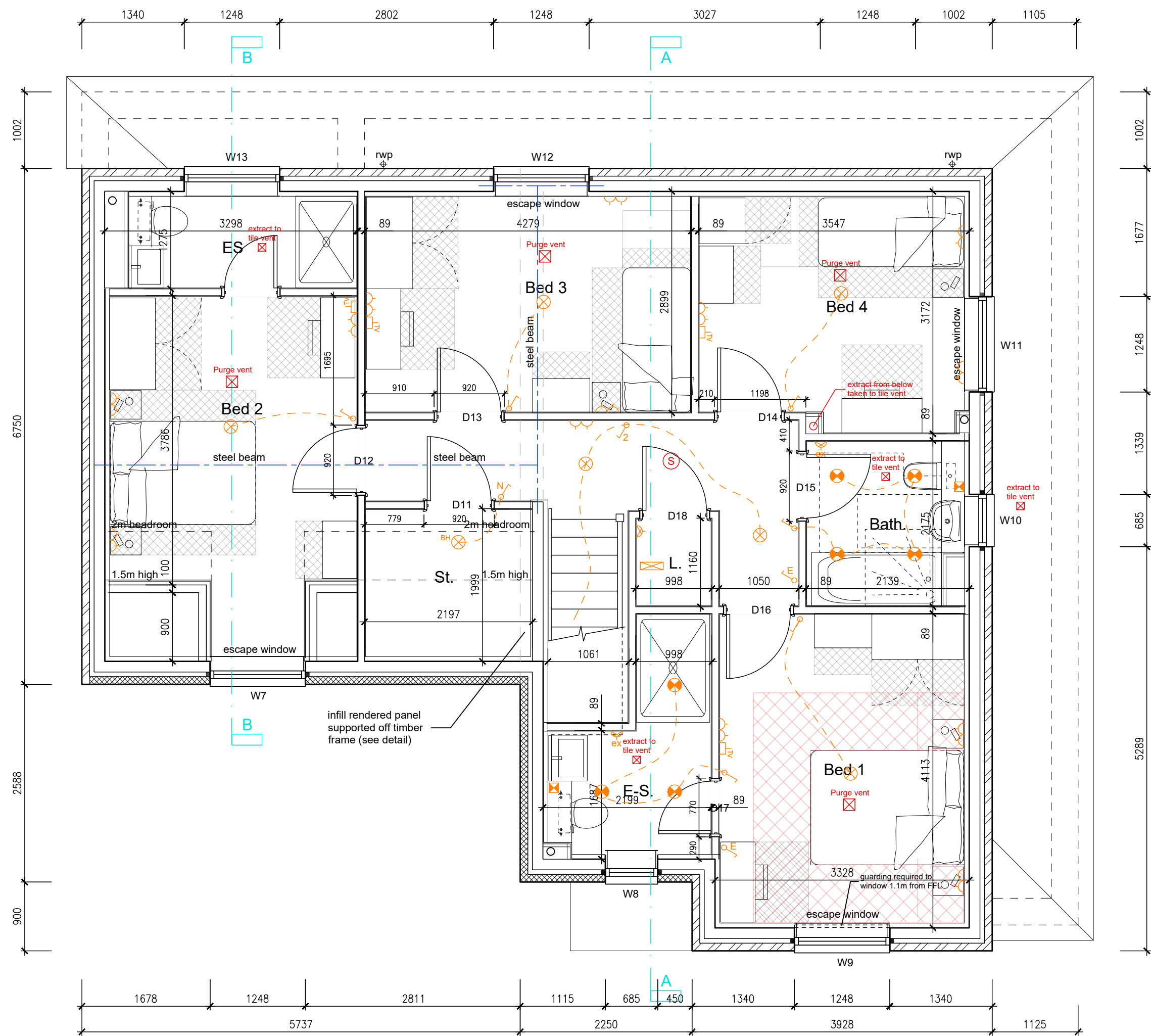


THIS DRAWING TO BE READ IN CONJUNCTION WITH TIMBER FRAME DESIGNS, CONSTRUCTION DETAILS & ANY THIRD PARTY SPECIALIST DRAWINGS & DETAILS



GROUND FLOOR PLAN
TYPE C1
165 sqm



FIRST FLOOR PLAN

ELECTRICAL LEGEND

- Single switched socket outlet
- Single switched socket outlet (H/L)
- Double switched socket outlet
- Double switched socket outlet (H/L)
- Telephone point
- Home Office Telephone point & Network Terminal point
- Television & SkyPlus Aerial point with conduit and draw wire
- Unswitched single socket outlet at 600mm aff with double pole switch connector to grid switch
- (appliances: ff=fridge/freezer wm=washing machine td=tumble drier)
- Grid switch for appliances
- Consumer unit should be mounted so that the switches are between 1350 & 1450 above floor level
- 13 amp fused spur at 1800mm AFFL for a security alarm
- 13 amp fused spur at 1800mm AFFL for future through floor/stair lift
- Alarm keypad point (wire only)
- Alarm sensor point (wire only & same to external doors)
- 30 amp switched cooker socket
- Switched fused spur with neon
- Switched fused spur
- Isolator for Unity extract unit
- Fused spur
- Room stat.
- Immersion heater to cylinder
- Mains operated smoke detector with mains rechargeable battery back up
- Mains operated carbon monoxide detector linked to smoke detector in same flat
- Pendant light - Low energy
- Batten holder - Low energy
- Recessed downlights
- Low energy external light fitting, operated by photoelectric cell
- Shaver socket
- Light switch
- Two way light switch
- Extract Boost switch
- Switch with neon indicator
- Illuminated bell push - mains supply to transformer
- Mains transformed 12V operated door bell
- Service providers Access Point for high-speed electronic communications networks
- Network Termination Point for high-speed electronic communications networks (provide suitable cabling between Access Point & Network Termination Point)

DOOR SCHEDULE -						
Door Ref	Location	Structural Opening	Door Leaf Size	g' value	Fire Door	Background Ventilation
D1	Entrance	1022x2100		0.66		4000
D2	Kitchen	1585x2100				4000
D3	Garage	1022x2100				4000
D4	Garage	2485x2250				4000
D5	Lounge	920x2040	838x1981			4000
D6	WC	920x2040	838x1981			4000
D7	C'd	770x2040	686x1981			4000
D8	Utility	920x2040	838x1981			4000
D9	Kitchen	920x2040	838x1981			4000
D10	Plant	920x2040	838x1981			4000
D11	Store	920x2040	838x1981			4000
D12	Bedroom 2	920x2040	838x1981			4000
D13	Bedroom 3	920x2040	838x1981			4000
D14	Bedroom 4	920x2040	838x1981			4000
D15	Bathroom	920x2040	838x1981			4000
D16	Bedroom 1	920x2040	838x1981			4000
D17	Ensuite	770x2040	686x1981			4000
D18	Linex	920x2040	838x1981			4000
General						
All dimensions are approximate and to be verified on site prior to ordering. *Refer also to window schedule for details of adjacent window. All external doors to be in accordance with Approved Document Q.						
Internal Door Frame 32mm thick door frame / lining size with 6mm tolerance / pack either side.						

WINDOW SCHEDULE - per plot (note AS / Opposite handings)						
Window Ref	Location	Structural Opening	g' value	Safety Glass	Obscure Glazed	Background Ventilation
W1	Utility	685x1050	0.66	Y		4000
W2	Hall	685x1050	0.66	Y		4000
W3	Lounge	1697x1350	0.66	Y		4000
W4	Lounge	1248x1350	0.66	Y		4000
W4A	Utility	480x1050	0.66	Y		4000
W5	Family	685x1050	0.66	Y		4000
W6	Family	1585x1500	0.66	Y		4000
W7	Bed 2	1248x1350	0.50	Y		4000
W8	Ensuite	685x1050	0.66	Y		4000
W9	Bed 1	1248x1350	0.50	Y		4000
W10	Bath	685x1050	0.66	Y		4000
W11	Bed 4	1248x1200	0.66	Y		4000
W12	Bed 3	1248x1200	0.66	Y		4000
W13	Ensuite	1248x1200	0.66	Y		4000
General						
All dimensions are approximate and to be verified on site prior to ordering. *Refer also to door schedule for details of adjacent door. All windows to be in accordance with Approved Document Q.						
Kite-marked safety glass in compliance with BS 6206 and Approved Document K of the Building Regulations is to be used in all "critical" locations, i.e. any glazing occurring below 800mm above finished-floor-level, or below 1500mm in entrance doors, and side panels within 300mm of doors etc.						
Escape windows						
Escape windows must have a clear openable area not less than 0.33m ² , clear width and height not less than 450mm, all height no more than 1100mm from floor level and no less than 800mm (to bottom of openable area).						
Handle locations						
Side hung casement windows - handle to be central vertically of opening windows - handle to be central at bottom of window						

VENTILATION CALCULATION
SYSTEM 3 - Continuous Mechanical Extract

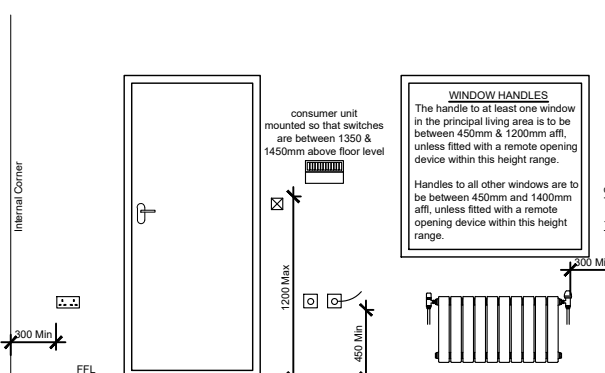
- For 4 bedrooms, table 1.3 gives the whole building ventilation rate as 37l/s. However the minimum ventilation rate should be no less than 0.3l/s per m² internal floor area which gives us 49.5l/s (1165 sq m j0.3).
- Assuming extracts in the kitchen, WC, utility & bathrooms, whole dwelling air extract rate will be 43l/s (13+6+3+8).
- The maximum rate (boost) is to be at least 49.5l/s with maximum individual room extract rates of at least 13l/s in the kitchen, 6 l/s in the WC and 8l/s in the bathroom. The minimum extract rate is to be at least 49.5l/s.

Background Ventilators

Background ventilators having a minimum equivalent ventilator area of 4000mm² are to be fitted in each room, except wet rooms from which air is extracted.

LEGEND

- Smoke detector
- Heat detector



Approved Document Part M(2)
Service Control Accessibility Guidance

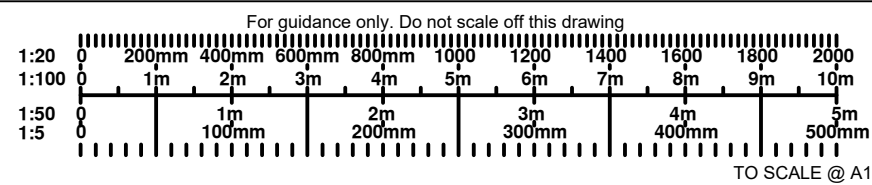
PURGE VENTILATION (OVERHEATING)

Room	Mechanical ventilation	Criterion A (%)	Criterion B (hr)	Pass/Fail
Living/kitchen/diner	1.34	1.34	N/A	Pass
Lounge		1.10	N/A	Pass
Bed 1 double	7.5 ACH = 66 l/s	0.20	31.17	Pass
Bed 2 double	4.6 ACH = 39 l/s	0.16	31.50	Pass
Bed 3 double	6.6 ACH = 55 l/s	0.20	31.33	Pass
Bed 4 single	7.8 ACH = 65 l/s	0.27	31.50	Pass

P:\2024 Projects\Heath Road, Breachwood Green\08 BHD Docs, Drawings & PDFs\3 Working Drawings\TYPE C1 & C2.dwg

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
A	17.06.25	AC	--	ELECTRICS ADDED					
B	01.07.25	AC	--	GLASS 'G' VALUE & PURGE VENTILATION ADDED					
C	21.07.25	AC	--	WINDOW W4A, REVISED, BED 2 ES ADDED					

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE AS WORK COMMENCES AND ANY OMISSIONS OR DISCREPANCIES TO BE REPORTED TO ARCHITECTS @ BHD LTD IMMEDIATELY.
COPYRIGHT - ARCHITECTS @ BHD LTD 2023 ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED, ALTERED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF ARCHITECTS @ BHD LTD.
ARCHITECTS @ BHD LTD HEREBY ASSERTS GENERALLY ALL OF ITS RIGHTS UNDER PART 1 CHAPTER IV OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988.



	PROJECT HEATH ROAD BREACHWOOD GREEN	
	ARCHITECTS @ BHD LTD FIRST FLOOR, 12 CHURCH SQUARE LEIGHTON BUZZARD, BEDS, LU7 1AE Tel: 01525 364770 Email: info@bhd.co.uk Website: www.bhd.co.uk	
	SCALE 1:50	PROJECT CODE 2427
	DATE 28.04.25	DRAWN AC
DRAWING CHECKED BUILDING REGULATION		CHECKED C
PAPER SIZE A1		