



TYPE C  
FLOOR PLAN

TOTAL G.I.A - 115.84m2  
plus garage @ 15.08m2

HEARTH'S  
Lounge only:  
Form non-combustible hearth, min. 500 projection as shown on GF plan and min. 50 upstand above finished floor level.  
Fire type – Gas, balanced flue; min. 72 % efficiency (make, model to be confirmed).  
Provide a Notice Plate, fixed in a suitable position to be agreed on site, containing information regarding application and use of appliance/s - in accordance with A.D. J; Diagram 1.9.  
Commissioning certificate required from Gas Safe registered installer.

SMOKE DETECTORS - DS  
Provide smoke detectors as indicated on plans - to be mains fed, interlinked and wired directly into consumer unit to BS 5446, Pt.1.

METER BOXES  
Position in proprietary meter box/s where indicated on plan; Provide Catnic Meter box lintol over in outer leaf with min. 150 end bearing & stepped DPC over.  
Locate electrical consumer unit @ DDA compliant level in position shown on plan.

BOILER  
Position in utility as shown on plan; Boiler to be a Worcester Greenstar 42CDI Classic, wall mounted, fully condensing, gas fired combi-boiler with fan assisted balanced flue ducted thro' external wall to terminate; CH output: 30kW; domestic HW flow rate 17.2l/min.  
Point around flue in cement mortar to finish externally. Protective metal cage not required externally due to boiler fixing height.  
Boiler compartment ventilation to comply with current regulations – refer to manufacturers details.  
Boiler/ heating controls – To comply with the Domestic Heating Compliance Guide, 2010 Edition.  
Seasonal efficiency 90.3%.  
Boiler / radiator sizes – to be confirmed/ determined by Heating Engineer.  
Full zone control (time & temperature); Minimum 2 no. space heating zones, (house area > 150m2), with independent temperature controls.  
Boiler interlock & delayed start thermostat required for compliance.  
Proprietary u/floor heating system @ GF level.  
TRV's to all radiators @ FF level.  
Pipe insulation < 0.045 w/m2k; Thickness equal to outside dia. of pipe up to max. 40mm.  
The boiler is gas therefore the installer must be Gas Safe registered and issue commissioning certification to Designer/ LA on completion.

STUD PARTITIONS  
75 x 50 rs sw studs @ max. 400 c/c; p/s to blockwork and nail to timber to fix.  
75 x 50 rs sw head and sole plates fixed as above.  
75 x 50 rs sw noggins @ max. 1200 vertical c/c; Incl. for additional noggins as required for fixing of radiators, electrical fittings etc.  
100 quilt insulation packed in where indicated.  
12.5 Gyproc Wallboard 10 both sides; Tape/fill all joints; 1 coat Thistle Board Finish.

INTERNAL DRAINAGE  
All to connect to 100 dia. uPVC SVP or S/S as shown with adaptor bosses @ appropriate levels - refer to drawings for layout & additional information relating to termination of stack at head.  
WC wastes - 100 dia. uPVC. All other wastes - 38 dia. white uPVC with 75 deep seal anti-siphonage traps; Whb wastes to connect to stack min. 200 above or below WC branch connection to prevent siphonic action.  
WC cistern and all wastes to be concealed behind timber framing, tiled to finish and capped off with proprietary post-formed top.  
Kitchen & utility wastes to connect to external gullies.

ACCESS HATCH  
Trim out for access hatch/s - exact position determined on site; Provide proprietary white uPVC insulated and draught stripped cover/ frame. Provide loft ladder for access purposes, (optional).

PART M COMPLIANCE.  
The existing site gradient is greater than 1:15 therefore a stepped approach could be undertaken.  
If feasible and site levels will allow, a ramped approach will be formed in line with the specification below; if not then a compliant stepped approach will be provided, again in line with the specification below.

Ramped approach to main entrance; 1:12 max. gradient (5m max. ramp length) with min. 900 x 1200 top and bottom level landings. (all subject setting out check on site).

Stepped approach - min. 900 unobstructed flight width; max. 1800 rise between landings; min. 900 x 1200 top & bottom landings; appropriate tread nosing profiles as Diagram 27 AD.M; min. 75mm/ max. 150mm risers; min. 280mm treads; handrail one side only between 840-1000mm above pitch line and extending min. 300 beyond top & bottom risers (all subject to site check).

General;  
Level access with 15mm threshold provided at entrance.

All ground floor door openings fitted with suitable width doors to give 775 minimum clear width when in open position; Compliance in respect of ground floor circulation – refer to drawings.

Any radiator positions to be agreed with L.A. on site to achieve a corridor width of not less than 750mm over a maximum 2 metre length, where applicable.

Compliance in respect of ground floor WC provision

In respect of electrical fittings – all switches & socket outlets to be located at appropriate heights between the range of 450 & 1200mm above finished floor level.

LIGHTING  
Internal lighting to be in accordance with Para. 2.15 of Approved Document L1A 2013 and the Domestic Building Services Compliance Guide.

PART P – ELECTRICAL.  
All electrical work required to meet the requirement of Part P1 (Electrical Safety - Dwellings), 2010 Edition will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works, the Designer/ LA will need to be satisfied that Part P1 has been complied with and will require a copy of an appropriate BS7671 Electrical Installation Certificate issued for the work by a person competent to do so.

REGULATION 40.  
(1) This regulation applies where paragraph L1 of Schedule 1 imposes a requirement in relation to building work.  
(2) The person carrying out the work shall not later than five days after the work has been completed provide to the owner sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.

EXTRACT FANS  
Vent Axia or equivalent extract fans;  
Kitchen  
Proprietary extractor hood ducted thro' ceiling chord of trusses to terminate externally in soffit with grille.  
Duct size: 102mm dia. or flat duct system (kitchen supplier to confirm).  
Exchange rate: Min. 60 l/sec.  
Operated via switched spur.

Utility  
Ref: Vent Axia 'Centrif Duo Plus T', ducted thro' FF joist depth & cavity wall with grille to terminate externally.  
Duct size: 102mm dia.  
Exchange rates: 36 l/sec.  
Operated via switched spur with min. 15 minute overrun period & min. 3 air changes/ hr.

Bathroom & en-suite  
Ref: Vent Axia Lo-Carbon Silhouette SELV, ref: 100SVT (safety extra low voltage with timer & back-draught shutter), ducted via flexi-duct thro' roof space to terminate at roof level with proprietary tile vent.  
Duct size: 102mm dia.  
Exchange rate: 24 l/sec.  
Operated via light switch with fused spur override externally above door.

GARAGE - GENERAL.  
Walls  
As main dwelling except omit cavity insulation in external walls.

Floor  
Refer to separate note on foundation drawing.

Ceiling  
Lay 200 Loft Roll 40 quilt insulation between joists; under draw with 50 Gyproc Thermaline board with integral vapour control layer; over-board with 12.5 Gyproc Firlene board fixed with staggered joints; Tape/fill all joints; 1 coat Thistle Board Finish; construction as SAP calculations and to give 1/2 hour FR ceiling.

Internal cavity  
Insulated cavity walls as specified elsewhere.

Door opening  
Refer to External Opening Schedule.

Garage door  
Ex. 75 x 75 dressed sw door frame; Purpose made treated oak garage door with glazed panels as shown and with oiled finish.

PART G COMPLIANCE  
Minimum requirement.  
G1  
Provide wholesome water supply to any place where drinking water is drawn off.  
Provide wholesome or softened water supply to any wash basin or bidet provided in or adjacent to a room containing a sanitary convenience.  
Provide wholesome or softened water supply to any wash basin, bidet, bath or shower in a bathroom.  
Provide wholesome water supply to any sink in a food preparation area.  
Provide suitable water supply to a sanitary convenience with a flushing device.

G2  
Consumption of wholesome water must not exceed 125 litres. Person/ day, calculated in accordance with the methodology of 'The Water Efficiency Calculator for New Dwellings'. A notice must be given to the LA within 5 days of completion of site works.

G3  
Suitable provision of heated wholesome water or heated softened wholesome water to a wash basin or bidet in a room containing a sanitary convenience; any wash basin, bidet, bath or shower in a bathroom, and/or any sink in a food preparation area.

A hot water system (including any cistern or vessel) that supplies or receives expansion water for a hot water system, shall be designed, constructed and installed so as to resist the effects of temperature or pressure either in normal use or in the event of malfunction.

A hot water system that has hot water storage shall prevent the stored water temperature from exceeding 100 degrees Celsius at any time; and ensure that any discharge from safety devices is conveyed to a visible location that will not cause danger to persons in or about the building.

Hot water supply to a bath must not exceed 48 degrees Celsius.

G4  
Adequate and suitable sanitary conveniences to be provided in rooms designed to accommodate them and in bathrooms.

Adequate hand washing facilities must be provided in rooms containing sanitary conveniences or rooms adjacent to rooms with sanitary conveniences.

Any room containing a sanitary convenience, bidet or wash basin must be separated from a room/ area where food is prepared.

G5  
A bathroom must contain a wash hand basin and either bath or shower.

PART R1 COMPLIANCE  
The building work must be carried out so as to ensure that the building is equipped with a high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communication networks.

C	30/08/18	Part R1 note added.	GB
B	01/02/17	Reference to plot 4 removed.	GB
A	12/10/16	Building Regs information added.	GB
No.	Date	Revision	Initial

ALPHA DESIGN

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Project

LAND TO NORTH EAST OF  
RANNERDALE DRIVE,  
WHITEHAVEN

Client

SWIFT HOMES LTD.

Drawing

DWELLING TYPE C -  
FLOOR PLANS

Scale 1:50 @ A1 Drawn GB

Checked Date JUNE 2016

Drawing No.  
15/10/863 - 12 c)

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