

Additional sealed floor gully to be provided in bathroom for future installation of level access shower.
SVP boxed with 2No. layers 12.5mm plasterboard.
Void to be packed with fibre quilt insulation.

Entrance doors Min. clear opening 850mm in accordance with Approved Document Part M Category 2

Refer to drawings for all minimum required clear access zones for both M4(2) & M4(3) apartments.

1200 x 1200mm minimum level platform to front principle private entrance. Level threshold.

1500 x 1500mm minimum level platform to principle communal entrance. Level threshold.

All external doors to have accessible thresholds with max. 15mm upstands (refer to standard detail) and clear opening of 850mm.

M4(2) Handle to at least one window in the principle living area is located between 450mm and 1200mm above FFL. Handles to all other windows are located between 450mm and 1400 above FFL.

M4(3) Handle to at least one window in the principle living area is located between 700 and 1000mm above FFL. Handles to all other windows are located between 450mm and 1400 above FFL.

1500 x 1500mm clear access in front of lift on all floors.

Approach route min.900mm width (max. gradient 1 in 20). to comply with Approved Document Part M Category 2.

Sockets, switches, stop cocks, radiator valves and controls to be positioned a minimum of 300mm from an internal corner.

Kitchen to be ventilated by extract vent providing intermittent ventilation rate of 60l/s.

Bathroom to be ventilated by extract vent providing intermittent ventilation of 15l/s minimum, switched with light with 15 minute overrun.

Acoustic insulation provided within timber stud partitions between wet rooms and living areas.

RWP positions may differ from that shown. For actual location refer to site specific drainage layout.

Electric Service* Allow for a sub-main and switch gear (to be accommodated in 1 meter cabinet) when the CCU is greater than 3m from the electric meter.

M4(2) & M4(3) WC and BATHROOM detail - refer to Bellway construction details

Clear access zone



The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The contractor is to comply in all respects with current building legislation - British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. Do not scale from this drawing.		Sheet Size
REV	DATE	INT
C1	15.01.24	KJ
C2	08.03.24	KJ
C3	05.04.24	NT
C4	06.06.24	KJ
C5	29.07.24	KJ
C6	31.07.24	KJ

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Client
Bellway Thames Valley

Project
DEE ROAD, READING

Drawing
APT BLOCK 1
GROUND FLOOR COMPLIANCE
M4(2) & M4(3)

Scale 1:50 @ A1	Date FEB 2023	Drawn RU
Job No. 1662	Dwg No. APT-SP1-05-0-02	Rev C6

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