M4(2) KEY

Additional sealed floor gully to be provided in bathroom for future installation of level access shower.

Boiler flue outlet to be min 300mm from Door/Window opening.

SVP boxed with 2No. layers 12.5mm plasterboard.
Void to be packed with fibre quilt insulation.

Principle Front and Alternative Rear Entrance doors Min. clear opening 850mm in accordance with Approved Document Part M Category 2

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

Canopy to principle communal entrance to be min 1375 x 750mm

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

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.

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 wall mounted extract vent providing intermittent ventilation rate of 60l/s.

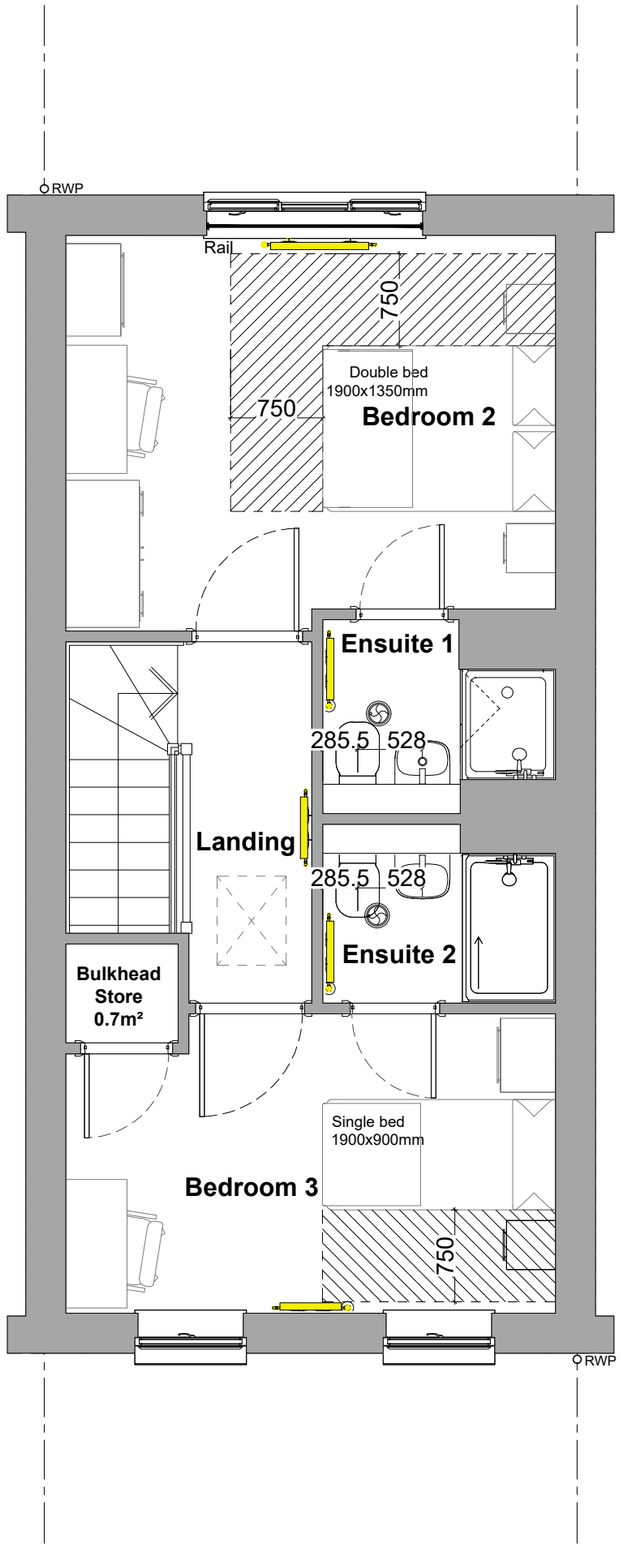
Bathroom to be ventilated by extract vent providing intermittent ventilation of 15l/s minimum, switched with light with 15 minute overrun.

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

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

M4(2) WC and BATHROOM detail - refer to bellway construction detail A/SD/S90/D/15 TO A/SD/S90/D/27

Clear access zone



LARDNER SP4 - SECOND FLOOR COMPLIANCE-M4(2)

PLOTS 30 (AS)
27 (OPP)

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 A3

REV	DATE	INIT
C1	16.01.2024 Construction Issue.	KJ
C2	08.07.2024 Key amended.	KJ

Bellway

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Client
BELLWAY THAMES VALLEY

Project
DEE ROAD, READING

Drawing
LARDNER SP4
SECOND FLOOR COMPLIANCE - M4(2)

Scale	Date	Drawn
1:50	FEB 2023	KM

Job No.	Drwg No.	Rev
1662	LARD-SP4-05-0-03	C2

THE NOBLE CONSULTANCY
Innovative Residential Architecture
The Noble Consultancy Ltd
The Stables, Says Court Farm,
Badminton Road, Frampton Cotterell,
South Gloucestershire, BS36 2NY
t: 0844 745 2033
e: design@noble-consultancy.co.uk
w: www.noble-consultancy.co.uk