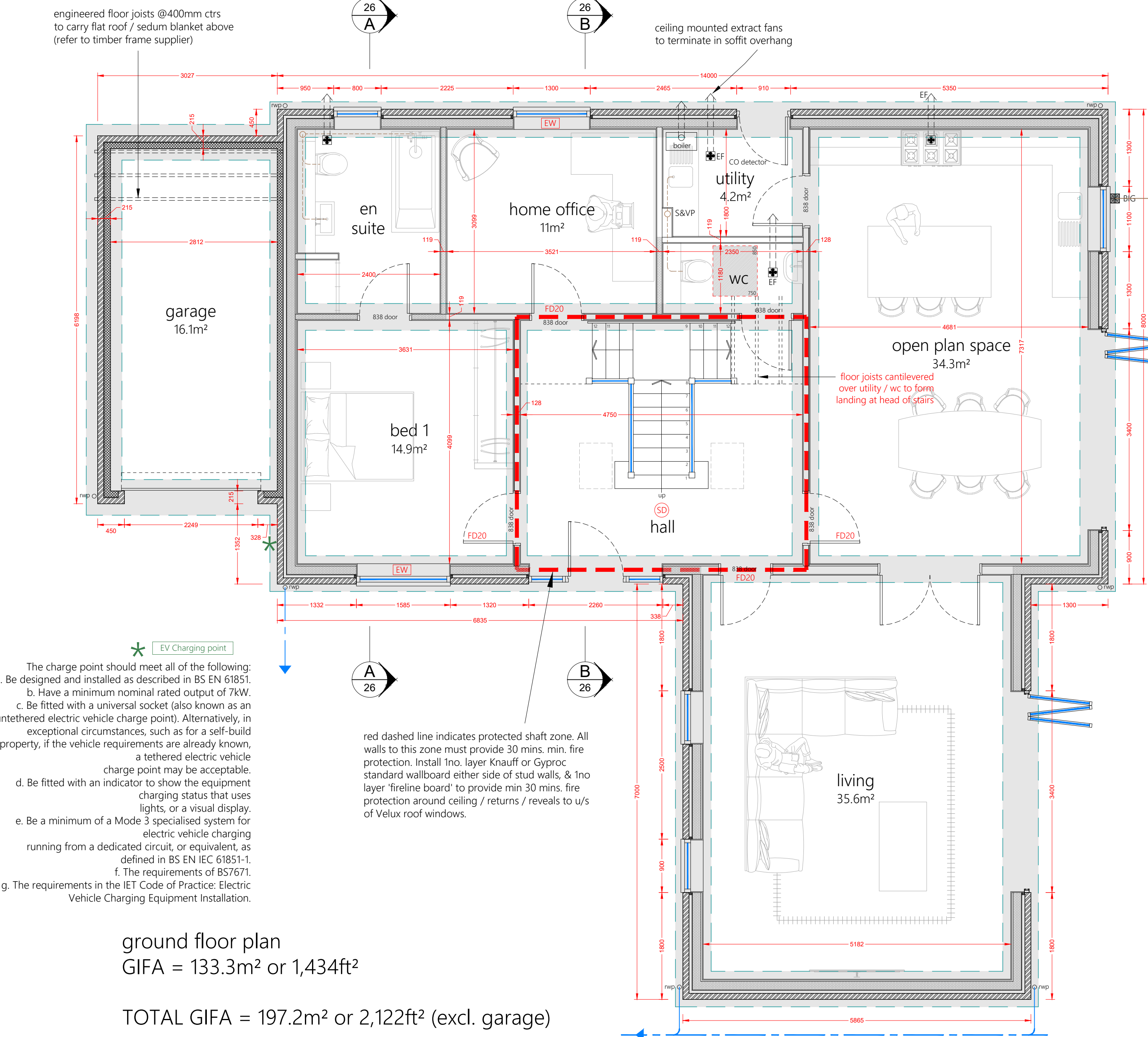
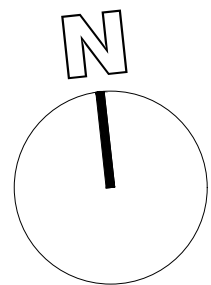
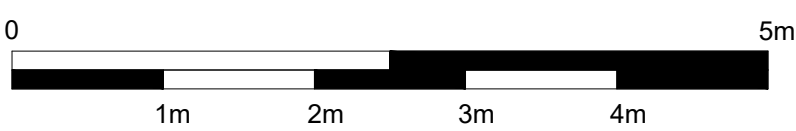


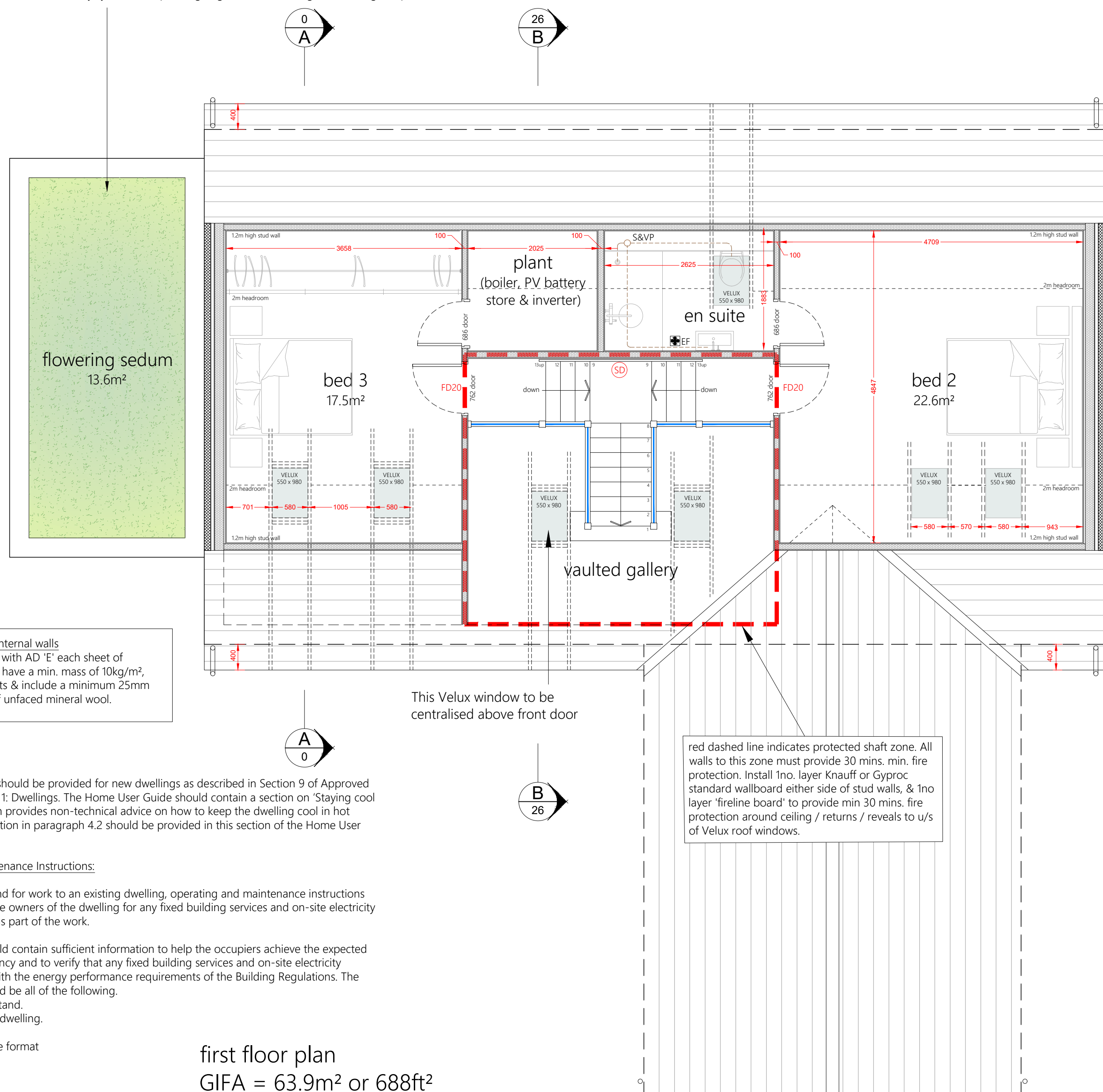
Scale Bar 1:50



ground floor plan
GIFA = 133.3m² or 1,434ft²

TOTAL GIFA = 197.2m² or 2,122ft² (excl. garage)

Flat roof construction:
GRP laminate top coat by specialist roofing contractor, over 1no. layer 22mm ext. grade ply deck, over 50>0 firrings, on 241mm deep engineered ceiling joists. Roof to be overlaid with Sedum blanket prior to installation of Wallbarn M-Tray system, incorporating edge trim detail and gravel drainage strip



first floor plan
GIFA = 63.9m² or 688ft²

Smoke alarms:

Alarms to be inter-linked, alarms operated via separate fused circuit at distribution board, with back up batteries in the event of a power failure. Alarms to be ceiling fixed minimum of 300mm from light fittings and walls and not fitted directly above heaters. Alarms fitted in positions shown on drawings and not to exceed 7.5 metres from the door of any habitable room. All fitted in accordance with manufacturers recommendations and to comply with Part B1 of the Building Regulations 2010 (2019 edition) incorporating 2020, 2022 and 2025 amendments.
The dwelling is classed as a large dwelling - therefore, should be fitted with a Grade A Category LD2 fire detection and alarm system as described in BS 5839-6

Electrical installation

All electrical work required to meet the requirements of Part P of the Building Regulations 2013 Edition (Electrical Safety) must be designed, installed, and tested by a person competent to do so.
Prior to completion the Council need to be satisfied of compliance with Part P. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

High speed electronic communications network:

The contractor must commission the installation of an internet connection to the dwelling, in accordance with AD Part R (refer to dwg #21 for specification)

Consumption of wholesome water

A water efficiency calculation should be provided to the Building Control body no more than 5 days following completion of the building work.

The water used by sanitary appliances and appropriate white goods within a new dwelling should not consume more than the following:

Shower	10 l/min
Bath	185 litres capacity
Basin taps	6 l/min
Sink taps	8 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram
WC	6/4 litre for dual flush
WC	4.5 litre for single flush

Means of Escape - MOE

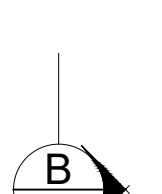
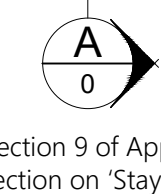
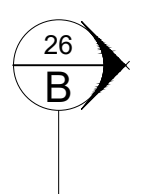
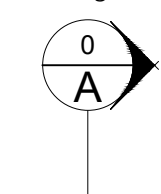
Habitable rooms are to be served by emergency egress windows to allow escape in the event of fire. These windows should have an unobstructed openable area that is at least 0.33m² & at least 450mm high & 450mm wide. The bottom of the openable area should be not more than 1100mm above the finished floor level. Refer to the plan layouts & elevations for escape window positions.

All windows & doors to the scheme are to satisfy the requirements of AD Part 'Q' 2015. (refer to dwg #21 for specification).

Heating

Installation of gas fired boiler, underfloor heating, solar PV and associated services to be designed, commissioned, and tested by specialist M&E engineer - all to client's requirements..
All works associated with the installation are to be in strict accordance with all relevant British Standards and Codes of Practice.
Water temperatures should not exceed 48°C to sinks or baths by an inline blending valve. Installation to comply with the Water Supply (Water Fittings) Regulations 1999 (S1 1999/1148) as amended.

rev.	revision	date
A	minor design changes	04.11.2024
B	technical info added	24.02.2025
C	Building regulation notes added	02.04.2026



PLOT 1

Proposed residential development
Land to rear 24 Broad Lane,
Moulton, Spalding.
for Woodola Group Ltd



cdm.		DESIGN
BUILDING REGULATIONS - plot 1 floor plans		
1:50 @ A1	FEB 2025	CDM
scale(s)	date	drawn by
113W.2024.12c		
drawing no.		

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