

CLIENT BUILDING REGULATIONS COMPLIANCE NOTES

Fire Detection and Alarm System
The detection and alarm system to be installed in accordance with BS 5839 to a minimum Grade D, Category LD3 standard.
System to comprise mains-powered, interlinked smoke alarms to hall and landing and heat detector to kitchen.
All alarms to conform to BS EN 14604 and BS 5446-2.

~~Damp Proof Membrane / Damp Proof Course~~
Ground floor to include 1200 gauge polyethylene damp-proof membrane lapped over slab, turned up at perimeter walls and lapped into damp-proof course within cavity in accordance with Approved Document C.

Ventilation Strategy

Ventilation in accordance with Approved Document F.
System 1 – Background ventilators and intermittent extract fans.
Background ventilators provided to habitable rooms.
Intermittent extract fans provided to kitchen, utility, bathrooms and WC.

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Access to Principal Entrance
Level or gently sloping access provided from parking area to principal entrance in accordance with Approved Document M.
Maximum gradient to be 1:20 (or 1:12 where necessary) with suitable threshold detail to provide step-free access.

Electric Vehicle Charging
Electric vehicle charging point to be provided in accordance with Approved Document S.
Each dwelling to be provided with a dedicated EV charge point (minimum 7kW) located adjacent to parking space.

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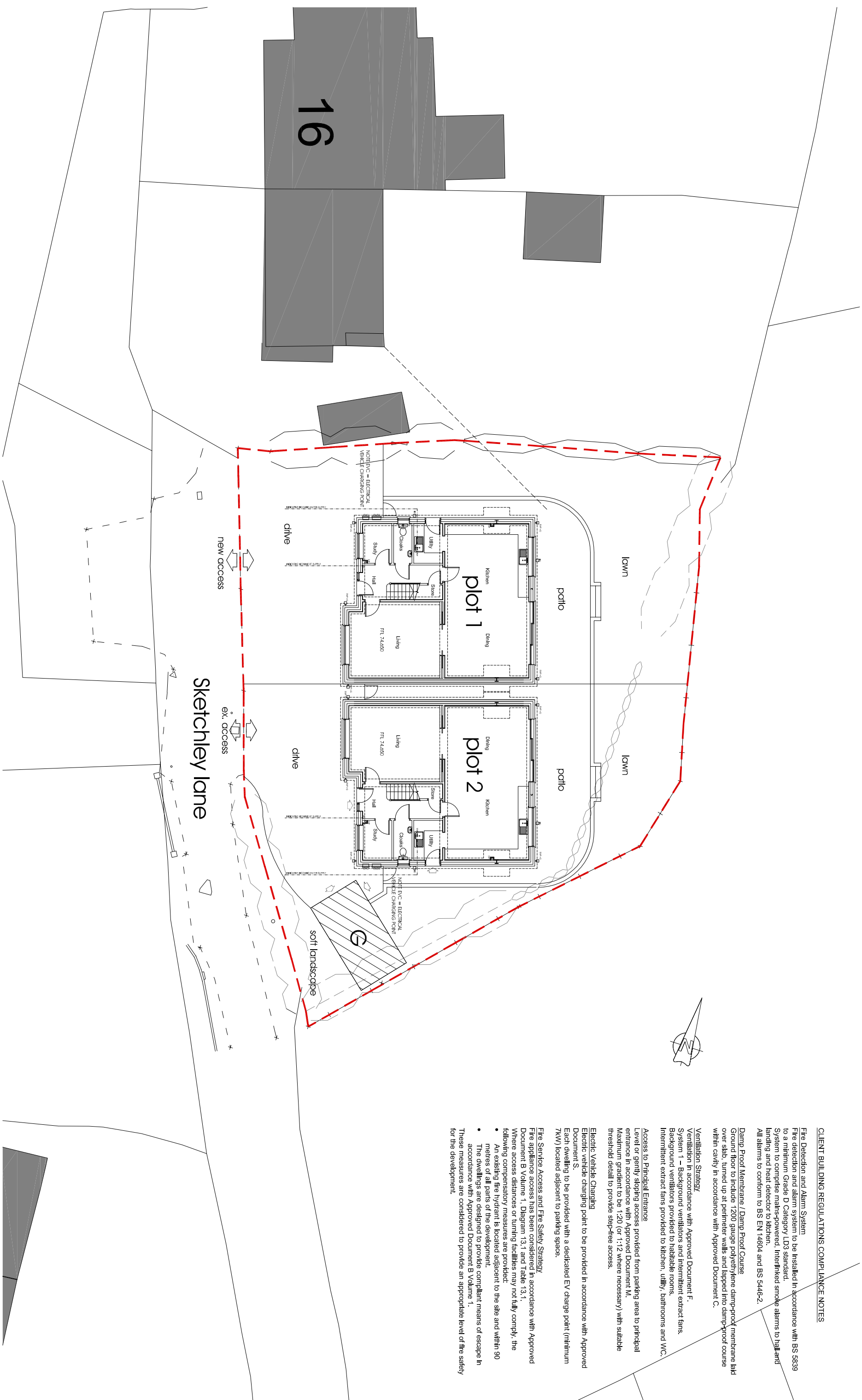
Fire Service Access and Fire Safety Strategy

Fire appliance access has been considered in accordance with Approved Document B Volume 1, Diagram 13.1 and Table 13.1.

Where access distances or turning facilities may not fully comply, the following compensatory measures are provided:

- An existing fire hydrant is located adjacent to the site and within 90 metres of all parts of the development.
- The dwellings are designed to provide compliant means of escape in accordance with Approved Document B Volume 1.

These measures are considered to provide an appropriate level of fire safety for the development.



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PRELIMINARY ISSUE

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PROJECT	12 Sketchley Lane Ratcliffe Culey, Atherstone CV9 3NZ		TITLE	Working Site Plan	
CLIENT	Mr D. Clarke + Mr A. Blake		DRAWN	MC	CHECKED
DRAWING NO.	220/W15	REVISION	C	DATE	04.23
				SCALE	1:200@A3