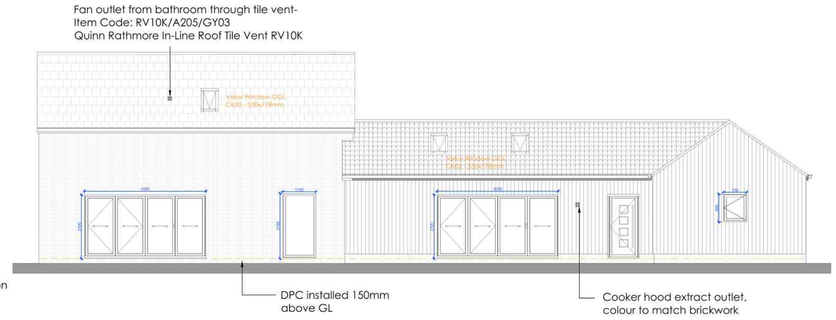
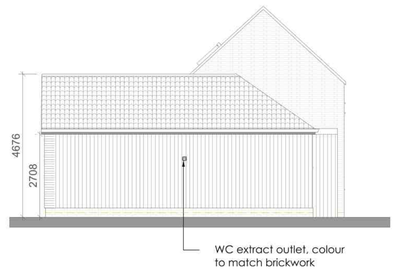


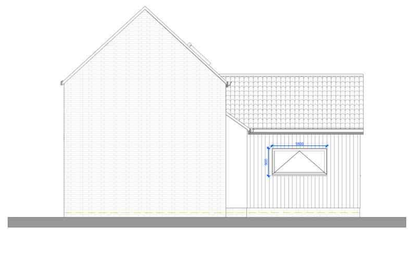
1:100 West Elevation



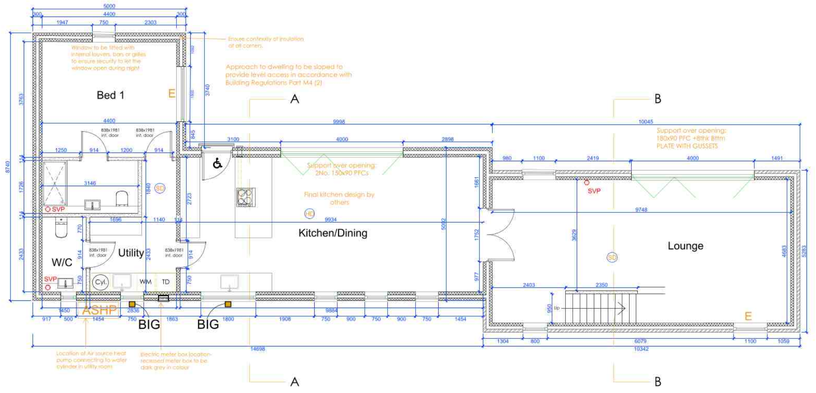
1:100 East Elevation



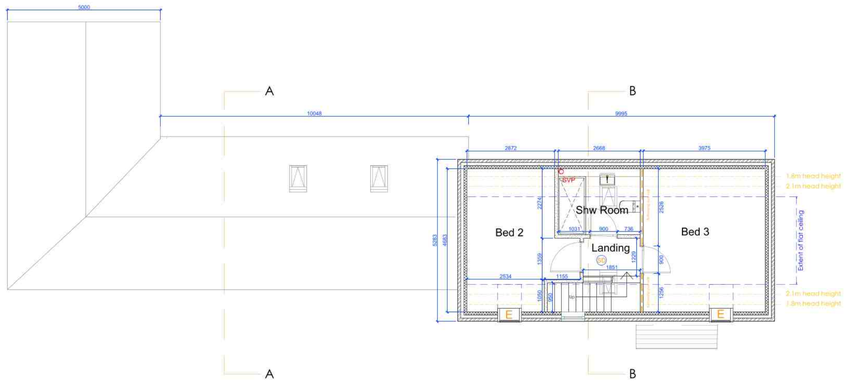
1:100 North Elevation



1:100 South Elevation



1:100 Ground Floor Plan



1:100 First Floor Plan

KEY

- Timber stud walls
- Brick work
- Block work
- SD — Smoke Detector- to be mains operated and conform to BS EN 14604
- CM — Carbon Monoxide Alarm- to be type A mains fitted and contain a sensro failure warning device.
- HD — Heat Detector- to be mains operated and conform to BS EN 14604
- SVP — Soil vent pipe location
- ASHP — Air source heat pump linked to water cylinder
- Mechanical Extract Fan- Ceiling mounted
- Mechanical Extract Fan- Wall mounted
- Entrance door and ramped access to be suitable for disabled access in accordance with Part M of the approved documents.
- E — Egress window locations-windows must have an unobstructed openable area of at least 0.33m²
- EC — Electric Vehicle charging point

ELECTRICAL WORKS

Design, installation and testing of all electrical works to be in complete accordance with Approved Document Part P and carried out by an approved, registered contractor. Exact location of fittings to be agreed with client. Socket outlets to be fitted min 450mm above FFL, light switches between 600mm and 1200mm above FFL, all in accordance with requirements for the disabled as detailed in Approved Document Part M. Lighting to be 80 lm/W. Ensure all light fittings are 100% low energy bulbs. Electrical certificates to be issued in accordance with BS 7671:P1.
Mechanical extractor fans to be installed in kitchens,utility rooms and bathroom/w/cs with no openable windows to achieve the following performance:
-Kitchen - 30l/s if placed over the hob and 60lt/s if place elsewhere.
-Utility room - 30l/s
-Bath/shower - 15l/s with a 15 minute overrun (after the light is switched out) if there is no openable window.
-WC - 6l/s with overrun.
External vents are to have grey, plastic covers.

In-Built Physical Infrastructure:
Plot to be supplied with a high speed ready, electronic communications network connected from the suppliers access point via a standard copper telephone cable to the occupiers network terminal within the dwelling. Actual positions to be agreed with the client. The design of the infrastructure should take into account satellite and wireless technologies where the service is evident that it will achieve the required network speeds. Refer to PAS 2016, next generation access for new build homes, best practice guidance on infrastructure and cabling for broadband networks in new homes.

PLUMBING

Sink to have 40mm dia waste and trap with 75mm depth of seal.
Shower waste to be 50mm and trap with 75mm depth of seal. Shower connected to a Powerpipe R4 60 System B (serving cold feed to shower)
Washbasins to be 32mm dia wastes and traps with 75mm depth of seal.
Pipe runs gradients and connections to soil stacks to conform to Approved Document Part H, Section 1 for sanitary pipework.

Hot water to bath to be limited to max 48° by use of blending valve located near to outlet. All basins to be fitted with flow reducing aerated spouts.

Total water usage for the property should not exceed 125 Litres/head/day (l/h/d). This includes a fixed factor of water for outdoor use of 5 l/h/d. This can be achieved using the fittings approach where the maximum fitting consumption should not exceed the values stated below.

Water fitting	Maximum Consumption
WC	*6/4 litres dual flush*
Shower	*10 l/min*
Bath	*155 litres*
Basin taps	*6 l/min*
Sink taps	*7.5 l/min*
Dishwasher	*1.25 l/place setting*
Washing machine	*8.17 l/kilogram*

If values exceed those stated above then a water efficiency calculator must be completed to demonstrate compliance. The water calculator must also be completed where a waste disposal unit, water softener or water re-use is specified.

FIRE DETECTION AND PREVENTION

Smoke / heat detectors to be mains operated with single independent circuit on the dwelling mains consumer unit, with battery back up. All detectors to be interlinked and comply fully with building control guidance note, smoke detectors in dwellings 016 latest edition.

Dwellings to be fitted with fire detection and fire alarm system in accordance with BS 583906:2019-grade D2-catagory LD3 standard system to be mains operated and must conform to BS EN 14604:2005, smoke alarm devices or BS 5446-2:2003, fire detection and fire alarm devices for dwelling houses, part 2 specification for heat alarms respectively

TV Charging point to be installed in garages. Electric vehicle charging points to be designed and installed as described in BS EN IEC 61851-1 and BS 7671. Chargers to comply with the requirements of the IET's Code Of Practice , Vehicle Charging Equipment Installation. Provide points to all associated parking spaces within the curtilage of the dwelling, including garage spaces, where the average cost of each connection does not exceed £3600. Chargers to have a nominal rated output of 7kW and be fitted with a universal socket and an indicator showing equipment's charging status using lights or visual display. Wall mounted chargers to have min 800mm clearance to sides and base fitted at a height from floor level between 700 and 1000mm.

SCALE 1:100 (METRES)
0 5 10

*All drawings are to be in conjunction with Gawn Associates Structural Drawings 224/0943.

REV	DATE	BY	REVISION NOTES
C	27.05.25	SD	Window openings added/updated.
B	14.04.25	SD	SE detail added
A	12.03.25	SD	Cavity changed to 100mm, Bi-folds added to lounge

Suite 2, Clare Hall,
St Ives Business Park,
Parsons Green,
St Ives,
Cambs, PE27 4WY

© COPYRIGHT

Tel: 01480 494969
Email: enquiries@planningandarchitecture.co.uk
Web: www.planningandarchitecture.co.uk

PARTNERS in PLANNING and ARCHITECTURE

PROJECT
Proposed farmstead re-development
Washingley Farm
Great Stukeley
Huntingdon
PE28 4AE

CLIENT
Mr P. Allgood

DRAWING TITLE
General Arrangement - Plot 4

DRAWN BY	SCALE	
SD	1:100@A1	
DATE	DWG. No.	REV.
12/03/24	2024.09.308	C