

Approved Document M – M4(2) Cat 2: Accessible & adaptable dwellings compliance
(to satisfy Section 2B: Private entrances and spaces within the dwelling)

Private entrance:

- a. Level external landing minimum width/depth of 1200 x 1200mm.
- b. Landing covered a minimum width of 900mm and depth of 600mm.
- c. Landing area illuminated automatically by dusk to dawn timer or by motion detecting sensor.
- d. Door to have minimum clear opening width of 850mm.
- e. Main leaf of any double doors to provide required minimum clear opening width.
- f. Minimum nib of 300mm to leading edge, maintained minimum distance of 1200mm beyond it.
- g. Maximum reveal on leading edge of door to be 200mm.
- h. Accessible threshold.
- i. Any lobby or porch doors minimum of 1500mm apart (min 1500mm between door swings).

Other external doors

- All other external doors to comply with items d) - i) (as noted above).

Circulation/internal doors:

- a. Minimum clear width of 900mm to every hall and landing.
- b. Circulation not reduced below 750mm at any point and not opposite doorway (i.e. Radiator).
- c. Minimum 750mm door width (when approach is head on in 900mm corridor).
- d. Minimum 750mm door width (when approach is not head on in 1200mm corridor).
- e. Minimum 775mm door width (when approach is not head on in 1050mm corridor).
- f. Minimum 800mm door width (when approach is not head on in 900mm corridor).
- g. Access to all entrance storey rooms step free.
- h. 300mm nib to leading edge of every door within entrance storey.
- i. Stair to be minimum width 850mm. (ignoring any newel posts).
- j. Minimum 1200mm clear space in front of & between all kitchen units.
- k. Glazing in principal living area to start maximum 850mm above floor level.
- l. Every bedroom to have clear width route of 750mm from doorway to window.
- m. At least one double bedroom with clear access zone minimum 750mm both sides and foot of bed.
- n. Every other double bedroom to provide 750mm clear space to one side & foot of bed.
- o. All single and twin bedrooms to provide 750mm clear space to one side of each bed.

Sanitary facilities (Excluding any En-Suite accommodation):

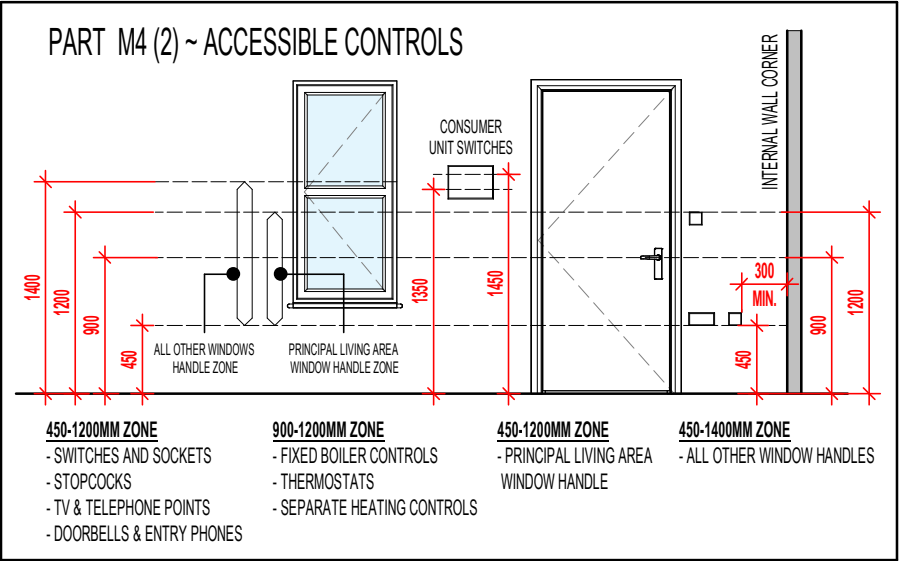
- a. All walls, boxings etc. to be strong enough to support grab rails / seats / other adaptations imposing loads up to 1.5KN/m²
- b. Entrance storey to provide WC & basin as a minimum
- c. In a 2 or 3 storey dwelling with 3 bedrooms or more, the WC also to provide potential level access shower.
- d. Every dwelling to have bathroom on the same floor as the principal double bedroom, including bath, WC and basin.
- e. All WC facilities on entrance storey to have doors that open outwards from room
- f. Provision for level access shower within bathroom if not located elsewhere in dwelling.

GENERAL NOTES

- 2 or 3 STOREY DWELLING with 1 or 2 BEDROOMS - ENTRANCE STOREY WC TO COMPLY WITH APP DOC M4(2) DIAGRAM 1.3
- 2 or 3 STOREY DWELLING with 3 or more BEDROOMS - ENTRANCE STOREY WC + SHOWER PROVISION TO COMPLY WITH APP DOC M4(2) DIAGRAM 2.5
- ALL BATHROOMS - TO INCLUDE WC / BASIN / BATH (ASSOCIATED CLEAR ACCESS ZONES TO COMPLY WITH APP DOC M4(2) DIAGRAM 2.5)

Controls/services

- a. Consumer units should be mounted so that switches are between 1350-1450mm above floor level
- b. Switches, sockets, stopcocks and controls, are located with their centre-line between 450-1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner
- c. Handle to at least one window in principal living area located between 450-1200mm above floor level
- d. Handles to all other windows to be located between 450-1400mm above floor level
- e. Fixed boiler timer controls & thermostats mounted between 900-1200mm above floor level on the boiler or;
- f. Separate controllers (wired or wireless) mounted in an accessible location within 900-1200mm from floor level



GENERAL NOTE
SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB
RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/M²

Project Title
L470 - 4B / 8P / 1419 - BRIARWOOD
2022 NATIONAL PORTFOLIO
2022 NATIONAL SPECIFICATION

Drawing Title
M4(2) COMPLIANCE

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

G.T.

Date

xx.xx.24

Drawing No.

0001

Revision

C1

mill

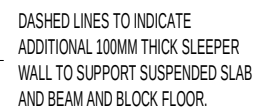
er homes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

 DENOTES 355MM THICK 3.6N/MM² FOUNDATION BLOCKWORK

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS.
REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.



VIRGIN MEDIA OPTIONAL. REGIONS
TO SPECIFY.

Project Title

Drawing Title

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

CONSTRUCTION ISSUE

Date _____

07.03.24

Revision

C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

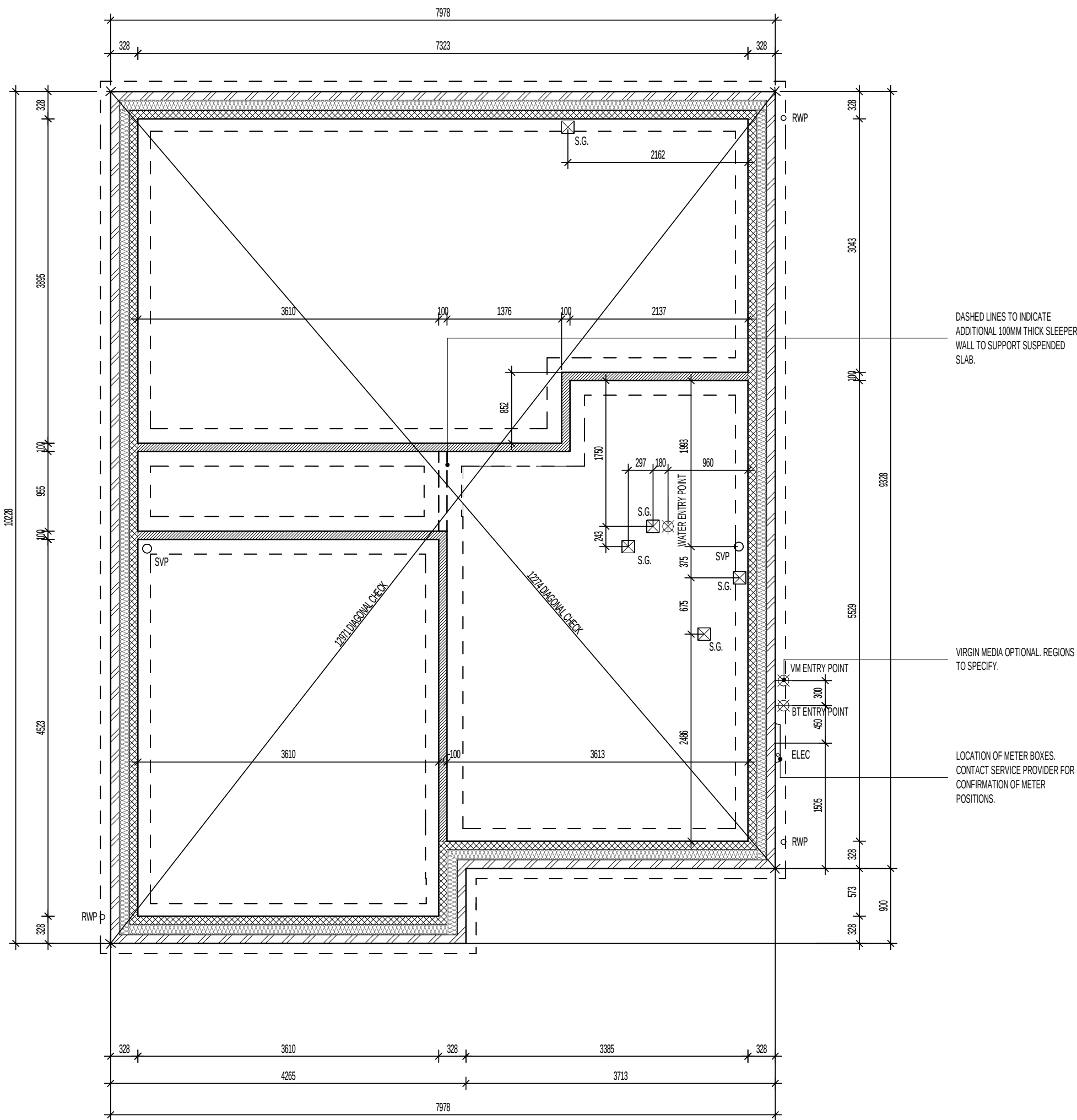
ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

WALL LEGEND.

- DENOTES 328MM THICK CAVITY WALL :
- 102.5MM FACING BRICKWORK
- 125MM WIDE INSULATED CAVITY
- 100MM THICK 3.6N/MM² STANDARD AIRCRETE BLOCKWORK
- DENOTES 100MM THICK LOAD BEARING PARTITION WALL :
- 100MM THICK 3.6N/MM² LIGHTWEIGHT AGGREGATE BLOCKWORK

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS.
REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.

GENERAL NOTE:
REFER TO DIMENSIONED G.F. PLANS FOR EXTERNAL & INTERNAL DOOR
LOCATIONS AND CROSS REFER TO ASSOCIATED STANDARD DETAILS FOR
DOOR THRESHOLD TREATMENT.



SUSPENDED SLAB FOUNDATION PLAN

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR SUSPENDED SLAB THICKNESS AND STEELWORK SCHEDULE.

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

ASHP SUSPENDED SLAB FOUNDATION PLAN

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470107

Revision

C1

millershomes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

WALL LEGEND.

- DENOTES 328MM THICK CAVITY WALL :
- 102.5MM FACING BRICKWORK
- 125MM WIDE INSULATED CAVITY
- 100MM THICK 3.6N/MM² STANDARD AIRCRETE BLOCKWORK
- DENOTES 100MM THICK LOAD BEARING PARTITION WALL :
- 100MM THICK 3.6N/MM² LIGHTWEIGHT AGGREGATE BLOCKWORK

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS. REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.

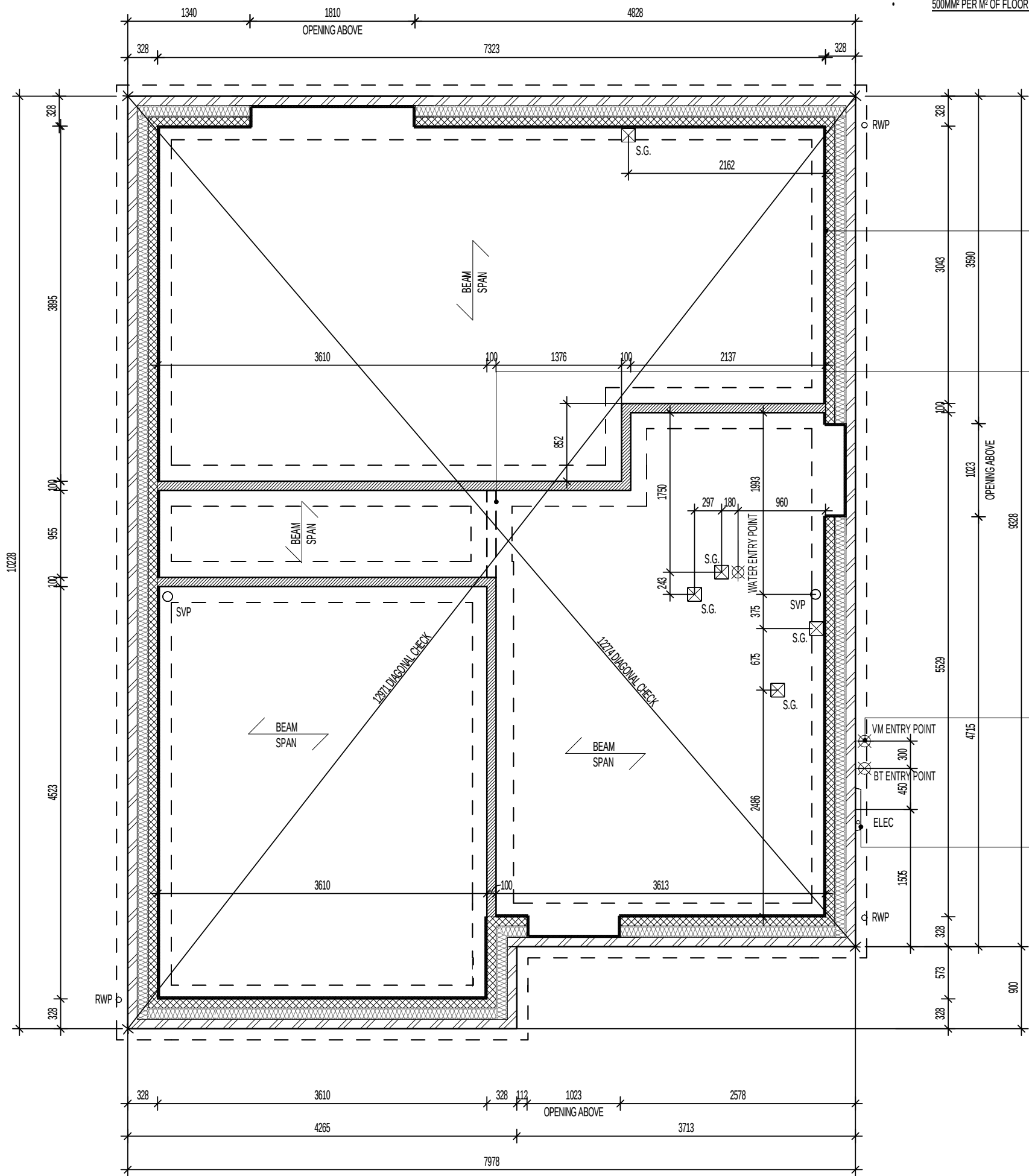
GENERAL NOTE:
REFER TO DIMENSIONED G.F. PLANS FOR EXTERNAL & INTERNAL DOOR LOCATIONS AND CROSS REFER TO ASSOCIATED STANDARD DETAILS FOR DOOR THRESHOLD TREATMENT.

BEAM & BLOCK / EPS UNDERFLOOR VOID VENTILATION

VENTILATION SHOULD BE PROVIDED TO PRECAST SUSPENDED FLOORS IN ACCORDANCE WITH CHAPTER 5.2.10 OF LATEST NHBC TECHNICAL STANDARDS. (GENERALLY PROVIDED BY VENTILATORS ON AT LEAST TWO OPPOSITE EXTERNAL WALLS.

WHERE SLEEPER WALLS / PARTITIONS PROVIDED, THESE SHOULD BE CONSTRUCTED WITH SUFFICIENT OPENINGS TO ENSURE ADEQUATE THROUGH VENTILATION.

- VOID VENTILATION SHOULD BE PROVIDED TO WHICHEVER GIVES THE GREATER OPENING AREA:
- 1500MM² PER METRE RUN OF EXTERNAL WALL
 - 500MM² PER M² OF FLOOR AREA.



25MM THICK POLYURETHANE BATT INSULATION WITH A MINIMUM R-VALUE OF 0.75m²K/W. TIGHTLY BUTTED TO BLOCKWORK WALL.

DASHED LINES TO INDICATE ADDITIONAL 100MM THICK SLEEPER WALL TO SUPPORT BEAM AND BLOCK FLOOR.

VIRGIN MEDIA OPTIONAL. REGIONS TO SPECIFY.

LOCATION OF METER BOXES. CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER POSITIONS.

BEAM & EPS FOUNDATION PLAN
REFER TO MANUFACTURERS DRAWINGS FOR FURTHER INFORMATION

Project Title
**LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION**

Drawing Title
ASHP BEAM AND EPS FOUNDATION PLAN

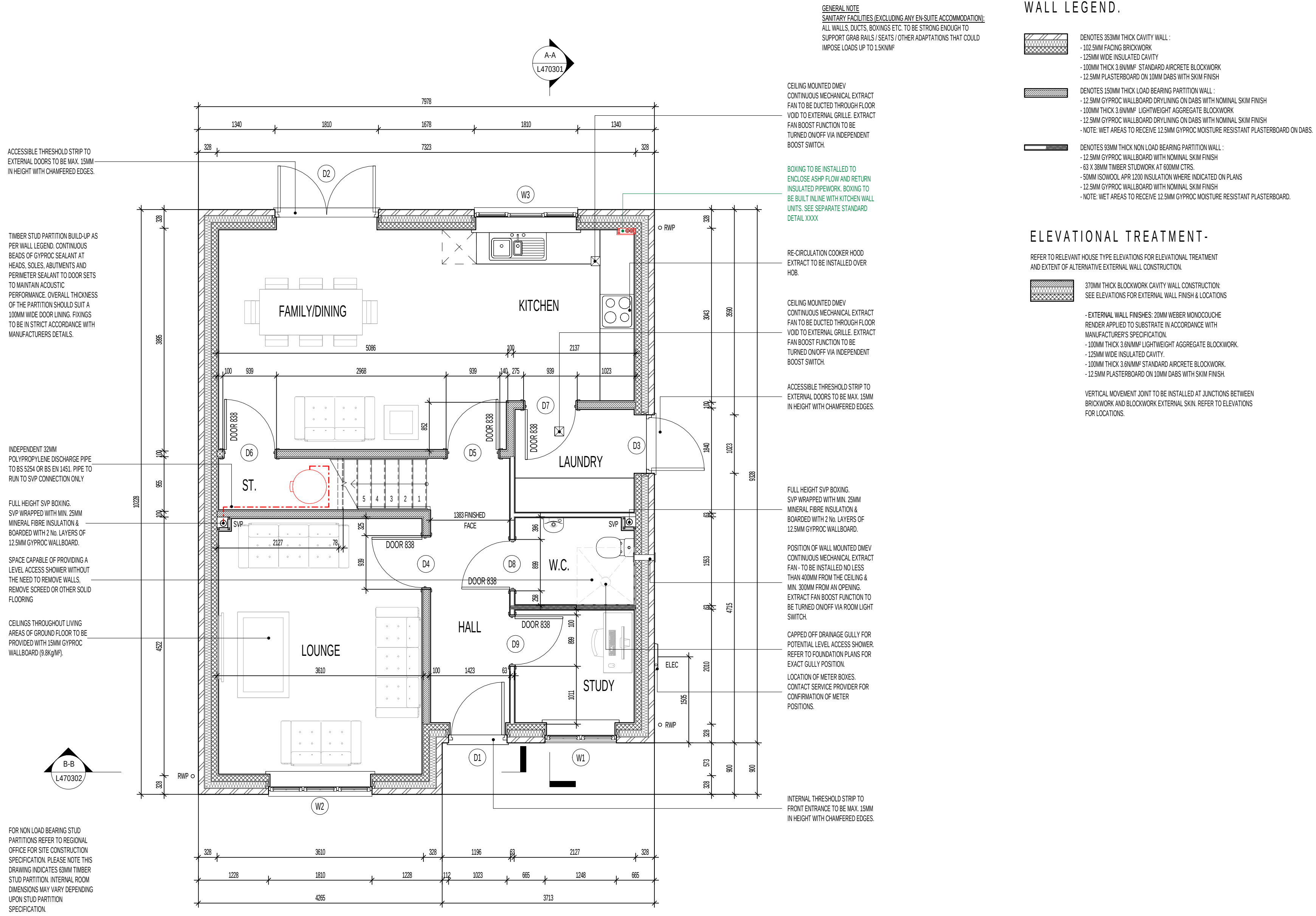
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

Revision Note:
CONSTRUCTION ISSUE

Scale	Drawn By	Date
1 : 50	M.T.	07.03.24
Drawing No.		Revision
L470108		C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING



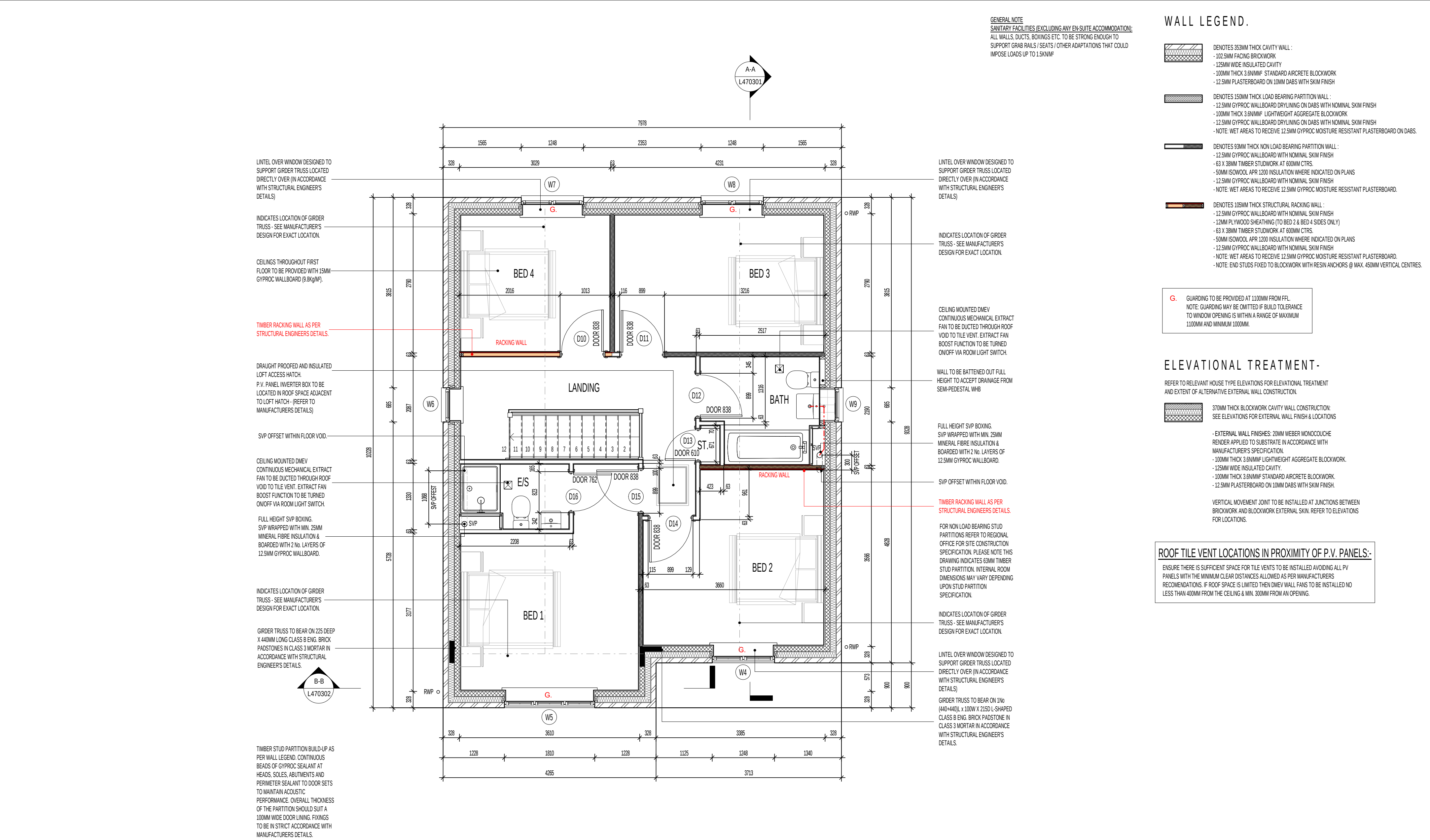
GROUND FLOOR PLAN

Project Title
**LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION**

Drawing Title
ASHP GROUND FLOOR PLAN

Revision Note: CONSTRUCTION ISSUE		
Scale 1 : 50	Drawn By M.T.	Date 07.03.24
Drawing No. L470211	Revision C1	

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk



FIRST FLOOR PLAN.

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

ASHP FIRST FLOOR PLAN

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470212

Revision

C1

ORIGINAL SHEET SIZE A2 - DO NOT SCALE FROM THIS DRAWING

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

TIMBER NOGGINS TO SUPPORT PARTITION ABOVE WHICH RUNS PARALLEL TO MAIN JOISTS, FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND DETAILS.

240MM 'I-BEAM' JOISTS, INSTALLED IN STRICT ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND DETAILS.

STAIRWELL SACRIFICIAL JOIST AREA TO INCLUDE A 1200mm x 600mm TRAP DOOR IN ACCORDANCE WITH MILLER DETAIL MHY/SD/SJ001 & MANUFACTURER'S FLOOR JOIST DESIGN.

NOTE: OVERALL CLEAR OPENING SIZES BETWEEN FACES OF TRIMMER JOISTS TO BE CHECKED AGAINST STAIRCASE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANY DISCREPANCIES REPORTED.

SVP OFFSET WITHIN FLOOR VOID.

WASTE PIPES TO FALL WITHIN FLOOR VOID AND CONNECT INTO ADJACENT SVP. REFER TO WET AREA LAYOUT DWG FOR DETAILS.

PLASTERBOARD ACCESS SLOT SIZE / LOCATION SUBJECT TO FLOOR JOIST MANUFACTURER'S DESIGN & DETAILS

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA INDEPENDENT BOOST SWITCH.

30 X 5MM SECTION GALV. M.S. LATERAL RESTRAINT STRAPS AT MAX. 2000MM CTS. FIXED ACROSS FIRST 3No. JOISTS. REFER TO MANUFACTURER'S DESIGN FOR LOCATIONS.

LAUNDRY EXTRACT TO BE TAKEN WITHIN CEILING VOID AND DUCTED THROUGH TO EXTERNAL GRILLE.

WASTE PIPES TO FALL WITHIN FLOOR VOID AND CONNECT INTO ADJACENT SVP. REFER TO WET AREA LAYOUT DWG FOR DETAILS.

SVP OFFSET WITHIN FLOOR VOID.

DOT/DASH LINE INDICATES APPROXIMATE ROUTE OF 25MM METER TAIL CABLE TO RUN DIRECTLY TO CONSUMER UNIT FROM METER BOX. CABLE TO BE MECHANICALLY PROTECTED USING A THICKER PLATE SHEATHING AND NO LONGER THAN 15M IN LENGTH. CABLE TO TAKE SHORTEST POSSIBLE ROUTE.

INDICATIVE FLOOR JOIST LAYOUT. REFER TO MANUFACTURER'S DRAWINGS FOR FURTHER INFORMATION.

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470301

Revision

C1

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

F.F. INDICATIVE FLOOR JOIST LAYOUT

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

REFER TO ROOF TRUSS
MANUFACTURER'S LAYOUT & DESIGN
FOR EXACT ROOF PROFILES /
CENTRES ETC..

ROOF INSULATION TO BE GLASS
FIBRE QUILT TO ROOF SPACE.
OVERALL 600MM - 100MM LAID
BETWEEN CEILING JOISTS WITH 1
LAYER OF 100MM AND 2No. LAYER OF
200MM CROSS LAID TO ACHIEVE A
U-VALUE OF 0.07 W/m²K (THERMAL
CONDUCTIVITY 0.044W/mK).

8873 OVERALL WALLPLATES

P.V. PANEL INVERTER BOX TO BE
LOCATED IN ROOF SPACE ADJACENT
TO LOFT HATCH - (REFER TO
MANUFACTURERS DETAILS)

COLD ROOF CONSTRUCTION DETAILS: - (IN ACCORDANCE WITH NHBC STANDARDS 7.2.15)

- ROOF UNDERLAY = VAPOUR IMPERMEABLE (TYPE HR)

VENTILATION PROVISION:

- EAVES LEVEL = 10,000mm²/m RUN
- RIDGE LEVEL (WHERE ROOF PITCH IS 35° OR ABOVE OR EXCEEDS 10M CLEAR SPAN) = 5,000mm²/m RUN
- HIGH LEVEL ON MONO-PITCH (LEAN-TO) ROOFS = 5,000mm²/m RUN

NOTE:

EAVES SPACER (i.e. RAFTER TRAY) TO BE INSTALLED TO MAINTAIN 25MM CLEAR AIRWAY OVER FULL LENGTH
OF EAVES INSULATION.

65 X 100MM TIMBER WALLPLATE ON
10MM MORTAR BED.

TIMBER RACKING WALL AS PER
STRUCTURAL ENGINEERS DETAILS.

FLOOR CONSTRUCTION TO ACHIEVE
MINIMUM 40dB AND 30 MIN. FIRE
RESISTANCE TO ALL FLOORS: 22MM
CHIPBOARD FLOORING PROVIDING A
MIN. MASS 15kg/M². 240MM 'I BEAM'
JOIST SPACED AT NO LESS THAN
400MM CENTRES. REFER TO
MANUFACTURER'S DETAILS FOR
CONFIRMATION. 15MM
PLASTERBOARD CEILING FINISH
PROVIDING A MASS 9.8kg/M².

GROUND FLOOR SLAB TO RECEIVE
125MM INSULATION WITH A THERMAL
CONDUCTIVITY OF 0.022W/mK TO
ENSURE A MINIMUM AREA WEIGHTED
'U' VALUE OF 0.14W/m²K IS ACHIEVED.

CONCRETE FOUNDATIONS TO BE
STRICTLY IN ACCORDANCE WITH
STRUCTURAL ENGINEER'S DESIGN
SPECIFICATION & DETAILS

SECTION A-A

FOUNDATIONS ARE INDICATIVE ONLY AND STRUCTURAL ENGINEERS DETAILS SHOULD BE READ IN CONJUNCTION WITH THIS DRAWING.

Revision Note:

ROOF VENTILATION LEGEND ADDED

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

SECTION A-A

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470303

Revision

C2

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

DENOTES 1450 X 150 X 30 X 5MM GALV. M.S. RESTRAINT STRAPS AT MAX. 2000MM CTS TO BE INSTALLED IN ACCORDANCE WITH TRUSS MANUFACTURERS DESIGN.

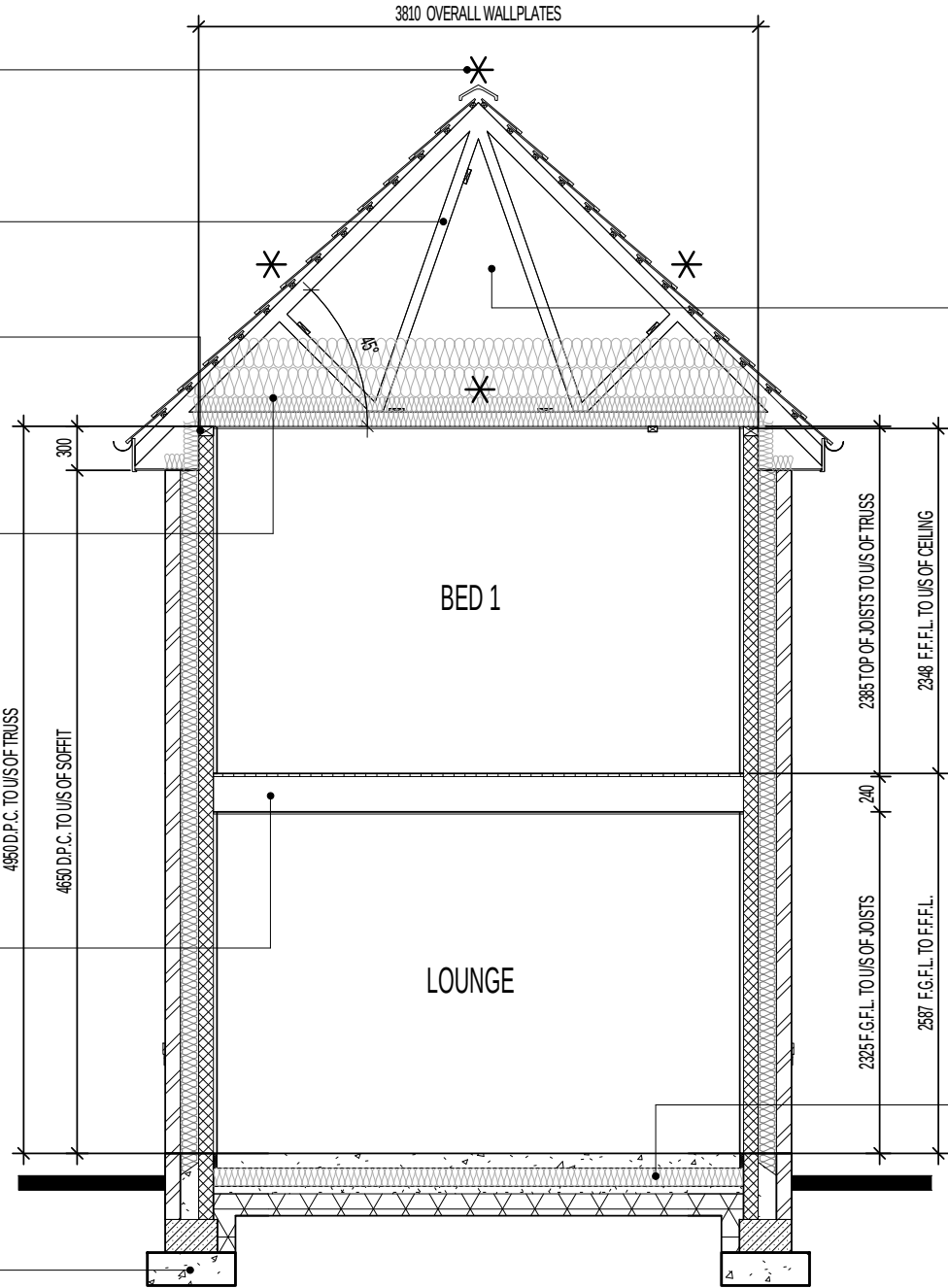
REFER TO ROOF TRUSS MANUFACTURER'S LAYOUT & DESIGN FOR EXACT ROOF PROFILES / CENTRES ETC..

65 X 100MM TIMBER WALLPLATE ON 10MM MORTAR BED.

ROOF INSULATION TO BE GLASS FIBRE QUILT TO ROOF SPACE. OVERALL 600MM - 100MM LAID BETWEEN CEILING JOISTS WITH 1 LAYER OF 100MM AND 2No. LAYER OF 200MM CROSS LAID TO ACHIEVE A U-VALUE OF 0.07 W/m²K (THERMAL CONDUCTIVITY 0.044W/mK).

FLOOR CONSTRUCTION TO ACHIEVE MINIMUM 40dB AND 30 MIN. FIRE RESISTANCE TO ALL FLOORS: 22MM CHIPBOARD FLOORING PROVIDING A MIN. MASS 15kg/M². 240MM 'I BEAM' JOIST SPACED AT NO LESS THAN 400MM CENTRES. REFER TO MANUFACTURER'S DETAILS FOR CONFIRMATION. 15MM PLASTERBOARD CEILING FINISH PROVIDING A MASS 9.8kg/M².

CONCRETE FOUNDATIONS TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN SPECIFICATION & DETAILS



COLD ROOF CONSTRUCTION DETAILS: - (IN ACCORDANCE WITH NHBC STANDARDS 7.2.15)

- ROOF UNDERLAY = VAPOUR IMPERMEABLE (TYPE HR)

VENTILATION PROVISION:

- EAVES LEVEL = 10,000mm²/m RUN
- RIDGE LEVEL (WHERE ROOF PITCH IS 35° OR ABOVE OR EXCEEDS 10M CLEAR SPAN) = 5,000mm²/m RUN
- HIGH LEVEL ON MONO-PITCH (LEAN-TO) ROOFS = 5,000mm²/m RUN

NOTE:

EAVES SPACER (i.e. RAFTER TRAY) TO BE INSTALLED TO MAINTAIN 25MM CLEAR AIRWAY OVER FULL LENGTH OF EAVES INSULATION.

P.V. PANEL INVERTER BOX TO BE LOCATED IN ROOF SPACE ADJACENT TO LOFT HATCH - (REFER TO MANUFACTURERS DETAILS)

GROUND FLOOR SLAB TO RECEIVE 125MM INSULATION WITH A THERMAL CONDUCTIVITY OF 0.022W/mK TO ENSURE A MINIMUM AREA WEIGHTED 'U' VALUE OF 0.14W/m²K IS ACHIEVED.

SECTION B-B

FOUNDATIONS ARE INDICATIVE ONLY AND STRUCTURAL ENGINEERS DETAILS SHOULD BE READ IN CONJUNCTION WITH THIS DRAWING.

Revision Note:

ROOF VENTILATION LEGEND ADDED

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470304

Revision

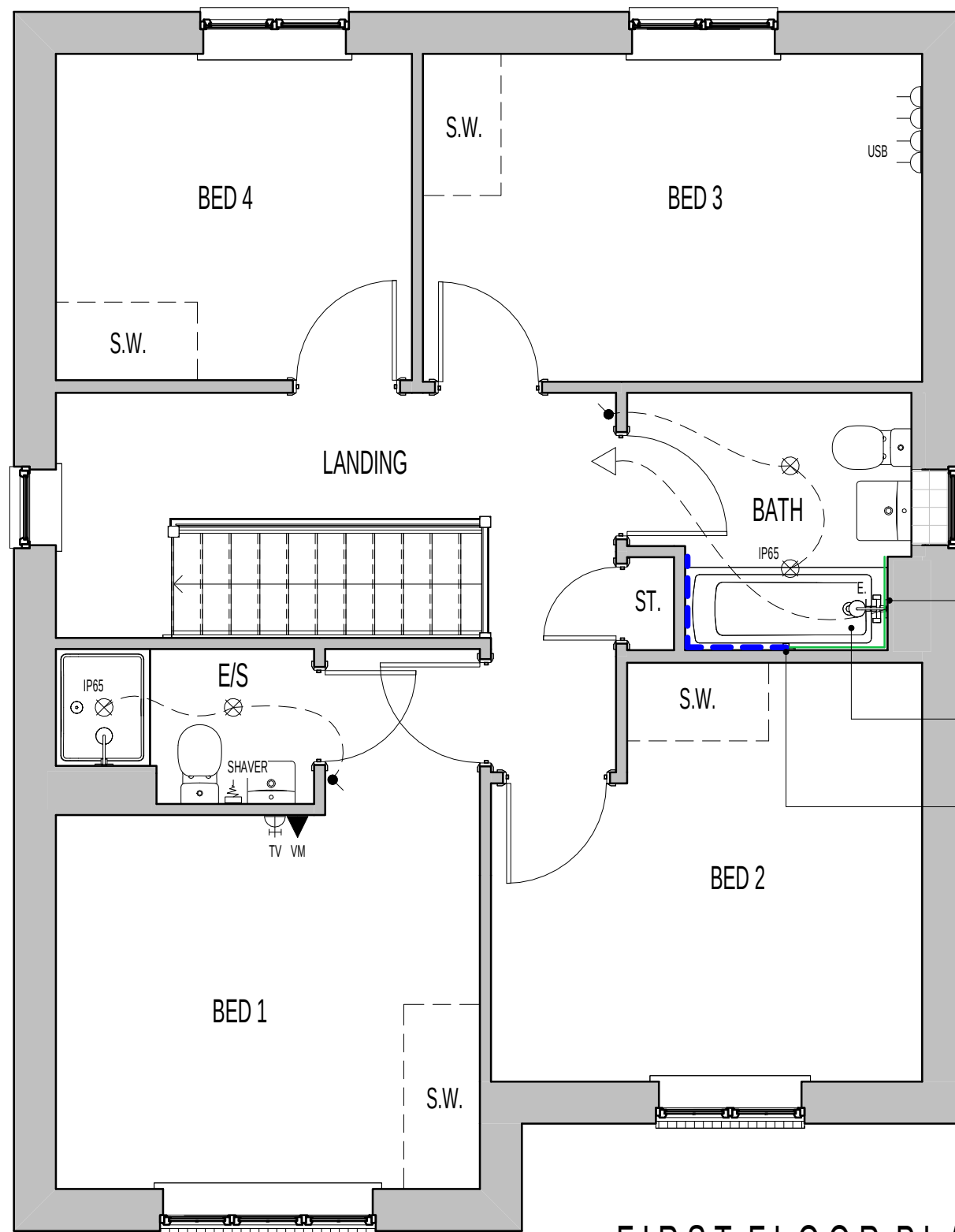
C2

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

SECTION B-B



FIRST FLOOR PLAN.
SCALE : 1:50

ELECTRICAL LEGEND.

	LED DOWNLIGHTER . (IP65 RATED WHERE INDICATED).
	DOUBLE-POLE ISOLATING SWITCH, RATING TO SUIT APPLIANCE INSTALLED. WALL MOUNTED IN ACCORDANCE WITH IEE REGULATIONS
	ELECTRIC SHOWER FITTING.
	TV AERIAL SOCKET.
	VIRGIN MEDIA - PLEASE CHECK WITH SALES ADVISOR FOR AVAILABILITY.
	SHAVER SOCKET.
	DOUBLE SWITCHED SOCKET OUTLET WITH USB CHARGING POINT (LOW LEVEL).

PLAN LEGEND.

S.W. SLIDING WARDROBE
- CHECK WITH SALES ADVISOR FOR STYLE AND AVAILABILITY.

TILING LEGEND.

NOTE: TIMBER STUDS TO BE AT 400MM CENTRES WHERE WALL TILING PRESENT.
SEE WET AREA DRAWINGS FOR SPECIFIC WALL TILING LOCATIONS.

	DENOTES EXTENT OF FULL HEIGHT TILING.
	DENOTES EXTENT OF 400MM HEIGHT OVER BATH TILING.

HALF AND FULL HEIGHT TILING OPTION AVAILABLE TO BATHROOM AND EN SUITE.

DOWNLIGHTER NOTES.

- THE NUMBER OF DOWNLIGHTS INCORPORATED IN THE GYPSUM BOARD CEILING IS LIMITED TO A MAXIMUM OF 2 DOWNLIGHTS PER SQUARE METRE.
- THE DISTANCE BETWEEN 2 RANDOM DOWNLIGHTS SHALL BE AT LEAST 600MM, CENTRE-TO-CENTRE.
- THE DISTANCE BETWEEN A DOWNLIGHT AND A JOINT OF THE GYPSUM BOARDS SHALL BE AT LEAST 100MM MEASURED FROM THE CENTRE OF THE DOWNLIGHT.

Revision Note:

CONSTRUCTION ISSUE

Scale

As indicated

Drawn By

M.T.

Date

07.03.24

Drawing No.

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Revision

C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

Project Title

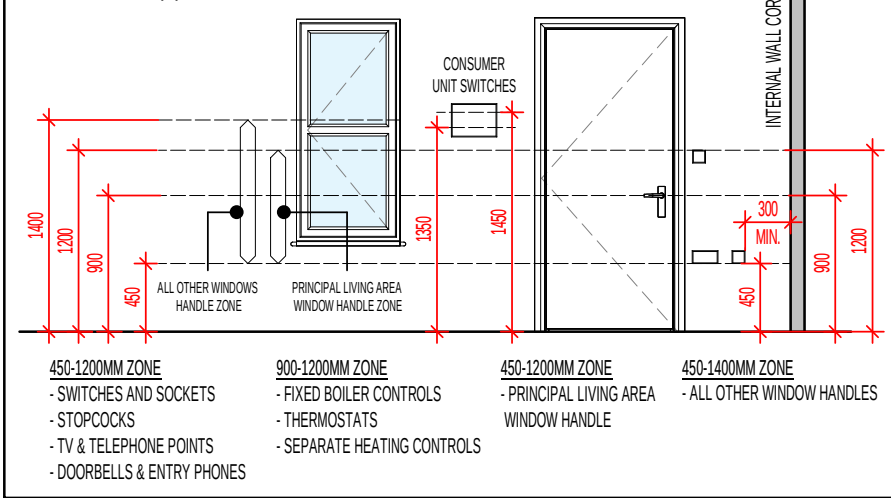
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

FIRST FLOOR CUSTOMER OPTIONS

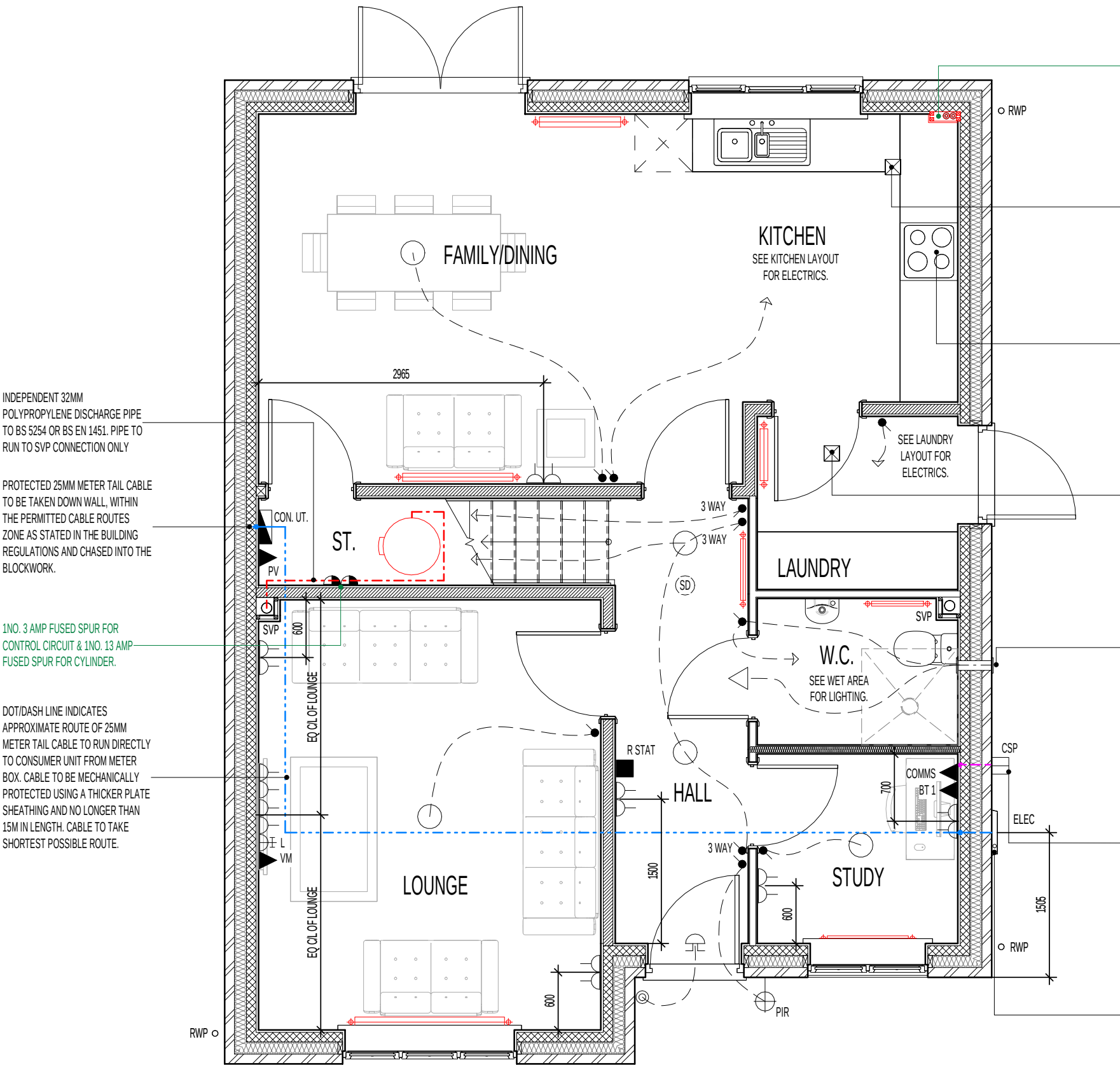
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PART M4(2) - ACCESSIBLE CONTROLS



ELECTRICAL LEGEND.

P.I.R.	WALL MOUNTED LIGHT FITTING WITH P.I.R.
○	PENDANT CEILING MOUNTED LOW ENERGY LIGHT.
D ○	DRUM LOW ENERGY LIGHT.
⊙	CEILING MOUNTED SMOKE DETECTOR.
■ CO	CEILING MOUNTED CARBON MONOXIDE DETECTOR.
●	LIGHT SWITCH.
● 3 WAY	3 WAY LIGHT SWITCH.
⌋	DOUBLE SWITCHED SOCKET OUTLET (LOW LEVEL).
L	LOUNGE COMMUNICATION PLATE TO CONSIST OF : - CO-AXIAL (FEMALE SCREENED) MODULE - SATELLITE (FEMALE SCREENED) MODULE - BT 2
VM ▲	VIRGIN MEDIA - PLEASE CHECK WITH SALES ADVISOR FOR AVAILABILITY.
BT 1 ▲	BT POINT (ROUTER / TELEPHONE POSITION) - DAISY CHAIN LINKED TO BT 2 (LOUNGE PLATE)
COMMS ▲	FIBRE NETWORK INSTALLATION TERMINATION POINT - (EQUIPMENT AS SUPPLIED BY RELEVANT PROVIDER). REFER TO SEPARATE STANDARD DETAIL SV-GD-EN-008
CSP	EXTERNAL CUSTOMER SPLICE POINT LOCATION. (SUPPLIED BY PROVIDER)
⊠	CEILING MOUNTED DMEV EXTRACT FAN.
⌋	WALL MOUNTED DMEV EXTRACT FAN.
△	ISOLATOR SWITCH HIGH LEVEL.
⌋	DOOR CHIME.
⊙	BELL PUSH.
R STAT ■	ROOM STAT.
CON. ▽	CONSUMER UNIT. (SWITCHES TO BE 1350MM TO 1450MM FROM FFL).
⌋	RADIATOR.
⌋	BOILER FUSED SPUR.
PV ▲	P.V. INVERTER ISOLATION SWITCH & PV GENERATION METER TO SPECIALISTS DETAILS.



GROUND FLOOR ELECTRICAL PLAN

Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
ASHP GROUND FLOOR ELECTRICAL PLAN

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470514

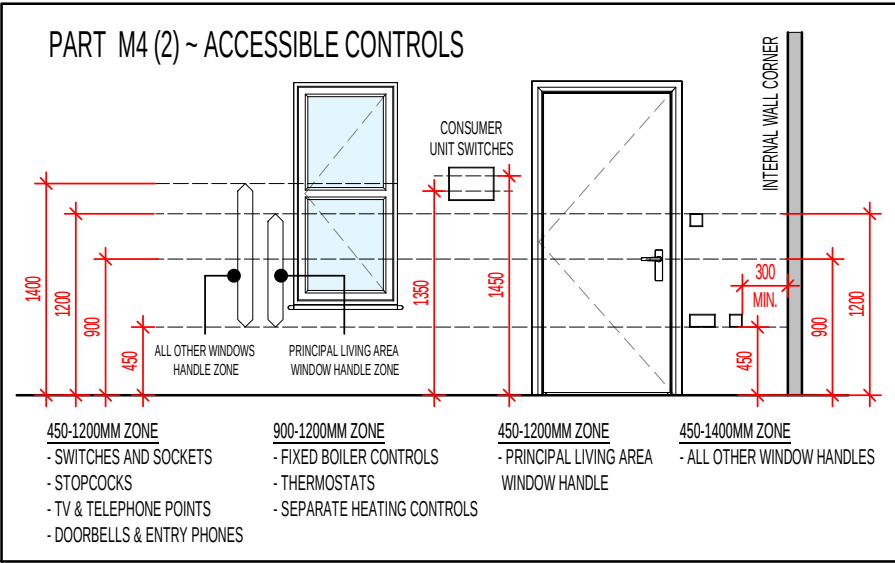
Revision

C1

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

ORIGINAL SHEET SIZE A2 - DO NOT SCALE FROM THIS DRAWING

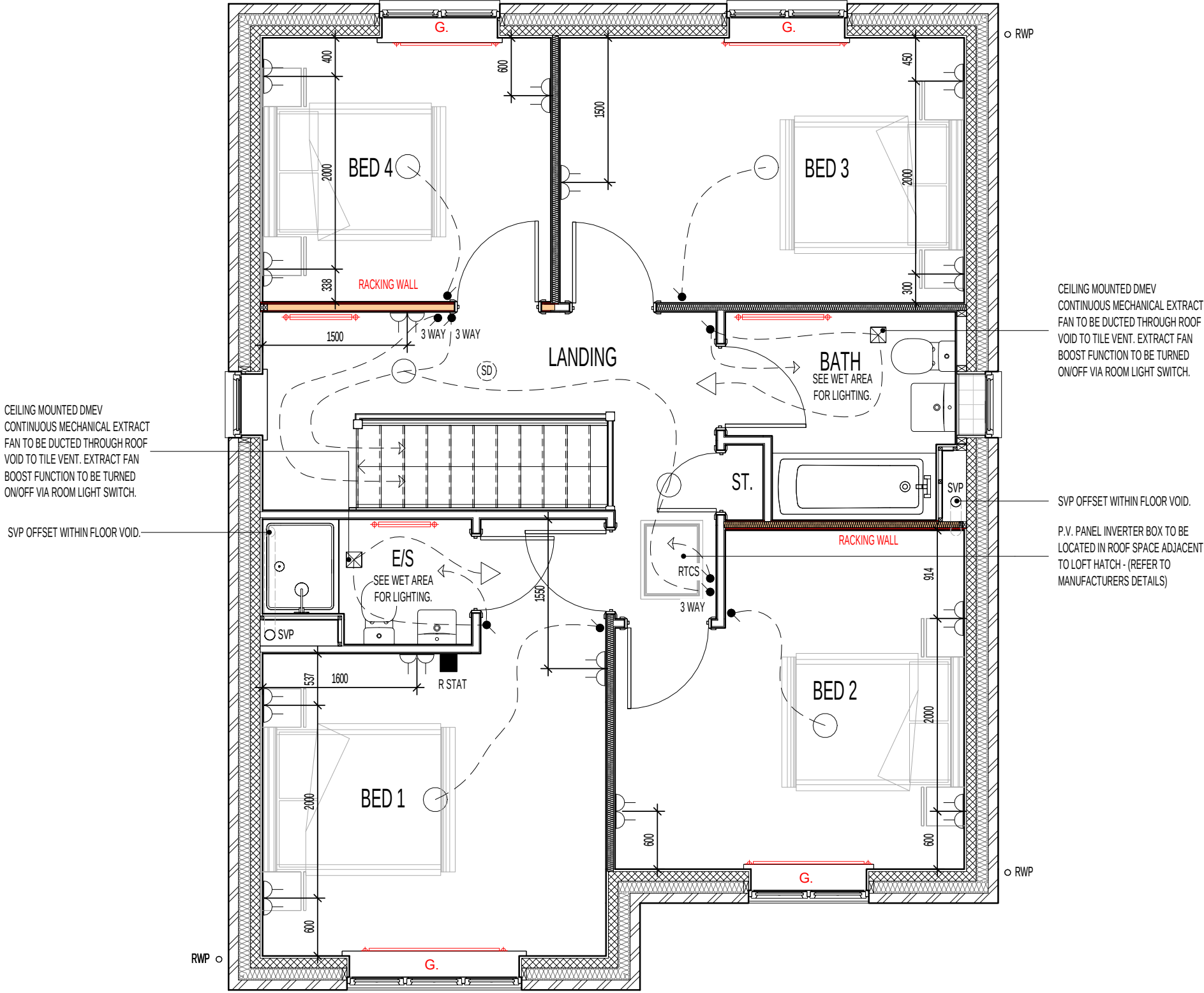


- MECHANICAL & ELECTRICAL CONTROLS/SERVICES
- a. CONSUMER UNITS SHOULD BE MOUNTED SO THAT SWITCHES ARE BETWEEN 1350-1450MM ABOVE FLOOR LEVEL.
- b. SWITCHES, SOCKETS, STOPCOCKS AND CONTROLS, ARE LOCATED WITH THEIR CENTRE LINE BETWEEN 450-1200MM ABOVE FLOOR LEVEL AND A MINIMUM OF 300MM (MEASURED HORIZONTALLY) FROM AN INSIDE CORNER
- c. FIXED BOILER TIMER CONTROLS & THERMOSTATS MOUNTED BETWEEN 900-1200MM ABOVE FLOOR LEVEL ON THE BOILER OR; SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED IN AN ACCESSIBLE LOCATION WITHIN 900-1200MM FROM FLOOR LEVEL

ELECTRICAL LEGEND.	
	PENDANT CEILING MOUNTED LOW ENERGY LIGHT.
	CEILING MOUNTED SMOKE DETECTOR.
	LIGHT SWITCH.
	3 WAY LIGHT SWITCH.
	DOUBLE SWITCHED SOCKET OUTLET (LOW LEVEL).
	CEILING MOUNTED DMEV EXTRACT FAN.
	ROOM STAT.
	RADIATOR.
	SHOWER FITTING.
	ISOLATOR SWITCH HIGH LEVEL.
	RADIOFREQUENCY TEST & CONTROL SWITCH. (RADIO-LINKED TO MULTI SENSOR SMOKE & HEAT ALARM INSTALLED IN THE LOFT SPACE)

G. GUARDING TO BE PROVIDED AT 1100MM FROM FFL.
NOTE: GUARDING MAY BE OMITTED IF BUILD TOLERANCE TO WINDOW OPENING IS WITHIN A RANGE OF MAXIMUM 1100MM AND MINIMUM 1000MM.

ROOF TILE VENT LOCATIONS IN PROXIMITY OF P.V. PANELS:-
ENSURE THERE IS SUFFICIENT SPACE FOR TILE VENTS TO BE INSTALLED AVOIDING ALL PV PANELS WITH THE MINIMUM CLEAR DISTANCES ALLOWED AS PER MANUFACTURERS RECOMMENDATIONS. IF ROOF SPACE IS LIMITED THEN DMEV WALL FANS TO BE INSTALLED NO LESS THAN 400MM FROM THE CEILING & MIN. 300MM FROM AN OPENING.



FIRST FLOOR ELECTRICAL PLAN.

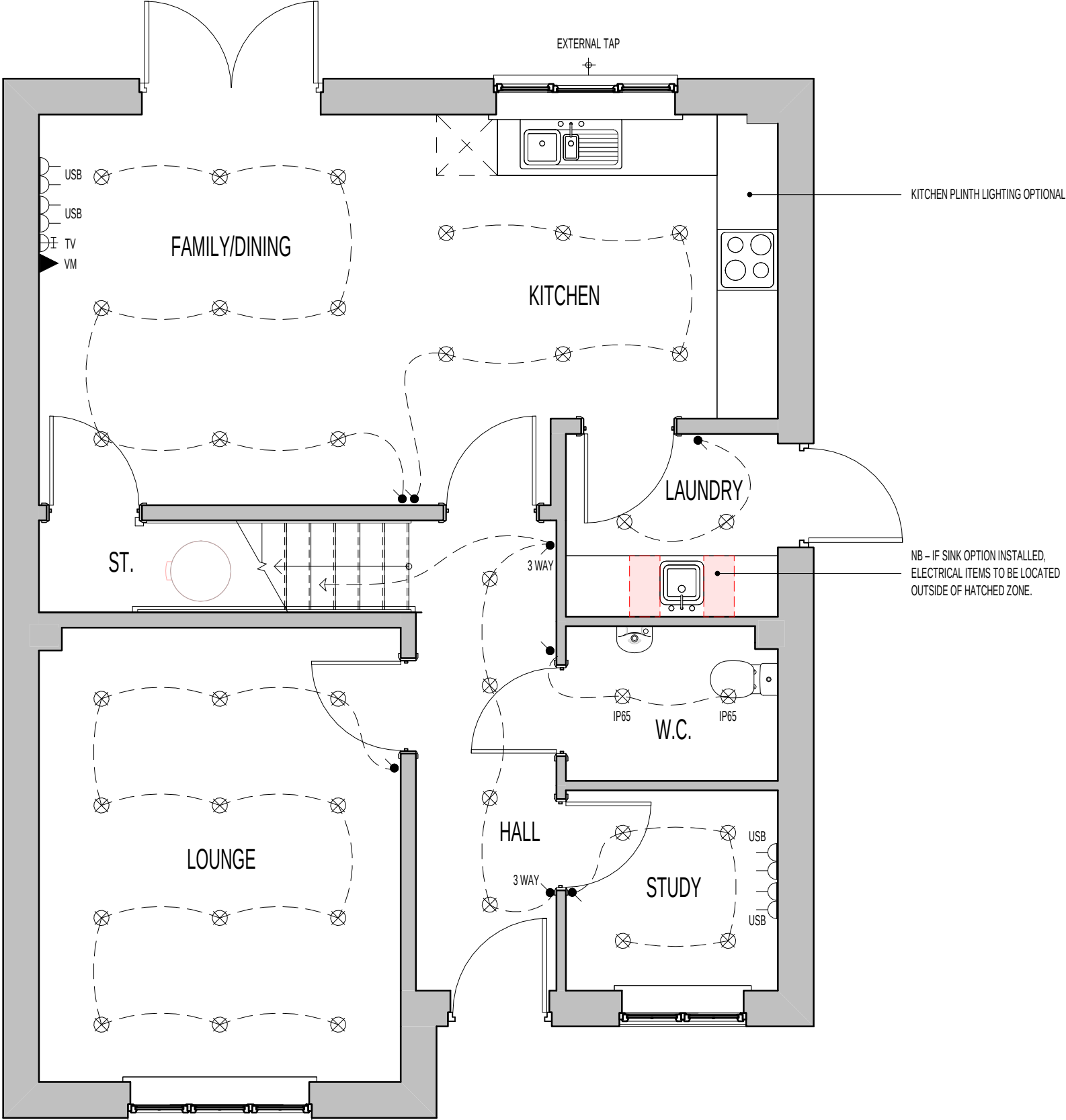
Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
ASHP FIRST FLOOR ELECTRICAL PLAN

Revision Note: CONSTRUCTION ISSUE		
Scale 1 : 50	Drawn By M.T.	Date 07.03.24
Drawing No. L470515	Revision C1	

millershomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A2 - DO NOT SCALE FROM THIS DRAWING



ELECTRICAL LEGEND.

	LED DOWNLIGHTER . (IP65 RATED WHERE INDICATED).
	TV AERIAL SOCKET.
	VIRGIN MEDIA - PLEASE CHECK WITH SALES ADVISOR FOR AVAILABILITY.
	EXTERNAL TAP
	DOUBLE SWITCHED SOCKET OUTLET WITH USB CHARGING POINT (LOW LEVEL).

HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

DOWNLIGHTER NOTES.

- THE NUMBER OF DOWNLIGHTS INCORPORATED IN THE GYPSUM BOARD CEILING IS LIMITED TO A MAXIMUM OF 2 DOWNLIGHTS PER SQUARE METRE.
- THE DISTANCE BETWEEN 2 RANDOM DOWNLIGHTS SHALL BE AT LEAST 600MM, CENTRE-TO-CENTRE.
- THE DISTANCE BETWEEN A DOWNLIGHT AND A JOINT OF THE GYPSUM BOARDS SHALL BE AT LEAST 100MM MEASURED FROM THE CENTRE OF THE DOWNLIGHT.

GROUND FLOOR PLAN

Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
ASHP GROUND FLOOR CUSTOMER OPTIONS

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470516

Revision

C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

TILING LEGEND.

NB: TILING SUBSTRATE / TANKING PROVISION TO BE IN ACCORDANCE WITH STANDARD DETAIL REF: - GEN-GD-EN-006
NOTE - ONLY RELEVANT WHERE M4(2) PROVISION REQUIRED.

NOTE: TIMBER STUDS TO BE AT 400MM CENTRES WHERE WALL TILING PRESENT.
SEE WET AREA DRAWINGS FOR SPECIFIC WALL TILING LOCATIONS.



DENOTES EXTENT OF 1 ROW TILED SPLASHBACK.

GENERAL NOTE
SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/M²

ELECTRICAL LEGEND.



DRUM LOW ENERGY LIGHT.



LIGHT SWITCH.



WALL MOUNTED DMEV EXTRACT FAN.



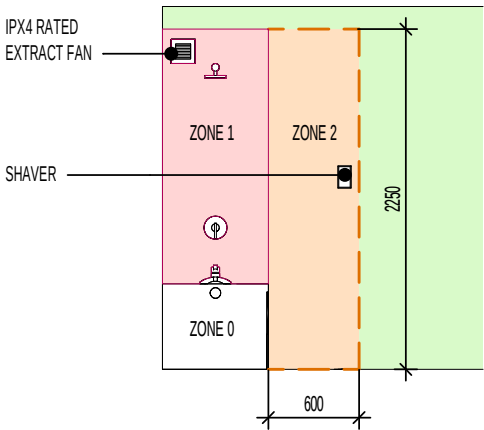
RADIATOR.



ISOLATOR SWITCH HIGH LEVEL.

SANITARYWARE SCHEDULE - W.C.

LOCATION	ITEM	SIZE
W.C.	WC PAN & CISTERN	360mm x 660mm
W.C.	350 WHB RH TAP & FULL PEDESTAL	350mm x 262mm



WET AREA ZONES DIAGRAM

FOR ALTERNATIVE LED DOWNLIGHTER LOCATIONS, REFER TO CUSTOMER OPTIONS LAYOUT

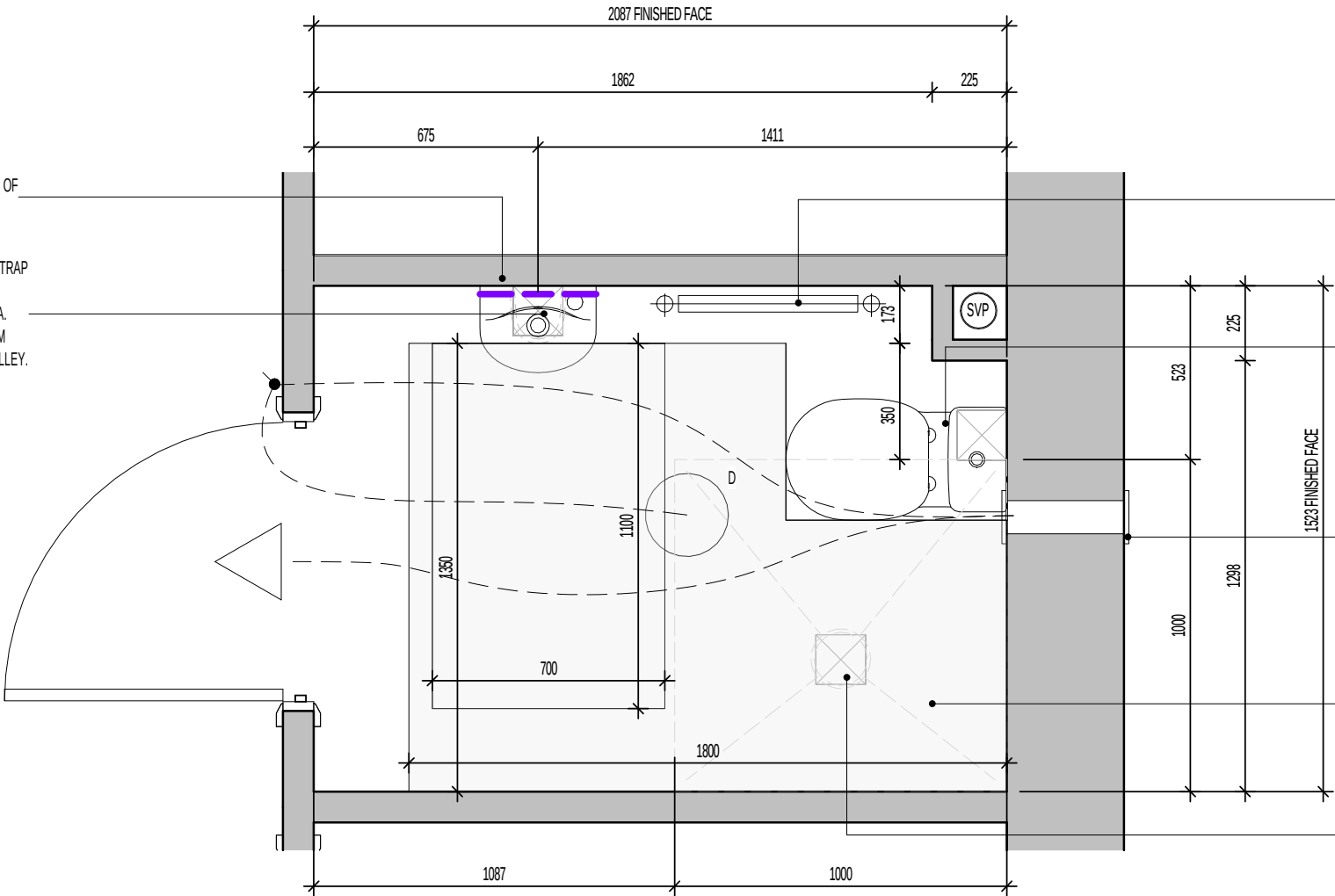
Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
W.C. LAYOUT

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

DASHED LINE DENOTES EXTENT OF SPLASHBACK.

WALL MOUNTED W.H.B. BOTTLE TRAP WITH 'P' OUTLET OR SIMILAR APPROVED PROVIDING 32MM DIA. TRAP AND WATER SEAL OF 75MM FITTED INTO SEALED FLOOR GULLEY.



RADIATOR OR TOWEL RAIL MUST BE CLEAR OF ALL ACCESS ZONES

W.C. BENT HORIZONTAL OUTLET W.C. CONNECTOR WITH SPIGOT TAIL PROVIDING 100MM DIA. TRAP AND WATER SEAL OF 50MM FITTED INTO SEALED FLOOR GULLEY.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED NO LESS THAN 400MM FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH.

SPACE CAPABLE OF PROVIDING A LEVEL ACCESS SHOWER WITHOUT THE NEED TO REMOVE WALLS, REMOVE SCREED OR OTHER SOLID FLOORING

CAPPED OFF DRAINAGE GULLEY FOR POTENTIAL LEVEL ACCESS SHOWER. REFER TO FOUNDATION PLANS FOR EXACT GULLEY POSITION.

W.C. LAYOUT.
SCALE : 1:20

Revision Note:

TILING SUBSTRATE / TANKING PROVISION DENOTED.

Scale

As indicated

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470601

Revision

C2

millershomes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

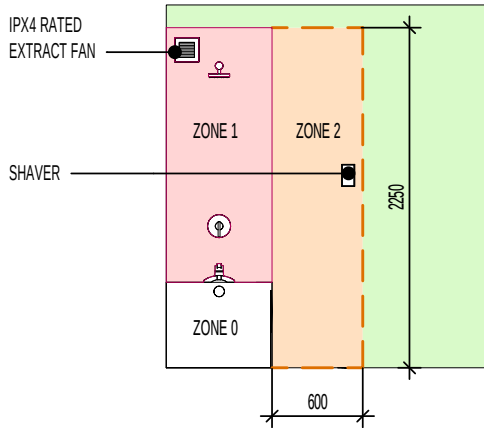
ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

TILING LEGEND. NB: TILING SUBSTRATE / TANKING PROVISION TO BE IN ACCORDANCE WITH STANDARD DETAIL REF: - GEN-GD-EN-006

NOTE: TIMBER STUDS TO BE AT 400MM CENTRES WHERE WALL TILING PRESENT. SEE WET AREA DRAWINGS FOR SPECIFIC WALL TILING LOCATIONS.

	DENOTES EXTENT OF 400MM HEIGHT OVER BATH TILING.
	DENOTES EXTENT OF 1 ROW TILED SPLASHBACK.

SANITARYWARE SCHEDULE - BATHROOM		
LOCATION	ITEM	SIZE
BATH	500 SEMI PEDESTAL WHB	500mm x 460mm
BATH	SINGLE ENDED BATH	1700mm x 700mm
BATH	WC PAN & CISTERN	360mm x 660mm



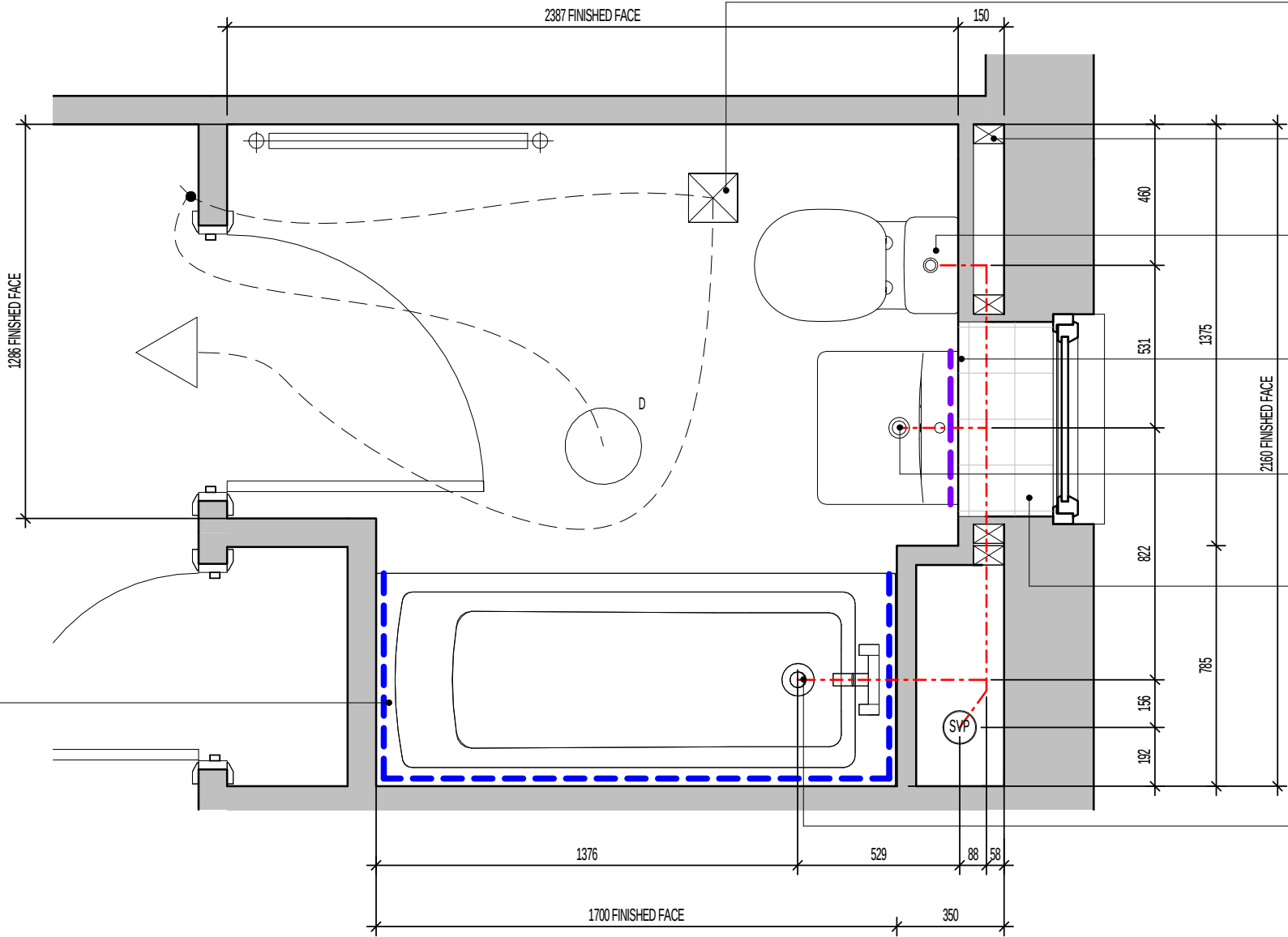
ELECTRICAL LEGEND.

	DRUM LOW ENERGY LIGHT.
	LIGHT SWITCH.
	DMEV EXTRACT FAN.
	RADIATOR.
	ISOLATOR SWITCH HIGH LEVEL.

GENERAL NOTE
SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO
SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD
IMPOSE LOADS UP TO 1.5KN/M²

ROOF TILE VENT LOCATIONS IN PROXIMITY OF P.V. PANELS:-
ENSURE THERE IS SUFFICIENT SPACE FOR TILE VENTS TO BE INSTALLED AVOIDING ALL PV
PANELS WITH THE MINIMUM CLEAR DISTANCES ALLOWED AS PER MANUFACTURERS
RECOMMENDATIONS. IF ROOF SPACE IS LIMITED THEN DMEV WALL FANS TO BE INSTALLED NO
LESS THAN 400MM FROM THE CEILING & MIN. 300MM FROM AN OPENING.

DASHED LINE INDICATES EXTENT OF
400MM HIGH TILING AROUND BATH



CEILING MOUNTED DMEV
CONTINUOUS MECHANICAL EXTRACT
FAN TO BE DUCTED THROUGH ROOF
VOID TO TILE VENT. EXTRACT FAN
BOOST FUNCTION TO BE TURNED
ON/OFF VIA ROOM LIGHT SWITCH.

WALL TO BE BATTENED OUT FULL
HEIGHT TO ACCEPT DRAINAGE FROM
SEMI-PEDESTAL WHB

W.C. BENT HORIZONTAL OUTLET W.C.
CONNECTOR PROVIDING 100MM DIA.
TRAP AND WATER SEAL OF 50MM OR
SIMILAR APPROVED CONNECTED TO
ADJACENT SVP.

DASHED LINE DENOTES EXTENT OF
SPLASHBACK.

SEMI-PEDESTAL W.H.B. BOTTLE TRAP
WITH 'P' OUTLET OR SIMILAR
APPROVED PROVIDING 32MM DIA.
TRAP AND WATER SEAL OF 75MM.
REFER TO SEPARATE DETAIL FOR
CONCEALED DRAINAGE RUNS AND
W.H.B. FIXING POSITIONS.

WINDOW CILL TO BE TILED.

LOW LEVEL BATH TRAP PROVIDING
40MM DIA. TRAP WITH 50MM WATER
SEAL WITH FLEXIBLE OVERFLOW
TUBE CONNECTING TO BATH WASTE
OVERFLOW OUTLET.

BATHROOM LAYOUT.
SCALE : 1:20

FOR ALTERNATIVE LED DOWNLIGHTER LOCATIONS, REFER TO CUSTOMER OPTIONS LAYOUT

Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
BATHROOM LAYOUT

Revision Note:

TILING SUBSTRATE / TANKING PROVISION DENOTED.

Scale As indicated Drawn By M.T. Date 07.03.24

Drawing No. L470604 Revision C2

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

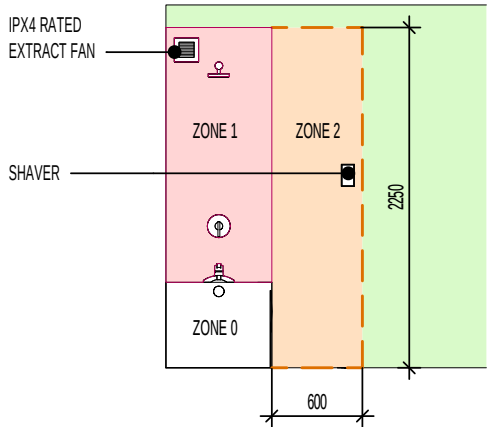
TILING LEGEND. NB: TILING SUBSTRATE / TANKING PROVISION TO BE IN ACCORDANCE WITH STANDARD DETAIL REF: - GEN-GD-EN-006

NOTE: TIMBER STUDS TO BE AT 400MM CENTRES WHERE WALL TILING PRESENT. SEE WET AREA DRAWINGS FOR SPECIFIC WALL TILING LOCATIONS.

	DENOTES EXTENT OF FULL HEIGHT TILING.
	DENOTES EXTENT OF 1 ROW TILED SPLASHBACK.

SANITARYWARE SCHEDULE - EN SUITE

LOCATION	ITEM	SIZE
E/S	IS SIMPLICITY SHOWER TRAY - L5117	1010mm x 810mm
E/S	WC PAN & CISTERN	360mm x 660mm
E/S	400 SEMI PEDESTAL WHB	400mm x 360mm x 159mm



ELECTRICAL LEGEND.

	DRUM LOW ENERGY LIGHT.
	LIGHT SWITCH.
	CEILING MOUNTED DMEV EXTRACT FAN.
	RADIATOR.
	ISOLATOR SWITCH HIGH LEVEL.

ROOF TILE VENT LOCATIONS IN PROXIMITY OF P.V. PANELS:-

ENSURE THERE IS SUFFICIENT SPACE FOR TILE VENTS TO BE INSTALLED AVOIDING ALL PV PANELS WITH THE MINIMUM CLEAR DISTANCES ALLOWED AS PER MANUFACTURERS RECOMENDATIONS. IF ROOF SPACE IS LIMITED THEN DMEV WALL FANS TO BE INSTALLED NO LESS THAN 400MM FROM THE CEILING & MIN. 300MM FROM AN OPENING.

SOLID LINE INDICATES EXTENT OF FULL HEIGHT TILING.

SVP OFFSET WITHIN FLOOR VOID.

SHOWER TUBULAR SWIVEL TRAP OR SIMILAR APPROVED PROVIDING 40MM DIA. TRAP WITH 50MM WATER SEAL.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH.

SEMI-PEDESTAL W.H.B. BOTTLE TRAP WITH 'P' OUTLET OR SIMILAR APPROVED PROVIDING 32MM DIA. TRAP AND WATER SEAL OF 75MM. REFER TO SEPARATE DETAIL FOR CONCEALED DRAINAGE RUNS AND W.H.B. FIXING POSITIONS.

DASHED LINE DENOTES EXTENT OF SPLASHBACK.

EN SUITE LAYOUT.
SCALE : 1:20

FOR ALTERNATIVE LED DOWNLIGHTER LOCATIONS, REFER TO CUSTOMER OPTIONS LAYOUT

Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
EN SUITE LAYOUT

Revision Note:

TILING SUBSTRATE / TANKING PROVISION DENOTED.

Scale As indicated Drawn By M.T. Date 07.03.24

Drawing No. L470605 Revision C2

millershomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

CHECK WITH REGIONAL OFFICE FOR SPECIFICATION LEVEL. REFER TO SUPPLIERS INFORMATION FOR CABINETRY.



ITEMS HIGHLIGHTED IN BLUE DENOTE CUSTOMER OPTIONS

- WHERE APPLIANCE SPACES SHOWN, INTEGRATED APPLIANCES AVAILABLE
 - 22MM WORKTOP AVAILABLE
 - WINECOOLER AVAILABLE - LOCATION INDICATED
 - DOWNLIGHTER SPOTLIGHTS AVAILABLE - LOCATIONS AND QUANTITY INDICATED
 - LED UNDER UNIT LIGHT FITTING AND SWITCH.
 - PLINTH LIGHTS AVAILABLE - SWITCH TO BE LOCATED ABOVE WORKTOP.
 - INDUCTION HOB AVAILABLE.
 - DOUBLE OVEN AVAILABLE.
- PRODUCT VARIATIONS AVAILABLE, DISCUSS OPTIONS WITH SALES MANAGER

DOWNLIGHTER NOTES.

- THE NUMBER OF DOWNLIGHTS INCORPORATED IN THE GYPSUM BOARD CEILING IS LIMITED TO A MAXIMUM OF 2 DOWNLIGHTS PER SQUARE METRE.
- THE DISTANCE BETWEEN 2 RANDOM DOWNLIGHTS SHALL BE AT LEAST 600MM, CENTRE-TO-CENTRE.
- THE DISTANCE BETWEEN A DOWNLIGHT AND A JOINT OF THE GYPSUM BOARDS SHALL BE AT LEAST 100MM MEASURED FROM THE CENTRE OF THE DOWNLIGHT.

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

ASHP KITCHEN LAYOUT

SOCKET-OUTLETS SUPPLYING APPLIANCES SHOULD BE POSITIONED SO THAT ANY WATER THAT MAY DRIP FROM PLUMBING OR THE EQUIPMENT IS UNLIKELY TO AFFECT THE SOCKET OUTLET. INSTALLERS MUST TAKE ACCOUNT OF MANUFACTURER'S INSTRUCTIONS.

LIGHT SWITCH FOR CUSTOMER
OPTION UNDER WALL UNIT LIGHTING.

GRIDSWITCH TO SERVE

- DISHWASHER SPACE
- FRIDGE FREEZER SPA
- HOB
- EXTRACT FAN
- WINE COOLER

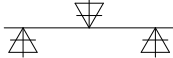
CEILING MOUNTED DMEV
CONTINUOUS MECHANICAL EXTRACT
FAN TO BE DUCTED THROUGH FLOOR
VOID TO EXTERNAL GRILLE. EXTRACT
FAN BOOST FUNCTION TO BE
TURNED ON/OFF VIA INDEPENDENT
BOOST SWITCH.

RE-CIRCULATION COOKER HOOD
EXTRACT TO BE INSTALLED OVER
HOB.

ELECTRICAL ACCESSORIES SHOULD BE INSTALLED NOT LESS THAN 300MM FROM THE EDGE OF KITCHEN SINKS AND DRAINING BOARDS.

FOR COOKER WIRING ARRANGEMENT
REFER TO SEPERATE DETAIL TO SUIT
CHOSEN SPECIFICATION.
(SV-GD-EN-002 OR SV-GD-EN-003)

ELECTRICAL LEGEND.

	3 SPOT TRACK LIGHT.
GRID SWITCH 	PRE-PRINTED ROCKERS TO GRIDSWITCH BANK.
	LIGHT SWITCH.
I.L. 	SWITCH WITH NEON INDICATOR LIGHT.
	13AMP DOUBLE SWITCHED SOCKET. (1200MM ABOVE FLOOR TO U/S SOCKET)
USB 	13AMP DOUBLE SWITCHED SOCKET WITH USB CHARGE POINT. (1200MM ABOVE FLOOR TO U/S SOCKET)
	13AMP UNSWITCHED SINGLE SOCKET FOR APPLIANCES - 450MM ABOVE FLOOR TO U/S SOCKET
	COOKER HOOD POWER. (1200MM ABOVE FLOOR TO U/S SOCKET)
	45AMP COOKER CONTROL FEED. - 450MM ABOVE FLOOR TO U/S SOCKET.
GAS	GAS FEED FOR HOB.
	CEILING MOUNTED DMEV EXTRACT FAN.
FAN 	DMEV FAN INDEPENDENT BOOSTER SWITCH.
H. C.	HOT AND COLD WATER FEEDS.
C.	COLD WATER FEED.
	LED DOWNLIGHTERS (CUSTOMER OPTION)
	13AMP UNSWITCHED SINGLE SOCKET (CUSTOMER OPTION WINE COOLER) - 450MM ABOVE FLOOR TO U/S SOCKET
	LED LIGHT FITTING (CUSTOMER OPTION)

 HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 20

Drawn By

Date _____

M.T.

07.03.24

Drawing No.

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Revision

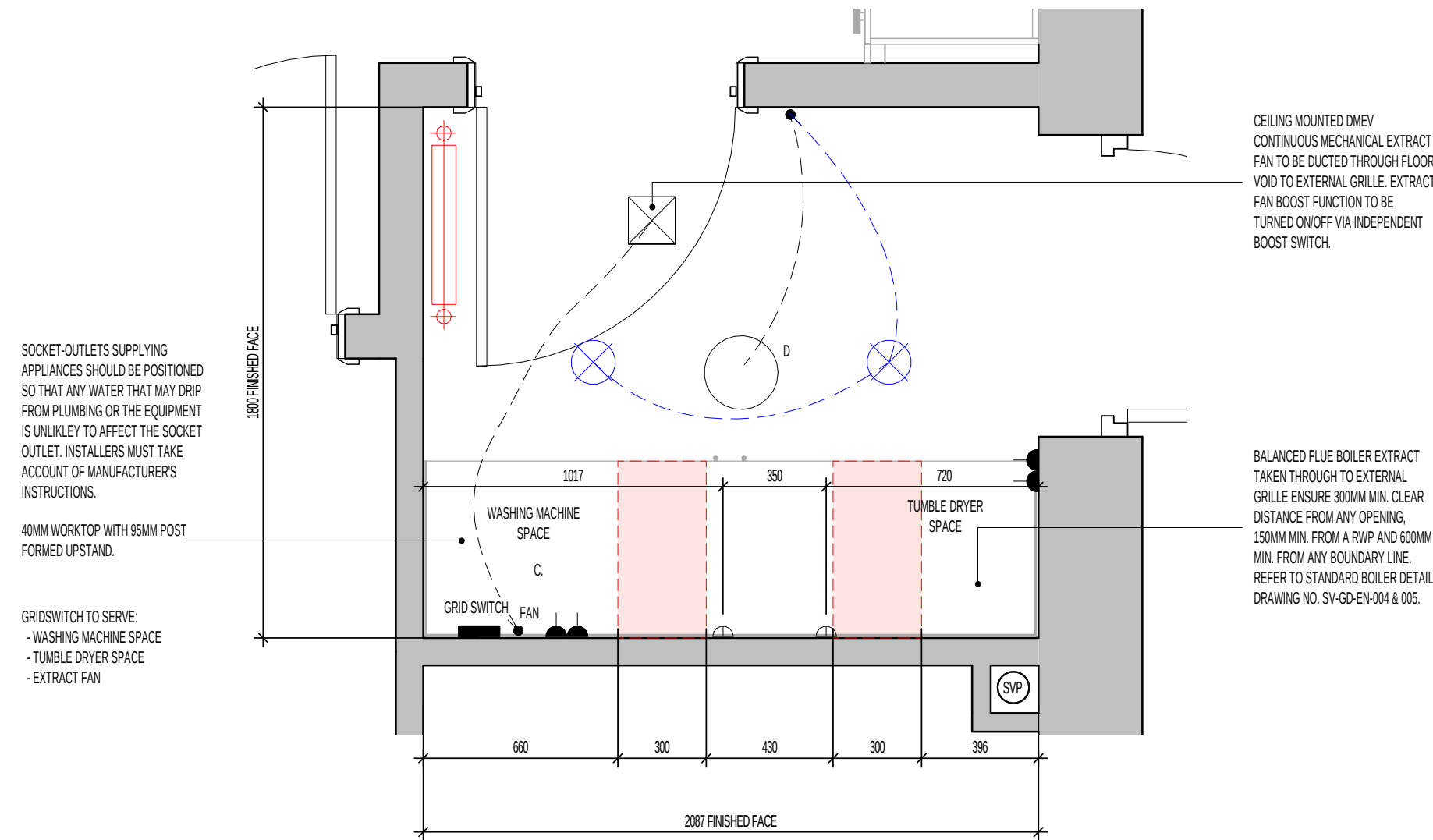
C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

DOWNLIGHTER NOTES.

- THE NUMBER OF DOWNLIGHTS INCORPORATED IN THE GYPSUM BOARD CEILING IS LIMITED TO A MAXIMUM OF 2 DOWNLIGHTS PER SQUARE METRE.
- THE DISTANCE BETWEEN 2 RANDOM DOWNLIGHTS SHALL BE AT LEAST 600MM, CENTRE-TO-CENTRE.
- THE DISTANCE BETWEEN A DOWNLIGHT AND A JOINT OF THE GYPSUM BOARDS SHALL BE AT LEAST 100MM MEASURED FROM THE CENTRE OF THE DOWNLIGHT.



ELECTRICAL LEGEND.

	CEILING MOUNTED DMEV EXTRACT FAN.
	DMEV FAN INDEPENDENT BOOSTER SWITCH.
	DRUM LOW ENERGY LIGHT.
	LIGHT SWITCH.
	PRE-PRINTED ROCKERS TO GRIDSWITCH BANK.
	13AMP DOUBLE SWITCHED SOCKET. (1200MM ABOVE FLOOR TO U/S SOCKET)
	13AMP UNSWITCHED SINGLE SOCKET FOR APPLIANCES - 450MM ABOVE FLOOR TO U/S SOCKET
	BOILER FUSED SPUR.
	CEILING MOUNTED CARBON MONOXIDE DETECTOR.
	COLD WATER FEEDS.
	RADIATOR.
	CEILING MOUNTED DMEV CEILING EXTRACT.
	LED DOWNLIGHTERS (CUSTOMER OPTION)

HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

CUSTOMER OPTIONS.

ITEMS HIGHLIGHTED IN BLUE DENOTE CUSTOMER OPTIONS.

- WHERE APPLIANCE SPACES SHOWN, INTEGRATED APPLIANCES AVAILABLE
- 22MM WORKTOP AVAILABLE
- DOWNLIGHTER SPOTLIGHTS AVAILABLE - LOCATIONS AND QUANTITY INDICATED
- PRODUCT VARIATIONS AVAILABLE, DISCUSS OPTIONS WITH SALES MANAGER

LAUNDRY LAYOUT.

Revision Note:

CONSTRUCTION ISSUE

Scale

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M.T.

Date

07.03.24

Drawing No.

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Revision

C1

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

ASHP LAUNDRY LAYOUT

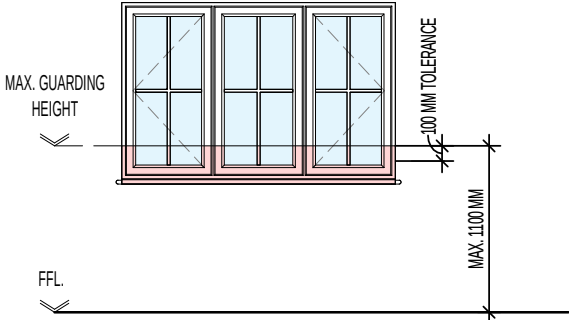
MILLER STANDARD WINDOW SCHEDULE.

	LOCATION	WIDTH (mm)	HEIGHT (mm)	SIDE HUNG	TOP HUNG	NON-OPENING CASEMENTS	GLAZING STYLE	GLAZING PATTERN	EGRESS WINDOW	TOUGHENED SAFETY GLASS	RESTRICTOR	GUARDING	BS PAS 24	CILL TYPE	VENTILATOR EA (mm2)	OPTIONAL	COMMENTS
W1	STUDY	1248	1200	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E					Yes	SEE WORKING DRAWING ELEVATIONS	4000 mm²		
W2	LOUNGE	1810	1350	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E					Yes	SEE WORKING DRAWING ELEVATIONS	4000 mm²		
W3	KITCHEN	1810	1050		Yes	SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E					Yes	SEE WORKING DRAWING ELEVATIONS	0 mm²		
W4	BED 2	1248	1125	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E	Yes			Yes	Yes	SEE WORKING DRAWING ELEVATIONS	4000 mm²		
W5	BED 1	1810	1125	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E	Yes			Yes	Yes	SEE WORKING DRAWING ELEVATIONS	4000 mm²		
W6	LANDING	685	1050	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E						SEE WORKING DRAWING ELEVATIONS	0 mm²		
W7	BED 4	1248	1125	Yes		DIRECT GLAZED	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E	Yes			Yes		SEE WORKING DRAWING ELEVATIONS	4000 mm²		
W8	BED 3	1248	1125	Yes		DIRECT GLAZED	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E	Yes			Yes		SEE WORKING DRAWING ELEVATIONS	4000 mm²		
W9	BATH	685	1050	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	OBSCURE LOW - E						SEE WORKING DRAWING ELEVATIONS	0 mm²		

BACKGROUND VENTILATORS -
FOR CONTINUOUS MECHANICAL EXTRACT VENTILATION SYSTEMS (dMEV)

IN ACCORDANCE WITH APPROVED DOCUMENT F1(1), DWELLINGS
INCORPORATING A CONTINUOUS MECHANICAL EXTRACT VENTILATION
SYSTEM, SHOULD ALLOW FOR BACKGROUND VENTILATORS THAT SATISFY ALL
OF THE FOLLWING CONDITIONS: -

- a. NOT BE IN WET ROOMS;
- b. PROVIDE A MINIMUM EQUIVALENT AREA OF 4000MM² FOR EACH HABITABLE ROOM IN THE DWELLING;
- c. PROVIDE A MINIMUM TOTAL NUMBER OF VENTILATORS THAT IS THE SAME AS THE NUMBER OF BEDROOMS PLUS TWO-VENTILATORS;
I.E: -
 - 1 BED DWELLING = 3 VENTILATORS (MIN.)
 - 2 BED DWELLING = 4 VENTILATORS (MIN.)
 - 3 BED DWELLING = 5 VENTILATORS (MIN.)
 - 4 BED DWELLING = 6 VENTILATORS (MIN.)
 - 5 BED DWELLING = 7 VENTILATORS (MIN.)



WHERE FIRST FLOOR WINDOWS FORM PART OF THE OVERHEATING MITIGATION STRATEGY, ENSURE
GUARDING IS INSTALLED AS PER THE DIAGRAM ABOVE AND DESIGNED AS FOLLOWS:

- GUARDING SHOULD BE SIZED TO PREVENT THE PASSAGE OF A 100MM SPHERE.
- ANY HOLE WHICH ALLOWS THE PASSAGE OF AN 8MM DIAMETER ROD SHOULD ALSO ALLOW THE PASSAGE OF A 25MM DIAMETER ROD. SUCH HOLES SHOULD NOT TAPER IN A WAY THAT ALLOWS FINGER ENTRAPMENT.
- ANY WALL, PARAPET, BALUSTRADE, SHUTTERS WITH A CHILD-PROOF LOCK OR SIMILAR OBSTRUCTION CAN BE USED AS GUARDING.
- ENSURE THAT GUARDING CAN RESIST, AS A MINIMUM, THE LOADS GIVEN IN BS EN 1991-1-1 WITH ITS UK NATIONAL ANNEX AND PD 6688-1-1.
- WHERE GLAZING IS USED IN THE GUARDING, REFER TO SECTION 5 OF APPROVED DOCUMENT K.

MILLER STANDARD OPENABLE AREA SCHEDULE - PER PANE

OPENING REF.	OPENING HEIGHT	OPENING WIDTH	SIDE OPENING WIDTH
D2	2.06	0.87	
W1	1.09	0.57	
W2	1.24	0.55	
W3	0.94	0.55	
W4	1.02	0.57	
W5	1.02	0.55	
W6	0.94	0.61	
W7	1.02	0.57	
W8	1.02	0.57	
W9	0.94	0.61	

MILLER STANDARD GLAZING AREA SCHEDULE - PER PANE

REF.	OPENER GLAZING AREA	FIXED GLAZING AREA	SIDE GLAZING WIDTH
D1	0.45 m²	0.45 m²	
D2	1.09 m²		
W1	0.41 m²	0.41 m²	
W2	0.45 m²	0.45 m²	
W3	0.33 m²	0.46 m²	
W4	0.38 m²	0.38 m²	
W5	0.36 m²	0.36 m²	
W6	0.37 m²		
W7	0.38 m²	0.38 m²	
W8	0.38 m²	0.38 m²	
W9	0.37 m²		

Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
WINDOW SCHEDULE

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470701

Revision

C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

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MILLER STANDARD EXTERNAL AND INTERNAL DOOR SCHEDULE															
REF.	LOCATION	DOOR CONFIGURATION	STRUCTURAL OPENING		DOOR PANEL DIMENSIONS			DOOR STYLE	GLAZING REF.	SIDELIGHT REF.	FINISH	TOUGHENED SAFETY GLASS	WALL TYPE	BS PAS 24	COMMENTS
			HEIGHT	WIDTH	DOOR PANEL HEIGHT	DOOR PANEL WIDTH	DOOR PANEL THICKNESS								
D1	HALL	SINGLE EXTERNAL	2100	1023		924	44	CHECK WITH REGION	OBSCURE LOW - E	N/A	SMOOTH	Yes	CAVITY WALL	Yes	
D2	FAMILY/DINING	EXTERNAL FRENCH DOOR	2100	1810		1707	44	FRENCH DOORS	CLEAR LOW - E	N/A	P.V.C.U.	Yes	CAVITY WALL	Yes	
D3	LAUNDRY	SINGLE EXTERNAL	2100	1023	1992	924	44	SEE WORKING DRAWING ELEVATION	OBSCURE LOW - E	N/A	SMOOTH	No	CAVITY WALL	Yes	
D4	LOUNGE	SINGLE INTERNAL	2100	939	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	BLOCK WALL	No	
D5	KITCHEN	SINGLE INTERNAL	2100	939	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	BLOCK WALL	No	
D6	ST.	SINGLE INTERNAL	2100	939- SEE COMMENTS	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	BLOCK WALL	No	1039 OVERALL STRUCTURAL OPENING. TIMBER STUD INFILL FORMING DOOR OPENING.
D7	LAUNDRY	SINGLE INTERNAL	2100	939	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	BLOCK WALL	No	
D8	W.C.	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D9	STUDY	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D10	BED 4	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	DOOR LINING TO SUIT RACKING WALL THICKNESS
D11	BED 3	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D12	BATH	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D13	LANDING	SINGLE INTERNAL	2030	671	1981	610	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D14	BED 2	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D15	BED 1	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	
D16	E/S	SINGLE INTERNAL	2030	823	1981	762	35	CHECK WITH REGION	N/A	N/A	SMOOTH	No	STUD WALL	No	

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

DOOR SCHEDULE

Revision Note:

CONSTRUCTION ISSUE

Scale

N/A

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470702

Revision

C1

millerhomes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

STANDARD WINDOW LINTEL SCHEDULE			
REF.	LOCATION	STRUCTURAL OPENING WIDTH	COMMENTS
W1	STUDY	1248	
W2	LOUNGE	1810	
W3	KITCHEN	1810	
W4	BED 2	1248	
W5	BED 1	1810	
W6	LANDING	685	
W7	BED 4	1248	
W8	BED 3	1248	
W9	BATH	685	

STANDARD DOOR LINTEL SCHEDULE				
REF.	LOCATION	STRUCTURAL OPENING WIDTH	WALL TYPE	COMMENTS
D1	HALL	1023	CAVITY WALL	
D2	FAMILY/DINING	1810	CAVITY WALL	
D3	LAUNDRY	1023	CAVITY WALL	
D4	LOUNGE	939	BLOCK WALL	
D5	KITCHEN	939	BLOCK WALL	
D6	ST.	939 - SEE COMMENTS	BLOCK WALL	1039 OVERALL STRUCTURAL OPENING. TIMBER STUD INFILL FORMING DOOR OPENING.
D7	LAUNDRY	939	BLOCK WALL	

Project Title

LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title

LINTEL SCHEDULES

Revision Note:

CONSTRUCTION ISSUE

Scale	Drawn By	Date
N/A	M.T.	07.03.24
Drawing No.	Revision	
L470703	C1	

millerhomes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

WINDOW KEY.



DENOTES WINDOWS TO BE SUPPLIED AS TOUGHENED SAFETY GLASS.

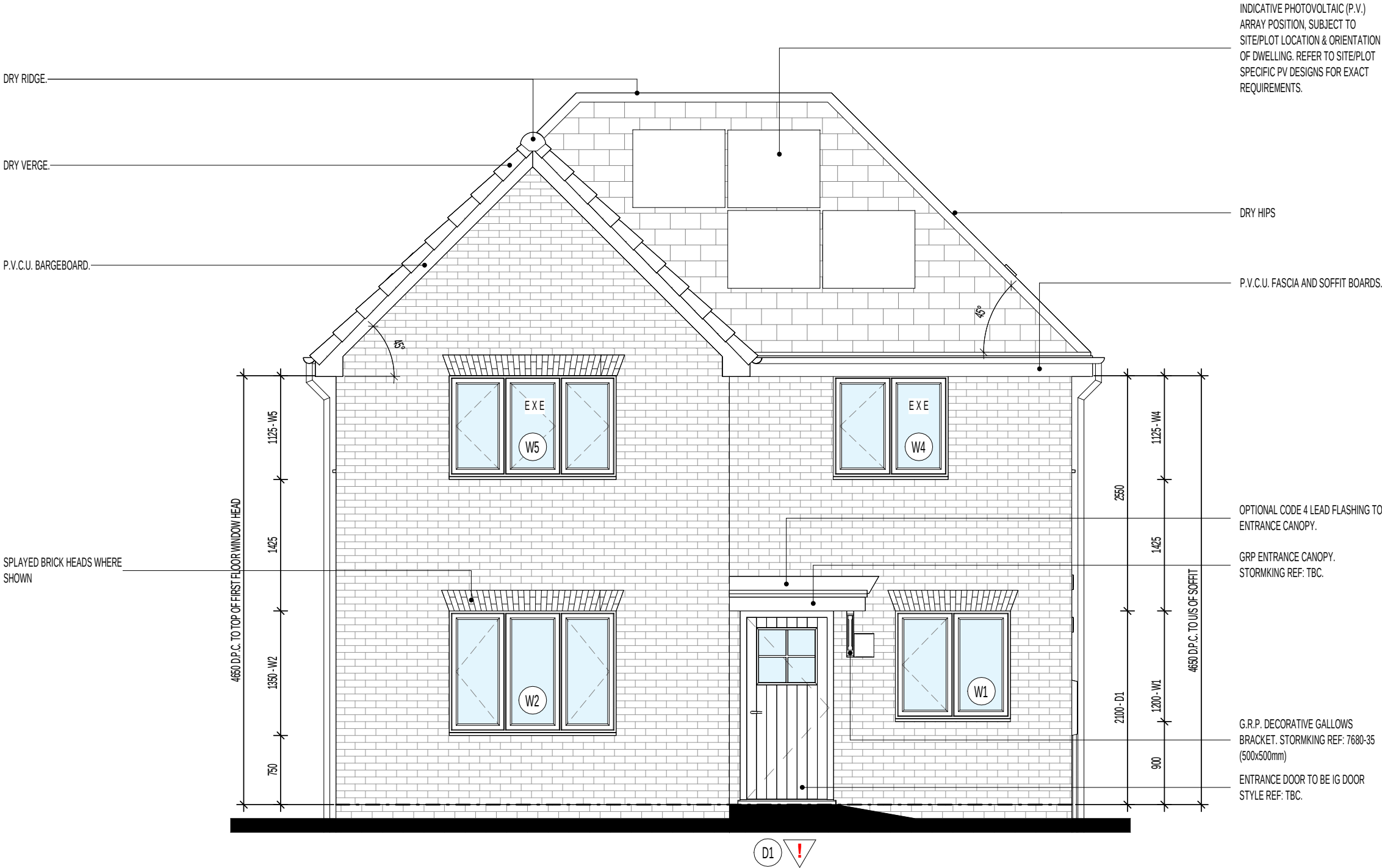
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RAINWATER GOODS - GENERAL NOTES

ALL RWP LOCATIONS DENOTED ARE DESIGNED IN ACCORDANCE WITH POLYPIPE'S RAINWATER DISCHARGE CALCULATIONS.

FIGURES BASED ON POLYFLOW RAINWATER SYSTEM (i.e. DEEP CAPACITY GUTTERING) WITH LEVEL GUTTERS AND RAINFALL DESIGN INTENSITY OF 75MM/HOUR.



FRONT ELEVATION.

PLOT HANDINGS.

AS: PLOT 649
OPP: PLOTS 595, 596 & 656

EXTENT OF PHOTOVOLTAIC (PV) ARRAY & POSITION ON RELEVANT ELEVATION, SUBJECT TO SITEPLOT LOCATION & ORIENTATION OF DWELLING (REFER TO SEPERATE S.A.P SCHEDULE & SPECIALISTS DETAILED DRAWINGS FOR EXACT REQUIREMENTS)

Project Title
**LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION**

Drawing Title
**FRONT ELEVATION
NEIGHBOURHOOD OPTION**

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470N401

Revision

C1

millerhomes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

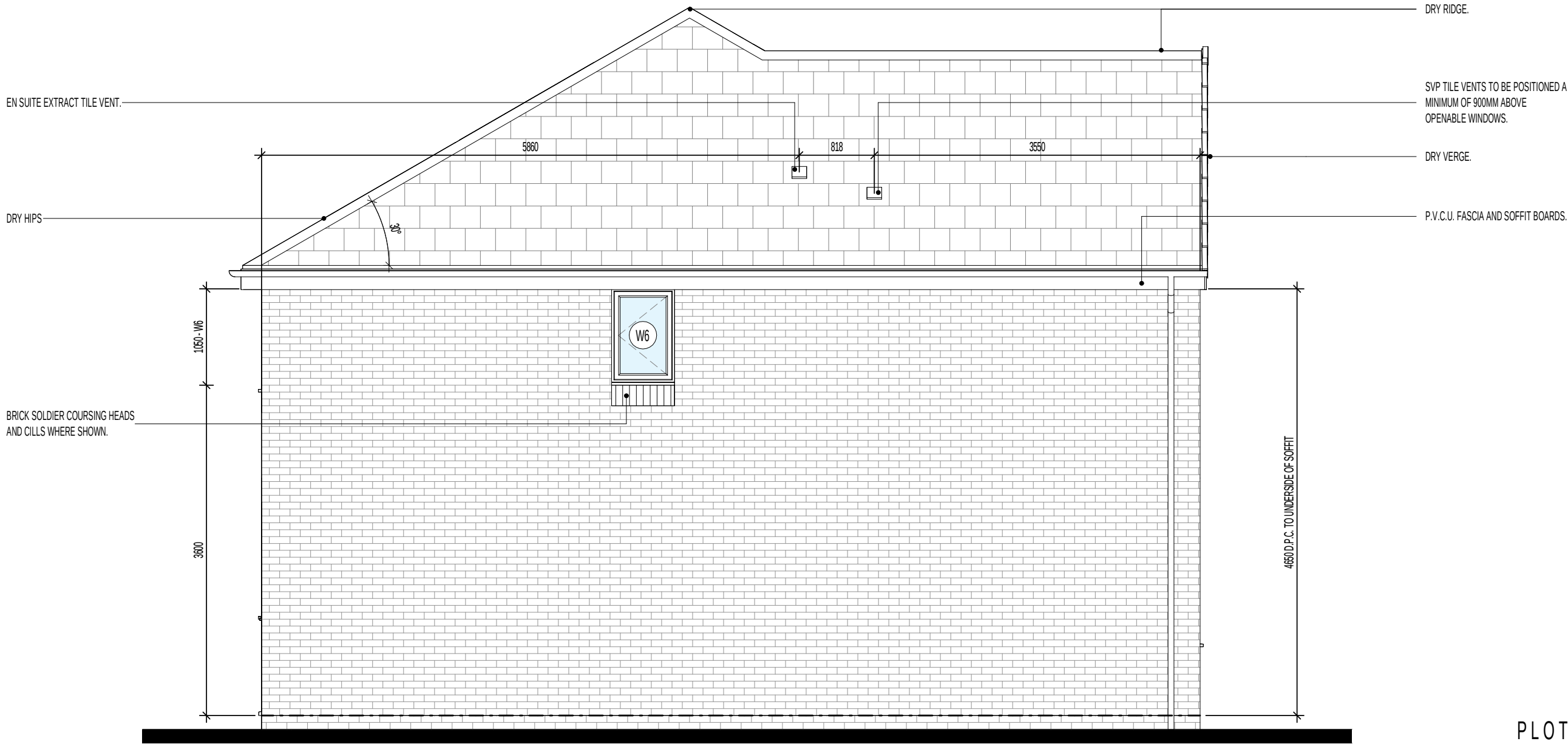
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L.H. SIDE ELEVATION.

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LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
L.H. SIDE ELEVATION
NEIGHBOURHOOD OPTION

Revision Note:
CONSTRUCTION ISSUE

Scale	Drawn By	Date
1 : 50	M.T.	07.03.24
Drawing No.	Revision	
L470N402	C1	

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

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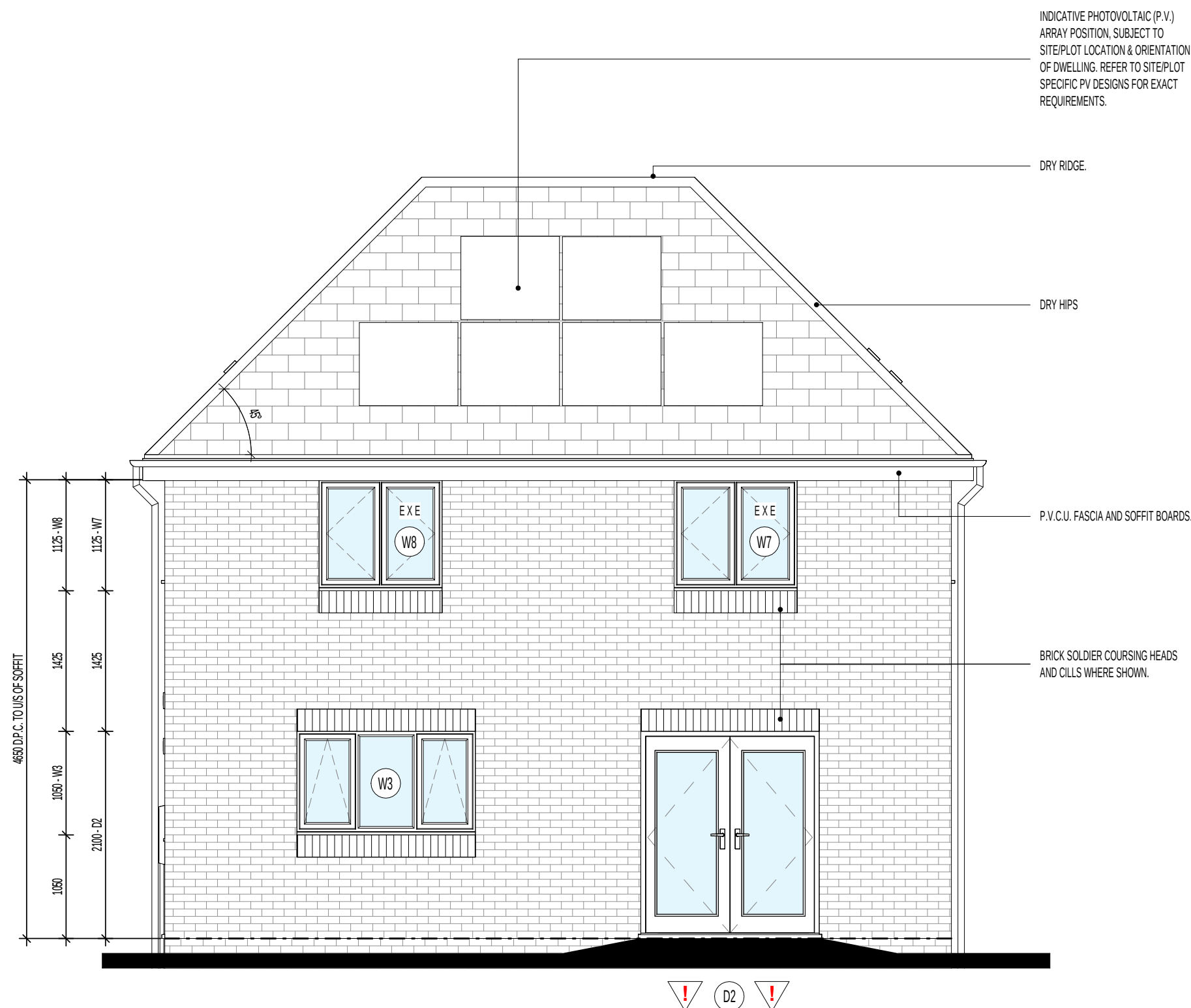
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Drawing Title

REAR ELEVATION
NEIGHBOURHOOD OPTION

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

	M.T.
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Date _____

07.03.24

Drawing No.

L470N403

Revision

C1

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

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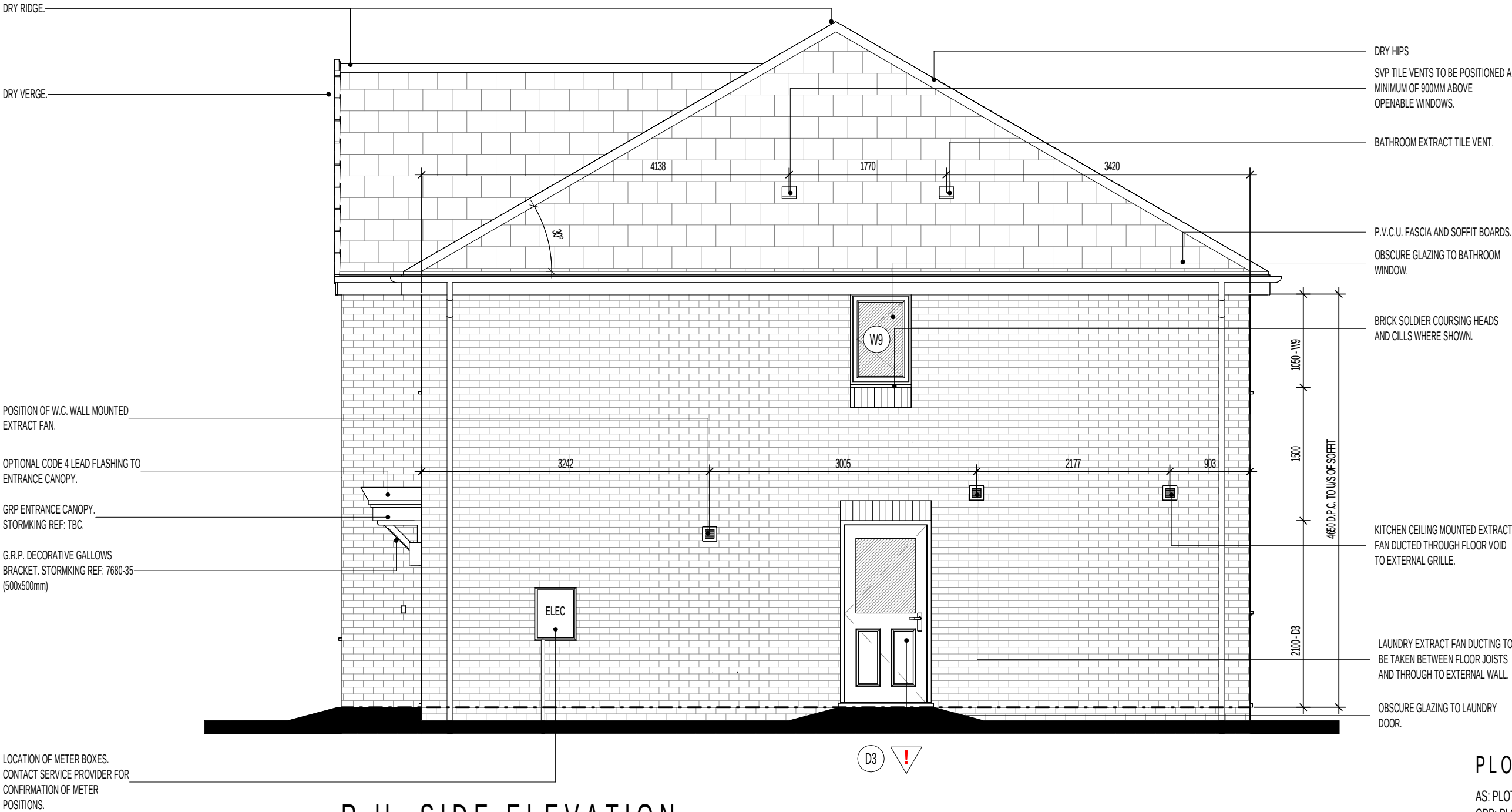
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R.H. SIDE ELEVATION.

PLOT HANDINGS.

AS: PLOT 649

OPP: PLOTS 595, 596 & 656

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Project Title

LAND WEST OF NORTH ROAD, STEVENAGE

L470 - 4B / 8P / 1419 - BRIARWOOD

2021 UPLIFT SPECIFICATION

Drawing Title

R.H. SIDE ELEVATION

NEIGHBOURHOOD OPTION

Revision Note:		
CONSTRUCTION ISSUE		
Scale	Drawn By	Date
1 : 50	M.T.	07.03.24
Drawing No.	Revision	
L470N404	C1	



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2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
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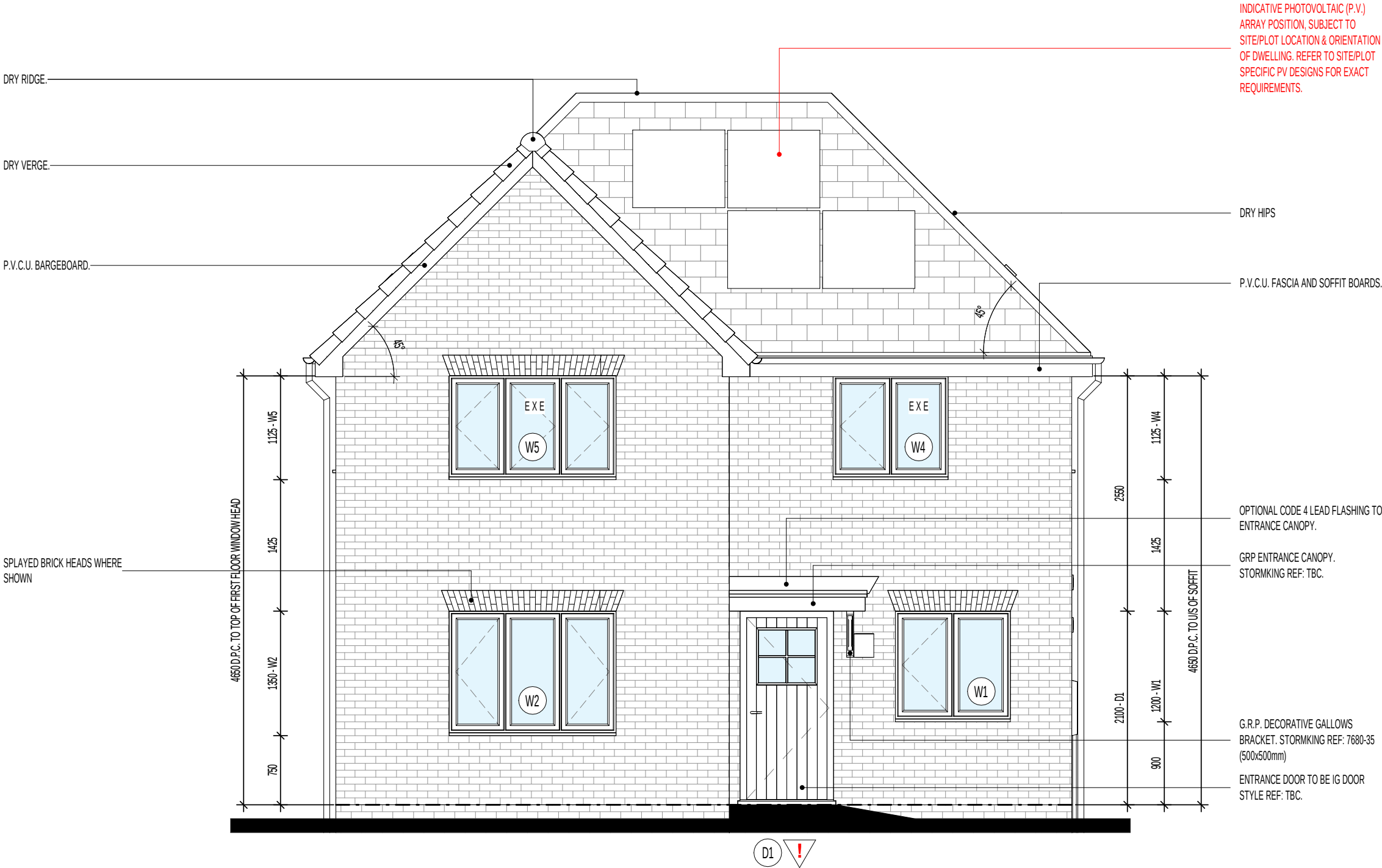
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Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
FRONT ELEVATION
NEIGHBOURHOOD EDGE OPTION

Revision Note:
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1 : 50	M.T.	07.03.24
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L470NE401	C1	

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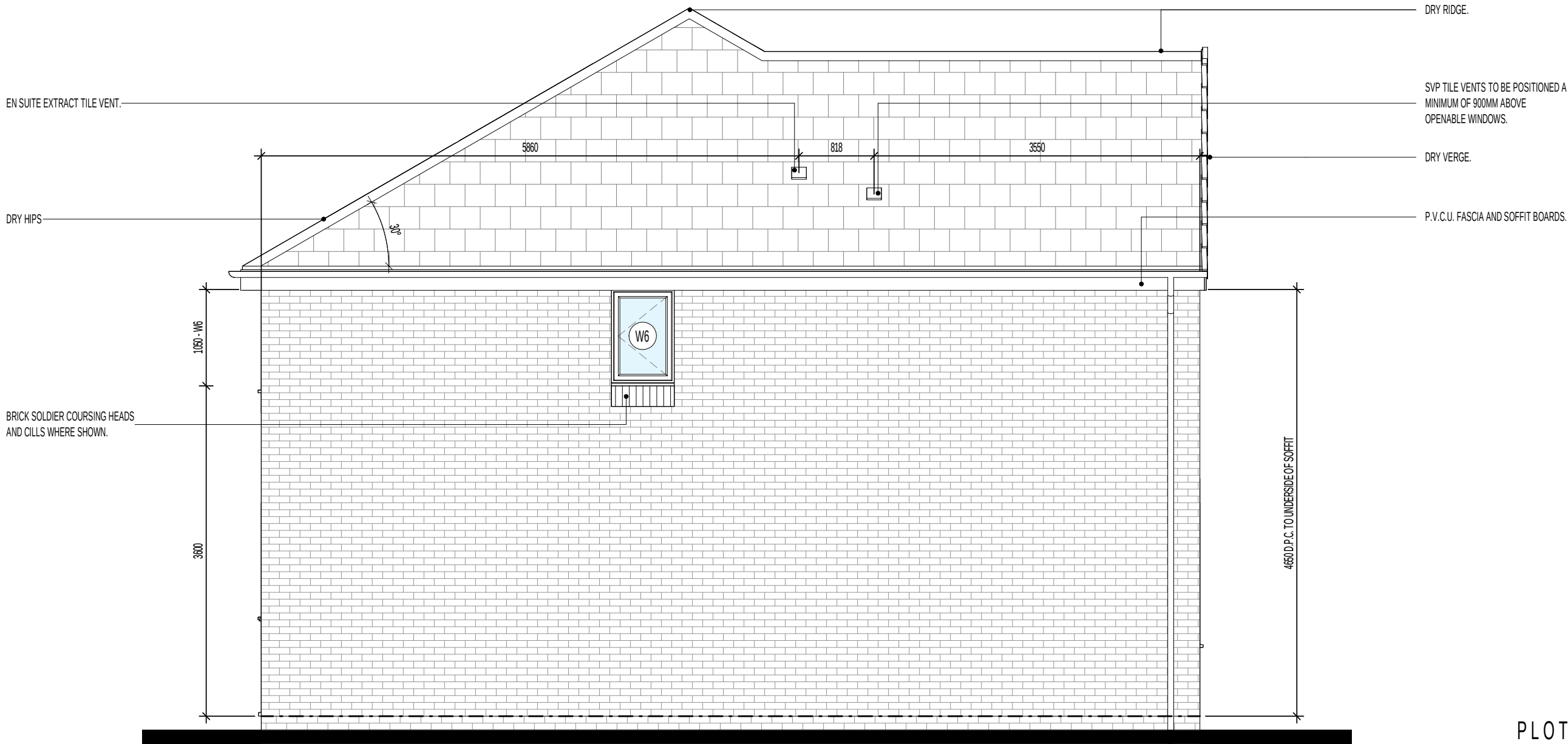
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L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
L.H. SIDE ELEVATION
NEIGHBOURHOOD EDGE OPTION

Revision Note:
CONSTRUCTION ISSUE

Scale	Drawn By	Date
1 : 50	M.T.	07.03.24
Drawing No.		Revision
L470NE402		C1

PLOT HANDINGS.

AS: PLOT 649
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millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
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REAR ELEVATION
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PLOT HANDINGS.

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millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
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Telephone 0870 336 4400 Fax 0870 336 4401
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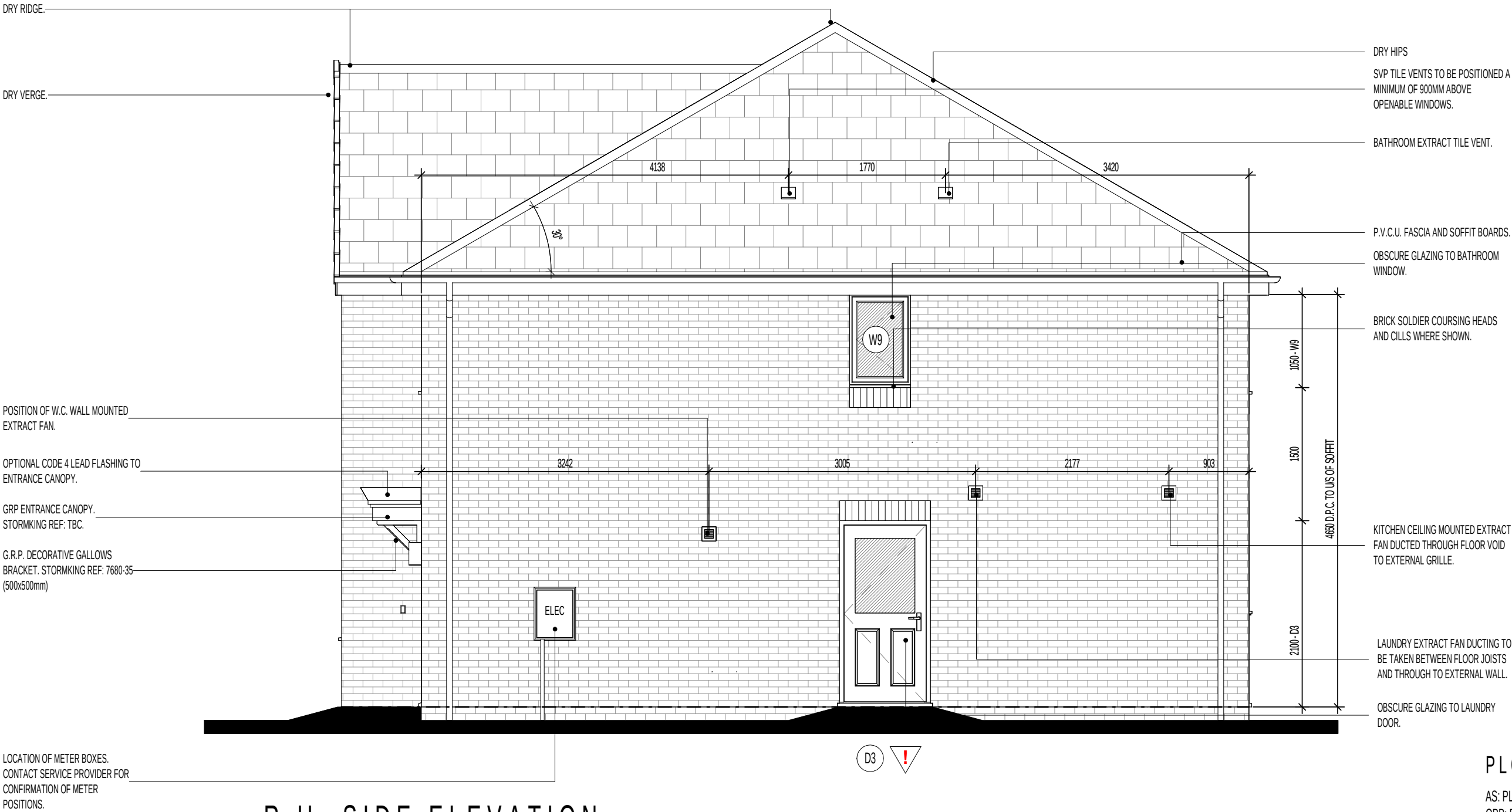
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Drawing Title
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NEIGHBOURHOOD EDGE OPTION

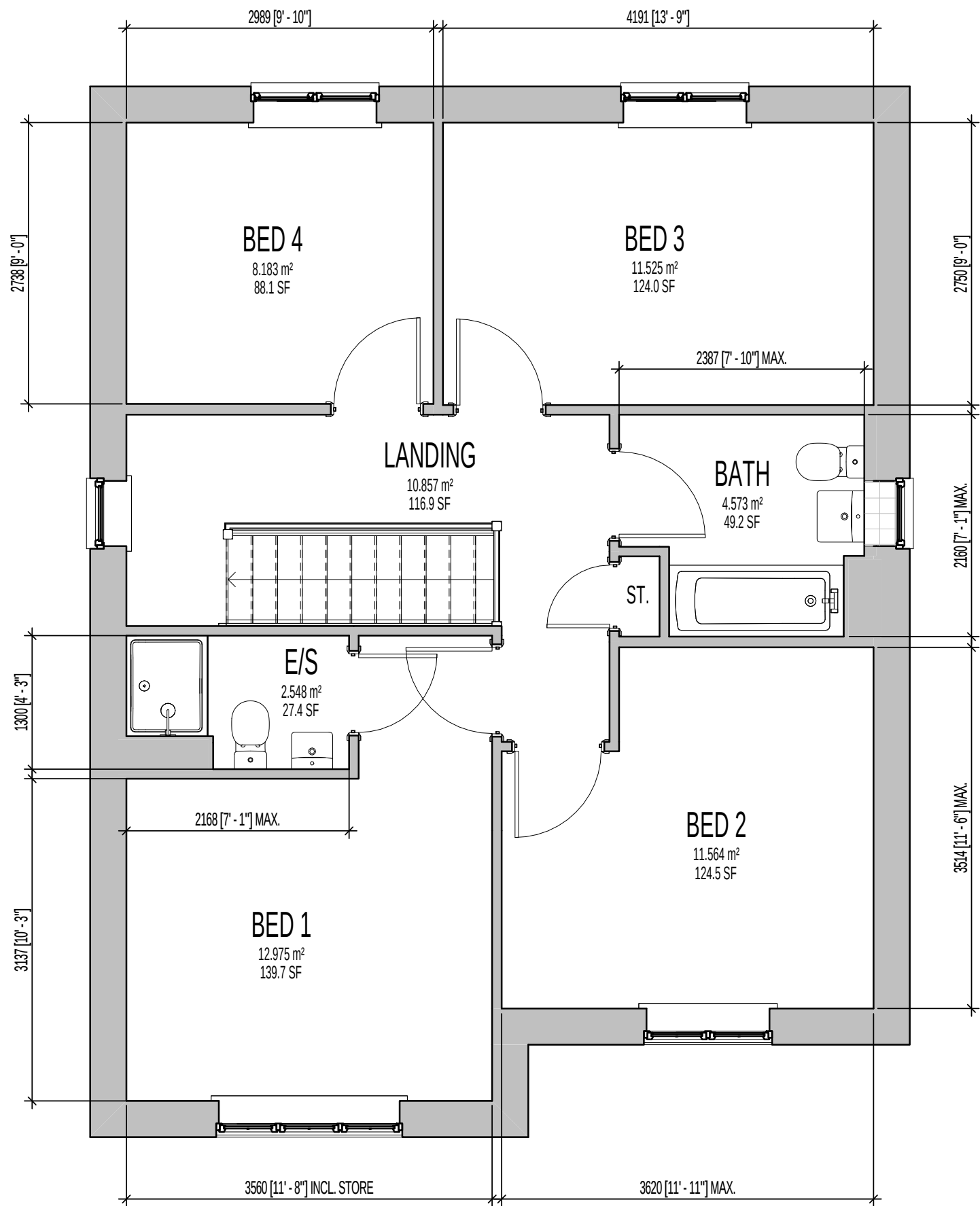
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Miller Homes Ltd
2 Centro Place, Pride Park
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Telephone 0870 336 4400 Fax 0870 336 4401
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MILLER STANDARD ROOM SIZE SCHEDULE							
ROOM NAME	FLOOR	METRIC				IMPERIAL	
		WIDTH		DEPTH		WIDTH	DEPTH
LOUNGE	GROUND FLOOR	3560		X 4472		11' - 8"	X 14' - 8"
KITCHEN	GROUND FLOOR	3360		X 2993		11' - 0"	X 9' - 10"
LAUNDRY	GROUND FLOOR	2087		X 1800		6' - 10"	X 5' - 11"
FAMILY/DINING	GROUND FLOOR	3913		X 3845		12' - 10"	X 12' - 7"
STUDY	GROUND FLOOR	2087		X 1970		6' - 10"	X 6' - 6"
W.C.	GROUND FLOOR	2087		X 1523		6' - 10"	X 5' - 0"
BED 1	FIRST FLOOR	3560	INCL.STORE	X 3137		11' - 8"	X 10' - 3"
E/S	FIRST FLOOR	2168	MAX.	X 1300		7' - 1"	X 4' - 3"
BED 2	FIRST FLOOR	3620	MAX.	X 3514	MAX.	11' - 11"	X 11' - 6"
BED 3	FIRST FLOOR	4191		X 2750		13' - 9"	X 9' - 0"
BED 4	FIRST FLOOR	2989		X 2738		9' - 10"	X 9' - 0"
BATH	FIRST FLOOR	2387	MAX.	X 2160	MAX.	7' - 10"	X 7' - 1"

Project Title
LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION

Drawing Title
F.F SALES BROCHURE PLAN

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470902

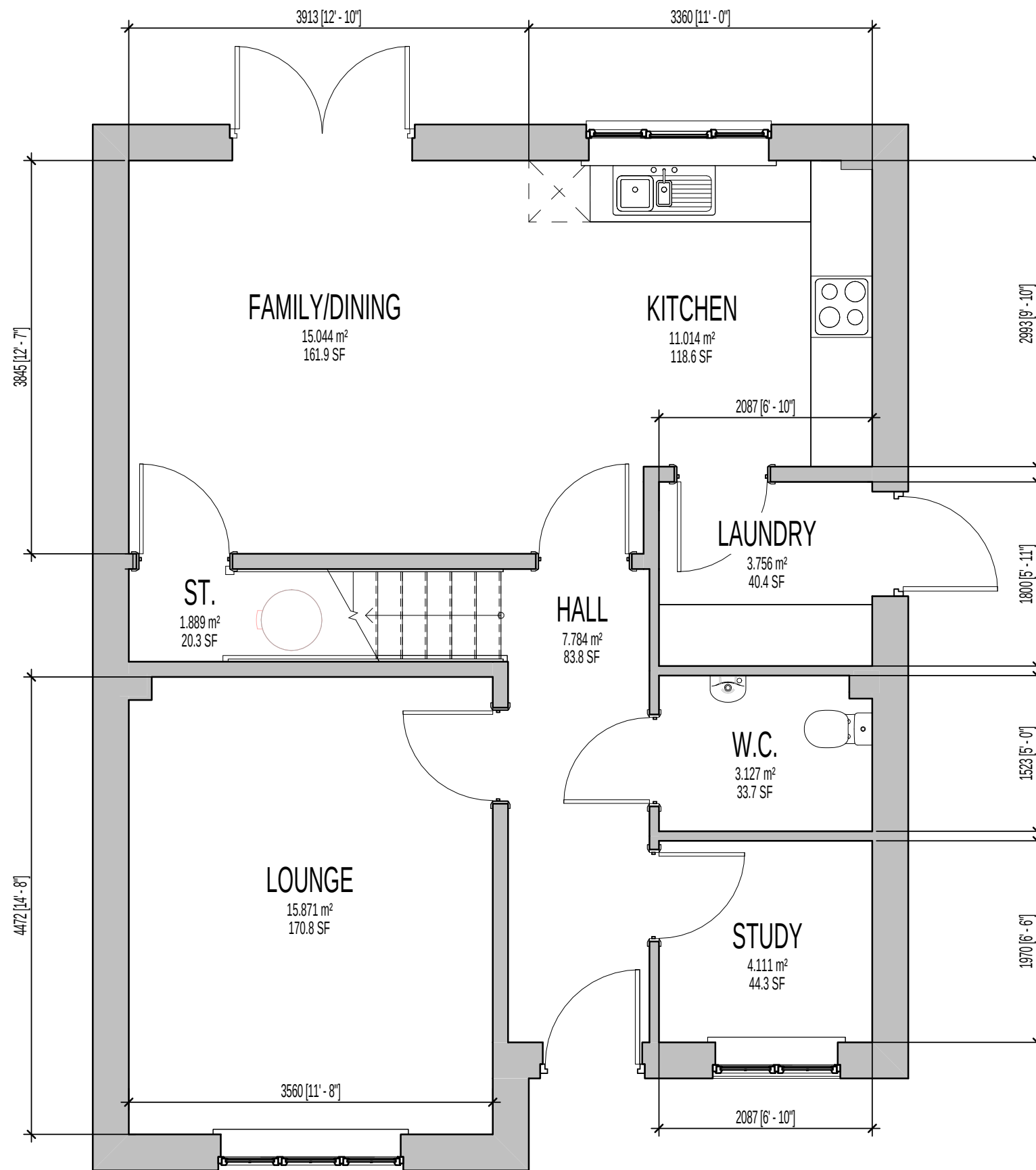
Revision

C1

millerhomes

Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING



GROUND FLOOR PLAN

Project Title
**LAND WEST OF NORTH ROAD, STEVENAGE
L470 - 4B / 8P / 1419 - BRIARWOOD
2021 UPLIFT SPECIFICATION**

Drawing Title
**ASHP GROUND FLOOR SALES BROCHURE
PLAN**

MILLER STANDARD ROOM SIZE SCHEDULE							
ROOM NAME	FLOOR	METRIC				IMPERIAL	
		WIDTH		DEPTH		WIDTH	DEPTH
LOUNGE	GROUND FLOOR	3560		X 4472		11' - 8"	X 14' - 8"
KITCHEN	GROUND FLOOR	3360		X 2993		11' - 0"	X 9' - 10"
LAUNDRY	GROUND FLOOR	2087		X 1800		6' - 10"	X 5' - 11"
FAMILY/DINING	GROUND FLOOR	3913		X 3845		12' - 10"	X 12' - 7"
STUDY	GROUND FLOOR	2087		X 1970		6' - 10"	X 6' - 6"
W.C.	GROUND FLOOR	2087		X 1523		6' - 10"	X 5' - 0"
BED 1	FIRST FLOOR	3560	INCL.STORE	X 3137		11' - 8"	X 10' - 3"
E/S	FIRST FLOOR	2168	MAX.	X 1300		7' - 1"	X 4' - 3"
BED 2	FIRST FLOOR	3620	MAX.	X 3514	MAX.	11' - 11"	X 11' - 6"
BED 3	FIRST FLOOR	4191		X 2750		13' - 9"	X 9' - 0"
BED 4	FIRST FLOOR	2989		X 2738		9' - 10"	X 9' - 0"
BATH	FIRST FLOOR	2387	MAX.	X 2160	MAX.	7' - 10"	X 7' - 1"

Revision Note:

CONSTRUCTION ISSUE

Scale

1 : 50

Drawn By

M.T.

Date

07.03.24

Drawing No.

L470911

Revision

C1

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
Derby, DE24 8RF
Telephone 0870 336 4400 Fax 0870 336 4401
www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING