

EV Charging Point Specification for Erection of a three storey building to create 2 x semi-detached dwellings with associated car parking and installation of vehicular crossover.

Application Ref: 68085/APP/2023/648

1. EV CHARGING POINT REQUIREMENTS

Each dwelling with a dedicated parking space shall be provided with:

- 1x Electric Vehicle Charging Point.
- Minimum 7 kW (230V AC) output
- Type 2 socket outlet compliant with IEC 62196 standard
- Installed in accordance with BS 7671 (IET Wiring Regulations) and Part S of the Building Regulations (2022)

2. SMART CHARGING COMPLIANCE

Charge point must comply with The Electric Vehicles (Smart Charge Points) Regulations 2021, including:

- Off-peak charging scheduling capability
- Randomised delay start function
- Remote monitoring and firmware updates
- User override functionality

3. INSTALLATION LOCATION

- Charge point to be located on a permanent, external surface (e.g. external wall or post near driveway)
- Maximum cable run from main distribution board: 10–15m (to avoid significant voltage drop)
- Height of socket outlet to be between 0.75m and 1.2m above finished ground level
- Clear, unobstructed access required to the charge point

4. ELECTRICAL CONNECTION

- Dedicated circuit from consumer unit
- Protected by Type A RCD (Residual Current Device) with 30mA rating

- Suitable overload protection (MCB) to match charger load
- Earth protection via PEN fault detection system, or TT earthing where applicable
- Minimum cable size: 6.0 mm² T&E copper, subject to final cable run and load calculations
- Must be certified by a competent NICEIC or equivalent electrician

5. MARKING & SIGNAGE

- Weatherproof label stating: “EV Charging Point – 7 kW Type 2”
- If parking bays are shared or for future installations: EV-ready signage to be installed

6. DOCUMENTATION TO BE PROVIDED UPON COMPLETION

- Electrical Installation Certificate (EIC)
- Manufacturer’s instruction manual and warranty
- Commissioning report
- As-installed location marked on electrical layout drawings

7. OPTION FOR CABLE-ONLY INSTALLATION (If Specified)

Where only ducting is to be installed for future charger provision:

- 50mm diameter heavy-duty ducting with pull rope to be installed from consumer unit to external parking space
- Access panel to be provided at charge point location
- A clearly marked blank box or termination point shall be installed