

sanitary pipework :-

- in accordance with BS5572 1978 Code of Practice for Sanitary Pipework and Building Regulations with 100 Ø waste from WC, 40 Ø from shower and 32 Ø for wash hand basin.

- all fittings to have traps with 75 mm seals, anti-siphon devices and rodding access at all changes of direction.

Floor

steel beams :-

- between 2nd floor to have 1/2 HRFR to be achieved by using intumescent paint or 2 No layers 12.5 mm plasterboard laid to break joint.

electrical work :-

- to be carried out to Part P (elec safety) must be designed, installed, inspected & tested by a person competent to do so. prior to completion the council should be satisfied that part P have been complied with, this may require appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

- Smoke detectors shown thus (SD) kitemarked to BS 1446 Pt 1 detectors should be easily accessible mains operated with battery back-up and permanently wired. Separately fused circuit at the distribution board. — detectors should not be nearer than 300 mm to light fittings and all detectors linked.

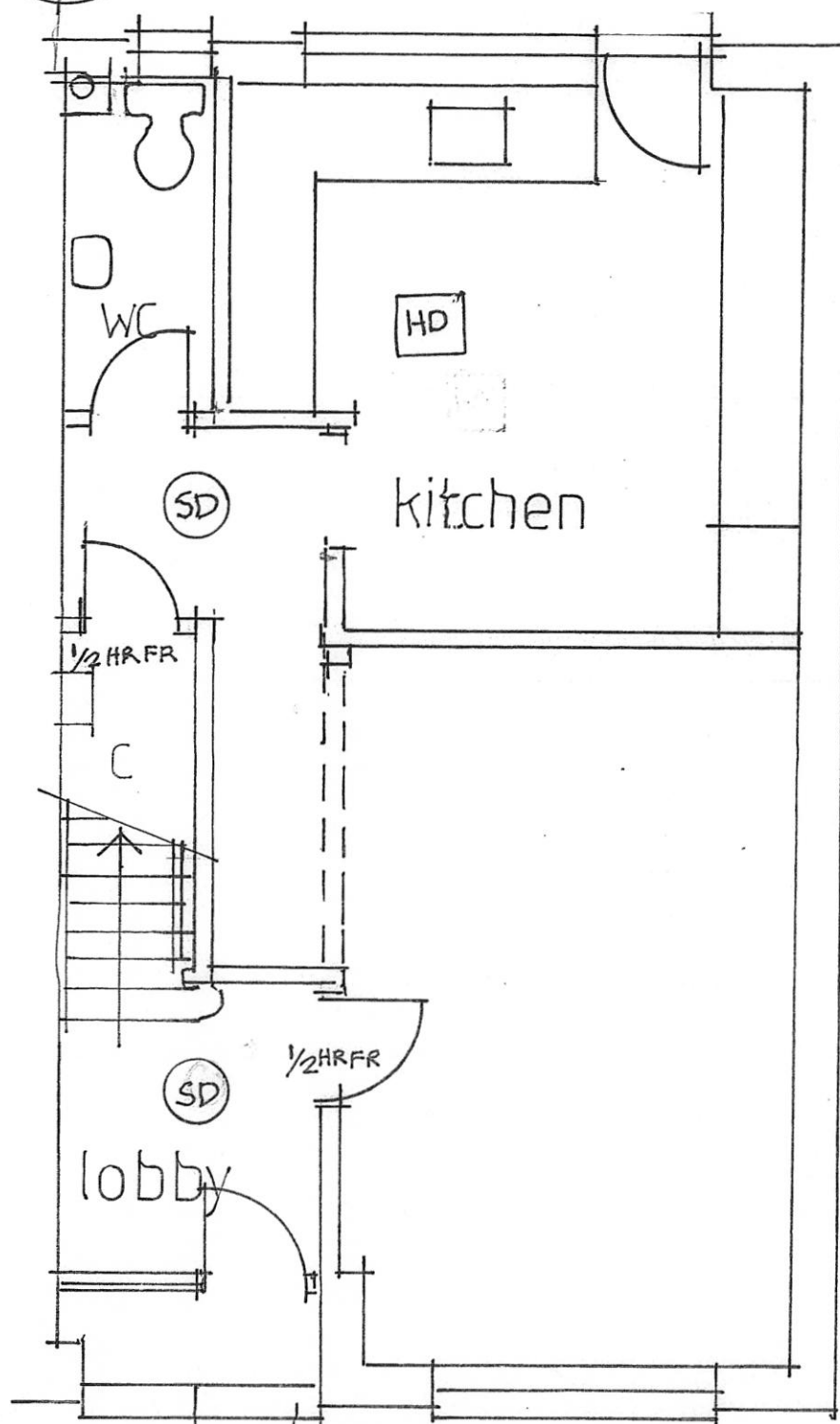


heat detector located in kitchen (to be connected to smoke alarm).

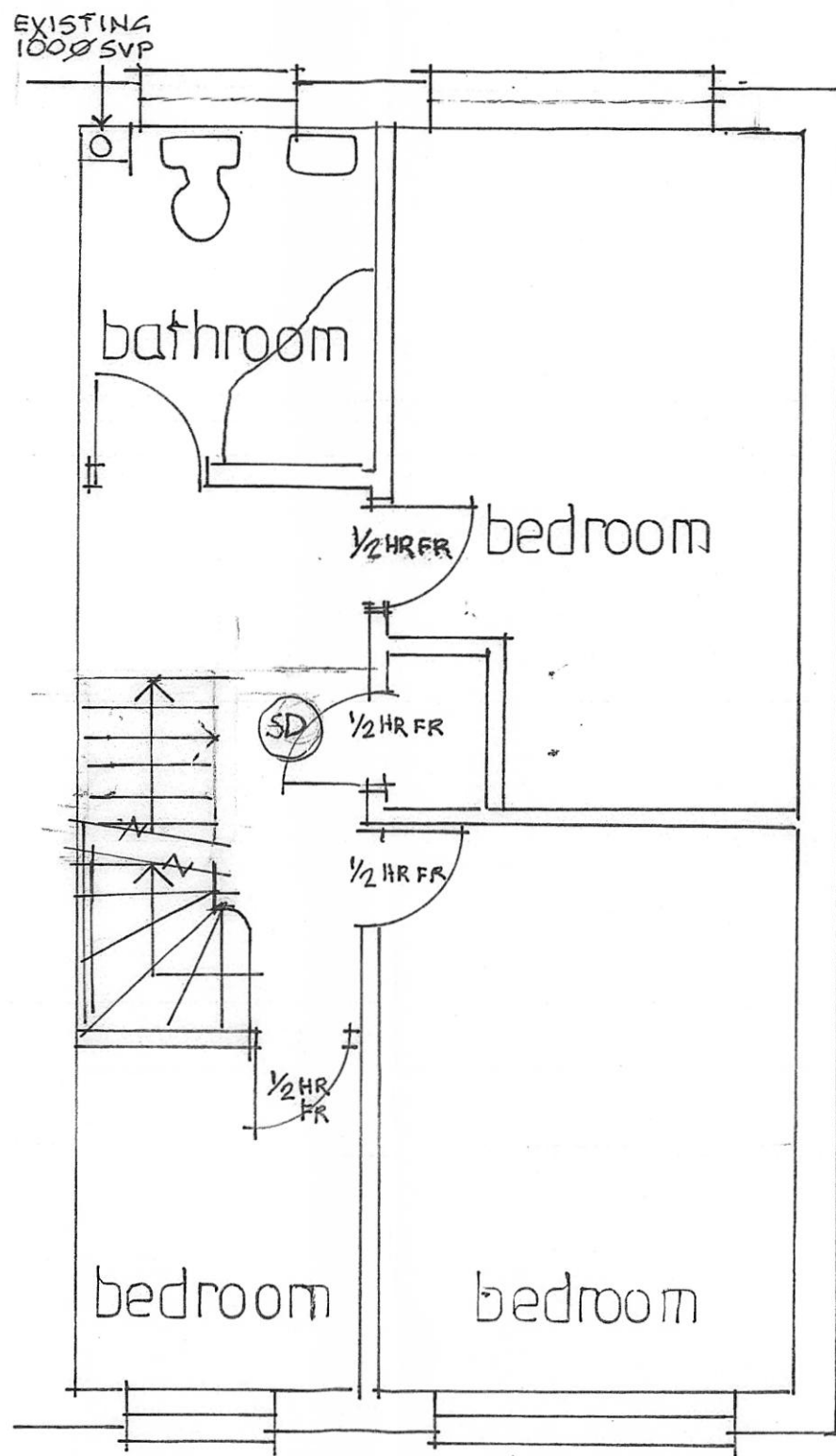
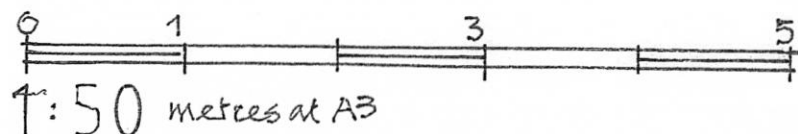
- 75% of new lights to be energy sufficient.

mechanical ventilation :-

- ex. suite shower room to have 15 litres/second. extract to ducted to external air — with intermittent use. all to accord with Approved Document part F and Domestic Ventilation Compliance Guide
- rapid ventilation to all habitable via windows/doors of an openable area of at least 1/20th of floor area — if windows 15° and 30° the opening part should be 1/10th of the area of the room
- secondary egress — to habitable rooms that formed as inner rooms require an unobstructed opening for fire escape purposes at least 750 mm x 450 mm — bottom of window should not be more than 1100 mm and not less than 1100 mm and not less than 800 mm. min. opening area of 0.33m².



Proposed Plans / Ground



First

26 Hedge End

Proposed Ground and First Floor Plans.

Jan. 2026
Scale 1:50

Drg N°
25/09/17/03