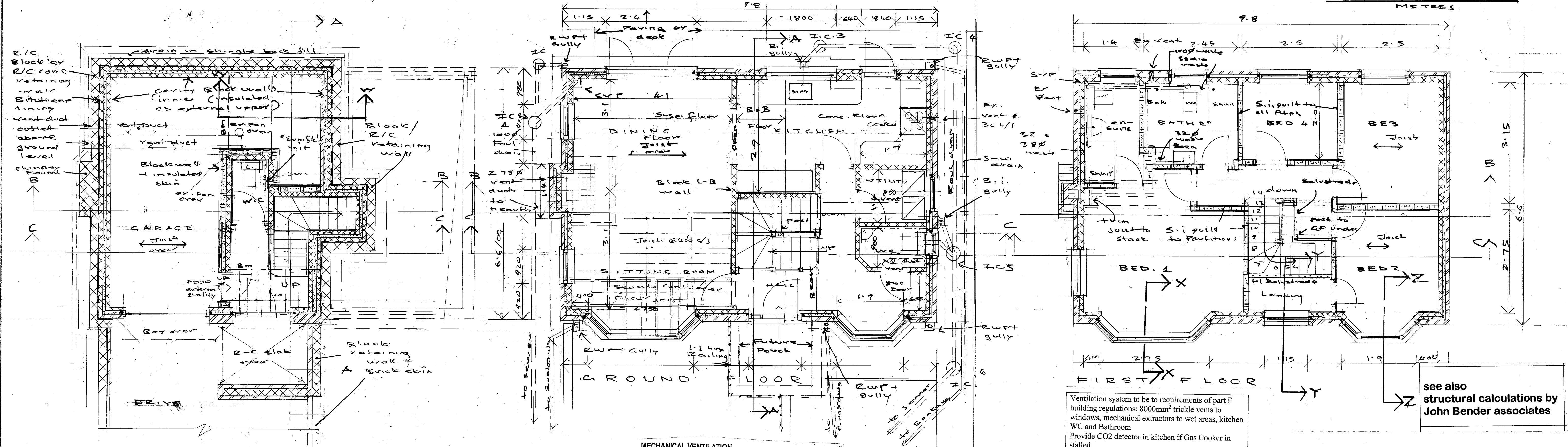
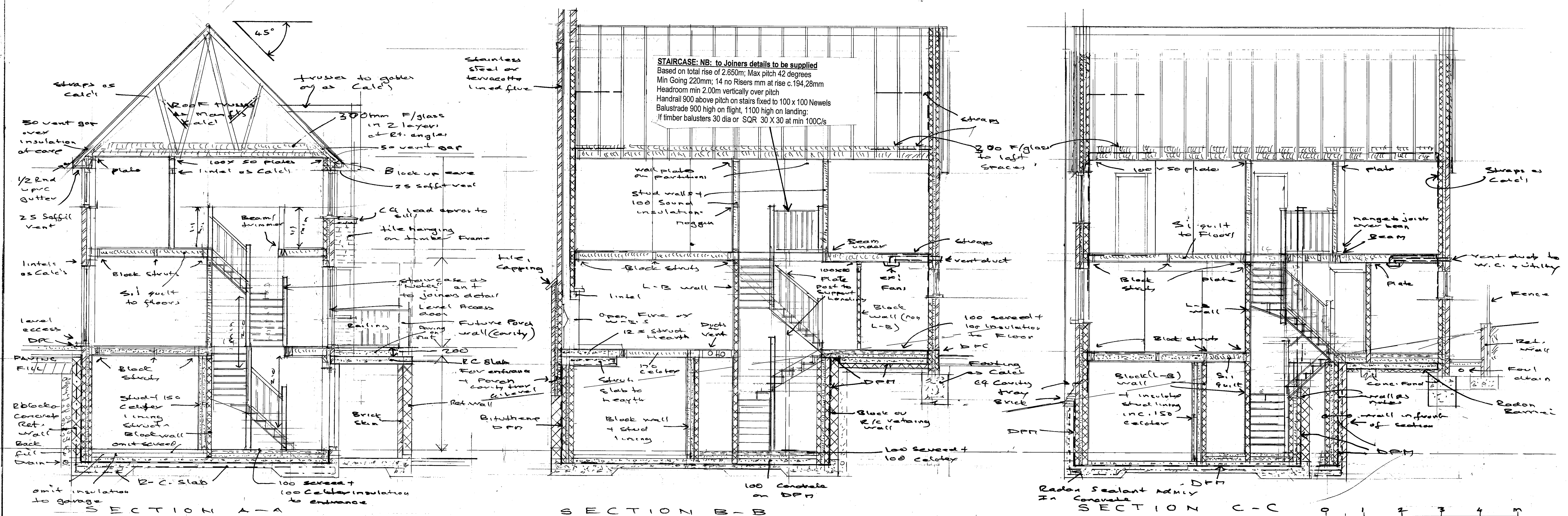




SURFACE WATER DRAINS
 Excavate for drains, run pipe work all as above to new to precast concrete ring soakaway 5.0m from dwelling in driveway constructed with 150 concrete base in concrete precast rings to size as calculated, if needed. Soakaway to be designed to BS8301, or to be 1.0m³ per 26m² area drained; Install uPVC chambers on drain runs on 100 concrete with 100 surround; as shown
 Percolation test to be carried out if required

WATER SUPPLY
 Water supply details to be provided by Southern Water
 Water calculations to be provided

CABLE TV
 House to be supplied with Cable TV internet connection with duct provided from cable point to dwelling

Electrical: See separate note.
 Part P Electrical. Etc; See separate note. Consumer unit to be located between 1350 and 1450 above floor level

WASTES
 38 dia trapped uPVC wastes to bath, shower and sink, 32 dia All with 75 deep traps; wastes connected to 100dia uPVC soil stacks, vented to open air in position shown, terminating with bird guard 900 above top of first floor windows
 WC and Basin in basement connected to SVF via Saniflow macerator, installed to Manufacturers details

GUTTERS AND R.W.P.'S
 100Dia H/R gutters and 75 rain water pipes as shown; provide rodding gullies at base to all Pipes

MECHANICAL VENTILATION
 Provide the following mechanical ventilation ducted to external air;
 Bathrooms 30 l/s
 Kitchen 30l/s by cooker hood or 60l/s elsewhere
 WC: 15 l/s
 Extract fans to be located 400mm down from Ceiling and 400mm way from trickle ventilators
 Fans over hobs to be located between 600 and 750mm above hob level
 Extract fans to be tested by competent person
 Ex. fans to Basement WC to have 15min over run

Boiler: Commissioning certificate for boiler to be lodged with Building Control

INSULATION: All insulation to be installed, i.e. Cavity walls, floor and loft, as SAP (heat loss) calculations supplied by Therm Energy

BATH Bath to be provided with mixer valve to prevent water exceeding 48deg C. Hot water vessel to have restrictor to prevent water exceeding 100deg c

ELECTRICAL
Note: all points to be Part M compliant positioned 450 to 1200 above floors
 100% of light fitting to be capable only of housing energy efficient fittings
 Dwelling to be provided with an EV Charging point

see also structural calculations by John Bender associates

Floor Plans and Sections as Proposed
Project:
 New House
 plot adjoining Devonshire House
 College Hill, Steyning

PHILIP J CLAY ARCHITECTURAL DESIGN
 TELEPHONE -01903 815889
 philipclay@sky.com

CLIENT: Mr. J Keogh

Scale & plan size: 1:50 at A1

DWG. NO. 2358 - 1

P. J. Clay June 2026