



01. The plumbing system should be designed and constructed to ensure, as far as reasonably practicable, the avoidance of contamination by legionella. Plumbing system to be constructed in accordance with the recommendations of Legionnaires Disease: The control of *Legionella* bacteria in water systems - approved code of practice - HSE L8
02. Hot and cold water pipes together with heating flow and return to be insulated with pre-formed moulded insulation with a minimum thickness equal to the outside diameter of the pipe to which it is being applied, up to a maximum of 40mm. Joints tightly bolt jointed and taped together. All in compliance with BS 5422: 2009
03. Water efficient fittings to be provided to all WC's, WHB and Showers. Dual flush WC systems and single flush cisterns to have an average flush volume of not more than 4.5 litres. Taps serving WHB's should have a flow rate of not more than 6 litres / minute.
04. All baths and bidets to be fitted with temperature reductions fittings in compliance with BS EN 1111: 1287. Maximum water temperature at point of delivery to be 48°C
05. Allow for work as necessary to alter/ re-route existing gas supply pipework. Work to be carried out by a competent person registered under the GAS SAFE Register.
06. All lead detailing to be as per Lead Sheet Association recommendations and to BS EN 12588: 2006.
07. All Lead to be treated with Patination Co.
08. Lead Underlayment to be Class A 500µm paper conforming to the requirements to BS 12101 or Non-Woven needle punched polyester geotextile that has a weight of not less than 210g/m² (~ 5%)

01. Mains powered smoke detectors to BS 5839 Part 6 2019, to have minimum 72 hour battery back-up and be of a Grade D Type LD3 System
02. All heat and smoke detectors are to be interlinked.
03. All alarms to be mounted at least 300mm from any wall, or light fitting and not more than 7m from the door to a living room or kitchen and not more than 3m from a bedroom.
04. All alarms to be installed as follows:
 - 1 Optical smoke alarm in each principal habitable room to comply with BS EN 14604: 2005
 - 1 Multi sensor alarm in the hallway/circulation space of each floor to comply with BS 5839: Part 6: 2019 and located no more than 7m from the door to a living room or kitchen and not more than 3m from every bedroom door. No point with a circulation space should be more than 7.0m from the nearest smoke alarm
 - 1 Heat Sensor conforming to BS 5446: Part 2: 2003 in Kitchen and Utility. No point in the kitchen should be more than 5.3m from the nearest heat detector.

01. All windows to be Aluminium Clad UPVC with triple glazed argon filled low-e soft coated glazing units to achieve a minimum U-value of 1.4W/m²K
02. All glazing 800mm or less from FFL, within 300mm of a door leaf and 1500mm from floor level or which is part of a door is to be toughened in accordance with BS 6262 Pt 4: 2005
03. All windows to be fully accessible for internal cleaning purposes in accordance with BS 8213: 2001 and to be fitted with child-proof opening restrictors. Refer to elevations for opening configuration.
04. Trickle vents of 12,000mm² to be fitted to the head of all windows in habitable apartments and 10,000mm² to kitchen, utility, shower and bathrooms.
05. No ground floor opening/windows to project over adjacent access routes to avoid collision hazard.
06. All operable windows and roof lights should have controls for opening positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of not more than 1700mm above floor level where the control is unobstructed. At a height of not more than 1500mm above floor level, where access control is restricted by a fixed door, which is not more than 300mm high and 600mm in front of the position of the controls and not more than 1200mm above floor level in an unobstructed location within an enhanced apartment or within accessible sanitary accommodation not provided with mechanical ventilation.
07. Doors to dwellings to achieve a minimum U-value of 1.4W/m²K and be fitted with a draft sealed letter box.
08. All doors and windows should be installed as per the recommendations given in section 8 of BS 8213-4: 2007 or to the manufacturers written instructions where they meet or exceed the recommendations within this British Standard. Additionally Tremco airtight / watertight expanding foams to be installed around all windows and doors and installed as per manufacturers instructions.
09. All external doors and windows should be designed so as to resist fire, burglary and to comply with the guidance given in Standard 4:13 of the Scottish Building Standards, BS 7950: 1997 and BS PAS 24: 2007 and to meet the product standards and performance in accordance with Police initiative 'Secured By Design'.
10. Every Apartment to have a translucent opening(s) in either the wall or roof level in aggregate glazed area to at least 1/15 of the floor area.
11. Door leaf size to provide a clear opening of 800mm. This can be reduced to 775mm when adjacent to a wall.
12. A space of 300mm is to be provided to the leading edge of doors serving accessible routes.

01. All voids around SVP penetrations and SVP ducts to be packed with mineral wool of a density 12-36kg/m³ to maintain sound reduction.
02. All voids greater than 50mm dia to be solidly filled.

The purpose of this drawing is solely to obtain Planning and Building Warrant Approval.

The drawing may be suitable for construction purposes but it may be necessary to augment the information given for this purpose. No Liability will be accepted for any omission on this drawing should it be used for construction or purposes other than it's intended use.

Report all discrepancies immediately to the originator.

This Drawing is to be read in conjunction with all related Architect's, Engineer's and Specialist Contractors Drawings and all other relevant information.

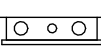
DO NOT SCALE use figured dimensions only, all dimensions are to be checked and verified onsite by the Main Contractor prior to commencement

01.	All heating and hot water systems to be inspected, tested and commissioned by approved specialist contractor in accordance with system manufacturer and suppliers recommendations to ensure optimum energy efficiency.
02.	Certification to be available for inspection by Local Authority Inspector.
03.	All relevant documentation relating to the operation and maintenance of heating/hot water systems to be provided to the occupant of each dwelling.
04.	SAP assessment for individual dwellings to be provided to the Local Authority for assessment at building warrant application stage.
05.	Subsequent EPC's to be provided upon completion.
06.	EPC's should be fixed to dwellings upon completion in a manner suitable for removal.
07.	Sustainability Level to achieve minimum Bronze with Silver as Target.
08.	Clothes Drying Internal - Utility or bathroom to have ceiling mounted pulley arrangement or floor space to accommodate a clothes horse. External - drying to be provided by means of a rotary drier with a minimum drying area of 1.7m2 of clothes line per dwelling
09.	Water for fire fighting appliances to be taken from existing fire hydrant located in the main road adjacent to the site entrance.

01. CO₂ monitoring equipment to be provided in the principal bedroom in a dwelling where infiltration rates are less than 15m³/hr/m² @ 50 Pa.
02. Monitoring equipment should be mains operated with an easily understood visual indicator and be capable of logging data for at least the preceding 24 hour period at no more than 15 minute intervals.
03. A carbon dioxide detector head **should not** be sited in the following locations:
 - (i) if ceiling mounted - within 300mm of any wall
 - (ii) if wall mounted - within 150mm of the ceiling or junction with another wall
 - (iii) where it can be obstructed by curtains, blinds or furniture
 - (iv) next to a door or window, or
 - (v) next to an air vent or similar opening
 - (vi) within 1m of the expected location of a bed-head
04. Unless otherwise indicated by the manufacturer, a carbon dioxide with or without an integral detector should be mounted between 1.4m and 1.6m above floor level.

01.	All electrical works to comply with BS 7671:2018 Amd 3 2024 of the IEE Regulations and be undertaken by a NICEIC registered and approved contractor. All cable to be approved by BASEC
02	Refer to Key and floor plans for general fittings layout.
03.	Electrical fittings to be positioned in accordance with Part 4.8.5 of the Technical Standards. Switches to be positioned between 500mm and 1100mm above floor level. Socket, telephone and television outlets to be positioned at least 400mm above floor level and at least 150mm above any projecting surface. All outlets and controls to be a min of 350mm from any internal corner or projecting wall.
04.	A minimum of 75% of all light fittings and fixtures are to be low energy in accordance with Technical Standard 6.5.1
05.	Fixed external lighting to be rated at no more than 100 lumen-watts per light fitting with automatic control by both PIR and Photocell to ensure operation only when needed. Manual switching to be provided to override operation of automatic controls.
06.	Smoke and Heat Alarms should be mounted and located such that their sensitive elements are: i. in the case of a smoke alarm, between 25mm and 600mm below the ceiling and at least 300mm away from any wall or light fittings - ii in the case of a heat alarm, between 25mm and 150mm below the ceiling.
07.	Optical Smoke Alarms to conform to BS EN 14604: 2005
08.	Heat Alarms to conform to BS S446 Part 2 2003
09.	Ionisation Smoke Detectors to conform to BS EN 14604: 2005

01. Carbon monoxide detectors (CO) should comply with BS EN 50291 : 1-2010 and be powered by a battery designed to operate for the working life of the detector or hard wired provided they are fitted with a sensor failure warning device.
02. A detector should be fitted in every space containing a combustion appliance excluding an appliance used solely for cooking. They should be ceiling mounted and sited between 1m and 3m from the appliance and positioned at least 300mm from any wall. If they are to be wall mounted they should be at least 150mm below the ceiling line and higher than any door or window opening in the room.
03. Ultimately they are to be sited as per the guidance in BS EN 50292:2002



min 7kW



Telephone and Satellite Outlet

Rev	Description	Date
Revisions		
 econeKT THE INTELLIGENT BUILDING SYSTEM		
CLIENT		
Glenn and Gemma Cross		
PROJECT		
26 Amberley Gardens Horsham West Sussex RH12 4LN		
Project Status		
Preliminary		
TITLE		
Ground and First Floor Services		
o		
Date	Drg No.	
August 2025	A104	
Scale @ A1	Drawn	Checked
As indicated	Author	Checker
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