

Wecock Housing Office Conversion

APP/24/00978

Discharge of Condition 2

Water Use Calculation - Fittings Approach Method

Extract from AD G - Table 2.1

Table 2.1 Maximum fittings consumption	
Water fitting	Maximum consumption
WC	6/4 litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	185 litres
Basin taps	6 l/min
Sink taps	8 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram

2.7 Where the fittings approach is used, the notice given under regulation 37 should state "Less than 125 litres/person/day using fittings approach".

The fittings as designed and as installed produces less than 110 litres per person per day using the following schedule of fittings (see data sheets for the WHB taps, bath mixer and kitchen mixer).

ITEM	Description	Notes
Kitchen Sink Monobloc Mixer	Bristan VAL SNK C CD	Flow rate restrictor fitted Robert Pearson combined isolation valve and flow rate regulator - See Appendix XII WRAS Certified
Bathroom WHB taps	Bristan Design Utility pillar taps	Flow rate restrictor fitted Robert Pearson combined isolation valve and flow rate regulator - See Appendix XII WRAS Certified
Bathroom Bath / Shower TMV mixer	Bristan Design Utility TMV2 mixer taps	Flow rate restrictor fitted Robert Pearson combined isolation valve and flow rate regulator - See Appendix XII WRAS Certified

WC	AKW Livenza Clsoe Coupled WC pan and cistern	No flow restrictor 3/6 litres flush for WRAS compliance for water efficiency
Bath	Roca Contesa ECO 1700x700	Steel non slip bath 130 litre capacity to overflow
Washing Machine	Not Known - tenant supplied item	

There is no calculation produced as part of the fitting approach methodology.
The plans and specification have been submitted to and approved by Building Control
under approval 25/5230/FP - see attached decision notice.

All fittings are fitted with separate flow restrictors to both the hot and mains cold water
supplies as per the approved mechanical equipment schedule - see Appendix XII

APPENDIX XIII

MECHANICAL EQUIPMENT SCHEDULE

Pipework

Drainage	
Pipework	PVCu to BS EN 1329 & MUPVC to BS 5255 as Marley Plumbing & Drainage
Fittings	Solvent Weld, as Marley Plumbing & Drainage
Domestic Water & Heating Services	
Pipework	Copper tube to BS EN 1057 R250
Fittings	Yorkshire lead-free capillary to BS EN 1254 Pt 1
Note	Final Connection from Isolation/flow restrictor to outlets must be rigid copper pipe
Buried Mains Cold Water	
Depth	750mm
Pipework	Protecta-line MDPE Blue BS 6572
Fittings	MDPE electrofusion fittings where joints are underground. External to property and subject to design by Self Lay contractor

Valves & Ancillaries

Item	Description
Drain Cock	Crane D171 MHU Ball Valve with Hose Union Outlet
Isolation (Water)	¼ turn ballcock
Non Return Valve	Crane D138 Swing Check Valve
Flow Restriction	Robert Pearson combined isolation valve and flow regulator Shower/Bath - Hot connection 7 l/min Shower/Bath - MCW connection 4 l/min Sink - Hot connection 5 l/min Sink - MCW connection 3 l/min No restriction to WCs and Washing machine only isolation valve
TRV	Drayton Auto-balancing TRV4 with lockshield

Insulation

Heating and Domestic Water Services	
Description	Insulate all new services pipework
Manufacturer	Kingspan
Product	Kooltherm™ FM Pipe Insulation
Materials	Zero ODP and GWP <5 CFC/HCFC Free Rigid Phenolic Insulation with a factory applied aluminium foil vapour barrier
Thickness	To BS5422:2023 and accordance to manufacturer's guide
Facing	Foil Faced finish
Labels	Provide identification and flow direction labels to pipework
Ventilation	
Description	Insulate all ductwork
Manufacturer	Kingspan
Product	Kooltherm Duct Insulation



Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9244 6019

www.havant.gov.uk

Plan No: 25/5230/FP

Mr Henry Salmon, Portsmouth City Council
Civic Offices, Floor 3, Core 5 Guildhall Square
Portsmouth
Hampshire
PO1 2AL

The Building Regulations 2010 (As Amended)

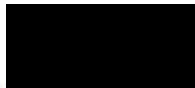
Notice of Grant of Building Control Approval with Requirements

Location: 5, The Kestrels Eagle Avenue, Waterloooville, Hampshire, PO8 9GX

Description: Conversion of detached 2-storey office building to provide 4no. new residential units.

THE COUNCIL, AFTER HAVING TAKEN THE ADVICE OF A REGISTERED BUILDING INSPECTOR, HEREBY GIVE YOU NOTICE in pursuance of Regulation 14A of the Building Regulations 2010 (As Amended) that Building Control Approval with Requirements has been granted on 01 September 2025 for the above application for building work.

If work has not been commenced in accordance with Regulation 46A within 3 years from the date on which the application was made, the application shall cease to have effect as if it had not been made.



Dave Newman
Building Control Manager

Dated: 01 September 2025

VAL2 SNK C CD

VALUE Tap Range Lever Monobloc Sink Mixer Chrome With Ceramic Disc Valves



Features:

- Long life and easy to use 1/4 turn ceramic disc valves
- Metal fixing nut for added durability
- Supplied with 3" (76mm) metal lever handles
- Metal back nuts for added durability

Product Certifications:



WRAS Cert. Number: 2105902
WRAS Expiry Date: 31/05/2026



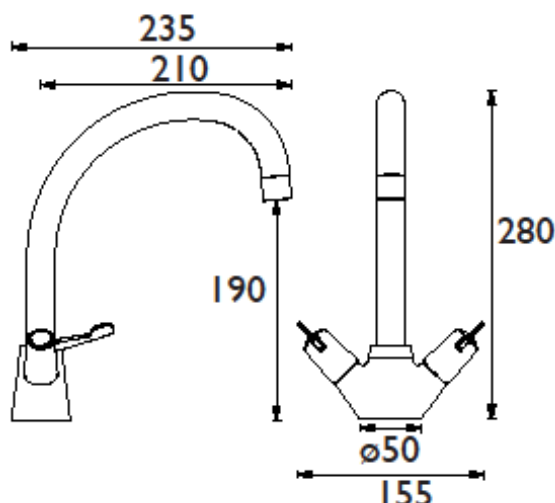
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Specification

Product Type:	Kitchen Tap
Main Construction Material:	Brass
Mount Type:	Deck Mounted
Handle Type:	Lever Handles
Connection Inlet:	15mm Compression
Connection Outlet:	Flow Straightener
Number of Tap Holes:	1
Valve/Cartridge Type:	1/2" Ceramic Disc Valve - 1/4 Turn
Plumbing System Requirements:	Suitable for all plumbing systems
Minimum Dynamic Pressure:	0.2 bar
Maximum Dynamic Pressure:	5.0 bar
Maximum Hot Water Temperature: °C	65
Maximum Static Pressure: (bar)	10
Flow Type:	Single Flow
Isolation Included:	No
Check Valve Supplied:	No

Dimensions (measurements in mm)



Flow Rates (l/min)

System Pressure (bar)	0.2	0.5	1	2	3	5
Hot	5.5	10.0	14.5	20.7	25.5	33.1
Cold	5.3	9.7	14.2	20.3	25.0	32.3
Mixed	9.6	17.2	25.0	36.4	44.9	58.1

TECHNICAL
DATA
SHEET



BRISTAN

D2

Bristan, Birch Coppice Business Park, Dordon, Tamworth, B78 1SG. Web Site: www.bristan.com Telephone: 0330 026 6273. Email: enquire@bristan.com.
The information contained on this page was correct at date of issue. Fitting Dimensions are provided as a guide only. Some variation may occur due to manufacturing tolerances. Bristan pursues a policy of continuing improvement in design and performance of its products and so reserves the right to change specifications without prior notice.

DUL3 THBSM C

DU LEVER Tap Range Design Utility Lever TMV2 Thermostatic Bath Shower Mixer Chrome



Features:

- Maintain a consistent, safe water temperature with the TMV2 certified thermostatic valve
- Override temperature limits when needed with the convenient safety override feature
- Easily fit, maintain or replace with the WMNT 10 Fast Fixing Kit
- Control your experience with dual controls for separate flow and temperature adjustment
- Built to last, backed by a lifetime parts and 1-year labour guarantee

Product Certifications:



WRAS Certificate No: 2309907
WRAS Expiry Date: 30/09/2028

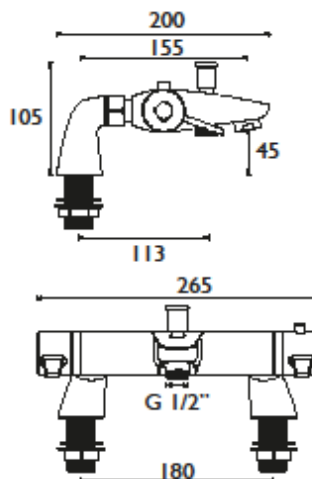


TMV2 Certificate No: NSF-2310966
TMV2 Expiry Date: 15/03/2028

Specification

Product Type:	Bathroom Taps
Main Construction Material:	Brass
Mount Type:	Deck
Handle Type:	Lever
Connection Inlet:	3/4" BSP
Connection Outlet:	Flow Straightener
Number of Tap Holes:	2
Valve/Cartridge Type:	1/2" Ceramic Disc Valve - 1/4 turn
Plumbing System Requirements:	Suitable for Nominally Balanced Supply Pressures Only
Minimum Dynamic Pressure (bar):	0.5 bar
Maximum Dynamic Pressure (bar):	5 bar
Maximum Hot Water Temperature °C:	65°C
Maximum Static Pressure (bar):	10 bar
Flow Type:	Dual
Isolation Included:	No

Dimensions (measurements in mm)



Flow Rates (l/min)

System Pressure (bar)	0.5	1	2	3	5
Through Bath Filler (mixed)	8.1	12.2	17.7	21.8	28.5

TECHNICAL DATA SHEET



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D13

Bristan, Birch Coppice Business Park, Dordon, Tamworth, B78 1SG. Web Site: www.bristan.com Telephone: 0330 026 6273. Email: enquiries@bristan.com
 * - Lifetime guarantee applies to products purchased on or after 01/04/2026. See www.bristan.com/guarantees for more information. The information contained on this page was correct at date of issue. Listed flow rates are indicative for the product. Different plumbing systems and flow regulators can produce higher or lower results. Fitting Dimensions are provided as a guide only. Some variation may occur due to manufacturing tolerances. Bristan pursues a policy of continuous improvement in design and performance of its products and so reserves the right to change specifications without prior notice.

DUL 1/2 C

DU LEVER Tap Range Design Utility Lever Basin Taps Chrome



Features:

- Long life 1/4 turn ceramic disc valves for added durability and smooth control.
- Robust metal fixing nut to secure the tap in place reducing the risk of loosening over time.
- A hard-wearing, flawless, scratch resistant chrome finish that lasts for years. Salt spray tested to ensure added durability.
- 10 year parts and 1 year labour guarantee for peace of mind.
- Co-ordinating Bathroom taps and Accessories available

Product Certifications:



WRAS Certificate No: 2203908
WRAS Expiry Date: 31/03/2027



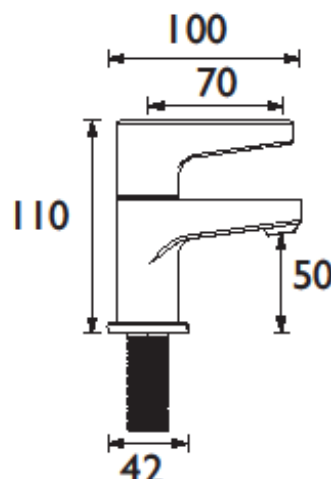
For more products, visit our website:
<http://www.bristan.com>



Specification

Product Type:	Bathroom Taps
Main Construction Material:	Brass
Mount Type:	Deck
Handle Type:	Lever
Connection Inlet:	1/2" BSP
Connection Outlet:	M16 Flow Straightener
Number of Tap Holes:	2
Valve/Cartridge Type:	1/2" Ceramic Disc Valve - 1/4 turn
Plumbing System Requirements:	Suitable for all plumbing systems
Minimum Dynamic Pressure (bar):	0.2 bar
Maximum Dynamic Pressure (bar):	5 bar
Maximum Hot Water Temperature °C:	65°C
Maximum Static Pressure (bar):	10 bar
Isolation Included:	No

Dimensions (measurements in mm)



Flow Rates (l/min)

System Pressure (bar)	0.2	0.5	1	2	3	5
DUL 1/2 C (Cold)	8.5	13.4	18.9	26.8	32.8	42.3
DUL 1/2 C (Hot)	8.5	13.4	18.9	26.8	32.8	42.3

TECHNICAL DATA SHEET



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D9

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* - 10 year guarantee applies to products purchased on or after 01/04/2021. Non-chrome product finishes carry a 3 year guarantee on finish. See www.bristan.com/guarantees for more information. The information contained on this page was correct at date of issue. Fitting Dimensions are provided as a guide only. Some variation may occur due to manufacturing tolerances. Bristan pursues a policy of continuous improvement in design and performance of its products and so reserves the right to change specifications without prior notice.

Close-Coupled Pan, Cistern & Seat

Product Overview

The Livenza Plus toilet pan and cistern complement any bathroom look with a contemporary yet classic aesthetic, rimless toilet pan, fully compliant cistern, and choice of seat and flush options.

Features & Benefits

- + Rimless toilet pan with direct flushing technique offers improved hygiene levels by reducing the build-up of bacteria and making cleaning easier
- + Pan can support up to 60st (400kg) to cater a wide variety of users
- + Rounded edges and corners reduce the risk of injury in the event of a trip or fall
- + Two seat options – Carbamide model offers extra strength and durability, with our polypropylene PP seat a stylish, cost-effective solution – both feature soft-close hinges which are slower, quieter and safer for users, and support up to 23.5st (150kg)
- + BS EN 997 approved toilet pan for guaranteed flush performance
- + Available with either a raised push button or spatula lever flush, both of which can be easily operated by hand, closed fist or elbow
- + Optional sensor flush valve offers contact-free flushing and is available separately; order alongside the Livenza Plus Cistern with Raised Push Button Flush and install in place of the button flush mechanism/valve
- + Lever flush can be installed left or right-handed
- + Cisterns with lever or raised push button flush mechanisms offer full (6 litre) and reduced flush options for increased performance and water efficiency
- + Cistern is fitted with a top-fill inlet valve that has an all round air gap which fully complies with the current UK Water Regulations
- + Overflow pipe is 300mm above pan rim, fully complying with current UK Water Regulations
- + Bottom inlet water connection simplifies pipework
- + Supplied with fixing kit as standard

Livenza Plus





REF: A221572000

CONTESA

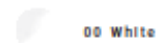
ECO - Rectangular steel bath



DIMENSIONS

Length	1700 mm
Width	700 mm
Height	315 mm

COLOURS AND FINISHES



PRICE (VAT INCLUDED)

£410.82

FEATURES

Anti-slip type: Integrated
Capacity (people): 1
Drain: Not Included
Installation legs: With legs
Installation structure: Naked
Installation type: Drop-In
Internal height (mm): 315
Internal length (mm): 1525
Internal width (mm): 575
Material: Steel
Shape: Rectangular
Water capacity to overflow (l): 130



Slip-resistant base (anti-slip)