

Wecock Housing Office Conversion

APP/24/00978

Discharge of Condition 2

Water Use Calculation - Fittings Approach Method Rev A - 5th June 2026

Extract from AD G - 2.8 -2.12 & Table 2.2

Optional requirement

2.8 The optional requirement only applies where a condition that the dwelling should meet the optional requirement is imposed as part of the process of granting planning permission. Where it applies, the estimated consumption of wholesome water calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.

2.9 The person carrying out the work must inform the **BCB** where the optional requirement applies.

2.10 As an alternative to calculating the water consumption (as paragraph 2.8), a fittings approach that is based on the water efficiency calculator methodology may be used.

2.11 Where the fittings approach is used, the water consumption of the fittings provided must not exceed the values in Table 2.2. If they do, the water efficiency calculator must be completed to demonstrate compliance. Similarly, where a shower is not to be provided or where a waste disposal unit, a water softener or water re-use is to be provided the water efficiency calculator must be completed.

2.12 Where the fittings approach is used, the notice given under regulation 37 should state "Less than 110 litres/person/day using fittings approach".

Table 2.2 Maximum fittings consumption optional requirement level	
Water fitting	Maximum consumption
WC	4/2.6 litres dual flush
Shower	8 l/min
Bath	170 litres
Basin taps	5 l/min
Sink taps	6 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram

Notification of water efficiency calculation to the BCB

2.13 Where regulation 36 applies, regulation 37 of the Building Regulations and regulation 20(1) and (4) of the Building (Approved Inspectors etc.) Regulations require that a notice specifying the calculated potential consumption of **wholesome water** per person per day relating to the dwelling as constructed be given to the appropriate **BCB**.

2.14 In most cases, this notice must be given to the **BCB** no later than five days after the completion of the **building work**. However, where the **BCB** is an Approved Inspector and the dwelling is occupied before completion, the notice must be given no later than the day that the initial notice ceases to be in force in consequence of regulation 18 of the Building (Approved Inspectors etc) Regulations when this is earlier than five days after the completion of the work.

2.15 It is permissible for the notice to be served on the **BCB** electronically provided the **BCB** has stated its willingness to receive the document by those means and it is delivered to the electronic address that the body has specified.

2.16 Local authorities are unlikely to be able to give a completion certificate for the building until the notice required under regulation 37 of the Building Regulations has been received. Approved Inspectors are unlikely to be able to give a final certificate until the equivalent notice under regulation 20(1) and (4) of the Building (Approved Inspectors etc.) Regulations has been received.

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 - 6lpm 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 - 5lpm 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 - 8lpm Robert Pearson combined isolation valve and flow rate regulator - See Appendix XII WRAS Certified
WC	AKW Livenza Close Coupled WC pan and cistern	No flow restrictor 4/2.6 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	Tenancy clause - limited to a max consumption of 8.17 l/kg

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 ballfix
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



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Plan No: 25/5230/FP

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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