

FIRE REQUIREMENTS
(a) 30 minute protected route with FD30S Fire Doors
(b) 30 mins separation to walls/ceilings between units of accommodation.
(c) Multi-purpose AFFF 6 litre foam or 1.5kg dry powder extinguisher required on each floor in escape route (subject to risk assessment under Fire Safety Order).
(d) Fire blanket in kitchen.
(e) Grade A LD2 Alarm system –interlinked smoke detectors to escape route plus each bedsit, lounge and cellar/basement, and heat detector to shared kitchen. To include control panel, call points and min 75db at bedhead.
(f) No requirement for emergency lighting or signage, unless complex escape route.

ALL WALLS AND CEILINGS TO HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.

1/2HR FRSCSD ---- HALF HOUR FIRE RESISTING SELF CLOSING SMOKE DOORS

FIRE BLANKETS & FIRE DOORS
TO BE FITTED IN ACCORDANCE WITH THE LACORS QUICK REFERENCE GUIDE (ON COUNCIL'S WEBSITE) OR AS SPECIFIED IN SCHEDULES OF WORK ATTACHED TO LICENCE OR STATUTORY NOTICE.

ALL SHOWERS AND WASH-HAND BASINS MUST HAVE TAPS PROVIDING AN ADEQUATE SUPPLY OF COLD AND CONSTANT HOT WATER.

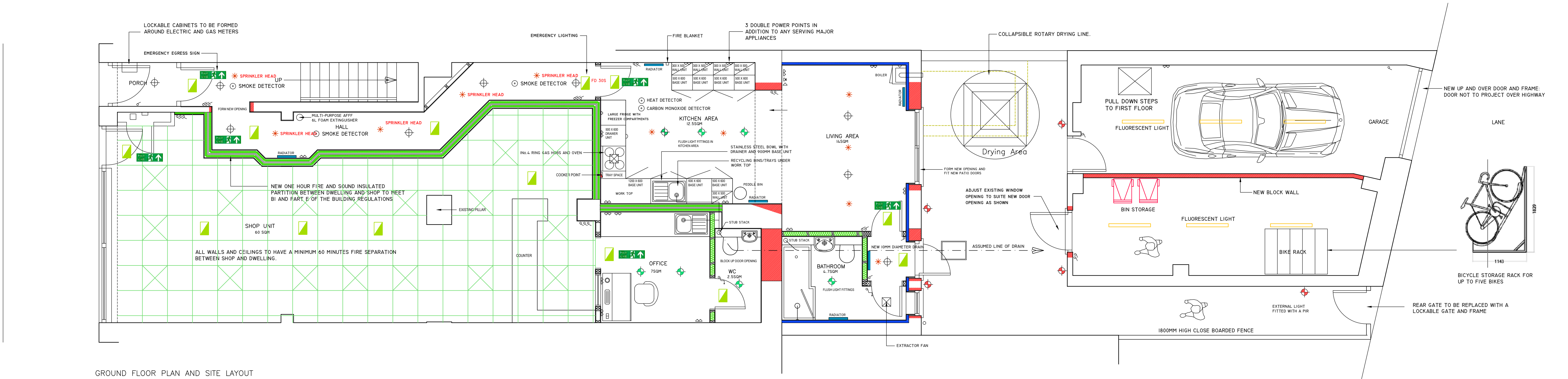
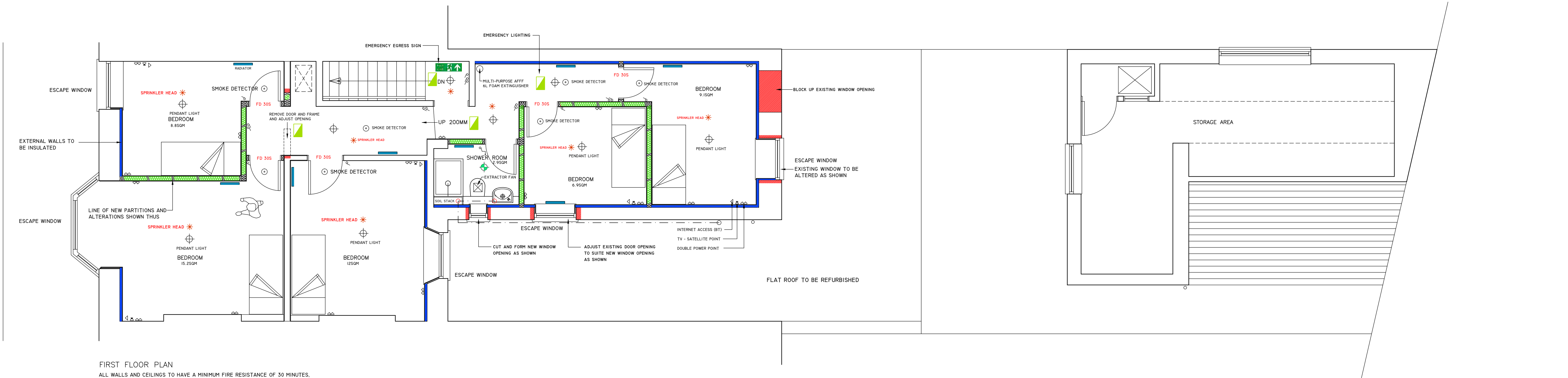
ALL SHOWER ROOMS MUST BE SUITABLY AND ADEQUATELY HEATED AND VENTILATED E.G. CENTRAL HEATING RADIATOR VENTILATION IN THE FORM OF OPENABLE WINDOW OF ADEQUATE SIZE AND/OR MECHANICAL VENTILATION, HAVING AN OVERRUN DEVICE.

ALL TOILETS, WASH HAND BASINS AND SHOWERS MUST BE 'FIT FOR THE PURPOSE' E.G. IN GOOD REPAIR AND SAFE TO USE AND CAPABLE OF BEING EASILY CLEANED.

ALL SHOWERS, BATHS AND WASH HAND BASINS MUST HAVE SUITABLE SPLASHBACKS.

HEATING:
EACH UNIT OF LIVING ACCOMMODATION WILL BE EQUIPPED WITH ADEQUATE MEANS OF SPACE HEATING, I.E. A SYSTEM THAT CAN BE CONTROLLED BY THE OCCUPANTS, THAT HAS BEEN SAFELY AND PROPERLY INSTALLED AND MAINTAINED AND CAN HEAT THE WHOLE DWELLING. THE OCCUPIERS MUST BE ABLE TO REGULATE THE TEMPERATURE. EXAMPLE: A GAS FIRED CENTRAL HEATING SYSTEM WITH INDIVIDUAL RADIATORS THROUGHOUT THE PROPERTY WITH A THERMOSTAT CENTRALLY LOCATED (OR ON INDIVIDUAL RADIATORS) THAT THE OCCUPIERS CAN ADJUST THEMSELVES.

ALL BATHROOM, SHOWER ROOMS AND WC WILL BE SUITABLY AND ADEQUATELY HEATED AND VENTILATED.



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	Rev No.	Date:	Revision:	

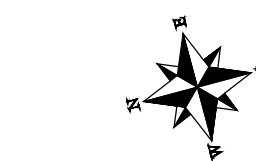
EXISTING
TWO BEDROOM FLAT FOR RENT OR SALE

PROPOSED
FIVE PERSON HOUSE OF MULTIPLE OCCUPATION FOR RENT



Project:
50 COMMERCIAL ROAD
PORT TALBOT
SA13 1LG

Title:
PROPOSED PLANS



Scale: 1:50
Date: 0320
Project No. 4434

Drawn: RWJ
Checked: RWJ
Drawing No. (---)03

