

## 1. RE-ARRANGING THE KITCHEN LAYOUT

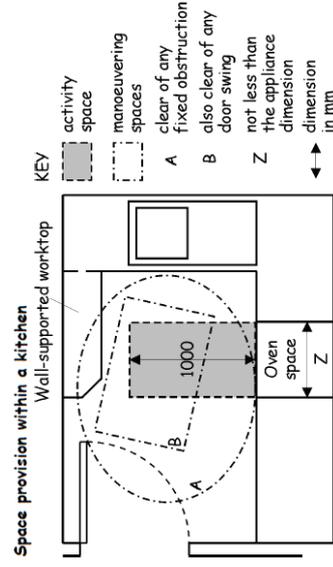
Where it is proposed to rearrange the positions of kitchen units and worktops adequate space should be provided that allows the room to be used safely and conveniently.

A clear manoeuvring space at least 1.5 x 1.5 m square, or an ellipse of 1.4 x 1.8 m, should be provided. A wall-supported worktop, the underside of which is at least 750 mm above floor level, may overlap this space by not more than 300 mm.

A door may open over this manoeuvring space but an area of at least 1.1 x 0.8 m should be provided outwith the door swing that would allow a wheelchair user to enter and close the door.

In a small kitchen where these spaces cannot be achieved, the space provision within the altered kitchen should be no worse than previously existed.

If a cooker is relocated there must be a working space in front of the oven to allow the door to be opened safely. The working space must be 1 metre deep for the full width of the oven.



## 2. PLUMBING

Fittings such as sinks, washing machines and dishwashers may be added to a kitchen.

The waste pipes from these should be connected into an existing soil vent pipe or to a branch pipe leading to the soil vent pipe using proprietary connectors.

Each appliance should be connected separately to the vent/branch pipe using a deep seal trapped 40 mm diameter plastic pipe. The pipe must be laid to a fall of not less than 1 in 60, towards the soil vent/branch pipe. The new appliance must not be more than 3 m from the soil vent pipe or branch pipe.

## 3. ELECTRICS

Sockets

There should be at least 6 electrical sockets in the kitchen although it is recommended that more are provided to cater for the increasing number of electrical appliances used in kitchens today.

Sockets that are concealed, such as at the back of white goods, should be provided with separate accessible switching that allows the appliance to be isolated.

Light switches should be located at a height between 900 mm and 1100 mm above floor level. A minimum of 3 sockets should be located at least 150 mm above worktop level with the other outlets positioned at least 400 mm above floor level but not higher than 1200 mm.

Switches and socket outlets should be positioned at least 350 mm from an internal corner or obstruction.

Sockets must not be located close to a sink so as to avoid wetting of electrical appliances which are plugged in, or located immediately behind a cooker hob for safety reasons. A 30 mA RCD (residual current device) should be installed to the electrical circuit.

Recessed lights

A ceiling usually provides resistance to the passage of one or more of the following: fire, heat and sound. It may also contribute to the control of condensation or the air tightness of the house. Recessed light fittings can have an adverse impact on these functions and as such further advice should be sought where it is proposed to install them.

Notwithstanding the above, it is also important that recessed light fittings are installed in accordance with the manufacturer's instructions particularly with regards to maintaining free air movement around the holder for cooling and for the avoidance of wetting.

When fitting the recessed lights, the floor/roof structure must not be affected.

**Note** - All electrical installations must be carried out by a competent person, for example an electrician who is a member of SELECT or NICEIC.



#### 4. VENTILATION

Kitchen ventilation is normally provided by mechanical extract fan.

Where altering an existing kitchen, which currently has an extract fan, it can be replaced or repositioned but it should not be removed.

Where altering an existing kitchen, which currently has no mechanical ventilation, you should consider fitting an extract fan. This will assist in removing the moisture generated by the processes that are carried out in the kitchen.

Kitchen extract fans should have an extract rate of at least 30 litres/second (l/s), where fitted above the hob or 60 l/s if located elsewhere. It must be ducted directly to the outside air and have a specific fan power value not greater than 0.5 watts/litre/second.

A trickle ventilator, such as a slot ventilator, commonly found in the head of a window, should be installed to provide replacement air for any new extract fan.

Where the proposals include replacing any existing windows within the room please refer to our 'Replacement Window' guidance leaflet

Extract fans that are installed to operate when the kitchen light is on must be wired through an isolator switch to separate the light from the fan. This will allow the fan to be cleaned/ repaired whilst the light is on.

#### 5. WALL/CEILING LININGS

Some wall or ceiling linings such as non fire retardant polystyrene can cause serious fire risks and care must be taken when considering their use. Where timber wall and ceiling linings are used they must be protected from fire spread by the application of a fire retardant coating.

#### 6. GENERAL

You should ensure that you are aware of your statutory obligations under building regulations, planning legislation and any other relevant permission and that any firm or person employed to carry out work is competent.

The Scottish Building Standards Division provides guidance on how to comply with the building regulations and this can be accessed on their web site at [www.scotland.gov.uk/bsd](http://www.scotland.gov.uk/bsd). Follow the links to 'Publications Library' 'Technical' 'Domestic Handbook'.

## ALTERATIONS TO EXISTING KITCHENS TO 1 AND 2 STOREY HOUSES

Based on the 2013 Technical Handbooks

This leaflet is designed to help you if you intend to carry out alterations to an existing kitchen. The alterations described in this leaflet do not require a building warrant. However, the work you undertake must meet the requirements of the building regulations. This leaflet sets out one common way that this can be achieved.

If you don't follow this guidance you should seek professional advice to make sure your proposals will meet the building regulations.

The leaflet does not apply to more complex work such as removing, or altering, a load bearing wall. It also does not apply to alterations within houses having a floor level more than 4.5 m above external ground level, or flats and maisonettes. Such work will require a warrant and you should discuss the proposals with the Building Standards Section of your local authority.

Where a warrant is required it is against the law to start work without first obtaining it.