



FOR ARCHITECTS & DESIGNERS · BATH & MID SOMERSET

Electrical Specification Guide for Architects & Designers

Bringing the electrician in early — ideally RIBA Stage 2–3 — avoids redesigns and budget surprises later. This guide covers what to allow for electrically in a high-end renovation so it can be specified with confidence.

DS Electrical works alongside architects and designers across Bath and Mid Somerset as the electrical partner on renovation projects. We offer a free review of your drawings and a clear budget estimate priced to the spec.

This is a practical checklist of provisions to allow for, room by room and system by system. It is written for the planning stage — the earlier these decisions are made, the cheaper and cleaner they are to deliver. Send us your drawings and we will mark up what is needed and price it to the specification.

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01 Before you finalise layouts

The fundamentals are easiest to resolve while the drawings are still fluid. Establish what the building can carry before the layout is locked.

- Survey the existing installation early — an EICR on what's there to understand its condition
- Establish supply capacity: single- or three-phase, and the main fuse rating
- Confirm the consumer unit location and that there is space and capacity for the planned load (EV charger, heat pump, induction hob, AV)
- Identify whether a board upgrade or a supply upgrade is needed
- Flag listed and conservation constraints up front

02 Kitchens

The kitchen carries the heaviest load and the most layered lighting in the house. Allow for it generously.

- Dedicated circuits for the oven, hob or induction, and high-load appliances
- Ring or radial circuits for general appliances
- Extractor supply
- Under-cabinet and plinth LED
- Layered lighting (task and ambient) on separate switched and dimmed circuits
- Island power via floor boxes or pop-ups
- USB-C points
- Supply for boiling-water taps
- Allowance for future appliances

03 Bathrooms & wet rooms

Everything in a wet area is zoned to BS 7671, so the fittings and their positions need specifying with the zones in mind.

- IP-rated downlights specified to the correct zones

- Backlit and demisting mirrors
- Shaver supply
- Humidity or timer extractor
- Underfloor heating connection and thermostat position
- Heated towel rail circuit
- All zoned correctly to BS 7671

04 Lighting design

A proper scheme is layered and controllable. Plan the control method and the feature positions before first fix.

- A layered scheme: ambient, task and accent
- Separate switching and dimming circuits
- Scene control, wired or smart
- Back-boxes and conduit allowed for feature and pendant positions
- External and landscape lighting with controls
- Emergency lighting where required

05 Power, data & AV

Be generous with provision and run everything back to a single, ventilated comms position.

- Generous socket provision, including USB-C
- Floor boxes for islands and desks
- Structured data cabling back to a comms position
- Ceiling-mounted hardwired WiFi access points for whole-home coverage

- TV and AV positions with power, data and conduit
- A media or comms cabinet location with ventilation and power

06 EV & future-proofing

Even where systems aren't going in now, leaving the capacity and the routes in saves a major retrofit later.

- Allow a dedicated EV charger circuit (Type A RCBO) even if not installing immediately
- Leave spare ways in the board
- Keep capacity headroom for a heat pump or induction
- Run containment or conduit for likely future cabling

07 Heating & smart controls

Wire the smart backbone in during the build rather than retrofitting it afterwards.

- Underfloor-heating manifolds and wiring centres
- Smart thermostats (Hive, Nest)
- Zoning
- Boiler and heat-pump controls
- A wired backbone for smart home (Hue, Hive, Nest) where possible

08 Heritage & listed properties

Older fabric demands a lighter touch and careful documentation. DS carries out heritage and listed-building rewires.

- Minimise chasing
- Plan surface versus concealed routes
- Period-appropriate accessories
- Work within conservation-officer constraints
- Careful first-fix in lath-and-plaster and solid walls
- Document everything for the property file

09 Compliance touchpoints

The certification path is straightforward when it is planned in from the start.

- BS 7671 18th Edition
- Part P building-control notification (DS self-certifies via NAPIT)
- An EICR on the existing installation
- Full certification handed over for the O&M and property file

10 How DS works with you

One firm, one point of contact, priced to the specification rather than guessed over the phone.

- A free review of your drawings
- A clear budget estimate priced to the spec, not a phone guess
- A single point of contact
- Tidy work kept on programme
- Full certification for the handover pack

Accreditations: NAPIT approved, TrustMark, Part P registered, City & Guilds, BS 7671 18th Edition.



NAPIT



CITY & GUILDS



TRUSTMARK



PART P



BS 7671

GET STARTED

Send us your plans or drawings for a no-obligation budget estimate.

A free review of your drawings and a clear budget estimate priced to the spec. Call DS Electrical directly or email your plans across.

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