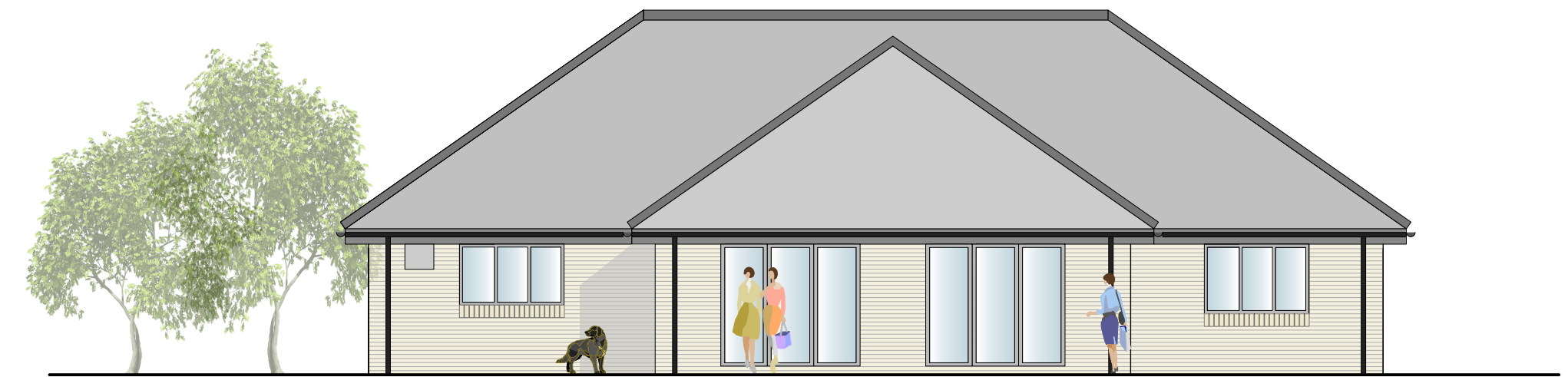
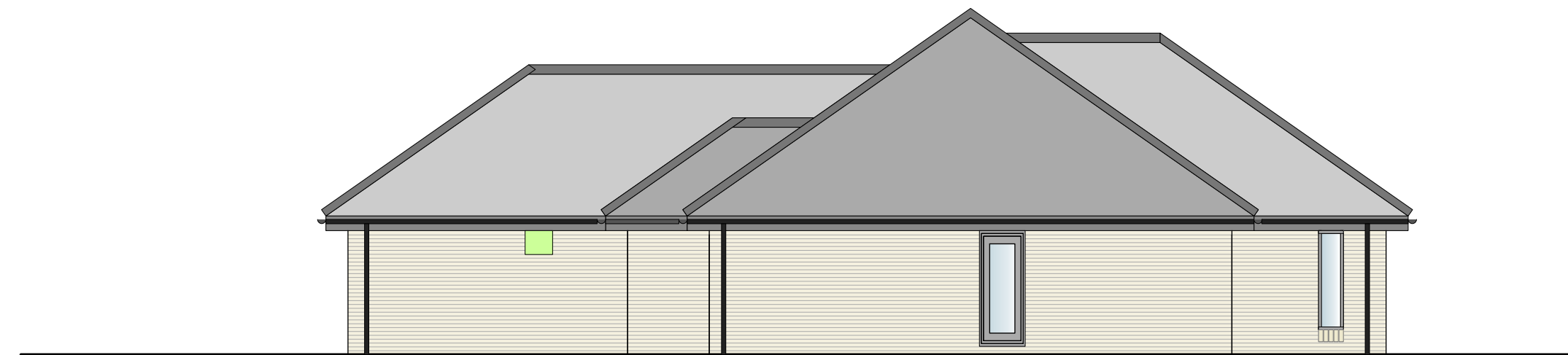


PROPOSED FRONT ELEVATION  
SOUTH



PROPOSED REAR ELEVATION  
NORTH

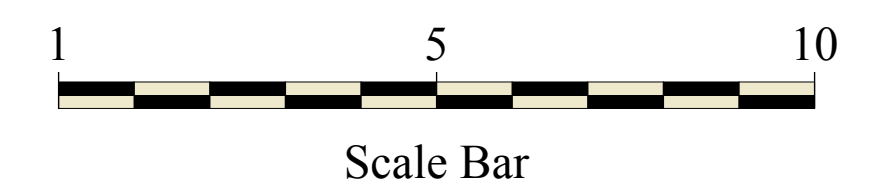
\* Construction notation applies to all nine dwellings



PROPOSED SIDE ELEVATION  
EAST



PROPOSED SIDE ELEVATION  
WEST



Scale Bar

John Dickie Associates  
Chartered Building Engineers  
5, Victor Way, Cherry Holt Road,  
Bourne, Lincs PE10 9PT  
Tel 07778 297733 jda@ndirect.co.uk

Erection of Nine Dwellings on Land off  
Crossgate Lane, Pinchbeck, Spalding  
PE11 3XW

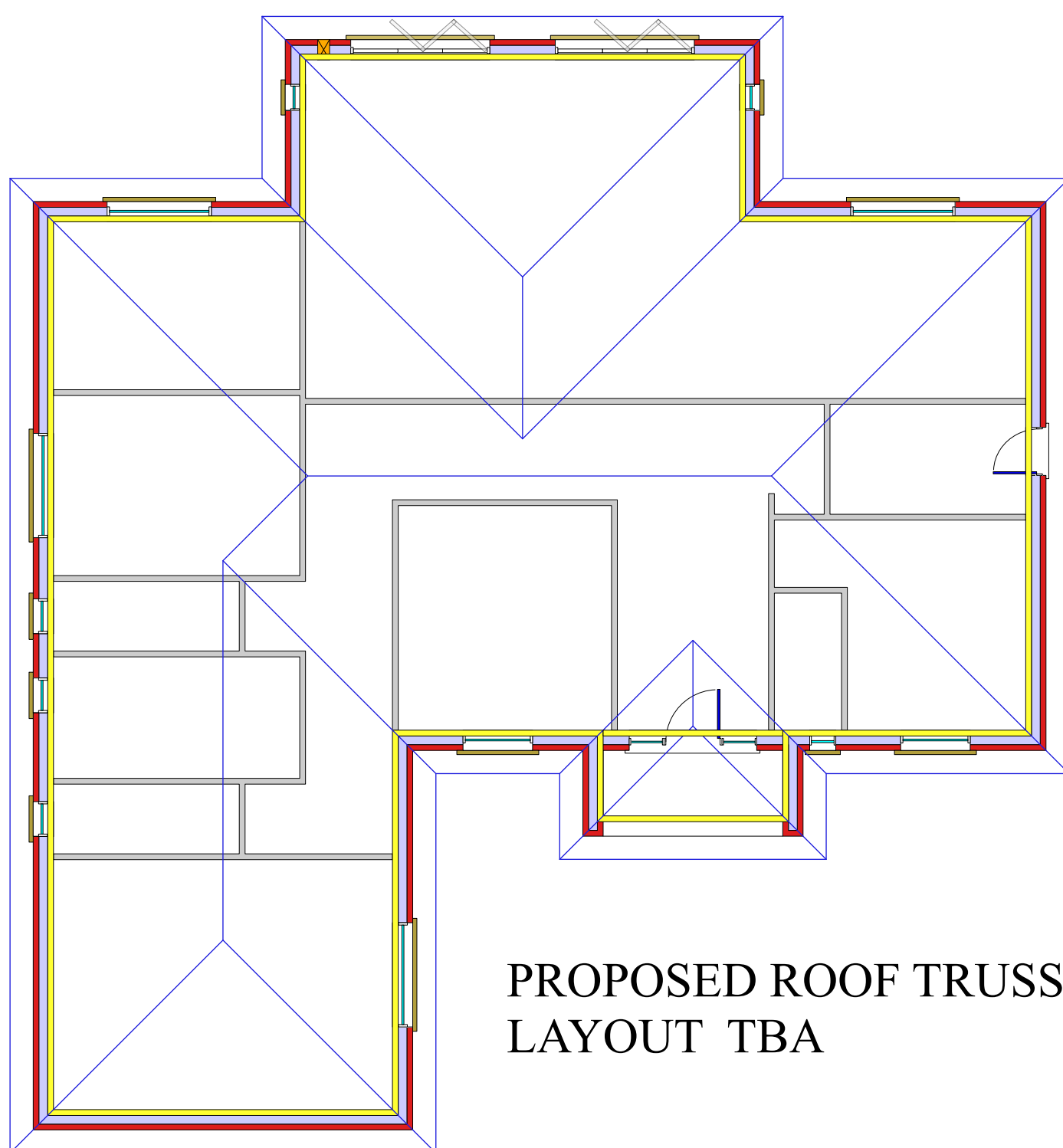
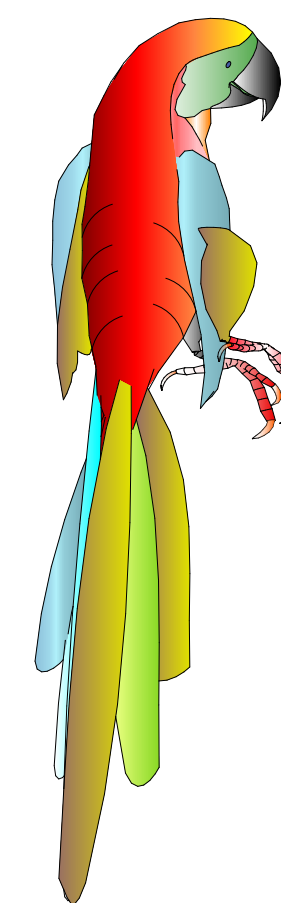
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Plot Nine Details

Client : Melbourne Properties Limited

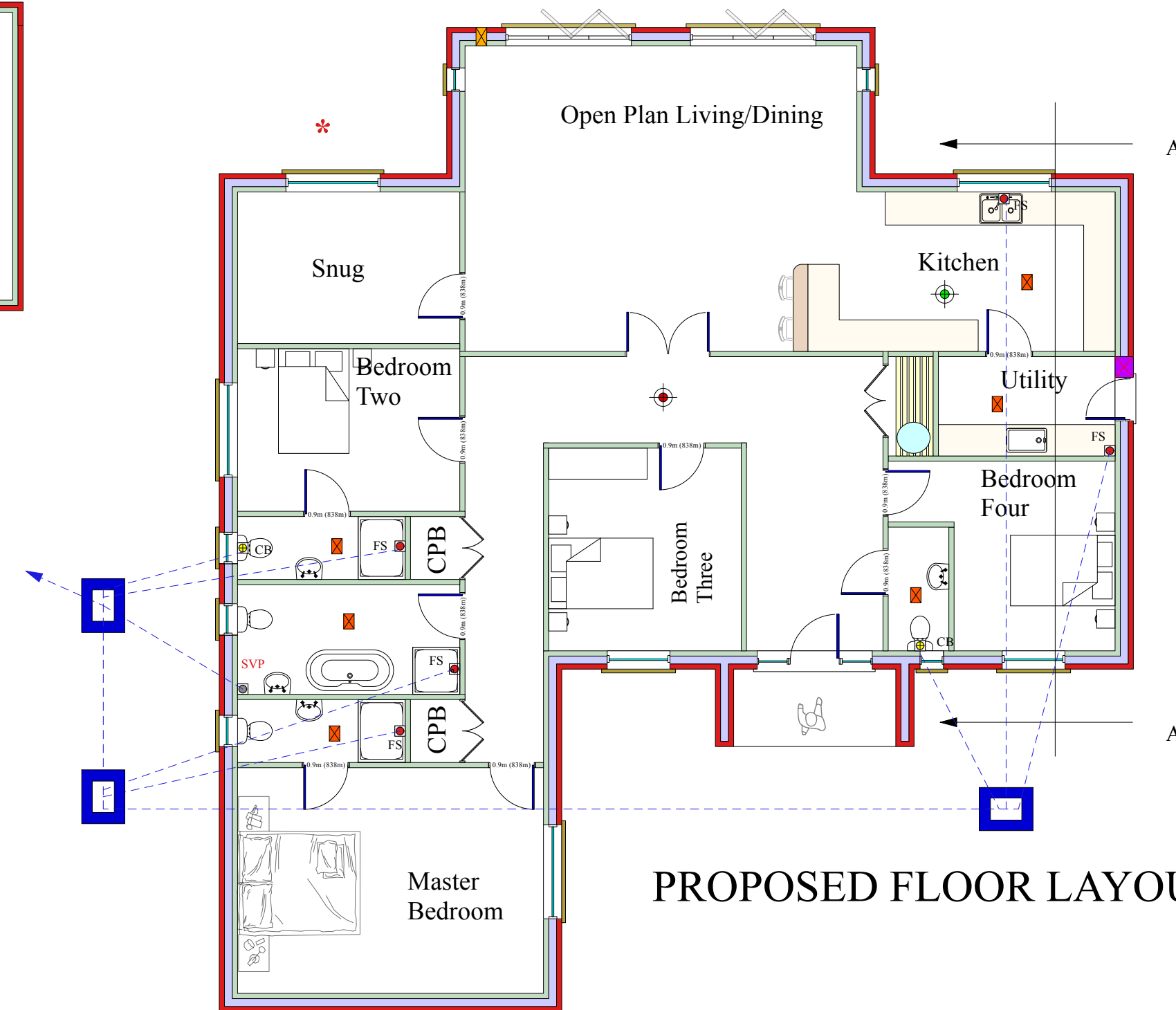
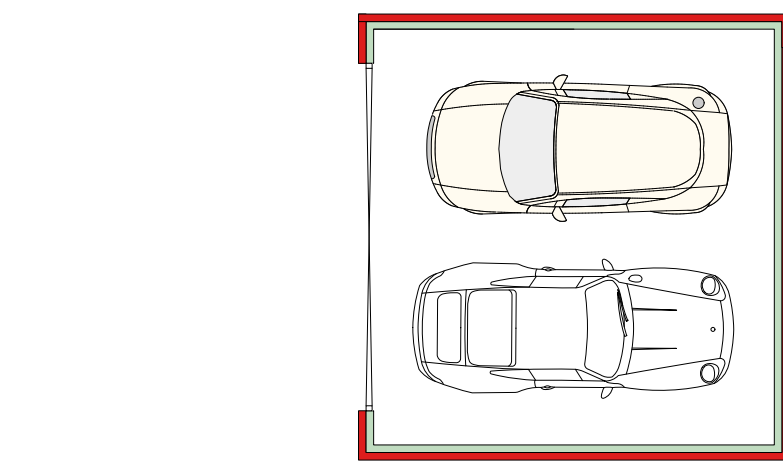
Date February 2025

Scale 1 to 100 at A1 Portrait

Drawing No JDA/2025/775/P9.001



PROPOSED ROOF TRUSS  
LAYOUT TBA



PROPOSED FLOOR LAYOUT

#### PART J HEAT PRODUCING APPLIANCES

##### Woodburner installation

The appliance must be installed by a registered engineer, or approved by Building Control. All the instructions in this manual should work in conjunction with Building Regulations document J. If there is a variation the most stringent requirement should be adhered to. The installation of this appliance must comply with current Building Regulations and local regulations, including those referring to national and European standards.

Building Regulations Document J advises that additional permanent air supply is required for appliances with an output of above 5Kw.

##### CO2 Alarm

It is required by building regulations that whenever a new or replacement wood/solid fuel or biomass appliance is installed in a dwelling a carbon monoxide alarm to BS EN 50292:2002 must be fitted in the same room as the appliance. It is required by Building Regulations that whenever a new wood/solid fuel or biomass appliance is installed in a dwelling, a carbon monoxide alarm to BS EN 50292:2002 must be fitted in the same room as the appliance. The alarm should be installed according to the alarm manufacturer's instructions and should not be considered a substitute for the appliance being installed incorrectly or regular maintenance of the appliance or the system by a competent person.

##### Spillage/Smoke testing

Spillage test will be required for woodburner as appliance is sited in an area containing an extract fan - in line with Approved Document (A.D.) J 2.1

\*Installation by a HETAS approved installer (www.hetas.co.uk)

##### HEARTHIS AND FIREPLACES FOR WOOD BURNING STOVE (with recess)

Fireplace walls to consist of non-combustible material of minimum 200mm thickness to the side, 100mm thick in the back wall recess, lined with suitable fire bricks.

Hearth to be of non-combustible material minimum 125mm thickness with no combustible material within 250mm.

Hearth to have projections extending outwards (to the sides) at least 150mm from the sides of the jambs and extending forwards at least 500mm from the front of the jambs.

Hearth also to extend 150mm outwards (to the sides) from the sides of the appliance and to extend forwards at least 300mm from the front of the appliance. Stoves to be 50mm minimum away from walls.

Boundary of hearth to be visually apparent.

##### THE INSTALLATION CHECKLIST, TESTING AND NOTICE PLATE

On completion of the works ensure compliance with the following:

- Checklist from Approved Document J Appendix A to be completed and given to owner and Building Control body.
- Flue should be smoke tested and tested for spillage.
- A notice plate to be completed and permanently fixed within the building where hearths and flues are fitted in compliance with Approved Document J

#### \* ESCAPE WINDOWS

Provide emergency egress windows to all ground floor inner rooms where indicated.

Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m<sup>2</sup>.
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

FS ■ FS - Floor Socket  
SVP ■ Soil and Vent pipe  
SS ■ Stab Stack  
CB ■ Collarboss

indicates a hard wired smoke detector

indicates a hard wired heat detector

Indicates a 225 x 225mm air brick to provide combustion air to the woodburner

Mechanical ventilation

Service entry point for Utilities Electricity, Water & Telecoms

trimming to trusses

bolt or catch to compress draught seal

draught seal

ROOF HATCH SEAL DETAIL

#### NOTES

All JDA issued drawings are to be read in conjunction with all relevant project drawings and specifications. Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be brought to the immediate attention of JDA.

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The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered. All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced. All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.

All Building Regulations inspections are to be carried out at the appropriate stages of work.

This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.