PLOT 17

CASTLE BUILDING LTD

PROPOSED HOUSING DEVELOPMENT
KING'S ROAD • PINCHBECK ROAD
SPALDING.

Date FEB. 04 Scale 1:50

1004.03.46

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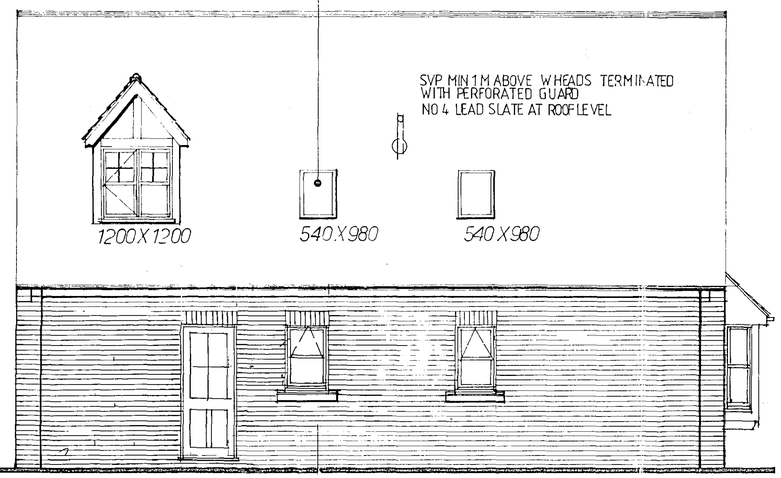
15 JUN 2004
Ref: 0792/04

DETERMINED PLAN



NORTH



WEST

ROOF FLASHINGS

Dormer Intersections
At roof valleys, No 5 lead , 19mm exterior grade lay boards. At dormer cheeks, No3 lead soakers dressed under tiles and dormer facings.

Main Roof Valleys
No 5 lead valleys on 19mm exterior grade plywood lay boards. Lead dressed under tiles and over treated fitting fillets.

Roof Windows
Skyview windows with appropriate flashing for concrete slates. Low E insulating glass units. U-valve 1.9 w/m2/k refer to elevations for sizes. Units complete with trickle ventilators with vent free areas as specified.

SVP MIN 1M ABOVE W HEADS TERMINATED WITH PERFORATED GUARD
NO 4 LEAD SLATE AT ROOF LEVEL

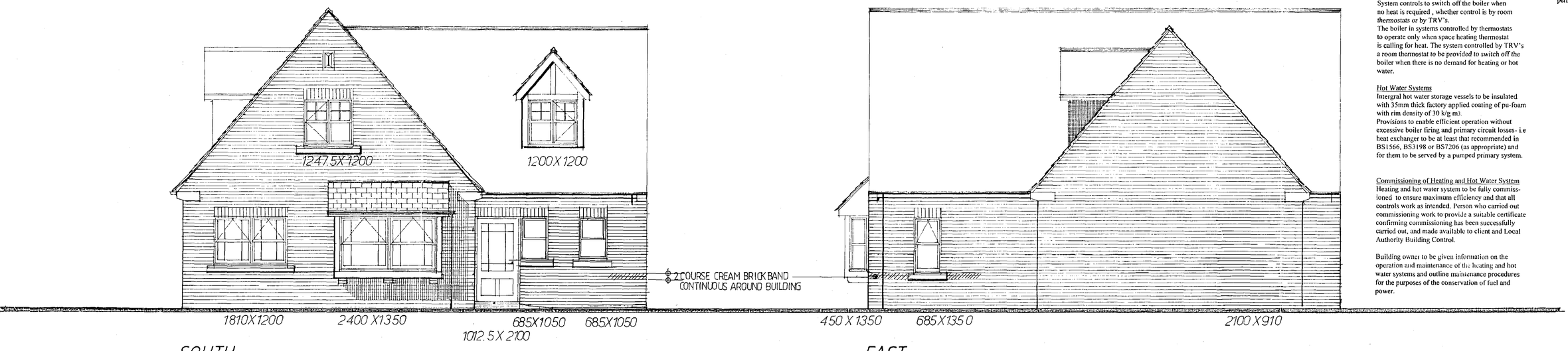
WINDOW CILLS
Artificial stone window cills , throated weathered and stooled 2000 gauge polythene dpm under and behind cill cavity closed at cill with 20mm thick Damcor insulated dpc.

CANOPY ROOF

Roof covering, battens and Tyvek breather felt as main roof. Prefabricated roof frames comprising, 75x47mm timbers each securely bolted ti 100x47 cross beavers to wall. 250mm total thickness mineral quilt insulation to roof void Canopy gables - 19mm exterior grade plywood with No 5 lead covering UPVC fascia and soffit system to match main roof eaves.

ROOF FLASHINGS

Preformed cavity tray units over, with No 4 lead upstand / cover flashing.



SOUTH

EAST

BAY WINDOW

CILL
100X47 cill bearers at 400 centres (doubled at opening) Fully built into wall. Each bearer to be strapped with 30x5 galvanized straps fixed along beaver and turned down inner wall face min 600mm and securely fixed. 8mm exterior grade plywood soffit board 90mm Celotex tuff 30002 insulation between bearers, 90mm thick. 19mm cill board with 500 gauge polythene under. Ex 100x100 mm s/w corner posts.

BOILER INSTALLATION

General
Combination boilers in position shown on drawings. Boilers on external walls to be installed with balanced flues with wire protection guards externally where boilers are installed in purpose made cupboards, factory made metal chimneys to be provided using component sections and installation in accordance with Clause 1.42 (a) Part J or single wall component system complying with B.S.715: 1993 and installation to B.S.5440-12000. Chimney to be kept suitable distance away from combustible material all in accordance with diagram 1.7 P.21 of approved document Part J. Chimney located distance x (manufacturers declared minimum) as defined by testing to B.S.443 Part 1: 1990 (1996).

Flues Configuration
Flues to be straight and vertical to avoid the resistance of flue gases. Where bends are essential - max 45°angle to the vertical incorporated. (max roof vents limited to 4 no. in accordance with clause 1.48.

Permanent Ventilation to Boiler Compartment
Ventilation to open flued appliance in cupboard to follow guidelines of diagram 3.2, Part J. Clear vent openings in door to be min. 1000 mm2 per kw input (net) at high level and 2000mm2 per kw input at low level.

Size of Flue
CE marked appliance (compliant with gas appliances safety regulations) flue to be sized in accordance with the manufacturers installation instructions. Chimney flue pipe to have at least the same cross sectional area as that of the appliance flue outlet.

Height of Flue Pipe
Natural draught from flued appliance sited and terminated above roof intersection in accordance with BS. 5440-1:2000. If fan assisted appliance - flue to terminate min. 150mm above roof level.

Heating and Hot Water Systems

Boiler Efficiency
Boiler used to SEDBUK not less than 78% for mains natural gas, 80% for L.P.G and 85% for oil fired.

Space Heating System Controls
Applicable to central heating systems using natural gas , L.P.G. and oil .

Zone Controls
System to control the temperatures independently in areas that have different heating needs i.e provision of room thermostats and thermostatic radiator valves. Timing zone divided into two temperature control sub-zones as appropriate.

Timing Controls
Timing devices to be provided to control the periods when the heating system operates.

Boiler Control Interlocks
System controls to switch off the boiler when no heat is required , whether control is by room thermostats or by TRV's.
The boiler in systems controlled by thermostats to operate only when space heating thermostat is calling for heat. The system controlled by TRV's a room thermostat to be provided to switch off the boiler when there is no demand for heating or hot water.

Hot Water Systems
Intergral hot water storage vessels to be insulated with 35mm thick factory applied coating of pu-foam with rim density of 30 k/g m3.
Provisions to enable efficient operation without excessive boiler firing and primary circuit losses- i.e heat exchanger to be at least that recommended in BS1566, BS3198 or BS7206 (as appropriate) and for them to be served by a pumped primary system.

Commissioning of Heating and Hot Water System
Heating and hot water system to be fully commissioned to ensure maximum efficiency and that all controls work as intended. Person who carried out commissioning work to provide a suitable certificate confirming commissioning has been successfully carried out, and made available to client and Local Authority Building Control.

Building owner to be given information on the operation and maintenance of the heating and hot water systems and outline maintenance procedures for the purposes of the conservation of fuel and power.

Insulation of Pipes and Ducts

Provision to be made for insulating pipes and ducts to conserve heat. All heating pipework located outside the building fabric, insulation to be wrapped with insulating material min. thermal conductivity n/e 0.035 K/W/MK at 40°C and thickness equal to the outside diameter or the pipe up to a maximum of 40mm.

Combustion Installation on Completion

A report is to be drawn up by person responsible for work showing materials and components appropriate to the internal application have be used and that flues passed appropriate tests all in accordance with checklist at appendix A and test guidance at appendix E. Report made available to Building Control for approval.

Flue to be checked on completion and combustion appliance thoroughly tested to check for compliance with parts J2 and all in accordance with clause 1.54 of part J.

Flue to be checked at completion to show that it is free from obstruction and gas-tight and constructed with materials and components of sizes to suit the intended application. Appliance and flue to be spillage tested to check with compliance with J2 and requirements of Gas Safety (Installation and use of regulations) all as clause 1.54 P23 of Appliance Document.

Notice plate for flues and hearth (Requirement J4) information to be provided by flue blocks installation application and use all as paragraph 1.56 and notice plate provided as Diagram 1.9 and position adjacent to electricity consumer unit.

Part M4 Section 6
A 'level' approach is to be provided to the principal entrance with gradient no steeper than 1 in 20 with surface firm and even and its width not less than 900mm with accessible threshold at the entrance minimum entrance door clear opening min 775mm wide. Clear opening widths of door ways , habitable rooms and cloakroom to be in accordance with table 1 of Part M. Switches and socket outlets for lighting etc. In habitable rooms installed at height between 450mm and 1200mm height from finished floor level.
W.C. provision within the entrance storey Door to open outwards with minimum width in accordance with table 1 and compartment to provide a clear space for wheelchair users to access the w.c. and the wash basin positioned so that it does not impale access in accordance with diagrams 24 and 25 section 10 of approved document M3.

Solid Waste Storage
Residential Developments - Space to be provided for refuse/recyclable waste containers min. capacity of 0.25m3 . Paving to be provided for bins 1.5m2 not exceeding 25m from the collection point or 30m from the dwelling. Refer to layout plan for location. Max gradient of route to collection point - 1:12 with no steps. If steps cannot be avoided -3 no. max permitted along collection route.