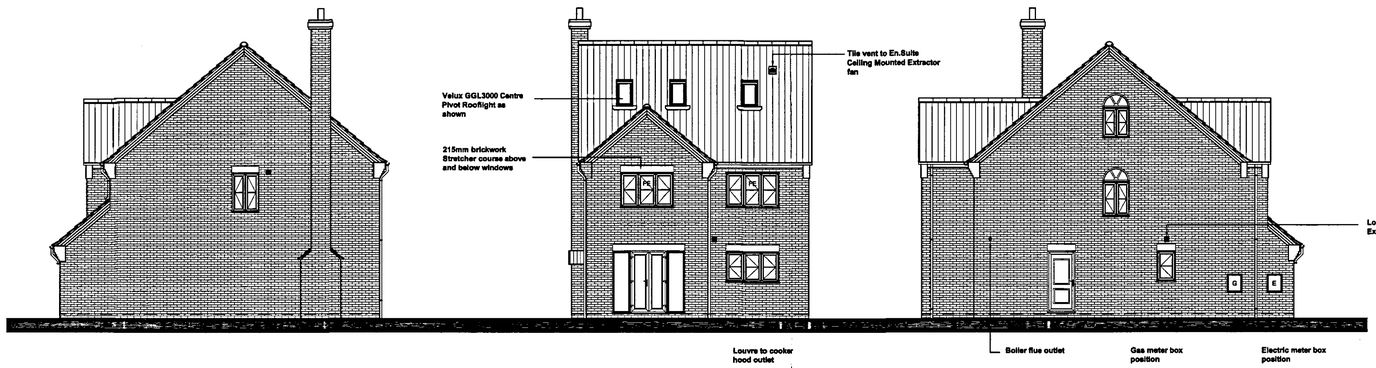


Front Elevation 1:50



Side Elevation

Rear Elevation

Side Elevation

CHIMNEY CONSTRUCTION
A chimney height of 4.5m or over is normally sufficient for flue draught. The depth of the chimney foundations should be the same as any adjacent wall foundation. In order to provide stability, masonry chimneys should be bonded to, or supported by, adjoining walls of the building. The masonry should be suitable brick, medium weight blocks or stone and mortar jointed. The minimum wall thickness of a masonry chimney is 100mm or 200mmm to another compartment or dwelling - see ADJ diagram 2.4. Combustibles must be at least 200mm away from the inside face of the flue liner and 40mm from the outside face of the chimney.The chimney should be lined with suitable liners and purpose made bends. Joints should be kept to a minimum and sealed with fire cement. Liner joints should be installed with the tongue pointing downward into the socket to contain moisture and condensate in the flue. Any voids between liners and masonry should be filled in accordance with manufacturer's instructions.A flue liner bend is used to create an offset to align the flue with house walling or to reach a chimney pot position. The number of bends should be kept to a minimum for better draw efficiency and to enable sweeping access. They are also used to prevent vertical rain ingress, but this can also be achieved with a suitable cowl. Where more than two bends at 45 degrees are to be used in a flue, additional sweeping access is required by ADJ 1.48. Bends must not exceed an angle of 45 degrees. A constructional hearth should be made of solid, non-combustible material such as concrete or masonry at least 125mm thick. No combustible material should be placed underneath a constructional hearth unless there is an air space of 50mm or more or the combustible material is at least 250mm below the top of the hearth. A finished/decorative hearth should be at least 12mm thick and made of non-combustible board/sheet material or tiles. For further information refer to ADJ sections 2.22 to 2.29 and 3.40 to 3.42.The fireplace recess should be constructed of solid non-combustible material. Internal solid walls and jambs should be at least 200mm thick and cavity walls should have at least 100mm thick leaves and 50mm cavity. Material in the cavity behind the fireplace should be non-combustible. For an open fire the fireplace recess should be at least 350mm deep. For burning solid fuel, ADJ suggests a minimum recess size of 500mm by 550mm using 200mm diameter liners and a flue cross sectional area of 15% of the face area of the fireplace.The height of an unrestrained chimney stack should not exceed 4.5 times the smallest plan dimension of the chimney stack. Please refer to ADJ section 2.10 and diagram 2.1 for recommended positions of the flue outlet above the roof. Details of clearances above easily ignitable roof coverings, such as thatched roofs, are set out in ADJ 2.12 diagram 2.2.A chimney needs to be made weather proof with mortar flaunching around the chimney pot on a brick or concrete capping with drip overhang. Mortar used for the chimney and flaunching should be resistant to rain and frost.. Lead flashings are needed at the junction with roof tiles and brickwork to prevent water penetration. A saddle tray damp proof course should be installed across the full span of the stack at the intersection with the roof to prevent water seeping down the chimney. Details of lead saddle trays and flashings are available from the Lead Association, Tel: 01892 850483.

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Oil Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent.Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler to have a SEDBUK rating of 86%. Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room.The boiler should only fire when the space heating or the Cyclinder thermostat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m*K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection agalnst frost, refer to BRE Report No. 262 2002 Edition.Oil storage tank should have a hard surface beneath such as concrete of paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally bunded type). Depending on location of oil storage tank fire protection may be required see site plan.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.Horizontal lateral restraint straps should be spaced not more than 2m centres and attached to at least 3 timber members through the use of noggings and packing. Attach to timber members with four steel screws or four 4 mm x 75 mm round nails for roofs and two into each joist for floors. The turn down end should be 100 mm at the centre of an uncut block or brick.Vertical restraint strapping should be at least 1m long. Where straps are fixed to masonry, hardened nails 8SWG x 75 mm long or wood screws into plugs No 12 x 50 mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150 mm of the bottom of the vertical strap.

SMOKE ALARMS
To be self contained,Interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to uiside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix min. 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ACCESSIBLE SWITCHES & SOCKETS
Inorder to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level.Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

FOUL DRAINAGE
Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

RAINWATER DRAINAGE
uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and BHDC building Inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practise for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H Information Council on Tel no: 01926 423 284.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:
1. An electrical Installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.The Engineer is to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

NOTICE PLATES FOR HEARTHS & FLUES (Requirement J4)
Information essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containg the following information:
-The location of the hearth, fireplace or the location of the beginning of the flue
-The category of the flue and generic types of appliances that can be safely accommodated
-The type and size of the flue and the manufacturers name and address details
-the installation date.
The notice plate should be robust and fitted next to the electricity consumer unit.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m² filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.The contractor should carry out percolation tests to determine the feasibility prior to constructing the soakaways. Detailed below is guidance on how to carry out the tests:
1. Excavate a trial pit to the same depth as the anticipated soakaway below the invert of the drain.
2. The trial pit should be 300mm - 1000mm wide and 1000 - 3000mm long.
3.It should have vertical sides trimmed square and, if necessary for stability filled with granular material.
4.When no granular material is used, it is advisable to place pegs into the trial pit at the 75% & 25% levels. This allows the water level readings to be taken accurately.
5.The trial pit should then be filled and allowed to drain three times to near empty, with readings taken for:
-The time taken for the water level to lower to the 75% level
-The time taken for the water level to lower to the 25% level
6.When granular material is used, a full height, perforated, vertical observation tube should be positioned in the pit so that the water levels can be monitored with a dip tape
7.The trial pit should be filled on three separate ocassions to give a true reading on the ground conditions

Available at this office is a Soil Infiltration check sheet to be completed on site and a copy issued to the L.A Building Control Officer upon completion.

FILE COPY
PLANNING
PLAN
SDC
Planning & Development
24 APR 2008
Ref: 05/14/08

GENERAL CONDITIONS
Contractors are resonable for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,s *SAP calculation, Soil Investigtion or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Client :
Mr C Rawlings
"The Beeches"
Austendyke Road
Weston Hills
PE12 6BZ

Site :
Proposed Residential Dwelling :
Land adjacent to The Bell Public House
Austendyke Road
Weston Hills
Spalding

remway design Ltd
c / o South Linca Plant Hire
Enterprise Way
Pinchbeck
Spalding
PE11 3YR
Tel / Fax: 01775 768 921
Mobile : 07815 112 058
e-mail: jason@remwaydesign.co.uk

Date : dec05 | Scale : 1:25

Drawing No:
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