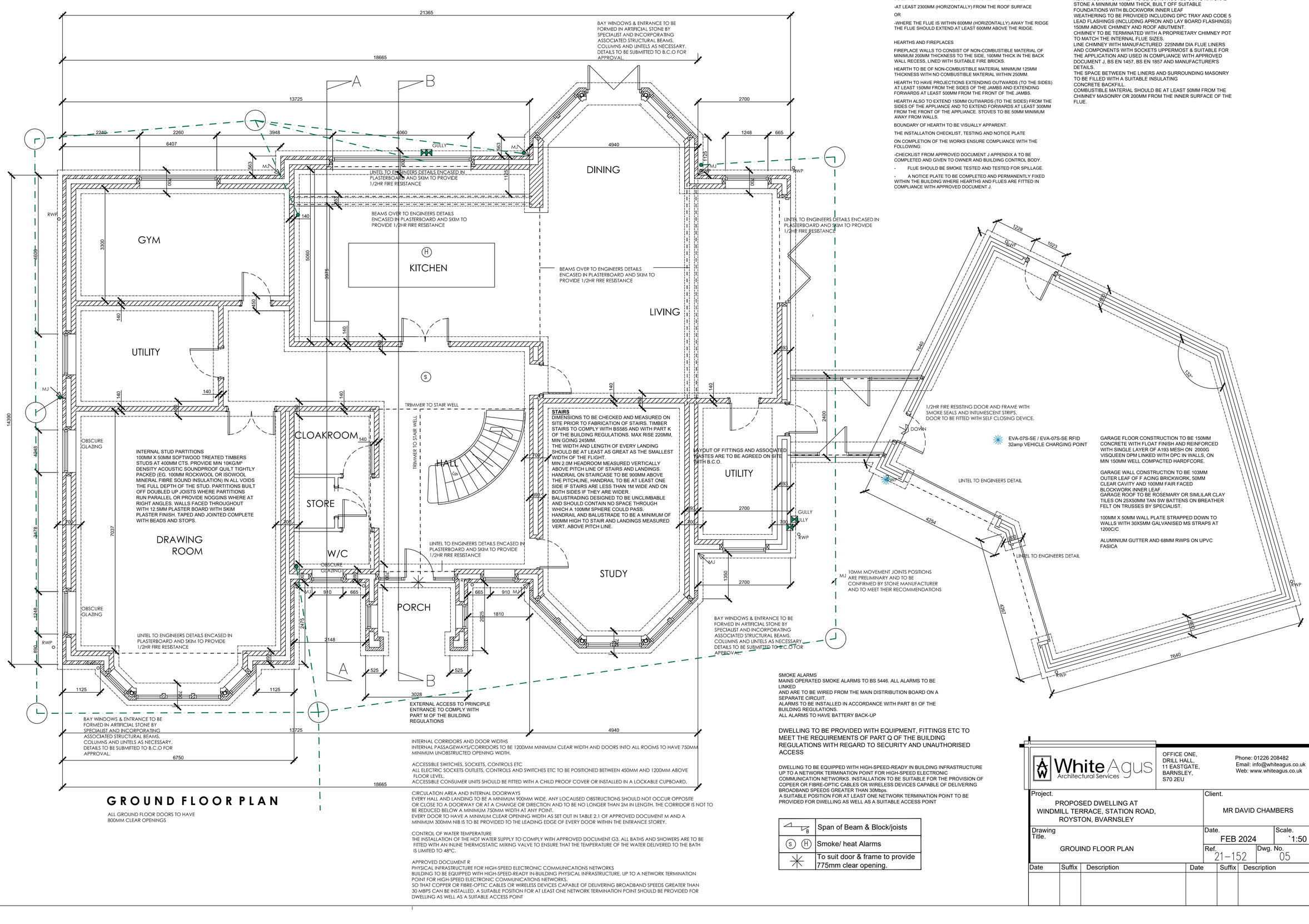


GROUND FLOOR PLAN

ALL GROUND FLOOR DOORS TO HAVE 800MM CLEAR OPENINGS

OUTLETS FROM FLUES

THE TOP OF THE FLUE PIPE SHOULD TERMINATE:

-2300MM HORIZONTALLY AWAY FROM ANY OPENINGS (I.E. WINDOWS) OR 1000MM ABOVE OPENINGS. -600MM ABOVE ANY ADJOINING OR ADJACENT BUILDING THAT IS WITHIN 2300MM MEASURED HORIZONTALLY

-AT LEAST 2300MM (HORIZONTALLY) FROM THE ROOF SURFACE

OR

-WHERE THE FLUE IS WITHIN 600MM (HORIZONTALLY) AWAY THE RIDGE THE FLUE SHOULD EXTEND AT LEAST 600MM ABOVE THE RIDGE.

HEARTHS AND FIREPLACES

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.

NEW MASONRY CHIMNEY (MASONRY DENSITY GREATER THAN 1500KG/M³)
CHIMNEY HEIGHT SHOULD NOT BE GREATER THAN 4.5 TIMES CHIMNEY WIDTH (MEASURED FROM THE HIGHEST POINT OF INTERSECTION WITH THE ROOF SECTION).
NEW MASONRY CHIMNEY TO BE CONSTRUCTED USING NATURAL STONE A MINIMUM 100MM THICK, BUILT OFF SUITABLE FOUNDATIONS WITH BLOCKWORK INNER LEAF
WEATHERING TO BE PROVIDED INCLUDING DPC TRAY AND CODE 5 LEAD FLASHINGS (INCLUDING APRON AND LAY BOARD FLASHINGS) 150MM ABOVE CHIMNEY AND ROOF ABUTMENT.
CHIMNEY TO BE TERMINATED WITH A PROPRIETARY CHIMNEY POT TO MATCH THE INTERNAL FLUE SIZES.
LINE CHIMNEY WITH MANUFACTURED 225NMM DIA FLUE LINERS AND COMPONENTS WITH SOCKETS UPPERMOST & SUITABLE FOR THE APPLICATION AND USED IN COMPLIANCE WITH APPROVED DOCUMENT J, BS EN 1457, BS EN 1857 AND MANUFACTURER'S DETAILS.
THE SPACE BETWEEN THE LINERS AND SURROUNDING MASONRY TO BE FILLED WITH A SUITABLE INSULATING CONCRETE BACKFILL.
COMBUSTIBLE MATERIAL SHOULD BE AT LEAST 50MM FROM THE CHIMNEY MASONRY OR 200MM FROM THE INNER SURFACE OF THE FLUE.

SMOKE ALARMS
MAINS OPERATED SMOKE ALARMS TO BS 5446. ALL ALARMS TO BE LINKED
AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
ALL ALARMS TO HAVE BATTERY BACK-UP

DWELLING TO BE PROVIDED WITH EQUIPMENT, FITTINGS ETC TO MEET THE REQUIREMENTS OF PART Q OF THE BUILDING REGULATIONS WITH REGARD TO SECURITY AND UNAUTHORISED ACCESS

DWELLING TO BE EQUIPPED WITH HIGH-SPEED-READY IN BUILDING INFRASTRUCTURE UP TO A NETWORK TERMINATION POINT FOR HIGH-SPEED ELECTRONIC COMMUNICATION NETWORKS. INSTALLATION TO BE SUITABLE FOR THE PROVISION OF COPEER OR FIBRE-OPTIC CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30Mbps.
A SUITABLE POSITION FOR AT LEAST ONE NETWORK TERMINATION POINT TO BE PROVIDED FOR DWELLING AS WELL AS A SUITABLE ACCESS POINT

B	Span of Beam & Block/joists
(S) (H)	Smoke/ heat Alarms
✳	To suit door & frame to provide 775mm clear opening.

INTERNAL CORRIDORS AND DOOR WIDTHS
INTERNAL PASSAGEWAYS/CORRIDORS TO BE 1200MM MINIMUM CLEAR WIDTH AND DOORS INTO ALL ROOMS TO HAVE 750MM MINIMUM UNOBSTRUCTED OPENING WIDTH.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC
ALL ELECTRIC SOCKETS OUTLETS, CONTROLS AND SWITCHES ETC TO BE POSITIONED BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL.
ACCESSIBLE CONSUMER UNITS SHOULD BE FITTED WITH A CHILD PROOF COVER OR INSTALLED IN A LOCKABLE CUPBOARD.

CIRCULATION AREA AND INTERNAL DOORWAYS
EVERY HALL AND LANDING TO BE A MINIMUM 900MM WIDE, ANY LOCALISED OBSTRUCTIONS SHOULD NOT OCCUR OPPOSITE OR CLOSE TO A DOORWAY OR AT A CHANGE OR DIRECTION AND TO BE NO LONGER THAN 2M IN LENGTH, THE CORRIDOR IS NOT TO BE REDUCED BELOW A MINIMUM 750MM WIDTH AT ANY POINT.
EVERY DOOR TO HAVE A MINIMUM CLEAR OPENING WIDTH AS SET OUT IN TABLE 2.1 OF APPROVED DOCUMENT M AND A MINIMUM 300MM NIB IS TO BE PROVIDED TO THE LEADING EDGE OF EVERY DOOR WITHIN THE ENTRANCE STOREY.

CONTROL OF WATER TEMPERATURE
THE INSTALLATION OF THE HOT WATER SUPPLY TO COMPLY WITH APPROVED DOCUMENT G3, ALL BATHS AND SHOWERS ARE TO BE FITTED WITH AN INLINE THERMOSTATIC MIXING VALVE TO ENSURE THAT THE TEMPERATURE OF THE WATER DELIVERED TO THE BATH IS LIMITED TO 48°C.

APPROVED DOCUMENT R
PHYSICAL INFRASTRUCTURE FOR HIGH-SPEED ELECTRONIC COMMUNICATIONS NETWORKS
BUILDING TO BE EQUIPPED WITH HIGH-SPEED-READY IN-BUILDING PHYSICAL INFRASTRUCTURE, UP TO A NETWORK TERMINATION POINT FOR HIGH-SPEED ELECTRONIC COMMUNICATIONS NETWORKS,
SO THAT COPPER OR FIBRE-OPTIC CABLES OR WIRELESS DEVICES CAPABLE OF DELIVERING BROADBAND SPEEDS GREATER THAN 30 MBPS CAN BE INSTALLED, A SUITABLE POSITION FOR AT LEAST ONE NETWORK TERMINATION POINT SHOULD BE PROVIDED FOR DWELLING AS WELL AS A SUITABLE ACCESS POINT

White Agus Architectural Services
OFFICE ONE, DRILL HALL, 11 EASTGATE, BARNSLEY, S70 2EU
Phone: 01226 208482
Email: info@whiteagus.co.uk
Web: www.whiteagus.co.uk

Project. PROPOSED DWELLING AT WINDMILL TERRACE, STATION ROAD, ROYSTON, BVARNSLEY	Client. MR DAVID CHAMBERS
Drawing Title. GROUIND FLOOR PLAN	Date. FEB 2024 / Scale. `1:50 @ A1
	Ref. 21–152 / Dwg. No. 05 / Rev.

Date	Suffix	Description	Date	Suffix	Description