

THERMAL BRIDGING
CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

SITE PREPARATION
GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

EXISTING STRUCTURE
EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

GARAGE FLOOR CONSTRUCTION TO BE:

- 100MM CONCRETE SLAB
- BEAM & BLOCK FLOOR (BY APPROVED SPECIALIST). BEAM & BLOCK LAID ON DPC WHERE IT MEETS EXTERNAL WALLS
- 150MM AIR GAP BETWEEN UIS BEAM & BLOCK AND TOP GROUND

PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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 external quality frost resistant brick or dense block, a minimum 100mm thick, built of suitable foundations (wall thickness increased to 200mm where it separates another fire compartment or another dwelling). A DPC to be provided 150mm above ground level. Appropriate 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 flue liners and components 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.

FLUES FOR WOOD BURNING STOVES
Flue to be fitted in compliance with Approved Document J BS EN 15287, BS EN 1443, BS EN 1806 and manufacturer's details.
All installations must include compliance to the following:
- Flue to be a minimum diameter 150mm or as manufacturer's details
- Flue to have the same diameter as that of the appliance and no smaller than recommended by the manufacturer and at least the size shown in table 2 of Approved Document J
- Flue to be continuous and adequately supported throughout its length.
- Number of joints in the flue to be kept to a minimum.
- Flue to have no more than two offsets and those offsets to be no greater than 45°. Ensure only proprietary manufacturers offset components are used.
- single skin flue pipes must be at distance minimum three times their diameter away from combustible materials or appropriately heat shielded with cement based fire board
- Combustible material should be at least 200mm from the inner surface of the flue
- A suitable register plate must be fitted
- A suitable guard to be provided where a twin wall flue passes through a roof space or cupboard placed no closer than 50mm to the flue.
- Any flue within a void should be provided with appropriate means of access for inspection (min 300 x 300mm access panels).
- Flue should be smoke tested. Also test for spillage on completion.
- Flue to be checked on completion to show that it is free from obstructions.

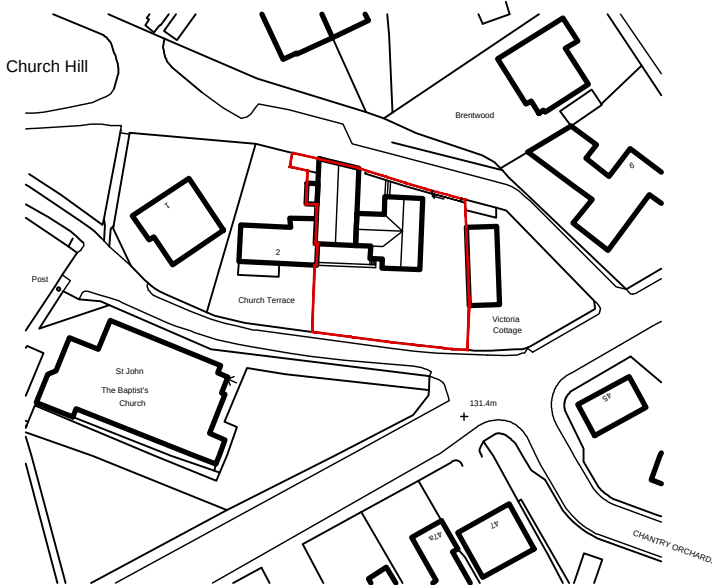
Factory-made flue block chimneys are to be constructed in compliance with paragraphs 1.29 – 1.30 of Approved Document J and appliance to manufacturer's details.
Factory-made metal chimneys are to be concealed in the building and constructed in compliance with paragraphs 1.42 – 1.47 and diagrams 13 & 14 of Approved Document J, BS EN 1856 and appliance to manufacturer's details.
The space between the liners and surrounding masonry to be filled with a suitable insulating concrete backfill.
Clay and concrete flue liners must be jointed with fireproof mortar.
Installer to provide a commissioning checklist to Building Control on completion of the works.

OUTLETS FROM FLUES (Non easily ignited roof coverings only)
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 1000mm above flat roofs.
- 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.

HEARTHES 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.

WOOD BURNING STOVE
Ensure the wood burning stove is installed by an APHC, HETAS, NAPIT or NICEIC accredited specialist in compliance with Part J. Supply a suitable flue, hearth and CO / Carbon Monoxide alarm and provide ventilation to ensure the necessary combustion air and to prevent the depletion of oxygen in the room. There must not be an extractor fan fitted in the same room as the stove. A notice plate giving operating and maintenance instructions must be provided and fixed in an obvious place and the Part J installation checklist is to be completed and a copy given to Building Control.

PROPOSED GROUND FLOOR PLAN
SCALE 1:50



LOCATION PLAN
SCALE 1:1250

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ARCHITECTURAL SERVICES AND SURVEYORS									
Project. PROPOSED EXTENSION AT 1A OLD SCHOOL COTTAGE, DODWORTH BARNSELEY, S75 3RU					Client. MR A. NICHOLSON				
Drawing Title. FLOOR PLANS					Date. APRIL 2013		Scale. 1:50 @ A1		
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Date		Suffix	Description		Date		Suffix	Description	
15/04/2013		A	REVISED FOR PLANNING RE-SUBMISSION						