

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND & EASTER ROSS
PLANNING APPLICATIONS COMMITTEE – 1 JUNE 2010**

Agenda Item	
Report No	

**10/01448/MS : Mr Allan Summers
Land 100m North West of Green Acres Portmahomack Tain**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Erection of house and improvement of existing access, installation of septic tank and soakaway.

Recommendation - APPROVE

Ward : 08 - Tain And Easter Ross

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee: Outline planning application considered by Committee on 19 May 2009. Committee requested that the detailed planning application be brought back to them for consideration.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal seeks detailed approval for the erection of a house along with the improvement of the existing access and the installation of a septic tank and soakaway to the east of Portmahomack on the Tarbatness Road.
- 1.2 Informal pre-application discussions with applicant on design undertaken.
- 1.3 No existing infrastructure on site.
- 1.4 No supporting documents submitted.
- 1.5 No variations to application.

2. SITE DESCRIPTION

- 2.1 The site lies to the north west of Green Acres on the northern side of the Portmahomack to Tarbatness Road. It is a flat, open site and is prominently located adjacent to the main road between Portmahomack and Bindal Farm. The site lies outwith the settlement boundary of Portmahomack as defined in the Ross and Cromarty East Local Plan.

3. PLANNING HISTORY

- 3.1 09/00042/OUTSU – Erection of house and improvement of existing access, and installation of septic tank and soakaway. Approved at Committee on 19 May 2009.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Neighbours
Representation deadline : 23.04.2010
Timeous representations : 0
Late representations : 0

5. CONSULTATIONS

- 5.1 **Tarbat Community Council** – No objections.
5.2 **Scottish Water** – No objections.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

- G2 Design for Sustainability
H3 Housing in the Countryside – Interim Guidance

6.2 Ross & Cromarty East Local Plan

- BP2
Settlement
boundary
policy

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

Not applicable

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The principle of development has been established and the application seeks approval of the Matters Specified in Conditions set out by the Outline Planning Permission (09/00042/OUTSU) which was approved by Committee.

8.4 Material Considerations

The application is being reported to Committee as Members expressed concerns about the potential design, materials and siting of a house.

The building is single storey with a slightly staggered H-plan form. The ends of the H lie on a NW-SE plane facing the road. The roof pitch is variable with the wings of the H at 40° and the connecting section being 26.5°. The design is considered to be acceptable, despite being of a modern form. External materials are a smooth grey concrete roof tile and a white harling wall finish.

8.5 Foul drainage is by a septic tank with land soakaway to the south-east of the house. A new combined service bay and bellmouth is to be provided for access to the public road.

8.6 Members may recollect that during consideration of the outline application at Committee, it was felt that a good tree planting and screening plan should be provided. This has not yet been submitted and I consider that this is an important part of the development. These matters can be controlled by the use of a suspensive condition.

8.7 **Matters to be secured by Section 75 Agreement** - No legal agreement is required.

9. CONCLUSION

9.1 The proposal is considered to be acceptable in design terms.

10. RECOMMENDATION

Action required before decision issued n

Notification to Scottish Ministers n

Notification to Historic Scotland n

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **Approved** subject to the following conditions and reasons:

(1.) This approval of matters specified in conditions contained in planning permission in principle 09/00042/OUTSU shall lapse TWO YEARS from the date of this decision notice unless the development has begun in accordance with Section 27 of the Town and Country Planning (Scotland) Act 1997.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(2.) No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission/approval of matters has been submitted to and acknowledged by the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(3.) Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(4.) Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

(5.) Prior to the commencement of any development on the site, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following the completion of the house.

Reason: In the interests of amenity and for the avoidance of doubt.

(6.) Prior to the commencement of any development on the site, the position of the house shall be pegged out on site for the prior approval of the Planning Authority, in writing.

Reason: In order to ensure that the development harmonises with the appearance and character of other properties and in order to conform with Structure Plan Policies G2 and H3 and the Council's Design Guidance.

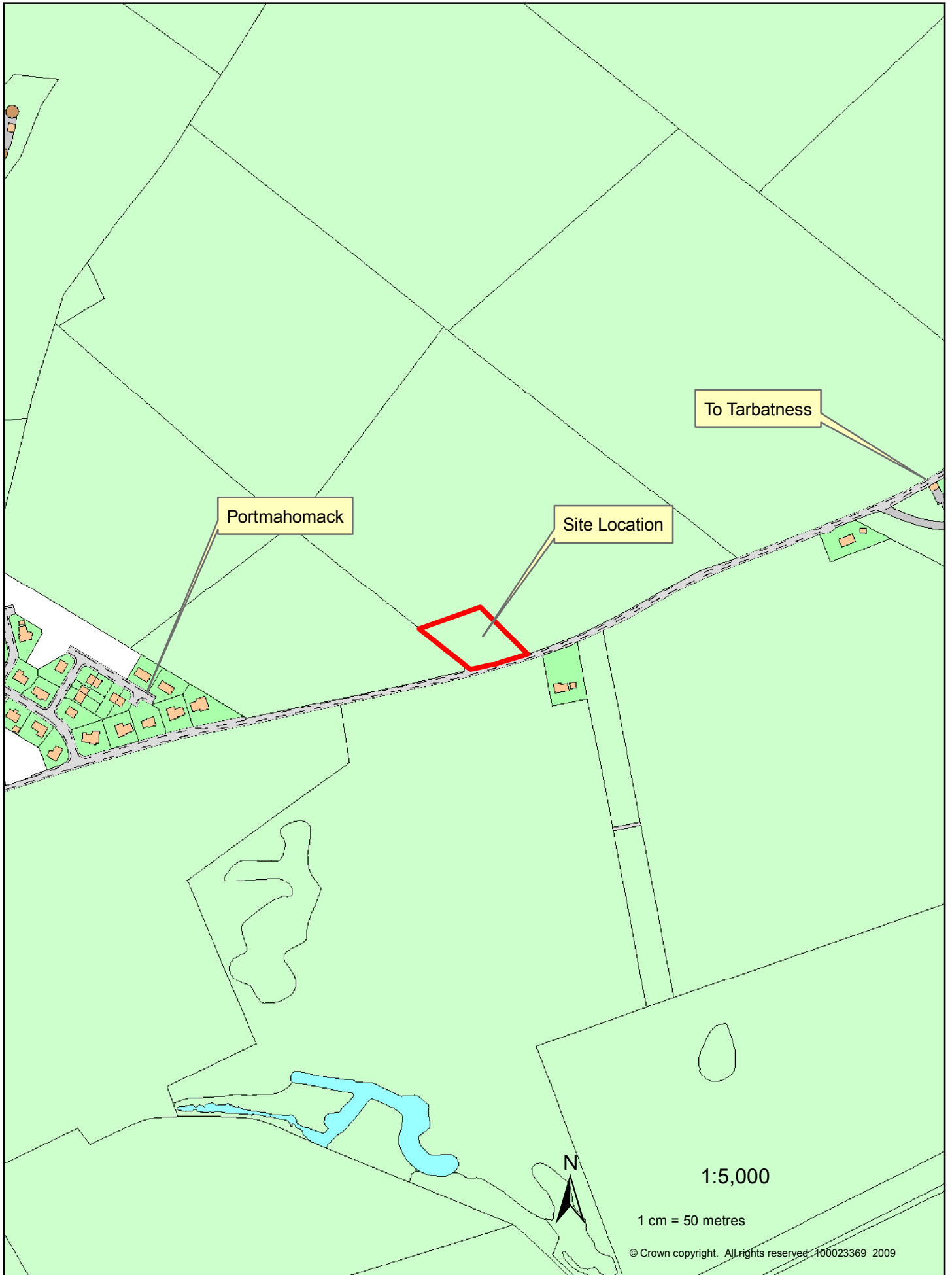
(7.) Prior to the commencement of any other aspects of the approved development, the access from the public road to the site shall be constructed to base course level in accordance with the attached Standard Access Specification. The access shall be fully completed in accordance with the Specification prior to occupation of the development. For the avoidance of doubt, a combined service bay and bellmouth shall be provided with a visibility splay of 90 metres in both directions. The access and bellmouth shall be surfaced in bituminous macadam.

Reason: In the interests of road safety and for the avoidance of doubt.

(8.) The external materials of the house shall be a smooth grey concrete roof tile and a white harling wall finish, or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development. For the avoidance of doubt, the developer shall provide written details of the proposed roof material for the approval of the Planning Authority prior to the commencement of development.

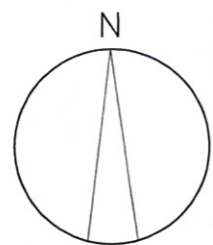
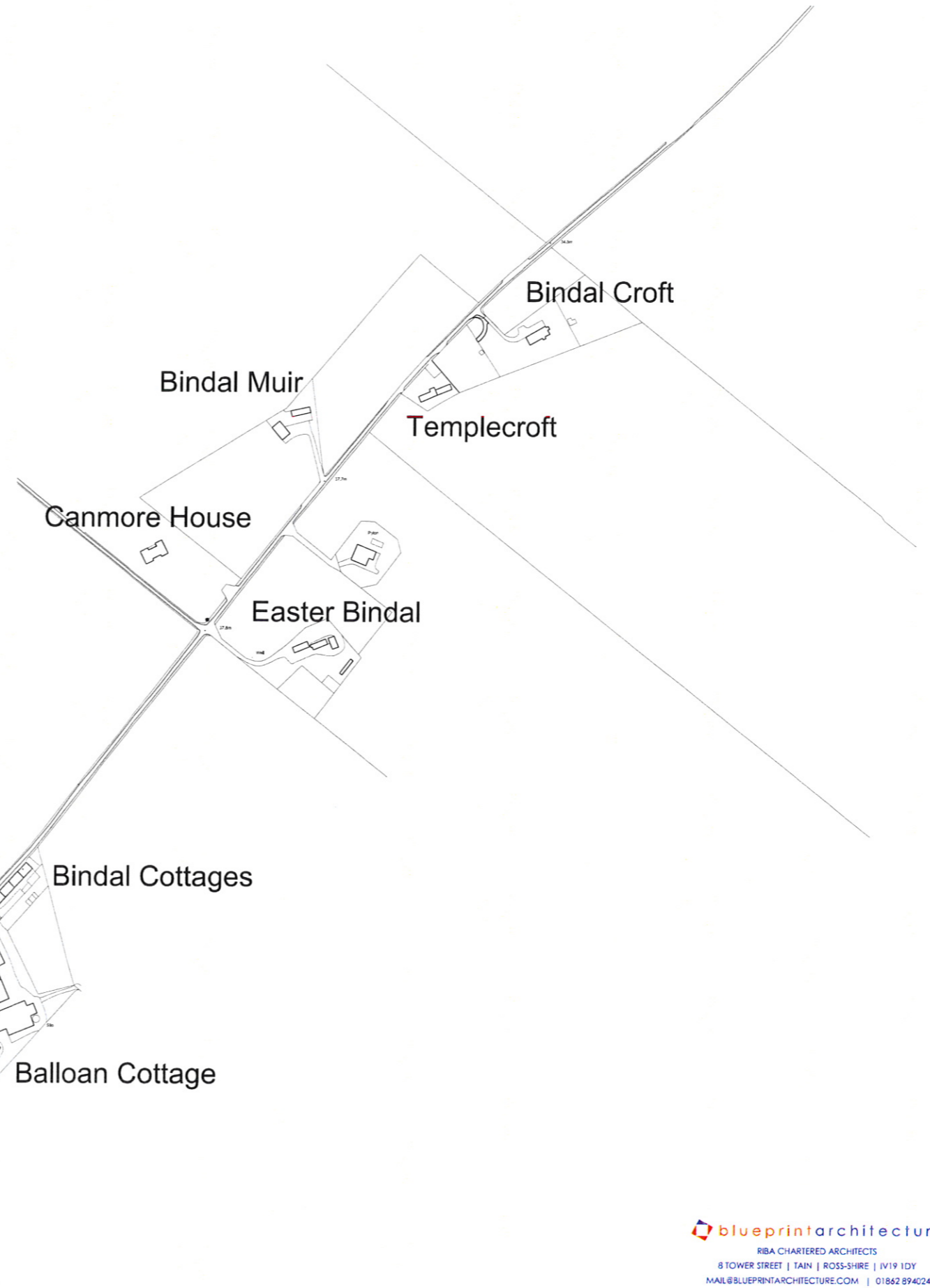
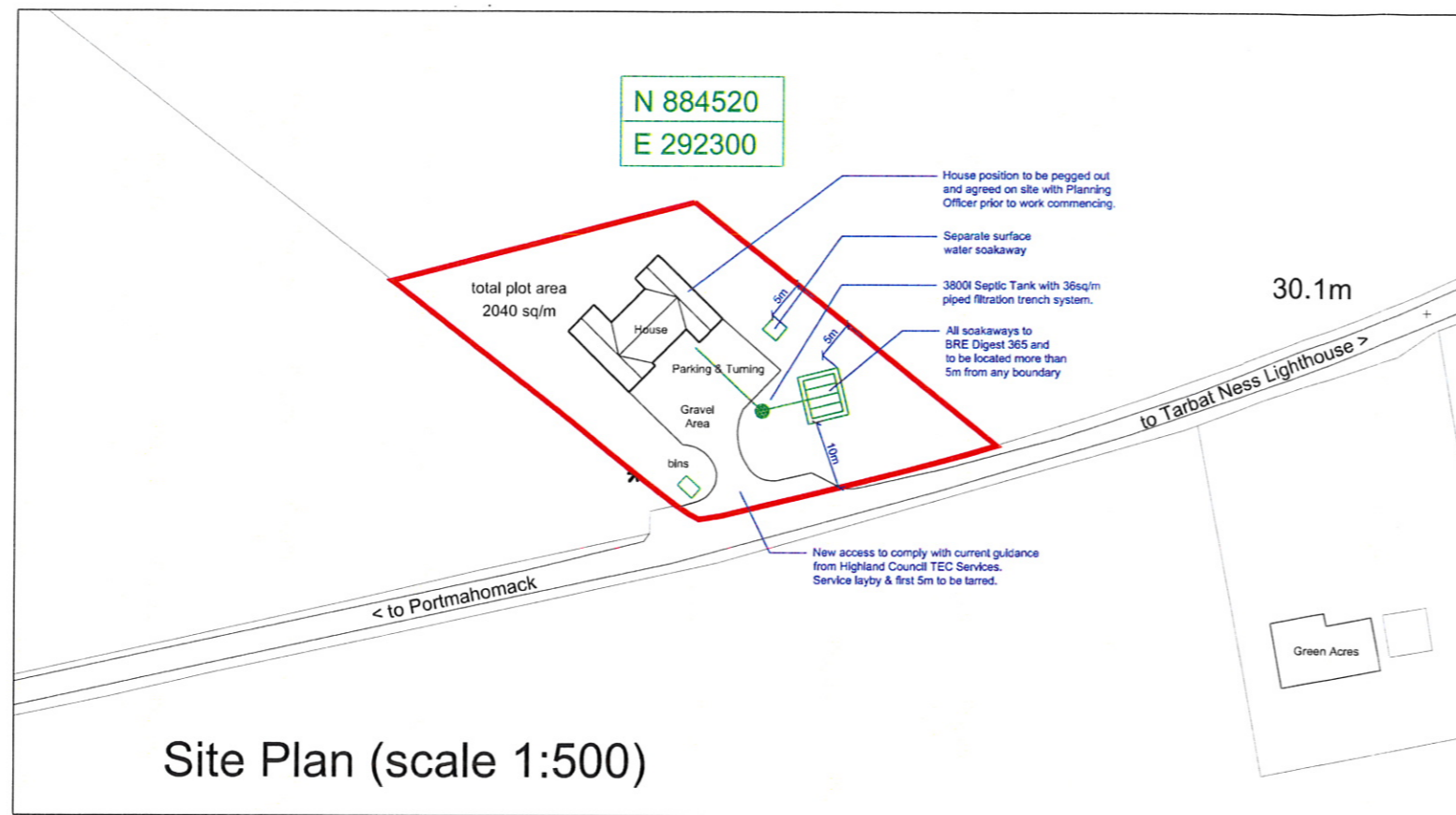
Reason: In the interests of residential amenity and for the avoidance of doubt.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager, Caithness Sutherland and Easter Ross
Author: Bob Robertson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – General Plan
Plan 2 – Location Plan
Plan 3 – Sections



10/01448/MSC
Erection of House and improvement of existing access, Installation
of septic tank and soakaway at Land 100m North West of Green Acres, Portmahomack.

Mr A Summers
Per Mr D MacDonald
Blueprint Architecture
8 Tower Street
Tain



BINDAL, PORTMAHOMACK (IV20 1RD)

Location Plan (scale 1:2500)

Ordnance Survey (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

Client	Mr Allan Summers & Mrs Carol Summers	Scale	Noted
Project	Proposed New House, Bindal Croft, Portmahomack		
Title	Site Plan / Location for Planning Application (Detail)		
Drawing No.	199/PL01	Rev	



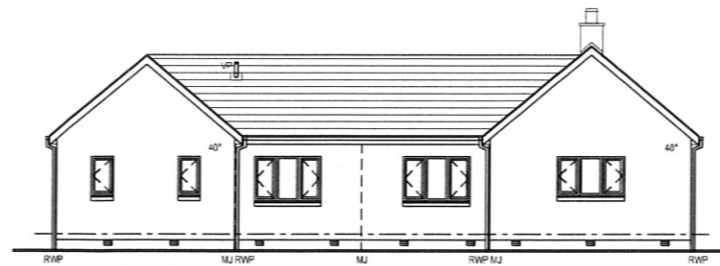
Front Elevation 1:100



Side Elevation



Side Elevation



Rear Elevation

EXTERNAL FINISHES:-

1. Smooth Grey Concrete Roof Tiles
2. White Harling To External Walls
3. Smooth Rendered Basecourse
4. Cherry UPVC Windows, Fascia And Soffit
5. Nordan Bor Dorran External Doors

KITCHEN TO INCORPORATE MIN. 1400 x 1800mm ELLIPTICAL ACTIVITY SPACE TO KITCHEN UNITS CLEAR OF ANY OBSTRUCTION. MIN 1.0m³ OF STORAGE SPACE WITHIN KITCHEN UNITS.

ACTIVITY SPACES TO SANITARY FACILITIES:
MIN. 1100 x 800 SPACE IN FRONT OF W.C.
MIN. 1300 x 800 SPACE ALONGSIDE BATH
MIN. 700 x 800 SPACE TO BASIN
MIN. 1100 x 800 MANOEUVRING SPACE IN SANITARY ACCOMMODATION CLEAR OF ANY DOOR SWING OR OBSTRUCTION.
WALLS ADJACENT TO ANY SANITARY FACILITY TO BE OF ROBUST CONSTRUCTION SO AS TO FACILITATE THE FIXING OF GRAB RAILS OR OTHER AIDS.
SPACE FOR A RECOGNISED FORM OF UNASSISTED TRANSFER FROM WHEEL-CHAIR TO THE PRINCIPAL W.C.

ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE REQUIREMENTS OF BS 7571: 2008 AND PART 4.5.1 OF THE BUILDING STANDARDS.

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 300mm FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION. SOCKETS, SWITCHES AND TIMER CONTROLS OR PROGRAMMERS TO BE A MINIMUM OF 400mm AND MAXIMUM OF 1200mm ABOVE FLOOR LEVEL. LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 800mm & 1100mm ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION SUCH AS A WORKTOP FIXTURES SHOULD BE AT LEAST 150mm ABOVE PROJECTING SURFACE. WHERE SOCKET OUTLETS ARE CONVEALED, SUCH AS TO THE REAR OF WHITE GOODS IN A KITCHEN SEPARATE SWITCHING SHOULD BE PROVIDED IN AN ACCESSIBLE POSITION TO ALLOW APPLIANCES TO BE ISOLATED. ALL TO COMPLY WITH PARTS 4.5.5 OF THE BUILDING STANDARDS.

ALL SHAVER SOCKETS IN BATHROOMS AND ROOMS CONTAINING A SHOWER MUST COMPLY WITH BS EN 60742:1996 ALL TO COMPLY WITH PART 4.5 OF THE BUILDING STANDARDS.

Oil fired condensing boiler in garage with 1hr. SEDBUK RATING OF 95% C.W. BALANCED FLUE & GUARD. ALL TO COMPLY WITH BUILDING STANDARDS PART 6.3.8 IN COMPLIANCE WITH BS 5419 PART 1:1997 A 7 DAY AUTOMATIC TIMING DEVICE WILL BE FITTED WITH A MINIMUM OF 2 ZONE CONTROLS IN COMPLIANCE WITH 2.3. A SHUT OFF VALVE WILL BE FITTED TO THE OIL SUPPLY PIPE POSITIONED AS NEAR AS POSSIBLE TO THE OUTLET FROM THE TANK. AN IDENTIFICATION LABEL AS REQUIRED SHALL BE PLACED EITHER AT THE APPLIANCE, FLUE, ELECTRICITY CONSUMER UNIT OR WATER STOP COCK AND SHALL BE OF DURABLE MATERIAL, INDELIBLY MARKED TO INDICATE THE APPLIANCE. LIMITATIONS OF USE HEATING A HOT WATER SYSTEM WILL BE INSPECTED, TESTED & COMMISSIONED & WRITTEN DOCUMENTATION WILL BE PROVIDED TO BUILDING CONTROL ON COMPLETION. COPIES OF THIS INFORMATION WILL BE GIVEN TO THE OCCUPIERS OF THE HOUSES AT HANDOVER STAGE TO ENSURE OPTIMUM EFFICIENCY IS MAINTAINED.

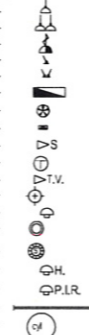
LOG BURNING STOVE IN LOUNGE WITH 1 SELMKR OR EQUAL TWIN WALLED INSULATED FLUE ALL TO COMPLY WITH BUILDING STANDARDS PART 6.3.8 IN COMPLIANCE WITH BS 5419 PART 1:1997 A DUMMY CHIMNEY SHALL BE CONSTRUCTED AT ROOF LEVEL WITH THE TERMINAL MIN 800mm ABOVE RIDGE LEVEL. THE STOVE WILL BE MOUNTED ON A 30mm THICK SLATE HEARTH ON A CONC. BASE. AN IDENTIFICATION LABEL AS REQUIRED SHALL BE PLACED EITHER AT THE APPLIANCE, FLUE, ELECTRICITY CONSUMER UNIT OR WATER STOP COCK AND SHALL BE OF DURABLE MATERIAL, INDELIBLY MARKED TO INDICATE THE APPLIANCE. LIMITATIONS OF USE INSTALLATION WILL BE INSPECTED, TESTED & COMMISSIONED & WRITTEN OPERATIONAL DOCUMENTATION WILL BE PROVIDED TO THE OCCUPIERS OF THE HOUSES AT HANDOVER STAGE.

AN ENERGY PERFORMANCE CERTIFICATE BASED ON THE SAP CALCULATION WILL BE OBTAINED ADJACENT TO THE ELECTRICAL CONSUMER UNIT PRIOR TO THE OCCUPATION OF THE HOUSE.

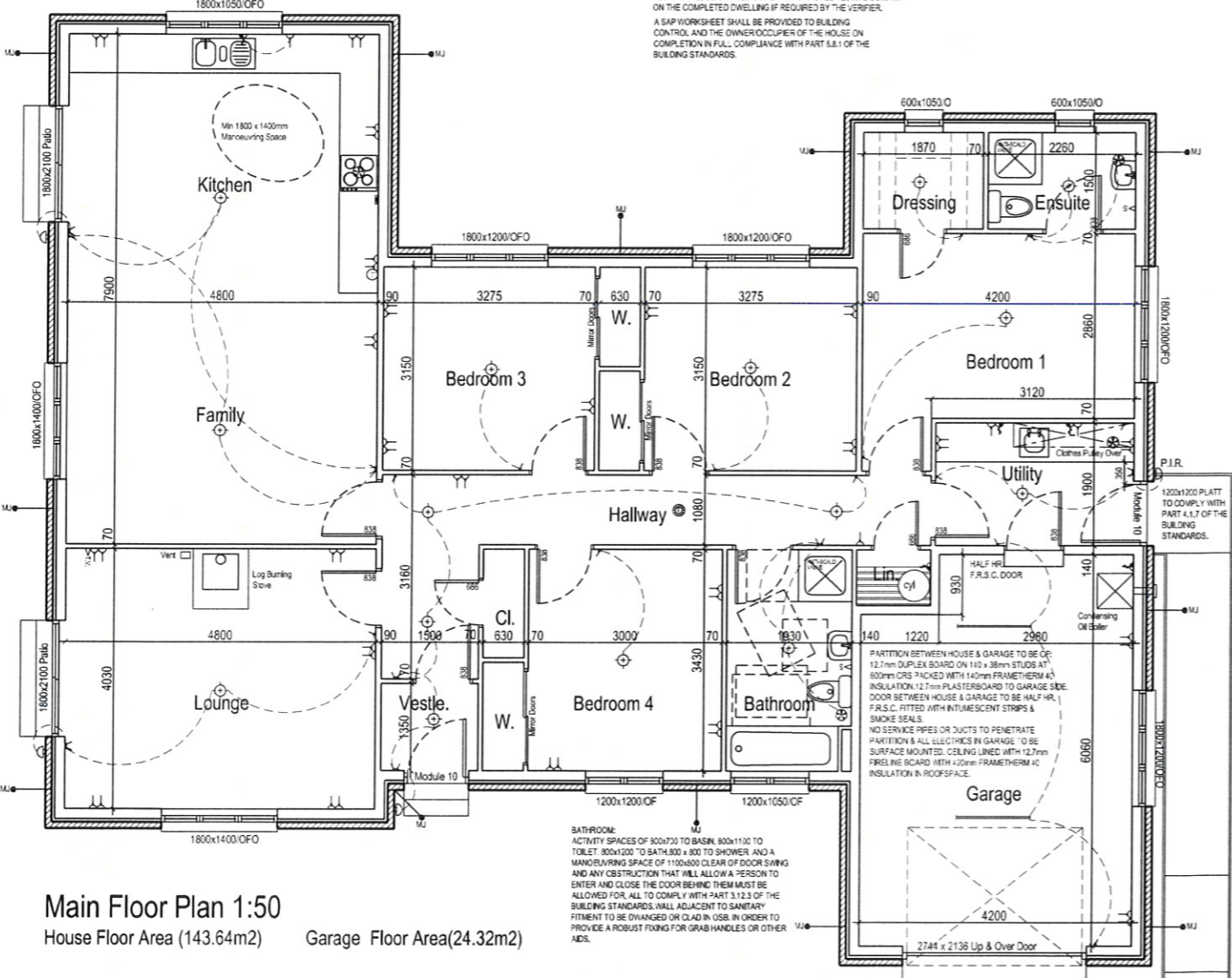
A DEFAULT OF 10 HAS BEEN USED AS THE INFILTRATION IN THE SAP CALCULATION. THIS IS GENERALLY ACCEPTED BY BUILDING CONTROL STANDARDS WITHOUT THE NEED FOR AN AIR TEST HOWEVER AIR TESTING WILL BE CARRIED OUT BY AN APPROVED TESTING COMPANY ON THE COMPLETED DWELLING IF REQUIRED BY THE VERIFIER. A GAP WORKSHEET SHALL BE PROVIDED TO BUILDING CONTROL AND THE OWNER/OCCUPIER OF THE HOUSE ON COMPLETION IN FULL COMPLIANCE WITH PART 6.1 OF THE BUILDING STANDARDS.

ELECTRICAL LEGEND

- 1 GANG SOCKET
- 2 GANG SOCKET
- UNDER UNIT SOCKET
- SINGLE SWITCH
- DOUBLE SWITCH
- DISTRIBUTION BOARD
- EXTRACT FAN
- COOKER CONTROL UNIT
- SHAVER POINT
- TELEPHONE POINT
- T.V. POINT
- PENDANT LIGHT
- WALL LIGHT
- RECESSED LIGHT
- SMOKE ALARM
- HALF LANTERN LIGHT
- P.I.R. EXT. LIGHT
- STRIP LIGHT
- HOT WATER CYLINDER



50% OF ALL LIGHTING TO BE OF LOW ENERGY TYPE
RCD DEVICE FITTED TO D.B FOR GROUND FLOOR CIRCUIT.



Main Floor Plan 1:50

House Floor Area (143.64m²)

Garage Floor Area (24.32m²)

BATHROOM:
ACTIVITY SPACES OF 800x700 TO TOILET, 800x1100 TO SHOWER AND A MANOEUVRING SPACE OF 1100x800 CLEAR OF DOOR SWING AND ANY OBSTRUCTION THAT WILL ALLOW A PERSON TO ENTER AND CLOSE THE DOOR BEHIND THEM MUST BE ALLOWED FOR. ALL TO COMPLY WITH PART 4.1.2.3 OF THE BUILDING STANDARDS. WALL ADJACENT TO SANITARY FITMENT TO BE DIVANDED OR CLAD IN OSB IN ORDER TO PROVIDE A ROBUST FIXING FOR GRAB HANDLES OR OTHER AIDS.

SMOKE ALARMS ARE TO BE MANU OPERATED & ELECTRICALLY PROTECTED AT THE CONSUMER UNIT. INSTALLED MAX. 30m FROM ANY BEDROOM DOOR & 7.0m FROM LOUNGE, KITCHEN & DINING ROOM DOORS. EACH INSTALLED MIN. 300mm FROM ANY OTHER ELECTRICAL APPLIANCE & NOT LESS THAN 300mm AWAY FROM OR DIRECTLY ABOVE ANY HEATER OR AIR CONDITIONING OUTLET. WHERE MORE THAN ONE SMOKE DETECTOR IS INSTALLED THEY WILL BE INTERCONNECTED SO THAT EACH WILL SIGNAL ONCE ONE HAS BEEN ACTIVATED. ALL IN COMPLIANCE WITH BS 5446 Part 1:2000.

HEATING SYSTEM TO HAVE A 7 DAY PROGRAMMER AND COMMISSIONING AND WRITTEN INFORMATION ON THE OPERATION AND MAINTENANCE OF THE SYSTEM TO BE PROVIDED TO COMPLY WITH PARTS 6.3.1, 6.3.2, 6.7.1 & 6.8.1 OF THE BUILDING STANDARDS.

ALL SANITARY AND DRAINAGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH PART 3.6.3 OF THE BUILDING STANDARDS AND BS EN 12056-2:2000 AND BS EN 1610:1998.

A THERMOSTATIC MIXER VALVE IN COMPLIANCE WITH BS EN 1111. LIMITING THE MAXIMUM TEMPERATURE OF THE HOT WATER AT A POINT OF DELIVERY TO A BATH SHOWER OR BISET SO THAT IT WILL NOT EXCEED 48°C SHALL BE FITTED IN FULL COMPLIANCE WITH PART 4.5.5 OF THE BUILDING STANDARDS.

LOUNGE TO BE THE DESIGNATED ENHANCED APARTMENT ON THE PRINCIPAL LIVING LEVEL. THE APARTMENT MUST HAVE AN AREA OF AT LEAST 12m² WITH A LENGTH AND WIDTH OF AT LEAST 3000mm AND ACCOMMODATE THE NECESSARY ACTIVITY SPACES AS DETAILED IN PART 3.11.1, AS WELL AS A MANOEUVRING SPACE OF EITHER 1500x1500mm OR A 1400x1800 ELLIPSE. ALL TO COMPLY WITH PART 3.11.2 OF THE BUILDING STANDARDS.

A DESIGNATED SPACE TO ALLOW THE DRYING OF WASHING WITHIN THE HOUSE CONSISTING OF 1.7m² OF CLOTHES LINE PER APARTMENT IS TO BE PROVIDED VIA A CEILING MOUNTED PULLEY SYSTEM OVER THE UNITS IN THE UTILITY ROOM. ALL TO COMPLY WITH PART 3.11.6 OF THE BUILDING STANDARDS.

THE ROOM WHERE THE DRYING SPACE IS LOCATED MUST BE PROVIDED WITH MECHANICAL EXTRACTION CAPABLE OF AT LEAST 15LS INTERMITTENT OPERATION. IN ALL CASES THE FAN SHOULD BE CONNECTED THROUGH A HUMIDISTAT SET TO ACTIVATE WHEN THE RELATIVE HUMIDITY IS BETWEEN 50 AND 65%. ALL TO COMPLY WITH PART 3.11.4.2.3. A PASSIVE STACK VENTILATION SYSTEM PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN CLAUSE 3.14.6 OF THE BUILDING STANDARDS.

GLAZING AND SCREENS ADJACENT TO DOORS ARE TO BE GLAZED IN COMPLIANCE WITH BS5252 UP TO A HEIGHT OF 1500mm ABOVE FFL. ALL ELEMENTS OF STRUCTURE TO BE CLAD IN 1 LAYER OF 12.7mm PLASTERBOARD TO PROVIDE A MINIMUM HALF HOUR FIRE RESISTANCE. ALL TO COMPLY WITH PART 2.3.1 OF THE BUILDING STANDARDS.

LIMITING AIR INFILTRATION:- TO MEET PART 6.2.5 OF THE BUILDING STANDARDS, THE INFILTRATION OF AIR INTO A BUILDING TO BE LIMITED AS FAR AS REASONABLY PRACTICAL BY:-

- A) SEALING DRY LINING JUNCTIONS BETWEEN WALLS, CEILINGS AND FLOORS AND AT WINDOW, DOOR AND ROOF SPACE OPENINGS.
- B) SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAME PANELS.
- C) SEALING AT SERVICE PENETRATIONS IN THE FABRIC.
- D) FITTING DRAUGHT STRIPPING IN THE FRAMES OF OPENABLE ELEMENTS OF WINDOWS, DOORS AND ROOF LIGHTS.

210 LITRE FACTORY INSULATED HOT WATER CYLINDER CW ELECTRIC IMMERSION INSTALLED TO PROVIDE HOT WATER TO VARIOUS HOUSE APPLIANCES ALL TO COMPLY WITH PARTS 4.9 AND 5.3 OF THE BUILDING STANDARDS.

AN OPENABLE WINDOW OR ROOFLIGHT THAT PROVIDES NATURAL VENTILATION TO MEET STANDARD 3.1.4 SHOULD HAVE CONTROLS FOR OPENING, POSITIONED AT LEAST 300mm FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND AT A HEIGHT OF:-

- NOT MORE THAN 1.7m ABOVE FLOOR LEVEL, WHERE ACCESS TO CONTROLS IS UNOBSTRUCTED; OR
- NOT MORE THAN 1.5m ABOVE FLOOR LEVEL, WHERE ACCESS TO CONTROLS IS LIMITED BY A FIXED OBSTRUCTION OF NOT MORE THAN 900mm HIGH WHICH PROJECTS NOT MORE THAN 500mm IN FRONT OF THE POSITION OF THE CONTROLS, SUCH AS A KITCHEN BASE UNIT, WHERE OBSTRUCTION IS GREATER A REMOTE MEANS OF OPENING, IN AN UNOBSTRUCTED LOCATION, SHOULD BE PROVIDED; OR
- NOT MORE THAN 1.2m ABOVE FLOOR LEVEL, IN AN UNOBSTRUCTED LOCATION, WITHIN AN ENHANCED APARTMENT (SEE CLAUSE 3.11.2) OR WITHIN ACCESSIBLE SANITARY ACCOMMODATION (SEE CLAUSE 3.12.3) NOT PROVIDED WITH MECHANICAL VENTILATION. ALL TO COMPLY WITH PART 4.8.5 OF THE BUILDING STANDARDS.

ANY GROUND FLOOR WINDOWS THAT PROJECT ACROSS EXTERNAL ACCESS/EGRESS ROUTES MUST BE FITTED WITH RESTRICTOR CATCHES TO PREVENT POTENTIAL COLLISION ALL TO COMPLY WITH PART 4.8.1 OF THE BUILDING STANDARDS.

AN INLET TO, AND AN OUTLET FROM, A MECHANICAL VENTILATION SYSTEM SHOULD BE INSTALLED SUCH THAT THEIR POSITIONING AVOIDS THE CONTAMINATION OF THE AIR SUPPLY TO THE SYSTEM. THE SYSTEM SHOULD BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN LEGIONAIRES DISEASE. THE CONTROL OF LEGIONELLA BACTERIA IN WATER SYSTEMS - APPROVED CODE OF PRACTICE AND GUIDANCE - USE IS IN ORDER TO ENSURE AS FAR AS IS REASONABLY PRACTICABLE, THE AVOIDANCE OF CONTAMINATION BY LEGIONELLA. ALL TO COMPLY WITH PART 3.14.9 OF THE BUILDING STANDARDS.

CENTRAL HEATING CONTROLS TO COMPLY WITH PART 6.3.1 OF THE BUILDING STANDARDS. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES. BOILER FITTED WITH FLOW CONTROL DEVICE TO PREVENT CYCLING.

ALL HOT WATER PIPES INSULATED WITH 15mm ACCOUTUBE TO 15mm PIPES AND 25mm THICK ACCOUTUBE TO 22mm (0.035x0.039mm).

DEVICE OR SYSTEM LIMITING THE MAXIMUM TEMPERATURE OF THE HOT WATER AT A POINT OF DELIVERY TO A BATH OR BISET SO THAT IT WILL NOT EXCEED 48°C SHALL BE FITTED IN FULL COMPLIANCE WITH PART 4.5.5 OF THE BUILDING STANDARDS.

DRAINAGE SPEC:- ALL DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH (a) FOR SANITARY PIPEWORK BS EN 12056-2:2000 & (b) FOR A DRAINAGE SYSTEM OUTSIDE A BUILDING BS EN 752-3:1997 (AMENDMENT 2). BS EN 752-1:1998 AND BS EN 1610:1998 FOR RAINWATER PIPES AND GUTTERS BS EN 12056-3:2000. ALL TO COMPLY WITH PART 3.7.1 OF THE BUILDING STANDARDS.

WC: 100mm DIA
BATH SHOWER: 50mm DIA
SINK/DW: 50mm DIA
SINK/WM: 50mm DIA
VNB: 40mm DIA

ALL PIPES AND VESSELS MUST BE SUITABLY INSULATED AGAINST HEAT LOSS TO COMPLY WITH 2001 METHODS FOR SPECIFYING THERMAL INSULATING MATERIALS FOR PIPES TANKS, VESSELS, OUTCOURT AND EQUIPMENT OPERATING WITHIN THE TEMPERATURE RANGE 40°C TO 700°C AND PARTS 6.4.1 & 6.4.2 OF THE BUILDING STANDARDS.

EXTERNAL ACCESSIBLE ENTRANCE DOORS TO HAVE A CLEAR OPENING WIDTH OF 800mm AND AN UNOBSTRUCTED SPACE TO THE OPENING FACE OF THE DOOR, NEXT TO THE LEADING EDGE, OF AT LEAST 300mm TO COMPLY WITH PART 4.1.7 OF THE BUILDING STANDARDS.

THE ACCESSIBLE ENTRANCE SHOULD INCORPORATE A MEANS OF AUTOMATIC ILLUMINATION ABOVE OR ADJACENT TO THE DOOR ALL TO COMPLY WITH PART 4.1.7 OF THE BUILDING STANDARDS.

ALL INTERNAL PASS DOORS EXCEPT EN-SUITE TO BE 600mm WIDE. ACCESS RAMPS EXTERNAL DOORS AND CORRIDORS WITHIN ALL TO COMPLY WITH PART 4.1 OF THE BUILDING STANDARDS.

ALL INTERNAL PASS DOORS EXCEPT EN-SUITE TO HAVE A CLEAR OPENING WIDTH OF 775mm TO COMPLY WITH PART 4.2.6 OF THE BUILDING STANDARDS.

INTERNAL CORRIDOR WIDTHS TO BE A MIN CLEAR WIDTH OF 1050mm.

ALL THRESHOLDS TO DOORS TO COMPLY WITH PART 4.1.9 OF THE BUILDING STANDARDS.

ALL ACCESS WITHIN AND AROUND HOUSE TO COMPLY WITH PART 4.2 OF THE BUILDING STANDARDS.

SPECIFICATION AS BELOW UNLESS OTHERWISE INDICATED ON DRAWINGS

1. FOUNDATIONS

Grade C20 concrete strip foundations minimum 450mm below ground level and taken down to load bearing strata.
External walls: 600 x 150mm, Sleeper & L.B. walls: 400 x 150mm
The above sizes are for good ground bearing conditions and must be checked for each site.

2. SOLUM

1:10 sand/cement mix concrete 50mm thick on mon. 1000 gauge (0.25mm) polythene sheet damp proof membrane, on blinded and consolidated hardcore minimum 100mm thick, finished level with external ground.

3. D.P.C.

D.P.C. material to comply with current BS6515 and to be full width of walls, minimum 150mm above ground levels. 100mm vertical D.P.C. to all openings & 222mm horizontal D.P.C. to horizontal frost caps.

4. UNDERBUILDING

100mm 7 Newton concrete block outer leaf, 50mm cavity filled to ground level with standard mortar, 150mm block inner leaf, 225mm x 150mm sub floor vent ducted through cavity with liners.
100mm 7 Newton concrete block honeycomb sleeper walls, 100mm 7 Newton concrete block solid walls beneath loadbearing partitions.

5. FLOORS

22mm g & moisture resistant chipboard on 45x145 joists at 600mm ctrs on 25x100mm treated wall plate on D.P.C. 140mm Framatherm 40 insulation supported on framesield 50 between joists.

6. SUPERSTRUCTURE

External leaf of cavity to be 22mm waterproofed haring on 100mm 7 Newton concrete blockwork, 50mm cavity with cavity barrier at 4500mm ctrs. at ceiling level, round all door & window openings and all returns. Reflectoshield TF type building paper on 9mm OSB board on 38x140 framing at 600mm ctrs lined internally with 12.7mm duplex plasterboard taped and filled, 140 Framatherm 40 insulation fitted between framing. Stainless steel wall ties at max 600mm horizontal & 450mm vertical ctrs. Perpend vents at 1.2m ctrs along eaves line, rafter line, horizontally each end of cavity barrier and below D.P.C. level. All structural timbers to be treated.

7. MOVEMENT JOINTS (MJ)

Movement joints must be provided in the outer leaf of the external walls at intervals in the blockwork not exceeding 6m to be formed at the positions shown & continue two courses below D.P.C. level. To comprise 6mm mastic sealed joint formed within 7mm gap along beads, with a 12.7mm duplex every course with stainless steel wall ties to 38x50mm treated vertical cavity barriers fixed to frame, D.P.C. to be formed in accordance with BS 5446:2001 (standard details).

8. INTERNAL PARTITIONS AND CEILINGS

45x70mm framing to L.B. partitions and 45x90mm framing to L.B. partitions at 600mm ctrs, clad both sides with 12.7mm plain plasterboard taped and filled. Moisture resistant plasterboard with ceramic tile finish having waterproof grout finish round shower enclosure. Underside of all ceilings finished with 12.7mm plain plasterboard.

9. ROOF

Interlocking concrete rooftiles on 25x50mm treated battens on 13x38mm treated counter battens on roofing felt on 9mm O.S.B. sarking, prefabricated roof trusses at 600mm ctrs, 2 layers 140mm Framatherm 40 (unbridged) and 140mm Framatherm 40 between joists (total 420mm), 12.7mm plain plasterboard to ceiling taped and filled, 9mm exterior ply soffits with vent slots equid to 25mm continuous gap with anti-insect mesh behind, 3 rows of 25x100mm longitudinal bracing to be fitted to trusses/Roof trusses to be fixed to wall plate using truss clips each end. Valleys / sideslips and rafters to be code 5 lead.

10. PLUMBING & DRAINAGE

100mm deepflow p.v.c. gutters with brackets at 600mm ctrs, 60mm p.v.c. downpipes with holdbrackets at 1800mm ctrs, 100mm p.v.c. drains complete with all fittings (both end jointed as per manufacturers instructions and tranches backfilled as necessary. All drainage work to comply with BS EN 12056-3:2000 (in water) & BS EN 12056-2:2000 (int. pipework). Pipework installed to BS 5422:2001, & BS EN 12056-1:2000, BS EN 752-3:1997, BS EN 752-4:1998, BS EN 1610:1998 (external drainage) Building Standards Part 3 and to be fitted to manufacturers instructions. All pipes passing through/under walls to be sleeved/inteated. Pipes where suspended from joists to be clipped at not more than 600mm ctrs.

11. COLD WATER STORAGE

225 litre storage tank on supporting platform to BS 5288. Storage tank and all pipework to be insulated against frost damage.

12. DOORS & WINDOWS

Double glazed high performance Argon filled windows with adjustable vents average 6000mm². External doors to be high performance with double glazed side screens as indicated. All windows first floor and above should be able to pivot for cleaning from the inside. All glazing below 800mm to be toughened/tempered glass. All to comply with BS 6262:part 4:1994.

13. MECHANICAL VENTILATION

Mechanical ventilation to be provided that is capable of an intermittent extraction rate of not less than 30 litres per sec. to Kitchen, 30 litres per sec. to living room and 15 litres per sec. to Bathroom and Shower rooms. Outlets to be ducted to soffit/ridge vent and where discharged vertically must be fitted with a condensation trap to ensure safe operation of fan/s.

14. ELECTRICAL

All electrical work to be in accordance with the current I.E.E. regulations. Smoke alarms to battery backup and to be installed in accordance with technical standards 2.14.04 and to comply with BS 7671:2001

15. EXTERNAL STEPS

Max. 170mm rise & Min. 250mm going.

16. SPACE HEATING

Within the building there will be an appliance or system of heating which will maintain a temperature of 21deg. in one apartment and 18deg. elsewhere when the outside temp. is 1deg. in compliance with Building Standard 2.14.04. The installation and use will also satisfy those Technical Standards applicable in Part 3.

COPYRIGHT:-
THIS DRAWING IS COPYRIGHT & CANNOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF SCOTFRAME TIMBER ENGINEERS LIMITED.

Rev	Date

Client: Mr ALLAN & Mrs CAROL SUMMERS

Site: PROPOSED NEW HOUSE TO N.W OF GREENACRES PORTMAHOMACK



scotframe timber engineers ltd. unit 22, greenacres park, greenacres, portmahomack, co. down, n. ireland. BT21 2JF
Tel: 02827 82440 Fax: 02827 82255
Mobile: 07956 480000
Email: enquiries@scotframe.co.uk
Tel: 02828 86200 Fax: 02828 86200
Tel: 02828 86200 Fax: 02828 86200

scales:	drawn:	date:	Dwg No:	rev:
1:50, 1:100	raydug	14.01.10	SF1908-001	



