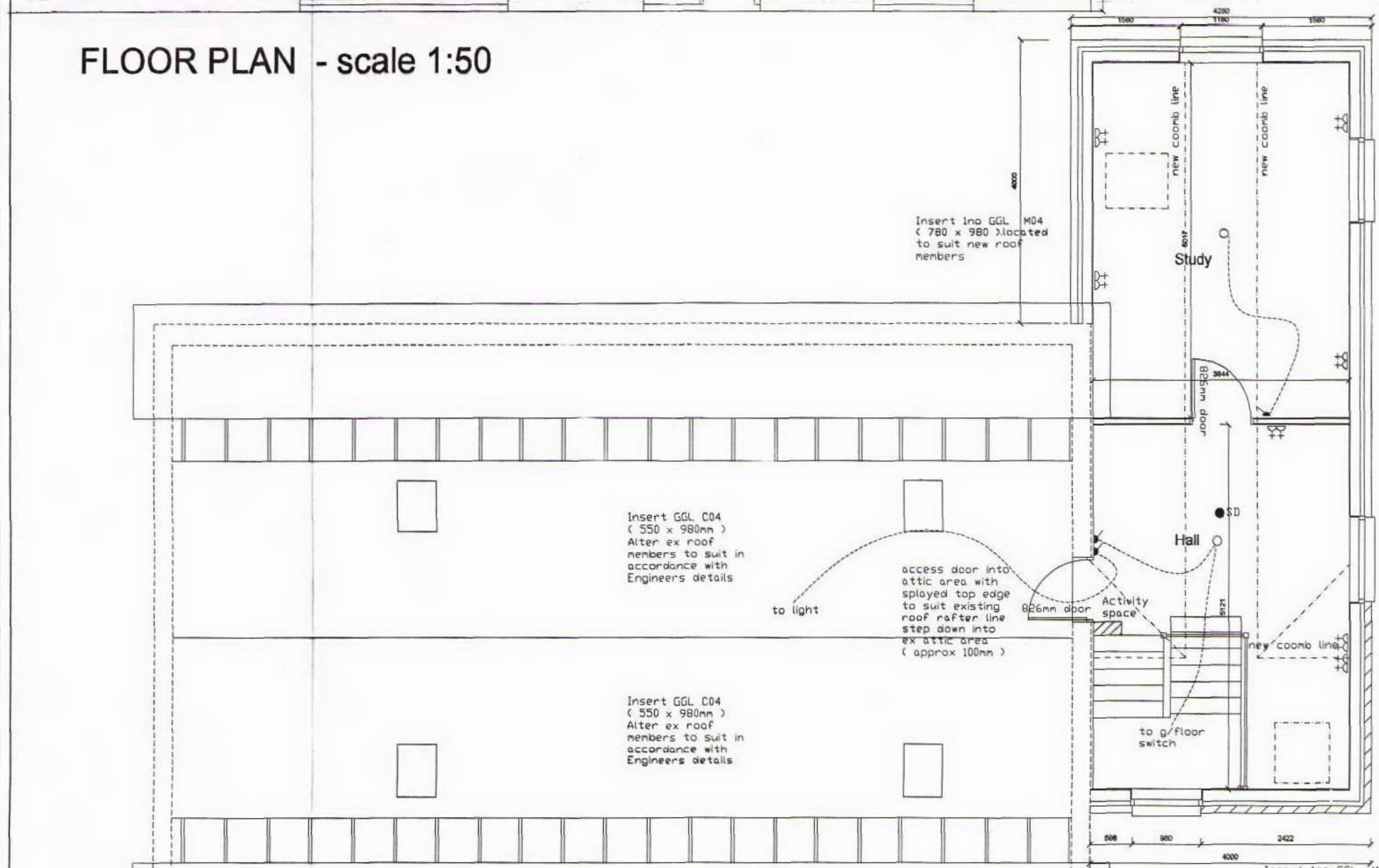
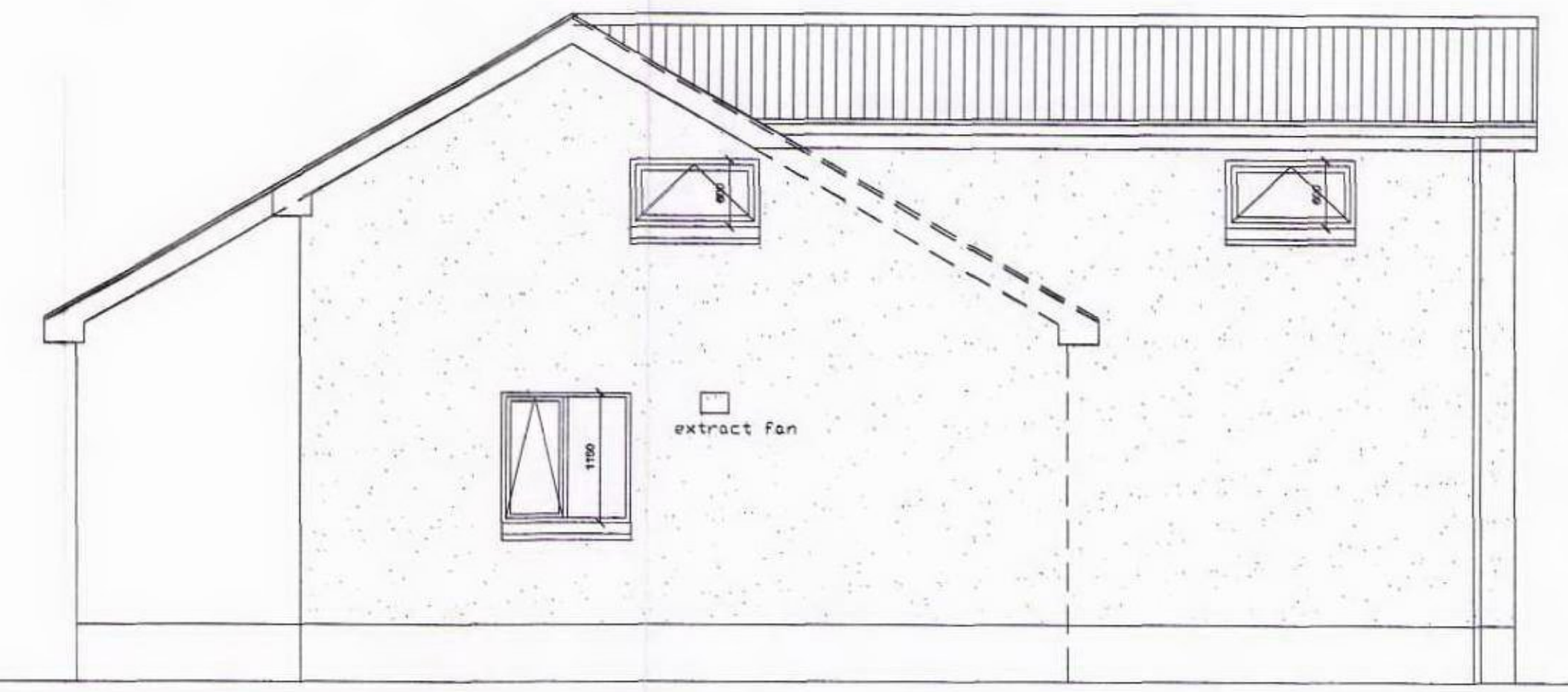


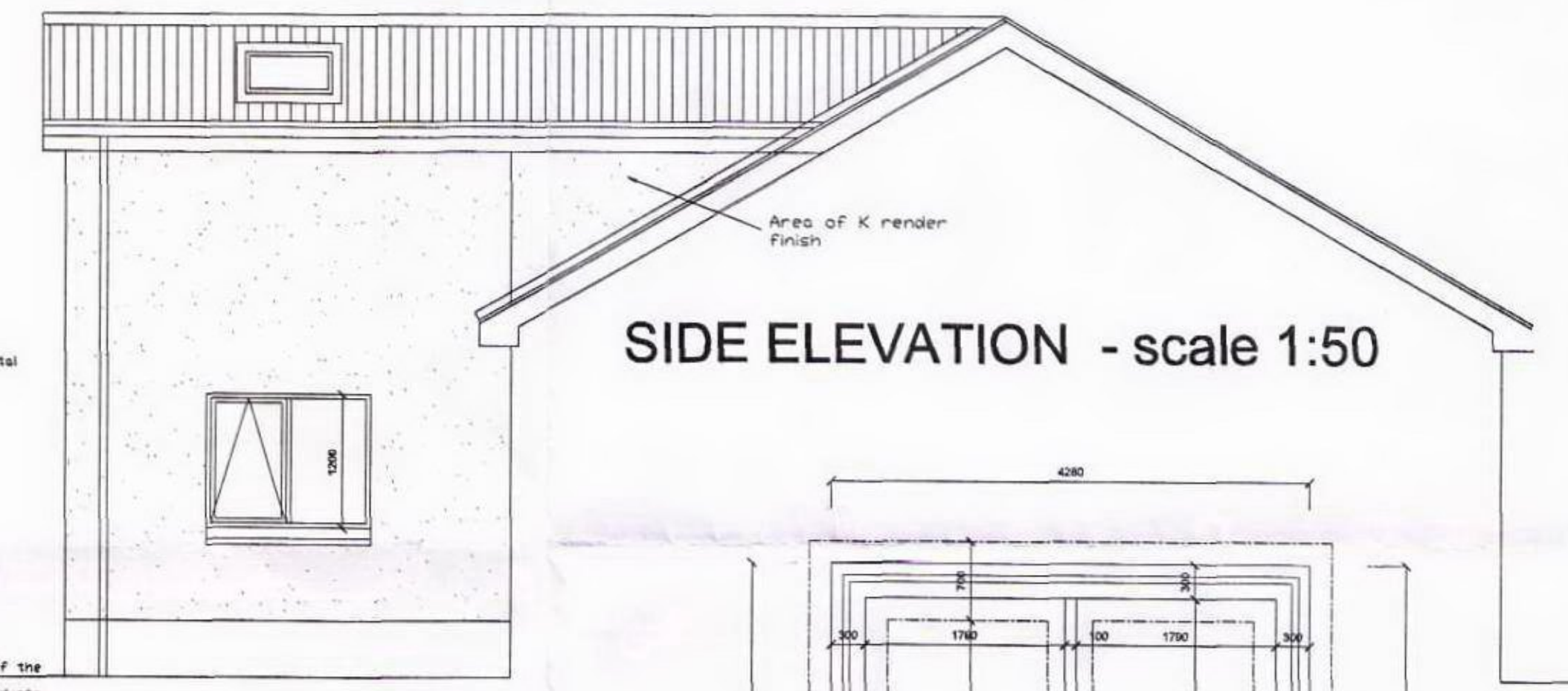
FLOOR PLAN - scale 1:50



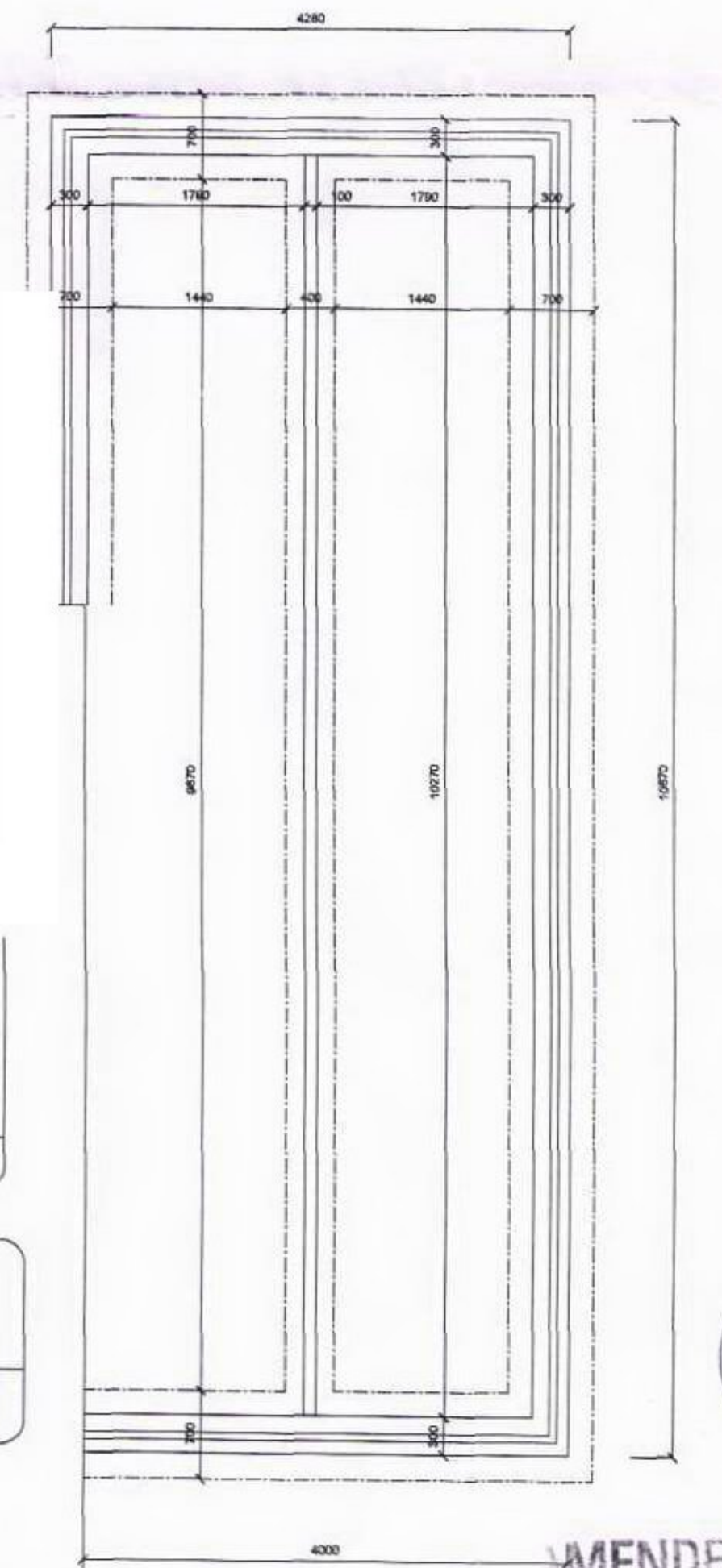
FLOOR PLAN - scale 1:50



SIDE ELEVATION - scale 1:50



SIDE ELEVATION - scale 1:50



FOUNDATION PLAN - scale 1:50

**HEATING + BOILER**  
Pipes and ducts to be insulated against heat loss as per 'Environmental' relevant clauses and as per manufacturers instructions / recommendations.  
All rooms to be carefully heated and fitted with TRVs.  
**DLID FUEL APPLIANCE (INNER NO CHIMNEY)**  
Hunter Maxx 4 Multifuel stove.  
To be installed in accordance with Building Standards relevant clauses and as per manufacturers instructions / recommendations.  
Installation should be by a suitable qualified and competent person for this type of product / Fuel Solid fuel appliance installations should be constructed and installed carefully to ensure that the entire installation operates safely and to BS 5303 Parts 1 to 3:1994.  
**Identification of labelling where the hearth, fireplace (including a flue box) or system chimney is provided, information essential to the correct application and use of these facilities should be permanently posted in the dwelling to alert future workmen to the specification of the installed system.**  
The labels should be clearly printed and contain the following information:-  
a) The location of the hearth, fireplace (or flue box) or the location of the beginning of the flue.  
b) A chimney designation in accordance with BS EN 14320:2003 for products whose performance characteristics have been assessed in accordance with a European Standard and which has been supplied and marked with a designation as described in the relevant European Standard.  
c) The category of the fuel and generic types of appliances that can safely be accommodated.  
d) The type and size of the flue.  
e) The installation date.  
Labels should be located in a position that will not easily be obscured such as adjacent to a gas / electric meter, water stopcock, chimney or hearth described and as per label noted in Clause 317.7.  
The recommended designation for chimneys and flue pipes for use with natural draught solid fuel appliances is 1400 No 2 3 Gex.  
The recommended designation for chimneys and flue pipes for use with forced draught solid fuel appliances that have positive pressure at the outlet of the appliance is 1400 No 2 3 Gex.  
Flue pipe to be Selkirk twin wall chimney and installed to suit manufacturers recommendations (Fire manufacturer to confirm compatibility).  
Flue to be manufactured using products in accordance with BS EN 1856-1:2003 for a factory made metal chimney.  
A metal chimney which passes through a room or accessible space such as a cupboard is to be protected in accordance with BS EN 12391-1:2003 (solid fuel appliance).  
The size of the flue should be appropriately sized to suit its requirements.  
The outlet of the flue should be located in accordance with Clause 320.17 (ie a) 2.0m horizontally clear of the weather skin (roof pitch) b) In ( provided A is satisfied ) or 600mm where above the ridge c) In above any openable rooflight.  
The flue should be located sufficiently away from combustible material and fixed in position, 25mm from the surface of the inner wall of double-walled chimney & in accordance with BS EN 1856-2:2005.  
A non-combustible hearth to be provided of at least 125mm thick and a plan dimension 800mm square (refer to appliance sitting for size of hearth).  
The appliance should be located on the hearth of at least 150mm to the sides & rear. At least 250mm to the front for a closed appliance (at least 300mm for an open appliance and for a closed appliance that may be used with its front open).  
2 layers of plasterboard to be installed on wall where appliance is mounted (25mm minimum thick).  
**LIMITING AIR INFILTRATION**  
The elements involved / affected by the work should follow the guidance in Clause 6.2.3 and 6.2.4, in addition Building Research Establishment (BRE) report 262 Thermal insulation, avoiding risk 2002 edition can be followed.  
All works should be built to best working practice to avoid thermal loss through cold spots & in accordance with Building Standards Clause 6.41.  
The main principle of limiting air infiltration is to provide a continuous barrier to air movement around insulation envelope or thereby reduce external air path into each of the following:-  
- The internal building elements  
- The warm side of the insulation  
- spaces between components  
- parts of the exposed building elements where such contribute significantly to the thermal performance of the elements.  
Connect cavity barrier designed for the purposes of structural fire protection, with air tight materials can often contribute to achieving this objective.  
One approach of addressing these issues is to be to follow the advice given in the BRE Report 262 - Thermal insulation avoiding risks 2002 edition including the following:  
a) sealing the gaps at roof space openings, between any linings & masonry walls at the eaves of windows & door openings, and at the junctions between walls, floor and ceilings.  
b) casing vapour control membranes in their frame and other panel constructions  
c) sealing at service penetrations of the fabric or around boxing ducting for services  
d) fitting draft seals to the openable parts of windows, doors, access hatches and e) roof lights  
Using joint / hangers or sealing around joint ends built into the inner leaf of the external cavity walls.  
**ACCESSIBILITY WITHIN STOREY (INTERNAL DOORS)**  
800mm doors have been specified though the undernoted information should copy & the doorsets manufactured sufficiently to suit.  
Each storey within a dwelling should be designed to be accessible. There should be safe and convenient access to and throughout each storey each accessible level or storey within a dwelling should have:-  
a) corridors with an unobstructed width of at least 900mm wide. This may be reduced to 800mm over a maximum length of 900mm by permanent obstructions, such as radiators, except on a wall opposite a doorway and  
b) corridors that are large enough to accommodate an unobstructed area of 1.4m by 800mm which where a door being used opens into the corridor, is oriented in the direction of entry and is clear of the door swing and  
c) doors with a minimum clear opening width in accordance with the following to each room, including any apartment, kitchen or sanitary facility.  
Minimum corridor width at door // Minimum clear opening width  
1050 // 775mm  
900 // 800mm (i) - the opening width may reduce to 775mm where a door is approached head on.)

Town & Country Planning (Scotland) Act, 1997 as amended

**REFUSED**

26.11.10

Development Management  
Environmental Services  
The Moray Council

Rev.	Date	Detail
B	04/11	Velux added
A	29/10	roof design lowered

Drawing	Date	Scale	Rev.
Detailed Proposal	Aug '10	As shown	B

RECEIVED  
17 NOV 2010

AMENDED PLANS