THE HIGHLAND COUNCIL

Agenda Item	
Report No	

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

10/00040/FULSU : Ms V Ling & Mr D Slator
Laid 291, Clashnessie, Stoer, Lochinver

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Erection of extension to provide semi-detached house. Installation of septic tank with outfall to sea.

Recommendation - GRANT

Ward : 01 - North, West And Central Sutherland

Development category : Local

Pre-determination hearing : None

Reason referred to Committee : Technical objection from TEC Services.

1. PROPOSED DEVELOPMENT

1.1 The proposal is for the erection of a semi-detached house onto the southern gable of the existing house.

1.2 Pre-application discussions undertaken with agent on the proposal in November 2009 and January 2010.

1.3 The site has a private vehicle access and private foul drainage arrangements.

1.4 No supporting documents submitted with original application.

1.5 No variations made to application.

2. SITE DESCRIPTION

2.1 The site comprises an existing traditional 1.75 storey croft house at Laid to the west side of Clashnessie Bay. The house site faces south-east and sits in an elevated position above the end of the single track public road.

3. PLANNING HISTORY

3.1 07/00442/FULSU - Alteration and extension of house. Installation of new septic tank and soakaway system. Installation of ground source heat system. Approved 29.01.2008.

4. PUBLIC PARTICIPATION

4.1 Advertised : None

Representation deadline : 12.02.2010

Timeous representations : 0

Late representations : 0

4.2 Material considerations raised are summarised as follows:

- None

5. CONSULTATIONS

5.1 **TEC Services** : Grave reservations about recommending permission for this development as the Clashnessie road has been severely adversely affected by construction traffic for the many previous developments over the last 10 years. In light of this, must recommend refusal in this case, due to insufficient resources to be able to allocate to repair this road.

5.2 **Contaminated Land Unit** : No comment

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

6.2 **Sutherland Local Plan (As Modified/Intention to Adopt)**

16	Housing in the Countryside
15	Developer Contributions
Point of Stoer inset 10.2	The road leading north of Clashnessie Bay is fragile and therefore developer contributions will be required.

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**

Scottish Planning Policy

7.4 **Other**

Site lies within the Assynt Coigach National Scenic Area.

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 proposal accords with the design and siting aspects of the Development Plan policies.

8.4 **Material Considerations**

8.5 The proposal is for a new self-contained house built onto the southern gable of the existing house. The new build is over two floors, with a kitchen / living room, bathroom and bedroom on the ground floor; and open lounge space and bedroom with en-suite on the first floor. The external elevation is of a gable end to the road, with a slate roof. The external walls are finished in a render, with the stone work of the original house being re-harled. The south east elevation (the front elevation) would have vertical glazing on both ground and first floors optimising the outlook to the Bay.

8.6 Members will note that a very similar proposal was approved for an extension to the house – see section 3.1 – rather than a separate living unit as now proposed. The main difference between the approval and the proposal is the deletion of a linking door on the ground floor between the original house and the new build.

8.7 Members will note that there are no representations against the proposal. The application is being reported to Committee due to a technical objection from TEC Services – see section 5.1. This highlights very strong reservations about the ability of the Clashnessie road to cope with further traffic, particularly given the level of development along it in the past decade. The road is, like many in the area, not of modern construction or engineering and is in poor condition. TEC Services have recommended refusal as the proposal would further impact on the already poor condition of the road. Furthermore, they have advised that they have insufficient resources to be able to allocate to repair the road.

8.8 The proposal is acceptable in design terms. Members will note that there already is a planning permission for an extension to the house (with an internal connecting door) that could be built now. The proposal is very similar, but with no internal connecting door. Developing a new build (albeit attached) house would not, in my view, result in any difference in the volume of construction traffic using the road over and above what might be expected as part of the already approved house extension.

It is arguable that there may, however, be a slight increase in the potential level of traffic going to a new build house, rather than an extension.

8.9 Whilst the TEC Services' objection is very understandable, and one with which I would have to agree to a large extent given the condition of the road, it is not a position which I can recommend to Members given the particular and specific circumstances in this instance. I do not consider that a recommendation to refuse would be reasonable or sustainable at appeal on this occasion, particularly given the existing approval for a very similar extension rather than a new house.

8.10 However, I am of the view that Members should strongly consider resisting any further new houses being built along this road. This position is consistent with the policy position in the new Sutherland Local Plan, which specifically notes that "the road leading north of Clashnessie Bay is fragile and therefore developer contributions will be required." Without prejudice, Members should rigorously apply this specific policy for any new housing along the road. This will then allow the condition of the road to be assessed on each new application, with any substantial developer contributions being highlighted at that time. Such contributions may include financial contributions for passing places and resurfacing of the road.

8.11 **Other Considerations – not material**

None

8.12 **Matters to be secured by Section 75 Agreement**

None.

9. CONCLUSION

9.1 I would recommend that this planning application is approved, but only on the basis that no more new build housing is permitted on the Clashnessie road without the provision of significant developer contributions for each new house. In addition, I consider that the immediate area is reaching its landscape capacity to absorb any more housing. Further development will start to erode and significantly affect the scattered pattern and the established character of the area.

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 **GRANTED** subject to the following conditions:

(1.) The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

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.) The roof of the house shall be finished in natural slate.

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

(6.) The external walls of the house shall be finished in a render. For the avoidance of doubt, the developer shall confirm in writing the exact details of the render finish for the approval in writing of the Planning Authority prior to the commencement of any development on the site.

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

(7.) All drainage arrangements shall be provided to the satisfaction of the Planning Authority in consultation with the Building Standards Authority and SEPA. For the avoidance of doubt, foul drainage shall be by means of a septic tank with outfall to Clashnessie Bay, as approved under SEPA CAR Ref: CAR/R/1040798.

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

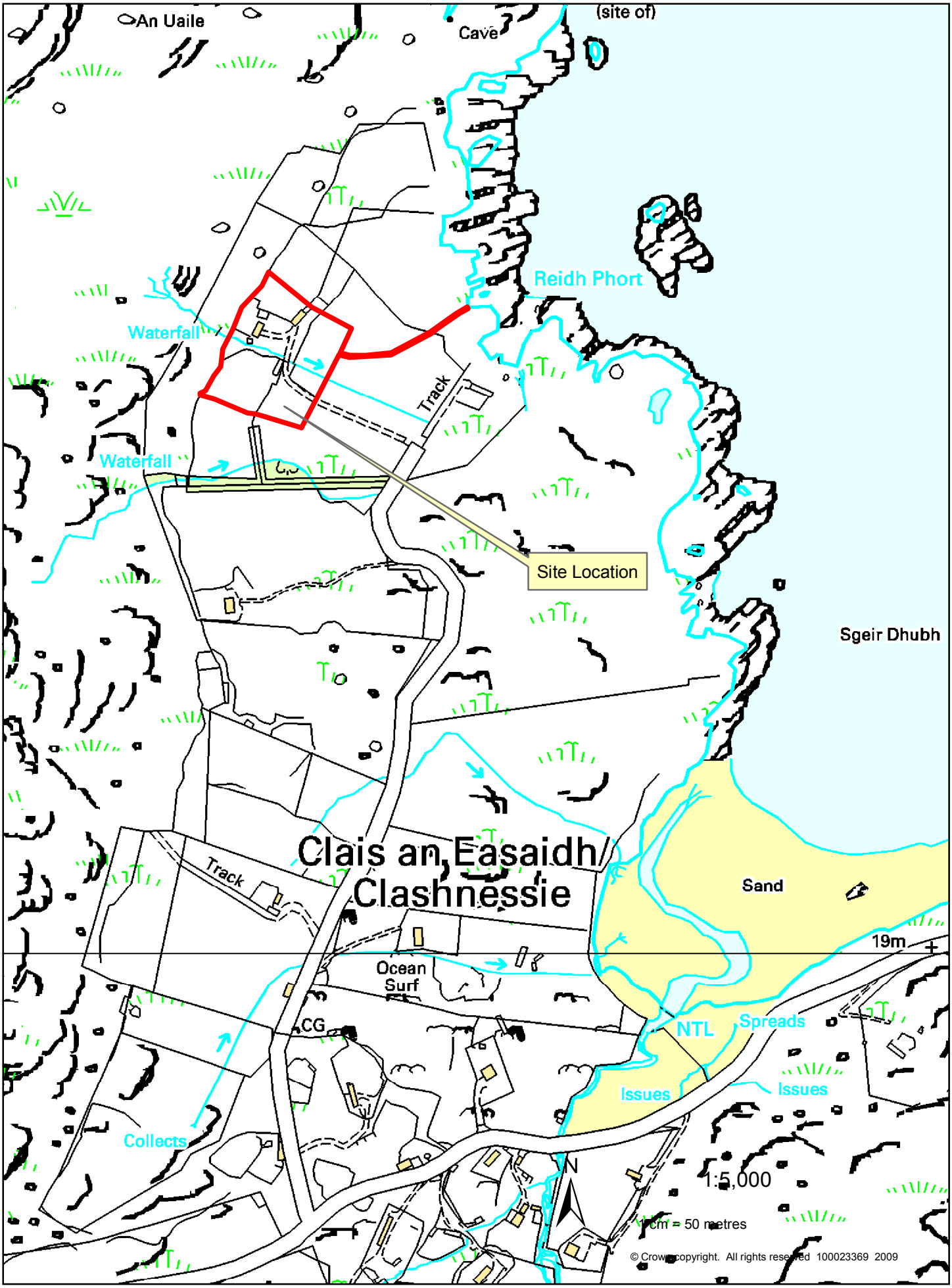
(8.) The planning permission hereby granted shall supersede 07/00442/FULSU insofar as development has not been pursued in accordance with such planning permission.

Reason: To clarify the terms of the permission hereby granted and to allow the Planning Authority to retain effective control over the development.

FOOTNOTE TO APPLICANT RELATIVE TO APPLICATION 10/00040/FULSU

Scottish Water: You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

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 1,2 – Location / Site plan
	Plan 3, 4, 5 – Floor plan
	Plan 6, 7 – Elevations



10/00040/FULSU
Erection of extension to provide semi-detached house.
Installation of septic tank with outfall to sea at
Laid, 291 Clashnessie, Stoer.

Ms V Ling & Mr D Slator
Laid
291 Clashnessie
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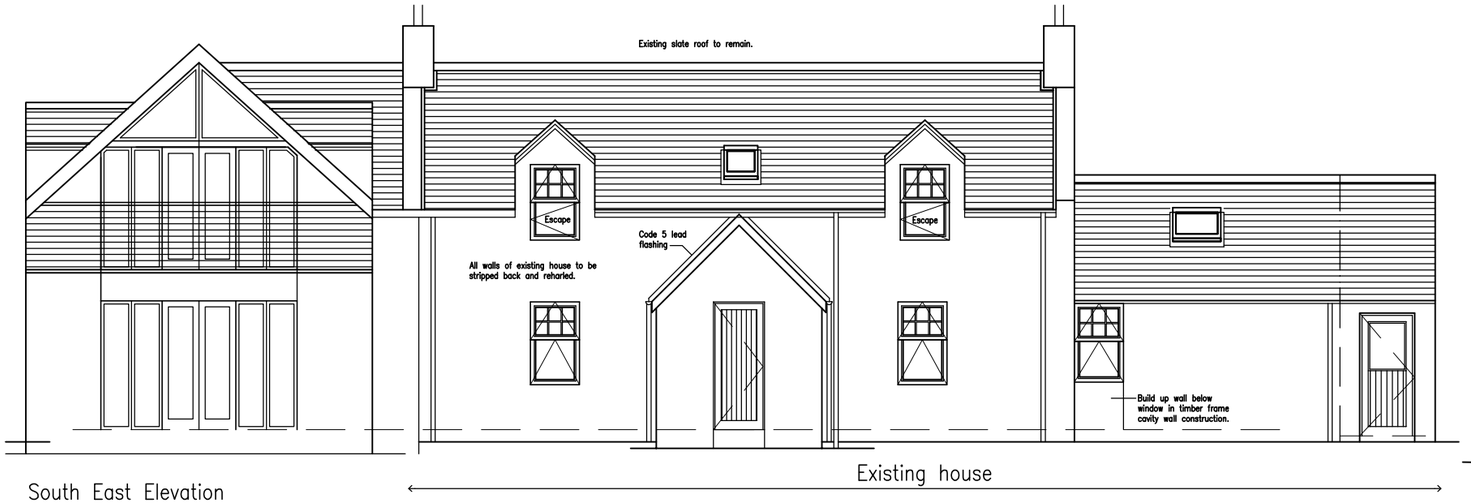
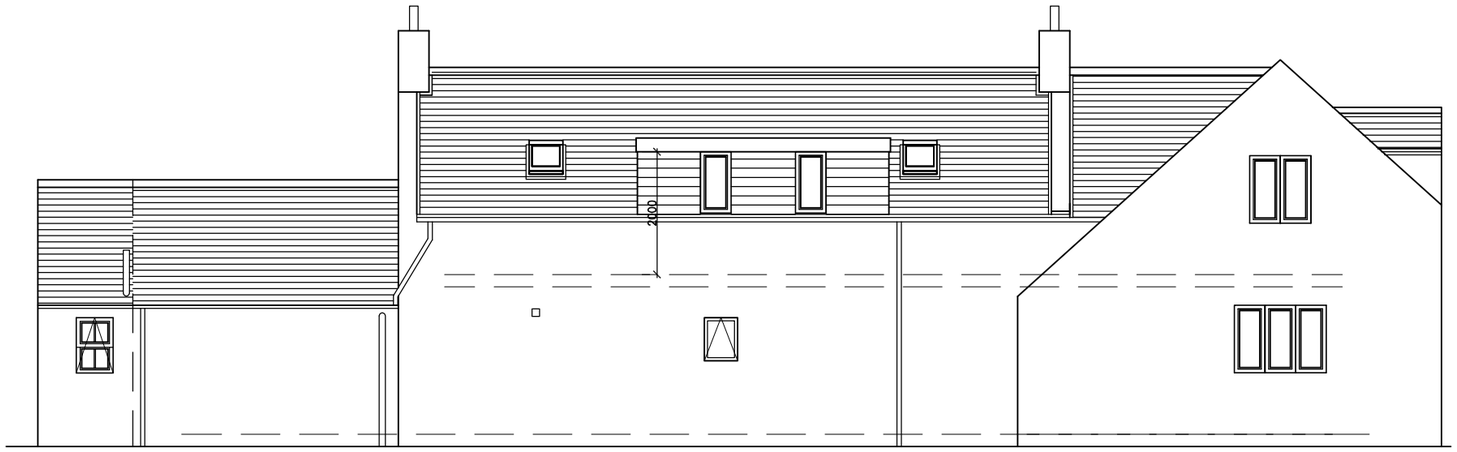


South East Elevation

Existing house

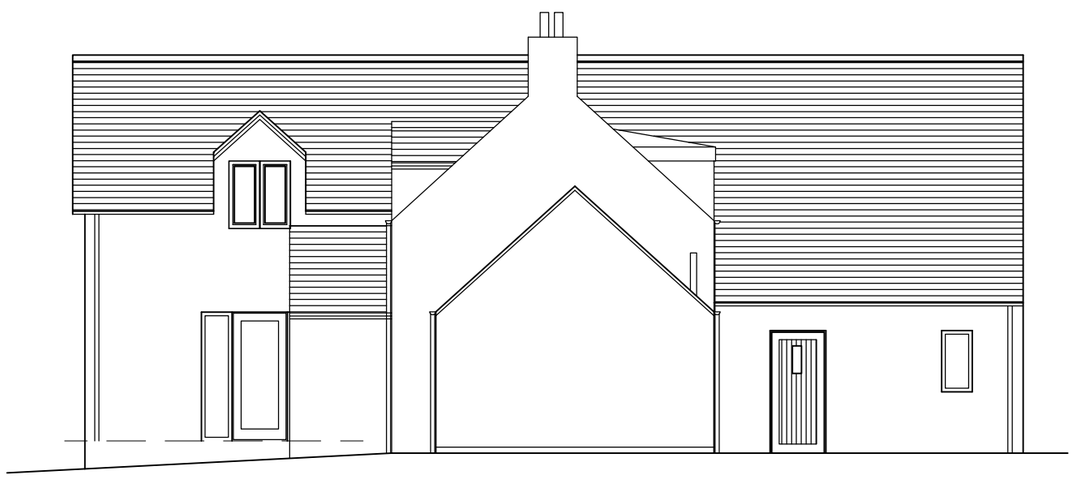
South West Elevation

Bank to be graded back



North West Elevation

Existing house



North East Elevation

REVISIONS			
rev	date	initial	detail
A	23.2.09	NHR	Window position dining & lounge
B	10.12.09	NHR	Various
C	11.1.10	NHR	Various

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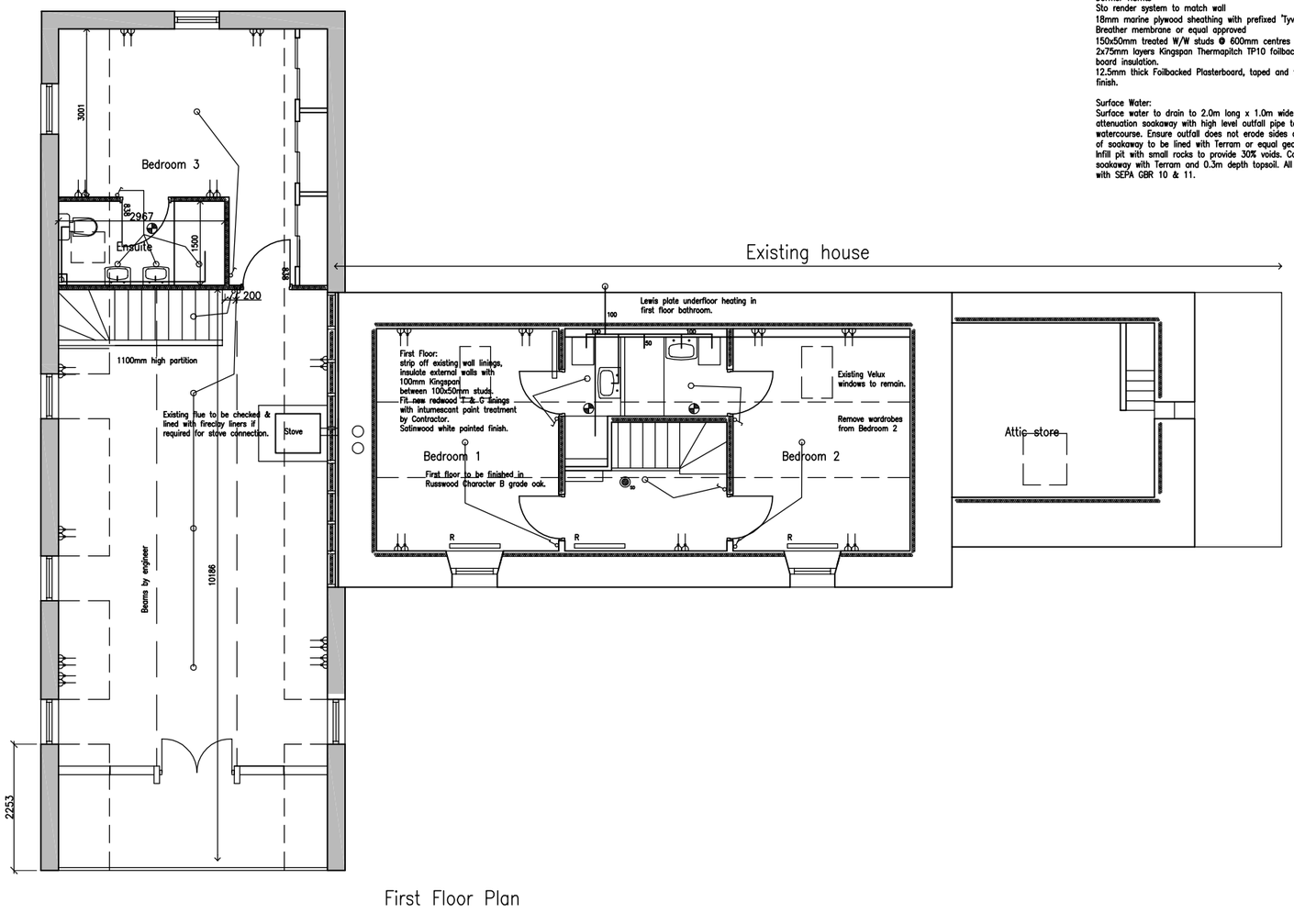
project

Laid, Clashnessie

Proposed alterations & extension for D Slator & V Ling.

drawing Proposed Elevations

scale	1:100	A3	date Oct 2008
drawn NHR			status
no C1.06.05			rev A B C



First Floor Plan

Roof Finish: (Unventilated warm Roof)

Cupa H3 Natural slate 8mm min. thickness laid with suitable lapping in relation to pitch (refer to CUPA "Design Details for roofing". Slate laid in accordance with guidelines in BS:5534 Part 1 1977 and BS8000: PArt 6 (1990).
Slate and a half at alternate courses at all hips verges valleys, abutments, and rooflights. Slate fixing: 2 copper clout nails to BS:1210.

Daltex 'Roofshield' breather membrane to BS747:1994 or equal approved laid in strict accordance with Manufacturers printed instructions and B.B.A Certificate guidelines,
150x18mm thick treated, butt-jointed softwood sarking boards with min. 2mm gaps between.

Roof Construction / Insulation.

Specialist Contractor Designed Roof trusses @ 600mm max. centres. All in accordance with code of practice for trussed roofs BS5268: Part 3 2006.

Design Certificate to be provided to Building Standards Department by Designer prior to construction.
Horizontal insulation Ceiling level:
150mm thick Crown Loft Roll 44 insulation roll quilt laid between ties, 150mm thick Crown Loft Roll 44 insulation roll laid across ties

Coombs only-2x75mm Kingspan Thermapitch TP10 sheets of insulation packed between rafter to coomb areas only (0.20W/m2K)
12.5mm thick plasterboard with moisture barrier backing, fixed to the underside of rafters.

Ensure 50mm min. air gap is maintained from eaves to ridge using packers.
No continuous eaves or ridge ventilation required if using softwood. (see note below for plywood).
12.5mm thick plasterboard to horizontal ceilings
Holding down straps @ 1800mm centres or every 2nd truss, taken 1200mm down face of wall
100x25mm treated W/W wallplate.

Where using Plywood as sarking ensure the following:
'Over rafter ventilators' by Glidevale or equal approved to comply with Building Regulations Approved Document F2.1995 and to BS5250:1989-providing 25,000mm2/m.
'Over fascia ventilators' to provide providing 25,000mm2/m to comply with current Building Standards.
Angled concrete continuous ventilated ridge system or equal approved, providing 10,000mm2/m run to comply with current Building Regulations.
Cut back sarking at ridge to provide 100mm min. opening]

Roof Dormers

Dormer Hoffits
Sto render system to match wall
18mm marine plywood sheathing with prefixed 'Tyvek' house wrap Breather membrane or equal approved
150x50mm treated W/W studs @ 600mm centres
2x75mm layers Kingspan Thermapitch TP10 foilbacked composite board insulation.
12.5mm thick Foilbacked Plasterboard, taped and filled to receive finish.

Surface Water:
Surface water to drain to 2.0m long x 1.0m wide x 0.7m deep attenuation soakaway with high level outfall pipe to bearby watercourse. Ensure outfall does not erode sides of burn. Sides of soakaway to be lined with Terram or equal geotextile material. Infill pit with small rocks to provide 30% voids. Cover top of soakaway with Terram and 0.3m depth topsoil. All in accordance with SEPA GBR 10 & 11.

Internal Drainage:

Internal Drainage to be laid in strict accordance with BS EN 12056-2: 2000 BS5572 and Marley Extrusions Ltd min. installation gradients.
All W.C. waste pipes 110mm Dia. with 6.0m max. branch length, at 18mm\m fall.
All W.H.B. waste pipes 32mm Dia. with branch length as per manufacturers recommendations, at 18mm\m fall.
All Bath/future shower waste pipes to be 110mm.
Vent stacks to be provided with slow bends 200mm min. along centreline.
Hand access to waste pipes 900mm above floor level with screwed hatches provided on adjacent partitions.
SVP's continued up to ridge outlet tiles.
Provide hand access above all changes in direction of S.V.P's with all branch connections to SVP in accordance with BS5572:1994 sections 1to10. Contractor to ensure connections will avoid crossflow.

Rainwater Goods:

110mm Dia. Half-round by Lindab in factory black finish.
Rainwater goods to supplied with all fixings. Laid to fall.
Gutter bracket fixings at 600mm max. centres.
68mm ext. Dia. downpipes. Downpipe brackets screwed into masonry at 1.80m max. centres.
All constructed and installed in accordance with recommendations described in BS EN 12056-3:2000.

Sanitaryware:

All sanitaryware to be chosen by client u.n.o.
Thermostatic Mixing Valves to be provided on all baths, bidets & showers where provided to limit delivery temperature to 48°C complying with BS EN 1111:1999 or BS EN 1287:1999.

Accessible sanitary accomodation to be fitted with the following activity spaces where required -
WC - 1100 x 800mm
WHB - 700 x 800mm
BATH - 800 x 1200mm
SHOWER - 800 x 800mm

Ventilation

Where within reaching distance of Bath - ensure ceiling or wall mounted extract fans are low voltage
Where ceiling mounted provide flexible ducting taken to external outlet in eaves or ridge vent tile (Max. length 3.00m)

Kitchen
extraction rate of 30 litres per sec. above hob
extraction rate of 60 litres per sec. elsewhere in kitchen.
Utility
extraction rate of 30 litres per sec.
Bathroom / Ensuites
extraction rate of 15 litres per sec.

Electrical:

All Electrical Work to be carried out in accordance with BS 7671, Building Standards, the current Edition of the I.E.E. Regulations and SSHE

Standard 4.8.5 requires electrical outlets & controls be positioned at least 350mm from any internal corner, projecting wall or similar obstruction & not more than 1.2m above floor level.
Light switches to be positioned between 0.9m & 1.1m above floor level. Sockets & phone & TV outlets to be at least 400mm above floor level, 150mm above worktops.

All switches and sockets etc. to be from the M.K. Logic range or equal approved, with metal back boxes only (the use of quick-fix boxes will not be permitted). Timber partitions provided with dwangs around each box.
13amp twin outlets to have switches on outside. (K2746 WHI from the M.K.Logic range)
All wiring to be in conduit to provide a degree of protection (from insulation) and for future rewiring.
Design, supply and install main switch gear and consumer unit (split busbar type) with mains circuit breaker and residual current device.
Provide separate loop circuit for kitchen.
Enclosed light fitting in Bathroom where within reaching distance from bath to comply with Safety Standards. Light switch to be external of Bathroom.

All entrances to be fitted with automatic PIR illumination adjacent to the door.
An electrical supply on a separate way to be provided behind the plasterboard for 9.5kw instantaneous shower.
Provide a TV socket with conduit leading to attic space for connection to ariel.

Provide a minimun of 50% of light fittings to be low-energy.

Demolition/Downtakings:

All works to be in compliance with Construction (Design and Management) Regulations 2007 and the Health and Safety at Work Act 1974

Existing buildings to be checked for asbestos materials prior to starting work.

All demolition work ot be carried out in accordance with BS6187:2000.

Chimney:

All to comply with Environmental Standard 3.18.3 masonry chimneys of the current Building Standards and in accordance with the recommendations in BS 6461: Part 1: 1984 and BS EN 12446: 2003 (for external block).
NHBC standards Chapter 6.8
Chimney stack to be 600mm min. from ridge as shown.
Pot to bedded in precast concrete projecting capping, flaunched to drain from pot
Top 1000mm of stack to be built using cement/lime mortar of strength not less than 1:1:6
D.P.C to be incorporated to follow line of flashing
Stack to be lined with 225mm Dia. fireclay liners and packed around with insulating fill
Ensure permanent air intake is equivalent to 50% of the reduced throat size (200mm)
42.5mm thick composite board insulation (Kingspan) with pre-fixed plasterboard finish around int. face chimney breast.

Flashings:

Provide adequate code 5 lead flashings to dormer, chimney breast and to form valleys as required.
Code no.5 lead flashing hidden gutter formed in strict accordance with the 'Good Pratice Guide' using underlay to BS1521 Class A for use with exterior plywood substrate.
Preformed EDN flashings around rooflights suitable for slates.

Fire Fighting:

Automatic fire detection, Dicon 370 MBX smoke alarms or equal approved, connected into mains with battery back up, all in accordance with BS 5446:Part 1:2000 and to comply with Safety Standard 2.11.
Positioned 300mm min. from any wall or light fitting, heater or air conditioning outlet. 7m max. from kitchen, 3m max. from any bedroom door.

General:

All work to the entire satisfaction of the Local Authority
All structural timbers to be pressure impregnated with preservative, stress graded to BS 4978 or other national certificate and so marked.
Structural beams to be clad in 12.5mm thick Gyproc fireline board or equal approved to provide 1/2hr fire resistance.
Blockwork 7.0N/mm2 compressive strength with min. density of 1500Kg/m3.
140mm coursing, lightweight blocks only.
Mortar 1:4 cement/sand with plasticiser below D.P.C.
Mortar 1:6 cement/sand with plasticiser above D.P.C.
Concrete for foundations to be grade C35.
Concrete for floor slabs C30/20.
Concrete for R.C. Lintels C35/20, 30mm min. cover to reinforcement, 150mm min. rest.
Unless otherwise stated timber grade C16.
Double+triple timber studs spiked together with M4 Galv. nails at 300mm staggered centres.
Expansion joints to be provided in concrete blockwork wall longer tahn 6.0m in length all as per plans / elevations.

Internal Drying Area

Drying Space to be designated as internal drying area over bath. Space to be at least 1 cubic metre and should have no dimension less than 700mm Allow for at least 1.7m of clothes line per apartment.

Heating:

Ground source heat pump to provide underfloor heating & domestic hot water & designed & commissioned by specialist contractor.
System to be by Invisible Heating Systems
14.5kW Heat Pump Package with 500lt tank and integrated solar coil. Underfloor heating pipes laid in concrete screed over floor insulation on ground floor. First floor to be fitted with lewis plate underfloor heating in extension and radiators with TRVs in existing house.

Solid Fuel Stove:

Stove to be fitted in accordance with manufacturers instructions

Hearth - Stove to be fitted on freestanding hearth with minimum dimesions of 840x840mm or with a minimum of 150mm from rear or side of stove to edge of hearth.
Allow 300mm from front of stove to front of hearth.

Unvented Hot water storage system:

Unvented hot water system by Megaflow or equal approved, to be designed in accordance with recommendations of BS7206 1990.

All work to be carried out by someone with appropriate training and practical experience.

Discharge pipe to be in a visible location and installed so that it will endanger anyone inside or outside the building. (all in accordance with Building Standard 4.9.3)

Energy Performance Certificate:

Energy performance certificate to be affixed to building (preferably in cupboard adjacent to meters)

NOTES
1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES
2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE
3. ALL DIMENSIONS TO BE CHECKED ON SITE
4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION

REVISIONS

rev	date	initial	detail
A	23.2.09	NHR	Warrant comments
B	1.7.09	NHR	Enuties revised

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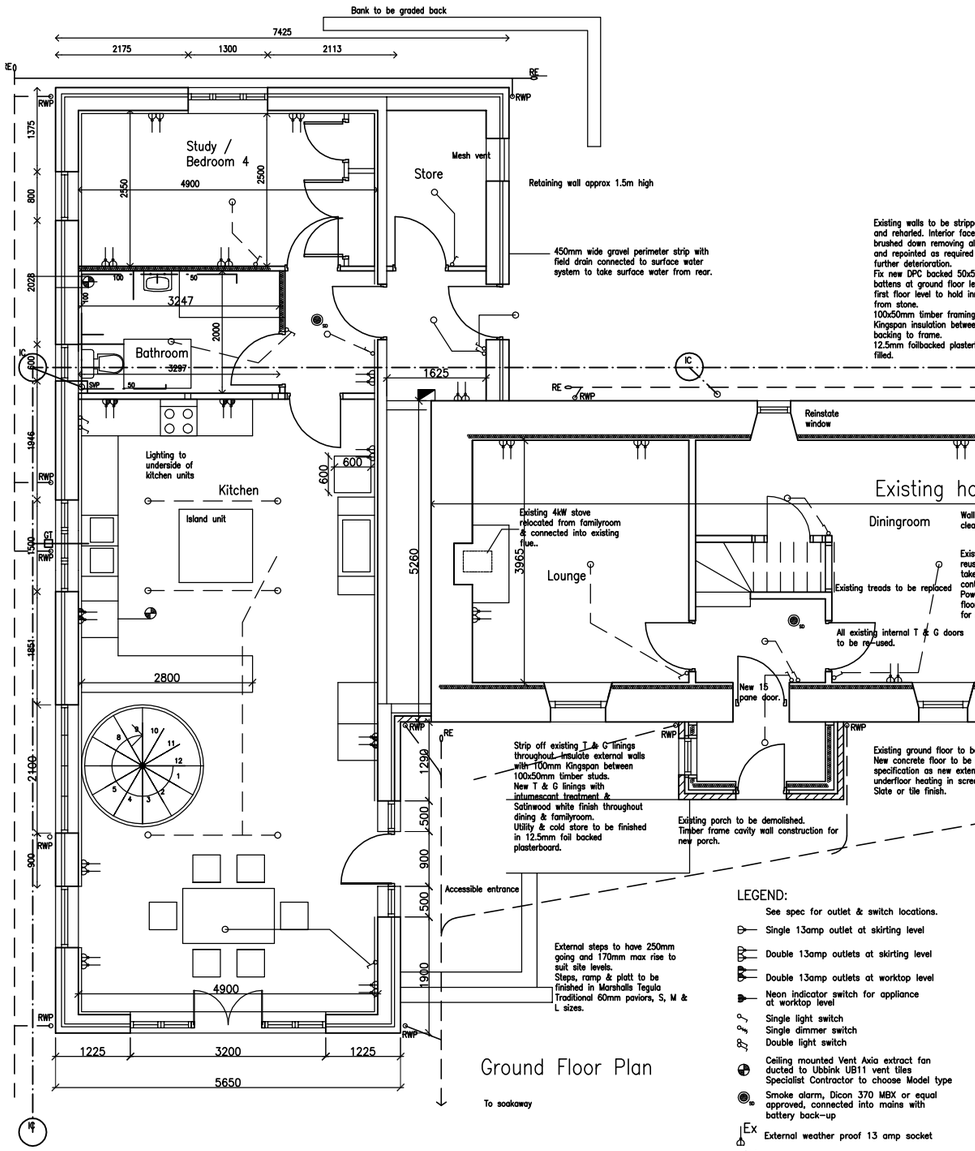
project

Laid, Clashnessie

Proposed alterations & extension for D Slator & V Ling.

drawing First Floor Plan

scale	1:50	A1	date Oct 2008
drawn	NHR		status
no	C1.06.04		rev A B



Ground Floor Plan

LEGEND:

- See spec for outlet & switch locations.
- Single 13amp outlet at skirting level
- Double 13amp outlets at skirting level
- Double 13amp outlets at worktop level
- Neon indicator switch for appliance at worktop level
- Single light switch
- Single dimmer switch
- Double light switch
- Ceiling mounted Vent Axia extract fan ducted to Ubbink UB11 vent tiles Specialist Contractor to choose Model type
- Smoke alarm, Dicon 370 MBX or equal approved, connected into mains with battery back-up
- Ex External weather proof 13 amp socket
- TV Wall socket for connection to main TV aerial
- DP Double timber post support for lintol / beam

Standard Wall Construction:

313mm Beco Wallform insulated concrete formwork wall system erected in strict accordance with manufacturer's instructions. See Beco details 1 to 7.
Waterproof admixture required to perimeter of ground floor as DPC barrier.
Grade C25 concrete to be poured & set in stages.
External render system by Sto (www.sto.co.uk) applied in two coats in accordance with manufacturer's instructions by an approved applicator.
Plaster finish to interior face of wall.

1200 Gauge D.P.M or equal approved, lapped to D.P.C. level
50mm thick sand blinding/levelling.
150mm thick sand blinded hardcore, well consolidated and rolled to a smooth finish.
Where granular infill material required internally, compact in layers not exceeding 250mm. Depth will vary with choice of infill material. All to NHBC standards.

Partitions:

70x45mm treated W/W studs @ 600mm max. centres with 2no. intermediate dwangs and double bottom runner for ease of skirting fixings.

Load bearing partitions to be 90x45mm.

12.5mm thick Plasterboard either side, screw fixed. taped and filled joints . 80mm thick mineral wool insulation between studs as shown on plans.
Allow for 12.5mm moisture resitant plasterboard to all bathroom / ensuite areas

Allow for fixing 9mm plywood to partitions in accessible bathroom for fixing future rails etc.

Foundations+Underbuilding:

Concrete strip foundations with A142 reinforcement mesh at bottom. 40mm min. cover. as specified by engineer.
Top of foundations to a min. depth of 450mm below finished ground level or below any adjacent drains. Ensure foundations are taken down to 'Hard Pan'.
Soft spots to be dug out and backfilled with hardcore, in max 200mm compacted layers of lean-mix concrete.
All stepped foundations to be constructed in strict accordance with the Small Buildings Guide.

Ground Floor Construction:

65mm sand/cement levelling screed containing underfloor heating coil.
100mm thick Kingspan Thermafloor TF70, insulation or equal approved below slab,
125mm thick Grade C30/20 concrete slab, all concrete works to be carried out to NHBC standards Chapter 2.1.
A142 mesh to top of slab (50mm cover).
Probuild 880 D.P.M./Visqueen 1200 Gauge D.P.M or equal approved, lapped with D.P.C.
50mm thick sand blinding/levelling.
150mm thick sand blinded hardcore, well consolidated and rolled to a smooth finish.
Where granular infill material required internally, compact in layers not exceeding 250mm. Depth will vary with choice of infill material. All to NHBC standards.

First Floor Construction:

Oak boards 150mm wide Character B Grade oak from Russwood or as per client's specification.
3:1 sand cement screed
underfloor heating pipes
OSB flooring deck
Timber joists (sizes & centres by Engineer) supported on cast concrete exterior wall as shown on detail.
Rockwool roll insulation packed between joists.
12.5mm plasterboard ceiling joints taped & filled for paint finish.

Stair:

Timber constructed stair (R/W unless otherwise noted) to comply with Safety Standard 4.3 of the current Building Regulations.
All sizes to be checked on site prior to construction.
13no. risers @ 200mm
12no. goings @ 250mm
Floor to floor height to be checked prior to construction.

Clear width of stair to be 900mm min. (measured between handrail and wall) Ensure 2.00m min. head height over entire length of stair measured from pitch line of nosings.
Ensure 900mm wide landing at head of stair.
One handrail to be continuous throughout flight.
Handrail 840mm min. height from pitch line of stair.
1000mm max. height from pitch line.

Ensure no openings in balustrade larger than 100mm
Handrail to extend at least 300mm beyond the top and bottom of the flight, and should contract visually with adjacent wall
Any newel posts to project a maximum of 30mm into stair.

Protective barriers – to be capable of resisting loads calculated in accordance with BS6399 Part 1 1996.

Stair designed to provide a clear width of 900mm & 700x400 space at the foot of the stair & similar length not less than 200mm at landing level adjacent to the top nosing of the stair, to allow space for fitting a future stair lift if required.

Air Infiltration:

Best construction practices to be adhered to ensuring all works carried out are to acceptable tolerances as described in the Building Research Establishment BRE Report 262: 2002 & the building is constructed in accordance with the Accredited Construction Details (Scotland). Thereafter all dry lining junctions between walls, ceilings and floors and at windows, doors and roof space openings to be adequately sealed. All service boxes made air tight and service penetrations, windows and doors to have neoprene seals at all joints. All external openings to have joints sealed with mastic.
Examples:
Sealing the gaps; at roof space openings, between dry linings and masonry walls at the edges of window and door openings, and at the junctions between walls, floors and ceilings.
Sealing vapour control membranes in timber framed and other framed panel constructions.
Sealing at service penetrations of the fabric or around boxing/ducting for services.
Fitting draught seals to the openable parts of windows, doors, access hatches and rooflights.
Using joist-hangers or sealing around joist ends built into the inner leaf of external cavity walls.

Ensure DPCs are turned up behind sole plates and lap with vapour control layers; alternatively seal with mastic or gasket between the DPC and sole plate.
Ensure sheet vapour control layers are properly lapped at junctions and / or
Ensure any vapour control plasterboard is jointed in accordance with manufacturer's instructions
Always return vapour control layers into window & doors reveals, heads & sills
Cut vapour control layers tight to electrical outlets and seal at piped service penetrations (with tape or sealant as required)
Ensure all breather control membranes overlap each other and are stapled in place.

Internal Finishes/General – u.n.o.

Kitchen wall tiles –As per clients specification – 3 rows high above worktop, plus 1 row below behind cooker.

Bathroom wall tiles--As per clients specification –Plain White. 3 rows high above bath. 1 row high above W.h.basin.

Sill boards to be laminated timber to avoid warping.

Provide Dwangs to all timber partitions for the following items:
Kitchen wall units top and bottom
W.C. cisterns
All wall heaters/radiator mounting
To all Electrical wall sockets.

Curtain plates to be provided in all rooms.

Door stops should be provided where required.

Loft hatches to be suitably insulated and draught stripped.

Windows:

To comply with current British Standard BS6375.
and NHBC Standards Chapter 6.7
Allan Brothers Dual Turn double glazed, with Factory fitted Proprietary Slimvent ventilator in top sash to comply with Environmental Standard 3.14.5: 8000mm2 to all apartments, 4000mm2 all other rooms.
In first floor apartments lower sash is to be side hung inward opening to provide escape access to comply with Technical Standards.
Windows to be factory finished in white wood perserver.
Ironmongery to include for key (removeable) locking handles. handles to be not more than 1.5m above floor level and at least 350mm from any internal corner.
Glazing to windows to have K-class with maximum U'Value rating 1.8W/m2K min.
All glazing to be toughened safety glass to BS 6262 & BS 6206 with appropriate kite markings.

All first floor windows to be easily cleaned from the inside to comply with Safety Standard 4.8 of the current Building Standards and comply with BS8213:PT1:1991 with one window complying with Fire Standard 2.9 in each apartment for means of escape, side hung with a clear unobstucted opening of 0.33m2 with neither height or width less than 450mm.
Opening sash to be 1100mm max.
Glazing to apartments to have an aggregate glazed area equal to 1\15th floor area and opening area of at least 1\30th of floor area.

Rooflights:

Velux Rooflights to fitted in strict accordance with manufacturers printed instructions, with suitable preformed flashings around.
Allow for bridling velux rooflights as required with timbers sized as per rafter. Allow for doubling up rafters at openings.

Doors:

External door to be 1000mm over the frame to provide 800mm clear width opening. Frame complete with all seals, weather bars, ironmongery etc.
Ensure unobstructed 300mm space at leading edge of entrance door to comply with Standard 4.1.7
Entrance threshold 15mm high max. to comply with current Building Standard 4.1.9.
All glazing to doors+sidelights below 1500mm to be toughened safety glass to BS6262 & BS6206 with appropriate kite markings.
Glazing to be K-class with max. U'Value rating 1.8W/m2K min.

All internal doors to be 838mm(w)x1981mm(h) to give 775mm clear width opening between the frame to comply with current Building Regulations (4.2.6)

Kitchen Units:

Kitchen units to be designed and installed by specialist manufacturer in accordance with clients requirements.

NOTES
1. WRITTEN SIZES TAKE PREFERENCE OVER SCALED SIZES
2. LARGE SCALE DETAILS TAKE PREFERENCE OVER SMALL SCALE
3. ALL DIMENSIONS TO BE CHECKED ON SITE
4. ANY DISCREPANCIES IN DRAWINGS TO BE REFERRED TO THIS OFFICE FOR DECISION

REVISIONS

rev	date	initial	detail
A	23.2.09	NHR	Warrant comments
B	1.7.09	NHR	Existing house ensuites & WC revised.
C	10.12.09	NHR	Various
D	11.1.10	NHR	Various
E	19.1.10	NHR	GF dining window added

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project

Laid, Clashnessie

Proposed alterations & extension for D Slator & V Ling.

drawing Ground Floor Plan

scale	1:50	A1	date Oct 2008
drawn	NHR		status
no	C1.06.03		rev A B C D E