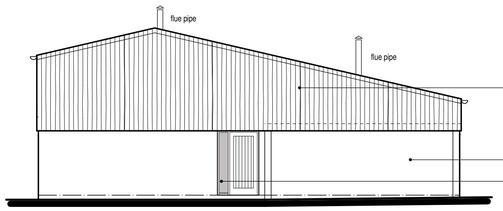
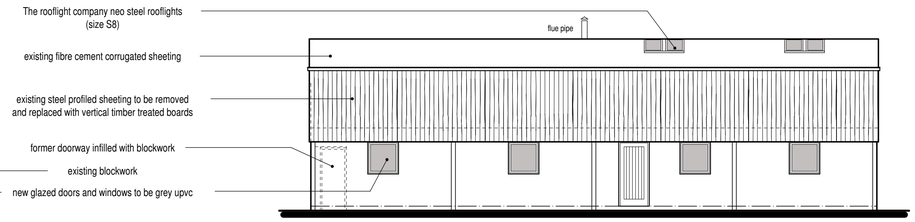
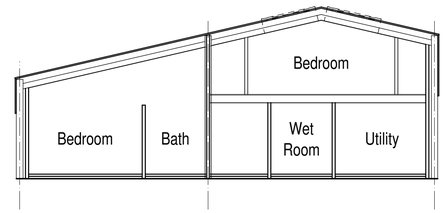
STOVE GAS / SOLID FUEL
Lay 125mm high, minimum 850 x 850mm non combustible hearth to project 150mm to each side and rear of the chosen appliance and 300mm beyond the front face all to accept a free standing solid fuel stove. Stove to be connected to a 'Selkirk' 178mm internal diameter SM twin wall, insulated multi fuel chimney system to BS4543 and compliant with the Building Regulations Part J.
All fitted in strict compliance with manufacturer's instructions.
External section of flue is to be painted black.
Selkirk Tel No 01737 353388.
A 50mm air gap is to be maintained around flue for the full height. Where pipe passes through floor and roof structure joists/rafters are to be trimmed and the void fire stopped with FR quilt.
All appropriate flashings and weathering collars are to be incorporated above roof level. Chimney is to terminate 2300mm clear of roof surface when measured horizontally, except where the termination is 600mm above ridge line.
Provisions shall be made to enable flues to be swept and inspected. A flue shall not have openings into more than one room or space except for the purposes of inspection or cleaning or fitting an explosion door, draught break, draught stabiliser or draught diverter.
Openings for inspection and cleaning shall be formed using purpose factory made components compatible with the flue systems having an access cover that has the same level of gas tightness as the flue system and an equal level of thermal insulation.
Covers shall be non combustible.
After the appliance is installed, it should be possible to sweep the whole flue.



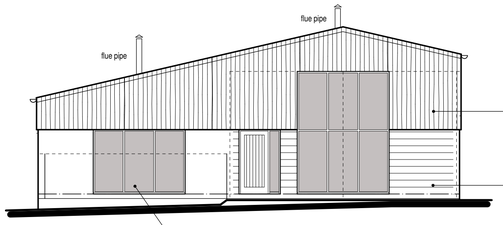
Rear Elevation



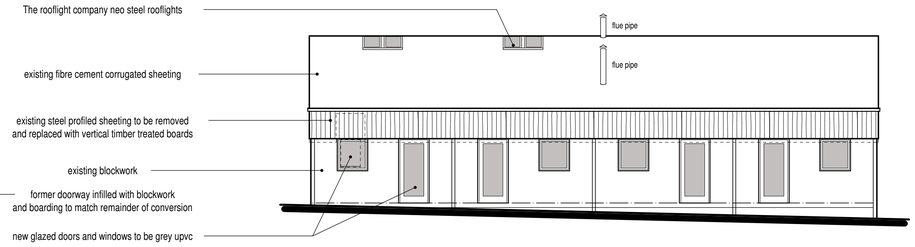
Side Elevation



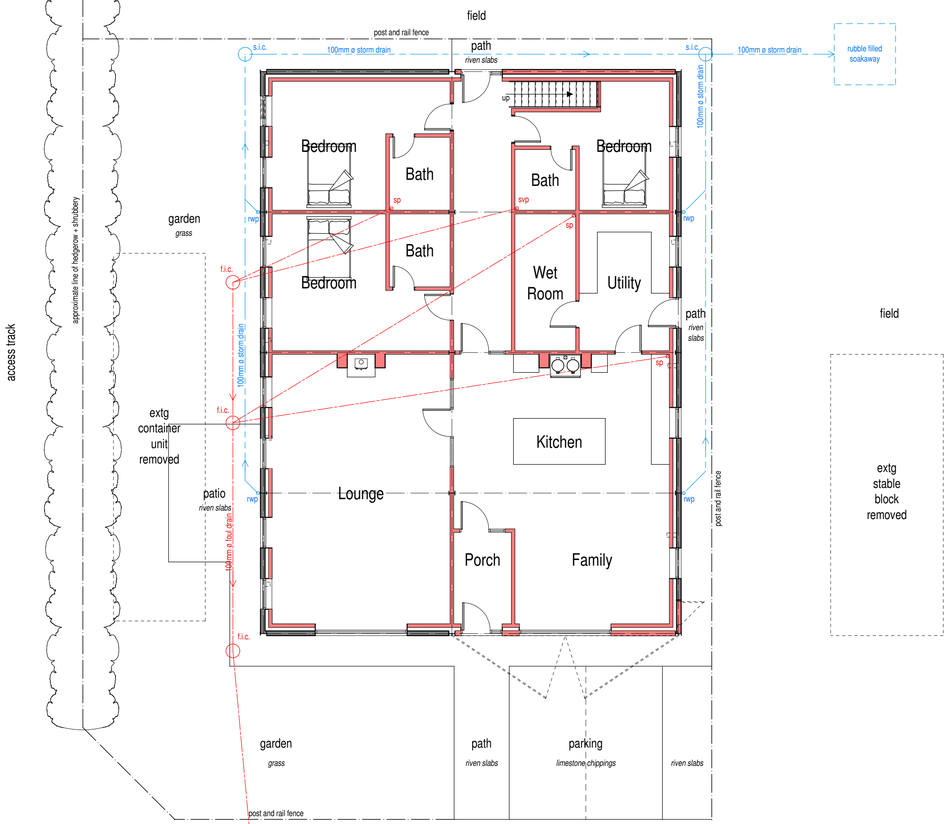
Typical Section



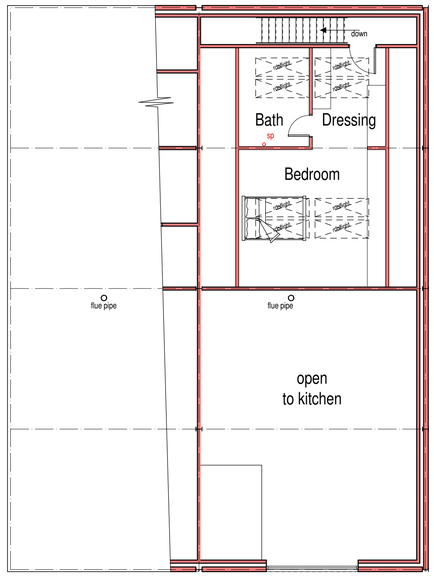
Front Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

DRAINS
All pipes shall be BS EN 295-part1:1991, 100mm diameter (or otherwise specified) with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm.
Provide back inlet gullies (airtight internally) or 100mm SVP s to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater.
Fit rodding eyes to head of branches as indicated.
Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame.
In masonry chambers form 150mm high benching to channels.
Make new foul connections to Klargester Alpha 12 person septic tank and rainwater discharged into suitable designed soakaway.
The drainage layout indicated is a suggested idea and the final layout including cover and invert levels must be checked and agreed on site with the Building Inspector prior to work commencing on site.

SEPTIC TANK
The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.
The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance.
Prior to commencement of works on site the property owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the tank and length of irrigation drains. All test results and assumptions made are to be submitted to Building Control prior to installation of tank.
A Klargester Alpha BS6297 glass fibre septic tank is to be installed to accept new foul water waste from the development. Tank to be of minimum 3800 litre capacity. Locate in a suitably protected area of the site, being a minimum of 7.0m downslope from any habitable parts of the building and within 30.0m of tanker access for de-sludging etc.
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.
A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.25 page 30.
The outfall drainage area should be sited downslope and terminate at least 10.0m from any watercourse or permeable drain and at least 15.0m from any building and sufficiently away from any other soakaways etc.
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert. In trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365.
A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

PROPOSAL SCHEME
It is proposed to convert the existing agricultural building into a dwelling.
The current building comprises of a steel framed structure, covered with profiled sheeting to the roof and upper walls and blockwork infill between columns to lower walls, with a concrete floor. It is proposed to inspect the existing external sheeting and regularise the height on vertical planes so as to run level with window head, but replace the sheeting with vertical treated timber featheredged boarding.
To bring the building to a habitable standard the following works are to be undertaken.
1. New openings are to be created to allow windows and doors to be installed to serve rooms created.
2. A new blockwork leaf is to be formed internally around the perimiter creating a cavity which will be insulated.
3. A new small first floor area is to be created within the roofspace, with timber joists supported on new block inner leaf, accessed by a new timber staircase.
4. A new ceiling is to be installed between the existing steel rafters. New timber binders are to be fixed between steels, with the voids between infilled with insulation before a plasterboard lining is applied below new timbers and steel rafters.
5. The existing concrete ground floor slab is to remain insitu. Insulation is to be laid over the concrete before applying a sand cement screed.
6. New grey upvc windows and doors are to be installed to new and existing openings as shown.
7. All relavent services are to be provided/adapted to serve the new dwelling. Electric and water supplies are currently on site and will be adapted to suit. An oil tank shall be provided to service the new heating system.
8. A septic tank is to be provided to accept foul water generated by the proposal and rainwater discharged to soakaways.
9. Externally the box container and timber stable block are to be carefully removed to create a private garden area. A timber post and rail fence is to be erected around the perimeter of the building allowing for a path to maintain the external facade.
10. 2 parking spaces are to be provided in front of the existing building.



scale bar @ 1:100

Mr G Brain

PROPOSED BARN CONVERSION TO DWELLING AT
PAYNSLEY HALL FARM,
CRESSWELL,
STOKE-ON-TRENT, ST11 9QY
PLANNING CONDITIONS
PLANS AND ELEVATIONS

Date	Sheet	Scale
AUGUST 2018	A1	1:100
Drg No.	Rev.	Drawn
2017-2231-10	-	RG

A -

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