

**TYPICAL INTERNAL FLUE SYSTEM TYPICAL EXTERNAL FLUE SYSTEM**  
**SUPPORTS** - The weight of the flue system must be supported by a roof support. When attaching the flue to the support make sure that the support component takes the weight not the stove. There should be a fixing every 250mm. The fixing can be a wall band or wall fixing bracket (to prevent lateral movement) or one of the load bearing supports as above.  
**Dimensions and clearances** - Twin wall flue must be at least 50mm from combustible surfaces, so any holes in combustible roof etc must cut 100mm larger in diameter than the external diameter of the twin wall flue.  
 Single skin flue pipe should be at least 3 times it's diameter away from un-protected combustible materials (i.e. 150mm pipe should be 450mm from combustible materials).  
 Maintain at least 100mm from non-combustible surfaces and at least 400mm from combustible surfaces. Heat shield materials by using 12mm fibreboard with a 12mm air gap behind.  
**Cutting straight skin flue** - Starters steel angle skin flue can be cut to length, cutting from the female end of the pipe. If you need to use a joint clip on the cut end gently bend it out with pliers in four places to give the joint clip something to grip. When cutting enamel flue pipe with an angle grinder protect the enamel of the section you are keeping. Use masking tape to easily mark the line to cut. You cut the plain (male) end but you will lose the swage which normally sits on the flue collar. Twin wall flue cannot be cut to length, but adjustable lengths are available.

Scan BS Pedestal Stove, installed on 875x875mm 12mm thick non-combustible free standing solid hearth. Appliance does not cause temperature of the top surface of the hearth on which it stands to exceed 100°C, to comply with Reg 3.19.5

A temperature limiting device is to be fitted to the hot water pipes of the sink within the Bathroom and Utility, at the point of delivery to ensure that the temperature does not exceed 48°C.

Existing and new masonry walling to be bonded together with stainless steel anchor ties. Joint to be 10mm thick, with bitumen impregnated board, with mastic sealant.

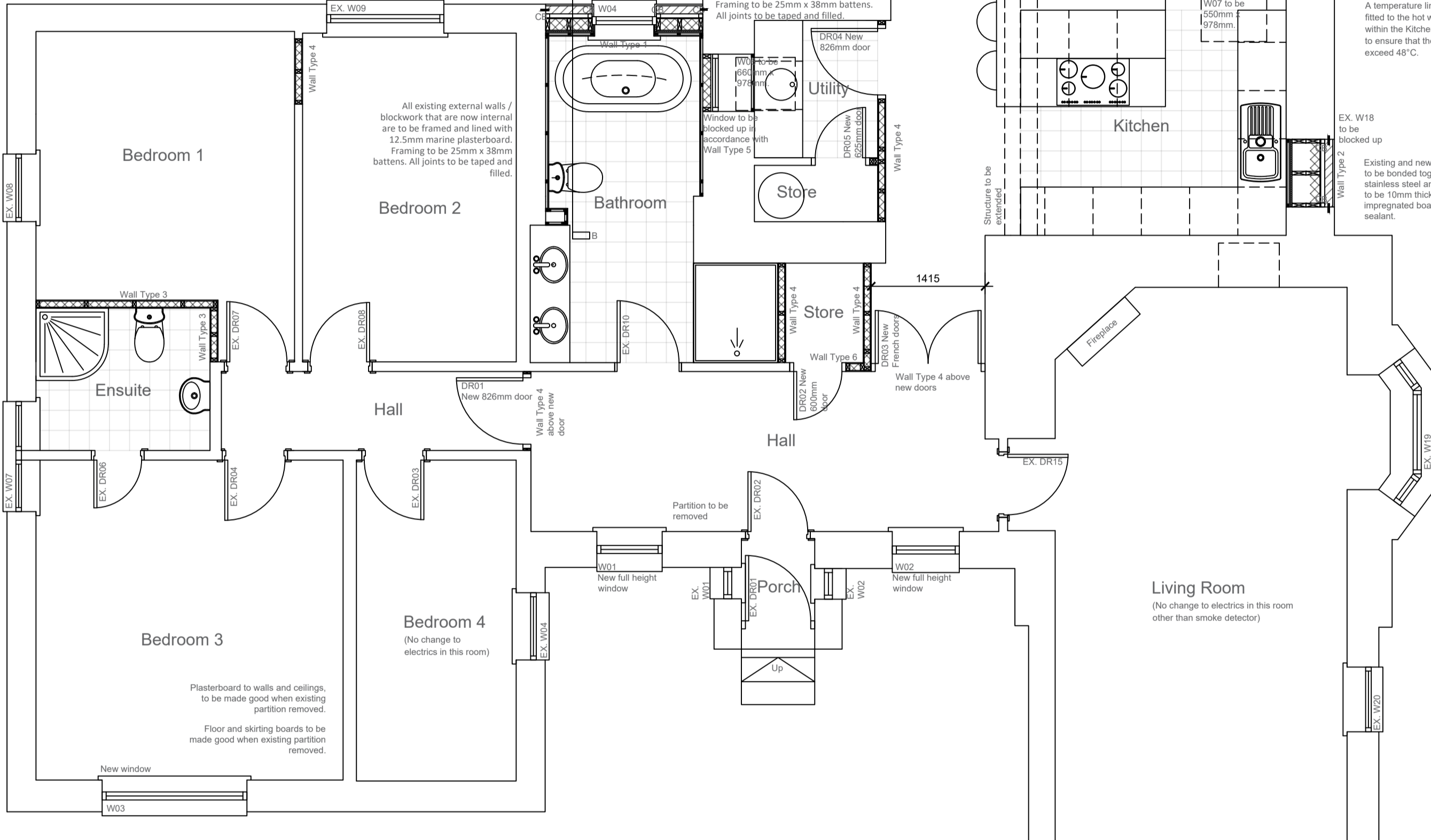
All new structural elements are to be fire protected to a minimum 120 fire protection. For details refer to separate Structural engineering drawings. The perimeter to be 15mm Fireline board. All joints taped and filled.

Existing and new masonry walling to be bonded together with stainless steel anchor ties. Joint to be 10mm thick, with bitumen impregnated board, with mastic sealant.

A temperature limiting device is to be fitted to the hot water pipes of the sink within the Kitchen, at the point of delivery to ensure that the temperature does not exceed 48°C.

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Proposed Floor Plan Scale 1:50

**TECHNICAL STANDARDS**

All new work to be carried out in accordance with The Technical Standards 2023 and all subsequent amendments.

**CONSTRUCTION COMPLIANCE NOTIFICATIONS**

Main Contractor to ensure that they are familiar with the Construction Compliance Notification Plan and that sufficient notification is required to be provided to Building Control to ensure ample time is provided for relevant inspections of work stages.

**DEMOLITIONS**

All demolition works to be carried out in accordance with Building Standards (Scotland) Act 2004 & BS 6187 (2000) & the Health & Safety at Work Act 1974. Scissorlifting to be in accordance with BS EN 12811 and the NASC Technical Guidance reference TG 20 : 08. Any disconnected services to be capped for reuse. Contractor to contact all relevant service providers for locating and disconnecting any site services prior to work starting on site.

In compliance with Regulation 13 protective barriers are to be erected to separate the building site / building from members of the public who may have access with 3.0m of the site or building. Protective barriers can take the form of hoarding, barriers or fences. Where deemed appropriate, investigate any protective measures that are deemed appropriate by the Local Authority. Any protective works shall be so erected as to cause no danger to the public and shall maintained to the satisfaction of the Local Authority. All protective barriers are to remain in position until the works are complete and it has been agreed with the Local Authority, and the Local Authority is satisfied that no danger to the public will occur by removing protective barriers.

In compliance with Regulation 14, the neighbouring footpaths adjacent to the building site are to be regularly cleared and kept free of building debris.

In compliance with Regulation 15 the building when in an unfinished or partially complete state must at all times be kept safe and secure.

All existing structural openings affected by the works are to be propped down to hard pan until new structural supports have been installed.

**ACCURACY**

All dimensions to be verified on site prior to commencement of the works and manufacture of components. Any discrepancy to be reported to the Designer. All levels are in meters and relate to external ground level of +0.000. It is the responsibility of the main contractor to check all levels on site.

**WATER TIGHTNESS**

The main contractor is to ensure the water tightness of the finished structure.

**STRUCTURAL ENGINEER**

All structural elements are to be confirmed by Separate Structural Engineers details and Specifications.

**RISKS/SAFETY**

All construction work and operations to comply with the statutory requirements or by virtue of the provisions of any enactment or regulation which minimise Health & Safety hazards. Notices is given by reference to this clause of the requirement that the contractor must satisfy himself as to the extent of the work, and to the relationship and implications to adjoining property and buildings.

**SITE CONSTRAINTS**

Existing line drainage, water, gas, and other mains services, on or over the site, where known, are shown on the drawings. The contractor shall be deemed to have visited the site and examined the site and have fully acquainted himself as to the conditions, facilities for access and storage of materials, the nature of the ground, the full extent of the operations and the execution of the works generally.

**FOUNDATIONS**

Foundations are to be taken down to the level of the existing house foundations or the invert level of adjacent drains whichever is lower. Minimum cover to the top of the foundation to be 450mm. Refer to separate structural engineer's details.

All vegetable matter is to be removed from the footprint of the extension to comply with 3.1.1

**Radon membrane protection**

To protect the extension from Radon Gas a Radon Gas Barrier is to be installed. The membrane is to be a minimum 1200g DPM or specialist Radon Gas membrane. Apply jointing tape to all joints and seal the adjacent sheet in accordance with the manufacturers recommendations. Use sealing tape to seal the top of the joint. Radon membrane to lap a minimum 150mm with the DPC. All joints are to be taped and/or welded, and sealing tape applied. Where appropriate, cavity trays are to be installed, and lapped a minimum 150mm with DPC and DPM. All joints are to be taped and/or welded. All joints are to be sealed.

New DPM will be tied in with the existing DPC, with a minimum lap of 150mm.

**WINDOWS**

Windows to have minimum aggregate area of 1/15 and opening area of 1/20 of the floor area of each room. All new windows to provide minimum trickle ventilation. Refer to individual notes for each new window. All new windows to be uPVC, with double glazed units, to give a "U" value of 1.4W/m<sup>2</sup>K. All new rooflights to give a "U" value of 2.1 W/m<sup>2</sup>K. Inner pane of glass to be "K" glass. Cavity to be filled with Argon gas. Windows to have trickle ventilation. All glazing in vulnerable locations is to be laminated.

Glazing should be designed to resist human impact as set out in BS 6262-Part 4: 2005, where all, or part, of a pane is:  
 \*within 800mm of floor level; or  
 \*part of a door leaf; or  
 \*within 300mm of a door and within 1.5m of floor level.

Insulation to be fitted below the window sill and to be extended into the jambs and heads of the windows and doors.

All low level glazing to comply with BS 6262 and BS 6206.

Trickle ventilators are to be fitted at a minimum height of 1.75m above the finished floor level.  
 W03 - 12,000mm<sup>2</sup> trickle ventilation  
 W04 - 10,000mm<sup>2</sup> trickle ventilation  
 W05 - 6,000mm<sup>2</sup> trickle ventilation  
 W06 - 10,000mm<sup>2</sup> trickle ventilation  
 DR05 - 6,000mm<sup>2</sup> trickle ventilation

All to comply with parts 4.8.2 and part 3 of 3.14.5 of the current Technical Standards.

An openable window or rooflight, that provides natural ventilation to meet Technical Standards 3.14, 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 1.5m 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 600mm 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 or within accessible sanitary accommodation not provided with mechanical ventilation.

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**For compliance with 6.2.10 of the Technical Standards.**

- For door and window heads, jambs and cill details, all as per details.
- All details to be standard construction.
- All windows and doors are to have weather and draught seals
- Mastic and silicone sealant to be applied to the perimeter of all windows and doors (externally and internally).
- Air tightness tape to be applied to the rear of the window / door frames.

**Security - 4.13.1 - 4.13.5**

All new external doors and windows must be designed to resist forced entry and in so doing must comply with the guidance as set out for physical security in Section 2 Of "Security by Design" (ACPO, 2009).

**Doors and windows - product accreditation**

A door or window in the locations described in clause 4.13.1 of the current Technical Standards should be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24: 2007 for doors or BS 7560: 1997 for windows.

**Doors and windows - product standards and component performance.**

To ensure a robust, basic standard of security, a doorset or window in the locations described in clause 4.13.1 of the current Technical Standards should be designed in accordance with the general recommendations of the product standard appropriate for the material used, such as:  
 - BS 7412: 2007, for uPVC units  
 - BS 644: 2009, for timber window units;  
 - BS 4873: 2009, for aluminium alloy units

Vulnerable windows should be constructed to resist attempts to force frames and, if openable, ironmongery. Windows which can be opened should be fitted with either:  
 - a keyed locking system that uses a removable key; or  
 - a keyless operating system, together with glazing which incorporates laminated glass or a similar robust glazing material.

Where a material standard for a door is not available, it should be designed and constructed in accordance with the recommendations in Annex A of BS 8220-1:2000, together with the following recommendations, to ensure a robust basic standard of security:  
 If single swing the door should be fitted with at least one and a half pairs of hinges meeting the recommendations of BS EN 1935: 2002 for hinge grade 11 or above.  
 Hinges fitted to an outward-opening door should be of a type that does not permit the hinge pin to be removed unless the door is open. Otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.  
 A door should include a single-point locking device to BS 3631:2007 (for keyed egress) or to BS 8621: 2007 (for keyless egress) or a multiple locking system. A deadlocking facility should be provided. Any lock cylinder should be in accordance with BS EN 1903: 2005, grade 5 key security and grade 2 attack resistance as a minimum.  
 Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similar robust glazing material.  
 A sliding door should have a multi-point system with 3 or more hooks or similar bolts. To prevent removal of the door, an anti-lift device should be fitted. Shot bolts, if used should locate into the head of the frame.  
 A door with more than one door should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked.

**Installation and Fitting of Doors and Windows**

Inadequate fixing into the surrounding structure will significantly affect the security performance of a door or window. To ensure a robust, fitting designed to resist normal anticipated loads, such as from wind and accidental impact will also ensure that a doorset or window is secure against the more common basic methods of forced entry.  
 The recommendations given in section 6 of BS 8213 - 4: 2007; or  
 Manufacturer's written instructions where these meet or exceed the recommendations with the British Standards.

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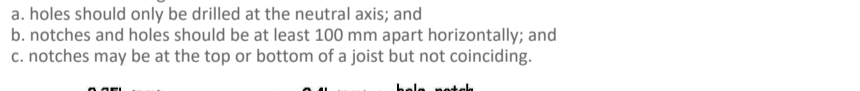
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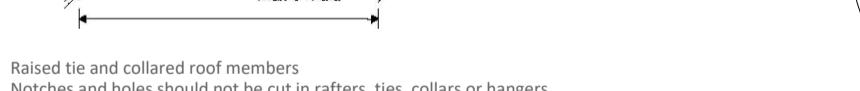
**1.4 Notches and holes**

Floor and flat roof joists. Notches and holes in simply supported floor and flat roof joists should be within the following limits:  
 a. holes should only be drilled at the neutral axis; and  
 b. notches and holes should be at least 100 mm apart horizontally; and  
 c. notches may be at the top or bottom of a joist but not coinciding.



**Detail of Pitched Roof around Stove Exhaust Pipe Scale 1:10**

Air Bricks to show compliance with part 3.4.4  
 Air vents to provide an openable area of either 1500mm<sup>2</sup> for every meter run of the wall or 500mm<sup>2</sup> for at least every square meter of floor area.



Raised tie and collared roof members. Notches and holes should not be cut in rafters, ties, collars or hangers. Trussed rafter members. Members of trussed rafters should not be cut, trimmed, notched or otherwise altered.

**IMPORTANT SAFETY INFORMATION**

This label must not be removed or covered

Property address \_\_\_\_\_  
 The replace opening is located in the \_\_\_\_\_  
 Is at the base of a chimney with a designation string \_\_\_\_\_  
 and for example, is suitable for a \_\_\_\_\_  
 Chimney liner \_\_\_\_\_  
 Installed on \_\_\_\_\_  
 Any other information (optional) \_\_\_\_\_

The label should be located adjacent to the gas or electricity consumer unit or the water stopcock.

Main contractor to provide a label complying with part 3.17.7 of the current Technical Standards marked identifiably with the following information relating to the installation of the new wood burning stove.

1. The location of the hearth, fire place (or flue box) or the location of the beginning of the flue.
2. A chimney designation string in accordance with BS EN 1443:2003 for products characteristics have been assessed in accordance with a European Standard and that has been supplied and marked with a designation as described in the relevant European Standard.
3. The category of the flue and generic types of appliance that can safely be accommodated.
4. The type and size of flue (or its liner)
5. The installation date.

The label is to be positioned adjacent to the gas or electricity meter, the water stopcock, the chimney or hearth.

An example of how the label could look is shown opposite.

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**CAVITY BARRIERS (CB)**

Rockwool FWCB Cavity barriers or equal and approved to be inserted around all external window and doors openings, corners and wall heads, at all floor levels / junctions and at 0.6m centres and at Movement Joints to comply with 2.4.1

**MOVEMENT JOINTS (MJ)**

Movement joints must be provided in the outer leaf of the external walls at intervals in the blockwork/briqwork not exceeding 6m to be formed at the positions shown and continue two courses below D.P.C level. To comprise 10mm mastic sealed joint formed with render slip beads, wall to be tied back every course with stainless steel wall ties to 38x50mm treated vertical runners (cavity barriers) fixed to frame. D.P.C. to be wrapped round runners.

Wall Type 1  
 20mm roughcast, on 100mm concrete blockwork, on 50mm cavity, breather membrane, on 9.5mm OSB, on 145mm s/w treated timber frame with 145mm Kingspan K112, on 20mm full height and width Kingspan K112 insulation, vapour barrier, 15mm plasterboard on 25mm service void, 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m<sup>2</sup>. All joints taped and filled. U value - 0.19W/m<sup>2</sup>K

Wall Type 2  
 20mm roughcast, on 100mm concrete blockwork, on 50mm cavity, breather membrane, on 9.5mm OSB, on 47mm x 125mm s/w treated timber frame with 100mm Kingspan TW55, on 47mm x 125mm s/w treated timber battens, on 20mm full height and width Kingspan TW55 insulation, vapour barrier, 15mm plasterboard on 25mm service void, 18mm marine plywood, on 12.5mm moisture resistant plasterboard. Plasterboard to have a mass of 10kg/m<sup>2</sup>. All joints taped and filled. U value - 0.16W/m<sup>2</sup>K

Wall Type 3  
 12.5mm moisture resistant plasterboard, on 75 x 50mm s/w framing, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m<sup>2</sup>. All plasterboard joints are to be taped and filled.

Wall Type 4  
 12.5mm plasterboard, on 75 x 50mm s/w framing, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m<sup>2</sup>. All plasterboard joints are to be taped and filled.

Wall Type 5  
 12.5mm moisture resistant plasterboard, on 25mm service void, on 47mm x 100mm s/w framing, 505mm void, on 25mm service void, on 12.5mm plasterboard. 100mm Rockwool insulation to be laid between the studs with a minimum density of 10kg/m<sup>3</sup>. All plasterboard joints are to be taped and filled.

Wall Type 6  
 12.5mm plasterboard, on 85 x 50mm s/w framing, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m<sup>2</sup>. 75mm Rockwool insulation to be laid between the studs with a minimum density of 10kg/m<sup>3</sup>. All plasterboard joints are to be taped and filled.

Glazed ceramic wall ties bonded on waterproof groud.

12.5mm moisture resistant plasterboard. Plasterboard to be fixed at 300mm centres to framing. Loadbearing studs are to be changed and sheathed with 10mm sheathing plywood around shower tray.

Sheathing plywood to receive Bituthene 1000, taken 400mm up above the shower tray.

Bituthene 1000 to shower tray to extend 150mm above the tray. Bituthene to lap 150mm.

Tiles to sit 6mm above the shower tray, and sealed with silicone sealant.

Shower wall to be inspected by Local Authority Building Inspector prior to being installed.

Existing and new masonry walling to be bonded together with stainless steel anchor ties. Joint to be 10mm thick, with bitumen impregnated board, with mastic sealant.

A temperature limiting device is to be fitted to the hot water pipes of the sink within the Kitchen, at the point of delivery to ensure that the temperature does not exceed 48°C.

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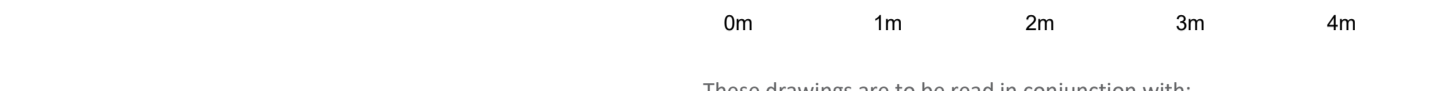
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For kitchen and utility units, all dimensions (plan and vertical) must be taken on site prior to manufacture by kitchen and utility unit manufacturer.



These drawings are to be read in conjunction with: AD 1719 / 01, BP01, 02, 03, 05, 06, 07 & 08

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