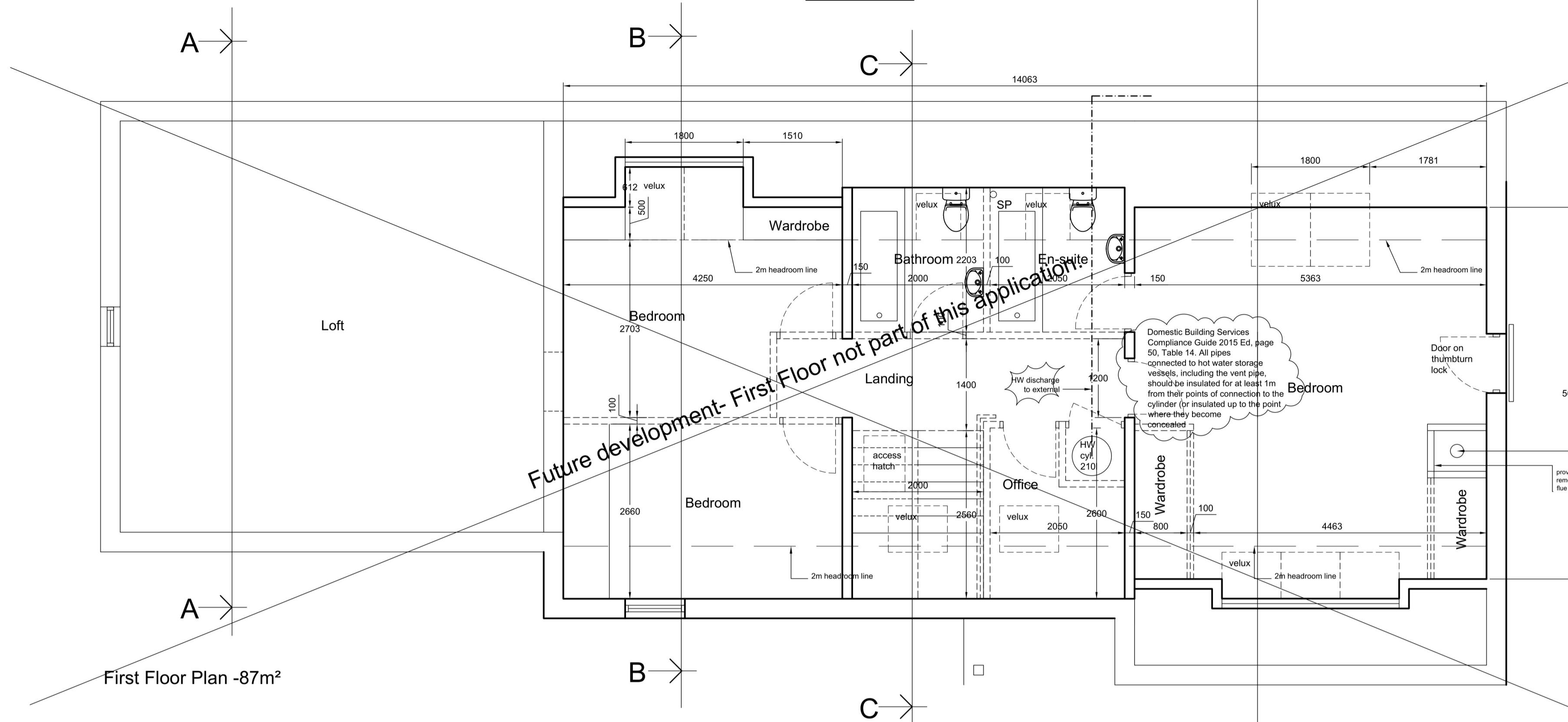


IMPORTANT.....THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY



First Floor Plan -87m²

ALLOW FOR TESTING OF NEW INSTALLATIONS installers to have current membership of a registration scheme operated by a recognised professional body. This could include those administered by the Scottish and Northern Ireland Plumbers Federation (SNPEF) and the Construction Industry Training Board (CITB) or an equivalent body. The following points should be noted in relation to installation of an unvented hot water storage system:

- the installer should be a competent person and, on completion, the labelling of the installation should identify the installer;
- the installed system should meet the recommendations of BS 7206: 1990 or be the subject of an approval by a notified body and incorporate the safety devices outlined in clause 4.9.2;
- certification of the unit or package should be recorded by permanent marking and a warning label which should be visible after installation. A comprehensive installation/user manual should be supplied;
- the tundish and discharge pipework should be correctly located and fitted by the installer and the final discharge point should be visible and safely positioned where there is no risk from hot water discharge.

The operation of the system under discharge conditions should be tested to ensure provision is adequate.

Ventilation
Ventilation requirements for Trickle ventilation Apartment A ventilator with an opening area of at least 1/30th of the floor area it serves. 12,000 mm² Kitchen mechanical extraction capable of at least 60 l/sec (intermittent) if elsewhere Utility room mechanical extraction capable of at least 30 l/sec (intermittent) Bathroom or showerroom (with or without a WC) mechanical extraction capable of at least 15 l/sec (intermittent); Toilet mechanical extraction capable of at least 3 air changes per hour. 10,000 mm²

Access to manual controls.
Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switches should be positioned at a height of between 900mm and 1.1m above floor level Standard switched or un-switched socket outlets and outlets for other services such as a telephone or television should be positioned at least 400mm above floor level.

Table 42: Recommended minimum standards for fixed internal and external lighting

a. In the areas affected by the building work, provide low energy light fittings (fixed lights or lighting units) that number not less than three per four of all the light fittings in the main dwelling spaces of those areas (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes).

b. Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.

c. Light fittings whose supplied power is less than 5 circuit-watts are excluded from the overall count of the total number of light fittings. Light fittings may be either:

- i. dedicated fittings which will have separate control gear and will take only low energy lamps (e.g. pin based fluorescent or compact fluorescent lamps); or
 - ii. standard fittings supplied with low energy lamps with integrated control gear (e.g. bayonet or Edison screw base compact fluorescent lamps).
- A single switch should normally operate no more than six light fittings with a maximum total load of 100 circuit-watts.

Fixed external lighting
Where fixed external lighting is installed, provide light fittings with the following characteristics:

- a. Either:
 - i. lamp capacity not greater than 100 lamp-watts per light fitting; and
 - ii. all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied; and
 - iii. all lamps automatically controlled so as to switch off when daylight is sufficient.
 - b. or
 - i. lamp efficacy greater than 45 lumens per circuit-watt; and
 - ii. all lamps automatically controlled so as to switch off when daylight is sufficient; and
 - iii. light fittings controllable manually by occupants.
- Ionisation smoke alarms to hallways and stairwells adjacent to bathrooms or shower rooms to reduce the amount of unwanted false alarms and should conform to BS EN 14604: 2005
Optical smoke alarms to principal habitable rooms to BS EN 14604: 2005
The heat alarm shown within the new kitchen and Utility to conform to BS 5446: Part 2: 2003

Log Burners
Provide a free-standing, solid, non-combustible hearth as plan and at least 50 mm thick, provided the appliance will not cause the temperature of the top surface of the hearth on which it stands to be more than 100° C.

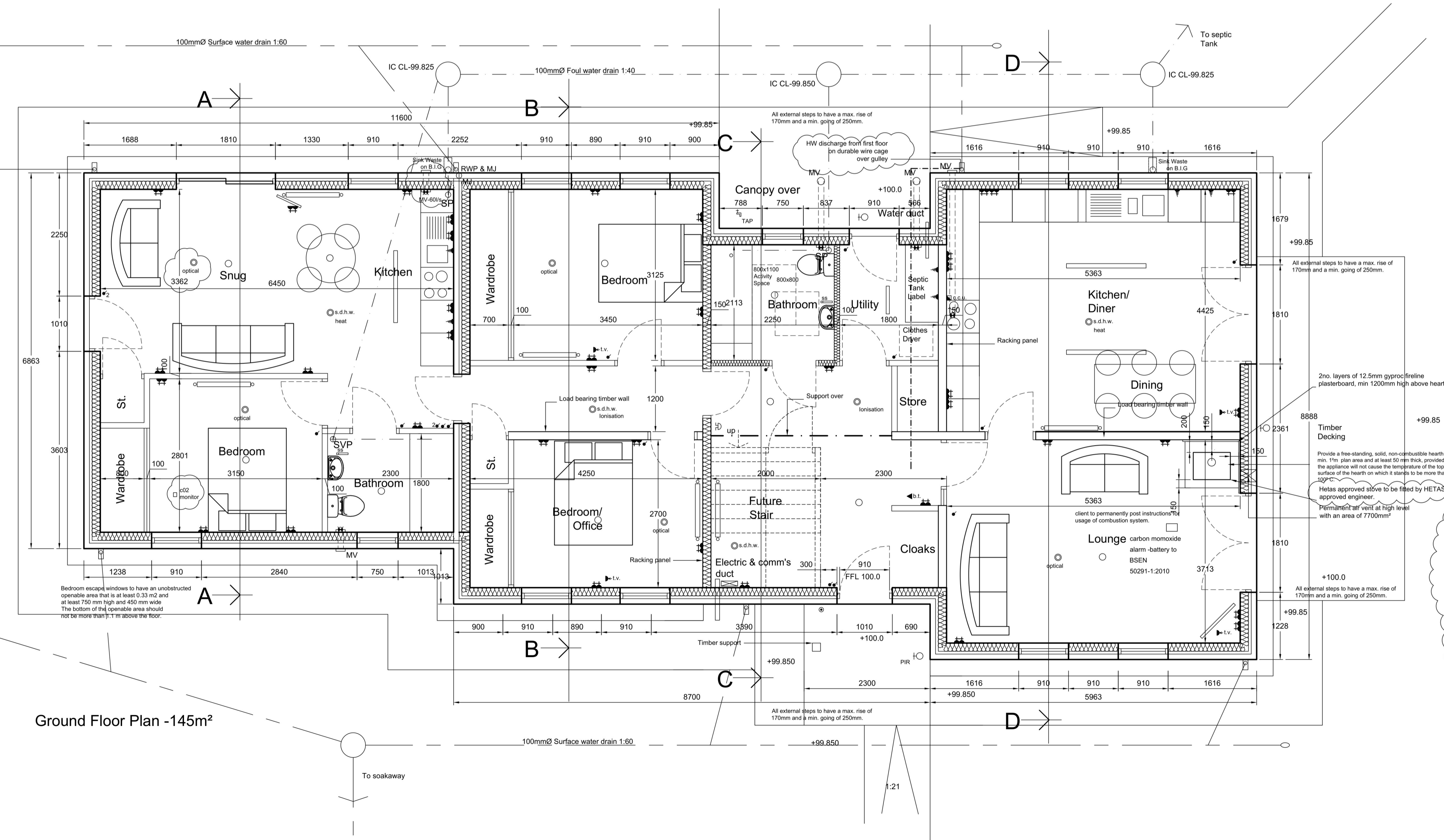
Solid fuel appliance installations to be constructed and installed carefully to ensure that the entire installation operates safely. Installations to be constructed and installed in accordance with the requirements of BS 8383 Pt 1-3: 1994. client to permanently post instructions for usage of combustion system. External air kit to be fitted. Spillage test to be carried out in accordance with BRE Paper IP 7/94 at completion. Solid fuel appliances should be fit for purpose for the type of fuel burnt and all solid fuel appliance installations should be constructed and installed carefully to ensure that the entire installation operates safely. Installations should be constructed and installed in accordance with the requirements of BS 8303: Parts 1 to 3: 1994. Wood pellet burning stoves and boilers are generally designed and constructed with high levels of automation, to be very efficient and with low emissions. Wood pellet burning appliances can appear similar to other wood fuelled appliances however they are normally designed and manufactured specifically for the combustion of wood pellets fuels only. BS EN 14785;

2006 'Residential Space Heating Appliances Fired By Wood Pellets' provides details on the requirements and test methods.

Other standards that are applicable to biomass appliances are:

- BS EN 12809: 2001 'Residential Independent Boilers Fired by Solid Fuel';
- BS EN 13229: 2001 'Inset Appliances Including Open Fires Fired by Solid Fuels';
- BS EN 13240: 2001 'Room Heaters Fired by Solid Fuel';
- BS EN 303 - 5: 1999 'Heating Boilers, Heating Boilers with Forced Draught Burners, Heating Boilers for Solid Fuels, Hand and Automatically Fired, Nominal Heat output of up to 300 kW'.

The Heating Equipment Testing and Approval Scheme (HETAS) is an independent organisation for setting standards of safety, efficiency and performance for testing and approval of solid fuels, solid mineral fuel and wood burning appliances and associated equipment and services for the UK solid fuel domestic heating industry. It operates a registration scheme for competent Engineers and Companies working in the domestic solid fuel market. The Official Guide to Approved Solid Fuel Products and Services published by HETAS Ltd contains a list of Registered Heating Engineers deemed competent in the various modules listed, e.g. for the installation, inspection and maintenance of solid fuel appliances. There are other organisations representing the solid fuel industry but neither they nor HETAS have a mandatory status.



Ground Floor Plan -145m²

ELECTRICAL LEGEND:

- 13 Amp. Switched Double Spur Outlet.
- 13 Amp. Fused Switched Outlet.
- Track Lighting.
- Pendant Light Fitting.
- Wall Mounted Light Fitting with PIR.
- Recessed Spot Light Fitting.
- Light Switch.
- 2 Way Light Switch.
- s.d.h.w. Smoke Detector Hard Wired.
- c.c.u. 30 Amp. Cooker control Unit.
- t.v. T.V. Aerial Socket.
- b.t. British Telecom Outlet.
- M.E.F. Mechanical Extractor Fan.
- L.M.E.F. Luminaire Mechanical Extractor Fan & Light.
- D.F. Distribution / Fuse Board.
- D.P.B. Door Bell Push.
- D.S.C. Door Bell Chime.
- S.S.L. Shaving Socket Light - to BS EN 60742:1996
- R.P. Radiator Protection by heating engineer.

The Highland Council
Comhairle na Gàidhealtachd

The Highland Council Building Standards Service

Building Warrant reference 10/02747/ERC/A

APPROVED 16.9.2021

Glenn Campbell
Building Standards Manager

- (GEN) Please provide a contact telephone number and email address for the Applicant. John Prosser 07970 217791 john.prosser1@icloud.com
- (2.11.1) Please add a smoke detector in snug area. **added**
- (3.14.3) A mechanical extract fan should be fitted to the kitchen by the snug that will have a minimum extraction rate of 30 litres per second above a hob or 60 litres per second elsewhere. Please advise. **added**
- (3.17.4) Please confirm whether the appliance is a HETAS approved stove and if it will be installed and tested by a HETAS registered engineer. **added**
- (4.9.3) The discharge pipe termination should be in a visible location and installed so that discharge will not endanger anyone inside or outside the building. Please advise. **added**
- (6.2) Are there any locations within the building where additional insulation can be added to reduce heat loss? **As building is plaster boarded, the only other area is the loft, which has a u value of 0.14.**
- (6.4.1) Domestic Building Services Compliance Guide 2015 Ed, page 50, Table 14. All pipes connected to hot water storage vessels, including the vent pipe, should be insulated for at least 1m from their points of connection to the cylinder (or insulated up to the point where they become concealed). **added**

Rev.	Purpose of issue.	By	Checked	Date
C	Warrant	RJJ		2.9.21

Rev.	Purpose of issue.	By	Checked	Date
B	Warrant	RJJ		29.7.21

Rev.	Purpose of issue.	By	Checked	Date
A	Warrant	RJJ		11.10.10

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R. Jack MCIAI-
ARCHITECTURAL SERVICES
Chartered Architectural Technologist

CLIENT Mr & Mrs Prosser

CONTACT R. Jack MCIAI

PROJECT Proposed Dwelling & Detached Garage- at Achtnatone Farm Steadings, Achtnatone Farm, Nairn.

DRAWING TITLE Floor Plan

PURPOSE OF ISSUE Building Warrant Approval PAPER A1

SCALE	DATE	DRAWN BY	CHKD BY
1:50	July 10		

DRAWING NUMBER	PROJECT NUMBER	SERIES	UNIQUE NO.	REVISION
10	BW	11	C	