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**Building Site North West of
51 Downpatrick Road
Crossgar BT30 9EH**

Situated in a secluded position in a fold of the drumlins, this spacious building site extending to about 1½ acres, provides an opportunity to acquire a site ready to commence building this spring.

The site has received reserved matters planning permission for a detached single storey residence of approx 3330 sqft.

The foundations have been dug, the concrete poured and approved by building control.

The site is located just over a mile from the centre of Crossgar and is approached from a shared concrete and gravelled lane leading to a private lane to the site, which has been hardcored.

Realistically priced, the site enjoys the benefit of rural peacefulness, and yet is a very convenient to the village and enjoys easy access to Belfast.

LOCATION

From Crossgar proceed out the Downpatrick Road. Take the 1st lane on the right hand side (concrete) about 300 metres past the Drakesbridge Road and proceed to the end of the concrete. Bear right at junction of lane and proceed about 100m. Turn hard right into field down gravelled lane to site.



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: R/2007/0330/RM

Date of Application: 23rd March 2007

Site of Proposed Development: Land 140 metres north -west of number 51 Downpatrick Road Crossgar BT30 9EH

Description of Proposal: Proposed new dwelling.



Agent: 2R Design
Address: 40 Inishmore
Killyleagh
Downpatrick
BT30 9TP

Outline Application Number: R/2004/0305/O;

Drawing Ref: 02, 03, 04, R/2007/0330/01

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the

Application No. R/2007/0330/RM

DC1001MW

Downpatrick Planning Office



See also Explanatory Notes attached



INVESTOR IN PEOPLE



written approval of the Department. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 1989. Recommendations for Tree Work.

Reason: To ensure the continuity of amenity afforded by existing trees.

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Informatives

1. The applicant/developer is reminded that all conditions of the outline approval planning reference R/2004/0305 dated 8th December 2004 must be complied with.
2. Water supply not available. The nearest public water main is located in Downpatrick Road.
3. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

4. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
5. Obtaining a New Electricity Connection or an Alteration to the infrastructure which provides your existing supply

Now that you have been granted planning permission for your proposed development you need to plan ahead for your electricity supply. You also need to consider whether your proposed development will require alterations to NIE's existing equipment.

NIE may have to obtain some or all of the following to meet your requirements:

Approval from other landowners for the new or altered infrastructure including formal agreement to wayleaves or easements.

Planning permission from the DRD Planning Service (This planning permission is entirely separate from the planning approval you have been granted for your development) and

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DCI001MW

Downpatrick Planning Office



See also Explanatory Notes attached



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Permission from DRD Roads Service to carry out work on public roadways

Please note that in some instances, because of the processes described above, it may take 9 months before the work can be completed. NIE strongly advises you to make an early application for your new supply or alteration to avoid any undue delays.

An application pack for an Electricity Supply or Alteration can be obtained by contacting 08457 643643 or alternatively can be downloaded from the NIE website at www.nie.co.uk.

6. Site Safety

Works in the vicinity of NIE's electricity infrastructure, whether underground or overhead, can be dangerous.

NIE strongly advises that the safety of your works must be in accordance with: HSE Guidance Note GS6 (Avoidance of Danger from Overhead Lines) and HSE Booklet HS (G) 47 (Avoiding Danger from Underground Services).

If inadvertent contact is made with NIE's equipment, stop work immediately, advise NIE as soon as possible and keep well clear of the area until NIE has made it safe.

Further information can be found on the Health & Safety Executive website at www.hse.gov.uk or on NIE's safety website at www.niesafety.co.uk.

In an emergency NIE may be contacted on Tel: 08457 643643.

7. This decision relates to planning control. The Department would advise that if the proposed works require building control only, this should be obtained from the relevant District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.

Dated: 4th December 2007


Authorised Officer

Application No. R/2007/0330/RM

DC1001MW

Downpatrick Planning Office



See also Explanatory Notes attached



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PROJECT

**Proposed Dwelling and Attached
 Garage, 140m N.W of No 51
 Downpatrick Road, Crossgar**

CLIENT

PROJECT No.

09/62

DRAWING No.

07

REVISION

.

DRAWING TITLE

Site Plan

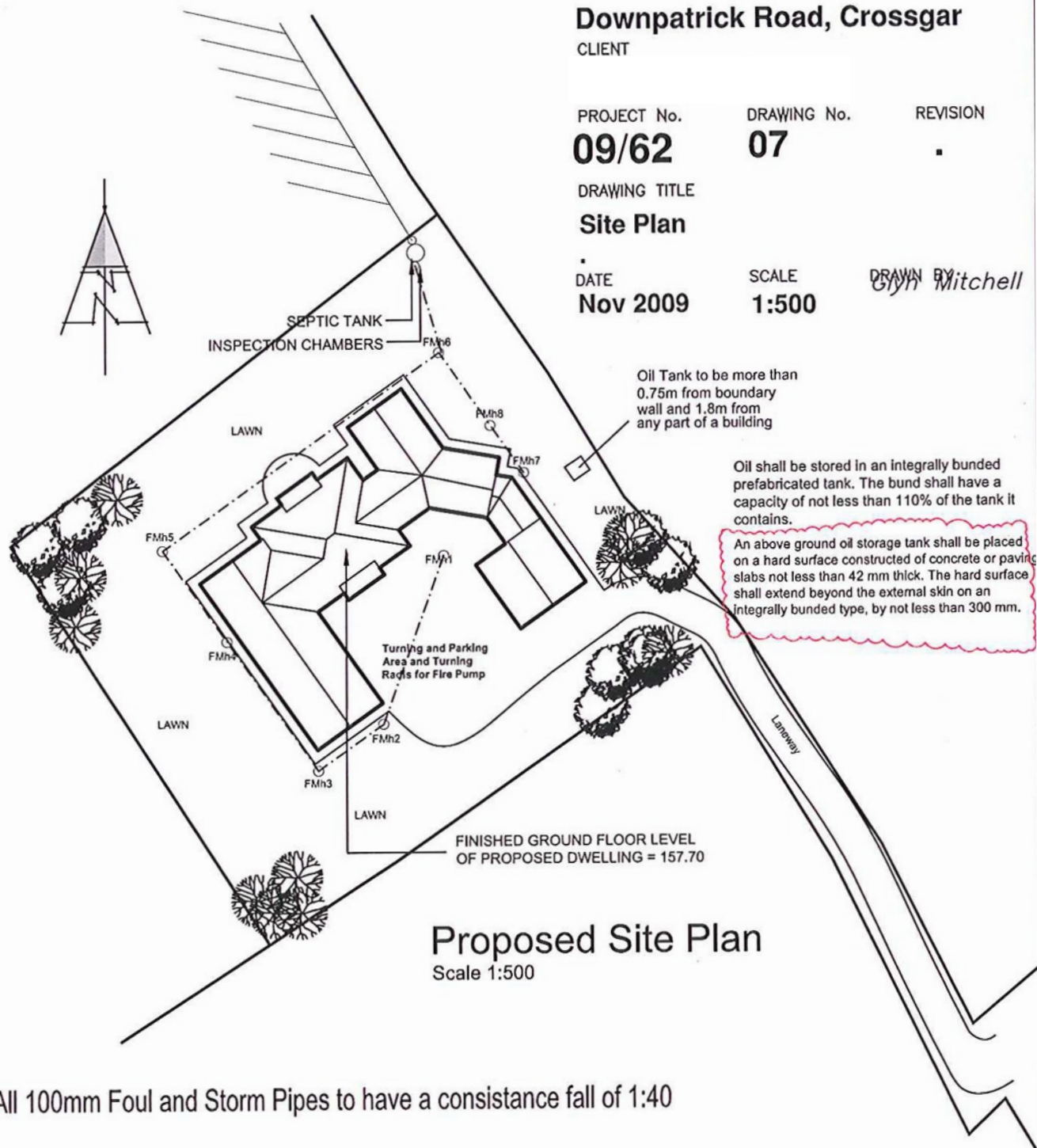
DATE

Nov 2009

SCALE

1:500

DRAWN BY *Glyn Mitchell*



All 100mm Foul and Storm Pipes to have a consistence fall of 1:40

FMh3

FMh3

FMh4

FMh2

Heating System
Grant Vortex Outdoor Module 26-36
Appliance type: Oil-fired floor-standing open-vent
condensing boiler
Production date: 2004 - (current model)
Rated output: 26.0 - 36.0kW
SEDBUK certified seasonal efficiency: 97.0%
Manufacturer:
Grant Engineering (UK)
Hopton House,
Hopton Industrial Estate
Derby
WB9 9PA
SNV 25U
0870 7775553
www.grant.uk.com

5m² min E-vented
tube solar water heating

Ground Floor Plan...

Minimum widths of circulation routes

Direction of approach	Minimum width of circulation route (mm)
750	head on
750	not head on
775	not head on
800	not head on

Builder to provide a copy of the EPC (produced by an accredited energy assessor) to Building Control not more than 5 days after completion.

Notice plates are to be suitable locations in next to the electricity consumer meter to convey important safety information about each heat/radiator system within dwelling. Information required to comply with Paragraph 7 of Technical Schedule 1.

Plans to be inspected for compliance and suitability by an appropriately qualified person at completion stage. A report shall be forwarded to Building Control for assessment.

A durable notice shall be provided to convey details of the fuel, its installation and type of combustion appliance that may be used in conjunction with the fuel.

Controlled, Every phone

Switches

Socket, T.V. socket, Telephone jack points

120mm

120mm

120mm

120mm

120mm

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SITE PREPARATION AND EXCAVATION. REMOVE FROM SITE ANY TREES, SHRUBS OR VEGETATION GROWTH WHERE NECESSARY THAT WOULD IMPAIR CONSTRUCTION OF PROJECT. STRIP AND REMOVE ALL TOPSOIL FROM CONSTRUCTION AREA TO TOPOLYMER STODDOL ON SITE CLEAR OF CONSTRUCTION AREA ON REMOVE FROM SITE TO DUMP AS DIRECTED.

FOUNDATION. ALL FOUNDATIONS FOR NEW 300MM CAVITY WALLS TO BE 600 X 300MM WITH 100MM INTERIOR WALL FOUNDS TO BE 600 X 300MM ETC. FOUNDATION THICKNESS TO BE CONSISTENT THROUGHOUT, WHERE STEPS IN FOUNDS OCCUR OVERLAPS AT EACH STEP, NOT LESS THAN TWICE THE HEIGHT OF EACH STEP OR THICKNESS OF FOUNDATION OR 300MM WHICHEVER IS THE GREATER, AND IN NO CASE SHALL THE STEPS BE GREATER THAN THE DEPTH OF THE CONCRETE. FOUNDATION CONCRETE TO BE 10 - 15 - 20MM (F40) MIX AND TO HAVE A MIN CRUSHING STRENGTH AFTER 28 DAYS OF 25N/MM² (LOADING STRENGTH WITH DEPTH AND SIZES ETC. TO BE TO THE SATISFACTION AND DETERMINATION OF SITE OF THE BUILDING CONTROL OFFICER WHEN SITE CONDITIONS ARE ADVERSE.

WALLS. ALL EXTERNAL WALLS TO BE 300MM CAVITY WALLS I.E. TWO LEAVES OF - 150MM BLOCKWORK WITH A NON 40MM AIR CAVITY BETWEEN OUTER LEAF AND INNER 150MM THERMALWALL. THIS 200 DOP PARTIAL FILL WALL ISOLATION ACHIEVE A VALUE OF 0.20W/M² INSULATION BOARD TO BE ATTACHED TO CAVITY SIDE OF INTERNAL LEAF OF CAVITY WALL AND HELD IN POSITION, TIGHT AGAINST BLOCKWORK WITH PATENT CLIPS ON CAVITY WALL-TIES PROVIDE VERTICAL TWIST TYPE WALL-TIES WITH MAX HORIZONTAL SPACING 750MM AND MAX VERTICAL SPACING 1500MM. EXTRA TIES TO BE PROVIDED AT CORNERS AND ALL WINDOW AND DOOR OPENINGS. ALL INTERNAL WALLS TO BE 100MM BLOCKWORK WHERE EXTERNAL WALLS EXCEED 300MM IN HEIGHT BETWEEN TOP OF FOUNDATION AND WALLPLATE LEVEL. 30 X 30MM GALV. ANCHORS ARE TO BE FIXED AT SIDE CONCRETE LEVEL, EXTENDING A MIN. OF 200MM INTO CONCRETE WITH OTHER END TURNED DOWN AND SECURELY FIXED DOWN CAVITY. ANCHORS TO BE SPACED AT C/S V/E 200MM.

CAVITY FILL AND CAVITY CLOSURE. CAVITY TO BE FITTED WITH WEAR CONCRETE MIX TO WITHIN 50MM BELOW LEVEL LINE OF D.P.C. CLOSE CAVITY WITH 150MM FIREBRICK AS SHOWN ON DRAWING. GABLE CAVITY CLOSURE WITH 200MM STRIP OF 'SUPALUX' Laid IN A BED OF CEMENT MORTAR.

DAMP PROOF COURSE. ALL WINDOWS AND DOORWAYS BUILT UP WITH VERTICAL D.P.C. A MIN. OF 150MM WIDE. PROVIDE D.P.C. BETWEEN LATHES AND ALSO TO UNDERLIE AND TUCKED BACK OF C/S D.P.C. TO WALLS AS SHOWN ON SECTION AND TO BE 100MM ABOVE GROUND LEVEL. D.P.C. TO INNER LEAF OF CAVITY WALLS AND INTERNAL. SINGLE ROW WALLS TO OVERLAP 1000MM D.P.C. BY 50MM AND SEALED TO SAME. ALL JOINTS BY D.P.C. TO OVERLAP BY 50MM AND SEALED. ALL TO COMPLY WITH TECHNICAL SCHEDULE C.

DRAINAGE. ALL POOL AND STORM DRAINAGE PIPES TO BE OF P.V.C. MATERIAL TO BE 150MM. ALL WASTE PIPES TO BE FITTED WITH WATER SEALED DEEP TRAPS DISCHARGING INTO BACK PLEET TRAPPED GULLIES BUILT IN AND ALL WASTE PIPES FROM FIRST FLOOR TO HAVE DEEP SEAL TRAPS AND DISCHARGING INTO VENTILATED STACK WHERE APPLICABLE. SIZES OF SANITARY FITTINGS AS FOLLOWS: WASH-BASIN AND BATH TO BE OF 100MM DIA. SINK, BATH AND SHOWER PIPES TO BE OF 100MM DIA. ALL SERVICES TRAYS TO HAVE INCORPORATED WITHIN A REMOVABLE DIP TRAY. W.C. TO BE OF 100MM DIA. VENT PIPE CONNECTED TO HEAD OF SYSTEM AND CARRIED UP ALL 150MM ABOVE ANY WINDOW OPENING (WITHIN 300MM OF TOP OF STACK) AND FITTED WITH A VENT CASE WHICH DOES NOT RESTRICT THE FLOW OF AIR. ALL VENT CASES TO BE CONSTRUCTED OF 220MM BLOCKWORK, REDUCED PERPENDICULAR TO ROOF AND BUILT ON 150MM HIGH CONCRETE BASE. CONCRETE BASE TO BE 200MM X 750MM AND FITTED WITH A 600MM X 600MM HODGE - DUTY METAL COVER. ANY WINDPIPE DEEPER THAN 100MM SHALL HAVE METAL STEP ROSES OR A FIXED LADDER. ALL UNDERGROUND POOL DRAINAGE PIPES TO BE 100MM W/400 OR OF OTHER EQUAL APPROVED MANUFACTURE. ALL DRAINAGE PIPES PASSING UNDER BUILDINGS OR DRIVERS ETC. TO BE 100MM AND WRAPPED IN POLYTHENE BEFORE BEING ENCASED WITH 100MM OF 100MM OF 100MM CONCRETE MIX. ALL PIPES TO BE REACHED OVER WITH A SMOKE CLEANER. ALL ROADS WHERE THEY PASS THROUGH WALLS. ALL STORM DRAINAGE OUTLETS TO BE 100MM DIA. P.V.C. DISCHARGING THROUGH 750MM DIA. DOWNPIPES INTO TRAPPED GULLIES BUILT WITH DOWNPIPES IN POSITIONS AS SHOWN ON DRAWING. ALL SANITARY FITTINGS, ALL DRAINS IN THICKNESS TO BE IN ACCORDANCE WITH SECTION 2, TECHNICAL SCHEDULE 1. UNDERGROUND DRAINAGE AND WASTE WATER DRAINAGE TO BE IN ACCORDANCE WITH TECHNICAL SCHEDULE 1.

RAISON GROUND FLOOR CONSTRUCTION. SOLID FLOOR CONSTRUCTION (CONSISTING OF A HARDCORE BED IN 100MM OF 200MM IN DEPTH) TO BE COMPACTED AND VIBRATED IN LAYERS NOT 250MM IN DEPTH, AND TO BE SATISFACTION OF THE BUILDING CONTROL OFFICER. HARDCORE TO BE TAPPED OFF WITH A LAYER OF SAND OR SUFFICIENT FINE BLANKING MATERIAL TO FORM A SMOOTH LEVEL SURFACE BEFORE RECEIVING 100MM P.V.C. DRAIN RASON MAT B.P.C. CONTRACTS THROUGH INTERNAL LEAF CAVITY, AND EXTERNAL LEAF OF CAVITY WALL WITH CAVITY TO BE FILLED UP TO D.P.C. WITH 200MM THROUGH CAVITY WALL. D.P.C. IN EXTERNAL LEAF OF CAVITY WALL TO A MINIMUM OF 100MM ABOVE GROUND LEVEL. AT ANY OPENING, SUB FLOOR SLAB TO BE A MINIMUM OF 100MM THICK OF 10 - 15 - 20MM (F40) MIX. COMPLETE WITH 100MM W/400 WITH RE-ENFORCED FABRIC STRIPS APPROXIMATELY 30-40MM FROM BOTTOM OF CONCRETE SLAB. EDGES OF CONCRETE TO REST ON INNER LEAF OF CAVITY WALL AND TO BE BUILT UP ON ABOVE 200MM THICK THROUGH CAVITY WALLS. 100MM INSULATION BOARD TO BE PLACED ON TOP FLOOR SLAB ACHIEVING A VALUE OF 0.20W/M² RECOVERING FLOOR LAYERS OF 100MM MIN DIA. SCAFFOLD MESHURE WITH 200MM THICK THERMALWALL TYPED 200 DOP PORTLAND INSULATION BOARD.

RAISON SUB. RASON SUB TO BE CONSTRUCTED OF A 100 X 100 MM CONCRETE FOUNDATION SLAB OF 100-200MM CONCRETE MIX AND BUILT ON GROUND LAYER. AFTER SITE HAS BEEN STRIPPED OF TOPSOIL, SUBP TO BE BUILT WITH HARDCORE LAYER OF GROUND FLOOR CONSTRUCTION. WALLS OF SUBP TO BE CONSTRUCTED OF BLOCKWORK WITH A MINIMUM OF 200MM VERTICAL JOINTS BETWEEN BLOCKS. SUBP TO BE CAPPED WITH A 100 X 100 X 50MM CONCRETE PLATE SLAB READY TO RECEIVE RASON MAT. PROVIDE ALSO A 100MM DIA. P.V.C. EXTRACTION PIPE TO BE TAKEN OUT THROUGH HARDCORE LAYER AND UP AND OUTSIDE OF EXTERNAL WALL A MINIMUM OF 200MM ABOVE D.P.C. IN WALL AS SHOWN, AND SEALED WITH A REMOVABLE CAP. ALL WALLS OF BUILDING WITH HARDCORE LAYER TO BE CONSTRUCTED AS ABOVE WITH ALL VERTICAL JOINTS IN BLOCKWORK OPEN WHERE APPLICABLE TO ALLOW FILTRATION OF RASON GAS TO SUBP ETC.

RAISON GROUND FLOOR CONSTRUCTION. SOLID FLOOR CONSTRUCTION (CONSISTING OF HARDCORE BED IN 100MM OF 200MM IN DEPTH) TO BE COMPACTED AND VIBRATED IN LAYERS NOT 250MM IN DEPTH, AND TO BE SATISFACTION OF THE BUILDING CONTROL OFFICER. HARDCORE TO BE TAPPED OFF WITH A LAYER OF SAND OR SUFFICIENT FINE BLANKING MATERIAL TO FORM A SMOOTH LEVEL SURFACE. SUB FLOOR LAYER OF 100MM 100-200MM (F40) MIX CONCRETE.

RAISON SUB. RASON SUB TO BE CONSTRUCTED OF A 100 X 100 MM CONCRETE FOUNDATION SLAB OF 100-200MM CONCRETE MIX AND BUILT ON GROUND LAYER. AFTER SITE HAS BEEN STRIPPED OF TOPSOIL, SUBP TO BE BUILT WITH HARDCORE LAYER OF GROUND FLOOR CONSTRUCTION. WALLS OF SUBP TO BE CONSTRUCTED OF BLOCKWORK WITH A MINIMUM OF 200MM VERTICAL JOINTS BETWEEN BLOCKS. SUBP TO BE CAPPED WITH A 100 X 100 X 50MM CONCRETE PLATE SLAB READY TO RECEIVE RASON MAT. PROVIDE ALSO A 100MM DIA. P.V.C. EXTRACTION PIPE TO BE TAKEN OUT THROUGH HARDCORE LAYER AND UP AND OUTSIDE OF EXTERNAL WALL A MINIMUM OF 200MM ABOVE D.P.C. IN WALL AS SHOWN, AND SEALED WITH A REMOVABLE CAP. ALL WALLS OF BUILDING WITH HARDCORE LAYER TO BE CONSTRUCTED AS ABOVE WITH ALL VERTICAL JOINTS IN BLOCKWORK OPEN WHERE APPLICABLE TO ALLOW FILTRATION OF RASON GAS TO SUBP ETC.

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RAISON GROUND FLOOR CONSTRUCTION. SOLID FLOOR CONSTRUCTION (CONSISTING OF HARDCORE BED IN 100MM OF 200MM IN DEPTH) TO BE COMPACTED AND VIBRATED IN LAYERS NOT 250MM IN DEPTH, AND TO BE SATISFACTION OF THE BUILDING CONTROL OFFICER. HARDCORE TO BE TAPPED OFF WITH A LAYER OF SAND OR SUFFICIENT FINE BLANKING MATERIAL TO FORM A SMOOTH LEVEL SURFACE. SUB FLOOR LAYER OF 100MM 100-200MM (F40) MIX CONCRETE.

Accredited Details

Dwelling to be constructed to details given in the Department of Communities and Local Government (DCLG) publication "Accredited construction details for Part F"

Dwelling shall be constructed to details that give an equivalent level of performance when assessed in accordance with BRE IP 1067 "Assessing the effects of thermal bridging at junctions and around openings in the external elements of buildings"

The building owner shall be given sufficient information, including operational and maintenance instructions to enable the dwelling to be operated and maintained in an energy efficient manner. The instructions shall be directly related to the specific system(s) installed in the dwelling and shall be readily understandable by the occupier. Without compromising health and safety requirements, the instructions shall explain to the occupier of the dwelling how to operate the systems efficiently. These shall include:

- (a) how to make adjustments to the heating and temperature control system; and
- (b) what routine maintenance is necessary to enable the systems to be maintained at a reasonable efficiency throughout their service life.

Rev Comments: A Building Control Amendments Jan 2010

G.J. Mitchell Architectural Design

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PROJECT

Proposed Dwelling and Attached Garage, 140m N.W. of No 51

Downpatrick Road, Crossgar

09/62 01

DRAWING TITLE

Floor Plan

DATE

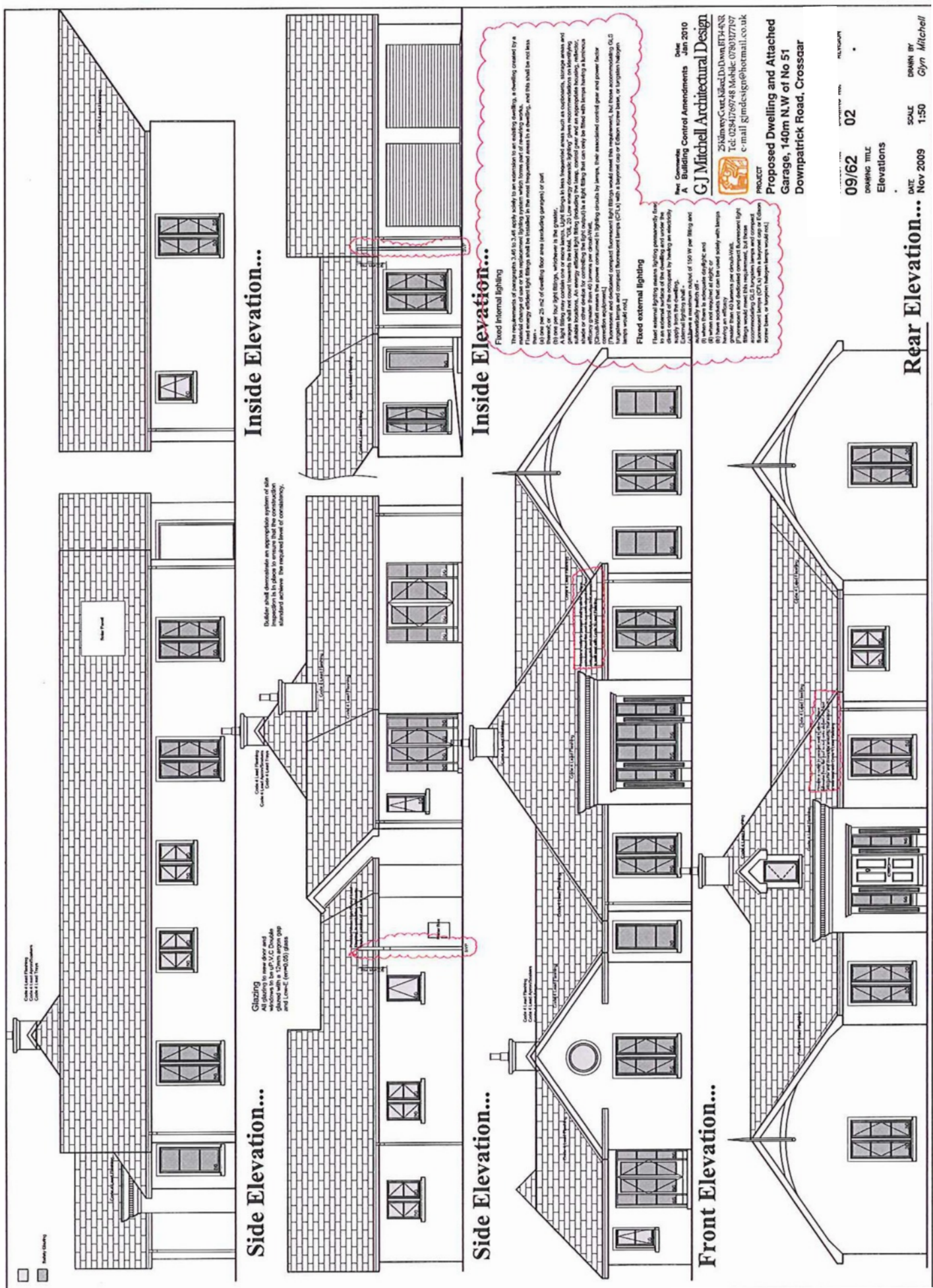
Nov 2009

SCALE

1:50

DRAWN BY

Glyn Mitchell



Side Elevation...

Side Elevation...

Inside Elevation...

Side Elevation...

Front Elevation...

Rear Elevation...

Fixed internal lighting

The requirements of paragraphs 3.46 to 3.48 apply solely to an extension to an existing dwelling, a dwelling created by a material change of use or the replacement lighting system which forms part of re-wiring works.

Fixed energy efficient light fittings shall be installed in the most frequented areas in a dwelling, and this shall be not less than:

 - (a) one per 25 m² of dwelling floor area (excluding garages) or part thereof;
 - (b) one per light fitting, whichever is the greater.

A light fitting may contain one or more lamps. Light fittings in less frequented areas such as cupboards, storage areas and garages shall not count towards the total. TOL 25 Low energy domestic lighting gives recommendations on lamp types, shades or other details for controlling the light output in a light fitting that can only be fixed with lamps having a luminous efficacy greater than 40 lumens per watt (lm/W).

Light fittings shall be provided in accordance with the recommendations of the relevant standards and shall be connected to lighting circuits by means of their associated control gear and power factor correction equipment.

[Fluorescent and dedicated compact fluorescent light fittings would need the requirement, but those accommodating GLS lamps would not.]

Fixed external lighting

Fixed external lighting means lighting permanently fixed to a building or its external walls, roof or ground, and which is not subject to direct control of the occupant by means of an automatically controlled switch or other device.

Fixed external lighting shall be provided in accordance with the following requirements:

 - (a) one per 25 m² of dwelling floor area (excluding garages) or part thereof;
 - (b) one per light fitting, whichever is the greater.

A light fitting may contain one or more lamps. Light fittings in less frequented areas such as cupboards, storage areas and garages shall not count towards the total. TOL 25 Low energy domestic lighting gives recommendations on lamp types, shades or other details for controlling the light output in a light fitting that can only be fixed with lamps having a luminous efficacy greater than 40 lumens per watt (lm/W).

Light fittings shall be provided in accordance with the recommendations of the relevant standards and shall be connected to lighting circuits by means of their associated control gear and power factor correction equipment.

[Fluorescent and dedicated compact fluorescent light fittings would need the requirement, but those accommodating GLS lamps would not.]

Drawn: Comments
A Building Control Amendments
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e-mail: gjmitchell@hotmail.co.uk

PROJECT
Proposed Dwelling and Attached
Garage, 140m NW of No 51
Downpatrick Road, Crossgar

DATE: 09/62
DRAWING TITLE: Elevations
SCALE: 1:50
DATE: Nov 2009
DRAWN BY: Glyn Mitchell

