New Smoke Detectors
SD Install New Smoke detectors to every habitat room and landing instead of fire doors to be mains powered with battery backup, interlinked and hard wired. Smoke alarms to be in accordance with BS5446:Part 1 and installed on each floor in accordance with Clauses 1:10 to 1:15 of Building Regulations Approved Document B.

HD heat detector to be positioned in kitchen area and interlinked with smoke alarms.
detector to be positioned min 300mm away from wall or light fitting

DRAINAGE:
Any drains new or existing that pass through external walls to have concrete lintels inserted over (allow 50mm clearance between drain and underside of lintels). Flexcell Collars to be fitted where drains are encased in concrete. Encase drains below slab with concrete if requested by Building Inspector. If there is an existing seperate system this must be maintained on site. Drains may run under a building if at least 100mm of granular or other flexible filling is provided round the pipe. On sites where excessive subsidence is possible additional flexible joints may be advisable or other solutions such as suspended drainage, particularly where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run.
Where the crown of the pipe is within 300mm of the underside of the slab, special protection should be provided in accordance with Part H of Building Regulations

All existing lintels and foundations subject to increased loading to be checked for adequacy onsite by builder and agreedwith building inspector.

Building Control Officer to confirm if Gas Membrane is required to underside of joists if dwelling is within 200M of a land fill site.
Contractor to pour slab once confirmation is received and not before

NOTE: All insulation specified is fully compliant with Building Regulations, any other insulation that may be used as an alternative must be fully approved by BUILDING CONTROL prior to installation on site

New Boiler installation (if applicable):
installation to be in strict accordance with manufacturers instructions–installer to consider siting of flue to avoid visible plume/wetting surfaces causing a nuisance to neighboring properties. Liquid condensate to discharge to a suitable foul drain (not surface water), condensate pipework to manufacturers instructions. generally max. 3M long, insulated where external, with 75mm deep condensate trap to prevent smells entering building. Minimum SEDBUK rating of 86%. Flue discharges in accordance with manufacturers instructions and to meet Building Regulation Approved Document J.

Flue installation – A plate is required to be fixed in a prominent position (usually the meter cupboard) to indicate type of fire appliances which can be used.
Balanced flue gas appliance to be installed in accordance with manufacturers specification.
GAS SAFE approved contractor to carry out installation of appliance.

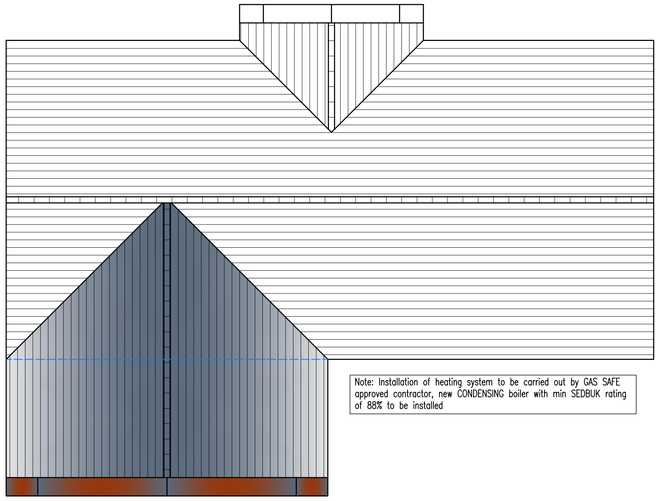
All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level, and to screens/ windows within 800mm of finished floor level.

glazing to all new window frames to be double glazed K glass units with a min 16mm air gap that achieves 'U' value of 0.16 W/m²K. trickle ventilation to be provided equivalent to 8000mm² to habitable rooms, 4000mm² to bathrooms.

IT IS ADVISED TO GAIN WRITTEN CONSENT FROM NEIGHBOURING PROPERTIES REGARDING WORKS TO PARTY WALLS ETC.

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK FOR LIVE FLUES WITH CLEANING WITH WORKS TO EXISTING CHIMNEYS. MINIMUM SEPARATION OF COMBUSTABLE MATERIALS TO FLUES TO BE ACHIEVED. TWIN WALL FLUE LINERS TO BE INSTALLED IF REQUIRED.

ALL DRAINAGE LINE ARE ASSUMED AND IS THE CONTRACTORS RESPONSIBILITY TO CHECK FOR DEPTHS AND SIZES WHILST ON SITE.



Note: Installation of heating system to be carried out by GAS SAFE approved contractor, new CONDENSING boiler with min SEDBUK rating of 88% to be installed

PROPOSED ROOF PLAN scale 1:50

First floor construction: 22mm blockboard on 150mm x 50mm C16 joists at 400mm cts, supported off new & existing loadbearing walls. Fix one row of Catnic herringbone joist struts at one third and two thirds of the span positions. Double up joists under bath and stairwell etc. Joists fixed to existing wall with Catnic hangers or built into wall.
Galvanised joist hangers as follows.
Brick – timber hangers to BS 6178.
Timber – timber hanger to BS EN 10142

Insulation to roofspaces to be min 270mm glass fibre insulation. lay insulation in 2 layers, 170mm bottom layer layed between ceiling joists and 100mm top layer layed in opposite direction

upvc Window and doors to have 150mm wide D.P.C to BS.743 tacked to frame prior to fixing.

Ensure minimum 2000mm Headheight for new staircase.

100mm thick Isowool General Purpose Roll (minimum density 10 kg/m) insulation layed tightly between new floor joists on chicken wire to achieve 1/2hr fire protection to new ceiling / floor. Chicken wire to extend to eaves

Provide lateral restraint straps to roof timbers that are parallel to walls, Also provide lateral support to walls via 1200mm x 30mm x 5mm galv m.s straps built into cavity walls and nailed to roof timber noggins at max 2M centers.

new timber staircase comprising of 14no. equal risers. max rise 200mm, min going 220mm. pitch not to exceed 42 degrees.

handrail to be provided to at least 1 side of new staircase. handrail hieght to be min 900mm – 1000mm max above pitch of staircase

measure going at centre of tread. measure from curved stair line.
Twice the dimension of riser + the going (2R + G) should be between 550 – 700mm to min 3no winders at landing of staircase.

Underdraw new staircase leading to first floor with 2 layers 12.5mm plasterboard and skim to achieve 30mins protection.
50mm min tapered goings of equal distance.
No glass to doors.

new balustrading to staircase landing to be min 900mm above finished floor level. max 100mm gap between vertical spindles

KINGSPAN THERMAWALL TW55 insulation 85mm thick fixed between truss studs to walls.
Insulation to achieve 'U' value of 0.35W/m K. Foil backed plasterboard and skim to room – batten in insulation to roof void side

new timber stud partitions, 12.5mm plasterboard and skim both sides of 75 x 50mm softwood framing. 50mm ISOWOOL Insulation slabs between studs.

existing Soil & vent stack to finish at least 900mm above any opening into the building within 3m and to be finished with a wire cage or other perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air
The internal diameter of the stack should be not less than that of the largest trap or branch discharge pipe.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONSULT UNITED UTILITIES FOR NEW SEWER CONNECTIONS.

ALLOW FOR STRIPING OFF AND RE-ROOFING EXISTING ROOF, PROVIDE AND FIX NEW SARKING FELT, 50 X 38MM SW BATTENS, SLATE TILES WERE APPLICABLE.

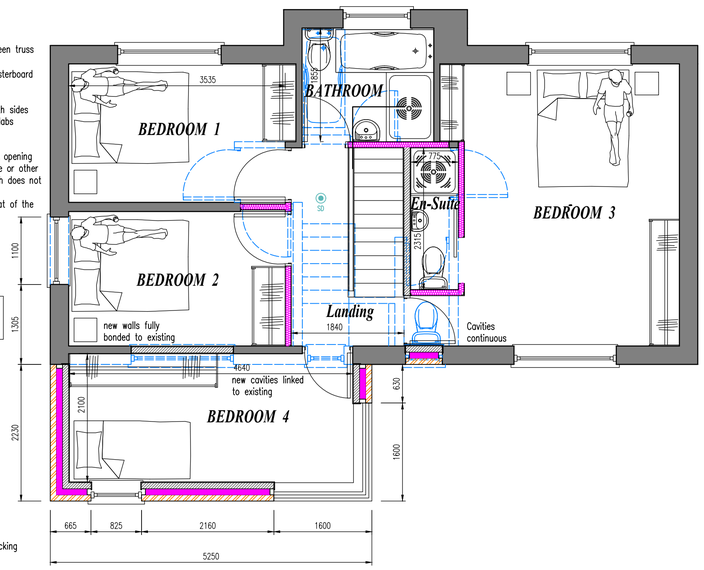
new roof construction: pitched roof approx 40 degrees with slate or rosemary tiles to match existing with min headlap of 75mm on 50 x 38mm sw battens on 1 layer sarking felt on 150mm x 75mm C16 sw rafters @ 400mm cts. Rafters fixed to wall–plate with framing anchor or truss clip.

new continuous ridge vent to be installed at least equal to continous 5mm strip or ridge vent tiles to give equal ventilation

fix one row of Catnic herringbone joist struts at mid span to roof joists to prevent twisting

150mm Code 4 stepped lead abutment flashing with cavity tray over, to junction of new roof to wall. Chases should be less than ⅛ th of the thickness of the wall or leaf

fit rafter trays to the foot of rafters to prevent insulation blocking eaves ventilation



PROPOSED FIRST FLOOR PLAN scale 1:50

(B1) Insert 2no. new corner beams fixed on concrete padstones to carry new floor load to Structural Engineers details. Conditional Approval Requested from Building Control for steelwork Calculations.

external wall construction to front: 100mm facing brickwork with compressive strength off 5N/mm² min 100mm cavity with 50mm Kingspan Cavity insulation,
100mm Aircrete blockwork inner leaf, all built off new concrete pile foundations all way around. External wall achieves 'U' value of 0.28W/m²K.
Blockwork to have compressive strength of 2.8N/mm and thermal conductivity of (0.190W/m² K or less)
Blockwork used below dpc level to comply with BS 6073, to be sulphate resistant and have compressive strength not less than 7N/mm² Density exceeding 1500kg/m³.
stainless steel wall ties to be used to new cavity walls – refer to general notes for spacing.
Walls should be properly bonded and solidly put together with mortar

movement joints may be required to internal and external leaves – consult manufacturers recommendations depending on type of brickwork and blockwork used

Lintels to be I.G Ltd Combined steel lintels over all openings in external walls, All Lintels to not exceed max. Loadbearing as specified by Manufacturer and min 150mm end bearing. Type of lintels indicated adjacent openings on plans

insert I.G steel lintel over new window openings, cavity trays and weep holes above all lintels

75% of new lighting must be low energy light fittings with lamps having a luminous efficacy greater than 45 lamp lumens per circuit-watt.

Argon filled units with U value 1.6 w/m2K. Background (trickle) ventilation of 5000mm2 to habitable rooms and 2500mm2 to bathrooms/kitchen.

window opening lights to be min 1/20th total floor area

1 third of primary light fittings to new development (min of 3) to be high energy efficiency lamps

Separation of combustible material from fireplaces and flues.
Combustible material should not be located where it could be ignited by the heat dissipating through the walls of fireplaces or flues. combustible material to be positioned at least: 200mm from the inside surface of a flue or fireplace recess, unless it is a floorboard, skirting board, mantel shelf or architrave. Metal fixings in contact with combustible materials should be at least 50mm from the inside surface of a flue.

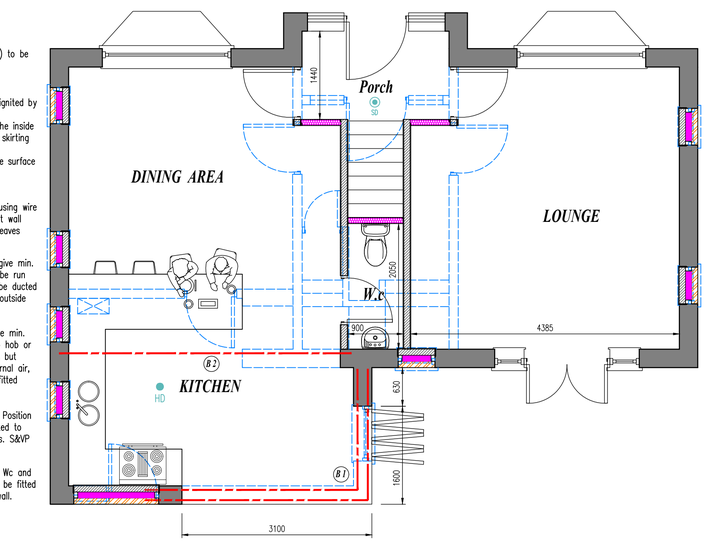
Firestops.
Firestop junction bewteen compartment wall and external wall using wire reinforced mineral wool and also junction between compartment wall and roof finish ensuring that cavities are closed. Ensure that eaves void is suitably filled where it passes compartment walls.

Bathroom Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 15 litres per second which can be run intermittently but have a 15 minute over–run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille.

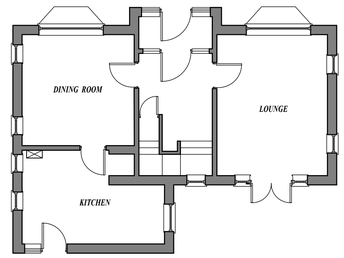
Kitchen Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 30 litres per second adjacent to hob or 60 litres per second elsewhere which can be run intermittently but have a 15 minute over–run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille.

32mm waste to be provided to new Bathroom for sink outlet. Position of sink to be agreed. Wastes connected to new gulley connected to new manhole. Anti–vac traps to be fitted to all internal wastes. S&VP to finish 900mm above bathroom window

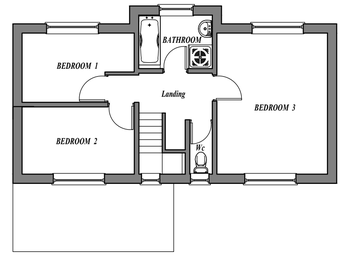
new 40mm sink and 100mm wc waste to be provided to new Wc and connected to Inspection chamber. Anti–vac deep seal traps to be fitted to internal pipes. WC outlet to be set 400mm from external wall.



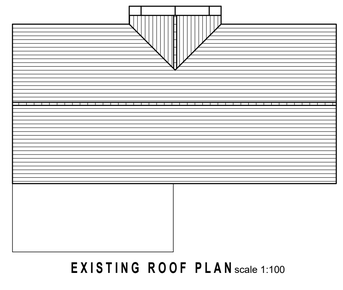
PROPOSED GROUND FLOOR PLAN scale 1:50



EXISTING GROUND FLOOR PLAN scale 1:100



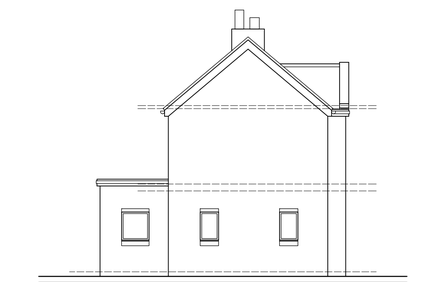
EXISTING FIRST FLOOR PLAN scale 1:100



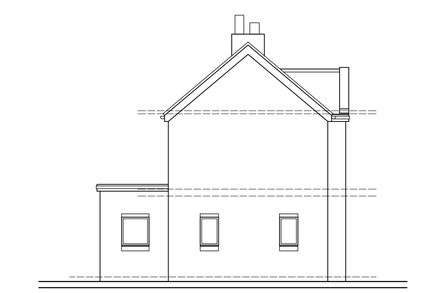
EXISTING ROOF PLAN scale 1:100



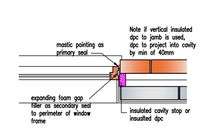
EXISTING REAR ELEVATION scale 1:100



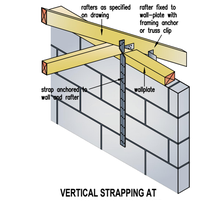
EXISTING SIDE ELEVATION scale 1:100



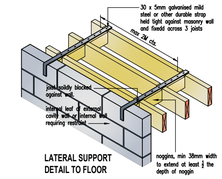
EXISTING SIDE ELEVATION scale 1:100



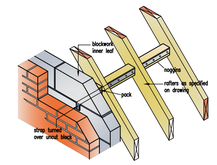
WINDOW - JAMB DETAIL



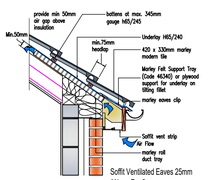
VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS



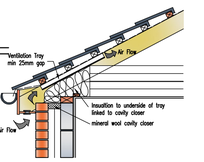
LATERAL SUPPORT DETAIL TO FLOOR



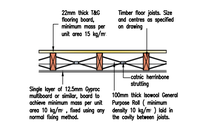
EFFECTIVE STRAPPING AT GABLE WALL



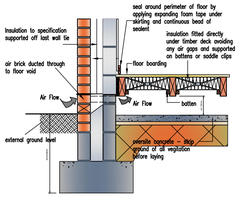
EAVES DETAIL - SLOPING CEILING



EAVES DETAIL



DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



SUSPENDED TIMBER FLOOR DETAIL

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE
Reference should be made to the revised BS 5250 and "Limiting thermal bridging and air leakage: robust details" and BR 262 "Thermal insulation: avoiding risks."

ROBUST CONSTRUCTION DETAILS

GENERAL NOTES

1, FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 900mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing these may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once trial hole has been dug - Alternative Foundations to be designed by Structural Engineer.
Concrete mixes to be in accordance with BS 8500 - 1.
CONDITIONS RELATING TO THE GROUND
There should not be:
a. non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
b. weaker or more compressible ground at such a depth below the foundation as could impair the stability of the structure.
2, Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.
3, All exposed timbers to be treated with a suitable preservative to BS.1282:1975.
4, All new cavities to be closed with 9mm supalux, all new cavities to be linked with existing.
5, All new drains to be Hepworth supersieve and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintols inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS:5572. All boxing in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. Refer to item D of diagram 4 of the Approved Document L). Deep flow gutters and 64 / 75 mm diameter P.V.C. rainwater pipes.
6, Insulated D.p.c's inserted to all head, jambs and cills of new external openings or thermabate closers
7, All disturbed surfaces to be made good.
8, All new rain water pipes to trapped gulleys.
9, 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm mild steel straps.
10, Opening lights to be min 1/20th total floor plan area.
11, All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5msq in doors, and to screens/ windows within 800mm of finished floor level.
12, Steelwork as noted on plan to comply with BS449, BS5950 s.be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1/2 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer.
Cavity tray to be fitted to lintels within external wall with stop ends and weepholes at each end and @ 900mm cts. Loadbearing internal walls to be 100mm concrete blockwork.
13. D.p.c's to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf.
14, Facing brickwork/stonework to extend min 2 courses below ground level.
15, New concrete lintols over new openings to BS5977 Part 2 1986 (150mm or 225mm) deep where shown.
16, Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS.1234:1978 and to have proprietary Upvc retaining clips to secure the insulation to the inner leaf. Jambs to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 225mm vertical centres around door / window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.
17, Notches and holes to timber joists to be within the following limits. notches - no deeper than 0.125 times depth of joist and not cut closer than 0.07 of the span, nor further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of joist: should be drilled at the neutral axis; and should be not less than 3 diameters (centre to centre) apart; and be located between 0.25 and 0.4 times span from the support.
No notches or holes to be cut in roof rafters, other than supports where the rafter may be birdsmouthed to a depth not exceeding 0.33 the rafter depth.
18, All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK)
19, All masonry work to comply with BS 6926: P3.
Clay bricks to BS 3921. Engineering bricks to BS 3921.
Concrete bricks to BS 6073. Manufactured stone complying with BS 6457.
20, Mortar: Selection of mortar used below dpc to be in accordance with BS5628: Part 3.
Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
21, DPM below slab to BS 6515: when the membrane is located below the slab a blinding layer of sand should be provided. The continuity of the membrane as follows:
laps in polyethylene should be 300mm and joints sealed, where necessary.
membranes beneath slab should link with wall dpc's
22, STAIRCASE Equal risers (Max rise 220mm) Equal risers (Min going 220mm) Min Going to Tapered treads of 50mm. 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.
23, Flues (if applicable)
Flues blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (30 degree preferred). offset at base, bedded in cement mortar grout to comply with B.S. 1181: 1971. All floor and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.
24, Chases:
Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/3 of the thickness of the leaf.
Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall.
Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.
25, All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
26, The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
27, Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.
28, Trickle Ventilation.
Replacement windows , background ventilators to be provided as follows:
Habitable rooms - 5000mm² equivalent area
Kitchen, Utility room and bathroom - 2500mm² equivalent area
Addition of a habitable Room (not including a conservatory) to an existing building.
Background ventilators to be provided to new windows as follows:
If the Additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another roog or conservatory if background ventilation is provided with ventilators - 8000mm² equivlent area to opening between rooms and to new windows , and Purge ventilation is provided comprising of 1 or more openings with min total floor area as follows:
Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least ¼th of the room floor area.
For a hinged or pivot window that opening less than 30° opening part should be at least ½th of the room floor area.
External doors the Height x width of opening part should be at least ½th of the room floor area,
If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least ½th of the room floor area.
Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door frame.
Openings between habitable rooms and conservatories must be dosable.
29, Unsuitable material
Vegetable matter such as turf and roots should be removed from the ground to be covered by the building at least to a depth to prevent later growth. The effects of roots close to the building also need to be assessed. Where mature trees are present on sites with shrinkable clays the potential damage arising from ground heave to services and floor slabs and oversite concrete should be assessed. Reference should be made to BRE Digest 29822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 24123 and 24224, and to the FBE (Foundation for the Built Environment) report25.

Construction Design And Management Regulations 1994. (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974
Designers CDM Statement
The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".
The Designs emcompassed on this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.
For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guides Nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.
1, The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.
2, Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.
3, All necessary safety precautions to be taken when working at high level. i.e using saftey harness.
4, Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services. HSG 47, Control of Asbestos at Work Regulations 2002, Control of Substance Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002
5, All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended)
6, Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior
7, All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.
8, Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
9, Danger of collapse to trenches caused by heavy machinery, working above or near.
10, Danger of persons falling into trenches.
11, Use of power tools and equipment. Refer to Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989
Electricity Safety, Quality and Continuity Regulations 2002
12, Avoid chasing of walls for Services.
13, Risk of working with glass. Risks of working at height and from falling objects.
14, Risks of working with dust /cement/ - protective gear/breathing protection to be used. Refer ot Control of Substance Hazardous to Health Regulations 2002.
15, Precautions to be taken when lifting heavy materials /objects and beams into position above 20kg - use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling Operations Regulations 1992
16, Covering of roofs. All work to be carried out with due regard to health and safety regulations.
17, Risk of overhead power cables within and around the site.
18, Installation and use of flamable materials. Refer to Fire Precautions (Workplace) Regulations 1997
19, Access into and out of site - traffic management into and out of site. Refer to Driving at Work - Managing work-related road safety. INDG 382
20, Precautions to be taken when Working in confined spaces. Refer to Confined Spaces Regulations 1997 And Safe work in confined spaces, Approved Code of Practice, Regulations and Guidance. L 101
THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE.
21, New Roads and Street Works Act 1991
22, Construction Health Safety and Welfare Regulations 1996
23, Health & Safety (First Aid) Regulations 1981
24, Health and Safety (Young Persons) Regulations 1997
25, Ionising Radiations Regulations 1999
26, Management of Health and Safety at Work Regulations 1999
27, Noise at Work Regulations 1989
28, Pivotines Safety Regulations 1996
29, Pressure Systems Safety Regulations 2000
30, Reporting of Injuries Diseases and Dangerous Occurrences Regulations 1995
31, Supply of Machinery (Safety) Regulations 1992 (as amended)
32, Workplace (Health, Safety and Welfare) Regulations 1992 Guidance
33, Managing Health and Safety in Construction. Approved Code of Practice and Guidance. HSG 224
34, Successful health and safety management. HSG 65
Vibration Solutions. HSG 170

What does the Part wall Act say if I want to build up against or astride the boundary line?
If you plan to build a party wall or party fence wall astride the boundary line, you must inform the Adjoining Owner by serving a notice. You must also inform the Adjoining Owner by serving a notice if you plan to build a wall wholly on your own land but up against the boundary line.
The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.
How long in advance do I have to serve the notice?
At least one month before the planned starting date for building the wall. The notice is only valid for a year, so do not serve it too long before you wish to start.
What happens after I serve notice about building astride the boundary line?
If the Adjoining Owner agrees within 14 days to the building of a new wall astride the boundary line, the work (as agreed) may go ahead. The expense of building the wall may be shared between the owners where the benefits and use of that wall will be shared. The agreement must be in writing and should record details of the location of the wall, the allocation of costs and any other agreed conditions.
If the Adjoining Owner does not agree, in writing within 14 days, to the proposed new wall astride the boundary line, you must build the wall wholly on your own land, and wholly at your own expense. However, you have a right to place necessary footings for the new wall under your neighbour's land subject to compensating for any damage caused by building the wall or laying the foundations. There is no right to place reinforced concrete under your neighbour's land without their express written consent.
You may start work one month after your notice was served.
What does the Act say if I want to excavate near neighbouring buildings?
If you plan to excavate, or excavate and construct foundations for a new building or structure, within 3 metres of a neighbouring owner's building or structure, where that work will go deeper than the neighbour's foundations; or
excavate, or excavate for and construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, where that work will cut a line drawn downwards at 45?from the bottom of the neighbour's foundations, you must inform the Adjoining Owner or owners by serving a notice. "Adjoining Owners" may include your next–but–one neighbour if they have foundations within 6 metres. The notice states whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the Adjoining Owner. Plans and sections showing the location and depth of the proposed excavation or foundation and the location of any proposed building also accompany the notice.
The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.
© Crown copyright 2002. The Party Wall Act 1996

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)
All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either: An Electrical Installation certificate issued under a "Competent Persons" scheme has been issued or Appropriate certificates and forms defined in BS 7671(as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.
THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

This drawing is Produced for submission to the Local Authority for Approvals under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of T.D.M ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are approx and do not allow for Building tolerance and must be checked on site prior to work commencing.

TDM
ARCHITECTURAL LTD
Mob : 07805560652
Mob : 07707108301
e-mail: tdmdesign@live.co.uk
Web site www.tdmarch.co.uk

Client:	MRS LYNNE DERBYSHIRE
Address:	2a BRIERLEY DRIVE, ALKRINGTON, MIDDLETON, MANCHESTER
Project:	PROPOSED INTERNAL WORKS AND FIRST FLOOR REAR EXTENSION
Dwg Tile:	***BUILDING REGS***: PROPOSED & EXISTING PLANS
Date: DECEMBER 2018	Scale: @A1 1 : 50 / 100
Job No: 12.18.321	Dwg No: BR01
Drawn: D.L	Checked: D.L