



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 800mm to bottom of site boring 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 the hole has been dug. Alternative Foundations to be designed by Structural Engineer.

Concrete must be in accordance with BS 8500 - 1.

COVERTS RELATING TO THE GROUND

When should note:

- a. non-engineered 80 (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, not
- 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 1292:1975.

4. All new cavities to be closed with 5mm subsoil, all new cavities to be linked with existing.

5. All new girths to be Hapworth supervised and to be bedded and supported in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 10. 150mm diameter drains to fall 1 in 60. New drains to be encased in 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 limbs inserted where new drains pass through external walls. Soil and vent pipes to be 100mm I.P.V.C. 40mm diameter I.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 adapted on the place. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed engine traps. At the plumbing installations are to comply with BS 5547. At boring in for concealed service pipes should be sealed at roof 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 94/75 mm diameter P.V.C. rainwater pipes.

6. Insulated D.p.c.s inserted to all heads, joints and eels of new external openings or thermobase doors.

7. All disturbed surfaces to be made good.

8. All new rain water pipes to trapped gutters.

9. 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 5mm mild steel straps.

10. Opening lights to be min 1200mm total floor plan area.

11. All glazing to critical zones to be toughened or laminated to BS 6206. IE glasses to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5mm in doors, and to covered windows within 800mm of finished floor level.

12. Steelwork as noted on plan to comply with BS449, BS5950 & 4 be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm mastic seal to give 122 hour fire resistance. Linings to have minimum 150mm end bearings at each end or as specified by Structural Engineer or inter manufacturer.

Cavity tray to be fixed to timber joists with wall stop ends and weepholes at each end and @ 900mm c/s. 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 scaffold level to inner leaf.

14. Facing brickwork/stonework to extend min 2 courses below ground level.

15. New concrete limbs over new openings to BS5877 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 1224:1978 and to have proprietary Lpvc retaining clips to secure the insulation to the inner leaf. Joints 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 1/3 of the span, no 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 on the neutral axis, and should be no less than 3 diameters (1 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 laminated to a depth not exceeding 1/3 of 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 5628: Pt3.

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 8155, when the membrane is located below the slab a binding 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 treads (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 1200mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.

23. Flues if applicable

Flue bricks 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. Obstacles

Vertical Obstacles should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/3 of the thickness of the leaf.

Horizontal Obstacles should not be deeper than 1/6 of the thickness of the leaf of the wall.

Obstacles 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 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 body for any encroachment whatsoever if unavoidable.

28. Trade Ventilation

Replacement windows, background ventilators to be provided as follows: Habitable rooms - 5000mm² equivalent area. Kitchens, 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 room or conservatory if background ventilation is provided with ventilators - 8000mm² equivalent 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 1/10 of the room floor area. For a hinged or pivot window that opening must be at least 1/10 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 1/10 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 closable.

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 overide concrete should be assessed. Reference should be made to BRE Digest 2862. 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 CM 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 Designer encompasses 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 12 & 26 providing temporary support during work on openings in external walls and removing internal load bearing walls in order 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 objects. Also to provide protection to adjoining properties along site boundary.

3. All necessary safety precautions to be taken when working at high level. ie using safety 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.

12. Electricity Safety, Quality and Control Regulations 2002.

13. Risk of working with glass. Risks of working at height and from falling objects.

14. Risks of working with dust / solvent - protective gear/breathing protection to be used. Refer to Control of Substance Hazardous to Health Regulations 2002.

15. Precursors to be taken when lifting heavy materials / objects and bears no position above 20kg - use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1986, 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 flammable materials. Refer to Fire Precautions (Workplace) Regulations 1997.

19. Access into and out of site - traffic management into and out of site. Refer to Working at Height - Managing work-related road safety, HSG 202.

20. Precursors 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, L101.

THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE.

21. New Roads and Street Works Act 1993.

22. Construction Health Safety and Welfare Regulations 1996.

23. Health & Safety (First Aid) Regulations 1981.

24. Health and Safety (Training Persons) Regulations 1987.

25. Ionising Radiation Regulations 1989.

26. Management of Health and Safety at Work Regulations 1999.

27. Noise at Work Regulations 1989.

28. Pressure 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.

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 Party Wall Act say if I want to build up against or beside the boundary line?

If you plan to build a party wall or party fence wall outside 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 a notice 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 work.

What happens after I serve notice about building outside the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall outside 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 to building within 14 days, to the proposed new wall outside 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 go deeper than 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 must state whether you propose to strengthen or support 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 must 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.

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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.

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