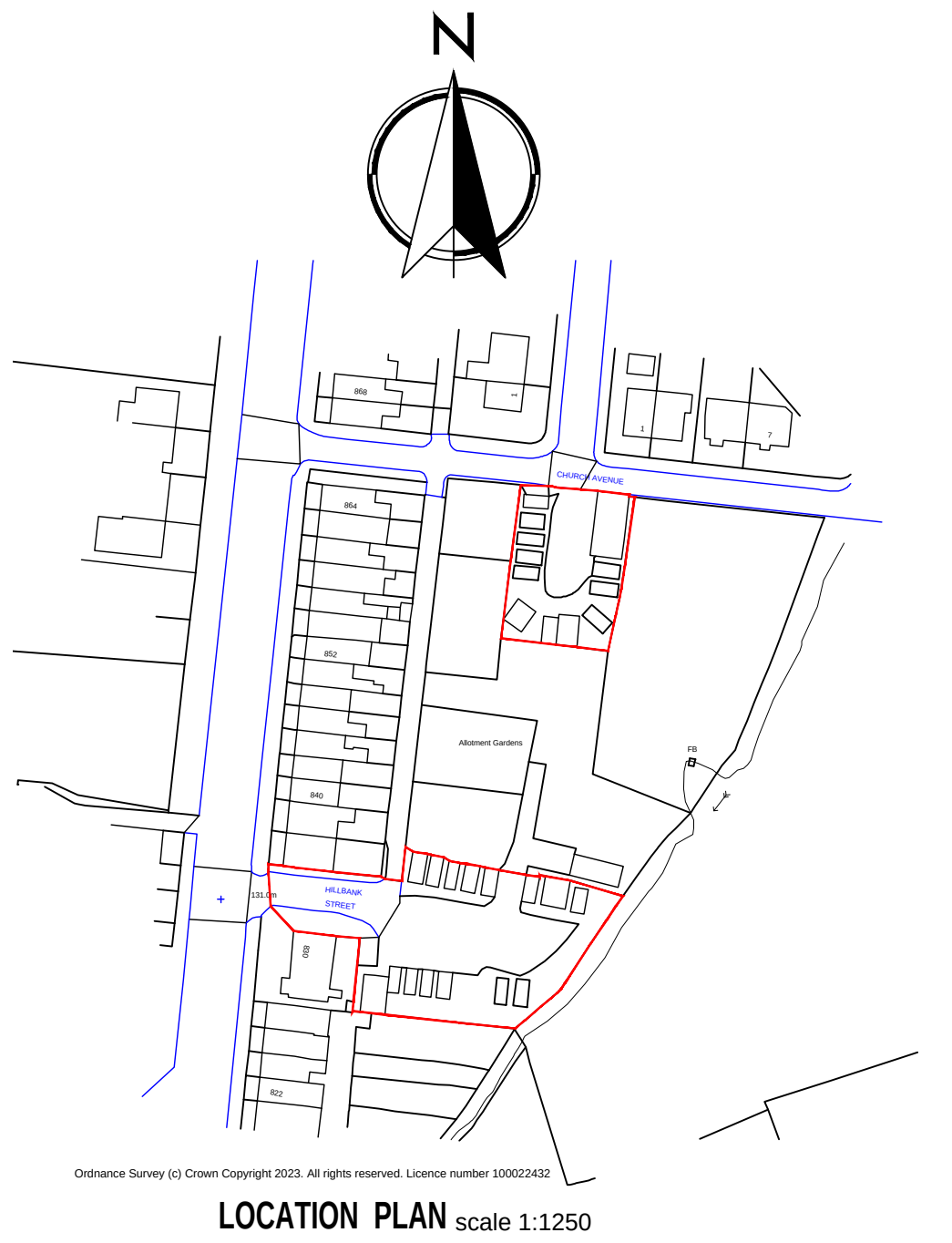
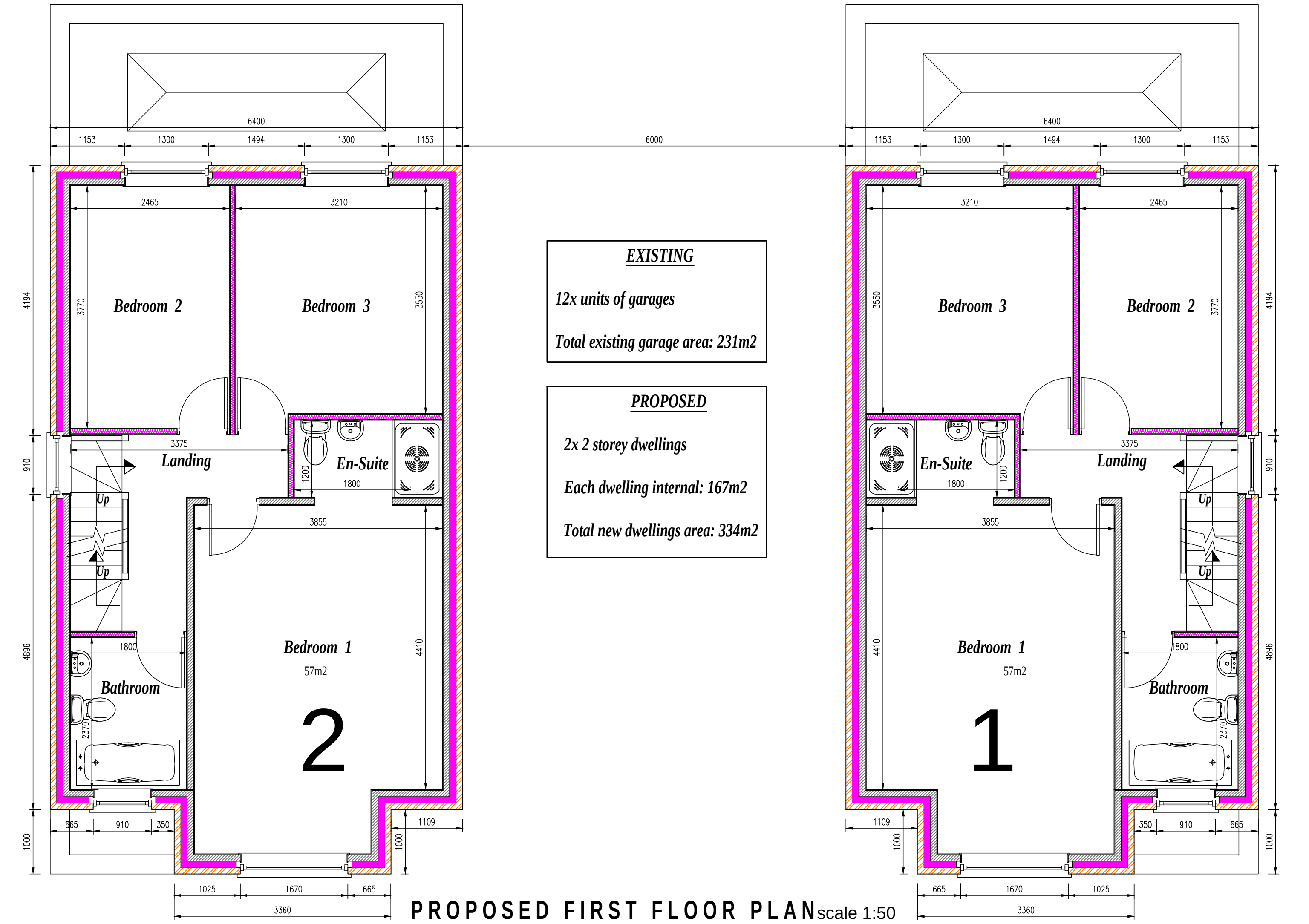


CHURCH AVENUE SITE



- GENERAL NOTES
- 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 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 full hole has been dug. Alternative Foundations to be designed by Structural Engineer.
 - Concrete moves to be in accordance with BS 8000 - 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
 - a weaker or more compressible ground at a depth below the foundation as could impair the stability of the structure.
 - Where new foundations arise in vicinity of old foundations, existing should be fully cribbed up and new foundations laid at least the same depth.
 - All exposed timbers to be treated with a suitable preservative to BS 1292:1975.
 - All new drains to be closed with 8mm supalux, all new cavities to be limited with estring.
 - All new drains to be Hignworth supereave 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 linings treated where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.C., 40mm diameter U.P.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken on to a rigid terminal or not vent the toilet 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-rod traps. All the plumbing installations are to comply with BS 5572. All housing 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 2 of diagram 4 of the Approved Document L1). Deep flow gutters and 47.7mm diameter P.V.C. rainwater pipes.
 - Insulated D.P.C. inserted to all head, jamps and cills of new external openings or removable doors.
 - All disturbed surfaces to be made good.
 - All new rain water pipes to tapered gullies.
 - 75 x 100mm wallplates to stepped wall at 2m centres with 38 x 8mm mild steel straps.
 - Opening lights to be min 1200mm total floor area.
 - All glazing in critical zones to be toughened or laminated to BS 6036 (i.e. glass to doors within 1500mm of finished floor level and within 300mm of other side of doors and where greater than 250mm wide max 0.5mm in doors, and to screened windows within 100mm of finished floor level.
 - Structural as noted on plan to comply with BS448, BS5950 & be encased in 2 layers of 12.5mm plasterboard with 40mm beads and 3mm plaster coat to give 12-hour fire resistance. Liners to have minimum 150mm end bearings at each end or as specified by Structural Engineer or fire manufacturer.
 - Cavity trap to be fitted to inlets within external wall with stop ends and weepholes at each end and @ 900mm cs. Loadbearing internal walls to be 100mm concrete blockwork.
 - D.P.C. to outer leaf to be min 150mm above ground level and at sabbath level to inner leaf.
 - Facing brickwork/stonework to extend min 2 courses below ground level.
 - New concrete limits over new openings to BS5977 Part 2 1996 (150mm or 225mm) deep where shown.
 - Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1234:1976 and to have proprietary Uprc 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 225mm vertical centres around door / window openings and to movement joints. Cavities to be closed at eaves level to comply with Building Regulations.
 - 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 either at the neutral axis, and should be not less than 2 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 braced out to a depth not exceeding 0.33 the rafter depth.
 - 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 0.04W/mK).
 - All masonry work to comply with BS 5628 P3.
 - Clay bricks to BS 3821, Engineering bricks to BS 3921.
 - Concrete bricks to BS 6073. Manufactured stone complying with BS 6457.
 - Mortar: Selection of mortar used below dips to be in accordance with BS5628 Part 3.
 - Sulphate-resisting cement to be used where recommended by brick manufacturers and where sulphates are present in the ground.
 - 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 between slab should link wall top/s
 - 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 a 100 diameter sphere.
 - Flues (if applicable)Flues blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degrees (30 degrees preferred), other at base, bedded in cement mortar (grout) to comply with BS 1181:1971. All floor and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.
 - 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.
 - 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 manufacturer's 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.
 - The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
 - Contractor to visit site prior to commencement of work and check all dimensions and landmarks 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.
 - Trickle Ventilation.
 - Replacement windows, Background ventilators to be provided as follows: Habitable rooms - 5000mm² equivalent area Kitchen, Utility room and bathroom - 2000mm² 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 converted 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 - 5000mm² 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 less than 30° opening part should be at least 1/10 of the room floor area. External doors the Height x width of opening part should 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 part may be added or 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. Opening between habitable rooms and conservatories must be closable.



EXISTING

12x units of garages

Total existing garage area: 231m²

PROPOSED

2x 2 storey dwellings

Each dwelling internal: 167m²

Total new dwellings area: 334m²

What does the Party Wall Act say I want to build up against or across 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 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 valid for a year, so do not serve it too long before you wish to start.

What happens after I serve notice about building against 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 the wall will be shared. The agreement must be in writing and should record details of the location of the wall, the location of the wall and any other agreed conditions. If the Adjoining Owner does not agree, in writing, within 14 days, to the proposed new wall outside the boundary line, you must build the wall wholly on your own land, and wholly of 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, where that work will cut a line down 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 must state whether you propose to strengthen or deepened 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. How long in advance do I have to serve the notice?

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 (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 Person' 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 LOCATIONS WITH CLIENT PRIOR TO WORK COMMENCING.

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Client: HARRISON CONSTRUCTION

Address: GARAGE SITE AT HILLBANK STREET & CHURCH AVENUE, MIDDLETON, M24

Project: 6x NEW DWELLINGS DEVELOPMENT

Dwg Title: PLANNING: BLOCK B PROPOSED PLANS

Date: AUGUST 2024

Job No: 10.23.657

Drawn: D.L.

Scale: @A1 1: 50

Dwg No: PL10

Checked: D.L.