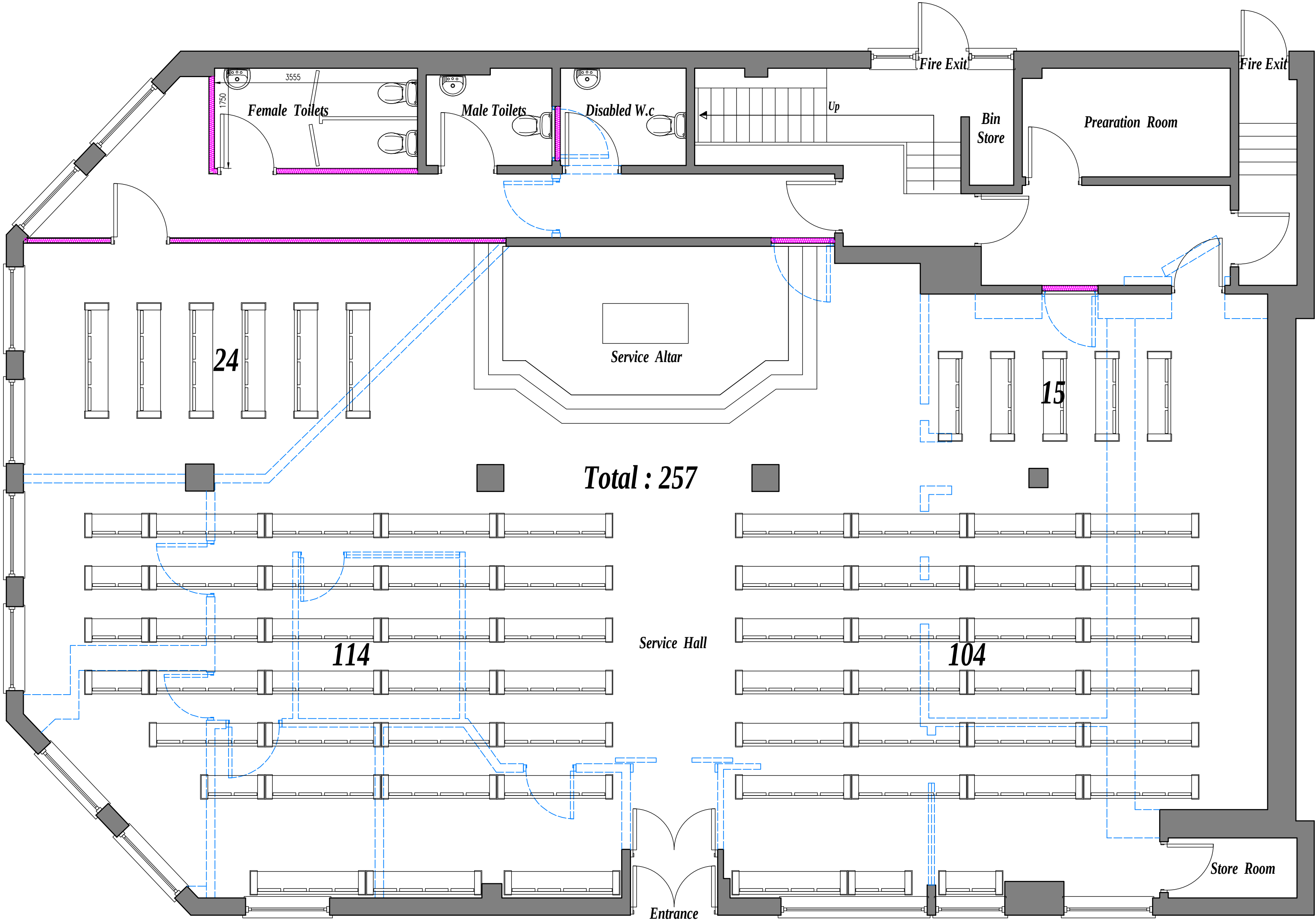




GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 150mm min cover to foundations. Foundations to be min 150mm 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 has been given. Alternative Foundations to be designed by Structural Engineer. Alternative Concrete mixes to be in accordance with BS 8500 - 1.

CONDITIONS RELATING TO THE GROUND

- There should not be:
1. non-engineered (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
 2. 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 1242:1975.
 4. All new cavities to be closed with 9mm squalite, all new cavities to be linked with existing.
 5. All new drains to be Hespworth superseal 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 kerbs 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. U.P.V. to be taken up to a ridge terminal or not to be added to the 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 off-vent 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 construction or voids. (Refer to item D of diagram 4 of the Approved Document L1. Deep flow gutters and 64 / 75 mm diameter P.V.C. rainwater pipes.
 6. Insulated D.P.C.s inserted to head, joints and chills of new external clippings or terminate clippings.
 7. All finished surfaces to be made good.
 8. All new rain water pipes to trapped gullies.
 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 1200mm total floor plan area.
 11. All glazing to critical areas 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 150mm wide max 0.5m² in doors, and to screened windows within 1000mm of finished floor level.
 12. Slatelink as noted on plan to comply with BS494, BS5950 & to be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 12 hour fire resistance. Lintel to have minimum 150mm end bearings at each end or as specified by Structural Engineer or steel manufacturer.
 13. D.P.C.s to be fitted to lintels within external wall with stop ends and weepholes at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.
 14. Facing brick/blockwork to extend min 2 courses below ground level.
 15. New concrete lintels over new openings to BS5971 Part 2 1986 (150mm x 225mm) deep where shown.
 16. Stainless steel wall ties to be spaced at 300mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1224:1978 and to have proprietary type retaining clips to secure the insulation to the masonry leaf. Joints to be built solid in 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 to closed at eaves level to comply with Building Regulations.
 17. Niches and holes to masonry piers to be within the following limits: niches - no deeper than 0.125 times depth of pier and not cut closer than 0.01 of the span, nor further away than 0.25 times the span. Holes - should be no greater diameter than 1/25 times the depth of pier 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.
 18. No niches or holes to be cut in roof rafters, other than supports where the rafter may be butt-jointed to a depth not exceeding 0.25 the rafter depth.
 19. 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).
 20. All masonry work to comply with BS 5628: Part 3.
 21. Master Selection of masonry used below eave to be in accordance with BS5628: Part 3.
 22. Substrate existing cement to be used where recommended by brick manufacturer and where substrates are present in the ground.
 23. DPM below slab to BS 6535, when the membrane is located below the slab a bedding layer of sand should be provided. The continuity of the membrane as follows:

24. Cracks: Vertical cracks should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/5 of the thickness of the leaf. Horizontal cracks should not be deeper than 1/5 of the thickness of the leaf of the wall. Cracks 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 boundaries (marked) 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 / unavoidable.
28. Inside 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, but excluding 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 opening to external air, the room can be ventilated through another room or conservatory Background ventilation is provided with ventilators - 8000mm² equivalent area to opening between rooms and to new windows, and Purgie ventilation is provided comprising of 1 or more openings with min total floor area as follows: Windows - highest or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 40% of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 40% of the room floor area. External doors: The Height x width of opening part should be at least 40% 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 40% of the room floor area. Note: Background ventilators should be located at least 1200mm above floor level and need not be within the door frame. Openings between habitable rooms and conservatories must be closable.

25. 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 clay the potential damage arising from ground heave to services and floor slabs and over-site concrete should be assessed. Reference should be made to BRE Digest 2822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digest 2422 and 2423, and to the BRE (Foundation for the Built Environment) report 25.

Construction Design And Management Regulations 2014 (CDM Regulations) and Health and Safety at Work etc. Act 1974

Designers CDAM Assessment

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 30 'The Role of the Client'

The Designs encompassed 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 attention 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 or openings in external walls and removing internal load bearing walls in older dwellings.

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.

Contractor to provide all necessary scaffolding with edge protection to prevent persons falling off falling debris. Also to provide protection to adjoining properties along its boundary.

All necessary safety precautions to be taken when working at high level, i.e. using safety harness.

Contractor to investigate possible fire or redundant services within the site and any hazardous material that may be present. Refer to *Assessing danger from underground services* HSG 47, *Control of Asbestos at Work Regulations 2002*, *Control of Substances Hazardous to Health Regulations 2002* and *Dangerous Substances and Explosive Atmospheres Regulations 2002*.

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 1989* (as amended).

Clearing of windows to be accessible from inside if they are unable to be accessed from outside.

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.

Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.

Danger of collapse of trenches caused by heavy machinery, working above or near.

Danger of persons falling into trenches.

Use of power tools and equipment. Refer to *Provision and Use of Work Equipment Regulations 1998* and *Electricity at Work Regulations 1987*.

Electricity Safety, Quality and Continuity Regulations 2002.

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

Risk of working with dust / cement - protective gear/breathing protection to be used. Refer to *Control of Substances Hazardous to Health Regulations 2002*.

Precautions to be taken when lifting heavy materials / objects and beams into position above 20m - Use Adequate Lifting Machinery. Refer to *Lifting Operations and Lifting Equipment Regulations 1998*, *Manual Handling Operations Regulations 1992*.

Covering of roads / site work to be carried out with due regard to health and safety regulations.

Risk of overhead power cables within and around the site.

Isolation and use of flexible materials. Refer to *Fire Precautions (Workplaces) Regulations 1987*.

Access may need to be at site - traffic management into and out of site. Refer to *Planning of Work - Management work-related road safety* NIPG 381.

Precautions to be taken when working in confined spaces. Refer to *Confined Spaces Regulations 1997* and *Safety and Health in Confined Spaces* Approved Code of Practice, Regulations and Guidance, 1.10.

THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPROPRIABLE:

1. New Roads and Street Works Act 1994.
2. Construction (Health, Safety and Welfare) Regulations 1996.
3. Health & Safety Act 1974.
4. Health and Safety (Training) Regulations 1997.
5. Control of Substances Hazardous to Health Regulations 2002.
6. Management of Health and Safety at Work Regulations 1999.
7. Noise at Work Regulations 1988.
8. Pressure Systems Regulations 1999.
9. Pressure Systems (Safety) Regulations 2000.
10. Lifting Operations and Lifting Equipment Regulations 1998.
11. Supply of Machinery (Safety) Regulations 1992 (as amended).
12. Provisions (Health, Safety and Welfare) Regulations 1996.
13. Guidance.
14. Management (Health and Safety) in Construction. Approved Code of Practice and Guidance, HSG 224.
15. Successful health and safety management. HSG 65.
16. Worker Solutions. HSG 140.

What does the Part Wall Act say if I want to build up against or across the boundary line?

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 to support the boundary line, the Act contains no enforcement provisions for failure to serve a notice. However, if you start work without having first given notice, the neighbour may apply to the court for an 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 you do not serve it too long before you wish to start.

What happens when I serve notice about building across the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall across 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 building 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 in the right place. 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 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 Owner' may include your next-door 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 provisions for failure to serve a notice. However, if you start work without having first given notice to the proper owner, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress. However, if the neighbour has not been notified, the neighbour may not be able to stop the work.

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 Person' scheme has been issued or appropriate certificates and forms defined in BS 7571 (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 the technical standards set out in BS 7571, 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 RADATORS WITH CLIENT PRIOR TO WORK COMMENCING.

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Job No:	06.25.42
Drawn:	D.L.
Scale:	1:50
Dwg No:	PL01
Checked:	D.L.

PROPOSED GROUND FLOOR PLAN scale 1:50