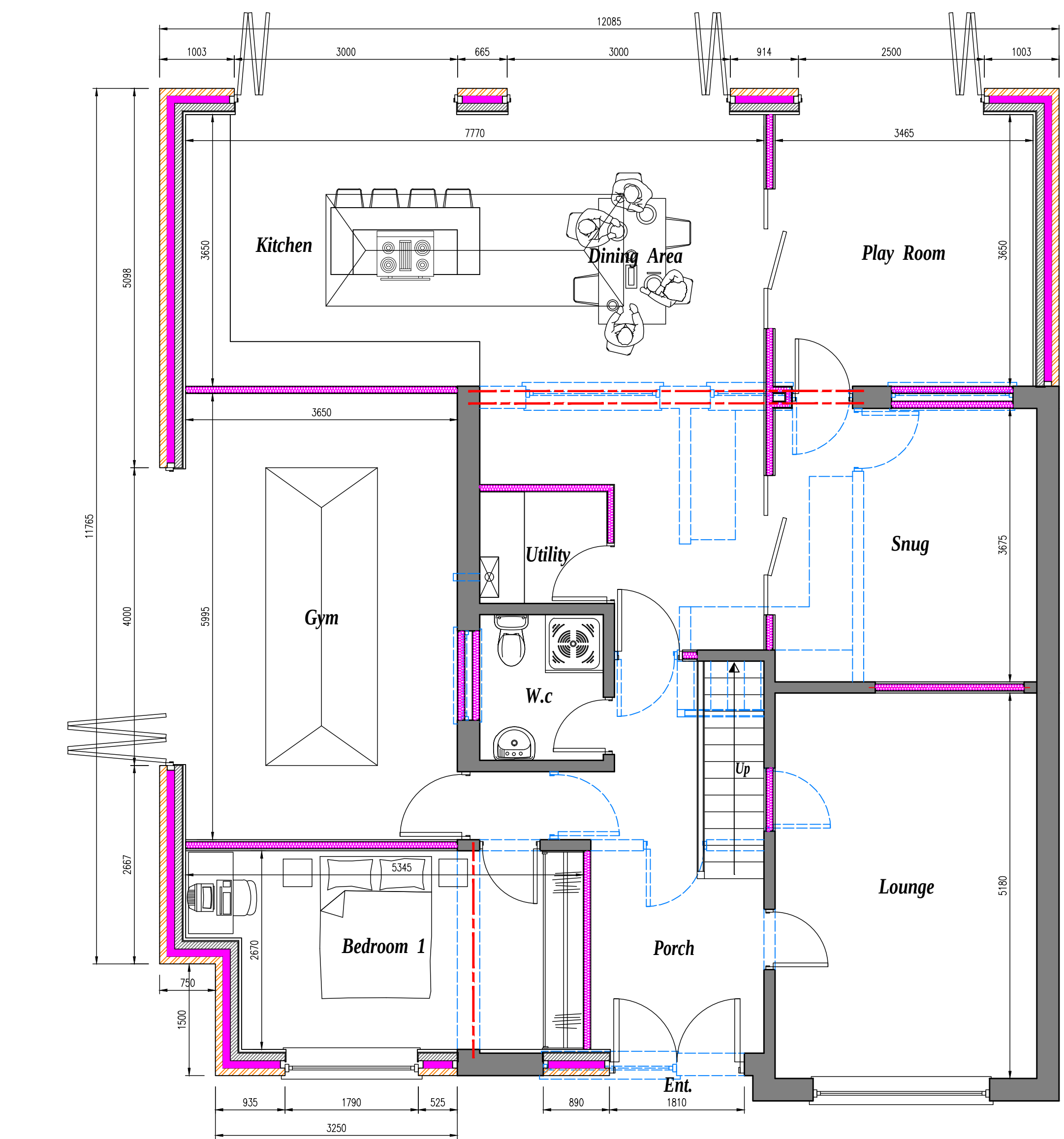
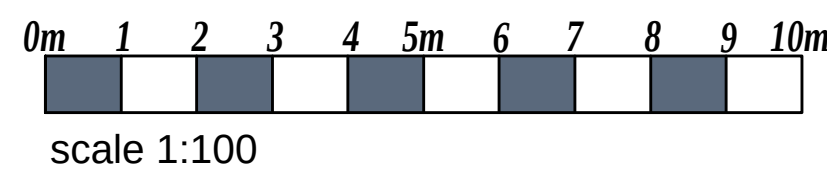
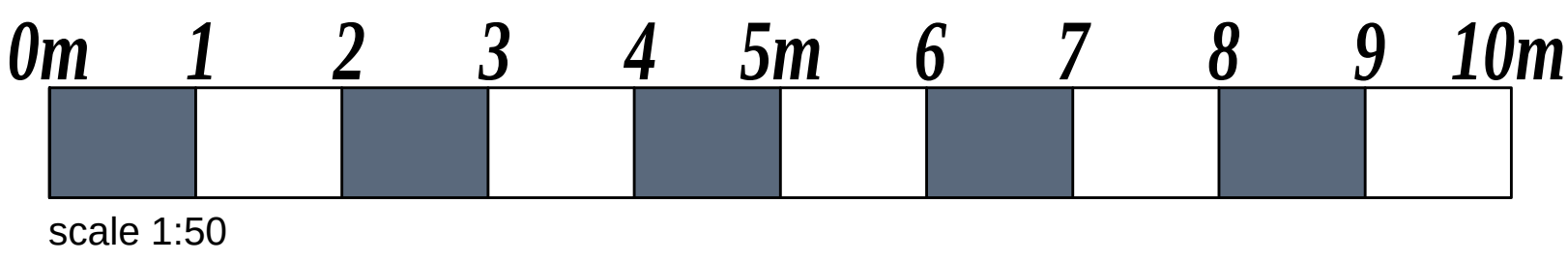
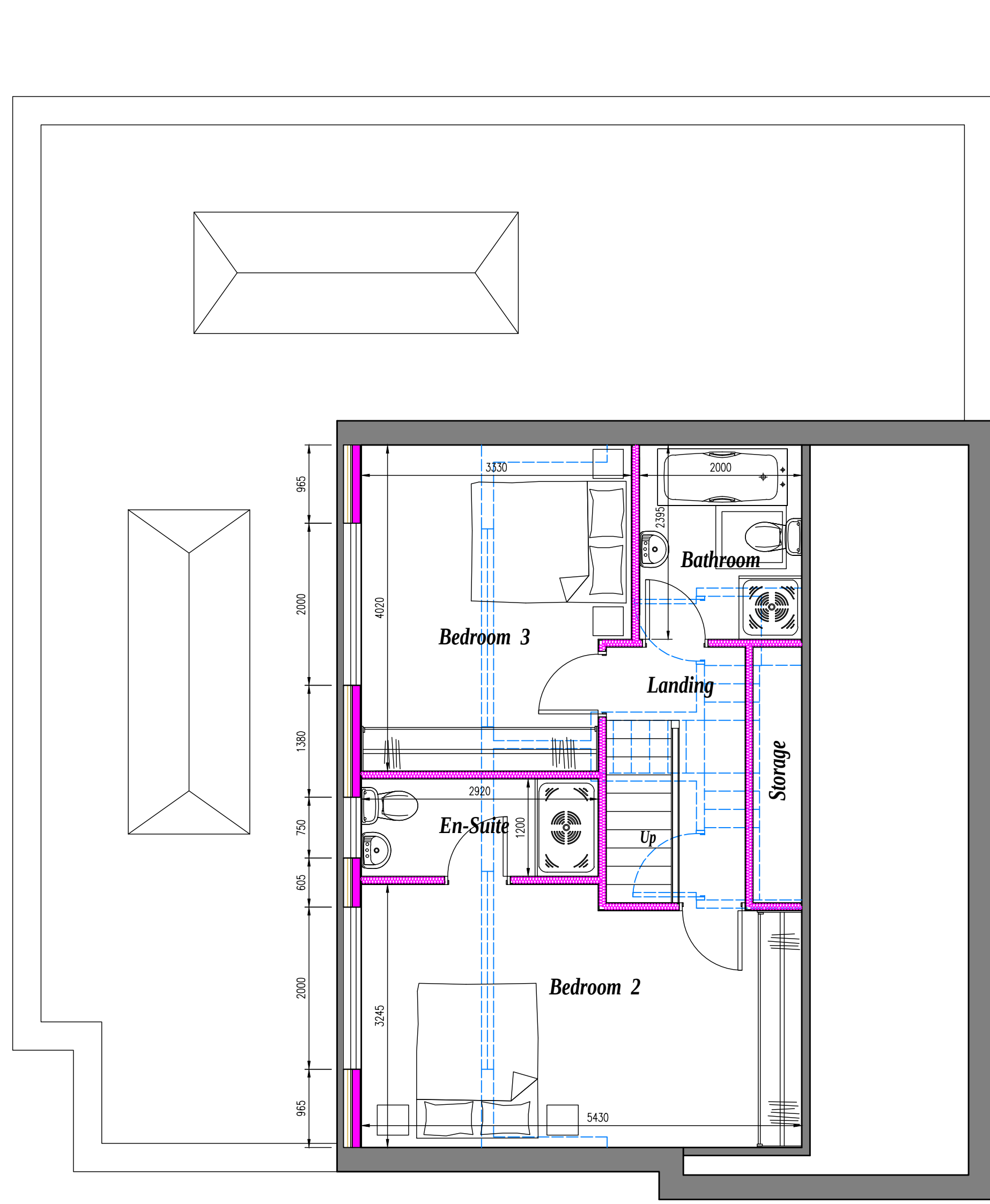




PROPOSED GROUND FLOOR PLAN scale 1:50



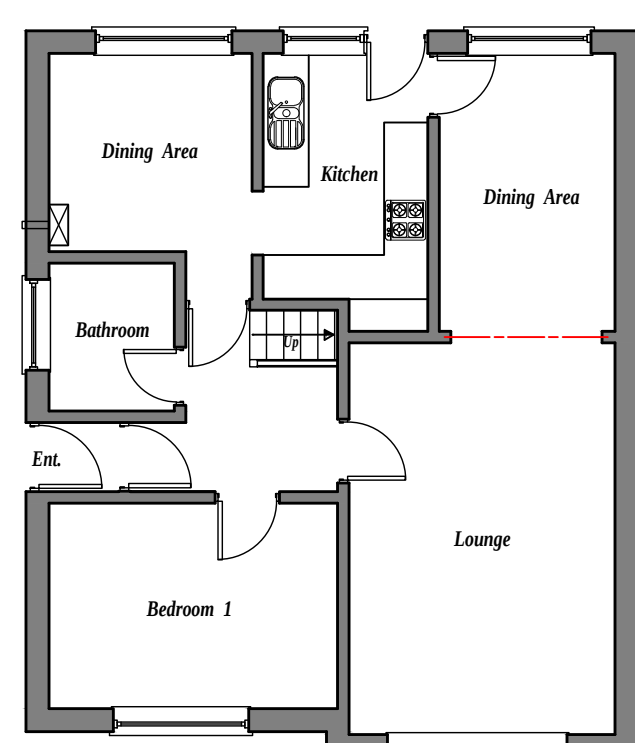
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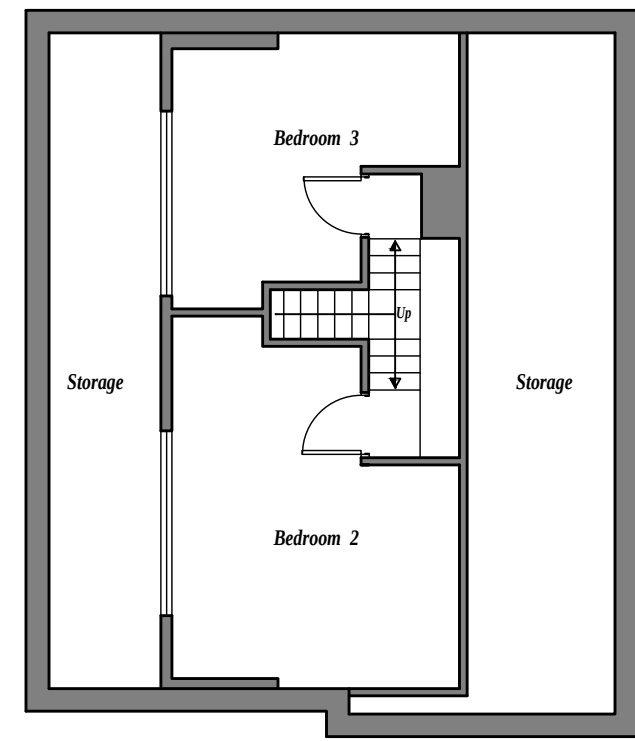
PROPOSED FIRST FLOOR PLAN scale 1:50



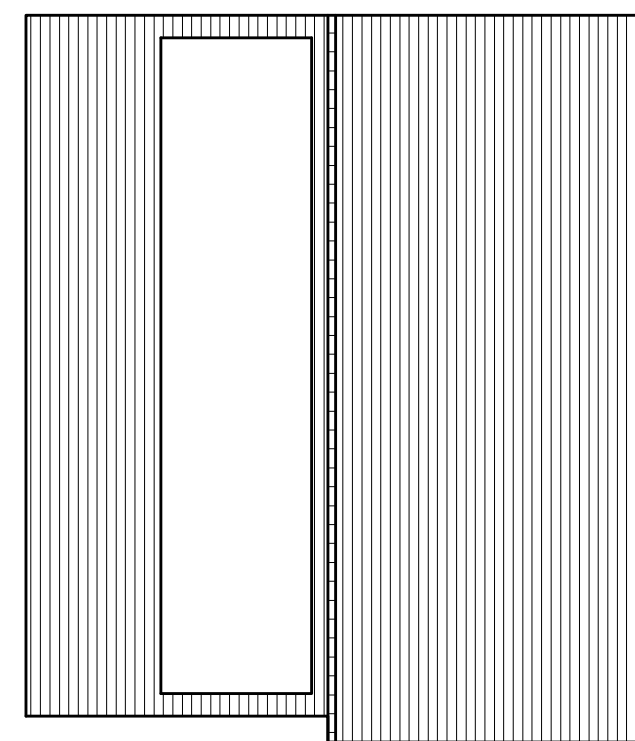
PROPOSED SIDE ELEVATION scale 1:50



EXISTING G.F. PLAN scale 1:100



EXISTING 1.F. PLAN scale 1:100



EXISTING ROOF PLAN scale 1:100

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 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 should not be taken as a guide and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once final 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:
 - non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
 - weaker or more compressible ground at such 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 grouted 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 to the Hatched superstorey 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 building. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete inlets inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 50mm 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 unless otherwise specified as noted on the plans. Provide rodling eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed air-vac traps. All plumbing installations are to comply with BS 5572. All piping to be 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 1 of diagram 4 of the Approved Document L). Deep flow drains and 64/75 mm diameter P.V.C. rainwater pipes.
- All disurbed surfaces to be made good.
- All new rain water pipes to be trapped and gullys.
- 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 5mm mild steel straps.
- Opening lights to be min. 1200mm total floor plan area.
- All glazing to critical zones to be toughened or laminated to BS 6206. The glass to doors within 1200mm of finished floor level and within 300mm of either side of doors and where greater than 500mm wide max 5.0sqm in doors, and to screens windows within 800mm of finished floor level.
- Steelwork as noted on plan to comply with BS444, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 127 hour resistance. Lintels to have minimum 150mm and bearings at each end or as specified by Structural Engineer or steel manufacturer.
- Cavity tray 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.
- 0.75 to outer leaf to be min 150mm above ground level and at signpost level in inner leaf.
- Facing brickwork/brickwork to extend min 2 courses below ground level.
- New concrete lintels over openings to BS5977 Part 2:1996 (150mm or 225mm) deep where shown.
- Stainless steel wall ties to be spaced at 750mm centres horizontally (saggered) 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. Joints to be built solid by returning the blockwork onto 150mm wide vertical U.P.V.C. Provide additional wall ties at 225mm vertical centres around door / window openings and at movement joints. Cavities to be closed at eaves level to comply with Building Regulations.
- Notches and holes in 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 0.125 times the depth of joist should be drilled at the normal axis and should not be 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 braced to a depth not exceeding 0.32 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 0.045W/mK).
- All masonry work to comply with BS 5628: P3. Clay bricks to BS 5621, Engineering bricks to BS 3821. Concrete bricks to BS 6075. Manufactured stone complying with BS 6457.
- Mortar: Selection of mortar used below gpc to be in accordance with BS5628: Part 3.
- Substrate-recessing cement to be used where recommended by brick manufacturer and where stipulated are present in the ground.
- DPM below slab to BS 5515: 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, membrane beneath slab should link with wall dpc's.
- STARCASE Equal risers (Min going 220mm) Min going 220mm Tapered treads of 50mm. 2000mm headroom to stair measure 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.
- Flues (if applicable)
Flue blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (20 degree preferred), offset at base, bedded in cement mortar grout to comply with S.S. 185:1971. All floor and roof timbers to 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 wall.
Horizontal chases should not be deeper than 1/5 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 manufacturers instructions or specifications. All materials shall be suitable for the purpose. The contractor shall take into account everything necessary for the proper execution of the work, 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 facilities in respect 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.
- Trade Ventilation
Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 8000mm³ equivalent area
Kitchen, Utility room and bathroom - 4000mm³ equivalent area
Additional 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 opening to external air, the room can be ventilated through another room or conservatory (background ventilation is provided) with ventilators - 8000mm³ 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 4th of the room floor area.
For a hinged or pivot window that opens less than 30° opening part should be at least 4th of the room floor area.
External doors the height x width of opening part should be at least 4th 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 4th 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.
Noise abating ventilators to be used if close to sustained noise (e.g. main road) as detailed in Approved Document F.
- Trade Ventilation
Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 8000mm³ equivalent area
Kitchen, Utility room and bathroom - 4000mm³ equivalent area
Additional 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 opening to external air, the room can be ventilated through another room or conservatory (background ventilation is provided) with ventilators - 8000mm³ 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:
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For a hinged or pivot window that opens less than 30° opening part should be at least 4th of the room floor area.
External doors the height x width of opening part should be at least 4th 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 4th 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.
Noise abating ventilators to be used if close to sustained noise (e.g. main road) as detailed in Approved Document F.

29. **Unsuitable material**
Vegetable matter such as turf and roots should be removed from the ground to be covered by the building 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 in services and floor slabs and overlie concrete should be assessed. Reference should be made to BRE Digest 28622. 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 FSE Foundation for the Soil Environment) report.

Construction Design and Management Regulations 1994 (CDM REGULATIONS) and Health and Safety at Work etc. Act 1974
Designers CDM Statement
The Client is especially 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 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 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.
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 investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Approved document for 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 1992 (as amended).
Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior.
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 to 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.
Electrical Safety, Quality and Control Regulations 2002.
Avoid chasing of walls for services.
Risk of working with glass. Risks of working at height and from falling objects.
Risks of working with dust cement - protective gear/ventilating protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002.
Precautions to be taken when filling heavy materials (bricks and beams) in position above 20kg - use Adequate Lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling Operations Regulations 1992.
Covering of roofs. All work to be carried out with due regard to health and safety regulations.
Risk of overhead power cables within and around the site.
Installation and use of flammable materials. Refer to Fire Precautions (Workplaces) Regulations 1997.
Access into and out of site - traffic management into and out of site. Refer to Driving at Work - Managing work-related road safety. INDG 380.
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