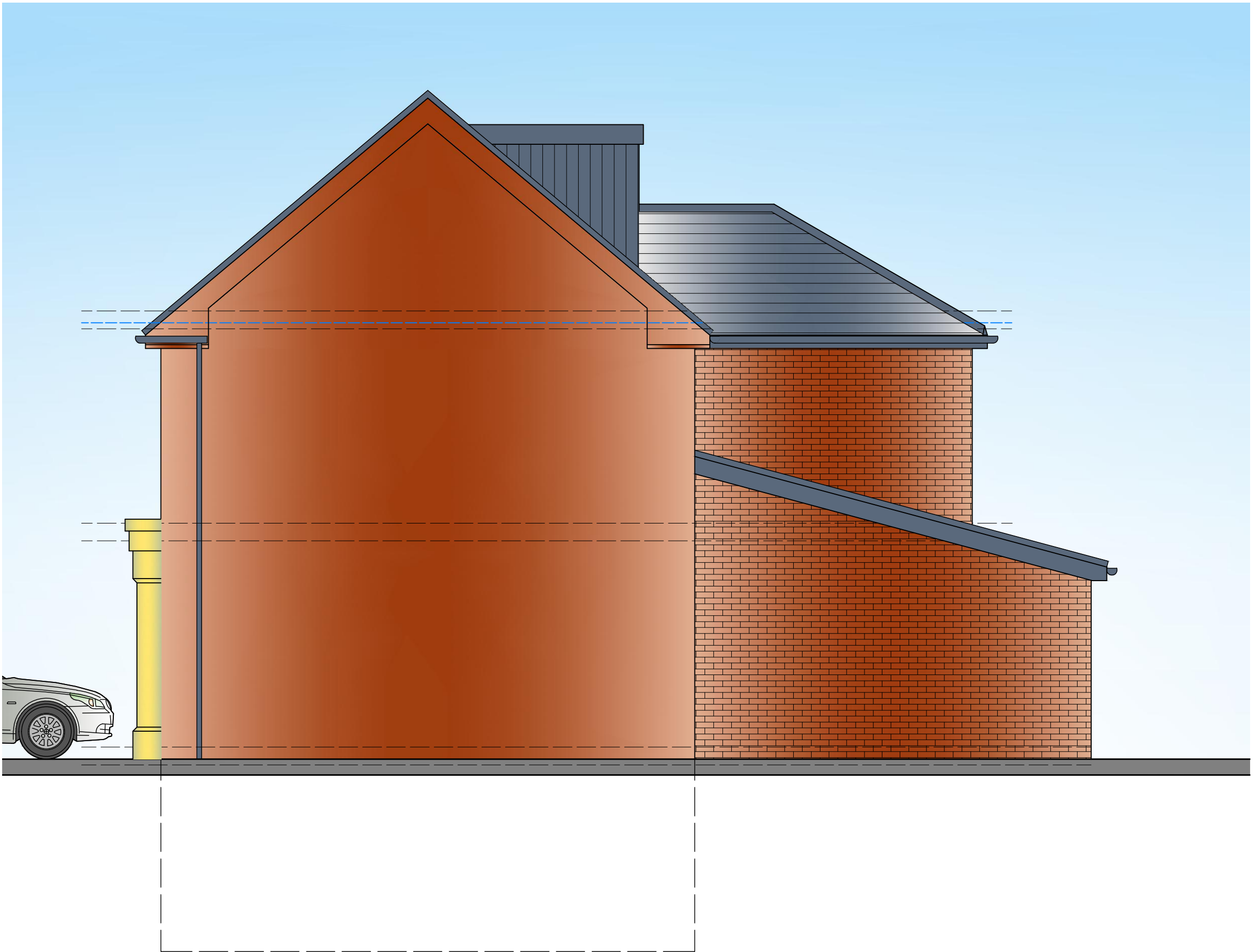




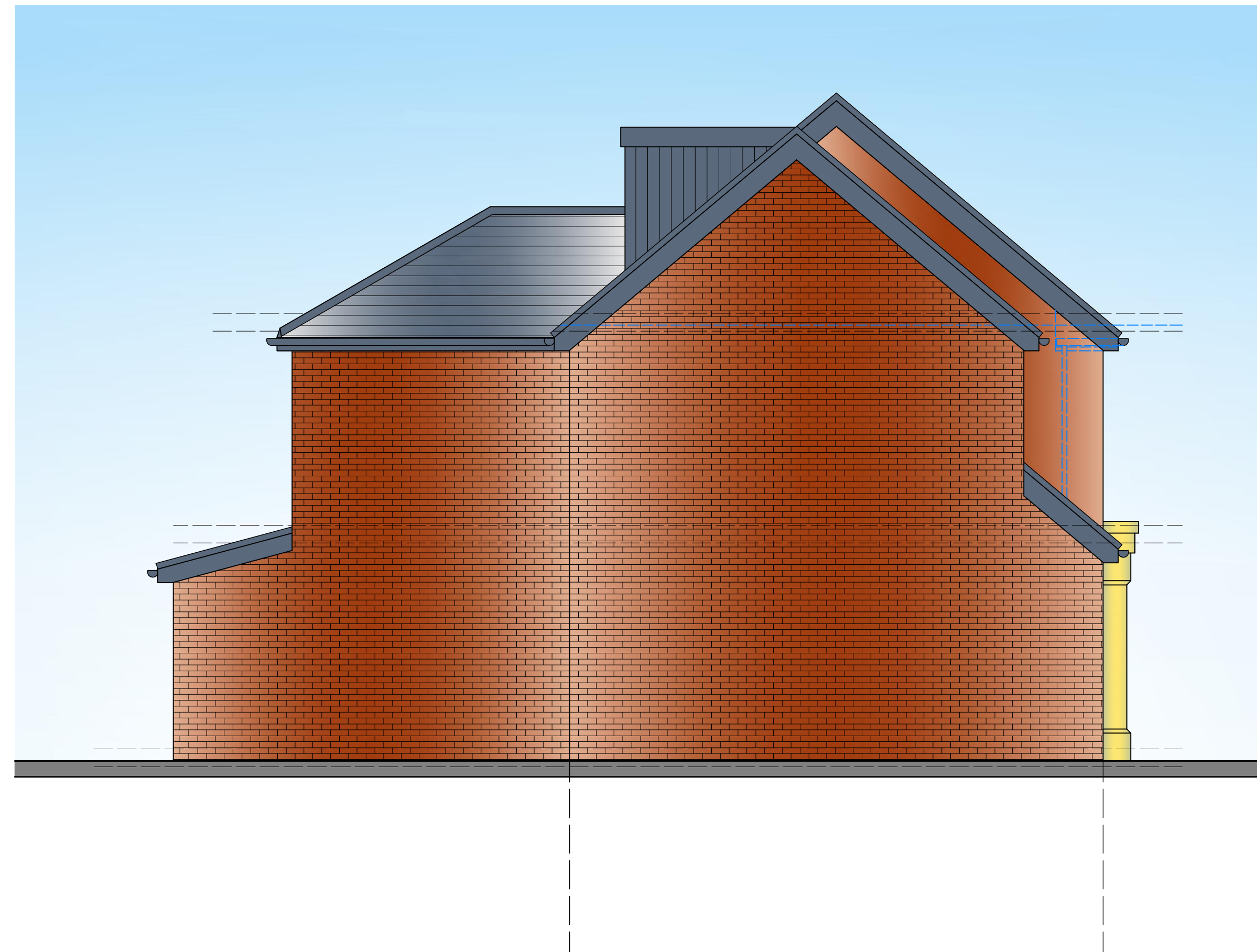
PROPOSED FRONT ELEVATION scale 1:50



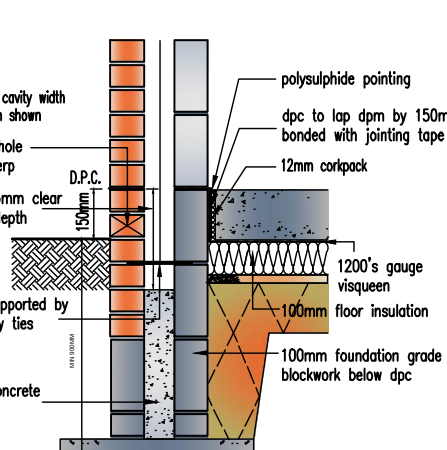
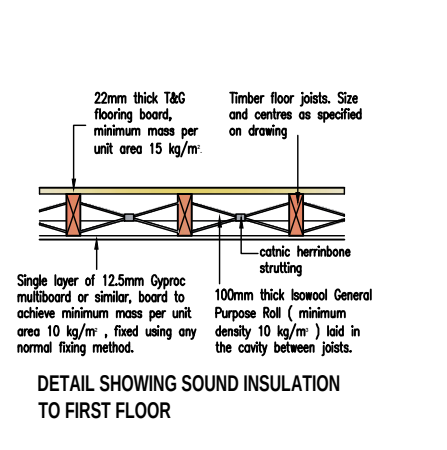
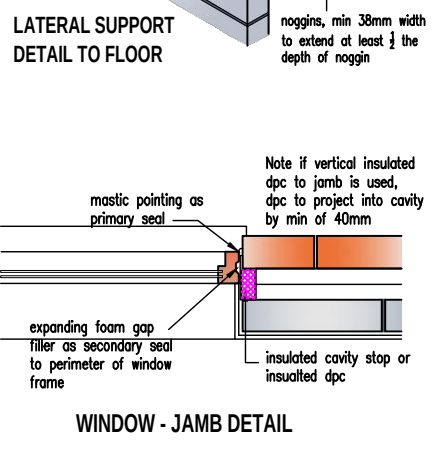
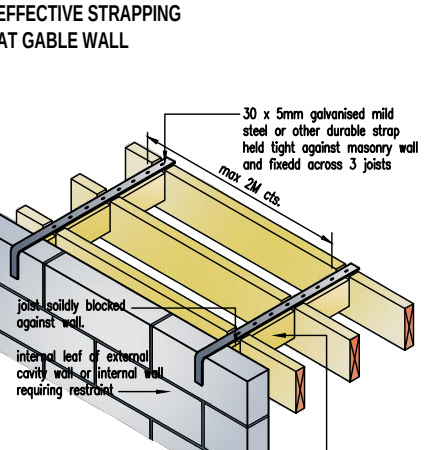
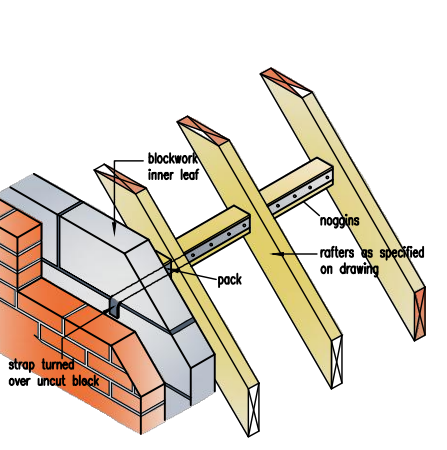
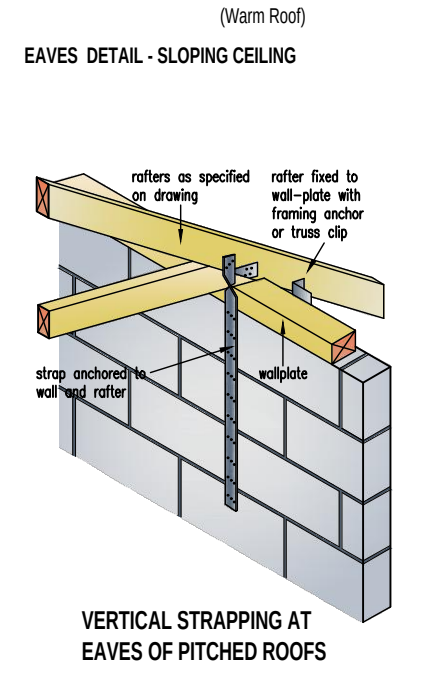
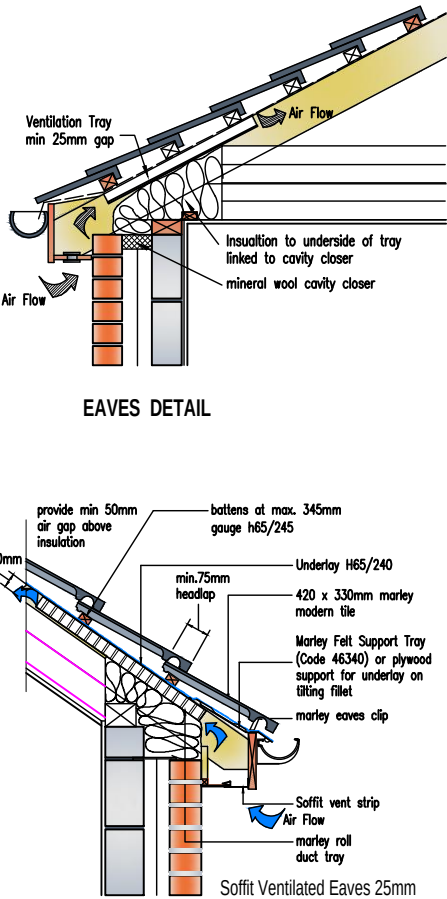
PROPOSED REAR ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



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 250mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 500mm to bottom of strip footing and taken down to level below level 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 5300.
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 1202:1975.
4. All new cavities to be closed with 5mm spallux, all new cavities to be filled with existing.
5. All new drains to be Hignorth superstore and to be bedded and surrounded in min. 150mm per grave. 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 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. water pipes to showers, sinks and toilets with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent tile outlet otherwise as noted on the plans. Provide rodding eyes or removable traps give access to full of the soil system. All traps are to be 75mm deep sealed access via traps. All the plumbing installations are to comply with BS 5532. All bores in the 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 floor drains and 64/75 mm diameter P.V.C. rainwater pipes.
6. Insulated D.P.C.'s inserted to all head, jamba and cills of new external openings or thermalstore closers.
7. All insulated surfaces to be made good.
8. All new rain water pipes to trapped gulleys.
9. 75 x 120mm wallplate to strapped to wall at 2m centres with 38 x 5mm mild steel straps.
10. Opening lights to be min 120mm total floor plan area.
11. All glazing to critical zones to be toughened or laminated to BS 6066. If glass is doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5mmq in doors, and to cover windows within 800mm of finished floor level.
12. Steelwork as noted on plan to comply with BS449, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 120 hour fire resistance. Linings to have minimum 150mm end bearings at each end and as specified by Structural Engineer or their manufacturer.
13. Carry tray to be fitted to linings within external wall with stop ends and weepholes at each end and (8) 500mm cts. Loadbearing internal walls to be 100mm concrete blockwork.
14. D.P.C.'s to water table to min 150mm above ground level and at slab/floor level to inner leaf.
15. New concrete linings over new openings to BS5971 Part 2 1986 (Obsolescence Regulations 1997).
16. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 400mm centres vertically. Wall ties to comply with BS 1234:1978 and to have proprietary U.P.C. 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 25mm 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 deeper than 0.07 of the span, not further away than 0.15 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.
18. No notches or holes to be cut in roof rafters, other than supports where the rafter may be butt-jointed to a depth not exceeding 1/3 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: P3. Clay bricks to BS 3821, Engineering bricks to BS 3821. Concrete bricks to BS 6073. Manufactured stone complying with BS 6457.
21. CPN below slab to BS 6515 when the membrane is located below the slab. A binding layer of sand should be provided. The continuity of the membrane as follows:
Taps in polyethylene should be 300mm and pins sealed, where necessary membranes beneath slab should link with wall d.p.c'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 spheres.
23. Flues (if applicable)
Flues (bricks) to be inserted into inner leaf of external wall in locations shown on plans. Flue liner 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 1/3 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 installed 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 commencing work and check all dimensions and limitations 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. Trade 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 room or conservatory if background ventilation is provided with ventilators - 8000mm² equivalent area to opening between rooms and to new windows, and Page 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 5% of the room floor area.
For a hinged or pivot window that opening less than 30° opening part should be at least 5% of the room floor area.
External doors the Height x width of opening part should be at least 5% 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 5% 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 overlie concrete should be assessed. Reference should be made to BRE Digest 298/2. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 242/2 and 242/4 and to the BRE Foundation for the Built Environment report 1997/2.

30. **Construction Design and Management Regulations 1994, CDM**
REGULATIONS for 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 28 "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 Guide No. 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in other 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.
The Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along the boundary.
All necessary safety precautions to be taken when working at high level. Use safety harness.
Contractor to investigate possible live or re-entrant 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 1982 (as amended)**.
Cleaning 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 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 1989**.
Electrical Safety, Quality and Continuity Regulations 2002.
Avoid chipping of walls for Services.
Risk of working with glass. Risks of working at height and from falling objects.
Risks of working with dust (asbestos - 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 20kg - use Adequate lifting machinery. Refer to **Lifting Operations and Lifting Equipment Regulations 1998, Manual Handling Operations Regulations 1992**.
Covering of roots. 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, INFS 382**.
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 102**.
THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:
1. **New Roads and Street Works Act 1991**
2. **Construction Health, Safety and Welfare Regulations 1996**
3. **Health & Safety (First Aid) Regulations 1981**
4. **Health & Safety (Construction) Regulations 1997**
5. **Insurance (Construction) Regulations 1999**
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292. **Construction Health, Safety and Welfare Regulations 1996**
293. **Health & Safety (First Aid) Regulations 1981**
294. **Health & Safety (Construction) Regulations 1997**
295. **Insurance (Construction) Regulations 1999**
296. **Management of Health and Safety at Work Regulations 1999**
297. **Fire at Work Regulations 1997**
298. **Explosives Safety Regulations 1996**
299. **Pressure Systems Safety Regulations 2000**
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