GENERAL NOTES:

PRINCIPAL DESIGNER CDM AND PRINCIPAL DESIGNER BUILDING REGULATIONS
The dual role of the Principal Desginer for both CDM and Building Regulations is agreed with the Commercial Client / Developer / Employer in writing not to extend beyond Pre Commencement Works to prepare and submit Building Regulations to RIBA Stage 3. Duty Holder duties pass to the Client and Pricipal Contractor as appropriate. Refer the supplied Principal Desginers Health & Safety File and Risk Assessment Revision A 10Jun26.

EXISTING GROUND FLOOR LEVEL AS ALREADY PART-BUILT / SET OUT
Generally existing set out as-built of assumed suspended block and beam floor level is too high in relation to street and driveways. In order to minimise number of steps up to the ground floor, this level is to be revised with new set out to suit – proposing an alternative, lowered ground bearing slab (see below).

NOTICE OF COMMENCEMENT
A notice of commencement is to be submitted to Building Control within 5 days of work being regarded as commenced, under regulation 16 of The Building Regulations etc. (Amendment) (England) Regulations 2010. Work will be deemed to have commenced when the build has progressed to at least one of the following: For new buildings and horizontal extensions - Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed. For all other works – constructed 15% of the overall work.

CONTAMINATED GROUND
The remedial objectives are to ensure that a safe and suitable development platform is provided for the proposed land use, by removing all identified potential human health pollutant linkages. The remediation should comprise the excavation and removal of all Made Ground in the external areas. It is expected that this will be to between 0.40m and 0.50m below ground level. This Phase 2 report and remediation strategy presumed the area inside of the existing brickwork walls built to DPC was to become a suspended precast concrete floor system whereas it is now to be a ground bearing slab instead. As such, with the need to lower the finish floor level and include for sub floor needs of 300mm MOT, 100mm slab, 120mm insulation and 75mm screed, the same degree of top soil removal is also envisaged. Currently the depth of footings anticipated are deep and so this is not seen as problematical. Refer to Environ Solution Phase 2 Geo-Environmental Ground Investigation Report dated 06.08.24 and associated Remediation Strategy (in particular Section 2 Remediation Options).

RADON PROTECTION
Refer to Rochdale Building Control Guide Approved Document C Site preparation and resistance to contaminants and moisture as according to information on the UK Radon Interactive Map shows the Maximum Radon Potential for this postcode OL11 2QE as being 1-3% Radon - see: www.ukradon.org/information/ukmaps.

STRUCTURAL BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

GROUND BEARING SLAB- SAP Target: Notional dwelling 0.13 W/m2K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide 100mm ST2 or Gen1 ground bearing slab concrete mix to conform to BS 8500 2:2023 and BS EN 206 over a heavier and upgraded 2000 gauge (400-micron) radon membrane polythene DPM to provide nominal radon protection beyond that mandatorily required. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 120mm thick Kingspan Kooltherm insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over (and under if required by the manufacturer) the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped by 150mm and sealed. Finish with 75mm sand/cement finishing screed with light mesh reinforcement suitable for cover over any proposed underfloor heating pipes.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins, DPC to be placed a minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

WET UNDERFLOOR FLOOR HEATING
If applicable, wet underfloor heating installation to be designed and specified to the ground floor as an integrated CDP/SCDP package by the system manufacturer to ensure compatibility of all the components. Pipework loops design, layout and sizing of the system to be in accordance with BS EN 1264[1-5]. The most appropriate layout for a particular application should be confirmed by the system manufacturer.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

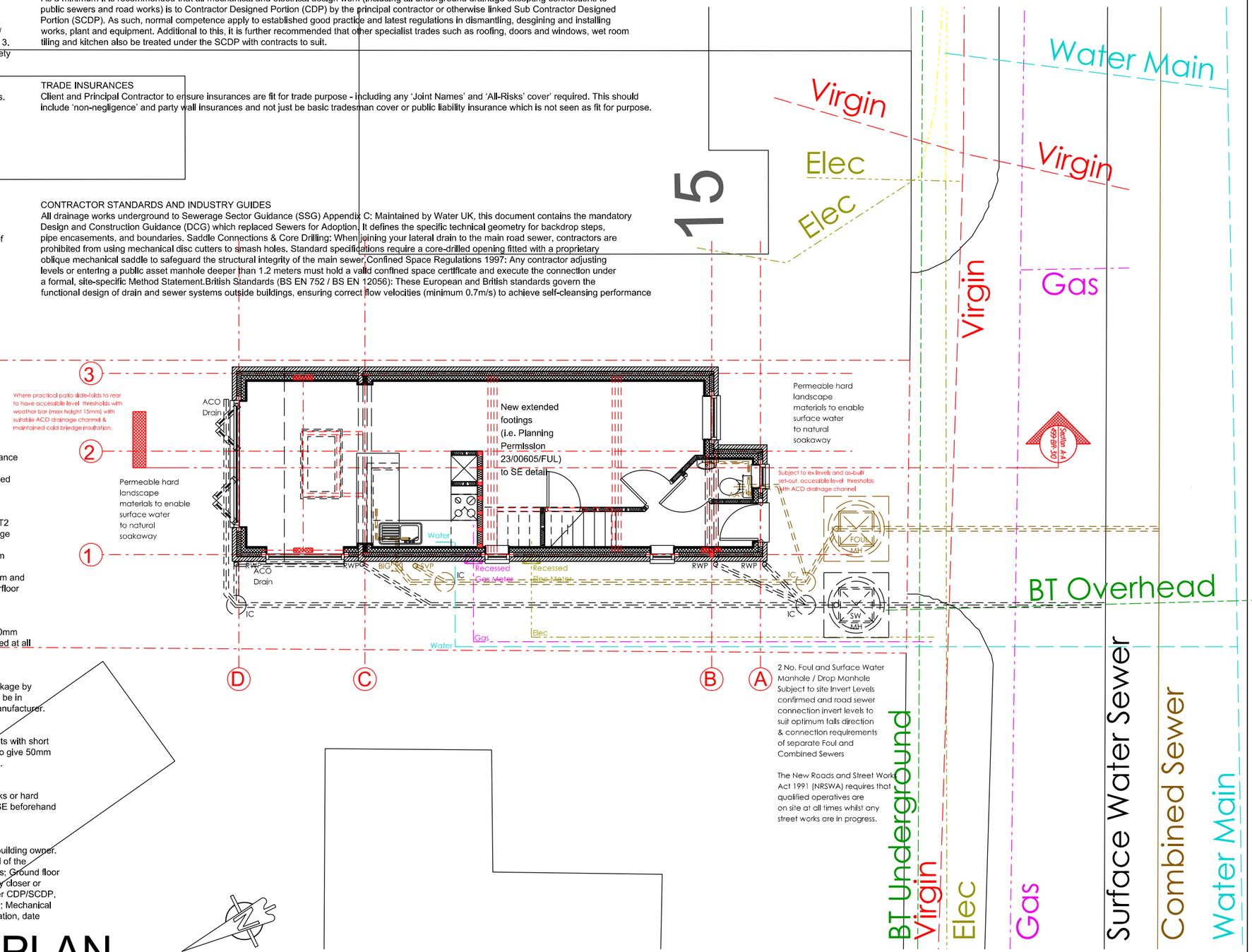
PARTY WALL NOTICE
All external services, and drains are to be carefully examined and uncovered prior to works commencing. Any recent ground works or hard landscaping (i.e. fencing) are also to be noted as these may have bearing on construction so reporting BCO and inspection by SE beforehand is strongly advised if required as is the issue of a Party Wall Notice if required.

APPENDIX B: REPORTING EVIDENCE OF COMPLIANCE BREL REPORT
The Building Regulations England Part L (BREL) report and photographic evidence to be provided to building control and to the building owner. Photographs to show thermal continuity and quality of insulation to be made available to the energy assessor and building control of the following details: At ground floor perimeter edge insulation; At external door threshold; Below damp-proof course on external walls; Ground floor to wall junction; Structural penetrating elements; Joist/rafter level; Eaves and gable edges; Window positioning in relation to cavity closer or insulation line; External doorset positioning in relation to cavity closer or insulation line; Air tightness details where required; Under CDP/SCDP, Plant/equipment identification labels, including make/model and serial number; Primary pipework and continuity of insulation, and; Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope). Each image file name to confirm location, date and time. Plot number and detail reference to be shown on image.

TRADE INSURANCES
Client and Principal Contractor to ensure insurances are fit for trade purpose - including any 'Joint Names' and 'All-Risks' cover' required. This should include 'non-negligence' and party wall insurances and not just be basic tradesman cover or public liability insurance which is not seen as fit for purpose.

CONTRACTOR AND SUB CONTRACTOR DESGINED PORTIONS
As a minimum it is recommended that all mechanical and electrical design work (including all underground drainage excepting connections to public sewers and road works) is to Contractor Designed Portion (CDP) by the principal contractor or otherwise linked Sub Contractor Designed Portion (SCDP). As such, normal competence apply to established good practice and latest regulations in dismantling, desgining and installing works, plant and equipment. Additional to this, it is further recommended that other specialist trades such as roofing, doors and windows, wet room tiling and kitchen also be treated under the SCDP with contracts to suit.

CONTRACTOR STANDARDS AND INDUSTRY GUIDES
All drainage works underground to Sewerage Sector Guidance (SSG) Appendix C: Maintained by Water UK, this document contains the mandatory Design and Construction Guidance (DCG) which replaced Sewers for Adoption. It defines the specific technical geometry for backdrop steps, pipe encasements, and boundaries. Saddle Connections & Core Drilling: When joining your lateral drain to the main road sewer, contractors are prohibited from using mechanical disc cutters to smash holes. Standard specifications require a core-drilled opening fitted with a proprietary oblique mechanical saddle to safeguard the structural integrity of the main sewer.Confined Space Regulations 1997: Any contractor adjusting levels or entering a public asset manhole deeper than 1.2 meters must hold a valid confined space certificate and execute the connection under a formal, site-specific Method Statement.British Standards (BS EN 752 / BS EN 12056): These European and British standards govern the functional design of drain and sewer systems outside buildings, ensuring correct flow velocities (minimum 0.7m/s) to achieve self-cleansing performance



SERVICES & DRAINAGE PLAN

Refer to Drainage Plan Detail Set Out Plan 499 BR305 & Details 499 BR306, all Detailed Plans & Sections, Building Regulation Notes, Structural Engineer Drawing 11276-S-GA-XX-XX-1000-P01 & calculations and all approved planning drawings (Ref: 23/00605/FUL)

REVISIONS:
Rev A: SE Details added 23Apr24
Rev B: Principal Designer BR handover & revised drainage details 10Jun26
Rev C: Revised floor to floor / Variation of Condition 19Jun26
Rev D: Earlier drainage layout option deletion 25Jun26

PROJECT AND DETAILS:
New Self Build 3-Bed House

scalable in metres
1 0 1 2 3 Metres

ADDRESS:
Land adjacent 15 Hillcrest Rd
Rochdale, OL11 2QE

CLIENT:
L Wells

SCALE: 1:50 @ A1
1:100 @ A3

DRAWN: IB

DATE: 08Mar24

REVISION: A B C D

DWG TITLE: Services & Drainage Plan

DWG NO: 499-BR304D

ATOLL
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