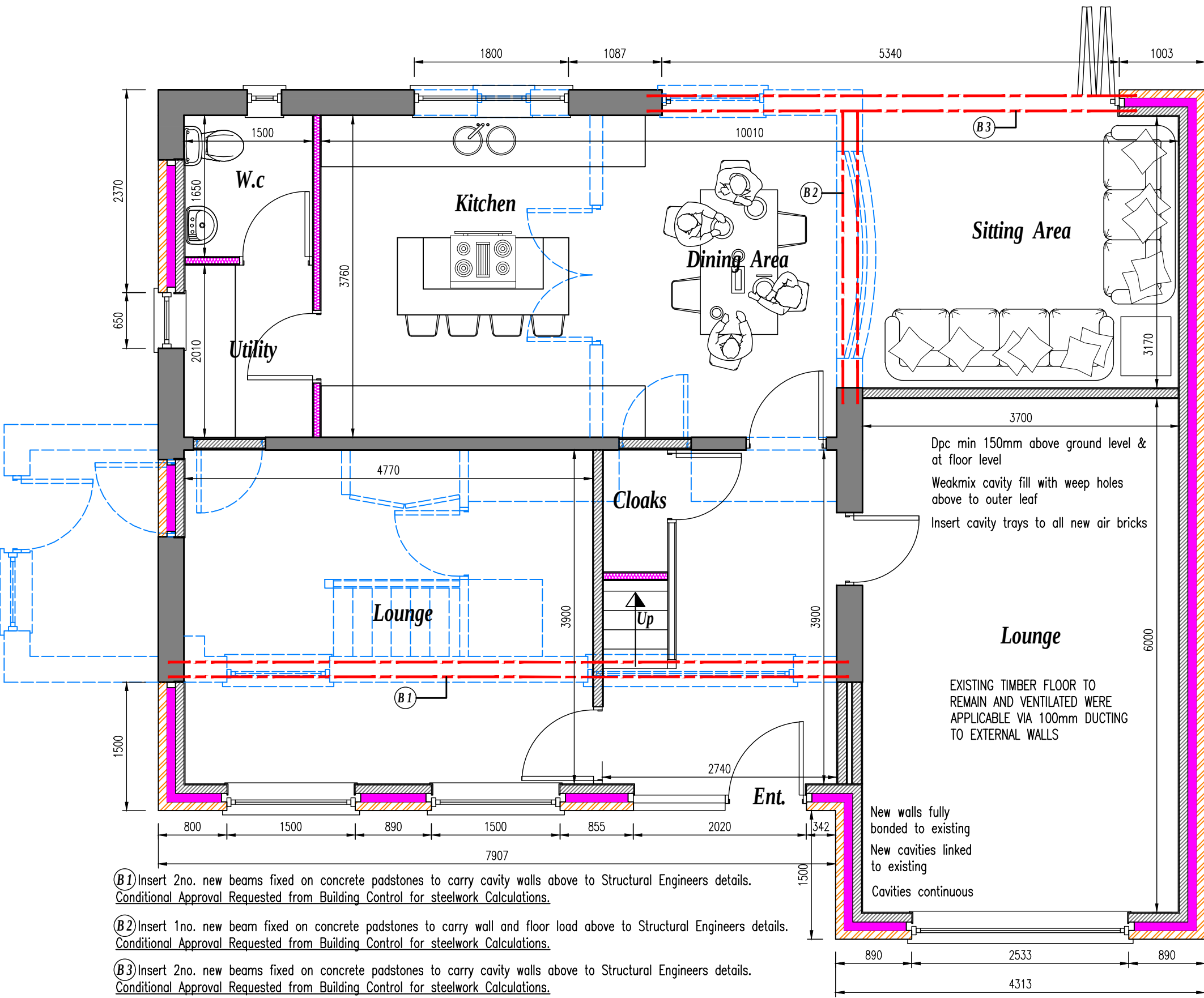
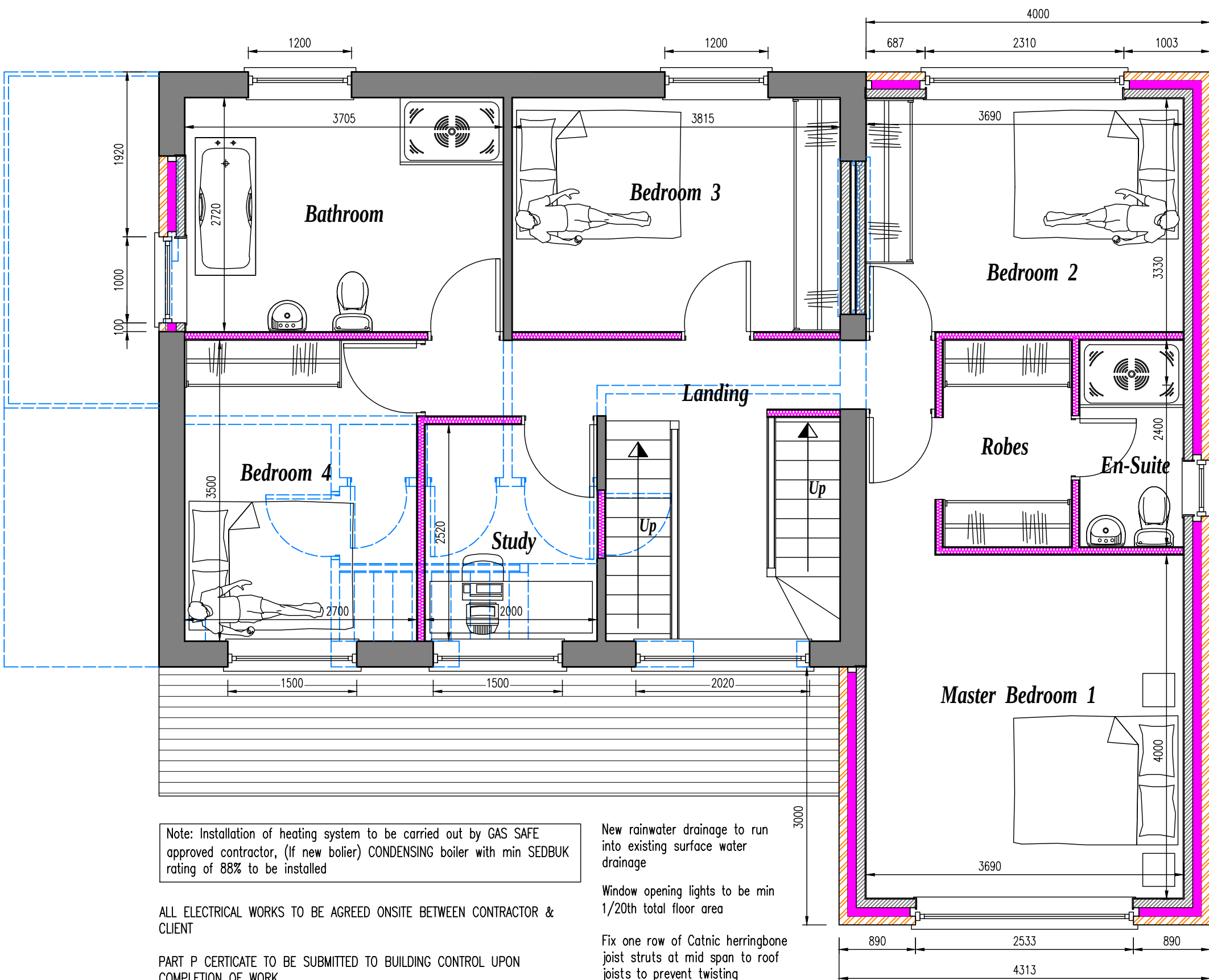
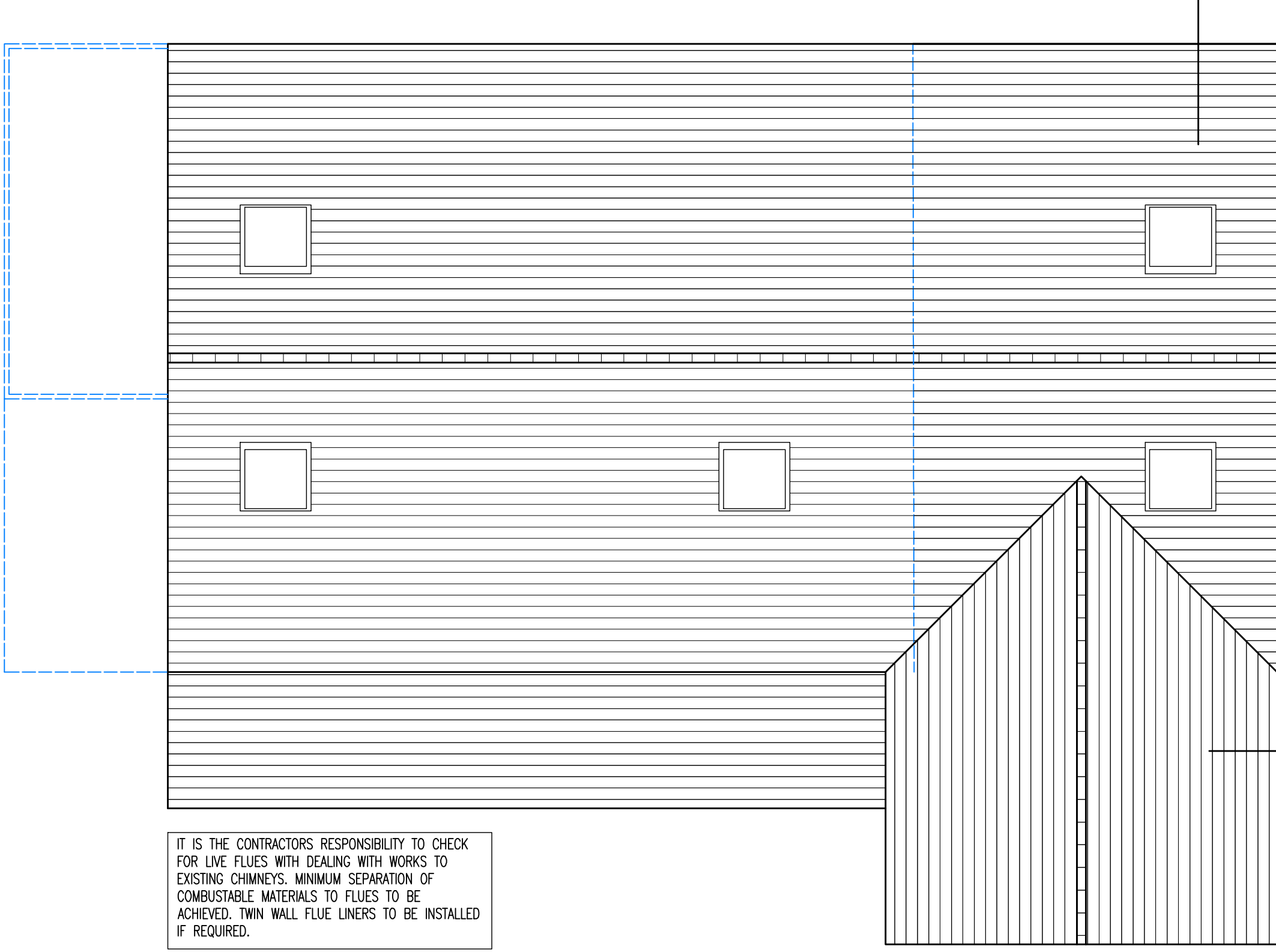




PROPOSED GROUND FLOOR PLAN scale 1:50



PROPOSED FIRST FLOOR PLAN scale 1:50



PROPOSED ROOF PLAN scale 1:50

FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Foundations to be min 900mm to bottom of strip footing. Foundation within 1000mm of drains to be at least the invert level of the drain. Trench fill foundations should be greater than 500mm thick.

New floor construction: 150mm concrete slab reinforced with A142 mesh on 1200's gauge visqueen on 120mm thick STYROFOAM floor insulation on 25mm sand blinding on min 150mm well consolidated hardcore fill. 25mm floor insulation to perimeter edge of floor slab to prevent cold bridging. GAS BARRIER TO BE FITTED UNDER NEW INSULATION if necessary.
Note: Ground bearing slab is to be used if ground is of firm condition and adequate to support slab. Building Inspector to confirm condition prior to slab being poured. Suspended timber floor to be used as alternative.

External wall construction to front: 100mm facing Brickwork with compressive strength of 5N/mm² to match existing, min 100mm cavity with 50mm Kingspan Cavity insulation, 100mm Aircrete blockwork inner leaf, all built off existing cavity walls. External wall achieves 'U' value of 0.28W/m²K. Blockwork to have compressive strength of 2.8N/mm² and thermal conductivity of (0.19W/m² K or less) stainless steel wall ties to be used on new cavity walls - refer to general notes for spacing. Walls should be properly bonded and solidly put together with mortar.

Movement joints may be required to internal and external leaves - consult manufacturers recommendations depending on type of brickwork and blockwork used

Lintels to be I.G Ltd Combined steel lintels over all openings in external walls, All Lintels to not exceed max. Loadbearing as specified by Manufacturer and min 150mm end bearing. Type of lintels indicated adjacent openings on plans

insert I.G steel lintel over new window openings, cavity trays and weep holes above all lintels

new timber stud partitions, 12.5mm plasterboard and skim both sides of 75 x 50mm softwood framing. 50mm ISOWOOL insulation slabs between studs.

Thermabate cavity closers or insulated vertical dpcs to all new openings

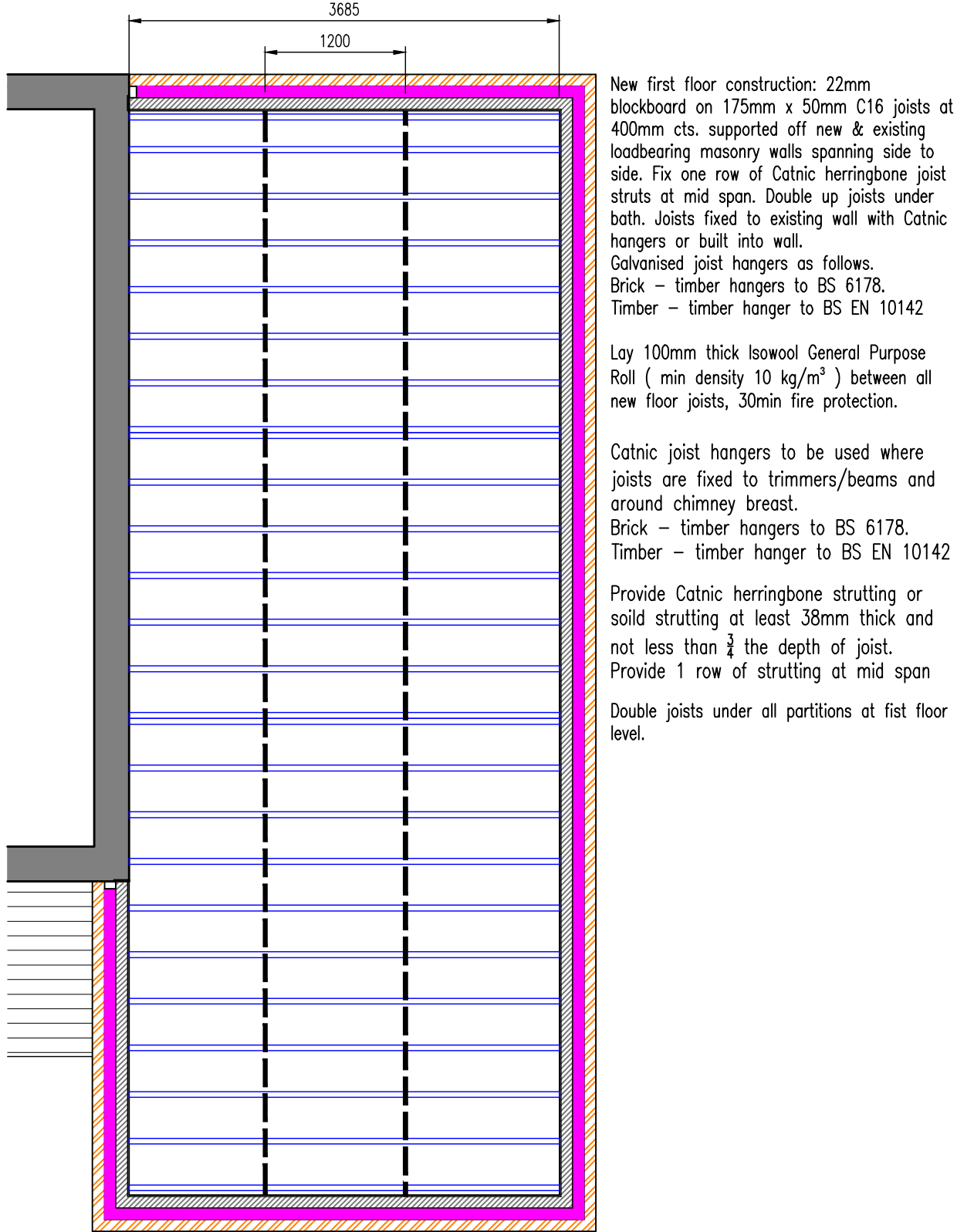
● New Smoke Detectors
● Install New Smoke detectors at landings and all existing habitable rooms to be mains powered with battery backup, interlinked and hard wired. Smoke alarms to be in accordance with BS5446:Part 1 and installed on each floor in accordance with Clauses 1:10 to 1:15 of Building Regulations Approved Document B.
● heat detector to be positioned in kitchen area and interlinked with smoke alarms.
● detector to be positioned min 300mm away from wall or light fitting

KINGSPAN THERMABAT TW55 insulation 85mm thick fixed between truss studs to walls. Insulation to achieve 'U' value of 0.35W/m² K. Foil backed plasterboard and skim to room - battens in insulation to roof void side

Kitchen Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 30 litres per second adjacent to hob or 60 litres per second elsewhere which can be run intermittently but have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille.

Bathroom Extract Ventilation: Mechanical extract ventilation to give min. extract rate of not less than 15 litres per second adjacent to bath or 30 litres per second elsewhere which can be run intermittently but have a 15 minute over-run. Extract fan to be ducted to external air, via 100mm dia. flexible duct to terminate on outside wall at fitted grille.

FIRST FLOOR JOIST PLAN scale 1:50



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 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 may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once the soil has been tested. Alternative Foundations to be designed by Structural Engineer.
Concrete mixes to be in accordance with BS 8500 - 1.
Foundations to be designed by Structural Engineer.

There should not be:
a. non-engineered fill (as described in BRE Digest 427) or waste material in ground conditions within the loaded area, nor
b. 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 1282:1975.
4. All new cavities to be closed with 3mm spigots, all new cavities to be filled with existing.
5. All new drains to be Hapworth supervised 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 80. New drains to be encased in min. 150mm concrete where they pass under new building. All existing drains found not to be to be capped and sealed in concrete. 150mm pre-cast concrete lintels installed 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.

S.V.P. to be taken up to a ridge terminal or roof vent. The outlet or otherwise as noted on the plans. Provide rodding eyes in removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vent traps. All the plumbing installations are to comply with BS 5517. All boring in to concealed service pipes should be sealed at floor and ceiling levels, and service pipes which generate or project into hollow construction or voids, (refer to item 4 of paragraph 4 of the Approved Document C). Down flow gutters and 40mm diameter P.V.C. rainwater pipes.
6. Insulated D.P.C.'s installed to all head, joints and ends of new external openings or thermabate closers.
7. All discoloured surfaces to be made good.
8. All new rain water pipes to be trapped properly.
9. 75 x 100mm wallplate to be spaced at 150mm centres with 38 x 6mm mild steel straps.

10. Opening lights to be min 1/20th total floor plate area.
11. All glazing to critical zones to be toughened or laminated to BS 6206. Le glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 10mm in doors, and to screened windows within 800mm of finished floor level.
12. Staircase as noted on plan to comply with BS448, BS5560 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1.0 hour fire resistance. Lintels to have minimum 150mm end bearings and each end as specified by Structural Engineer in detail manufacturers.

13. D.P.C.'s to outer leaf to be min 150mm above ground level and at slab/roof level to inner leaf.
14. Facing brickwork/stonework to extend min 2 courses below ground level.
15. New concrete lintels over new openings to BS5971 Part 2:1986 (150mm or 225mm) deep where shown.
16. Stainless steel wall ties to be spaced at 250mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS1241:1978 and to have proprietary U-shaped 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 250mm vertical centres around door / window openings and to movement joints. Cavities to closed at eaves level to comply with Building Regulations.

17. Vatches and holes to inner joists to be within the following limits:
notches - no deeper than 0.125 times depth of joist and not 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 drilled at the radial 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.
No notches or holes to be cut in roof rafters, other than supports where the rafter may be braced through to a depth not exceeding 0.35 the rafter depth.
18. All gipswork 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).
19. All masonry work to comply with BS 5629: PS Clay bricks to BS 3921, Engineering bricks to BS 3921. Concrete blocks to BS 6703. Manufactured stone complying with BS 6457.
20. Mortar: Selection of mortar used below jobs to be in accordance with BS5262: Part 3.

21. Sulfate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.
22. 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 beneath slab should link with wall d.p.c's
23. STAIRCASE Equal Risers (Max rise 220mm) Equal Risers (Min going 220mm) Min Going to Tapered treads of 50mm, 200mm 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 sphere.
24. 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 (20 degrees 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.
25. Chases:
Vertical chases should not be deeper than 1/3 of the wall thickness or, in cavity walls, 1/5 of the thickness of the wall.
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.
26. 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.
27. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
28. Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. The 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.
29. Trickle Ventilation:
Replacement windows, background ventilators to be provided as follows:
Habitable rooms - 5000mm² equivalent area
Kitchen, Utility room and bathroom - 2500mm² equivalent area
Additional of a habitable room (not including a conservatory) to an existing building.
Background ventilators to be provided in 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 room 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 windows that opens 30° or more, or the height x width of the opening should be at least 3/8 of the room floor area.
For a hinged or pivot window that opening less than 3/8 of room floor area should be at least 3/8 of the room floor area.
External doors the height x width of opening should be at least 3/8 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 pattern may be added to achieve at least 3/8 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.

30. Supply of Machinery (Safety) Regulations 1992 (as amended)
31. Health and Safety (Construction) Regulations 1996
32. Construction (Design and Management) Regulations 1994 (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974
33. Designers' CDM Statement
34. 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 39 "The Role of the Client".
35. The designs encompassed in 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.
36. For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Regulations. Establishing Good Building Guides No. 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in other dwellings.
37. 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.
38. Contractors are to provide necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.
39. All necessary safety measures to be taken when working at high level. Use a safety safety harness.
40. Contractor to investigate possible live or redundant services within the site and any hazardous materials that may be present. Refer to Building Regulations underpinning 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.
41. 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).
42. Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior.
43. 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.
44. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
45. Danger of collapse to trenches caused by heavy machinery, working above or near.
46. Danger of persons falling into trenches.
47. Use of power tools and equipment. Refer to Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1987.
48. Electrical Safety, Quality and Control Regulations 2002.
49. Avoid chipping of walls for Services.
50. Risk of working with dust (cement - protective gear/hearing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002).
51. Precursors 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.
52. New Roads and Street Works Act 1991.
53. Covering of roads. All work to be carried out with due regard to health and safety regulations.
54. Risk of working with dust (cement - protective gear/hearing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002).
55. Precursors 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.
56. The CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:
57. New Roads and Street Works Act 1991.
58. Construction Health Safety and Welfare Regulations 1996.
59. Health & Safety (First Aid) Regulations 1981.
60. Health and Safety (Construction) Regulations 1996.
61. Lifting Operations and Lifting Equipment Regulations 1998.
62. Management of Health and Safety at Work Regulations 1999.
63. Noise at Work Regulations 1999.
64. Pesticides Safety Regulations 1996.
65. Pressure Systems Safety Regulations 2000.
66. Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995.
67. Supply of Machinery (Safety) Regulations 1992 (as amended).
68. Workplaces (Health, Safety and Welfare) Regulations 1992.
69. Guidance.
70. Managing Health and Safety in Construction. Approved Code of Practice and L103.
71. Successful health and safety management. HSG 65.
72. Vibration Solutions. HSG 170.

What does the Party Wall Act say if I want to build up against or onto the boundary line?
If you plan to build a party wall or party 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 start date for building the wall. The notice is only 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 must be satisfied that either 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 location of the wall, the allocation of costs 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 of which you own the expense. However, you have a right to place necessary footings for the new wall over 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 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 of a neighbouring owner's 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 of a neighbouring owner's building or structure, where that work will cut a line down downwards at 45° from the bottom of the neighbour's foundations. 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.
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