



IT IS CLIENTS / CONTRACTORS RESPONSIBILITY IN RESPECT OF ANY NOTIFIABLE PROJECT TO NOTIFY HEALTH AND SAFETY EXECUTIVE (HSE) PRIOR TO DEMOLITION / COMMENCEMENT OF WORKS ON SITE.

SITE INVESTIGATION

Before commencing, locate and identify any mains or other services and drains and disconnect and make safe, divert as applicable. Retain any drain connection for future use where applicable. Redundant drains should be filled with concrete to avoid occupation by vermin.

DRAINAGE - BELOW GROUND

Below ground to comply with Building Regulation Approved Document H.
1. Provide a minimum of 100mm nominal diameter Fall-water and Surface-water drainage, laid to falls of preferably not less than 1 in 40 and laid in accordance with manufacturers' instructions and British Standard / Agreement Board requirements (if and as applicable). Provide inspection chambers / rodding access points at all changes of direction. No connections are to be made below floor slab which are not fully externally roddable. Surface water drainage to be taken to soakaways. Soakaways to be located min. 6metres from any building. Final size and location to be confirmed on site with Building Inspector. Generally designed in accordance with BR15 Digest 365. Percolation test may apply.
In the event of soakaways failing percolation test or not proving suitable for any other reason, a method statement will be required for storm drainage.
Protect new drains below driveway and parking areas where shallow (less than 600mm cover) with 150mm concrete.
Drains elsewhere generally bedded and surrounded in suitable 150 granular fill.

INSPECTION CHAMBERS

Generally, use proprietary inspection chambers, either 'plastic' or concrete sized to suit invert level with covers and frames suitable for anticipated traffic, and installed as manufacturers' instructions.
Any brick manhole should be built in 215 semi-engineering brickwork with 150 concrete base and benching.
Provide airtight proprietary c.i. or galv. m.s. covers and frames.

GENERAL

All works to be carried out in accordance with current Building Regulations and to the satisfaction of the Local Authority Building Inspector. Any variations to the approved drawings must be agreed in writing with the Local Authority prior to the work commencing.
All materials and components to be installed in strict compliance with manufacturers instructions, relevant Codes of Practice and current British Standards.
All details on these drawings are based on typical site conditions related to the area. No responsibility can be accepted for abnormal conditions, which may be discovered during construction. This drawing has been created for the express purpose of obtaining building regulation approval, a competent trades person will be required to ensure correct construction methods and practices are adhered to.
Expanded polystyrene shall not be used.

EXTERNAL AND STRUCTURAL WALLS - BELOW DPC LEVEL

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Drains elsewhere generally bedded and surrounded in suitable 150 granular fill.

DPC

1200 gauge polythene to BS6515 set minimum 225mm above path level and continuous with DPM (cavity walls to be filled to minimum 225mm below DPC with mixed mix concrete).

GROUND FLOOR CONSTRUCTION

Remove all vegetation and reduce existing ground levels as necessary.

1200 gauge polythene (d.p.m. laid on base).
0.2m to have min. 300mm tapered and spaced joints and continued across cavity to face of external wall, link with d.p.c.'s in walls.

EXTERNAL DOORS

Check that there are no material conditions imposed by the Local Planning Authority. New high performance double glazed aluminium external doors are New doors to achieve a maximum U-value of 1.8 W/m²K.
Liasse with Architectural Solution / SAP Assessor if window specifications change.
New windows in all rooms to have background ventilation by trickle vents to give total background ventilation of minimum 177,000mm² equivalent or equivalent ventilators in external walls above 1500mm from floor level.
Doors to provide purge ventilation by having opening lights equivalent to 1/20 room floor area (windows must open at least 30°).
Alternatively provide mechanical extraction and trickle vents through walls.
All glazing in new doors and windows within 300mm of a door jamb and below 1500mm together with windows where eil height is below 800mm is to be safety glazing in accordance with BS6206 :1981. Ref. Approved Document N Diagram 1.
New windows to proposed beddng should be suitable for means of escape and have an unobstructed escape route and a clear 1.50m, measured at least 450 x 450mm. The bottom of the opening should not be more than 1100mm above the floor. In practical terms this means an opening light at least 450mm wide x 750mm high.
New windows should lap cavity doors by minimum 30mm.
Mastic bed and point all round new doors and windows internally/externally.

large windows patio doors are to be aluminium

THE PROPOSAL IS SUBJECT TO THE PARTY WALL ACT THE OWNER IS RESPONSIBLE FOR APPOINTING AN INDEPENDENT PARTY WALL SURVEYOR TO ENSURE THE ACT IS COMPLIED WITH

SPACE AND WATER HEATING

Existing water heating to remain add additional electric convector in kitchen

CARBON MONOXIDE DETECTORS

Upstairs/well OFF/GEN or similar battery operated unit, which can be fixed within the property. These are sealed units, which have a life span of six years. The batteries in the units do not require replacing. Each unit carries specific user instructions including details of the helpline if required. CO Alarms should be fixed:
1-3m horizontally from the appliance on the Ceiling or 150mm vertically down from the ceiling / Above the height of any doors / Within any room where a concealed flue in a void travels to an outside wall.
Alarms must not be located:
In an enclosed space (i.e. cupboard / Directly above a sink / Next to a door or window / Next to an extract fan or vent / In a damp or humid location / In the immediate vicinity of a cooking appliance.

ELECTRICAL INSTALLATION

To comply with latest Amendment of IEE Regulations and the relevant British Standards and current codes of practice. Light switches and socket heights all in accordance with Approved Document Part M of the Building Regulations.
All electrical works to be carried out in accordance with Building Regulations Part P (Electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that either:
A. An electrical installation certificate issued under a competent person Scheme has been issued, or
B. An appropriate electrical installation certificate has been issued for the work and that it has been signed by a person competent to do so.

EXTERNAL WALLS - ABOVE DPC LEVEL

Generally all external walls 300mm wide with 100mm cavity. Build four courses to 300mm. Or to match existing.
outer leaf 100mm BRICKS specified as suitable for render in exposed locations use by the manufacturer. Mortar: cement/sand 1:6 (unless sulphates are present) Provide stainless wall ties at max 450 horizontally and 750 vertically doubled up at reveals.
External walls generally to be cavity walls, nominal 300mm thickness. Viable work to external leaf of the cavity walls above DPC level to be brickwork, to give at least one course below finished ground levels.
Hyloset or similar approved damp proof course to be installed in the walls; not less than 150mm above finished external ground level in the outer leaf of the perimeter walls. Finished ground floor level to be at the same level as the DPC in the outer leaf of the perimeter cavity walls. Steps in dpc trays are to be made with preformed units. Before commencing check proposed finished ground levels in conjunction with the site survey and any adjacent abutments to ascertain height of dpc's.

DRAINAGE - ABOVE GROUND

Generally to comply with BS 5572: 1984
Washbasins: 32mm diameter. Baths and sinks: 40mm diameter PVC wastes and 75mm d/s trap. Waste and trap provision for washing machine/dishwasher to be as for sinks. (Use proprietary fittings). Trunk wastes or long wastes where applicable to be 50mm diameter. Use anti-vac traps where necessary.
W.C.: 100mm diameter flexible connection to 100mm PVC Soil pipe.
Access /clearing eyes should be provided at all changes in direction of internal drainage pipework. Any concealed waste pipes should have solvent welded joints and be tested before covering up.
100mm diameter soil + vent pipe (S+VP) to terminate above roof not less than 1000mm above any adjacent window head level (balloon grating and code 4 lead flashing collar and sporn, or patent equivalent fitting. Air admittance valves shall not be used.
Insulate soil pipe where bored - in vertically to prevent noise transfer to rooms below. Note that an early liaison will be necessary with the sanitary ware and kitchen/utility fittings supplier to ensure that sufficient tolerance has been built in to accommodate the fittings. (e.g. allowance for dot and dab plasterboard of structural dimensions).

FOUNDATIONS

Dig trial holes to ascertain ground conditions, record findings and instnat inspection. Remove all vegetation and hardpaving and reduce existing ground levels at Otherwise foundations to provisionally be 650mm wide reinforced strip foundations. Contractor to allow provisional depth of 500mm. Foundations to go down to min. invert level of existing drain runs as applicable. Final depth dependent upon Building Inspectors approval. Top of foundation set out 450mm from finished floor level. Step foundations up where appropriate. Any steps in foundations to be not more than 300mm high with not less than 300mm overlap.
Where new drains pass through walls / foundations below ground, bridge / sleeve pipes and fill the hole around the pipe with a compressible material.
Not with standing the above, depth of foundations to be no less than drains in close proximity.

NOTES AND RISK ASSESSMENT

1. Contractor to notify Health & Safety Executive (H.S.E.) of project prior to commencement using F10 notification form self applicable.
2. Establish safe sign working area and fence or gate off to prevent access by unauthorized persons. Similarly treat area for the stockpiling of excavated material if applicable. Fence should be of small sectional mesh preventing easy climbing by children, minimum two metres high, and safely fixed to prevent collapse.
3. Contractor to locate all existing services prior to commencement and make safe of take precautions as necessary to avoid damage or accident.
4. Contractor and his operatives to ensure all relevant Health and Safety Acts are adhered to throughout contract.
5. Control general hazards associated with building to avoid nuisance and accident as follows:
 - a. Demolition
 - b. Lifting
 - c. Dust spread
 - d. Noise and vibration
 - e. Collapse of pits or trenches
 - f. Falling into open trenches, manholes and pits
 - g. Working at height and the use of scaffold, ladders and lifting equipment
 - h. Health risk working in contaminated ground
 - i. Instability of members during erection
 - j. Falling objects
 - k. Hot work
6. Establish fire drill for operatives during the course of the works. Provide extinguishers for building operatives to use where hot work is in progress.
7. Operative parking should observe sensible road and pedestrian safety.
8. Contractor to observe compliance with any regulations due to any contaminated land encountered. Waste or excavated materials arising from demolitions or excavation are to be disposed of to the correct tips or recycling centres to comply with environmental controls. Keep differing materials separate to avoid contamination of recyclable materials.
9. Contractor to plan area for storage of materials together with facilities available on site i.e. water, electricity, toilet provisions for the safe operation of the site prior to commencement.
10. All deliveries should only take place when supervisory staff are present to oversee off-loading and maneuvering. Instigate method of plant and vehicle movements to ensure safe access to site.
11. Sign all works advising of dangers.
12. Wear all items applicable to general site health and safety where applicable (hard hats, masks, goggles, safety shoes, high visibility vests etc). Make available hard hats and high visibility vests for visits to site.
13. Ensure all site staff operating plant and equipment have received the correct training for the item(s) concerned.
14. Keep site tidy at all times and remove rubbish and debris continually to reduce trip /slip hazards. Ensure holes, manholes, excavations and pits are covered and secured at the end of each working day to prevent falling.
15. Contractor to produce programme of works.
16. Obtain hazard information sheets on products and materials used where applicable.
17. Provide method statements for major elements of work wherever necessary, in particular: demolition.
18. In the unlikely event that any asbestos is found during the course of the works, this should be treated in accordance with the Asbestos Regulations.
19. Check all drains, rods and ensure clear flow and outfall. Correctly seal any redundant drains to prevent rat infestation.
20. All electrical works to be carried out by an approved competent electrician in accordance with Part P of the Building Regulations.
21. Any gas installation to be carried out by GAS SAFE (previously CORGI) registered installer.
22. Contractor to confirm external finishes i.e. bricks, roof tiles to Local Authority (Planning Department) for approval prior to commencement.
23. Contractor to discharge all relevant planning conditions before commencing.
24. All dimensions to be checked on site. Do not scale drawing.
25. Contractor to notify Building Inspector prior to commencement of the works.
26. Contractor to ensure that Building Inspector is notified AND carries out regular inspection of works during construction.
27. Contractor must register with Building Guarantor as applicable.
28. Any changes to the drawing or specification to be confirmed prior to commencement.
29. Any queries arising from structural steelwork, foundations and retaining walls is to be discussed and agreed with the Structural Engineer direct.
30. Windows where not accessible safely from ladders are to be capable of being cleaned from inside.

RAINWATER GOODS

New atrintrade upvc rainwater pipes and gutters. Generally 100 gutter section with 50mm diameter downpipes. Gutters laid with slight fall.

WINDOWS AND EXTERNAL DOORS

Check that there are no material conditions imposed by the Local Planning Authority. Liasse with Architectural Solution / SAP Assessor if window specifications change.

All glazing in new doors and screens are to be safety glazing in accordance with BS6206 :1981. Ref. Approved Document N Diagram 1.
Mastic bed and point all round new doors internally/externally.

Doors and windows in accordance with schedule.

GROUND FLOOR CONSTRUCTION

Remove all vegetation and reduce existing ground levels as necessary, for 150mm well compacted and finished hardcore. provide 100gauge polythene DPM (cavity walls with dpc in walls, provide 100mm concrete oversite, provide 100mm CELOTEX GA4000 insulation with 1200 gauge polythene isolation layer and 65mm tapered insulation and self leveling ready to take vinyl floor covering. In made ground or clay soils use suspended concrete floor beams to manufacturers data
refer to section for details.

NON LOADBEARING INTERNAL PARTITION WALLS

Build new internal walls with 100 x 50mm timber studs @ 450cts fixed both sides with 15mm plasterboard min. 150g/m² with skim finish. Infill between studs with min. 25mm fibreglass insulation (with a minimum density of 10kg/m³) to reduce sound transmission.

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SERVICE PIPES

Contractor is responsible for check materials are suitable for their intended use and geographic location with they are specified or generic.

Installation to horizontal ceilings
To achieve U* value ELEMENTAL APPROACH SEE SECTIONS FOR DETAILS

LIGHTING

Provide 100% purpose made energy efficient light fittings within the proposed dwelling.
Fixed external lighting to be 150 W maximum per light and switches of automatically when there is enough daylight and when not required at night. (i.e. by use of P.I.R.s. and photocells).

MECHANICAL VENTILATION

Provide mechanical extract fans in the following areas to be capable of extracting at a rate not less than that shown: Each fan to be tested and certificate issued demonstrating compliance.
Kitchen: Extractive or Oil/Waterless if located adjacent to a food
Bathroom: Extractive - 15 litre/sec.
Utility room: 30 litres/sec.
W.C. - 6 litres/sec. - Fan to W.C. to be operated automatically (i.e. by light switch and have 15 minute timer run. Provide 10mm gap to door into W.C. for air inlet.
Discuss and agree duct routes on site.

Fans and their ducts to be fixed protected with mineral wool insulation where they run thro' floor voids.
IMPORTANT: ON LONG EXTRACT RIGS A THERMAL ARRANGEMENT MY BE REQUIRED SUBJECT TO MANUFACTURE RECOMMENDATIONS.

INTERNAL DOORS

To ensure good transfer of air throughout the dwelling all internal doors to be undercut 10mm above floor finish. Door into ground floor W.C. to open OUTWARDS.

Ensure wherever possible all doors have a rib or joints packing to enable filling of full architraves.

OPERATING AND MAINTENANCE INSTRUCTIONS

Upon completion, provide the owner with sufficient information about the building, fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.

NEW ROOF - FLAT

Glassfibre roofing membrane together all fixed in accordance with manufacturers details. NOTE: a current BSA certificate must be provided for the felt used, as requested by Building Control.
Glassfibre on 12mm external ply mechanically fixed on 120mm kingspan thermalcof27 insulation mechanically fixed with kingspan tube fasteners to manufacturers instructions on vapour control layer on 18mm ply on 220 x 65 C24 joists at 400 centres

Wall plate: 75x100mm screwed to walls and anchored with 5 x 30mm galvanised steel straps at 1500mm c/c maximum.

Joists to be fixed to wallplates by means of clips, dups.

Contractor to adequately seal joint between ceiling/wall intersection to reduce air leakage. Provide restraint to new walls using galv. m.s. straps none 1500mm long @ max. 1500cts screwed to tips of 3rd joists members and ends turned down and built into wall. All members to be nipped under straps. All timber in roof space to be pre-treated before use.

SERVICE PIPES

Boring for service pipes must be sealed at floor and ceiling level to avoid passage of noise and heat loss. Where any piped service penetrates into hollow construction or voids, these must be sealed using a suitable sealing material to avoid ingress by vermin.

SMOKE DETECTION

Install self-contained fire detection and fire alarm system in accordance with BS 5839-6:2004 to Grade D Category LDI standard, comprising cover to escape routes using smoke optical alarms, to escape routes on each floor. This cover is the minimum and the addition of heat alarms in kitchen and living room is recommended. A carbon monoxide alarm is recommended. Smoke alarms should be Maint operated, inter-connected, hard wired and have battery back-up. They should be installed in accordance and comply with relevant current British Standards and codes of practice as described in Building Regulations B1 Section 1.2 to 1.4.

LIMITING THERMAL BRIDGING AND AIR LEAKAGE

Reasonable provision should be made to limit thermal bridging through gaps in the insulation layers and to reduce unwanted air leakage.