

BLOCK A



PROPOSED REAR ELEVATIONscale 1:50

GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, slip foundations to project 150mm min within take of supported wall. Provide 750mm min core to foundations. Foundations to be min 900mm to bottom of slip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although any 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 that have been agreed. Alternative Foundations to be designed by Structural Engineer.

Concrete mix to be in accordance with BS 8500 - 1.

CONDITIONS RELATING TO THE GROUND

These should not be:

a. non-engineered fill (as described in BRE Digest 477) or wide variation in ground conditions within the loaded area, nor

b. weaker or more compressible ground to such a depth below the foundation it could impair the stability of the structure

2. Where new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.

3. All exposed timbers to be treated with a suitable preservative to BS 1292:1975.

4. All new cavities to be closed with 5mm saplac, all new cavities to be linked with weiring.

5. All new drains to be Hapworth supervisory 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 40. 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. waste pipes to elbows, sinks and baths with 45mm diameter to drains. S.V.P.'s to be taken up to a ridge terminal or roof vent the outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vac-traps. All the plumbing installations are to comply with BS 5572. All timing 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 gutters and 64 / 75 mm diameter P.V.C. rainwater pipes.

6. Insulated D.p.c.s inserted at all head, jambs and cills of new external openings or thermal closures.

7. All discoloured surfaces to be made good.

8. 75 x 120mm wallplate to clapped to wall at 2m centres with 38 x 5mm mild steel straps.

10. Opening lights to be min 1200mm total floor plate area.

11. All glazing to critical zones to be toughened or laminated to BS 6206. i.e glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 150mm wide max 15mm in doors, and to screens/ windows within 800mm of finished floor level.

12. Sashlocks on rodded on plan to comply with BS444. BS3693 to be exceeded in 2 years of 12.5mm plasterboard with angle heads and 3mm plaster coat to give 1/2 hour fire resistance. Linens to have minimum 150mm end linings at each end or as specified by Structural Engineer or linet manufacturer.

Clay bays to be fixed to bricks within external wall with strap ends and wedges/bolts at each end and @ 900mm c/c. Loadbearing internal walls to be 100mm concrete blockwork.

13. D.p.c.'s to be laid to be min 150mm above ground level and at sub-floor level in time roof.

14. Facing brickwork/stones to extend min 2 courses below ground level.

15. New concrete linings over new openings to BS5977 Part 2 1986 (150mm or 225mm) deep where shown.

16. Stainless steel wall ties to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1234:1978 and to have proprietary L-shaped retaining clips to secure the insulation to the inner leaf. Jambos to be built out by returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 125mm vertical centres around door/ window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.

17. Niches and holes to enter pits to be within the following limits: niches - no deeper than 0.125 times depth of pit 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 0.25 times the depth of pit should be filled 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. All gapes 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).

19. All masonry work to comply with BS 5628: P3.

Clay bricks to BS 3921, Engineering bricks to BS 3921.

Concrete bricks to BS 6073. Manufacture work complying with BS 6457.

20. Mortar: Selection of mortar used below has to be in accordance with BS5628: Part 3.

Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.

21. 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:

lap in polyethylene should be 300mm and joints sealed, where necessary, membranes beneath slabs should lap with wall dpc's.

22. STAIRCASE: Equal riser (Max rise 220mm) Equal riser (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 sphere.

23. **Part 1 Application**

Flue blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degree (30 degrees preferred), offset at base, bedded in cement mortar (to comply with BS 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 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. Samples 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 commencement of work and check all dimensions and familiarise 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 providing 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 50° or more, or the Height x width of the opening part should be at least 40% of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 40% of the room floor area.

External doors the Height x width of opening part should be at least 40% of the room floor area.

1 external window, the opening parts may be added to achieve at least 40% 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 40% 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.

24. **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 drinkable clay the potential damage arising from ground heave to services and floor slabs and oversite concrete should be assessed. Reference should be made to BRE Digest 586/2. Where soils and vegetation type would require significant quantities of soil to be removed reference should be made to BRE Digests 242/3 and 242/4, and to the F&E (Foundation for the Built Environment) report25.

Construction Design And Management Regulations 1984 (CDM)

REGULATIONS 4 AND 5

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The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance on "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 1 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.

1. 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.

2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.

3. All necessary safety precautions to be taken when working at high level. i.e using safety harness.

4. Contractor to investigate possible live or redundant 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.**

5. 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)**.

6. Clearing of windows to be accessible from inside if they are unable to be accessed from exterior.

7. All necessary propping and support required for excavation of trenches, retaining walls and extending to be installed in accordance with a structural engineers details and specification.

8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.

9. Danger of collapse to trenches caused by heavy machinery, working above or near.

10. Danger of persons falling into trenches.

11. Use of power tools and equipment. Refer to **Propping and Use of Work Equipment Regulations 1987 and Electricity at Work Regulations 1987.**

12. **Electrical Safety, Quality and Continuity Regulations 2002.**

13. Risk of working with glass. Risks of working at height and from falling objects.

14. Risks of working with dust (cement) - protective gear/breathing protection to be used. Refer to **Control of Substances Hazardous to Health Regulations 2002.**

15. Precautions to be taken when lifting heavy materials objects and beams into position above clay - use Adequate lifting machinery. Refer to **Lifting Operations and Lifting Equipment Regulations 1998, Manual Handling Operations Regulations 1992.**

16. Risk of overhead power cables within and around the site.

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18. Insulation and use of flammable materials. Refer to **Fire Precautions (Workplaces) Regulations 1997.**

19. Access into and out of site - traffic management into and out of site. Refer to **Driving at Work - Managing work-related road safety, HSG 382.**

20. 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, L10.**

THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:

21. **New Roads and Street Works Act 1991.**

22. **Construction Health Safety and Welfare Regulations 1996.**

23. **Health & Safety (First Aid) Regulations 1981.**

24. **Health and Safety (Training) Regulations 1997.**

25. **Control of Substances Hazardous to Health Regulations 2002.**

26. **Management of Health and Safety at Work Regulations 1999.**

27. **Control of Asbestos at Work Regulations 2002.**

28. **Control of Asbestos at Work Regulations 2002.**

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