





ement. HSG 65

that does the Part wall Act say if I want to build up against restride the boundary line?

you plan to build a party wall or party fence wall astride the boundary line, you ust inform the Adjoining Owner by serving a notice.

ou 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 be boundary line.

Le Act contains no enforcement procedures for fallure to serve a stice. However, if you start work without having first given notice the proper way, Adjoining Owners may seek to stop your work rough a court injunction or seek other legal redress.

William to before the planned starting date for building a wall. The notice is only valid for a year, so do not serve it too up before you wish to start.

at happens after I serve notice about building ride the boundary line?

nases should not be deeper than 1/3 of the wall thickness or, in s, 1/3 of the thickness of the leaf.

chases should not be deeper than 1/6 of the thickness of the wall.

or the allocation of costs and any other agreed conditions. e allocation of costs and any other agreed conditions. Adjoining Owner does not agree, in writing, within 14 days, to doposed new well astride the boundary line, you must build a wholly on your own land, a wholly on your own land, a worker, you have a right to cessary footings for the new wall under your neighbour's ubject to compensating for any damage caused by building or any damage caused by building or laying the foundations. There is no right to place ed concrete under your neighbour's land without their written consent.

If y start work one month after your notice was served, as the Act say if want to excavate near ming buildings? ownday line?

bounday line?

owner agrees within 14 days to the building of a obining Owner agrees within 14 days to the building of a stride the boundary line, the work (as agreed) may go e expense of building the wall may be shared between the ere the benefits and use of that wall will be shared.

ment must be in writing and should record details of the f the

hbouring buildings?

u plan to excavate, or excavate and construct foundations for sew building or structure, within 3 metres of a neighbouring er's building or structure, where that work will go deeper than neighbour's foundations; or a new wate, or excavate for and construct foundations for a new water or excavate for and construct foundations for a new string or structure, where that work will cut a line drawn mover at 45'from the bottom of the neighbour's foundations. The foundations within 6 metres. The notice must state ther you propose to strengthen or safeguard the foundations of building or structure belonging to the Adjoining Owner. Plans sections showing the location and depth of the proposed building t disa accompany the notice.

Act contains no enforcement procedures for failure to serve a ce. However, if you start work without having first given notice the proper way. Adjoining Owners may seek to stop your work unappropriation or seek other legal redress. 26. The Builder is entirely responsible for all temporary works and for 76. 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 familiaries 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. Trickle Veniliation.

28. Trickle Veniliation.

29. Trickle Veniliation.

29. Trickle Veniliation.

20. Trickle Veniliation.

building.

Background ventilators to be provided to new windows as follows:
He 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 equivilent area to opening between rooms 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 window that opening best han 30° or more, or the Height x width of the opening part should be at least ½th of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least ½th of the room floor area.

External doors the Height x width of opening part should be at least ½th of the room floor area.

External window, the opening parts may be added to achelve at least 1 external door and at least 1 external window, the opening parts may be added to achelve at least 1 fether for the room floor area.

Note: Background ventilation should be located at least 1700mm above floor level and need not be within the door farme.

Openings between habitable rooms and conservatories must be closable. D.L Checked By:
MR. S. ROWBOTHAM
5 No. NEW DWELLING 9

D TO READ THE
Y FOR EXAMPLES OF
-URTHER
S TO THE ABOVE.

This drawing is Produced for submission to the Local Authority for Approvals under the Building Regulations and Town and Country Planning Acts only and this drawing is the copyright of CAD ARCHITECTURAL LTD and any reproduction in whole or part is strictly forbidden. All dimensions shown on drawing are approx and do not allow for Building tolerance and must be checked on site prior to work commencing. CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING REMAINMENT. THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.

THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONSTRUCTION DETAILS

VACCORDANCE WITH ROBUST
SUBJECT TO ENSURE CONTINUITY OF
REAKAGE
to the revised BS 5250 and
rd air leakage: robust details" and
avoiding risks."

scale 1:100

LABLE.

JAPAIL

JEW Roads and Street Works Act 1991

Jew Roads and Street Works Act 1991

Jestication Health Safety and Welfaire Regulations 1996

eaith & Safety (First Aid) Regulations 1981

eaith and Safety (Young Persons) Regulations 1997

mising Radiations Regulations 1989

Jinging Radiations Regulations 1989

Jinging Radiations Regulations 1989

Jinging Radiations 1989

Jinging Regulations 1986

Jinging Safety Regulations 1986

Tessure Systems Safety Regulations 2000

Tessure Systems Safety Regulations 2000 egulations.

k of overhead ower cables within and around the site.

k of overhead power cables within and around the site.

stallation and use of flamable materials. Refer to Fire Precautions

sace) Regulations 1997

cess into and out of site - traffic management into and out of site. Refer

g at Work - Managing work-related road safety. INDG 382

scautions to be taken when Working in confined spaces. Refer to

st Spaces Regulations 1997 And Safe work in confined spaces,

d Code of Practice. Regulations and Guidance. L 101

ONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS

**April 1997

**April 201

**April ger of persons falling into trenches.
of power tools and equipment. Refer to Provision and Use of Work
nt Regulations 1988 and Electricity at Work Regulations 1989
Y Safety, Qualify and Continuity Regulations 2002
to chasing of walls for Services.
cof working with glass. Risks of working at height and from falling y of Machinery (Safety) Regulations 1992 (as amended) place (Health, Safety and Welfare) Regulations 1992 s respectfully reminded of his or her duties under the above act and he Health and Safety Executive's Guidance note 39 'The Role of the if working with dust /cement/ - protective gear/breathing protection to fier of Control of Substance Hazardous to Health Regulations 2002. It is not be taken when illing heavy materials /objects and beams above 20kg - use Adequate lifting machinery. Refer to Lifting and Lifting Equipment Regulations 1998. Manual Handling Regulations 1992.

Tegulations 1992

Tegulations 1992

Tegulations 1992

Tegulations 1992 Design And Management Regulations 1994. (CDM NS) And Health and Safety at Work etc. Act 1974 M Statement y propping and support required for excavation of trenches, and underpinning to be installed in accordance with a structural is and specification. The provide all necessary support to maintain stability of existing or ructures. o provide all necessary scaffolding with edge protection to stalling of falling debris. Also to provide protection to adjoining a site boundary.

'safety precautions to be taken when were these. ensure that he and all visitors to site are fully aware of insure full compliance with same and shall include for all membranes beneath slab should link with wall dpc's

22. STAIRCASE Equal risers (Max rise 220nmm) 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 sphere.

23. Flues (if applicable)

23. Flues (if applicable)

24. Chases:

25. The line with 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
lace of chimneys and flues. glass to doors within 1500mm of finished floor level and within 300mm glass to doors within 1500mm of finished floor level and within 300mm glither side of doors and where greater than 250mm wide max 0.5msq toors, and to screens/ windows within 800mm of finished floor level.

Steelwork as noted on plan to compty with BS2449, BS5950 & be ased in 2 layers of 12.5mm plasterboard with angle beads and 3mm iter coat to give 1/2 hour fire resistance. Lintels to have minimum mm end bearings at each end or as specified by Structural Engineer filel manufacturer.

Ity tray to be fittled to lintels within external wall with stop ends and pholes at each end and @ 900mm cts. Loadbearing internal walls to 00mm concrete blockwork.

1,p.c's to outer leaf to be min 150mm above ground level and at floor level to inner leaf.

Facing brickwork/stonework to external min 2 courses—Linear Lawer Lawe Land down water pipes to be made good.

All new rain water pipes to trapped gulleys.

75 x 100mm wallplate to strapped to wall at 2m cer

steal straps.

Opening lights to be min 1/20th total floor plan are:

All glazing to critical zones to be buginened or land

iss to doors within 1500mm of finished floors and where or constant of the straps. pipework incorporated in the water / heating system, that is I in an unheated space is to be surrounded in 40mm of insulating I (min conductivity 0.045W/mK) masonry work to comply with BS 5628; P3. cks to BS 3921, Engineering bricks to BS 3921.

The bricks to BS 6073. Manufactured stone complying with BS 6457. retart Selection of mortar used below dpc to be in accordance with the property of the oncrete lintols over new openings to BS5977 Part 2 1986

"225mm) deep where shown.

ss steel wall ties to be spaced at 750mm centres horizontally and 450mm centres vertically. Wall ties to comply with 978 and to have proprietary Upro retaining clips to secure the to the inner leaf. Jambs to be built solid by the hockwork onto 150mm wide vertical D.P.C. Provide wall ties at 225mm vertical centres around door / window and to movement joints. Cavities be closed at eaves level to the Building Regulations.

In Building Regulations.

In deeper frain 0, 125 times depth of joist and not cut closer of the span, nor further away than 0,25 times the span. Could be no greater diameter than 0.25 times the depth of joist chilled at the neutral axis; and should be not less than 3 (centre to centre) apart; and be located between 0.25 and 0.4 n from the support. sisting cement to be used where recommended by brick or and where sulphates are present in the ground. slow slab to BS 6515; when the membrane is located below linding layer of sand should be provided. The continuity of the is follows: to be cut in noof rafters, other than supports where ten used to a depth not exceeding 0.33 the rafter vextend min 2 courses below ground openings to BS5977 Part 2 1986

Ill dimensions to be checked donstruction.
CAD ARCHITECRUAL Ltd

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LAND NEXT TO 7 WAKEFIELD ROA STALYBRIDGE