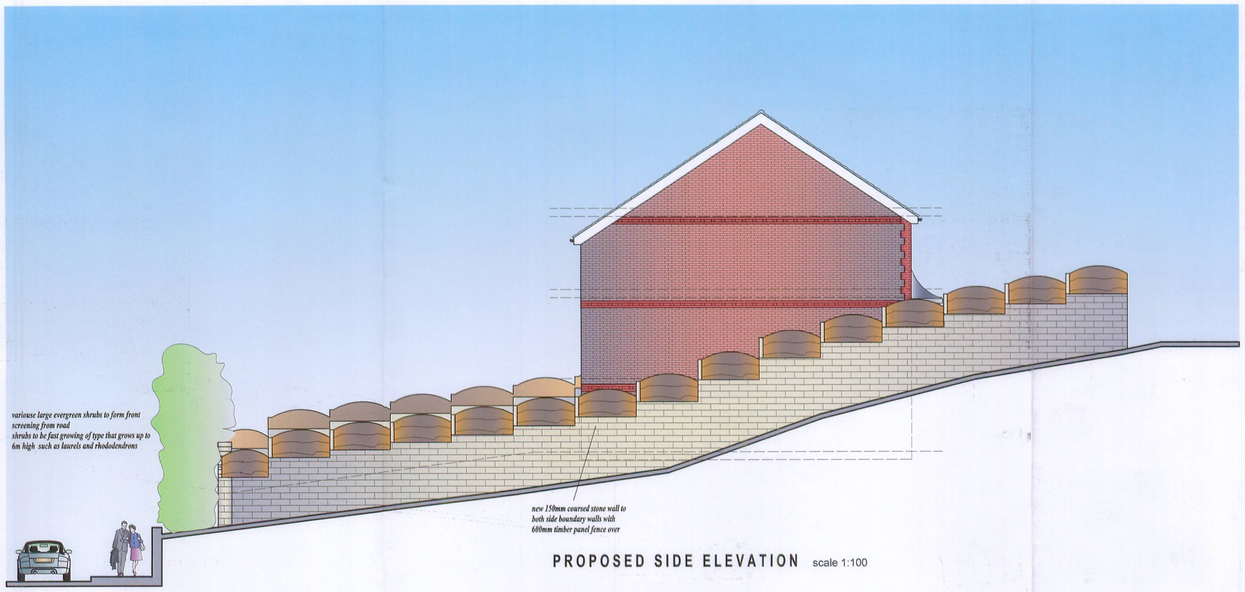
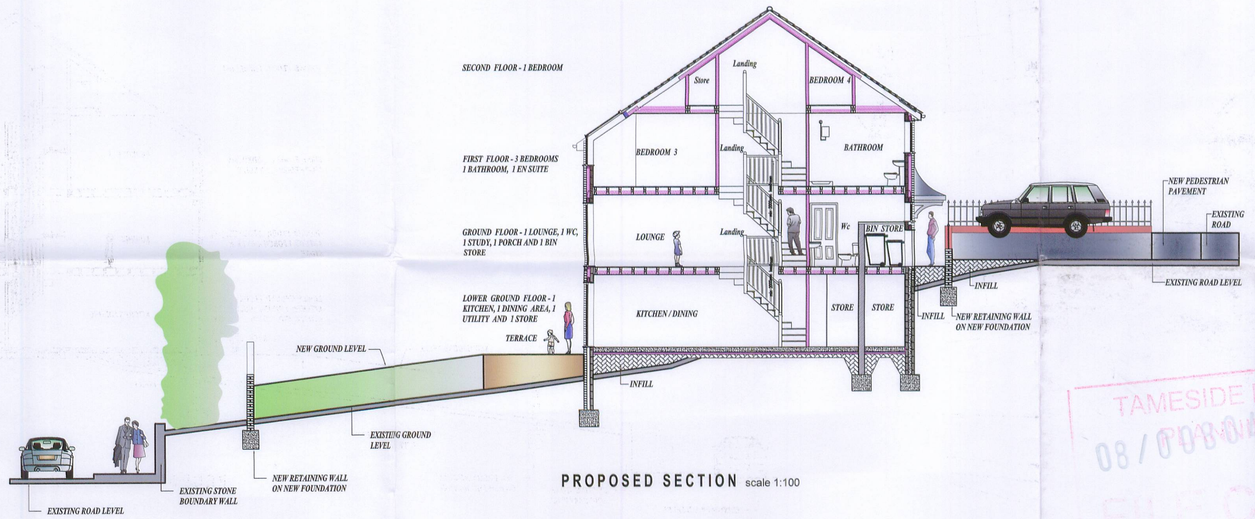
PROPOSED FRONT STREET SCENE scale 1:100



PROPOSED SIDE ELEVATION scale 1:100

LOCATION PLAN scale 1:500



PROPOSED SECTION scale 1:100

PROPOSED REAR STREET SCENE scale 1:100

29. 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 shrinkable clays 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 29822. Where soils and vegetation type would require significant quantities of soil to be removed, reference should be made to BRE Digests 24123 and 24224, and to the FBE (Foundation for the Built Environment) report25.

Construction Design And Management Regulations 1994. (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974

Designers CDM Statement

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".

The Designs emcompassed 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 15 & 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 dosumentation.
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 saftey harness.
4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services, HSG 47, Control of Asbestos at Work Regulations 2002, Control of Substance 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 1992 (as amended)
6. Cleaning of windows to be accessible from inside if they are unable to be accesed from exterior
7. 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.
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 Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989 Electricity Safety, Quality and Continuity Regulations 2002
12. Avoid chasing of walls for Services.
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 ot Control of Substance Hazardous to Health Regulations 2002.
15. Precautions 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 Operations Regulations 1992
16. Covering of roofs. All work to be carried out with due regard to health and safety regulations.
17. Risk of overhead power cables within and around the site.
18. Installation and use of flamable materials. Refer to Fire Precautions (Workplace) 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. INDG 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. L 101

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 (Young Persons) Regulations 1997
25. Ionising Radiations Regulations 1999
26. Management of Health and Safety at Work Regulations 1999
27. Noise at Work Regulations 1989
28. Pipelines Safety Regulations 1996
29. Pressure Systems Safety Regulations 2000
30. Reporting of Injuries Diseases and Dangerous Occurrences Regulations 1995
31. Supply of Machinery (Safety) Regulations 1992 (as amended)
32. Workplace (Health, Safety and Welfare) Regulations 1992 Guidance
33. Managing Health and Safety in Construction. Approved Code of Practice and Guidance. HSG 224
34. Successful health and safety management. HSG 65

Vibration Solution: L HSG 170

What does the Part wall Act say if I want to build up against or astride the boundary line?

If you plan to build a party wall or party fence wall astride 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 starting 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 astride the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall astride the boundary line, the work (as agreed) may go ahead. The expense of building the wall may be shared between 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 astride the boundary line, you must build the wall wholly on your own land,

and wholly at your own expense. However, you have a right to place necessary footings for the new wall under 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 excavate for and construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, where that work will cut a line drawn 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. The notice must state whether you propose to strengthen or safeguard the foundations of the building or structure belonging to the Adjoining Owner. 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.

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.

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

Approved Document P (Electrical Safety)

All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either; An Electrical Installation certificate issued under a "Competent Persons" scheme has been issued or Appropriate certificates and forms defined in BS 7671(as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

NOTE: 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.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to 150mm min either side of supported wall. Provide 750mm min foundations. Foundations to be min 900mm to bottom of strip f taken down to level below invert of any drains passing under o immediately adjacent to the building. Although strip foundations been shown on the drawing these may not be appropriate and illustrative purposes only. Foundations to suit conditions to the of the Local Authority once trial hole has been dug - Alternative Foundations to be designed by Structural Engineer.

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

CONDITIONS RELATING TO THE GROUND

There should not be:

a. non-engineered fill (as described in BRE Digest 427) or wide in ground conditions within the loaded area, nor

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

2. Where new foundations arise in vicinity of old foundations, should be fully grubbed up and new foundations laid at least th depth.

3. All exposed timbers to be treated with a suitable preservati BS.1282:1975.

4. All new cavities to be closed with 9mm supalux, all new ca linked with existing.

5. All new drains to be Hepworth supersieve and to be bedde surrounded in min. 150mm pea gravel. 100mm diameter drains 40. 150mm diameter drains to fall 1 in 60. New drains to be en min 150mm concrete where they pass under new buildings. All drains found not to be in use to be capped and sealed in concr pre-cast concrete lintols inserted where new drains pass throu walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diame waste pipes to showers, sinks and baths with 40mm diameter t S.V.P. to be taken up to a ridge terminal or roof vent tile outlet otherwise as noted on the plans. Provide rodding eyes or remc to give access to all runs of the soil system. All traps are to be deep sealed anti-vac traps. All the plumbing installations are t with BS:5572. All boxing in for concealed service pipes should at floor and ceiling levels, and service pipes which penetrate o into hollow constructions or voids. (Refer to Item D of diagram Approved Document L). Deep flow gutters and 64 / 75 mm dia P.V.C. rainwater pipes.

6. Insulated D.p.c's inserted to all head, jambs and cills of nev openings or thermabate closers

7. All disturbed surfaces to be made good.

8. All new rain water pipes to trapped gulleys.

9. 75 x 100mm wallplate to strapped to wall at 2m centres wit mild steel straps.

10. Opening lights to be min 1/20th total floor plan area.

11. All glazing to critical zones to be toughened or laminated t Le glass to doors within 1500mm of finished floor level and with of either side of doors and where greater than 250mm wide na in doors, and to screens/ windows within 800mm of finished flo

12. Steelwork as noted on plan to comply with BS449, BS595 encased in 2 layers of 12.5mm plasterboard with angle beads plaster coat to give 1/2 hour fire resistance. Lintels to have min 150mm end bearings at each end or as specified by Structural or lintel manufacturer.

Cavity tray to be fitted to lintels within external wall with stop er weepholes at each end and @ 900mm cts. Loadbearing intern be 100mm concrete blockwork.

13. D.p.c's to outer leaf to be min 150mm above ground level e slab/floor level to inner leaf.

14. Facing brickwork/stonework to extend min 2 courses belo level.

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

16. Stainless steel wall ties to be spaced at 750mm centres h staggered and 450mm centres vertically. Wall ties to comply w BS:1234:1978 and to have proprietary Upvc retaining clips to s insulation to the inner leaf. Jambs to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provi additional wall ties at 225mm vertical centres around door / wi openings and to movement joints. Cavities be closed at eaves comply with Building Regulations.

17. Notches and holes to timber joists to be within the followin notches - no deeper than 0.125 times depth of joist and not cut than 0.07 of the span, nor further away than 0.25 times the ep Holes - should be no greater diameter than 0.25 times the dept should be drilled at the neutral axis; and should be not less tha diameters (centre to centre) apart; and be located between 0.2 times span from the support.

No notches or holes to be cut in roof rafters, other than suppor the rafter may be birdsmouthed to a depth not exceeding 0.33 depth.

18. All pipework incorporated in the water / heating system, th situated in an unheated space is to be surrounded in 40mm of material (min conductivity 0.045W/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. Manufactured stone complying wi

20. Mortar: Selection of mortar used below dpc to be in accon BS5628: Part 3.

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

21. DPM below slab to BS 6515: when the membrane is local the slab s blinding layer of sand should be provided. The conti membrane as follows:

laps in polyethylene should be 300mm and joints sealed, when necessary.

membranes beneath slab should link with wall dpc's

22. STAIRCASE Equal risers (Max rise 220mm) Equal risers 220mm) Min Going to Tapered treads of 50mm. 2000mm head stair measured along pitch line. Max pitch of stair 42 degrees. between 900mm and 1000mm above pitch line. No gap in balu allow the passage of 100 diameter sphere.

23. Flues (if applicable)

Flues blocks to be inserted into inner leaf of external wall in loc shown on plans. Flue liner with max.. 45 degree (30 degree po offset at base, bedded in cement mortar grout to comply with E 1971. All floor and roof timbers will be trimmed 40mm clear fror face of chimneys and flues.

24. Chases:

Vertical chases should not be deeper than 1/3 of the wall thick cavity walls, 1/3 of the thickness of the leaf.

Horizontal chases should not be deeper than 1/6 of the thickne leaf of the wall.

Chases should not be so positioned as to impair the stability of particularly where hollow blocks are used.

25. All workmanship and materials to comply with Building Re British Standards, Codes of Practice requirements. All material fixed, applied or mixed in accordance with manufacturers instru specifications. All materials shall be suitable for their purpose. contractor shall take into account everything necessary for the execution of the works, to the satisfaction of the "inspector" wh not indicated on the drawing. Sample of external materials to b to Local Authority for approval.

26. The Builder is entirely responsible for all temporary works maintaining stability of the new and existing structures during v

27. Contractor to visit site prior to commencement of work an dimensions and familiaries himself with the site conditions. Thi must then be checked and verified by the contractor prior to wo commencing on site. No Encroachment by the building over th neighbouring boundary line. Client to obtain written permission relevant bodies for any encroachment whatsoever if unavoidat

28. Trickle Ventilation.

Replacement windows , background ventilators to be provided Habitable rooms - 5000mm² equivalent area

Kitchen, Utility room and bathroom - 2500mm² equivalent area Addition of a habitable Room (not including a conservatory) to building.

Background ventilators to be provided to new windows as follo If the Additional room is connected to an existing room that has window openings to external air, the room can be ventilated th another room or conservatory if background ventilation is provi ventilators - 8000mm² equilvlent area to opening between roon new windows , and Purge ventilation is provided comprising of openings with min total floor area as follows:

Windows - hinged or pivot window that opens 30° or more, or t width of the opening part should be at least 1/8th of the room flo For a hinged or pivot window that opening less than 30° openi should be at least 1/8th of the room floor area.

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

If the room contains a combination of at least 1 external door a 1 external window, the opening parts may be added to acheive 1/8th of the room floor area.

Note: Background ventilation should be located at least 1700m floor level and need not be within the door frame.

Openings between habitable rooms and conservatories must b

Scale: 1:100	Date: JUNE 2007
Drawn By: D L	Checked By:
Client:	MR. S. ROWBOTHAM
Project:	5 No. NEW DWELLINGS
Location:	LAND NEXT TO 7 WAKEFIELD RO STALYBRIDGE
Local Authority:	TAMESIDE

CAD ARCHITECTURAL
1ST FLOOR
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Job Number:	Revision: