

to carry existing wall & floor loads above to Structural Engineers details. Conditional Approval Requested from Building Control for steelwork Calculations.

> NOTE; All insulation specified is fully compliant with Building Regulations, any other insulation that may be used as an alternative must be fully approved by BUILDING CONTROL prior to installation on site o. M06 VELUX rooflight to extension or similar installed to manufacturers specification. 100 x 75mm sw trimmers to form opening between rafters.

_New lean-to roof construction: pitched roof approx 18 degrees with concrete or rosemary tiles to match existing with min headlap of 75mm on 50 x 38mm sw battens on 1 layer sarking felt on 175mm x 75mm C16 sw rafters @ 400mm cts. Rafters fixed to wall-plate with framing anchor or truss

Insulation to sloping ceilings to be Kingspan TP10 100mm thick between rafters. Battens to be fixed above the insulation to side of rafters thus Maintaining min 50mm air gap above insulation. 25mm Kingspan TP10 insulation and 12.5mm foil backed plasterboard and skim to underside of rafters. Insulation to achieve 'U' value of 0.2W/m²K

ALL ELECTRICAL WORKS TO BE AGREED ONSITE BETWEEN CONTRACTOR & CLIENT

PART P CERTICATE TO BE SUBMITTED TO BUILDING CONTROL UPON COMPLETION OF WORK

Existing eaves ventilation to provide at least 25mm continous strip to allow for cross ventilation

-Dormer roof construction to Dormer: 3 layers Anderson H.T felt with mineral finish on 19mm stirling board deck on Softwood firrings to falls (min 1:60 fall) on 38 x 25mm sw battens layed in opposite direction to firrings (to provide min 50mm cross ventilation) on 150mm x 50mm C16 flat roof joists @ 400mm cts-with Visqueen vapour control membrane between plasterboard and to underside of joists. 100mm KINGSPAN K7 insulation layed between joists and 42.5mm K18 insulation to underside of joists. Flat roof to achieve 'U' value of 0.20W/m²

—New continuous ridge vent to be installed at least equal to continous 5mm strip or ridge vent tiles to give equal ventilation

Provide a 25mm continuous fly screened vent gap at eaves with propritory rafter tray.

-2no. MO4 VELUX rooflights to loft Bedroom 3 installed to manufacturers specification. 100 x 75mm sw trimmers to form opening between rafters. Emergency VELUX to be a minimum 1700mm from eaves line. All glazing to roof lights to be toughened or laminated to BS

New rainwater drainage to run into existing surface water

drainage New foul drainage to run into existing soil & vent pipe

Window opening lights to be min 1/20th total floor area

30mm x 5mm galv m.s straps built into cavity walls and nailed to roof timber nogains at max 2M centers. Provide a 25mm continuous fly screened vent gap at eaves with propritory rafter tray.

PROPOSED ROOF PLAN scale 1:50



Up



scale 1:50

PROPOSED GROUND FLOOR PLAN scale 1:50

away from wall or light fitting

thermal conductivity of $(0.190W/m^3 K \text{ or less})$

7N/mm² Density exceeding 1500kg/m³

type of brickwork and blockwork used

floor to be used as alternative

to terminate on outside wall at fitted grille.

New Boiler installation (if applicable):

ducting to telescopic air bricks on new cavity wall

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

installation to be in strict accordance with manufacturers

plume/wetting surfaces causing a nuisance to neighboring

drain (not surface water), condensate pipework to

to meet Building Regulation Approved Document J.

type of fire appliances which can be used.

carry out installation of appliance.

Flue installation – A plate is required to be fixed in a

prominent position (usually the meter cupboard) to indicate

Balanced flue gas appliance to be installed in accordance with

manufacturers specification. GAS SAFE approved contractor to

Note: Installation of heating system to be carried out by

GAS SAFE approved contractor, (If new bolier) CONDENSING

boiler with min SEDBUK rating of 88% to be installed

properties. Liquid condensate to discharge to a suitable foul

manufacturers instructions. generally max. 3M long, insulated

where external, with 75mm deep condensate trap to prevent

smells entering building. Minimum SEDBUK rating of 86%. Flue

discharges in accordance with manufacturers instructions and

instructions-installer to consider siting of flue to avoid visible

fan to be ducted to external air, via 100mm dia. flexible duct

to general notes for spacing.

value of $0.28W/m^{2}K$.



PROPOSED SIDE ELEVATION scale 1:50

Insert I.G steel lintel over new window openings, cavity trays and weep holes above all lintels Window opening lights to be min 1/20th total floor area

Type of lintels indicated adjacent openings on plans

ALL DRAINAGE LINE ARE ASSUMED AND IS THE CONTRACTORS

RESPONSIBILITY TO CHECK FOR DEPTHS AND SIZES WHILST ON

Provide lateral restraint straps to roof timbers that are parallel

to walls, Also provide lateral support to walls via 1200mm x

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 to screens/ windows within 800mm of finished floor

Glazing to all new window frames to be double glazed K glass

third of primary light fittings to new development (min of 3)

units with a min 16mm air gap that achieves 'U' value of

0.16 W/m²K. trickle ventilation to be provided equivalent to

IT IS THE CONTRACTORS RESPONSIBILITY TO CONSULT UNITED

EXISTING BEAMS AND LINTELS TO BE CHECKED ONSITE TO

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK FOR LIVE

MINIMUM SEPARATION OF COMBUSTABLE MATERIALS TO FLUES

TO BE ACHIEVED. TWIN WALL FLUE LINERS TO BE INSTALLED IF

FLUES WITH DEALING WITH WORKS TO EXISTING CHIMNEYS.

150mm Code 4 stepped lead abutment flashing with cavity

less than $\frac{1}{16}$ th of the thickness of the wall or leaf

tray over, to junction of new roof to wall. Chases should be

Upvc Window and doors to have 150mm wide D.P.C to BS.743

Fix one row of Catnic herringbone joist struts at mid span to

Bathroom Extract Ventilation: Mechanical extract ventilation to

give min. extract rate of not less than 15 litres per second

over-run. Extract fan to be ducted to external air, via 100mm

dia. flexible duct to terminate on outside wall at fitted grille.

Building Control Officer to confirm if Gas Membrane is

1 third of primary light fittings to new development (min of 3)

required to underside of joists if dwelling is within 200M of a

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.

land fill site. Contractor to pour slab once confirmation is

which can be run intermittently but have a 15 minute

8000mm² to habitable rooms, 4000mm² to bathrooms.

to be high energy efficiency lamps

ACCOMMODATE ADDITIONAL LOADS

tacked to frame prior to fixing.

roof joists to prevent twisting

to be high energy efficiency lamps

received and not before

RFQUIRFD.

Bedroom 1

UTILITIES FOR NEW SEWER CONNECTIONS.

30mm x 5mm galv m.s straps built into cavity walls and

nailed to roof timber noggins at max 2M centers.

Thermabate cavity closers or insulated vertical dpcs to all new

815 650 665 1150 830 2510 K W En-Suite Bedroom 4 Landing 2265 1 MIN FD.30 3210 (*B* 2)— Bedroom . Roof Void Storage

WALLS ETC. Fully restrain rafter ends to prevent roof thrust with rafter shoes or mild steel restraint straps fixed to wallpate. Rafters to be birdsmouthed onto wallplate if necessary

Pack out existing rafters with 150mm x 50mm C16 timbers at 400mm centers.

IT IS ADVISED TO GAIN WRITTEN CONSENT FROM NEIGHBOURING PROPERTIES REGARDING WORKS TO PARTY

75% of new lighting must be low energy light fittings with lamps having a luminous

Argon filled units with U value 1.6 w/m2K. Background (trickle) ventilation of 5000mm2 to habitable rooms and 2500mm2 to bathrooms/kitchen. efficacy greater than 45 lamp lumens per circuit-watt.

insulation. lay insulation in 2 layers, 170mm bottom layer layed between ceiling joists and 100mm top layer layed in opposite direction

Dormer wall construction: 100mm facing brickwork with 50mm

cavity. 19mm plywood, breathable membrane with cavity trays

on 150mm x 50mm C16 studwork with 100mm Kingspan

in-between with 12.5mm plasterboard and skim finish.

Insulation to roofspaces to be min 270mm glass fibre

hangers or built into wall. Galvanised joist hangers as follows. Brick – timber hangers to BS 6178. Timber – timber hanger to BS EN 10142

bath and stairwell etc. Joists fixed to existing wall with Catnic

Loft floor construction: 22mm blockboard on 200mm x 75mm C16 joists at 400mm cts. supported off existing loadbearing walls. Fix one row of Catnic herringbone joist struts at one third and two thirds of the span positions. Double up joists under

Underdraw new & existing staircases with 2 layers 12.5mm plasterboard and skim to achieve 30mins protection. 50mm min tapered goings of equal distance.

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

finished floor level. max 100mm gap between vertical spindles

Minimum 30minute Fire door to be fitted to all habitable room off landings

New balustrading to staircase landing to be min 900mm above

EFFECTIVE STRAPPING

AT GABLE WALL

provide min 50mm air gap above

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

(B 2) Insert 1No. new steel beams fixed on concrete padstones to carry existing & new rear dormer loft load above to

Structural Engineers details. Conditional Approval Requested from Building Control for steelwork Calculations. Dormer cheeks to provide minimum 1 hour fire protection if within 1 meter of boundary.

No glass to doors if not already done so.

<u>New Smoke Detectors</u>

Document B.



— battens at max. 345mm gauge h65/245



EAVES DETAIL - SLOPING CEILING



VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS





EAVES DETAIL



DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



WINDOW - JAMB DETAIL



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS IN ORDER TO ENSURE CONTINUITY OF INSULATION AND TO LIMIT AIR LEAKAGE Reference should be made to the revised BS 5250 and "Limiting thermal bridging and air leakage: robust details" and BR 262 "Thermal insulation: avoiding risks." **ROBUST CONSTRUCTION DETAILS**

GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to oundations. Foundations to be min 900mm to bottom of strip footing an 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 trial hole has been dug - Alternative Foundations to be designed by Structural Engineer. Concrete mixes to be in accordance with BS 8500 -

CONDITIONS RELATING TO THE GROUND ere should not be

a. non-engineered fill (as described in BRE Digest 427) or wide variation 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 3. All exposed timbers to be treated with a suitable preservative to

BS.1282:1975. 4. All new cavities to be closed with 9mm supalux, all new cavities to be linked with existing.

5. All new drains to be Hepworth supersleve and to be bedded and urrounded in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 40 150mm diameter drains to fall 1 in 60. 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, 150m pre-cast concrete lintols inserted where new drains pass through externa 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 tile 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 boxing in for 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 flow gutters and 64 / 75 mm diameter P.V.C. rainwater pipes.

6. Insulated D.p.c's inserted to all head, jambs and cills of new external openings or thermabate closers All disturbed surfaces to be made good.

8. All new rain water pipes to trapped gulleys. 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm

mild steal straps. 10. Opening lights to be min 1/20th total floor plan 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 250mm wide max 0.5msg in doors, and to screens/ windows within 800mm of finished floor level 12. Steelwork as noted on plan to comply with BS449, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1/2 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer.

Cavity tray to be fitted to lintels within external wall with stop ends and weepholes at each end and @ 900mm cts. Loadbearing internal walls to e 100mm concrete blockwor 13. D.p.c's to outer leaf to be min 150mm above ground level and at

slab/floor level to inner leaf. 14. Facing brickwork/stonework to extend min 2 courses below around

15. New concrete lintols 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 Upvc retaining clips to secure the insulation to the inner leaf. Jambs to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provide

additional wall ties at 225mm vertical centres around door / window openings and to movement joints. Cavities be closed at eaves level to comply with Building Regulations. 17. Notches and holes to timber joists to be within the following limit notches - no deeper than 0.125 times depth of joist 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 joist: should be drilled 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. No notches or holes to be cut in roof rafters, other than supports where the rafter may be birdsmouthed to a depth not exceeding 0.33 the rafter

18. All pipework 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)

9. All masonry work to comply with BS 5628; P3. Clay bricks to BS 3921, Engineering bricks to BS 3921. oncrete bricks to BS 6073. Manufactured stone complying with BS 6457.

to extend at least 1 the 20. Mortar: Selection of mortar used below dpc 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:

laps in polyethylene should be 300mm and joints sealed, where

membranes beneath slab should link with wall dpc's 22. STAIRCASE Equal risers (Max rise 220mm) Equal risers (Min going 220mm) Min Going to Tapered treads of 50mm. 2000mm headroom to air 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)

Flues blocks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner 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 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 1/6 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. 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 o

not indicated on the drawing. Sample of external materials to be subm to Local Authority for approval. 26. The Builder is entirely responsible for all temporary works and fo 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 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 including a conservatory) to an existing 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 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 opens 30° or more, or the Height > width of the opening part should be at least $\frac{1}{20}$ th of the room floor area.

For a hinged or pivot window that opening less than 30° opening part should be at least $\frac{1}{10}$ th of the room floor area. External doors the Height x width of opening part should be at least $\frac{1}{20}$ th 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 acheive at least $\frac{1}{20}$ th 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. Dpenings between habitable rooms and conservatories must be closable



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Address: 101 WHITEACRE ROAD, ASHTON, TAMESIDE	
DORMER LOFT CONVERSION & SINGLE Project: STOREY REAR EXTENSION WITH INTERNAL WORKS	
Dwg Tile: PLANNING: PROPOSED PLANS & ELEVATIONS	
Date: DECEMBER 2022	Scale: @A1 ^{1:50}
Job No: 12.22.617	Dwg No: BR01 rev B
Drawn: D.L	Checked: D.L

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 eave to services and floor slabs and oversite concrete should be assessed Reference should be made to BRE Digest 29822. Where soils and vegetatio 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.

struction Design And Management Regulations 1994. (CDM GULATIONS) And Health and Safety at Work etc. Act 1974 esigners 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

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 competent builder could not be reasonably expected to know. For alteration work requiring new openings in walls or the removal of existi walls, the builder is to follow the guidance in the Buiding Research Establishment Good Buidling Guides Nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing

walls in older dwellings 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 a 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 roperties along site boundary 3. All necessary safety precautions to be taken when working at high level. i.e

using saftey harness. 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 200 control of Substance Hazardous to Health Regulations 2002 and Dangerou

stances and Explosive Atmospheres Regulations 2002 All persons entering site to have all necessary protective clothing and hea protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended) Cleaning of windows to be accessible from inside if they are unable to

accessed from exterior All necessary propping and support required for excavation of trenches. retaining walls and underginning 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 collaspe to trenches caused by heavy machinery, working above

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

ectricity Safety, Quality and Continuity Regulations 2002 Avoid chasing of walls for Services. . Risk of working with glass. Risks of working at height and from falling

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 bean nto position above 20kg - use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling

perations Regulations 1992 16. Covering of roofs. All work to be carried out with due regard to health an safety regulations. 7. Risk of overhead power cables within and around the site.

18. Installation and use of flamable materials. Refer to Fire Precaution Norkplace) Regulations 1997

Access into and out of site - traffic management into and out of site. Refe to Driving at Work - Managing work-related road safety. INDG 382 Precautions to be taken when Working in confined spaces. Refer 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.

. New Roads and Street Works Act 1991

Construction Health Safety and Welfare Regulations 1996 lealth & Safety (First Aid) Regulations 1981

Health and Safety (Young Persons) Regulations 1997 Ionising Radiations Regulations 1999

Management of Health and Safety at Work Regulations 1999

Noise at Work Regulations 1989 Pipelines Safety Regulations 1996

Pressure Systems Safety Regulations 2000 Reporting of Injuries Diseases and Dangerous Occurrences Regulation

Supply of Machinery (Safety) Regulations 1992 (as amended)

Workplace (Health, Safety and Welfare) Regulations 1992

Managing Health and Safety in Construction. Approved Code of Practice nd Guidance. HSG 224 Successful health and safety management. HSG 65 Vibration Solutions. 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 no

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 he 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.

ow 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 th 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 eiahbourina buildinas'

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. ou 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 o 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

just 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. rown copyright 2002. The Party Wall Act 199

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 (Elecrtical 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 relevent 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 end employ adequate testing

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

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