

These plans shall not be acted upon until they have been approved in accordance with clause 14 and 12(2)(b) of the Building Regulations 2010. Should the owner or builder commence work without the above approval they do so at their own risk.

Dimensions given on foundations are only indicative for normal soil conditions. Should it be necessary to provide raft foundation or other construction the builder shall contact the surveyor as soon as possible. All goods and materials unless otherwise specified shall be in accordance with the latest British Standard and Code of Practice.

The Employer or Contractor shall be responsible for the construction. Deviations from the approved drawings shall not be made but only with the consent of the client and Building Control Officer.

No trial holes have been taken on site and the builder must acquaint himself with the ground conditions of both the site and adjoining areas.

All dimensions given whether figured or scaled are to be checked on site by the contractor prior to commencement of work.

Figured dimensions are to take preference over scaled dimensions.

The contractor must furnish the Local Authority with all statutory notices for inspections and must liaise with the statutory undertakers and comply with their requirements.

Strip footings shall be constructed of 25 N/mm concrete (sulphate resistant if necessary) with a min thickness of 200mm and a min width of 600mm. Foundations shall be founded on suitable sub-strata to the satisfaction of the BCO and below invert level of any drains within 1m of the building. Foundations with increased loading to be exposed for inspection by the BCO, to determine load-bearing capacity and underpinned if required.

Cavity walls shall be 102mm outer leaf of approved facing brick, 100mm Dtherm[®] insulation, 100mm Celcon Standard block inner leaf with 9.5mm plasterboard on dabs to give a U-value of 0.27W/m². Movement joints to be provided in accordance with block and brick manufacturers recommendations. The cavity is to be concrete filled up to 225mm below dpc. Wall ties are to be stainless steel BS EN845-1 and DD140-2 spaced at 900mm horizontally, 450mm vertically and 225mm vertically at reveals. Partition walls are to be 75 x 50mm s.v. studs @ 600mm centres, including head and sole plates secured to the structure with gypcrete wallbolts 10 and skin finish. Infill sound insulation to studs with fibreglass quilt. Hyloadd dpc's to be 150mm min above ground level to coincide with top of slab level and laid on mortar bed above and below, and to all cavity closures. Dampcure insulating dpc to all cavity closures around openings. Toid and bond new brickwork to existing, and maintain clear cavity where new joints existing.

150mm thick layer of mechanically compact hardcore; 25mm sand blinding; 1200g visqueen DPM, lapped with dpc to walls on all sides; 100mm Celotex XR4000 or similar insulation with 25mm thick vertical layer of insulation board to the external perimeter of the floor; 100mm thick 25N/mm concrete slab with 25mm asphalt or 65mm reinforced screed. Provide 500g visqueen above floor insulation.

Timber floors shall be 25mm t&g flooring grade chipboard on 50 x 175mm s.w. joists @ 400mm centres with 100mm mineral wool between joists 12.5mm soundshield or 15mm wallboard plasterboard and skim to ceilings. Provide 38mm thick solid strutting at mid span.

Concrete interlocking tiles to match existing on 50x25mm battens on layer of Tyvek Supro roof tile underlay draped between laid 50 x 100 mm rafters @ 400 mm centres. Provide 12mm plasterboard and skim to ceilings, 200mm Crown Wool insulation laid between 50 x 175 mm ceiling joists and 100mm Crown Wool across the ceiling joists to give u-value of 0.13W/m²C . Wallplates to be 50 x 100mm swt and to be anchored to blockwork at 1500mm centres, with 900 x 32 x 2.5mm galv., ms anchor straps. Form valleys and valley gutter with code 5 lead 450mm wide of marine plywood valleyboards and tile fillets.

Internal lighting shall incorporate a fixed light fitting that only takes lamps having a luminous efficiency greater than 40 lumens per circuit-watt e.g. fluorescent tubes and compact fluorescent lamps. Min 1 fitting to be provided and additionally 3 for every 4 fittings or 1 per 25m2 of floor area whichever is greater

All flues shall be installed and constructed in accordance with the provisions of Approved Document J 2010, Combustion Appliances.

The heating system shall be extended and controlled by the provision of either a room thermostat or thermostatic radiator valves, all in accordance with Approved Document L1B 2010, Conservation of Fuel and Power. Boiler to be repositioned and commissioned by self-certifying gas safe engineer.

habitable rooms shall have ventilated openings of at least 1/20 of the floor area. In addition it shall be provided with a controllable trickle ventilator not less than 8000 mm². Kitchens shall have mechanical extract ventilation not less than 60 litres/sec and controllable trickle ventilator not less than 8000 mm².

Mechanical ventilation air flow rates shall be calculated in accordance with a procedure approved by the Secretary of State and a notice of the results given to the local authority within 5 days of the testing

Where existing or proposed gas appliances are located in a dwelling the builder must ensure that a gas spillage test to BS5540 is carried out if he is installing any mechanical ventilation. Where a fan causes an appliance to spill the extract rate should be reduced to prevent any spillage.

a) Fitting draught-stripping in the frames of operable elements of windows, and doors.

c) Ensuring boxing for concealed services is sealed at floor and ceiling levels, and sealing piped services where they penetrate or project into hollow constructions or voids.

Roof and surface water drains shall be 100mm UPVC (or other approved) with flexible joints, laid to a min fall of 1 in 40 on 100mm granular bed. Inspection chambers up to 0.6m deep to be 190mm diameter. Any inspection chambers up to 1.2m deep to be 450mm diameter. Inspection chambers over 1.2m to be 450mm diameter and fitted with access restrictor to 350mm. Drains under the building shall be encased in 150mm concrete. A reinforced concrete lintel shall protect any drains passing through walls over 150mm thick. All sanitary ware is to be UPVC, 100mm diameter S&VP with vent outlet 900mm above the highest window opening light. 38mm diameter waste pipes to washbasins, 50mm diameter to all other appliances. 75mm deep seal traps. Rainwater goods are to be UPVC, deep flow gutters, 75mm diameter drops.

Any soakaways are to be designed and installed in accordance with BRE Digest 365

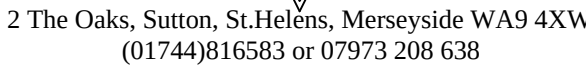
If you are working for a domestic client you the builder will be the 'Principal Contractor' and must carry out the clients duties, as well as the duties of contractor.

n practice, this involves managing the work to ensure Health & Safety at all times

You will be responsible for:-

- a) Preparing a plan
- b) Organising the work
- c) Working together with others to ensure health and safety

HSE construction phase template has been issued to the client for you the builder to complete. It must be kept available on site for inspection



Project
16 MYERS AVENUE
Title

Drg No 21/022
Scale 1:50 & 1:100