



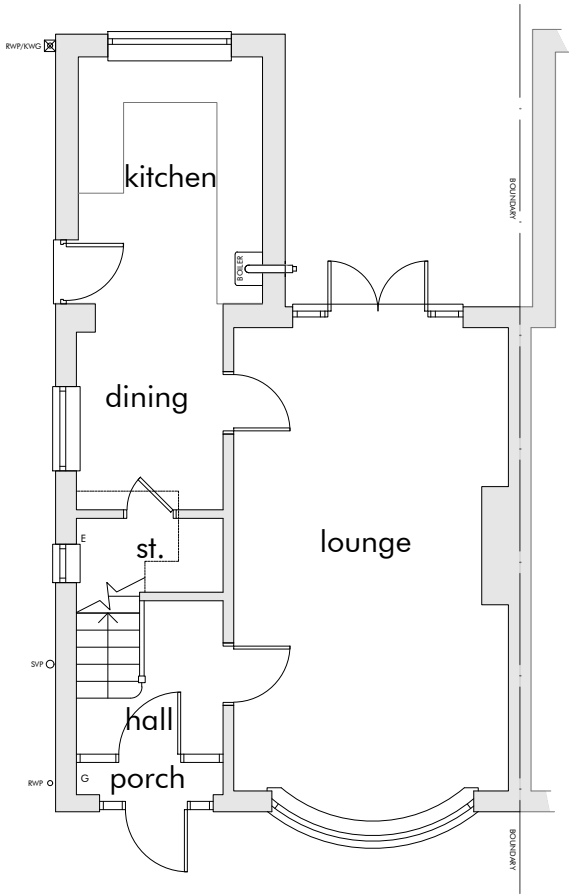
front elevation



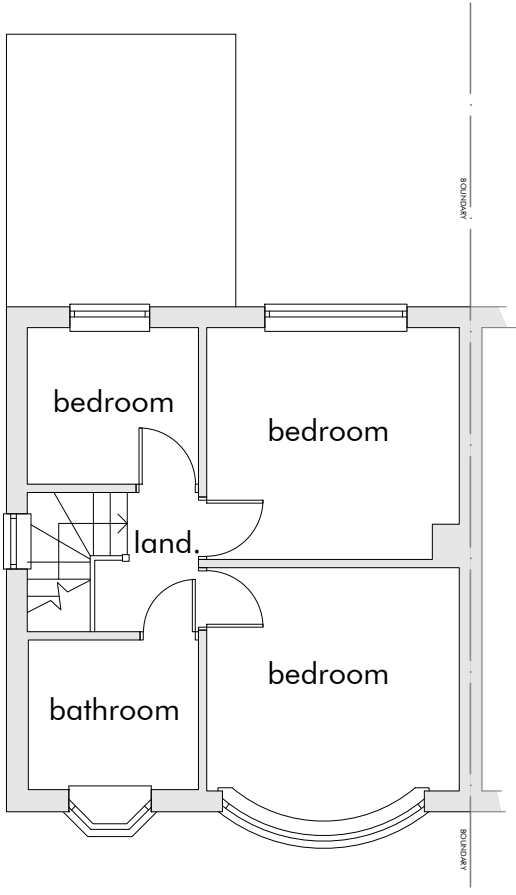
side elevation



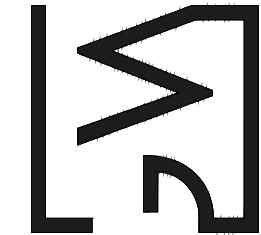
rear elevation



ground floor plan



first floor plan



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DRAWING TITLE
Existing Plans & Elevations

PROJECT
Erection of part single, part first floor extension to create additional living accommodation

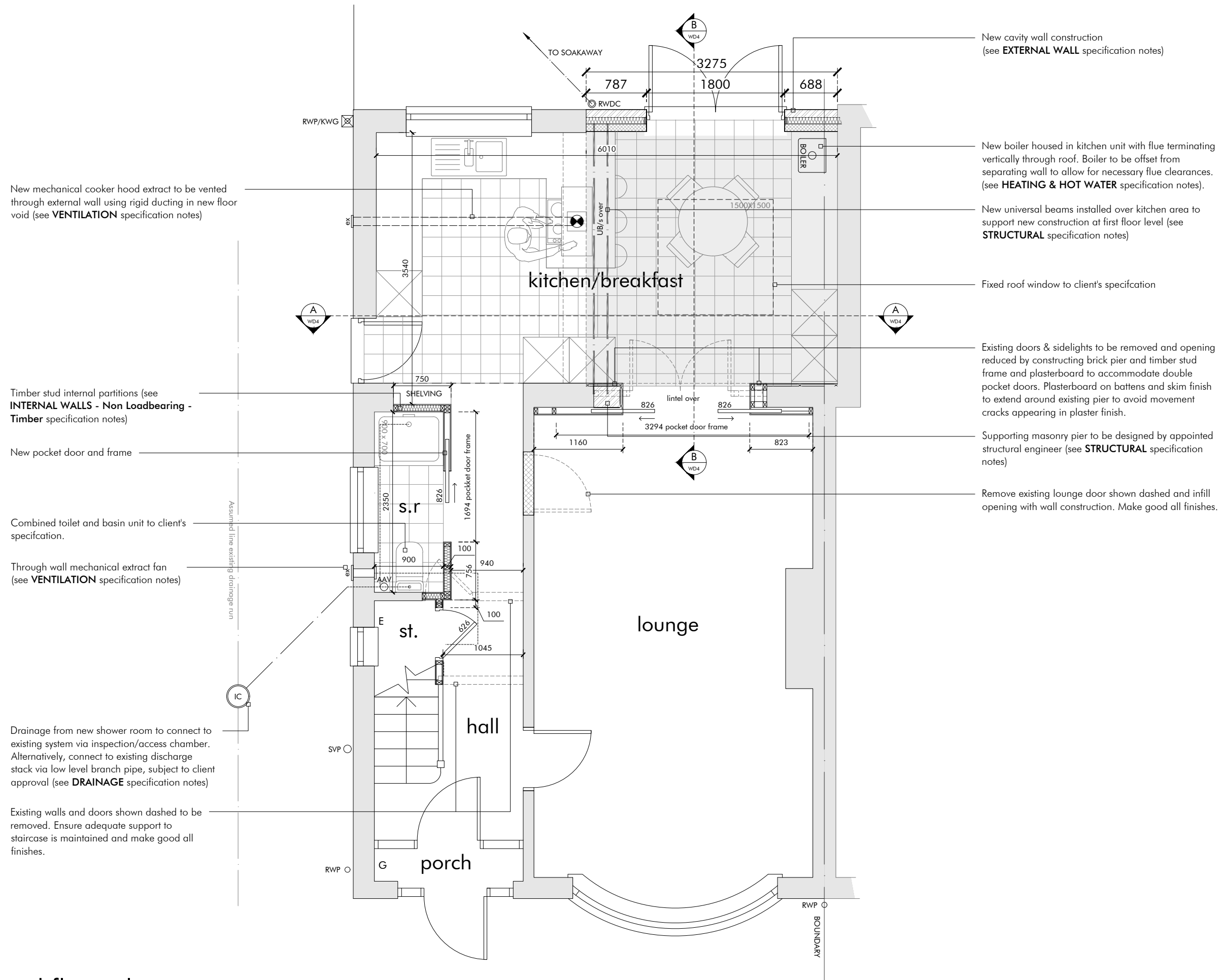
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SCALE
1:100@A3

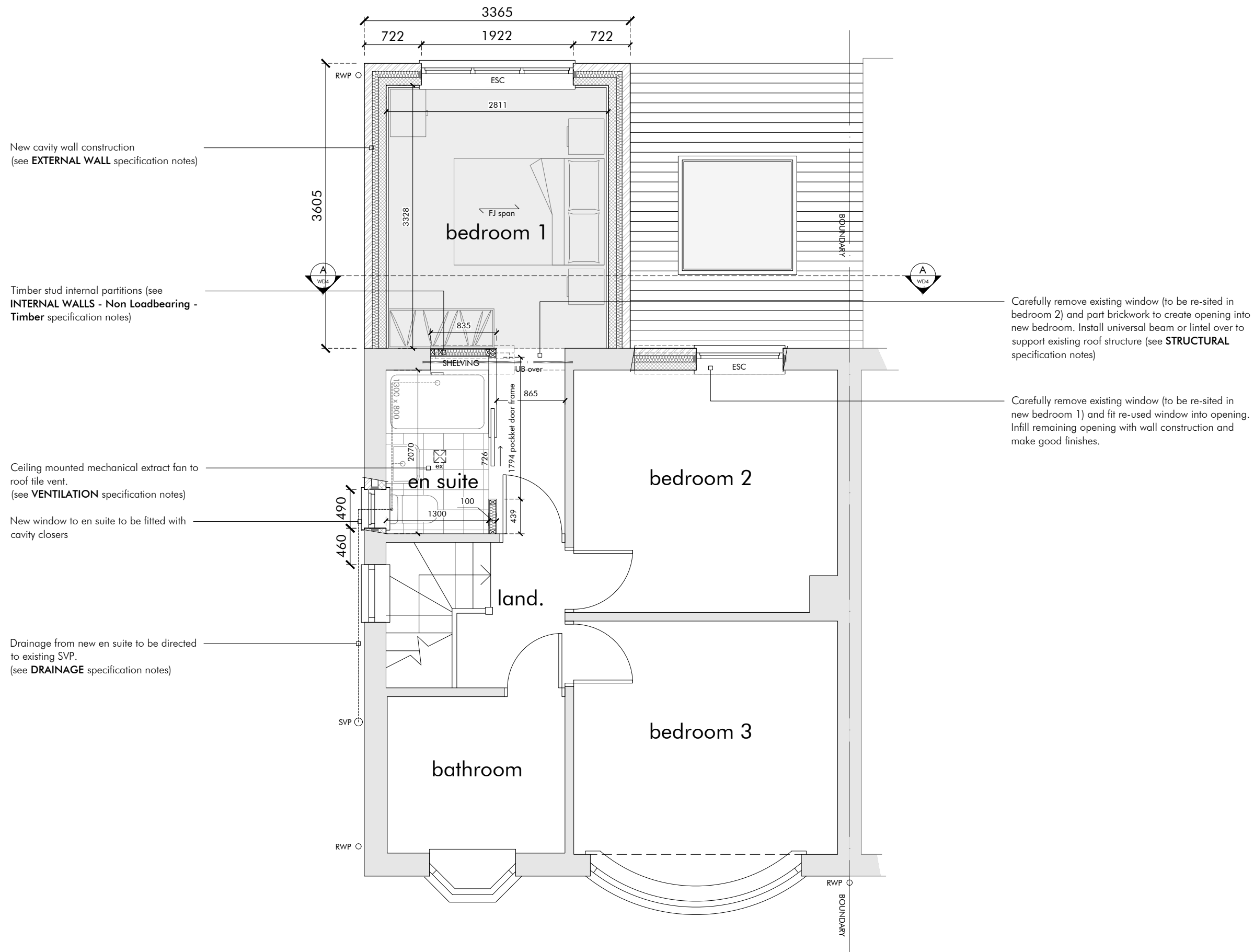
DWG NO.

GW0016/E1

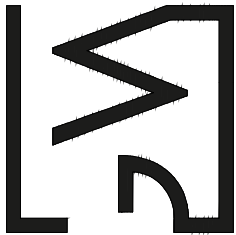
ground floor plan



first floor plan



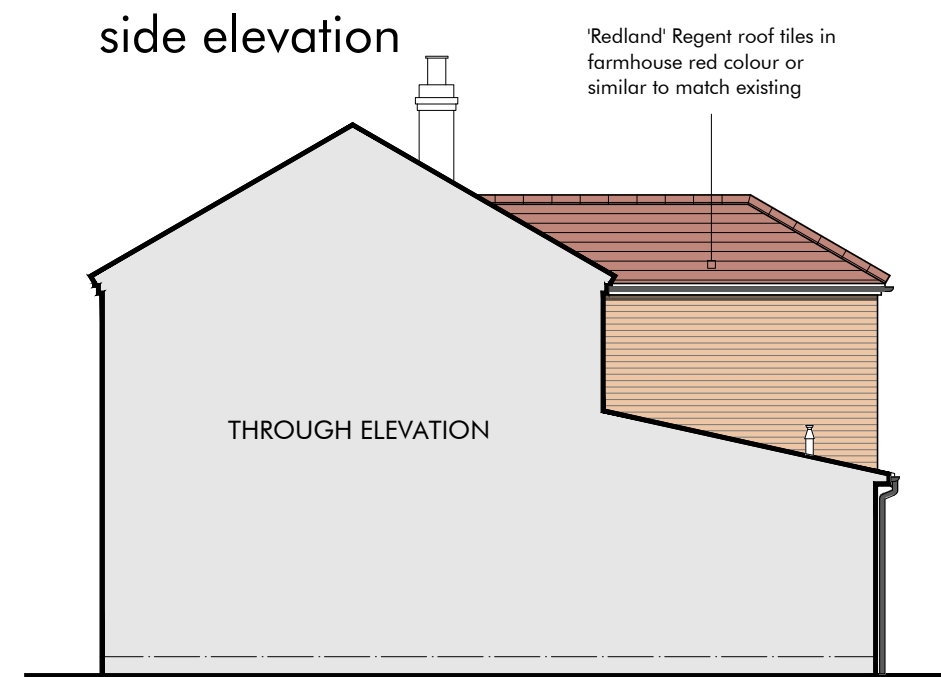
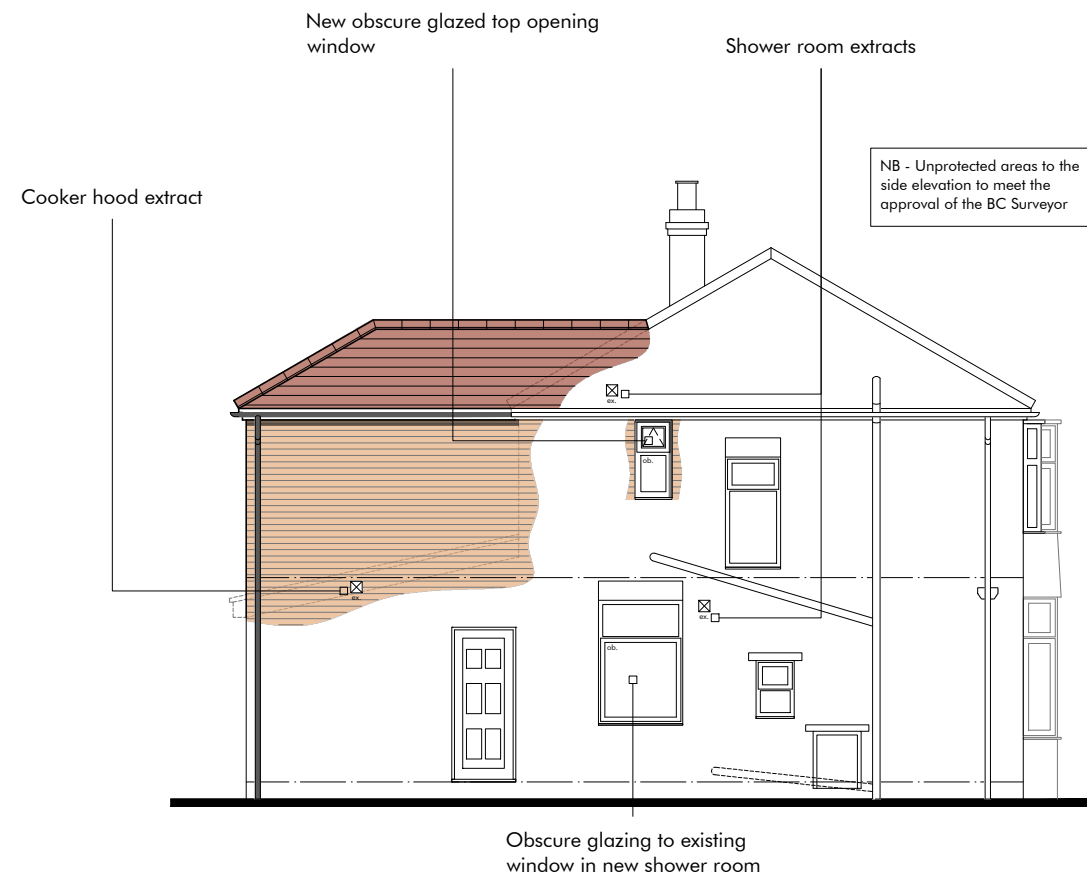
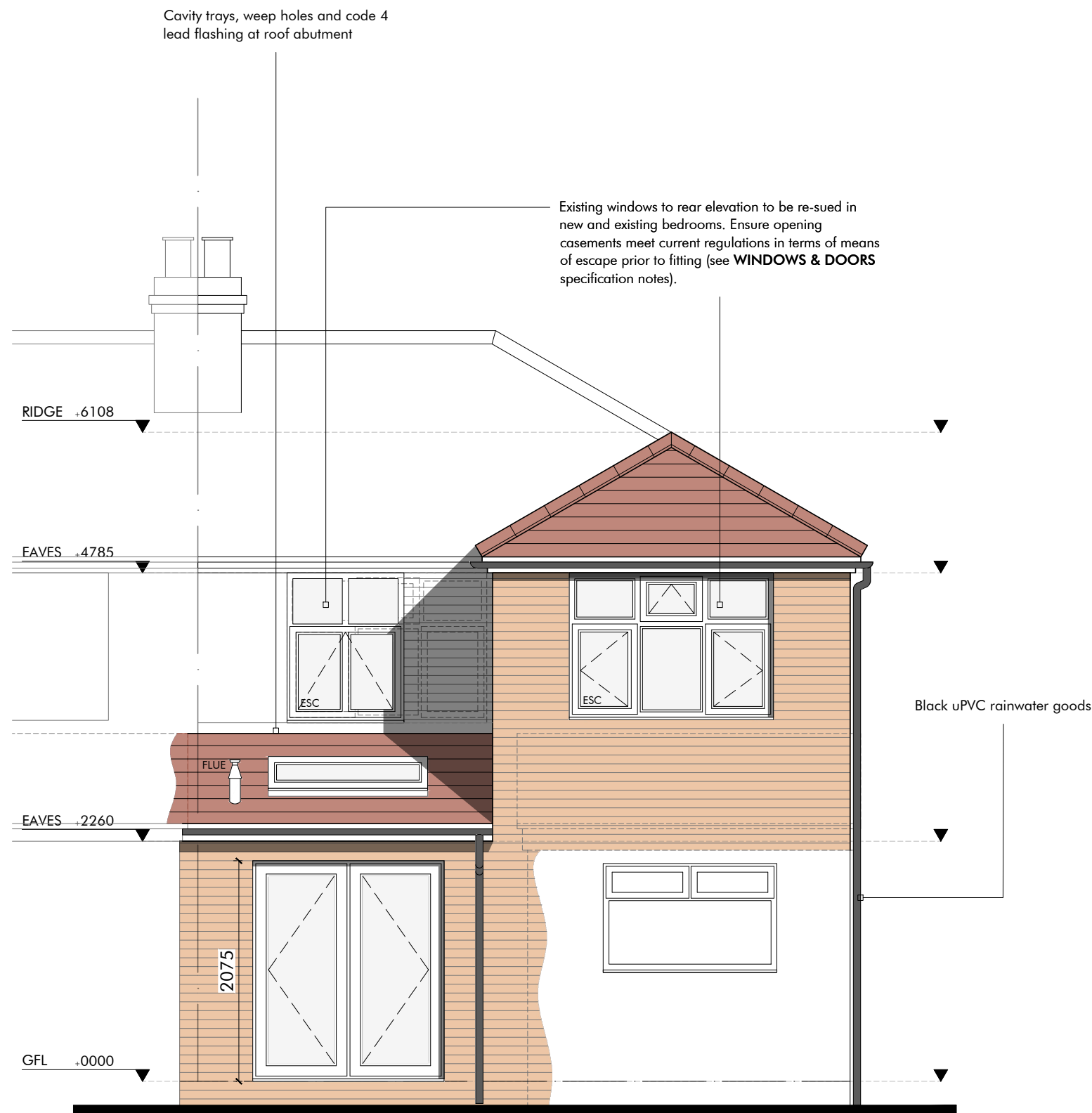
DRAWING TITLE Working Drawings (FF Plan)	
PROJECT Erection of part single, part first floor extension to create additional living accommodation	
ADDRESS 35 Morville Road, Chorlton, Manchester, M21 0TR	
SCALE 1:50@A3	DWG NO. GW0016/WD2



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NOTE - Given height dimensions are to be used for guidance only

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07584245825 www.goodwinter.co info@goodwinter.co

info.goodwinter.co

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DRAWING TITLE
Working Draw

Working Drawings (Elevations)

PROJECT

Erection of part single, part first floor extension to create additional living accommodation

ADDRESS

35 Morville Road, Chorlton, Manchester, M21 0TR

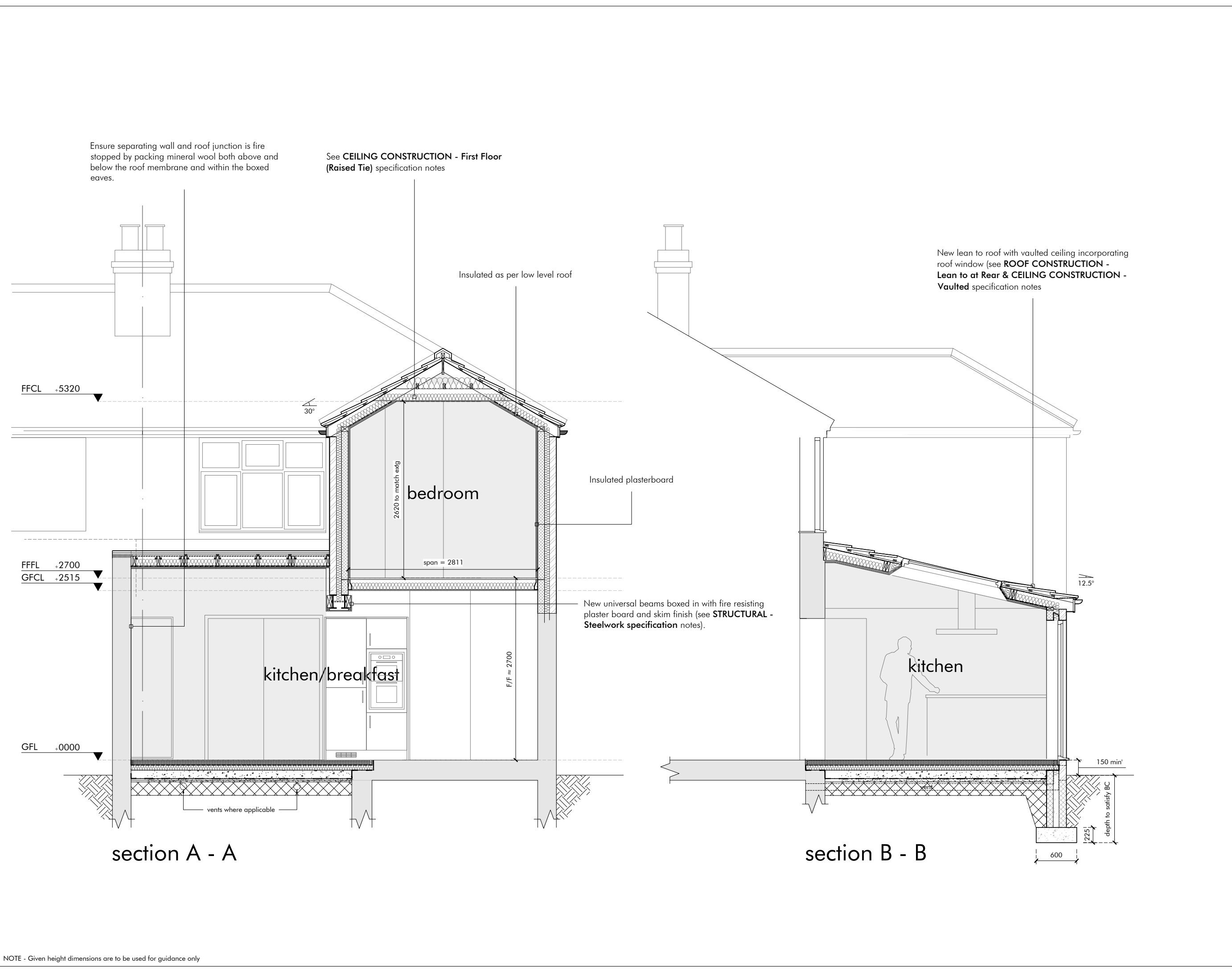
SCALE

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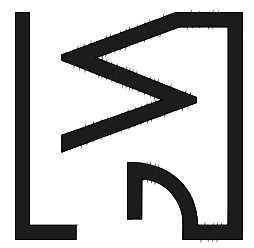
DWG NO.

GW0016/WD3

A - Existing window to store now shown to be retained following BC approval of space separation requirements under Part B



NOTE - Given height dimensions are to be used for guidance only



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DRAWING TITLE
Working Drawings (Sections)

PROJECT
Erection of part single, part first floor extension to create additional living accommodation

ADDRESS
35 Morville Road, Chorlton, Manchester, M21 0TR

SCALE
1:50@A3

DWG NO.
GW0016/WD4

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FOUNDATIONS

Existing ground conditions are to be assessed prior to commencement of works on site. Trial holes are recommended to ascertain the required depth of excavation for new footings. If any new walls/beams are to be supported on existing walls the foundations of the supporting wall will need to be exposed to ensure they are capable of carrying the additional loadings to the satisfaction of building control. If the ground conditions are found to be unsuitable for the below typical foundation type a structural engineer will need to be appointed to provide a suitable design and specification to the meet the approval of the building inspector.

The design of foundations shall take full account of the affect of trees and ground conditions in accordance with NHBC standards, Chapter 4.2 and Section E1 of Approved Document Part A of the Building Regulations.

New foundations of external walls to consist of GEN1/ST2 concrete strip foundations laid at a min' depth of 1000mm or to a depth deemed satisfactory by the building inspector with a minimum dimension of 600mm wide x 225mm deep for external walls and 450mm x 225mm deep for internal load-bearing walls.

WALLS BELOW DPC

Walls below DPC are to typically consist of a cavity construction, comprising 2no. 100mm wide dense concrete blockwork walls and cavity width as wall specification with min' 3no. F2 class brickwork courses to external skin directly below DPC level. Cavity to be filled with lean mix concrete to a level of 225mm below finished floor level. Alternatively, min' 3.6N/mm² trench block laid centrally on the footing may be used or the trench filled with the specified foundation concrete (trench fill) to a level of 225mm below ground.

DRAINAGE (also see DRAINAGE - BELOW GROUND)

Internal waste pipes from fittings to be 40mm with bottle traps and rodding eyes provided at changes of direction. Pan connector and 100mm waste pipe to WC's.

Maximum length of branch connections as below (if max length is exceeded then anti vacuum traps are to be used

Wash basin - 4m; Bath/shower - 3m; WC - 6m

All branch pipes to connect to existing or new soil and vent pipe min' 200mm apart. Vent to terminate min' 900mm above any openings within 3m.

Ground floor fittings from new shower room to be connected to new 110mm uPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground drainage system as indicated. Or Alternatively to existing SVP via new branch connection pipe.

First floor fittings to existing soil and vent pipe via new branch connection pipe.

Supply hot and cold water to all fittings as appropriate.

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework and Part H of the Building Regulations.

GROUND FLOOR CONSTRUCTION

Ground bearing slab

Topsoil and vegetable matter to be cleared from site and floor area inside substructure walls filled with min' 150mm clean Type 1 mechanically compacted hardcore and 25mm sand blinding above. Lay 1200g (300 micrometer) continuous polythene damp proof membrane (DPM) lapped and sealed at all joints and linked to DPC in external walls. Pour 125mm RC35 concrete floor slab with A193 steel fabric reinforcement in the top of the slab (min '50mm cover) and trowel level. Lay 75mm 'Kingspan' Kooltherm K103 insulation boards above (25mm board upstands at perimeter) with 500g separating layer and min' 65mm sand/cement screed with D49 mesh reinforcement laid over to finished floor level. U-value - 0.22W/m²K.

EXTERNAL WALLS

All new external walls at ground floor level above DPC to consist of F1 class facing brick to match existing, 85mm wide cavity fully filled with 85mm Knauf 'Dritherm' 37 Standard Cavity Slab and 100mm Durox 'Supabloc' thermal blockwork internally faced with 1No. layer of 12.5mm plasterboard on dabs with skim finish. Use stainless steel type 4 cavity wall ties bedded min' of 50mm into mortar joints at maximum 450mm vertical and 900mm horizontal cts (ties also to be positioned within 225mm of openings and movement joints at max 300mm vertical cts). Min' U- value - 0.22W/m²K. Where new first floor walls are built off existing construction, the cavity width may need to be reduced and so 27mm 'Gyproc' Thermaline Plus plasterboard is to be used in lieu of standard plasterboard. An existing cavity width 75mm has been assumed.

Cut into existing wall to achieve continuous cavity where new and existing walls meet and use wall starter kits to join new and existing masonry skins with brickwork toothed in where new wall is a continuation of existing.

Cavity trays are to be provided over openings within the external wall with exposed brickwork over (e.g doors, windows, meter boxes & telescopic vents). Tray to project a min' of 150mm beyond opening rise a min' of 150mm across the cavity and have stop ends where used above lintels. Provide preformed weep vents over at every third perpend/450mm max' cts with two minimum per opening. Horizontal or preformed stepped cavity trays (with stop ends to bottom tray) are to be fitted at roof abutments linked with code 4 lead flashing below dressed onto new roof or combined with lead soakers where a non profiled tile is used. Proprietary refurbishment cavity trays are to be used where new roofs abut existing construction.

INTERNAL WALLS - Non Load-bearing Timber

New stud walls to consist of 75 x 50mm PEFC or FSC certified timber studwork at 600mm cts with noggins and 75mm mineral wool insulation between studs (min. density 10kg/m³). Provide 1no. layer of 12.5mm 'Gyproc' Wallboard plasterboard or similar with skim finish to each side (moisture resistant plasterboard to be used in wet rooms). Double up floor joists below where walls run parallel with joist span. Alternatively, use 70mm 'Gypwall' C type metal studs at 600mm cts with insulation as above as per manufacturers guidelines.

Masonry

Non load-bearing internal walls to ground floor to consist of 100mm lightweight blockwork built off structural floor (e.g concrete slab or beam and block) and faced both sides with 1no. layer of 12.5mm 'Gyproc' Wallboard Plasterboard and skim finish to each side (moisture resistant board to be use in wet rooms).

FIRST FLOOR CONSTRUCTION

First floor construction to consist of 22mm T&G chipboard flooring on 150 x 47mm C24 PEFC or FSC certified timber floor joists @ 400mm cts notched into and hung from galvanized steel joist hangers. Joists to have a a min' bearing of 75mm and be the full depth of the hanger. Provide 100mm mineral wool insulation (min' density of 10kg/m³) between joists and 1no. layer 12.5mm 'Gyproc' Wallboard plasterboard and skim to underside (moisture resistant board to be used in wet rooms). Provide 38mm timber herringbone strutting or solid strutting of min' ¾ joist depth at mid span to all joists that exceed a clear span of 2.5m. Lateral restraint is to be provided where joists run parallel to walls by fitting 30 x 5mm galvanised steel straps at max' 2m cts over and laid tight against internal blockwork skin and nailed/screwed across min' 3no. joists with noggins. Provide double joists under stud walls.

ROOF CONSTRUCTION

Main roof

To consist of 'Redland' Regent concrete interlocking roof tiles or similar (colour to match extg) laid at 30° pitch or as extg with min' 75mm/max' 100mm headlap on 50 x 25mm treated roofing battens at min' 293mm/max' 343mm gauge on 1no. layer 'Glidvale' Protect or other similar HR membrane. All on 150 x 47mm C24 PEFC or FSC certified timber rafters positioned at max' 400mm cts and fixed to 100 x 75mm wall plate bedded onto internal blockwork and fixed down at max' 2m cts by means of 30 x 2.5mm galvanised steel straps or to new 225 x 25mm layboard where roofs meet. Use 225 x 75mm hip rafters and provide ply angle and single twist hip tie or "dragon ties" to corners at base.

Lean to at rear

Tiles as main roof laid at 12.5° pitch with min' 100mm/max' 125mm headlap on 50 x 25mm treated roofing battens at min' 293mm/max' 318mm gauge (on 38 x 38mm counter battens) on 1no. layer 'Kingspan' Nilvent or similar LR breather membrane laid vertically and fixed to 150 x 47mm C24 PEFC or FSC certified timber rafters positioned at max' 600mm cts and fixed to 100 x 75mm wall plate bedded onto internal blockwork fixed down at max' 2m cts by means of 30 x 2.5mm galvanised steel straps and to new timber bearer bolted to wall with staggered fixings at max' 1200mm cts. Provide lateral restraint to wall by installing 30 x 5mm galvanised steel straps built into internal blockwork skin and fixed to min' 3no. rafters with noggins running the length of the tie.

ROOF SPACE VENTILATION

Ventilation to be provided to main roof void by fitting 'Glidevale' FV250 over fascia ventilators or similar to give equivalent of 25,000mm²/m continuous airspace at eaves level and 'Glidevale' tile vents to suit specified roof tile at max' 2000mm cts at ridge to give the equivalent of 5,000mm²/m continuous airspace at ridge.

As an alternative to the above, ventilated dry fix systems relevant to the specified tile, giving the required ventilation areas specified above and fitted in accordance with the manufacturers instructions may be used.

Note - The warm roof at to the rear has been specified as unventilated construction

CEILING CONSTRUCTION Vaulted

To be insulated with 100mm 'Kingspan' Kooltherm K7 pitched roof board between rafters, 'Visqueen vapour barrier laid vertically and 37.5mm 'Kingspan Kooltherm K118 insulated plasterboard fixed under with skim plaster finish applied to the underside. Ensure min' 13mm air space between the insulation and roof membrane/underlay by fixing stop battens to the inside of each rafter. U-Value - 0.18W/m²K. Install new 1500 x 1500mm fixed roof window o clients specification as indicated, to be fitted with relevant flashing kit and vapour barrier between double rafters in accordance with manufacturers instructions. U-Value - 0.18W/m²K

First floor (Raised Tie)

Flat /cold roof ceiling to consist of 175 x 47mm C24 PEFC or FSC certified timber joists (as per structural engineers specification) at max' 400mm cts fixed to new wall plates and rafters. Ceiling to be insulated by laying 100mm mineral wool insulation between ties and 170mm cross layered above with 1no. layer 12.5mm 'Gyproc' Wallboard plasterboard and skim finish applied to the underside of joists (moisture resistant board to be used in wet rooms). U-Value - 0.16W/m²K.

VENTILATION

Ventilation to be provided to new Kitchen area by means of a cooker hood extractor capable of extracting 30l/s and vented externally. Alternatively, the cooker hood is to be set to re-circulation mode, fitted with a charcoal filter and sited between 650mm & 750mm above cooking surface in accordance with the manufacturers instructions and a separate extractor fan capable of extracting 60l/s sited elsewhere within the kitchen and vented externally.

Ventilation to Shower rooms to be provided for by means of installing an intermittent mechanical extract fan capable of extracting 15l/s and ducted to external air as indicated.

All new fans should be installed within 400mm of the ceiling and a min' 500mm away from any background ventilator.

See 'WINDOWS & DOORS' notes for background ventilation specification.

STRUCTURAL

External Wall Lintels (For standard loadings and two storey domestic applications only)

Solid (non cavity) walls - Catnic CN71A or equivalent
New cavity walls - Catnic CG70/100 or equivalent
NB when forming openings in existing cavity walls a Catnic CG lintel should be selected for the appropriate cavity width
All new lintels to are to have minimum end bearings of 150mm and at least 150mm of masonry above the flange to the application level of any form of loading . Provide preformed cavity trays above lintels with weep holes at 450mm cts.

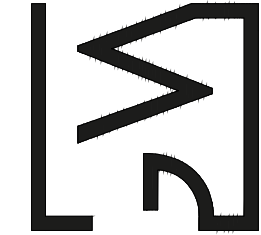
Note - An RSJ is to used above large aperture bi fold or sliding doorsets in lieu of a proprietary lintel and the head and reveals of the opening lined with insulated plasterboard to limit cold bridging.

Internal wall lintels (For standard loadings and two storey domestic applications only)

Lintels over openings in load-bearing internal walls to be 65mm or 140mm deep pre-stressed concrete plank lintels as specified by structural engineer or manufacturer/supplier. All concrete lintels to be designed in accordance with BS 8110 with a concrete strength of 50N/mm² and incorporating steel strands. For wider openings ,up to 2.4m, a proprietary box lintel (e.g Catnic BSD100/140) is to be used. All lintels to match wall width with end bearings of 150mm and laid on a full level mortar bed.

Steelwork

Provide new universal beams as indicated on plan to support existing/new construction and any associated loadings. Beams, piers and padstones to be designed and specified by structural engineer and calculations approved by building control before work commences on site. Beams to be coated with red oxide primer and encased in 1no. layer of 12.5mm 'Gyproc' Fireline or 2no. layers of 12.5mm 'Gyproc' wallboard plasterboard with staggered joints and all edges supported to give min' 30 min's fire resistance. Steelwork is to be located within floor/ceiling voids wherever possible to limit down-stands (subject to client approval)



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WINDOWS & DOORS

New windows and doorsets to clients specification. Windows to be fitted with double glazing units with draught proofing to meet WER Band C or better or a min' u value of 1.6W/m²K. New doorsets to meet DWER Band E or better or a min' u value of 1.8W/m²K. Ensure windows are fitted with ventilators to provide min' 5000mm² background ventilation to new habitable rooms and 2500mm² to all wet rooms (i.e. kitchen, utility, bathroom, en suite & WC). Provide min' 10mm undercut to all internal doors to promote air transfer.

Safety glazing to Class 3 of BSEN 12600 consisting of tempered or laminated glass to all areas between finished floor level and 800mm above that level extending to 1500mm above finished floor level for glazing in or within 300mm of doorsets.

First floor windows to habitable rooms or rooms without direct access to a hallway leading to a final exit (an inner room) are to be provided with an emergency egress window with a minimum unobstructed openable area of 0.33m². The opening is to be least 450mm in both height and width and not more than 1100mm above internal finished floor level.

All fire doors (FD 30 S or EN 30 Sa) are to give 30 min's fire resistance, self closing (if between the house and a garage) and be fitted with intumescent smoke seals to meet the requirements of BSEN13501-2 or BS476-22.

SMOKE DETECTION

Smoke detectors are recommended in all cases but are a requirement where a new habitable room is provided at any level other than ground floor or where a ground floor habitable room is created that doesn't have a final exit doorway. Mains wired smoked detectors (SD) with battery back up and inter-connected sounders to be positioned within 7.5m of habitable room doors and min' 300mm away from wall, door opening or light fitting in circulation spaces. Where the kitchen area is not separated from the stairway or circulation space by a door, an interlinked heat detector (HD) is to be fitted within the kitchen. Where smoke detectors are located in circulation spaces adjacent to kitchens, optical type detectors should be installed.

ELECTRICAL

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the building control body should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

LIGHTING

A minimum 75% of internal main usage lighting (excluding lighting to stores & cupboards) and are to be low energy fittings which have a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lumens. New fixed external lighting to achieve min' 45 lumens per circuit watt, incorporate a dusk/dawn sensor and be manually controllable.

HEATING & HOT WATER

Any alterations to the boiler together with any any gas service modifications should be undertaken by a 'Gas Safe' registered engineer and be fully compliant with Approved Document J. New boiler (if required) to clients specification with a min' ErP (Energy related Products Directive) efficiency rating of 92% to be fitted in accordance with manufacturers details and vented externally in compliance with Approved Doc J.

All new radiators to be fitted with thermostatic radiator valves except those located in the same room as the thermostat.

DRAINAGE - BELOW GROUND

Existing drainage runs are to be investigated and confirmed on site before work commences. Any redundant drainage and inspection chambers are to be grubbed up prior to the installation of the new system. All new underground drainage channels are to be vitrified clay (e.g 'Hepworth' SuperSleve) with compatible polypropylene couplings & inspection chambers (e.g Osma or Wavin) where required. The drainage is to be installed in line with the manufacturers recommendations and ancillary products (e.g jointing lubricant).

The base unit of any inspection chambers should be sited on 100mm deep bed of concrete and checked for level prior to backfilling, rocker pipes are to be used at the connection point to the chamber to allow for any movement in the system.

Drain runs should be located so as not to be affected by any loadings from adjacent foundations or encased in concrete as follows: For drainage excavations within 1m of, and deeper than the adjacent footings, the trench should be filled with concrete to a point that is level with the bottom of the footing, if the trench is over 1m away and deeper than the adjacent footing it should be filled with concrete to a point equal to the distance from the footing less 150mm. Where encased in concrete movement joints are to be incorporated at each pipe joint by the use of a compressible board (e.g Flexcell). Trenches are to be formed at the minimum width of pipe diameter plus 300mm and adequately supported. If the trench exceeds 1.2m in depth, shoring is required.

Pipes are to be laid in straight lines to a consistent gradient with minimal changes in direction. Bends should be positioned in or close to inspection/access chambers and have as large a radius as possible.

A Class B bedding system is to be used in which the drainage trench is to be filled to a min' depth of 100mm with suitable 5-10mm graded or 10mm single size granular material (to BS EN 1610) and levelled to the proposed gradient. The pipes laid and the trench further filled with granular material to half the depth of the pipe and then to a level 150mm above the crown of the pipe with selected fill that is clear of large stones, clay & vegetable matter. The trench is to be back filled with arisings to give a minimum cover of 600mm or if the minimum cover cannot be achieved the pipe surrounded in granular material and protected with a reinforced concrete slab laid on a compressible board a min' of 75mm above the crown of the pipe.

Where any drains pass through wall construction below D.P.C provide a concrete lintel over and allow for 50mm clearance around pipe with the void filled with compressible sealant to allow for movement. Alternatively, bed the pipe in wall construction and fit flexible joints within 150mm of both faces of the wall with max' 600mm rocker pipes to either side. Pipes below slabs are to be bed and surround in 100mm of granular material. Drains that run through and under the structural floors are to begin with a slow bend, incorporate flexible joints and protected using blanking caps prior to laying the screed.

Foul and Surface Water drainage systems are to be kept separate and where possible, following a percolation test, the surface water should discharge to a suitable soakaway a min' of 5m away from any building. If discharging into a combined system is unavoidable, the connection should first be approved by the appointed building inspector prior to the commencement of the drainage works.

The foul system is to be laid at a minimum gradient of 1:40 (or 1:80 where peak flow exceeds 1litre/s and at least one WC is connected to the system) and the surface water drainage system is to be laid at a minimum gradient of 1:100.

An air test and, if applicable, a water test shall be carried out on the installation in line with BS EN 752:2008 and to the satisfaction of the building control inspector.

All drainage to meet the requirements of Approved Document H of the building regulations.

CDM REGULATIONS

The Construction (Design and Management) Regulations 2015 are the main set of regulations for managing the health, safety and welfare of construction projects and apply to all building and construction work.

The client, contractor and designer all have responsibilities under the regulations to reduce the heath and safety risks associated with construction works. GoodWinter Design & Planning Ltd are required as designer to make the client aware of their duties under the new CDM regulations. Below is a summary of the responsibilities of all parties:

Client Duties (Domestic Client)

The clients duties, for single contractor projects are transferred to the contractor. For projects involving more than one contractor the sole responsibility of a domestic client is to appoint a principal designer and a principal contractor.

However, if you do not do this, (as is common practice) your duties as a domestic client are automatically transferred to the contractor or principal contractor.

Contractor duties

To plan, manage and monitor construction work under their control so it is carried out without risks to health and safety. For single contractor projects, prepare a construction phase plan. For projects involving more than one contractor, coordinate their activities with others in the project team – in particular, comply with directions given to them by the principal designer or principal contractor.

The HSE lists the below as the biggest causes of accidents or ill health in construction work and gives guidance on how to manage these risks.

Falls from height:Make sure ladders are in good condition, at a 1:4 angle and tied or footed. Prevent people and materials falling from roofs, gable ends, working platforms and open edges using guardrails, midrails and toeboards. Make sure fragile roof surfaces are covered, or secure working platforms with guard rails are used on or below the roof.

Collapse of excavations: Shore excavations; cover or barrier excavations to prevent people or vehicles from falling in. Do not leave excavations open for longer than absolutely necessary.

Collapse of structures: Support structures (such as walls, beams, chimney breasts and roofs) with props; ensure props are installed by a competent person.

Exposure to building dusts: Prevent dust by using wet cutting and vacuum extraction on tools; use a vacuum cleaner rather than sweeping; use a suitable, well-fitting mask.

Exposure to asbestos: Do not start work if it is suspected that asbestos may be present until a demolition/refurbishment survey has been carried out.

Electricity:Turn the electricity supply and other services off before drilling into walls. Do not use excavators or power tools near suspected buried services.

Protect members of the public, the client, and others: Secure the site; net scaffolds and use rubbish chutes.

Every construction project, and the risks associated with it are different. Our advice is to enquire of any contractors knowledge of their role and responsibilities under the CDM regulations prior to appointment and discuss how they plan to manage the health and safety risks associated with the project.

Further information on the Construction (Design and Management) Regulations 2015 can be found on the HSE website.

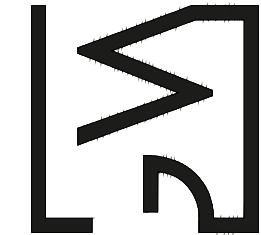
PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Excavations within 3 metres of an existing structure where the new foundations will go deeper than the adjoining foundations or where within 6m of an existing structure where excavations will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations.
- Support of beam
- Insertion of DPC through wall
- Insertion of lead flashings
- Underpinning
- Demolition and rebuilding
- Raising a wall or cutting off projections

A part wall agreement, if required, is to be in place before commencement of works on site.

Excavations within 3 metres of an existing structure where the new foundations will go deeper than the adjoining foundations or where within 6m of an existing structure where excavations will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations.



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