

Technical notes

Technical design information issued on a design & build basis. Main contractor to take responsibility for design & development, coordination & setting out.

Contractor to agree detailed design of the following with client prior to construction:

- specification of materials & finishes;
- setting out of cladding & elevational items;
- rainwater & surface water drainage;
- heating systems, electrical items & domestic building services.

Structural design & calculations, including any underpinning & tanking design to be provided by others.

Details & specification developed in line with NHBC guidance - free access at www.nhbc.co.uk/builders/productsandservices/techzone/nhbcstandards/technicalguidance/ocuments/.

Client to ensure design is approved by local planning authority & building control prior to construction.

Main contractor to ensure all work is carried out in strict accordance with design information.

CDM 2015

It is the client's responsibility to provide pre construction health & safety information (eg. known hazards, instruction manuals for operation of equipment, access to welfare facilities, etc);

Principal contractor to ensure asbestos surveys are provided or carried out at the appropriate stages of the project;

Principal contractor to ensure appropriate welfare facilities are available to those working on site;

Projects are notifiable to the HSE where the construction phase exceeds 500 person days or 30 days where 20 workers are simultaneously working on site at any one time.

Temporary works & propping to be designed by a suitably qualified person;

Appropriate temporary support to be provided to any excavations;

Main contractor to ensure an operatives working at height are provided with an appropriate working platform;

Hot works should be avoided or carried out in a controlled area wherever possible & should not take place within the final hour of any working day;

Main contractor to ensure designated areas for the storage of materials are provided on site to ensure working areas are kept clear & tidy;

Main contractor should plan sequencing of work to mitigate risk of incident or injury from structural instability or proximity of activities to one another.

Ecology

Tree works are to be avoided between March - October;

Main contractor should take reasonable steps to prevent damage to trees or planting including but not limited to:

- Direct damage to plants, trees or roots;
- Raising or lowering levels or compaction of soil within root area;
- Loading / storage of materials within the root area.

If the presence of any wildlife or protected species (eg. birds, bats, badgers, newts) is identified works should be put on hold and the notification given to the architect or an ecological consultant;

Presence of any invasive species (eg. Japanese knotweed) should be brought to the attention of the architect.

A. Structure

Depth of foundations shown on drawings is nominal, main contractor to agree with building inspector based on inspection of ground conditions;

B. Fire

Fire detection conforming to BS5446, mains wired & interlinked with battery backup to BS5839, Part 6 L52 Standard to be provided to every floor;

Escape door / window to be provided to any GF inner room;

Escape windows nom. 0.6m x 0.6m clear opening or similar area & min 0.45m clear width & height;

Openings within 1m & facing the boundary & greater than 1sqm in area to be 30 minutes fire rated;

All steelwork to be encased in min 1 layer 12.5mm BG FireLine or similar;

Insulation products to be certified Class 0 (national standard) & EN 13501-1 class A1 (European standard) unless otherwise specified / agreed in writing by the architect.

C. Site contamination & moisture

Contractor should take reasonable steps to identify site contamination;

In the event of site contamination being identified work should cease & an appropriate remediation scheme submitted to the architect;

Ventilation to existing voids should be preserved, if necessary remote void ventilators should be provided through new slabs (Y46/113);

Damp proofing should be installed in accordance with NHBC technical guidance.

D. Toxic substances

Materials (eg. insulation) containing formaldehyde should not be used.

Any MDF should be certified zero formaldehyde unless otherwise agreed in writing by the architect.

E. Sound

Partitions generally: Timber or metal stud, 12.5mm BG SoundBloc or similar (min 10kg/m2) each side + 25mm acoustic quilt (BG ref. 026009), nom. thickness 100mm;

Ceilings generally: 1 layer 12.5mm BG SoundBloc or similar (min 10kg/m2) to u/s of joists with 100mm acoustic quilt in cavity.

F. Ventilation

Natural ventilation to be provided to each inhabitable space: 1/20th of floor area + background vent;

Mechanical vent to kitchens: 30 l/s cooker hood or 60 l/s general room extract;

Bath / shower rooms: 15 l/s;

Utilities: 30 l/s;

WCs: 8 l/s;

H. Drainage

New surface / rainwater drainage should discharge to new soak-always where feasible - contractor to confirm suitability of ground as required;

New foul drainage connections should be independent of existing surface water drainage;

Suitable access to be provided at:

- Base of stack;
- Bends.

AAVs should not be used externally;

J. Combustion appliances

All combustion appliances & flues to be installed by a suitably qualified person.

K. Falling, collision & impact

Safety glazing to be used to all critical areas - up to 800mm above floor level or up to 1500mm within 300mm of any door.

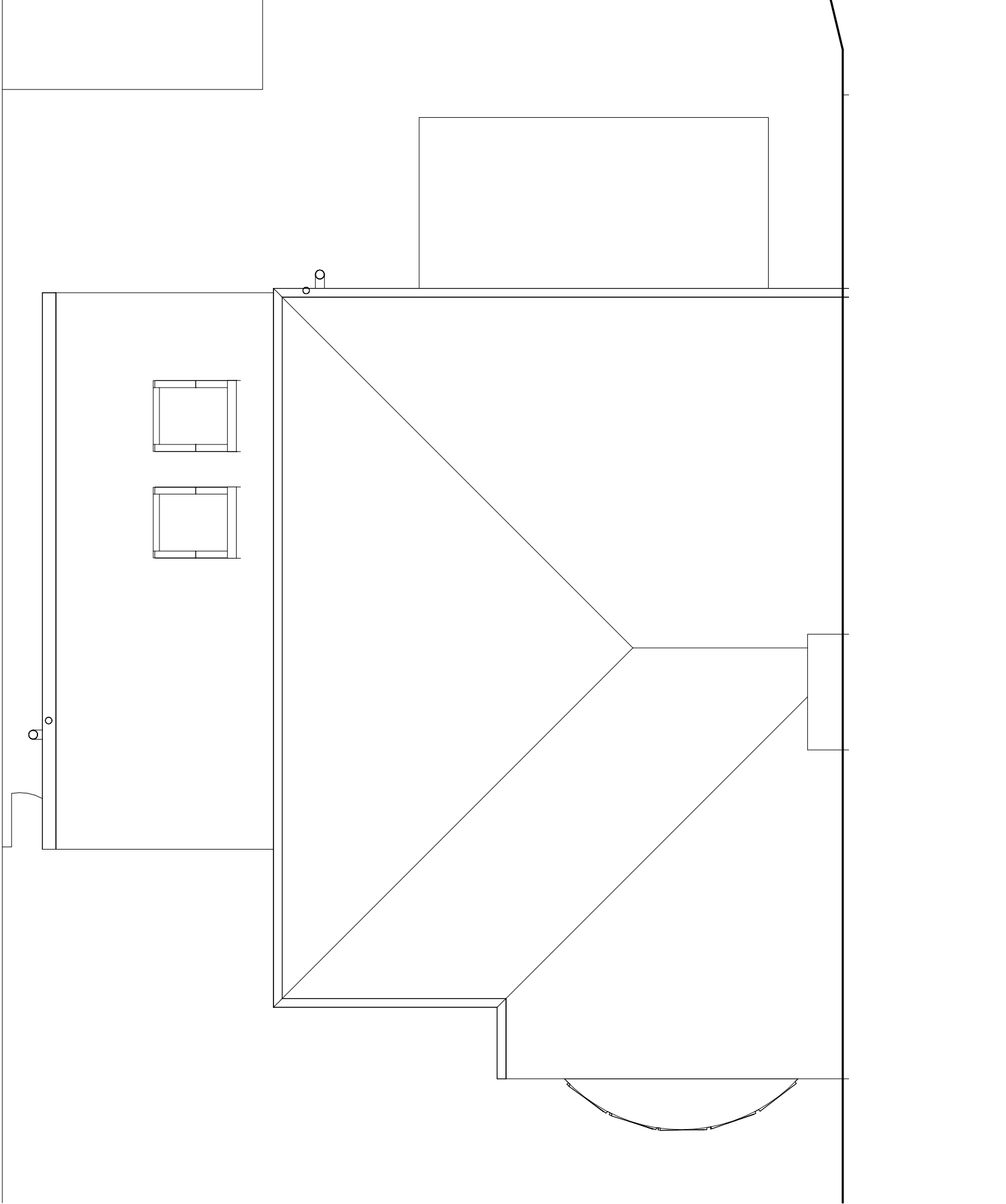
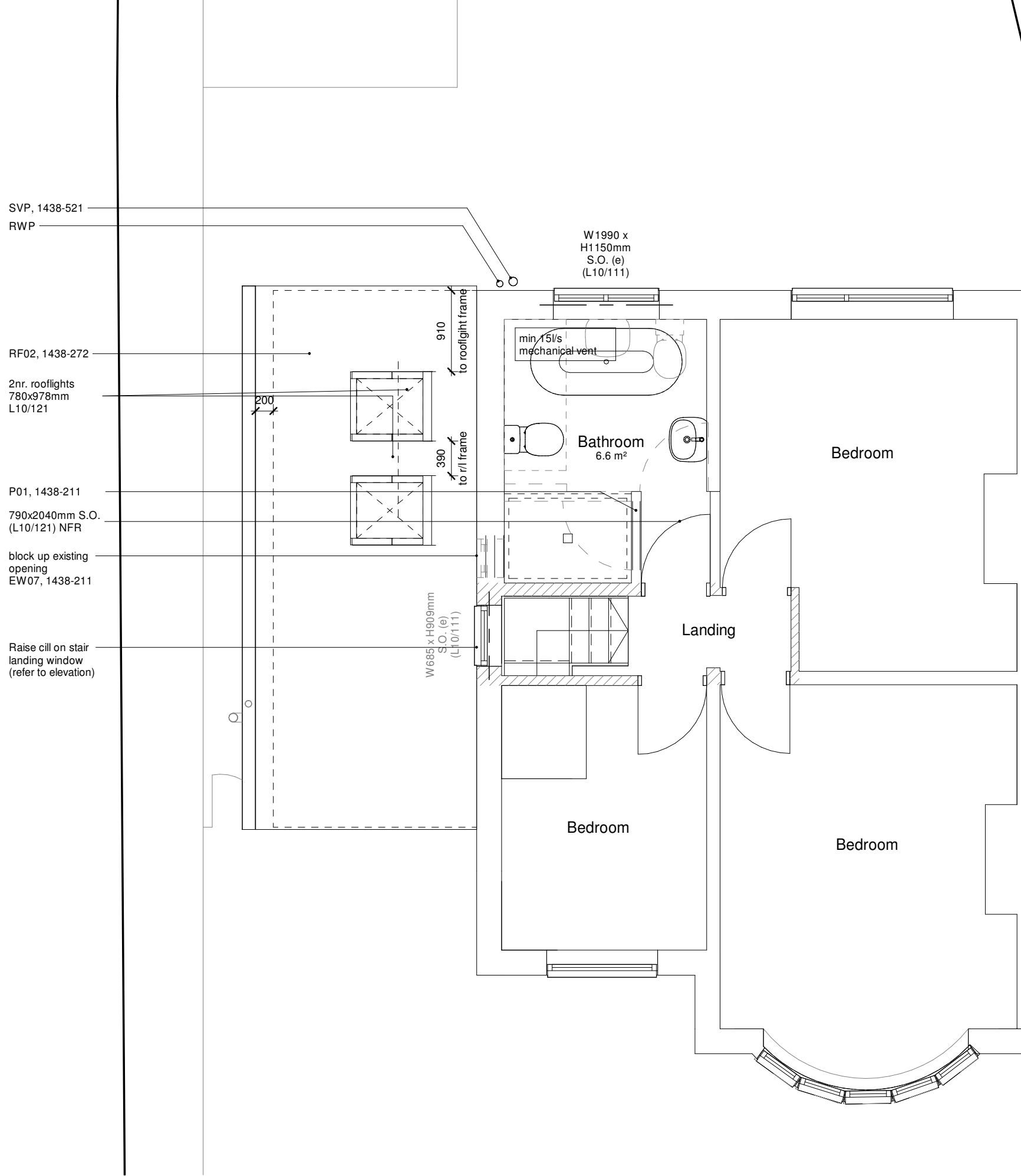
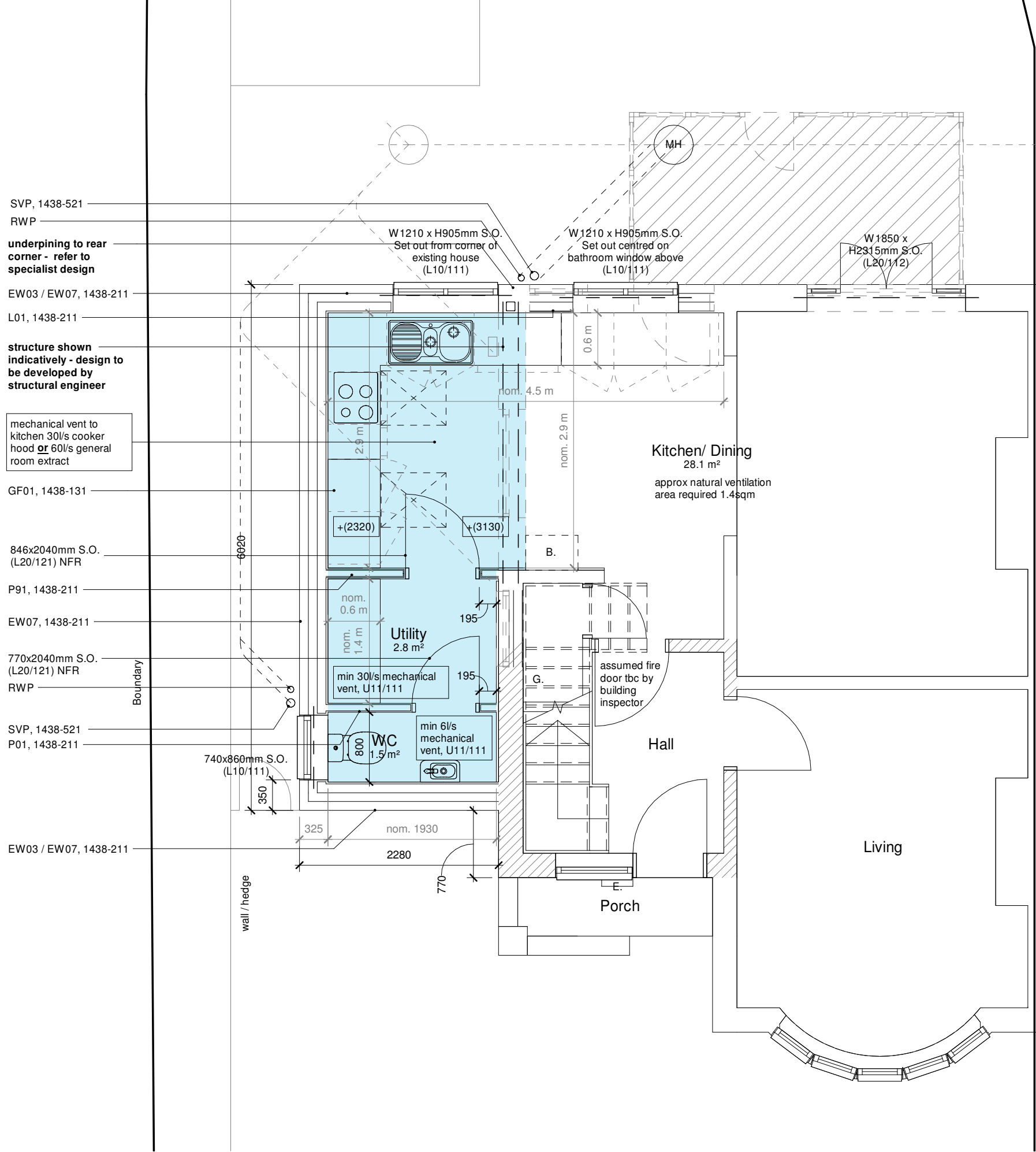
L. Energy efficiency

All new heating appliances to be fitted with room thermostats or thermostatic valves;

All new light fittings to be low energy.

P. Electrical safety

Electrical work to be carried out in compliance with BS 7671 & IEE regulations and to be certified on completion by an electrician registered with the competent person scheme.



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1438 9 Rippenden Avenue
003 - 02 Proposed Plans
16/12/2021 scales shown @ A1

CDM Risks:

Significant project specific risks:

Risk 1: Previous structural work to property - risk of legacy workmanship issues / inadequate design

Risk 2: Risk of hazardous materials used in existing buildings (eg. asbestos, arsenic, lead paints...etc)

Risk 3: Working at height - risk of falling, risk of injury from falling objects.

For detailed guidance refer to 1438-D07 01 CDM Risk Register

Client to appoint Principal Designer for stage 05.

Drainage.

- Existing drain (assumed)
- Existing drain (assumed disused - tbc contractor)
- Proposed drain

ap access point
cd channel drain
g gully
h hopper
mh manhole
re rodding eye
rwp rainwater pipe
sa soak away (feasibility to be confirmed by main contractor)
sc stub connection
ss stub stack
sp soil & vent pipe
(e) denotes existing

Fire Compartmentation.

- fire escape route
- fire compartmentation, 30 minutes
- fire compartmentation, (assumed existing - to be agreed with building inspector)
- FD30s 30 minute fire door with smoke seals
- FD30s (SC) 30 minute self closing fire door w smoke seals
- FD60s 60 minute fire door with smoke seals
- FD60s (SC) 60 minute self closing fire door w smoke seals
- NFR Non fire rated door
- fire exit

Notes.

All dimensions & levels show design intent. Survey has been carried out for drafting purposes only.

Critical dimensions should be site measured.

Dimensions are shown to finished face of walls or edges of structural opening unless otherwise noted;

S.O. denotes structural opening size - to be site measured prior to order of any windows & doors;

(e) denotes existing dimension to be confirmed on site;

dimensions shown in grey are nominal - to be confirmed on site and must not be used for setting out.

Legend.

- proprietary lintel - an inspection of the existing lintels where appropriate must be done prior to new installation - design to be developed by structural engineer