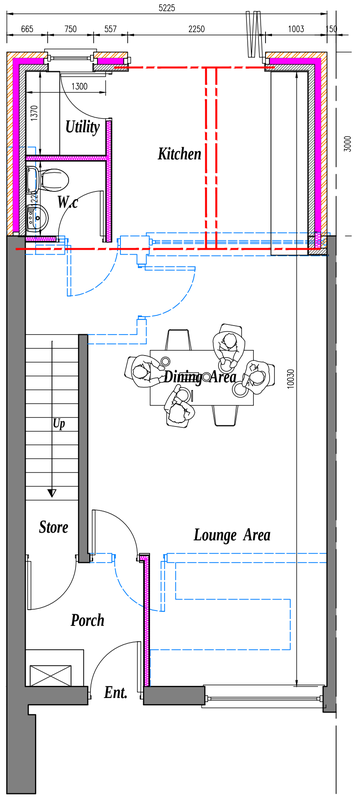
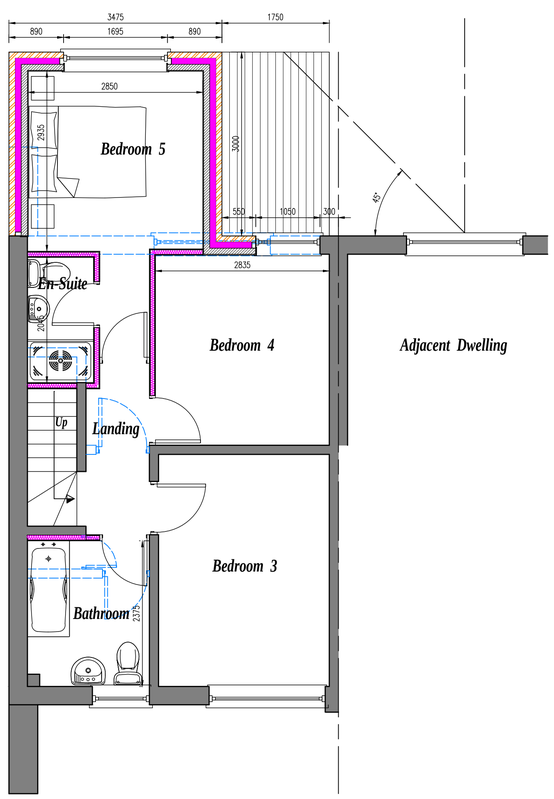
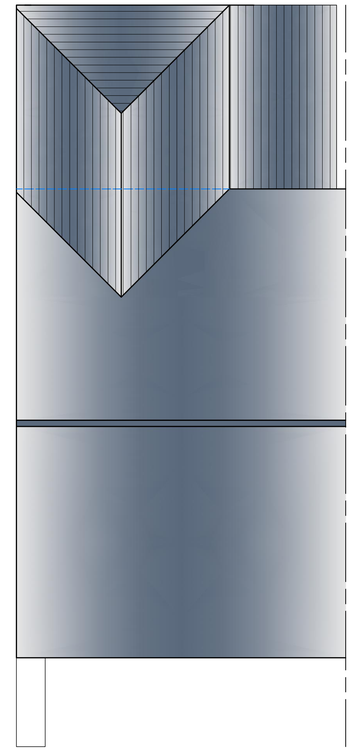


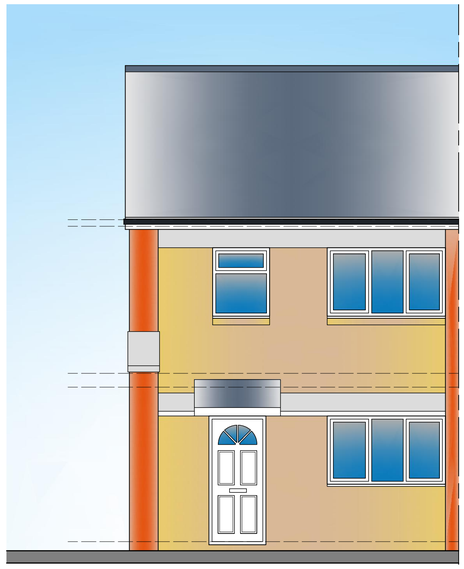
PROPOSED GROUND FLOOR PLAN scale 1:50



PROPOSED FIRST FLOOR PLAN scale 1:50



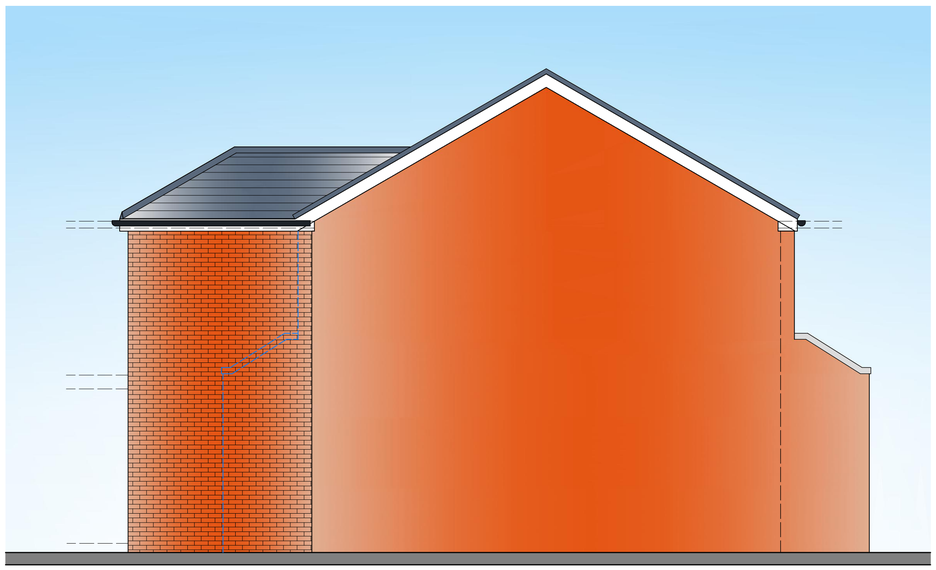
PROPOSED ROOF PLAN scale 1:50



PROPOSED FRONT ELEVATION scale 1:50

0m 1 2 3 4 5m 6 7 8 9 10m

scale 1:50



PROPOSED SIDE ELEVATION scale 1:50

GENERAL NOTES

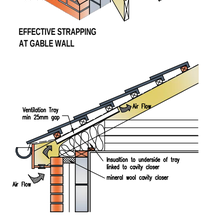
1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 750mm min cover to foundations. Foundations to be min 900mm to bottom of strip footing and taken down to level below invert of any drains passing under or immediately adjacent to the building. 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 - 1.

CONDITIONS RELATING TO THE GROUND
There 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 depth.
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 surrounded 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. 150mm pre-cast concrete lintols inserted where new drains pass through external 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
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 with 38 x 6mm 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 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 0.5msq. 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 be 100mm concrete blockwork.
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 ground level.
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 limits; 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 rather may be birdsmouthed to a depth not exceeding 0.33 the rafter depth.
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)
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 with BS 6457.
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 necessary.
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 stair 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 150 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 or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
26. The Builder is entirely responsible for all temporary works and for 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 familiarex 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 building.
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 equivalent 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 x width of the opening part should be at least 5/8th of the room floor area.
For a hinged or pivot window that opening less than 30° opening part should be at least 5/8th of the room floor area.
External doors the Height x width of opening part should be at least 5/8th 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 achieve at least 5/8th 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.
Openings between habitable rooms and conservatories must be closable.
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 34123 and 24224, and to the FBE (Foundation for the Built Environment) report25.

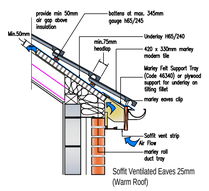
Construction Design And Management Regulations 1994. (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974
Designers CDM Statement
The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".
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 documentation.
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 accessed 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 Solutions. HSG 170



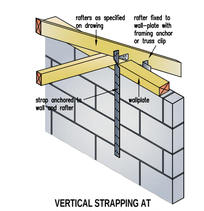
EFFECTIVE STRAPPING AT GABLE WALL

EAVES DETAIL

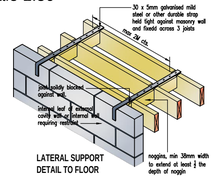


Soffit Ventilated Eaves 25mm (Warm Roof)

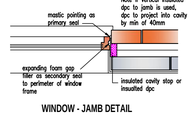
EAVES DETAIL - SLOPING CEILING



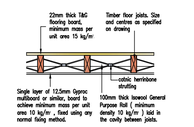
VERTICAL STRAPPING AT EAVES OF PITCHED ROOFS



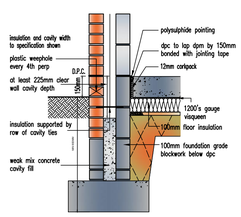
LATERAL SUPPORT DETAIL TO FLOOR



WINDOW - JAMB DETAIL



DETAIL SHOWING SOUND INSULATION TO FIRST FLOOR



FLOOR SLAB 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

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.

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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

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Client:	ANNETTE
Address:	21a FARNBOROUGH ROAD, MILES PLATTING, MANCHESTER, M40
Project:	TWO STOREY AND SINGLE STOREY REAR EXTENSION
Dwg Tile:	PLANNING : PROPOSED PLANS & ELEVATIONS . OPTION 5
Date: JULY 2025	Scale: @A1 1 : 50
Job No: 04.25.34	Dwg No: PL01 rev C
Drawn: D.L	Checked: D.L