PROPOSED FRONT ELEVATION

SCALE 1:00

EXTERNAL MATERIALS TO HAVE MATCHING FACE BRICKWORK DWARF WALLS, ALUMINIUM WINDOW FRAMES AND CLADDING FINISH

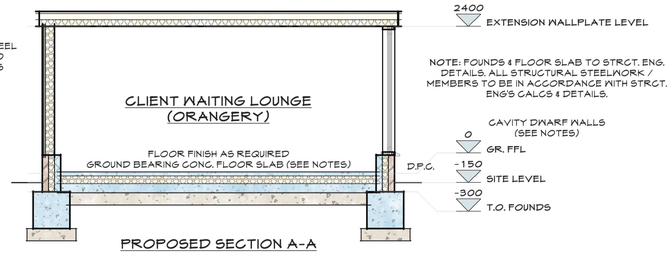
PROPOSED SIDE ELEVATION

SCALE 1:00

COLD DECK FLAT ROOF STRUCTURE: PROVIDE EPDM ROOFING MEMBRANE OR APPROVED GRP SYSTEM ON 22MM APPROVED ROOFING GRADE DECKING ON TAPERED FIRING PIECES MIN. 1:40 FALL ON 9N TREATED 50 X 200MM FLAT ROOF C24 TIMBER JOISTS AT 400 MAX CTRS WITH CENTRAL ROW OF HERRINGBONE OR SOLID STRUTTING AND PERIMETER NOGGINS. ROOF DECKING TO BE MECHANICALLY FIXED TO JOISTS. ALL SUPPORTED ON 100 X 75 9N TREATED WALLPLATE ANCHORED DOWN TO WALL WITH 30 X 5 X 1000MM MILD STEEL GALVANISED LATERAL RESTRAINT STRAPS AT MAXIMUM 2MTR CTRS. NOTE: REFER TO SPECIFICATION NOTE No. 7 FOR FURTHER TECHNICAL DETAILS AND TO THE STRUCTURAL ENGINEERS CALCS & DETAILS FOR ALL STRUCTURAL MEMBERS.

BUILDING CONSTRUCTED AS A STEEL PORTAL FRAME ON FOUNDS TO STRCT. ENG.s DESIGN & DETAILS

COLD DECK FLAT ROOF INSULATION AND VENTILATION: PROVIDE 100MM THICK KINGSPAN KOOLTHERM K 107 ROOF INSULATION BOARD BETWEEN ROOF JOISTS AND 62.5MM THICK KINGSPAN KOOLTHERM K 118 INSULATED PLASTERBOARD UNDER ROOF JOISTS WITH A 3MM SKIM COAT FINISH, MAINTAIN A 50MM CLEAR VENTILATION AIR SPACE ABOVE THE INSULATION TO PROVIDE CROSS-FLOW VENTILATION. IF GAP CANNOT BE RETAINED, PROVIDE COUNTER BATTENS NAILED TO TOP OF JOISTS OR INCREASE FIRING DEPTHS. PROVIDE A 'TYVEK' OR OTHER APPROVED VAPOUR CONTROL LAYER TO UNDERSIDE OF INSULATION OR 12.5MM FOIL-BACKED PLASTERBOARD AND SKIM TO UNDERSIDE OF ROOF JOISTS. IF STANDARD ROOFING FELT IS TO BE USED THEN PROVIDE PROPRIETARY CONTINUOUS SOFFIT VENTILATORS TO PROVIDE 25MM CLEAR VENTILATION TO EAVES LEVEL TO VENTILATE ROOF SPACE.



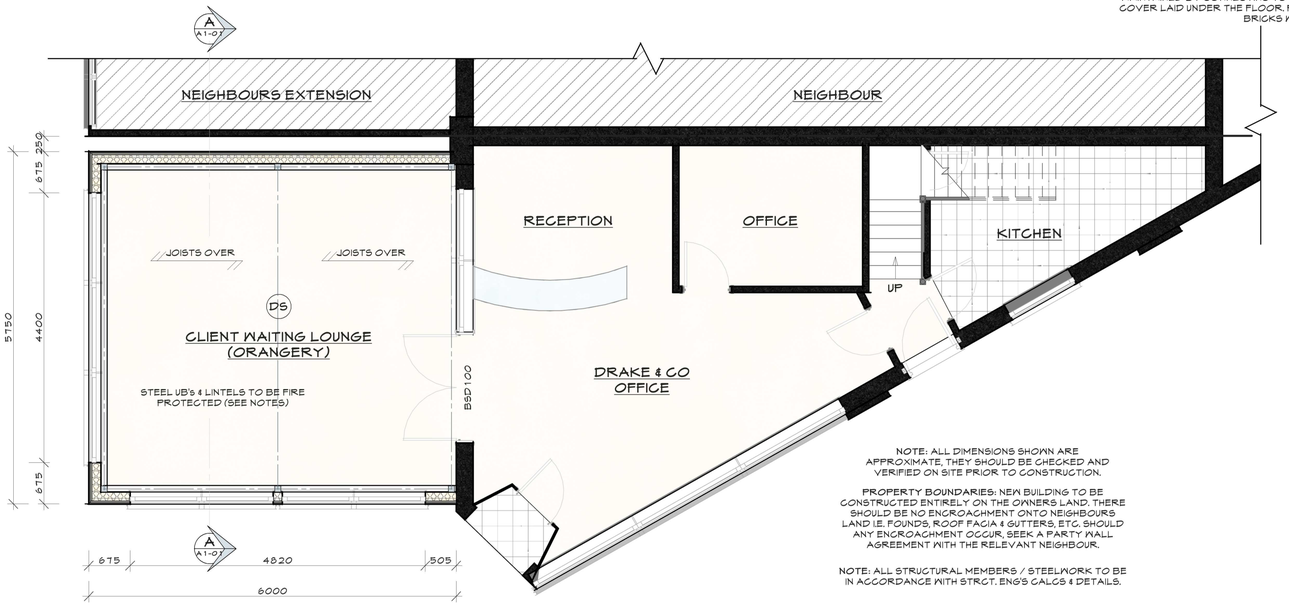
NOTE: FOUNDS & FLOOR SLAB TO STRCT. ENG. DETAILS. ALL STRUCTURAL STEELWORK / MEMBERS TO BE IN ACCORDANCE WITH STRCT. ENG'S CALCS & DETAILS.

PROPOSED SECTION A-A

SCALE 1:50

GROUND BEARING SUSPENDED CONCRETE FLOOR SLAB: FLOOR CONSTRUCTED IN ACCORDANCE WITH STRCT. ENG.s CALCS & DETAILS. PROVIDE 65MM SAND & CEMENT SCREED ON 125MM THICK KINGSPAN KOOLTHERM K 103 FLOORBOARD INSULATION WITH 1 LAYER OF 2000 GAUGE POLYTHENE DPM TO THE UNDERSIDE OF INSULATION AND A VCL ON TOP. PROVIDE 25MM THICK INSULATION UP-STAND AT FLOOR PERIMETER TO COMBAT COLD BRIDGE. PROVIDE 150MM THICK C32/40 GROUND BEARING CONCRETE FLOOR SLAB REINFORCED WITH 1 LAYER A193 TO TOP MIN. 35MM COVER. PROVIDE A MIN. 150MM THICK CLEAN, SULPHATE FREE, SAND BLINDED, WELL CONSOLIDATED HARDCORE TO SUITABLE BEARING STRATA (MIN. 150MM). VENTILATION: ANY EXISTING SUB-FLOOR CROSS VENTILATION TO BE MAINTAINED BY CONNECTING TO 100MM DIA UPVC PIPES WITH 65MM CONCRETE COVER LAID UNDER THE FLOOR. PIPES TO TERMINATE AT NEW 65MM X 215MM AIR BRICKS WITH CAVITY TRAY OVER.

EXTERNAL STUD WALLS: PROVIDE MATCHING EXTERNAL GRADE ALUMINIUM CLADDING ON 38 x 25mm TANALISED 9N BATTENS ON 38 x 38mm TANALISED 9N COUNTER-BATTENS SCREWED TO 150 X 50 9N TIMBER STUDS AT 400 CENTRES. PROVIDE 'KINGSPAN NILVENT' OR OTHER APPROVED BREATHABLE MEMBRANE ON 18mm THICK EXTERIOR GRADE SHEATHING PLYWOOD / OSB TO EXTERNAL SIDE OF STUDWORK. PROVIDE PROMAT 'SUPALUX' OR OTHER APPROVED FIRE RESISTING BOARD TO EXTERNAL SIDE OF STUDWORK IF WALL IS WITHIN 1 MTR OF BOUNDARY. PROVIDE 100MM THICK KINGSPAN KOOLTHERM K 112 INSULATION BETWEEN TIMBER STUDS RETAINING A 50MM WIDE RESIDUAL CAVITY. PROVIDE 52.5mm THICK KINGSPAN KOOLTHERM K 118 INSULATED PLASTERBOARD WITH 3MM THICK SKIM COAT FINISH TO INTERNAL SIDE ON A 'TYVEK' OR OTHER APPROVED VAPOUR CONTROL LAYER (VCL). PROVIDE LEAD FLASHING TO WINDOW CILLS.



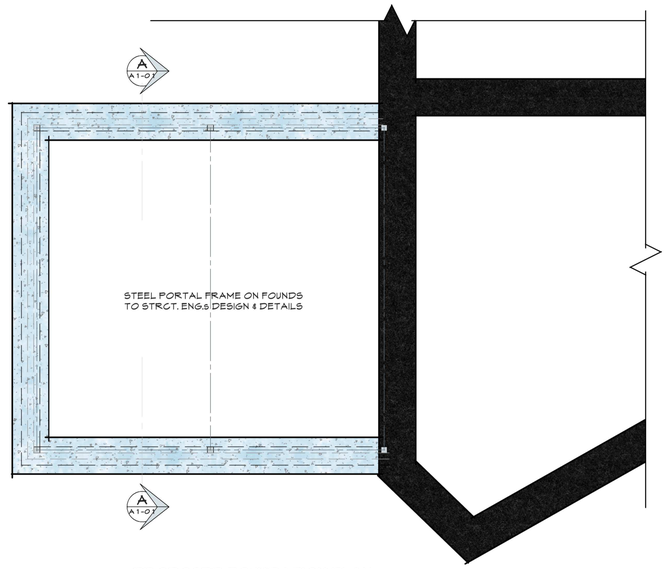
NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE, THEY SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

PROPERTY BOUNDARIES: NEW BUILDING TO BE CONSTRUCTED ENTIRELY ON THE OWNERS LAND. THERE SHOULD BE NO ENCROACHMENT ONTO NEIGHBOURS LAND IE. FOUNDS, ROOF FACIA & GUTTERS, ETC. SHOULD ANY ENCROACHMENT OCCUR, SEEK A PARTY WALL AGREEMENT WITH THE RELEVANT NEIGHBOUR.

NOTE: ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRCT. ENG'S CALCS & DETAILS.

PROPOSED GROUND FLOOR PLAN

SCALE 1:50



PROPOSED FOUNDATION PLAN

SCALE 1:50

GENERAL SPECIFICATION: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEERS CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENT AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION ITEMS WITH THIS DRAWING. ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCS AND DETAILS. THE STRUCTURAL CALCS AND DETAILS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL. CONDITIONAL APPROVAL SOUGHT.

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION. EXISTING FOUNDATIONS SUBJECTED TO ADDITIONAL LOADING MUST BE EXPOSED AND PROVEN ADEQUATE TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR, IF UNSUITABLE TO BE UNDERPINNED WITH MASS CONCRETE.

UNDERGROUND DRAINAGE: REFER TO SPECIFICATION NOTE No. 2 FOR FURTHER TECHNICAL DETAILS. ALL DRAIN RUNS INDICATED ON PLANS ARE ASSUMED, IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND VERIFY THE EXACT LOCATIONS, INVERT AND COVER LEVELS OF EXISTING AND NEW DRAINAGE BEFORE WORK COMMENCES ON SITE. ALL NEW DRAIN RUNS ARE TO BE INSPECTED AND APPROVED/AGREED BY THE BUILDING CONTROL BODY PRIOR TO BACKFILLING. WHERE DRAIN RUNS PASS UNDER FLOORS, PROVIDE A 142 MESH 1M WIDE AND MIN 50MM CONCRETE COVER OVER LENGTH OF DRAIN. ABOVE GROUND DRAINAGE - REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS.

FOUNDATIONS: REFER TO SPECIFICATION NOTE No. 3 FOR DETAILED FOUNDATION ITEMS. IT IS ASSUMED THAT GROUND CONDITIONS ARE SUITABLE FOR STANDARD STRIP FOUNDATIONS. ANY ALTERNATIVE FOUNDATIONS ARE TO BE DESIGNED BY QUALIFIED STRUCTURAL ENGINEER AND ALL STRUCTURAL DETAILS / CALCS ARE TO BE APPROVED BY BUILDING CONTROL BODY PRIOR TO ANY WORK COMMENCING ON SITE. CONDITIONAL APPROVAL SOUGHT.
ANY FOUNDATIONS, LINTELS OR BEAMS CARRYING AN INCREASED LOAD ARE TO BE EXPOSED ON SITE AND IF NECESSARY STRENGTHENED OR REPLACED TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR.

CAVITY WALLS BELOW DPC LEVEL: REFER TO SPECIFICATION NOTE No. 5 FOR FURTHER TECHNICAL DETAILS. CAVITY WALLS COMPRISING OF 100MM WIDE CLASS A DENSE FOUNDATION BLOCKWORK TO INNER & OUTER LEAFS AND 125MM WIDE CAVITY FILLED WITH LEAN MIX CONCRETE TO WITHIN 225MM OF LOWEST HORIZONTAL DPC.

GROUND BEARING FLOOR SLAB: REFER TO SPECIFICATION NOTE No. 4 FOR FURTHER TECHNICAL DETAILS. FLOOR CONSTRUCTED WITH 100MM THICK CONCRETE FLOOR SLAB ON 100MM THICK KINGSPAN KOOLTHERM K 103 FLOORBOARD INSULATION WITH 1 LAYER OF 2000 GAUGE POLYTHENE DPM TO THE UNDERSIDE OF INSULATION AND A VCL ON TOP. PROVIDE A MIN. 150MM THICK CLEAN, SULPHATE FREE, SAND BLINDED, WELL CONSOLIDATED HARDCORE TO SUITABLE BEARING STRATA (MIN. 150MM). PROVIDE 25MM THICK INSULATION UPSTAND AT FLOOR PERIMETER TO COMBAT COLD BRIDGE.

DAMP PROOF COURSE: REFER TO SPECIFICATION NOTE No. 4 FOR DETAILED WALL ITEMS. DPC's TO BE BEDDED BOTH SIDES IN MORTAR AND SEALED TO FLOOR DPM. UPPER AND VERTICAL DPC's TO LAP OVER LOWER OR HORIZONTAL DPC's. DPC's MUST NOT PROJECT INTO CAVITIES WHERE THEY MAY COLLECT MORTAR AND BRIDGE THE CAVITY.

CAVITY WALLS ABOVE DPC LEVEL: REFER TO SPECIFICATION NOTE No. 5 FOR FURTHER TECHNICAL DETAILS. CAVITY WALLS COMPRISING OF 102MM WIDE FACE BRICKWORK OUTER LEAF, 125MM WIDE CAVITY PARTIALLY FILLED WITH 100MM THICK KINGSPAN KOOLTHERM K 106 CAVITY BOARD INSULATION RETAINING A 25MM WIDE RESIDUAL CAVITY AND 100MM WIDE LIGHTWEIGHT LOADBEARING BLOCKWORK INNER LEAF. OUTER AND INNER LEAFS TO BE TIED TOGETHER BY MEANS OF DOUBLE DRIP TYPE STAINLESS STEEL WALL TIES WITH RETAINING CLIPS AT MAX 750MM HORIZONTAL AND 450MM VERTICAL STAGGERED CENTRES. PROVIDE ADDITIONAL TIES AT 225MM VERTICAL CENTRES AT REVEALS. ALL WINDOW AND DOOR OPENING REVEALS ARE TO BE CLOSED WITH PROPRIETARY (THERMABATE OR SIMILAR) INSULATED CAVITY CLOSERS.

LINTELS: REFER TO SPECIFICATION NOTE No. 9 FOR FURTHER TECHNICAL DETAILS. UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS WITHIN MASONRY INTERNAL WALLS ARE TO HAVE CATNIC BOX LINTELS OVER OR OTHER APPROVED. ALL WINDOW & DOOR OPENINGS WITHIN MASONRY EXTERNAL CAVITY WALLS ARE TO HAVE CATNIC CG90/100 LINTELS OVER OR OTHER APPROVED.
ALL STRUCTURAL STEELWORK INCLUDING LINTELS AND STEEL BEAMS TO BE ENCASED WITH 1 LAYER OF 15MM THICK GLASROC F FIRECASE TO ACHIEVE 30 MINUTES FIRE PROTECTION

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE No. 6 FOR FURTHER TECHNICAL DETAILS. PARTITIONS CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD AND SOLE PLATES AND NOGGINS AT MAX. 400MM CENTRES. PROVIDE FULL FILL ACOUSTIC ABSORBING MINERAL WOOL QUILT INSULATION BETWEEN STUDS AND LINE WITH 12.5MM THICK PLASTERBOARD & SKIM BOTH SIDES.

FIRST FLOOR: REFER TO SPECIFICATION NOTE No. 7 FOR DETAILED FLOOR ITEMS. PROVIDE 22mm THICK FLOOR DECKING ON 175 x 63mm SW FLOOR JOISTS AT MAX 400 CTS WITH 100mm THICK SOUND ABSORBING QUILT INSULATION BETWEEN JOISTS. ALL FLOOR JOISTS BENEATH STUD PARTITIONS AND BATH ARE TO BE TRIPLED. PROVIDE 12.5MM THICK PLASTERBOARD & SKIM FINISH TO CEILING.

JOIST STRUTTING: PROVIDE JOIST STRUTTING WHERE JOISTS ENDS BEAR ONTO STEELWORK, BEAR ONTO INTERMEDIATE WALLS, ARE SUPPORTED ON JOIST HANGERS AND JOISTS SPANS ARE OVER 2.5M

STAIRCASE: REFER TO SPECIFICATION NOTE No. 16 FOR FURTHER TECHNICAL DETAILS. STAIRCASE OPENING & HEIGHT DIMENSIONS ARE TO BE MEASURED ON SITE BY SPECIALIST MANUFACTURER. MANUFACTURER IS TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT 'K' OF THE CURRENT BUILDING REGULATIONS. WIDTH OF LANDINGS TO BE NO LESS THAN WIDTH OF STAIRS.

WINDOWS: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 22MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS. ALL NEW EXTERNAL WINDOWS AND DOORS WITHIN THE DWELLING SHOULD MEET THE PAS 24 SECURITY STANDARD FOR CONTROLLED FITTINGS.

SAFETY GLAZING: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. ALL GLAZING WITHIN 800MM OF THE FINISHED FLOOR LEVEL AND TO SIDE WINDOWS WITHIN 300MM OF DOORS AND IN DOORS UP TO 1500MM HIGH IS TO BE SAFETY GLAZING. SAFETY GLAZING TO BE LAMINATED GLASS TO MEET THE SAFETY PERFORMANCE AS SET OUT IN PART N OF THE CURRENT BUILDING REGULATIONS.

ELECTRICAL INSTALLATION: REFER TO SPECIFICATION NOTE No. 13 FOR FURTHER TECHNICAL DETAILS. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION 'PART P' (ELECTRICAL SAFETY). THE TYPE, AMOUNT AND POSITIONS OF ALL ELECTRICAL POINTS WILL BE TO THE CLIENT'S REQUIREMENTS.

GAS SAFETY: INSTALLATION & USE OF GAS APPLIANCES TO BE CARRIED OUT BY A GAS SAFE REGISTERED CONTRACTOR. ANY WORKS CARRIED OUT MUST COMPLY WITH THE GAS SAFETY (INSTALLATION & USE) REGULATIONS 1998.

CARBON MONOXIDE DETECTION: MAINS POWERED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP TO BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

PLUMBING & HEATING / HOT WATER INSTALLATION: REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS. ALL OF THE WORK RELATING TO HEATING AND HOT WATER INSTALLATIONS WILL BE SUBJECT TO BUILDING CONTROL AND ALL RELEVANT INFORMATION AND FULL CERTIFICATION ARE TO BE SUBMITTED TO THE BUILDING CONTROL BODY UPON COMPLETION OF THE WORK.

VENTILATION: REFER TO SPECIFICATION NOTE No. 15 FOR BACKGROUND AND MECHANICAL VENTILATION REQUIREMENTS .

MECH. EXTRACT FANS: MECHANICAL EXTRACT - REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS.
SANITARY: 6 L/SEC, EN-SUITE 4 BATH: 15 L/SEC, UTILITY ROOM: 30 L/SEC, KITCHEN: 30 L/SEC. (ADJACENT TO HOB) OR 60 L/SEC, ELSEWHERE. WHERE REQUIRED, PROVIDE A PROPRIETARY DUCT TO EXTERNAL WALL.

RESIDENTIAL FIRE SAFETY: REFER TO SPECIFICATION NOTE No. 13 FOR FIRE SAFETY TECHNICAL DETAILS. FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.

FIRE RESISTING PARTITIONS: FIRE RESISTING STUD PARTITIONS: STUD PARTITIONS ENCLOSING THE STAIRWAY TO BE CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD & SOLE PLATES AND NOGGINS AT 400 CTS. TAKEN UP TO UNDERSIDE OF FLOOR SOFFIT AND FIRE STOPPED. PROVIDE FULL FILL MINERAL WOOL QUILT INSULATION BETWEEN STUDS WITH 12.5MM THICK PLASTERBOARD & SKIM BOTH SIDES TO PROVIDE 30 MINS. FIRE PROTECTION. ALL EXISTING PARTITIONS ENCLOSING THE STAIRWAY ARE TO ACHIEVE 30 MINS FIRE PROTECTION. CHECK & UPGRADE IF NECESSARY.

SMOKE & HEAT DETECTORS: AUTOMATIC SMOKE & HEAT DETECTOR HEADS TO BE LINKED INTO THE FIRE ALARM WARNING SYSTEM IN ACCORDANCE WITH BS 5839-1:2002.

FIRE DOORS: FIRE DOORS TO BE QUALITY ASSURED 30 MINUTE FIRE RESISTANT FITTED WITH AN OVERHEAD HYDRAULIC SELF CLOSING DEVICE (SC). FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS AND SMOKE SEALS WITH 12MM REBATES TO DOOR FRAME. A 'KEEP SHUT' NOTICE TO BE FIXED AT EYE LEVEL TO EACH SIDE OF DOOR.

EMERGENCY LIGHTING: ANY EMERGENCY LIGHTING SYSTEM TO BE IN ACCORDANCE WITH BS 5266 PART 1: 2005.

GENERAL:
IPB ARCHITECTURE OWN THE COPYRIGHT IN THIS DRAWING AND WE GENERALLY ASSERT OUR MORAL RIGHTS TO BE IDENTIFIED AS AUTHOR OF THE WORK UNDER THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988. THE RIGHT TO COPY AND USE DOES NOT EXTEND TO ANY FUTURE PURCHASER, LEASEHOLDER OR TENANT OF THE PROPERTY WITHOUT OUR PRIOR AGREEMENT. ALL REPRODUCTION AND INTELLECTUAL PROPERTY RIGHTS RESERVED © IPB ARCHITECTURE (UK) 2025.
WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS DRAWING, IT IS IMPORTANT TO NOTE THAT DIMENSIONS MAY BE COMPROMISED DUE TO CAD/DWG TO PDF SOFTWARE FILE CONVERSION. SITE SURVEY MEASUREMENTS OF EXISTING BUILDINGS AND OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, MIS-STATEMENT OR DISCREPANCY. THE READER SHOULD WORK TO ILLUSTRATED DIMENSIONS ONLY AND CHECK & VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS AND DRAWINGS INCLUDING ANY STRUCTURAL OR OTHER SPECIALIST DRAWINGS AND DETAILS. PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND THE CURRENT BRITISH STANDARDS & CODE OF PRACTICE.
ANY DISCREPENCIES ARE TO BE REPORTED TO IPB ARCHITECTURE IMMEDIATELY.
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015:
THE CDM 2015 PLACES LEGAL DUTIES ON VIRTUALLY EVERYONE INVOLVED IN CONSTRUCTION WORK. THOSE WITH LEGAL DUTIES ARE COMMONLY KNOWN AS DUTY HOLDERS. DUTY HOLDERS UNDER THE CDM 2015 ARE: CLIENTS, PRINCIPAL DESIGNERS, DESIGNERS, PRINCIPAL CONTRACTORS, CONTRACTORS AND WORKERS. THE CONTRACTOR AND CLIENT ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. THE CDM 2015 REQUIRES MOST CONSTRUCTION WORK TO BE NOTIFIED TO HSE. A PROJECT BECOMES NOTIFIABLE WHERE IT LASTS LONGER THAN 30 DAYS AND HAS MORE THAN 20 WORKERS, WORKING SIMULTANEOUSLY AT ANY ONE POINT OR EXCEEDS 500 PERSON DAYS. THE CONTRACTOR AND/OR CLIENT IS TO CONFIRM WITH THE HEALTH & SAFETY EXECUTIVE (HSE) WHETHER THE PROJECT IS DEEMED AS 'NOTIFIABLE'. THE CONTRACTOR IS TO COMPLY FULLY WITH THE CDM REGULATIONS AND THE WORKPLACE (HEALTH & SAFETY) REGULATIONS AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
COMMERCIAL CLIENTS:
THE COMMERCIAL CLIENT IS RESPONSIBLE FOR MAKING THE ARRANGEMENTS BY WHICH THE PROJECT WILL BE MANAGED AND ENSURING THAT THOSE ARRANGEMENTS ARE MAINTAINED AND REVIEWED THROUGHOUT THE LIFE OF THE PROJECT. WHERE THERE IS OR IS LIKELY TO BE MORE THAN ONE CONTRACTOR WORKING ON A PROJECT, THE CLIENT MUST APPOINT BOTH A PRINCIPAL DESIGNER (PD) AND A PRINCIPAL CONTRACTOR (PC) AT THE EARLIEST OPPORTUNITY AND BEFORE CONSTRUCTION STARTS. THE CLIENT IS ALSO RESPONSIBLE FOR TAKING [REASONABLE STEPS]] TO ENSURE BOTH THE PD AND PC COMPLY WITH THEIR DUTIES, FOR PROVIDING PRE CONSTRUCTION INFORMATION (PCI), ENSURING THE CONSTRUCTION PHASE PLAN AND HEALTH AND SAFETY FILE ARE PRODUCED AND FOR ENSURING THE HEALTH AND SAFETY FILE IS HANDED OVER TO ANY NEW OWNER OF THE STRUCTURE.
DOMESTIC CLIENTS:
THE DOMESTIC CLIENTÕS RESPONSIBILITY IS TO APPOINT THE PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR WHERE THERE IS MORE THAN ONE CONTRACTOR. IF THIS DOES NOT HAPPEN THE REGULATIONS AUTOMATICALLY TRANSFER THE CLIENTÕS DUTIES TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR OF THE PROJECT.
MAIN CONTRACTORS DUTIES:
THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. IT IS TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS. IT IS TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING.
THE SITE IS TO BE KEPT TIDY AT ALL TIMES, NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS. ALL WORK SHALL CONFORM TO THE STANDARDS FOR MATERIALS AND WORKMANSHIP' IDENTIFIED IN REGULATION 7; I.E. USING PROPER MATERIALS APPROPRIATE FOR THE CIRCUMSTANCES IN WHICH THEY ARE USED. THE CONTRACTORS OPERATIONS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER; PROPER MATERIALS INCLUDE MATERIALS WHICH BEAR AN E.C. MARK, CONFORM TO A HARMONISED STANDARD OR EUROPEAN TECHNICAL APPROVAL AND CONFORM TO A B.S. OR B.B.A. CERTIFICATE(S).
PARTY WALLS:
THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1997 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:
- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISE WALL OR CUT OFF PROJECTIONS
- DEMOLISH AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS. THE OWNER SHOULD ENSURE THAT A PARTY WALL AGREEMENT HAS BEEN MADE PRIOR TO COMMENCEMENT OF THE WORKS ON SITE SHOULD ANY OF THE ABOVE APPLY TO THE PROPOSED WORKS.

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PROJECT No: IPB 1444

REV.	DESCRIPTION	DATE	BY

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REVIEWED BY: IPB
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