

do not scale

if in doubt ask

notes:

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All dimensions must be checked on site prior to commencement of works and any discrepancy to be reported immediately.

Builders / Contractors need to be aware that they must not alter any of the construction Details / Products from the approved plans. However, where "or similar approved" is shown, an alternative Product / Manufacturer may be used, so long as the chosen alternative is at least equal in quality, performance, strength etc. Such variations however, must be approved by the Design Team -in advance of ordering. All components / products should be stored, handled, installed, fixed, sealed etc. in strict accordance with the respective manufacturers Instructions & recommendations.

The client is to be aware that the work shown should only be executed by qualified builders who have attended the latest CDM courses and are fully proficient in all forms of safety procedure relating to all aspects of building and the safe operation of all plant and equipment including personal protection. The builder and sub contractors should submit to the client his Method Statement of Operation outlining his risk assessments etc relating to the work shown on this drawing before commencing work. The Client should also be aware of the Regulatory Reform (Fire Safety) Order Act: 2005, and the need to appoint a "Responsible Person/s". It is recommended to consult with a Fire Safety Specialist / Consultant if in any doubt.

Health & Safety - CDM regulations 2015. PN is not and does not act as the Principle Designer. The Contractor or Client will take on board the responsibility of the Principal Designer and be responsible for H&S on site.

Materials, Goods and Workmanship: Materials, goods and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of materials, goods and workmanship given in any one trade are to apply throughout this specification unless otherwise stated. All workmanship shall be carried out in accordance with the current Building Regulations and all to the satisfaction of the Building Control Officer, Consultants, NHBC and BS codes. All materials shall be fixed strictly in accordance with manufacturers instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Supervision: The contractor shall provide all necessary supervision and administration for the proper execution of the work and shall nominate a competent member of their staff to act as a site Foreman. This nomination shall be notified to the Contract Administrator prior to the commencement of work.

Discrepancies: Any discrepancy, discovered by the Contractor, between drawings and specification or between drawings/specification and the site, must be brought to the notice of the Contract Administrator for clarification and instruction immediately any such discrepancy becomes apparent.

Defects in Existing Work: Any defects not already identified in the existing work or structure to remain must be reported immediately to the Contract Administrator for instruction before proceeding with any work which may -  
a) cover up or otherwise hinder access to the defective construction, or  
b) be rendered abortive by carrying out of remedial works.

Resources / Temporary Works and Services: The contractor shall:-

- i) Allow for all necessary plant, tools, vehicles and scaffolding etc. required for proper execution of the structural works.
- ii) Allow for compliance with current Health & safety Act, Construction Regulations and all other legislation affecting building works.

Construction Design & Management Regulations 2015: The contract is to be carried out in accordance with the current CDM Regulations as applicable.

Protection of Private & Public Services: Check positions of all existing services prior to commencement of work. Protect, maintain and prevent

damage during the course of the works. If any damage results from the execution of the works, the Contractor will notify the appropriate service authority and the Contractor shall make arrangements for the damage to be made good without delay at their own cost and to the satisfaction of the service authority and/or private owner as appropriate. Keep approaches to site clear from mud and debris.

Prevention of Nuisance: The contractor shall take all reasonable precautions to prevent nuisance or danger to the public, occupants of the building and occupants of adjoining properties arising from dust, noise, vibration, etc.

Making Good & Protection of Existing: The Contractors pricing is to allow for all necessary making good whether specified or implied. The Contractor is to take all necessary precautions including moving, covering up and protecting existing fixtures and furnishings to prevent unnecessary damage. The Contractor will be held liable for all damage caused by their works and will be required to make good all such damage at their own expense.

Moisture, Humidity & Frost: The Contractor shall prevent the work becoming wet or damp where this may cause damage and shall allow for all necessary heating and covering up to protect against damage by frost. Drying times and provision of heaters, etc., to facilitate drying out must be allowed for in the Contractors pricing where necessary.

Good Practice: where and to extent that material products and workmanship are not fully specified, they are to be:-  
1) Suitable for purpose of the works stated in, or reasonably to be inferred from contract documents, and  
2) In accordance with good building practice, including the relevant provisions of the current BSI documents.

The products must be new unless otherwise specified. Ensure that the whole quantity of each product and material required to complete the work is of a consistent kind, size, quality and overall appearance. Handle, store and fix products with care incorporated into the work.

DPC: Damp proof courses should be laid on a level bed of cement mortar. At all times, damp proof courses shall provide a complete barrier and mortar shall not cover the sides or the ends of the DPC. Kingspan Thermabate (or other equal) insulated cavity closer/vertical dpc to close cavity at all openings in external walls, cavity closer to be built in as work proceeds and tied in with clips at 225mm vertical centres. Unite dpc's with dpm's.

Ground Bearing Slab - Reinforced 125mm Ground Bearing Slab: 75mm screed, on polythene vapour control layer, on 75mm Celotex GA4075 floor insulation with 25mm Celotex TB4025 turned up around edge of screed to achieve a min U-value of 0.22W/m²K, on 1200 gauge Visqueen dpm, on 125mm concrete slab with A193 mesh set central on 1200 gauge Visqueen DPM united with surrounding DPC's on min. 100mm well compacted blinded hardcore.

Solid Ground Floor U-value calculations: P/A where P = 17.8m (exposed perimeter of floor) and A = 39.1m² (Area of floor), P/A = 0.5 = 70mm Celotex GA4070/FF4070 to give a U-Value of 0.20W/m²K.

Ground Floor (suspended if needed) - Beam and Block: 75mm screed, on polythene vapour control layer, on 80mm Celotex GA4080 floor insulation with 25mm Celotex TB4025 turned up around edge of screed to achieve a min U-value of 0.22W/m²K, on 1200 gauge Visqueen DPM united with surrounding DPC and cavity tray, on PCC floor beams (ends bedded on DPC) with infill blocks all to specialists design. Min 225mm floor void between U/S of joists to soil cleared of vegetation. 215x75mm UPVC air bricks with cavity liners and offset telescopic ducts at 1400mm centres in external wall.

Suspended Ground Floor U-value calculations: P/A where P = 17.8m (exposed perimeter of floor) and A = 39.1m² (Area of floor), P/A = 0.5 = 80mm Celotex GA4080 to give a U-Value of 0.20W/m²K.

Internal Walls - 65mm Timber Studwork (90mm overall thickness): 65x50mm studs at max. 400mm centres, noggins at 600mm alternate centres. Double head and sole plate. Pack 65mm Rockwool Insulation between studs. 12.5mm SoundBloc and skim both sides. Partitions to be built off double joists where partitions are parallel with floor joists and where built at 90 degrees to floor joists provide solid packing under.

External Cavity Walls - 300mm cavity wall with full fill insulation: 100mm Facing brick, 100mm cavity filled with glass wool cavity batts, 100mm lightweight aggregate block load bearing inner skin (3.5N Cemex Readyblock 850) with Thistle Hardwall plaster. All to give an anticipated U-value of 0.26W/m²K. Wall ties vertical twist type 225mm long in accord with BS DD 140-2:1987 table 1 & 3, 900mm horizontal & 450mm vertical staggered centres staggered, also 300mm vertical and within 225mm from the vertical edge of all openings, movement joints or roof verges. Hyload dpc to be a min. of 150mm above ground and paving levels. 2 skins of brickwork below dpc. Overlap wall and roof insulation at eaves. Returns less than 550mm to be reinforced with bricor at 225mm vertical centres. Mechanical joints to wall junctions Furfix or similar with 2 part polysulphide mastic. Bed joint reinforcement above and below window openings.

Flat Roof: Derbigum two layer built up torch on type felt to BS747 and CP144.Type 2B underlayer, on 19mm WBP exterior grade plywood on firrings laid to 1/60 falls on specialist eco/posistrut engineered joists 350 deep with trimmed roof light opening to specialist details. Installation to manufacturers details, filled with 200mm quilt insulation between joists. 12mm Celotex TB4000 to underside of joists. Vapour Control Layer fixed in accordance with manufacturers details under 1 layer of 12.5mm plasterboard and skim to ceiling, all to give a U-value of 0.18W/m²K. 10mm plywood soffit with standard eaves ventilator giving a continuous 25mm gap to each side wall. 25mm celular foam fascia with 25mm drip batten.

Lintels to Ground Floor: Generally to be prefabricated steel lintels over all openings to external openings, type, size and bearing as recommended by manufacturer. 65mm pre-stressed concrete lintel over SW drains. Pack lintels with insulation if not already pre-insulated. Use pre-formed stop ends bonded to cavity tray/lintel to coincide with perp joints. Use 2 per plugs/weep hole filters over each lintel. Pre-stressed concrete lintels to internal walls.

Ventilation: Opening lights to all habitable rooms to provide 1/20th floor area as ventilation. Provide trickle ventilation to all habitable rooms min 8000sqmm, using proprietary hit and miss ventilators within the head of the window frame or door. Opening lights/door to provide min 1/20 floor area as opening lights. Extractor fan to kitchen via a cooker hood with an extraction rate of 30 litres per second (adjacent to hob) or an extractor fan with an extraction rate of 60 litres per second. For a room with no openable window, the extract should have a 15 minutes over-run. In rooms with no natural light, the fans should be controlled by the operation of the room light switch. Ducting to axial fans to be max 3m in a straight run or 2m if run includes one 90 degree bend. Centrifugal fan to be used if ducting exceeds these distances. Encase extract ducting in insulation quilt where passing through common areas to provide sound attenuation. To ensure good transfer of air throughout the building, there should be an undercut of 10mm to the underside of all doors to Bathrooms, Shower Rooms and En-Suites. A commissioning notice is to be provided for the mechanical ventilation system and given to Building Control prior to completion; air flow rates to be measured and a notice given to Building Control upon completion of works.

Windows (Extensions): To be Softwood or UPVC windows double glazed with a min 16mm air gap (Argon gas filled) to achieve a min u-value of 1.6W/m²K. Centre-pane U-value = 1.2W/m²K Windows to be draught stripped. Use low 'E' glass in DG units.

Doors (Extensions): To be Softwood or UPVC Doors double glazed with a min 16mm air gap, Doors with more than 50% of their internal face area to achieve a min u-value of 1.8W/m²K. Centre-pane U-value = 1.2W/m²K Windows to be draught stripped. Use low 'E' glass in DG units. Other doors 1.8W/m²K.

Safety Glazing: All glazing to windows which is less than 800mm above finished floor level and glass to doors within 300mm of either side of doors and is less than 1500mm above finished floor level will need to be safety glass to BS6206.

Domestic Drains: Lay 100mmØ Wavin Osma or equivalent upvc drains on 100mm bed and 150mm surround of pea shingle to falls of 1:40 and 1:70 as shown, sleeve through foundation, wrap with quilt, PCC lintel over drain UPVC manholes with 150mm concrete surround on 150mm concrete base. 110mm diam. deep flow gutters and 68mmØ. RWP to RW shoes, to roddable gullies connected to foul water system.

IC & MH chamber sizes: Up to 0.6m deep 300min internal circular 0.61m to 1.0m deep 450min internal circular 1.01m to 1.5m deep 1050min internal circular 1.51m to 2.7m deep 1200min internal circular All chamber sizes and Manhole cover sizes and construction to Part H1 of the Building Regulations.

Part P - Electrical Safety (Dwellings): Prior to commencement the Building Inspector must be informed by the Client, Builder or Electrician how Part P will be complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 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

Lighting - Domestic: Internal lighting to be energy efficient and outside lights to be the same with PIR operations. The minimum requirements to satisfy the building regulations are 75% of all fixed lighting fittings to be energy efficient.

no: date: by: revision:

project:

53 Cliff Road  
Holland-on-Sea

drawing title:

Proposed Lounge Notes

client:

Mr Isaac

date: drawn: sheet:

11/2020 FDL

scale@A3: drawing no: revision:

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**Paul Newbould**  
Planning & Building Design Services

78 Kings Ave., Holland on Sea, Clacton on Sea, Essex. CO15 5EP.  
Tel: 01255-814505 E-Mail: enquiries@paulnewbould.co.uk  
www.paulnewbould.co.uk Quality Design Group - CDM Co-Ordinator Svcs.