

IMPORTANT

SERVICES

all existing underground service connections i.e. electricity, gas, water, telephone from and to existing building to be permanently protected where affected by the proposed works all to satisfaction of all service providers

all service routes indicated are approximate actual location to be verified by on site excavation

GAS MAIN SUPPLY

NOTE location and direction of gas main unknown and this must be verified by on site excavation before work starts

Main Contractor to liaise with statutory mains gas provider where existing mains gas supply affected by proposed works

ELECTRICITY SUPPLY

NOTE location and direction of electricity main supply cable unknown and this must be verified by on site excavation before work starts

Main Contractor to liaise with statutory mains electricity supplier where existing electricity cable affected by works

TELECOM CABLES

NOTE location and direction of telecom cables unknown and this must be verified by on site excavation before work starts

Main Contractor to liaise with telecom supplier where existing cables affected by proposed works

WATER SUPPLY

NOTE location and direction of water main supply unknown and this must be verified by on site excavation before work starts

Main Contractor to liaise with statutory mains water supplier where existing water supply affected by proposed works

FOUL AND SURFACE WATER DRAINAGE

NOTE location and direction of existing underground drainage unknown and this must be verified before work starts

Main Contractor to liaise with Northumbrian Water where existing drains are affected by proposed works

ELECTRICAL

existing electrical installation to be extended with high integrity consumer unit full RCD protection for all new services where required all to comply with the IEE Regulations and with Part M and Part P of the Building Regulations 2000 and to BS 7671:2008

installations to be designed, installed, inspected and tested by a qualified electrical engineer with certification provided

a minimum of one light fitting which takes a lamp with a luminous efficacy greater than 40 lumens per circuit watt to be installed

GENERALLY

ALL WORKS ARE SUBJECT TO THE REQUIREMENTS OF THE CDM REGULATIONS IN ACCORDANCE WITH CURRENT HSE STANDARDS

The builder should allow for assessing potential hazards and risks during the works in order to maintain the required level of health and safety of all site operatives, the occupants of the premises, and the general public

As a guide hazards and risks on this project may include:

- Working at heights, risk of injury through falling persons, tools or materials
- May encounter materials with asbestos content
- May encounter buried cables gas and or water pipes
- Lifting of heavy materials with risk of personal injury
- Working with power tools use personal protective gear
- Working with toxic substances use personal protective gear
- Window cleaning to be carried out from inside if access cannot be gained externally

DEMOLITION

All demolition works are subject to a risk assessment and to be undertaken in accordance with HSE Safety Regulations

TEMPORARY SUPPORT

Allow for all temporary support as required to maintain the stability of the existing structure during the works

CENTRAL HEATING

existing panel radiator space heating installation to be extended and installed in accordance with manufacturers instructions

new radiators: Myson DPX double convectors each with TRV valve control radiator output to be more than adequate for the size of room

complete installation all in accordance with the current safety regulations and certified by a registered heating engineer

all exposed pipework fully insulated independant control to be provided by boiler programmer zone thermostats and thermostatic radiator valves

provide notice plate giving safety information in accordance with building regulation J4

PURGE VENTILATION

ensure total area of all window opening lights provide at least 5% floor area purge ventilation

BACKGROUND VENTILATION

provide trickle vents to all external window frame heads at least 1.70 m from finished floor level 5000 sq mm area to habitable rooms 2500 sq mm area to non habitable rooms fit with fly proof mesh and manual controlled

EXTRACT VENTILATION

EF

provide extract fan to external air not less than 400 mm below ceiling level with 15 minute over-run to serve:

Kitchen:
60 litres/second rating
30 litres/second adjacent hob

Utility:
30 litres/second rating

Bathrooms/Shower rooms:
15 litres/second rating

Cloakroom w.c.
6 litres/second rating

100 mm diameter flexible or rectangular ducting to pass horizontally to external wall outlet or vertically to roof tile outlet

ensure 10 mm gap left to bottom of cloakroom wc door

DRAINAGE

ALL DRAINAGE TO SATISFACTION OF BUILDING CONTROL OFFICER

all drainage to be in accordance with BS 8301: 1985 Code of Practice for Building Drainage

subject to further investigation on site and in agreement with Building Control Surveyor

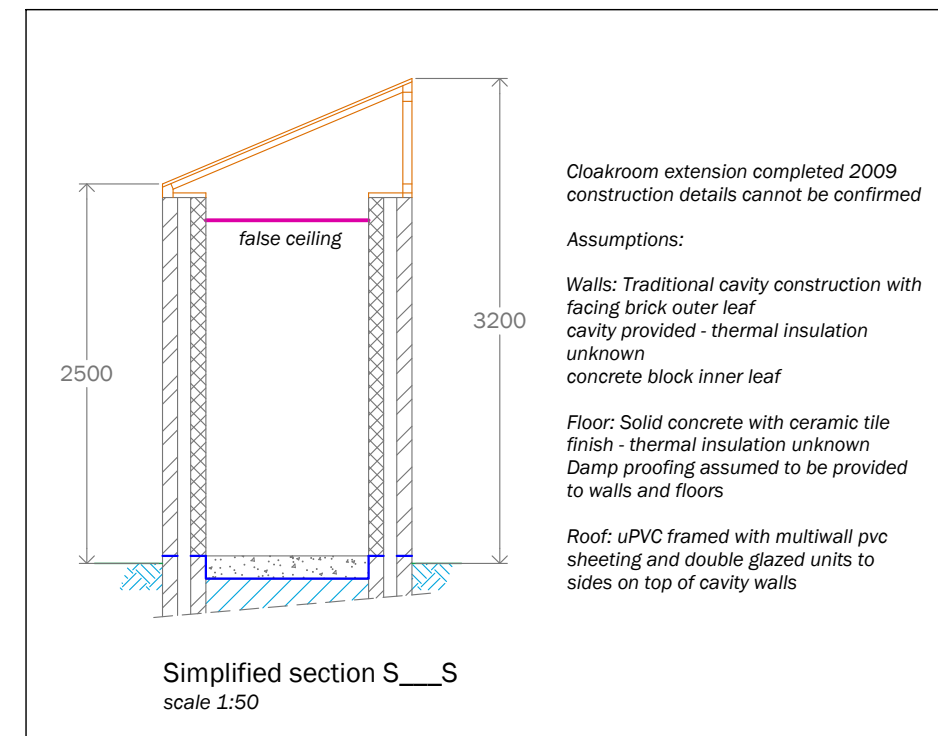
Cloakroom wc:
connect wc to existing inspection chamber with 100 mm Ø foul drain 40 mm diameter PVC waste pipe from wash hand basin 75 mm deep seal anti vacuum trap no soil connection within 200 mm of waste connections opposing waste connections offset by 200 mm rodding access to all bends and junctions

extend existing rainwater pipes drain provide gully and 63 mm Ø PVC downpipe connect to 100 mm Ø half round PVC eaves gutter

NOTE location of existing surface water and foul water drainage systems unknown

all drain runs shown are approximate actual location to be verified by on site excavation seal off all redundant drainage bridge all drains through walls with rc lintels

all drainage to be agreed with Local Water Authority before work commences



IMPORTANT

THIS DRAWING MUST BE READ IN CONJUNCTION WITH DRAWING NUMBERS

667-1, 667-2, 667-3, 667-4, 667-5

Drg No 667-3
A3 paper size

M.D. Griffiths BSc (Hons) MRICS
Chartered Building Surveyor
5 Greenmount Road
Darlington
DL3 8EP
01325 284022
griffmd@gmail.com

mdg

Drawing: Section S__S & construction notes
Scale: 1:50
Date: June 2021
Drg No: 667-3
Revision:

KITCHEN EXTENSION
at
2 BRIDGE HOUSE ESTATE
FERRYHILL
DL17 8EY
for
Mr S Snaith

IMPORTANT
ALL DIMENSIONS SHOWN MUST BE VERIFIED BY ON SITE MEASUREMENT
ALL DIMENSIONS NOT SHOWN MUST BE VERIFIED BY ON SITE MEASUREMENT
ALL ROOM DIMENSIONS ARE FOR GUIDANCE PURPOSES ONLY WITH NO ALLOWANCE FOR TOLERANCES OF PLASTER, THERMAL INSULATION ETC.

IMPORTANT
THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND SUBJECT TO THE COMPLETION OF FURTHER DETAILS INCLUDING THE STRUCTURAL SUPPORT SYSTEM AND APPROVAL UNDER BOTH THE PLANNING AND BUILDING REGULATIONS

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Chartered Building Surveyor

