



VISUAL SCALE 1:50 @ A1

BUILDING REGULATIONS NOTES

DEMOLITION
Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.
Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.
If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required.
All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

SITE INVESTIGATION

A survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC, Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING

Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

RAINWATER DRAINAGE

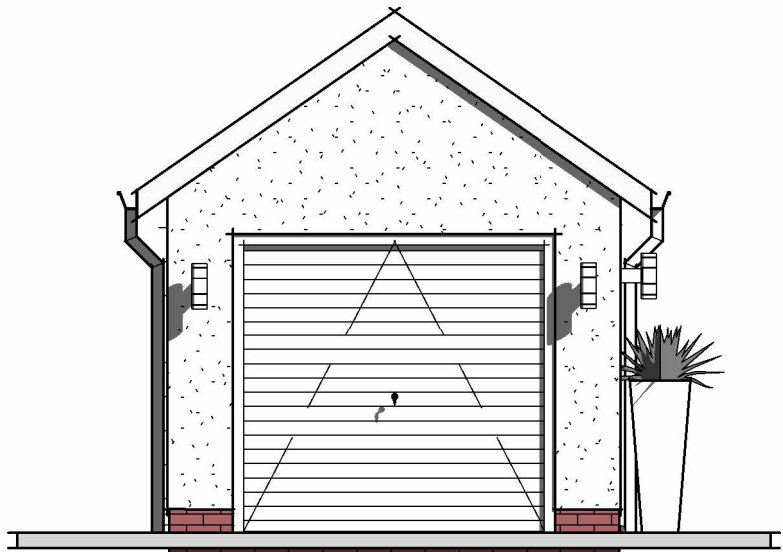
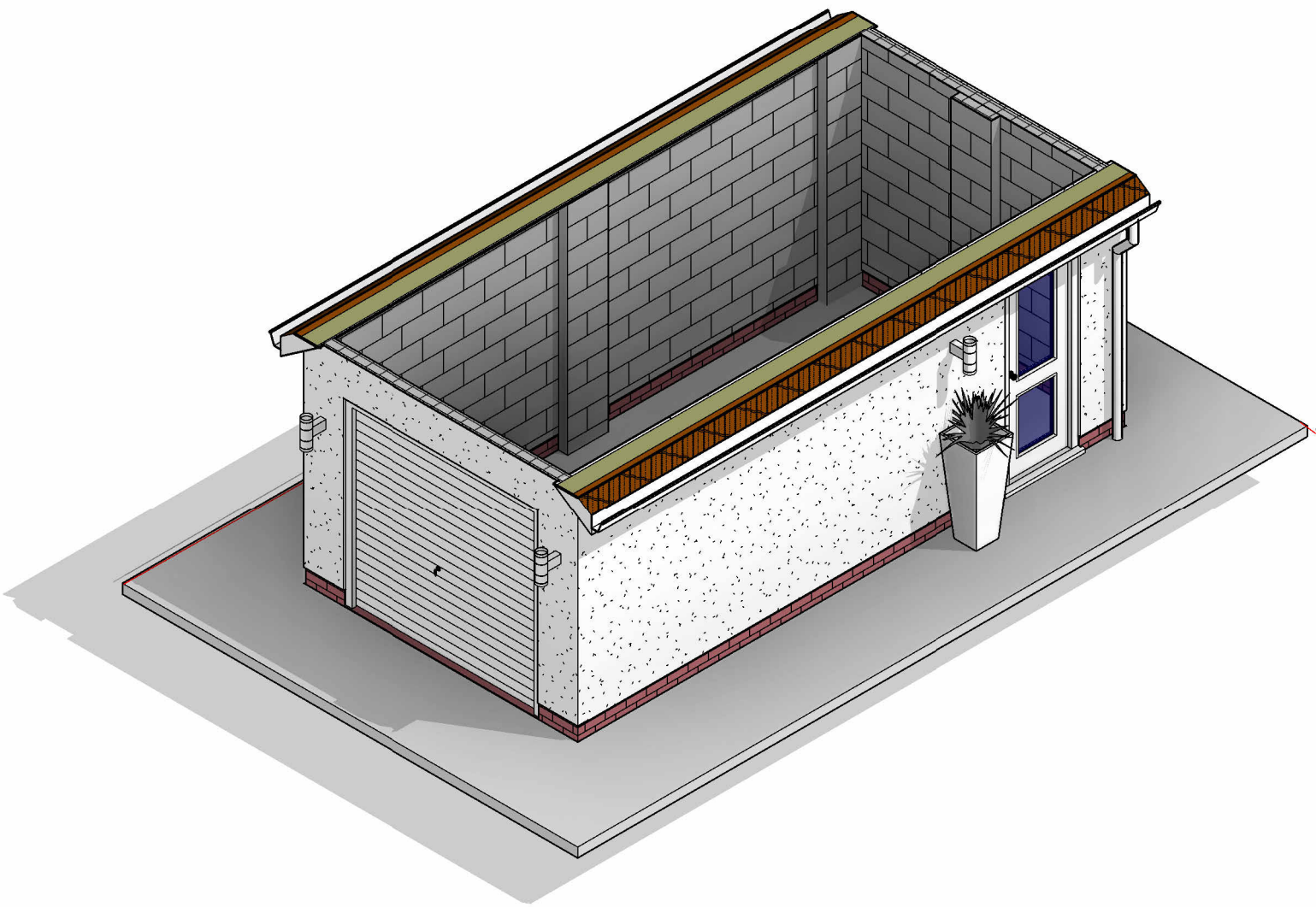
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 48mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

EXTERNAL SURFACE WATER DRAINAGE

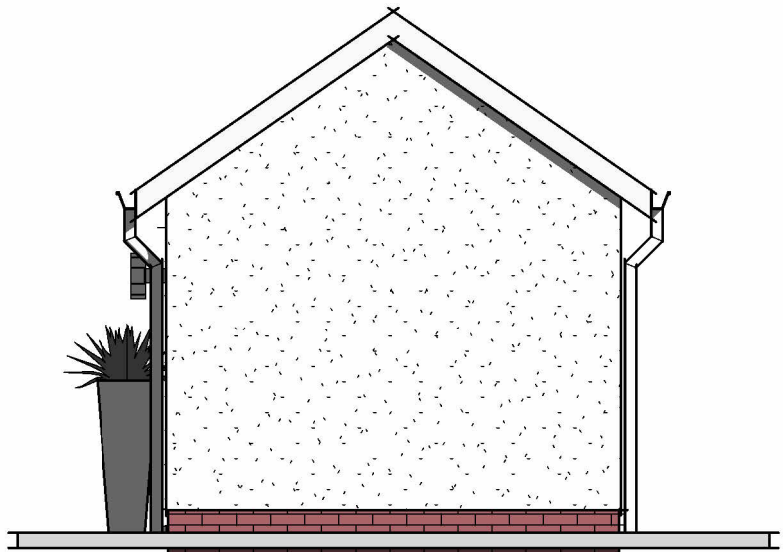
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non-slip permeable surface laid to manufacturer's details and in compliance with BS EN 1338.
Concrete paving blocks. Requirements and test methods, to allow adequate drainage, or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

FIXED EXTERNAL LIGHTING

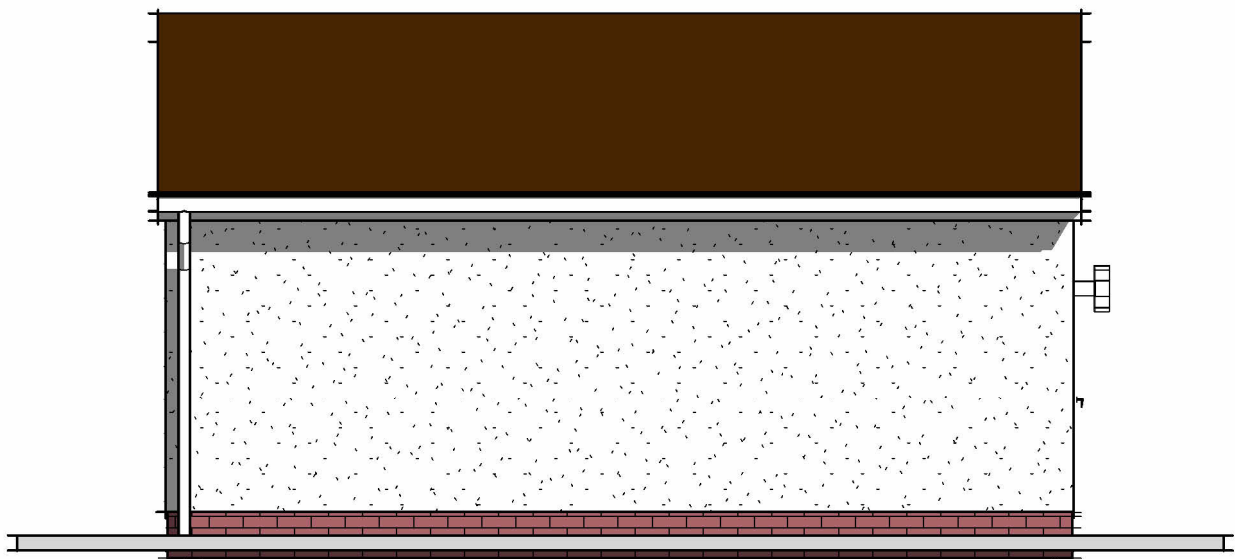
External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide.
Light fitting to be either:
a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.
or
b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.



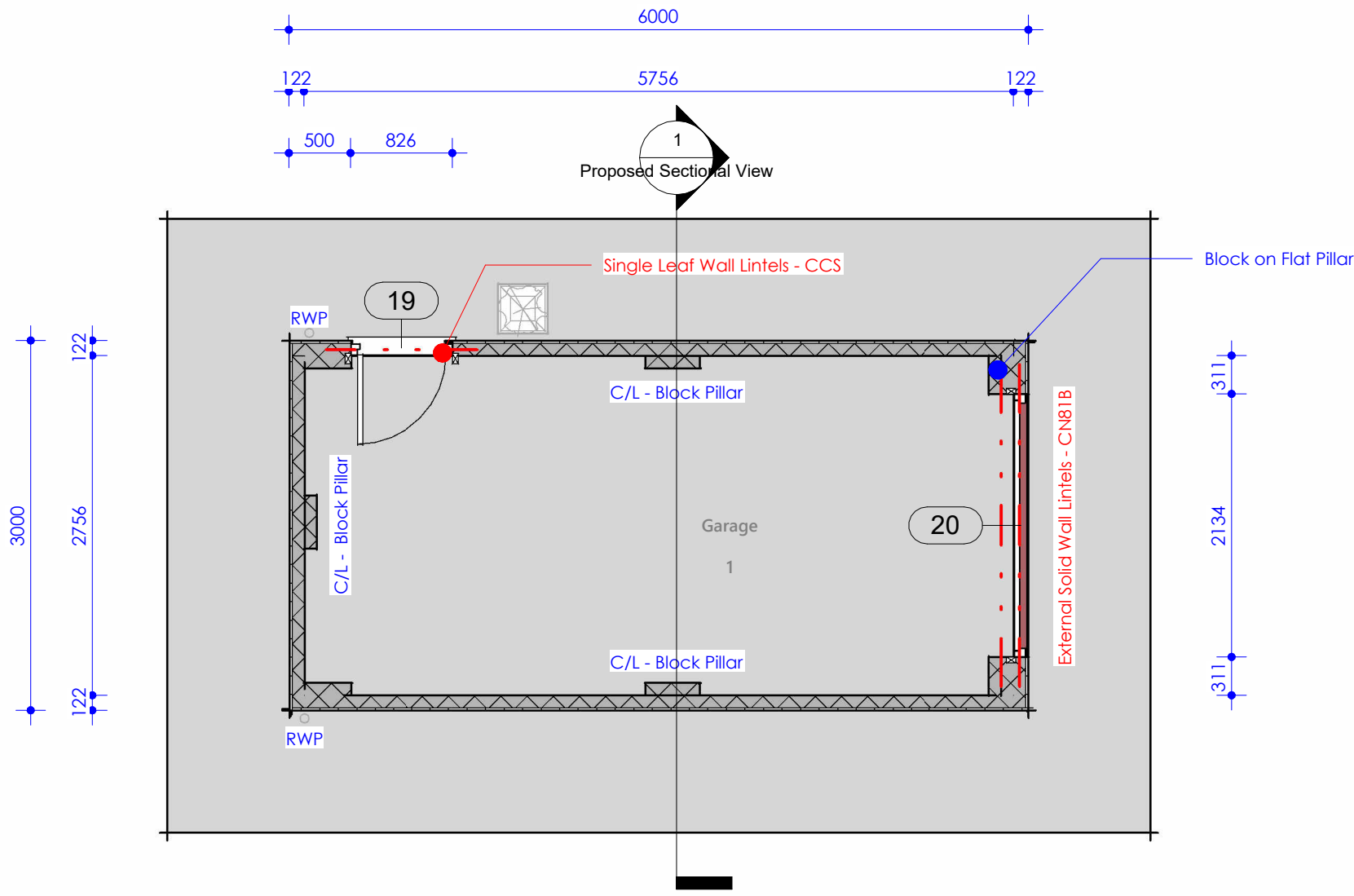
6 Right Side Elevation
1 : 50



5 Left Side Elevation
1 : 50



4 Front - Road Side Elevation
1 : 50



Road Side Elevation

1 Ground Floor Plan
1 : 50

1 Single Power Socket	FIRE Fire Alarm Panel	Distribution Board
2 Double Power Socket	SS Shower Socket	SD Smoke Detector
C Cooker Point	SP Speaker Point	H Heat Detector
Unswitched Fused Spur	TV TV Aerial Point	C Carbon Monoxide Detector
External Power Socket	FB Floor Box	⊗ Extract fan
Telephone Point	FS-2 Floor Socket	⊙ Underfloor heating control
D Cat 6 Data Point	⊕ Passive Extract	
A Extract Vent	⊕ Mechanical Extract	

Wall Structure Key:

	— Cavity Wall: Render
	— Cavity Wall: Face Brick
	— Block Work: 100mm
	— Studwork Wall: 75mm
	— Metal Frame: 70mm
	— Solid Brick Wall: 215mm
	— Solid Block Wall: 215mm
	— Structural Opening
	— Walls Removed

Please note:
All drawings are for the purposes of planning only unless marked for construction.

All builders to site measure to confirm measurements.

Report all discrepancies to the person named below, do not proceed without instruction.

BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.

All drawings remain the property of BRO Architecture

Drainage Key

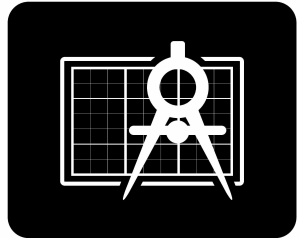
S	Storm Drainage
MH	Manhole
FD	Foul Drainage
SVP	Soil Vent Pipe
GP	Gulley Pot
RWP	Rainwater Pipe
AD	ACO Drain

Ducting Colour & Use

Red	Electric cable
Yellow	Gas Pipe
Blue	Water pipes
Green	Data/Comms
Grey	BT
Purple	Security - Cameras
Orange	Garden Lighting non Security

DRAWING NUMBER

P1-1



BRO ARCHITECTURE
DESIGNING YOUR DREAMS

Mobile: 07508 856621
Website: www.broarchitecture.co.uk
E-mail: info@broarchitecture.co.uk

CLIENT

Jake Bunce

SITE ADDRESS

1 Burley Grove Bristol
BS16 5QB

PROJECT NAME

New Build Garage

DRAWING NAME

Proposed Garage Plans



Health and Safety Notice
Client and contractor to be aware:
1. The design has elements of working at height
2. The design has drainage elements
3. The design includes demolition tasks
4. The design has trenching works at various depths
5. The design has manual handling tasks
6. The design requires vehicle movements and crane lifts

DATE
5th July 22

REV

DRAWN BY
SH

SCALE (@ A1)
1 : 50

CHECKED BY
Client

PROJECT NUMBER
SH/BRO/050722-JB