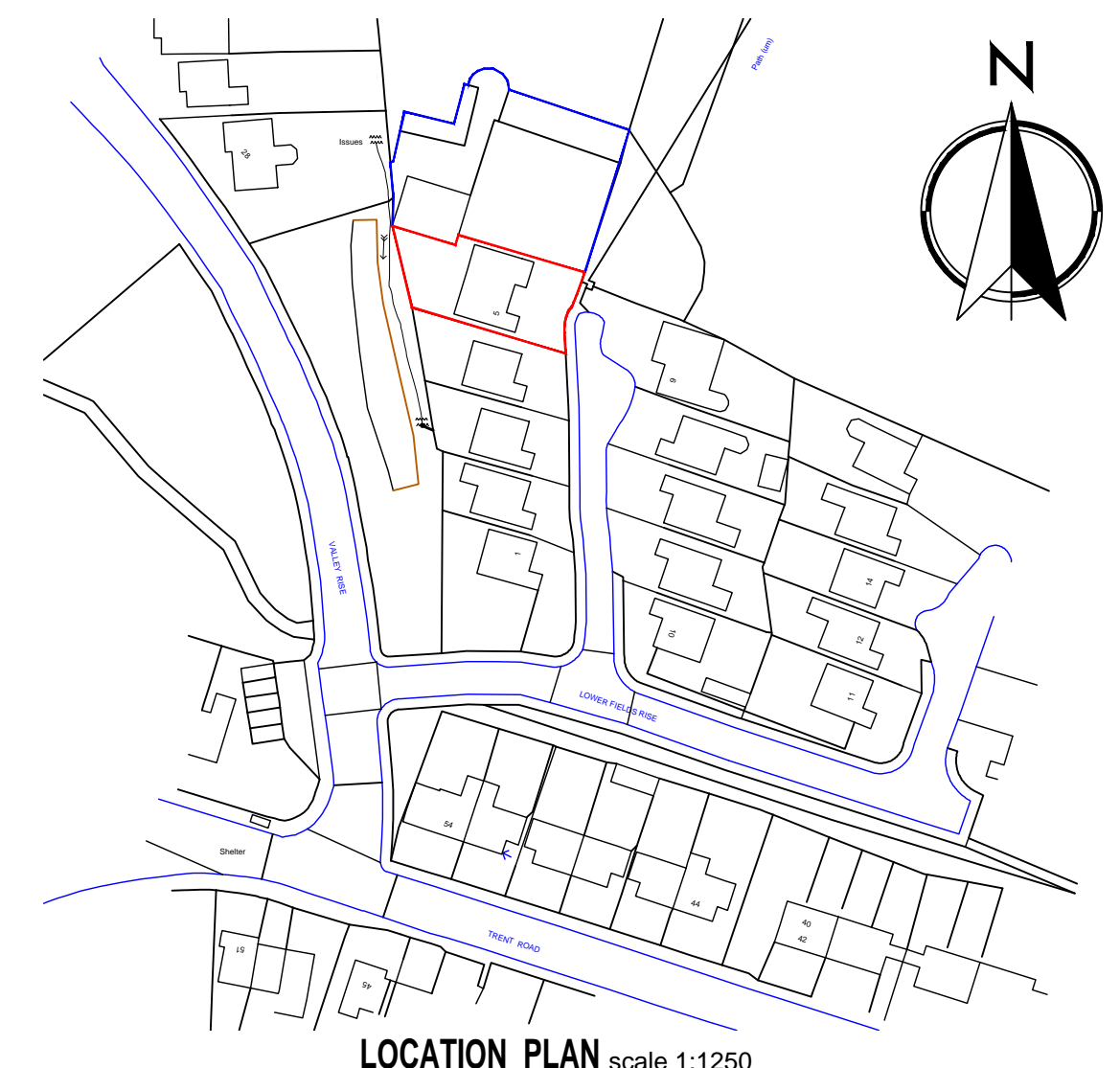


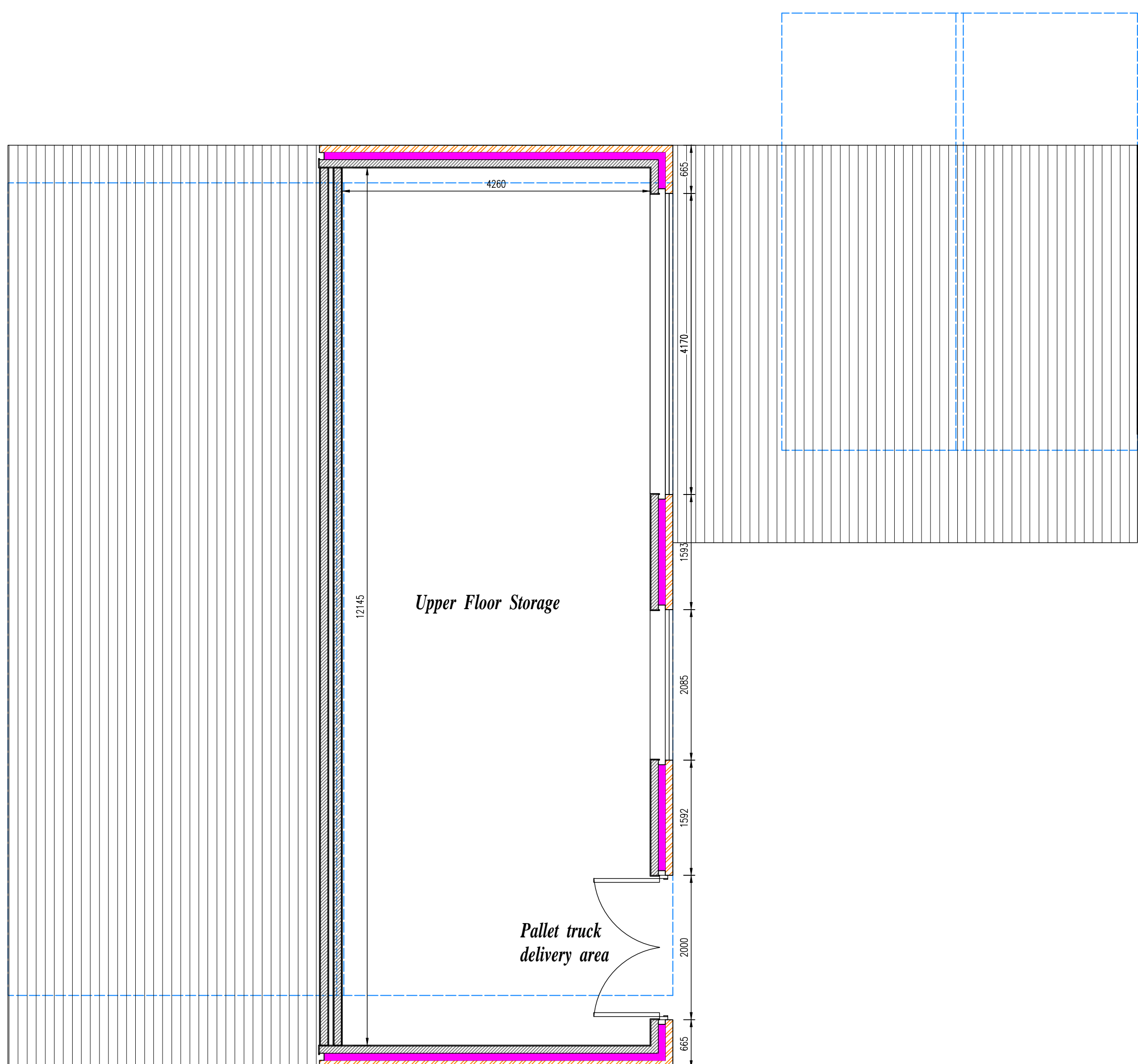
PROPOSED GROUND FLOOR PLAN scale 1:50



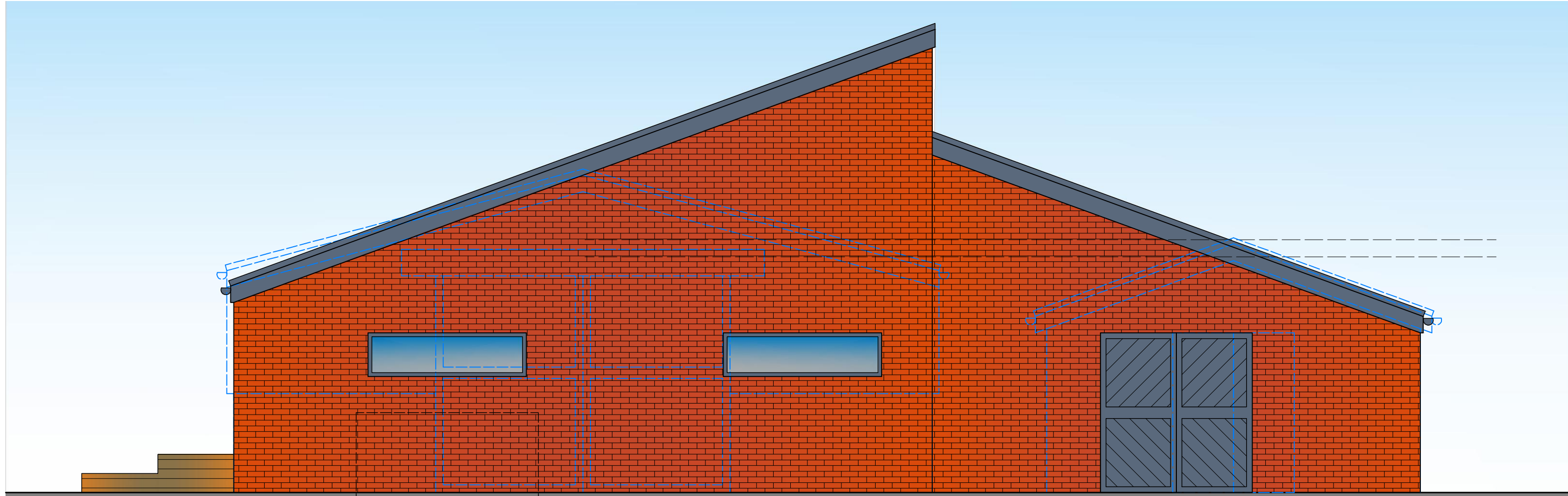
LOCATION PLAN scale 1:1250

GENERAL NOTES

- 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 500mm to bottom of any 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 that hole has been dug. Alternative Foundations to be designed by Structural Engineer.
- Concrete mixes to be in accordance with BS 8500 - 1.
- CONCRETE RELATING TO THE GROUND
- These should be a non-engineered fill (as described in BRE Digest 427) or wide variation in ground conditions within the loaded area, nor
- weaker or more compressible ground to such a depth below the foundation as could impair the stability of the structure.
- Where new foundations arise in vicinity of old foundations, existing should be fully grouted up and new foundations laid at least the same depth.
- All exposed timbers to be treated with a suitable preservative to BS 1292:1975.
- All new cavities to be closed with 9mm sulpak, all new cavities to be linked with existing.
- All new drains to be Hwipw superstore 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 when 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 lintels inserted where new drains pass through external walls. Soil and vent pipes to be 100mm L.P.V.C. 40mm diameter L.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 bearing for concealed services pipes should be seated 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-tray gutters and 4. 75mm diameter P.V.C. rainwater pipes.
- Insulated D.P.C.s inserted to all head, jamb and cills of new external openings or frameless doors.
- All disturbed surfaces to be made good.
- All new rain water pipes to be clipped.
- 75 x 100mm wallstuds to be spaced to wall at 2m centres with 38 x 6mm mild steel straps.
- Opening lights to be min 1200mm total floor area.
- All glazing to critical zones to be toughened or laminated to BS 6206. Glazing to doors within 1500mm of finished floor level and within 300mm of glass to doors and where greater than 200mm wide max 0.5m<sup>2</sup> in doors, and to screen windows within 900mm of finished floor level.
- Steelwork as noted on plan to comply with BS448, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 12 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or steel manufacturer.
- Carry ties to be fitted to lintels with external wall with stop ends and weepholes at each end and @ 900mm c/c. Loadbearing internal walls to be 100mm concrete blockwork.
- D.P.C. to water table to be min 150mm above ground level and at slab/floor level to invert level.
- Facing brickwork/stonework to extend min 2 courses below ground level.
- New concrete lintels over new openings to BS5977 Part 2 1986 (150mm or 225mm) deep where shown.
- Slabless 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 U-pole retaining clips to secure the insulation to the inner leaf. Joints 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 at movement joints. Cavities to be closed at eaves level to comply with Building Regulations.
- Notches and holes in timber joists to be within the following limits: notches - no deeper than 1/20 linear depth of span and not cut over more 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 narrow end; and should be no less than 1.5 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 rafter may be blemished to a depth not exceeding 0.33 the rafter depth.
- 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 0.040W/mK).
- All masonry work to comply with BS 5628: P3. Clay bricks to BS 3821, Engineering bricks to BS 3821. Concrete bricks to BS 6072. Manufactured stone complying with BS 6467.
- Mortar: Selection of mortar seed below dpc to be in accordance with BS628: Part 3. Substrate-embedding cement to be used where recommended by brick manufacturer and where substrate is present in the ground.
- DPM below slab to BS 6515: when the membrane is located below the slab a binding layer of sand should be provided. The continuity of the membrane as follows: laps in polyethylene should be 300mm and joints sealed, where necessary, membrane beneath slab should link with wall dpc's.
- STAIRCASE Equal risers (Max rise 220mm) Equal treads (Min going 220mm) Min Going of Tapered treads of 50mm. 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrails between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter spheres.
- 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, located in corner mortar joint to comply with BS 1181: 1971. All floor and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.
- 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.
- All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or installed in accordance with manufacturer's 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.
- The Builder is entirely responsible for all temporary works for maintaining stability of the new and existing structures during work.
- Contractor to visit site prior to commencement of work and check all dimensions and landmarks (marked) with the site conditions. This drawing must 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.
- Tricks Ventilation: Replacement windows, background ventilators to be provided as follows: Habitable rooms - 2500mm<sup>2</sup> equivalent area Kitchen, Utility room and bathroom - 2500mm<sup>2</sup> 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 opening to external air, the room can be ventilated through another room or conservatory. Background ventilation is provided with ventilators - 8000mm<sup>2</sup> equivalent area to openings between rooms and to new windows, and Purgage 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 1/20 of the room floor area. For a hinged or pivot window that opening less than 30° opening part should be at least 1/20 of the room floor area. External doors the Height x width of opening part should be at least 1/20 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 1/20 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.



PROPOSED UPPER FLOOR PLAN scale 1:50



PROPOSED FRONT ELEVATION scale 1:50

What does the Party Wall Act say if I want to build up against or across the boundary line?

If you plan to build a party wall or party fence wall outside 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 outside the boundary line?

If the Adjoining Owner agrees within 14 days to the building of a new wall outside the boundary line, the work (as agreed) may go ahead. The expense of building the wall may be shared between the owner where the benefits or 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 outside the boundary line, you must build the wall wholly on your own land, and wholly of 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 erect and construct foundations for a new building or structure, within 3 metres of work of a neighbouring owner's building or structure, that work will go deeper than the neighbour's foundations; or excavate or erect or construct foundations for a new building or structure, within 6 metres of a neighbouring owner's building or structure, that work will cut a line down 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.

How long after the Party Wall Act?

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 Person" 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 WORKS COMMENCING.

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 Project: NEW BARN AND POOLHOUSE

Dwg Title: PLANNING PROPOSED PLANS & ELEVATIONS  
 Date: MARCH 2023  
 Drawn: D.L.  
 Scale: A1  
 Dwg No: 1: 50  
 Checked: D.L.