DEMOLITIONS:

Allow to carefully, and in compliance with all statutory requirements applying, disconnect and make safe all existing services to the

existing building and, if required, in order to facilitate the demolition and construction works. Carefully demolish all elements of THE RELEVANT PART of the

existing building as defined in the documents or otherwise as required to facilitate the works.

Where required, break out areas of existing ground floors (to be replaced with new ground bearing slab construction), foundations, associated drainage, and all associated materials arising, fracture into particles not exceeding 450mm in any direction, allow to dispose of offsite.

Where required, grub out all areas of relevant existing foundations and drains (make temporary provision for any 'live' drains) as described for floor slab materials above (maximum particle size not exceeding 450mm) allow to dispose of offsite.

FOUNDATIONS:

Foundations (shown thus by twin dashed lines running parallel to the walls) to be mass concrete to Local Authority approval. Depth to be agreed with the Building Control Officer on site at time of construction. Contractors shall allow in their price for this work for the depths and sections shown in the working drawings, and specification with costs to be adjusted accordingly at a later date where required. FOR PRICING PURPOSES, ALL FOUNDATIONS ARE TO BE TAKEN AS BEING 1200 TO BOTTOM OF DIG BELOW ADJACENT GROUND LEVEL.

NOTE: This drawing shows the expected extent of the foundations to the building but is prepared PRIOR TO the preparation of structural engineers details for the scheme. As such, this drawing must be read in conjunction with any such details available subsequently, which shall take precedent over these details.

NOTE: For identification purposes, foundations have been mainly shown at 600mm dig. Where a contractor prefers, he is at liberty to revert to 450 wide dig and trench fill, subject to building control approval to do so.

NOTE: That in clay subsoils, no foundations under a depth of 1200mm shall be permitted unless with the express consent of the Local Authority, and that generally, all foundations in clay subsoils shall be determined/designed by a specialist structural engineering consultant. All foundations shall comply generally with the requirements of BS 8002:2015, BS8004:2015, and with the requirements/recommendations laid down in the NHBC publication "Building Near Trees", particularly chapter 4.2 of that document, and BRE digest No. 298

NOTE: Some elements of the existing property may require underpinning or other specialist/semi-specialist foundation techniques to be employed. Any such proposals shall be approved by the appointed structural engineer and Building Inspector for the scheme prior to implementation on site.

Allow to remove all spoil arising from excavations to tip offsite at the contractors expense. NOTE also the possible presence of elements of previous/old buildings on site which may be encountered in the excavation of the new foundations. Where these are located/encountered, removal of any such items shall be deemed to be included in the main contractors price for the works. Refer to survey plans of existing building and to comparative locations of existing/proposed properties.

GROUND FLOOR CONSTRUCTION:

New Ground Floor construction (to replace existing concrete floor slab) to be 75mm fibre reinforced sand/cement screed to specialist suppliers mix design (including the position and design of any expansion joints required) on approved vapour control layer on 75mm Celotex GA4000 insulation ref GA4075 thermal insulation https://insulation-uk.com/assets/celotex-ga4000_product-datasheet_may-21.pdf laid over approved damp proof membrane on head of mass concrete floor slab of 125mm thick mass concrete floor construction.

Perimeter insulation to all external wall perimeter areas to be 25mm Celotex GA2030Z insulation cut and fitted to finish flush with the upper surface of the finished floor screed. Entire installation of thermal insulation materials to be carried out in strict accordance with the Celotex manufacturer's publication "Insulation of Beam and Block Floors" published by Messrs Celotex, and obtainable from the offices of the Architect.

Any new mass concrete/ground bearing slabs to be 125mm thick mass concrete laid on 1200 gauge DPM over sand blinding on min 150mm thick clean stone sub base to Local Authority approval.

Entire around floor system to be designed by specialist supplier to

achieve loading requirements of domestic construction standards. NOTE: Proposed floor construction and levels utilised must take account of the employer's requirements for floor finishes, and the thicknesses of these and the possible use of underfloor heating in certain areas of the ground floor of the building. The main contractor shall consult with the employer, prior to commencement of works on site in respect of the exact nature of the underfloor heating system in order that the details of this can be incorporated

NOTE: Prior to selecting or detailing ground floor construction, liaise with British Geological Survey in the matter of potential presence of Radon Gas in the site area. Under certain circumstances, Radon preventative measures, Radon Barriers, or similar precautions in this respect may be required to be incorporated into the floor slab construction. Design and detailing of any items in this respect are not part of the specification set out

EXTERNAL WALL CONSTRUCTION:

in these drawings.

into construction techniques/setting out.

New stone-faced external wall construction of the extension to be outer leaf of 100mm on-bed stone (to match existing), set about 100mm cavity with 100mm Dritherm Cavity slab R34 cavity wall insulation fixed in strict accordance with the manufacturers recommendations. Inner leaf of all new cavity walls to be load bearing lightweight aggregate masonry block (breeze) from Messrs Tarmac Topblock or Plasmor or similar supplier.

Wall ties (all to be stainless steel) to all areas of all external walls to be provided at max. 750 horiz. and 450 vertical centres, increasing to 225vert. & horiz. c/s at jambs of openings. Generally, wall ties to be at min rate 7No. ties /m.sq. wall area. All new walls to incorporate Hyload or similar approved dpc at min 150mm above local ground level, through all skins making up the wall construction. All wall ties to be Stainless steel to relevant B.S. Inner skin blockwork to be of 100mm on bed Tarmac Topblock, or similar approved aggregate concrete blockwork. Close all cavities at jambs and cills of openings with proprietary insulating dpc, or THERMABATE cavity closer, such that max."U" value across the cavity closing is not greater than 1,2w/m/k.

NOTE: Mortar mix for all external skin masonry is expected to be a lime/cement based mortar utilising hydrated lime, white cement, and semi-sharp sand to best-emulate the original mortar colour and texture used in the existing building. The exact proportions of these materials shall be agreed at the time of the construction of the test panel, and contractors shall be deemed to have included in their price for the outer skins of all walls to be constructed in more common sand/cement mortar.

NOTE: All below ground masonry to be executed in sand/cement mortar, NOT in the mix prescribed above (no lime content below DPC).

WALL LININGS

Where shown, new thermal linings to walls in existing building to be formed using Celotex Internal Solid masonry lining system as described: Clean down internal wall surfaces and remove any protrusions, projections, etc. Brush off loose dust, etc and place 50mm thick Celotex PL4000 insulation tight against inner wall face with the printed sheets side facing the outer wall. Fix 25x47mm tanelised timber battens at top and bottom of sheet and the grid-up to suit plasterboard fixing centres with timbers at no greater than 600mm in any direction. Provide additional battens at openings as required, including forming Celotex approved reveal details (see Celotex technical data sheets). Seal all joints in boards with proprietary foil tape as the works proceed. Seal all externa perimeters of boards with silicone mastic up to adjacent wall/floor surfaces. Fix inner lining of 12.5mm foil backed plasterboard using suitable proprietary fixings in accordance with the manufacturer's recommendations. Skim internally paying attention to forming near abutment with floor and adjacent wall/roof surfaces. Extent of thermal linings as indicated in the plan drawings for the scheme. All work utilising Celotex products to be executed in strict accordance with the technical guidance issued in their publication https://insulation-uk.com/assets/celotex-pl4000_product-datasheet_may-21.pdf

LINTELS:

Use Catnic / spanlite proprietary insulated lintels all external wall openings except where indicated otherwise. All lintels to have min. 150mm end bearing, and to incorporate standard thermal insulation specification. All lintels to be installed in strict compliance with the manufacturer's recommendations. Use supplementary cavity tray DPC over all reconstituted stone lintels, with weepholes at 450 vertical centres weeping at heads of all stone lintels.

Cavity trays at all abutments of roofs and walls - use proprietary cavity trays with stopped-ends and weepholes as required by the manufacturer's specifications.

WINDOWS / DOORS:

All windows and external doors to be to clients approved manufacturers details as approved in window/joinery details as submitted as part of the Discharge of Conditions Application. Main Contract to check with Architect prior to commencing the works. All such details to comply with any planning conditions/restrictions imposed by the LPA

As an absolute minimum standard, all new glazing throughout the project to comply in all respects with the requirements of Part K of the Building Regulations, and with BS 6206. As a minimum specification all sealed unit double glazing to comprise 4/16/4 sealed units with low "E" inner leaf of glass. Include to provide glazing manifestation to achieve compliance with the requirements of part K to all large glazed screens, all as determined necessary by the glazing supplier.

Windows to be designed to incorporate Trickle vents to provide 8000mm sq. free airflow ventilation to meet building regulations requirements. NOTE that larger windows and doors may require a thicker glazing to achieve compliance with regulations applying – this matter shall remain the responsibility of the window/glazing supplier or the main contractor.

Provide background ventilation to the entire property in general accordance with Approved Document F, and specifically in accordance with table 1.2a for systems incorporating intermittent mechanical extraction systems. On this occasion, provide background ventilation equivalent to a minimum of 205,000sq.mm free airflow spread evenly throughout the property.

All glazing throughout the project to comply in all respects with the requirements of Approved Document Q of the Building Regulations, and with BS 6206.

ESCAPE WINDOWS: All windows which will serve as means of escape in case of fire (as defined by the inspecting building control authority) to have an opening light of min. 0.33m.sq. clear area, with no dimension in either direction to be less than 450mm. Cills of such openings to be no more than 1100mm above adjacent floor level. All such windows to be non-key operated.

NEW INTERNAL WALLS / PARTITIONS:

New internal partitions to be non load-bearing stud walls; to comprise 100×50 timber or metal studs set out to form layout as indicated in the plan drawings. Fill all voids between studs with mineral wool quilt having a minimum density of 13kg/m3. Clad each side of timber studs with a minimum of one layer 12.5mm plasterboard and skim and for maximised sound insulation, clad each side of wall with 2 layers 12.5mm plasterboard for skim finish.

STEEL BEAM SUPPORTS:

At certain locations where indicated in the drawings and/or structural engineers details, insert steel beam supports to support/restrain external walls, and new roof construction. All such beams are to be painted or otherwise prepared in accordance with the engineers details prior to insertion, and shall be placed upon pad stones (to be specified by the appointed Structural Engineer). Proposed new roof structure over garage to be the subject of comprehensive Structural Engineers (details. Structural

comprehensive Structural Engineers calculations/details. Structural Engineer to be appointed by the client.

ROOF CONSTRUCTION:

Existing roof structure over Eastern wing of the property to be retained, with the existing tie raised at the request of the client. This is to be assessed by the appointed structural engineer prior to commencement on site.

New roof construction over Western wing and garage to comprise of raised tie trusses, as detailed by Messrs Lincframe. The garage roof construction, in particular, is to be assessed by the appointed engineer prior to commencement.

NOTE: Roof structure is complex and Contractors should pay specific attention to the supporting columns, beams, rafters, etc. (all to be designed by the appointed Structural Engineer). The main contractor is advised to resolve all such details at an early stage in the construction process to allow time for any changes required to be accommodated.

Where new trussed rafters are used, these shall be to BS 5268 pt3. 1998, made-up, fixed and braced in very strictest accordance with the installation details and calculations provided by the truss supplier acting as designer as well as supplier. Trusses must be delivered to site complete with full set of installation and bracing details for the use of the installers. Trussed rafters to be supplied to site as treated timber, and certificate of authenticity to be provided with trusses to this effect. All trussed rafters laid on 100 x 50 timber wall plate (or other size as required and as agreed on site) tied down to walls at max. 2000c/s with 40 x 5mm x 1000mm galv. steel straps screwed twice to walls, and screw fixed to wall plate. Similar straps apply to abutment between ceiling joists and gable walls, with straps at max 2000mm centres taken over min 4No. ceiling joist with solid noggins in between, and taken down cavity wall min. 450mm, and built-in.

These straps taken over min. 3 rafters, with screw fixing to each. Also, provide solid strutting between rafters under straps, using timber of same dimension as rafter. All trussed rafters to be designed and detailed by the manufacturer acting as the roof designer. All details relating to bracing, centres, fixings, and full installation instructions and copy calculations for the use of the Local Authority to be provided to site when trussed rafters are delivered. All such straps to ensure that the roof structure is adequately secured down at the post positions and at the front wall of the overhanging section to the satisfaction of the building inspector.

THERMAL INSULATION:

Thermal insulation to all horizontal ceiling sections to be mineral wool quilt of minimum overall thickness 400mm laid in 2 layers as follows: 1st layer laid between ceiling joists and fitted snugly to all perimeters. Second layer laid over head of ceiling joists and on top of first layer at counter-spans to first layer, with full and careful attention being paid to workmanship of the installation of this insulation at all perimeters and throughout the works generally.

Thermal insulation to any sloping ceiling sections to be Celotex rigid board insulation fixed in strict accordance with the manufacturer's recommendations. Basic specification to be as follows: (Minimum specification) Fix 90mm Celotex GA4000 tight between rafters and aligned to underside of rafter face - where required use off-cut wedges of insulation to ensure board is trapped level with underside of rafter. NOTE: that rafter must have sufficient depth to allow a minimum ventilated airspace over of 50mm. If this is not possible, consult Architect for alternative specification. Line under rafter with second laver of Celotex PL4000 insulation nailed with approved fixings to underside of rafters. Line under second layer of Celotex with 12.5mm plasterboard for skim finish. Provide thermal lining to any vertical inner wall faces also as described for sloping ceiling sections. Take care to ensure that rigid board insulation extends above level of mineral wool quilt to horizontal roof sections as indicated in the section drawings: Ensure 50mm minimum clear air path is maintained at all abutments of rigid-board and loose laid thermal insulation

New Roof coverings throughout (including replacement of existing) to match the existing as specified by client (in accordance with any planning conditions prevailing), laid on tanelised tile laths min. 38x50mm, with head laps, etc. all in strict accordance with the manufacturer's / supplier's instruction and specification. New roofing membrane (felt) to all roof areas to be single layer Tyvek HD Plus vapour permeable roofing membrane installed in strict compliance with the manufacturer's recommendations.

All roofs formed in loose-timbers shall be the subject of a structural engineer's design, and shall be constructed in strict accordance with that design information.

NOTE: Calculations for any proprietary trussed rafters shall be submitted to the Local Authority 28 days in advance of the trusses being ordered.

SURFACE WATER:

All surface water from the building shall drain via 100mm half round gutters and 63mm dia downpipes to 110mm below ground drains installed as generally described for foul drainage. Minimum falls to surface water drainage to be set at 1 in 80, with all surface water being piped to discharge via soakaways as agreed appropriate on site with the building inspector.

NOTE: Any soakaway positions shown herein are indicative only such items must be situated min 5m away from the nearest point of the building.

DRAINAGE INSTALLATION:

Lay new drains as indicated in the drawings: All new drains are to be tested to the satisfaction of the Building Inspector. All drains shown in plans to be 100 dia. underground quality uPVC pipes, flex. Jointed with granular bed and surround, unless pipe crown is within 300mm of the underside of the concrete floor, in which case, pipes to be surrounded in concrete. New uPVC inspection chambers to be used in strict accordance with the manufacturer's recommendations. All drains laid to self-cleansing falls min. gradient 1:60, but with any drains which do not carry a WC connection laid at a minimum fall of 1:40. Foul drainage connects to main sewer in highway to design by specialist consulting engineer. Exact extent of drains to be determined on site as the works are executed - any layout shown herein is indicative and for initial costing purposes only.

Where drains pass through structural walls below ground, provide min 50mm clearance all around and provide relieving lintels to wall structure over. Provide anti-vermin screen at all passings to the satisfaction of the Local Authority Building Control Officer.

All new appliances - Baths, sinks, wash-hand basins, showers, bidets, etc. to be connected to 40mm wastes, and taken via 75mm deep seal traps to 110 dia. soil pipe, or to B.I.G. where shown on plan. Any small bore waste of length over 3.5m to be fitted with anti-siphon type trap.



ACCESS AND USE:

Reasonable provision should be made for most people, including wheelchair users, to approach and enter the dwelling, and to access habitable rooms and sanitary facilities on the entrance

storey, as set out within Approved Document M.

Approach routes should be level, gently sloping, ramped or (where unavoidable) stepped. All external parts of the approach route should have a suitable ground surface (a gravel approach is generally not acceptable).

The approach route should be a minimum of 900mm wide with a maximum cross fall of 1 in 40. Where a driveway forms all, or part of, the approach route, an additional allowance of at least 900mm wide should be provided so that a wheelchair user can pass a parked car.

All ramped approaches should have a minimum clear width of 900mm, and a minimum length of 1200mm, clear of the swing of any door (or gate). Every flight should have a top and bottom landing, and an intermediate landing between individual flights and at any change of direction. Gradients up to 1:15 should be no more than 10m long, and gradients up to 1:12 should be no more than 5m long.

Where it is not possible to achieve step-free access, a stepped approach should have a minimum clear width of 900mm, and no individual flight should have a rise of more than 1800mm between landings. Steps should be uniform with a rise of 75-150mm and a minimum going of 280mm, with suitable tread nosings. Every flight should have a top and bottom landing (and an intermediate landing between individual flights) with a minimum length of 900mm. Any flight with three or more risers should have a suitable handrail to one side, 850-1000mm above the pitch line of the flight and extend a minimum of 300mm beyond the top and bottom nosings.

HEATING:

Space heating to entire property to be provided by means of oil/gas fired central / under-floor heating system. Specialist subcontractor to allow for the supply and installation of all main heating components. Include for all ancillary plumbing and electrical installations to provide a full working heating and plumbing system to the employers requirements. Allow for connection to all services/fittings shown in the drawings, and include for pumped primary hot water circuit, providing instantaneous hot water at all tap positions.

NOTE: Oil/gas fired combi boiler to have minimum boiler efficiency to be SEDBUK rating 89.5%. System to be fitted with TRV's at all radiator positions, a cylinder stat, zoning, and room stats for each of the floor levels. System to be 'S plan plus' format or similar approved.

NOTE: All radiators installed within rooms which have heating thermostats are not to be fitted with TRV's.

All heating distribution and similar pipework to be insulated with polyisocyanurate thermal insulation/lagging, having a wall thickness at least equal to the diameter of the pipe concerned.

Connect all hot and cold services to all appliances shown in the plans, or otherwise as required by the employer. On completion, provide full and adequate training to the end-user of the building in the matter of the efficient use of the hot water and heating systems. Also, provide to the employer, for onward submission to the Local Authority, a commissioning certificate in respect of the boiler installation, and the central heating system as a whole.

Boiler to have horizontal/vertical balanced flue terminating through external wall. Flue termination must comply with Diagram 41 within Approved Document J (2010 Edition, Revised 2013), and protection of the building fabric from the effects of heat of combustion from this and any other flue within the building shall be provided and ensured in accordance with the requirements laid down in Table 6 (page 44) of Approved Document J. (If applicable) Oil tank for boiler to be sited at least 1m from any boundary and 1800mm away from any building, and to be a self-bunded oil tank of proprietary manufacture/supply. All aspects of oil tank installation to comply fully with the requirements of Approved Document J Paragraph 5.2 onwards and table 9 of same document. Consult with the client required location of new oil tank.

ELECTRICAL INSTALLATION:

Model specification for guidance only: Electrical installation to all new electrical fittings shall be standard white thermoplastic, manufactured by MK, Wylex, Ashley, or Crabtree. Supply and fix complete electrical installation, to include all components and parts, but inherent for the proper completion of the works in accordance with the latest edition of the IEE regulations as in force at the date of commencement of works on site.

The electrical contract shall include for all wiring of Telecom points, Television points, wall light points and in the case of Telecom, TV, and centre light points shall provide the final fitting required. However, in respect of all wall light points, these shall be 'wire only', with fittings to be provided and fitted by the employer (or by the electrical contractor subject to separate agreement). In respect of the TV aerial wiring, an adequate loop of wire shall be left in the loft space to reach any area of the roof.

On completion the Electrical contractor will be required to issue to the Employer and Building Inspector a certificate of compliance for the tested and completed installation. All circuits and contact breakers within consumer units shall be clearly labelled with their purpose and details as to the circuit which they serve.

Test-out, commission and leave system in full running order on completion. Provide instructions in written and verbal/demonstration form to the building occupier on handover relating to the operation of the system.

NOTE: All electrical work must be carried out by a person suitably qualified and approved as a "Competent Person" within the meaning of Approved Document "P". All works shall be certified as such, and as being in entire accordance with the requirements of the Approved Document to the entire satisfaction of the Building Control Officer upon completion.

MECHANICAL EXTRACTION:

Install mechanical air extraction fan to proposed bathroom. Extraction fan to include a 20-minute overrun facility. Fans to be capable of extracting a minimum of 30 litres of air per second. Duct air to soffit vents in positions agreed subsequently on site.

Install similar mechanical extraction to kitchen to be either extract fan with capacity of 60 l/s, or cooker hood with extraction capability of 30 l/s.

SMOKE ALARM INSTALLATION: Automatic smoke alarm system to ensure premises to comply with

the requirements of BS 5839, Grade E, type LD3 standard. Smoke alarms shall comply with the requirements of BS 5446, and the system shall be designed and installed by the electrical contractor to BS 5839: Pt.6: 'Code of practice for the design and installation of fire detection and alarm systems in dwellings'. Detectors to be sited as indicated in the drawings - detectors to be sited within 7m of doors to living rooms and kitchens, and within 3m of bedroom doors.

CARBON MONOXIDE DETECTOR:

In rooms with solid fuel appliance install Carbon Monoxide alarm within 3m horizontally of any fixed solid fuel appliance, complying with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. The appliance should be installed by the electrical contractor to BS EN 50292:2002.

Provide class 1 or other appropriate flue (selected to suit the appliance chosen subsequently by the employer) to any/all open flued appliances. Flue to have a cross sectional area of not less than 15% of the appliance throat area. Flues also to comply with table 2 in page 30 of Approved Document J. Non combustible hearth to be installed with upward projection of min 125mm above adjacent floor level projecting min 450mm into the room, and sideways projection of a min. of 450mm each side of the appliance opening. Also to otherwise comply with the requirements of part J of the Building Regulations. Air supply to open flued appliance to be built-into the construction phase, and to be in accordance with the fireplace manufacturer's requirements, or (dependant upon fue type used) with diagram 3.2 in page 39, or table 1 in page 29 of Approved Document J (Edition 2010). Exact details to be determined in conjunction with the employer when the exact appliance type is known. All flues heat producing appliances, and hearths to be fitted with indelible notice plates clearly identifying the nature of the flue (manufacturer, category etc) the intended use, type of fuel, installation date, maintenance arrangements/requirements, etc. in accordance with the relevant Approved Document. this might not be the right note for a log burner - we need to look at HETAS and approved docs to check

AIR INFILTRATION AND PERMEABILITY OF THE BUILDING FABRIC:

The entire construction works are to be executed using techniques which will limit the extent to which air permeates the buildings fabric. The main principle here is to provide a continuous barrier to air movement around the areas of habitable space which are in contact with the insulated wall areas. Tested air permeability must not exceed 10 cubic meters per hour per square metre of external surface area at an applied pressure of 50 pascals. See also "Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings "TSO 2002"

CDM NOTE:

The Construction (Design and Management) Regulations may apply to these works.

Domestic and commercial projects are notifiable to the HSE under CDM 2015 if the construction work on site is scheduled to: a) Last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project; or

b) Exceed 500 person days

The 2015 CDM Regulations impose duties on domestic clients as well as commercial clients.

The employer/client is reminded of their duties under the Construction (Design and Management) regulations 2015, including, specifically, their obligation to ensure the appointment of a Principal Designer for the construction phase of the project. Where Steven Dunn Architects Ltd input is completed on a plans-only basis, their duty as Principal Designer ends at completion of the pre-construction phase. Thereafter, this duty must be assumed by a third party, instructed by the employer/client, or by the employer/client themselves. Steven Dunn Architects Ltd. hereby bring the employer/client's attention to this fundamental matter.

As an overriding prerequisite, it has been/is assumed that only a competent contractor(s) will be employed to undertake the works, and that contractors will, at all times in the duration of construction works, comply with all current legislation relevant to the works (and nature of the works) in hand. The employer/client is reminded of their fundamental responsibility to ensure that this is the case. Contractors are reminded of the overriding requirement under general Health and Safety legislation for them to execute all works at all times in a professional, workmanlike, and appropriate manner which respects any-and-all health and safety legislation in place.

The drawings to which this note is affixed have been the subject of a designers risk assessment during the design phase and, where feasible, foreseeable health and safety risks have been designed-out of the project. Where contractors (or clients/employers) require any specific advice or assistance in respect of the construction-phase role, or for that matter assistance with identification of any specific hazards likely to occur within the construction-phase, they are at liberty to request this from any of the pre-construction phase design team. An additional cost may apply to any such input. Once the constructor phase is commenced, responsibility shall remain with the main contractor for management of the general health and safety of the execution of the project works.

GENERAL NOTES:

NOTE: Various elements of this scheme are complex in nature, and will require a great deal of understanding by the people responsible for the execution of the construction activities concerned. As described elsewhere within these drawings, it is fundamentally essential that prior to commencement of construction activities on site, the Main Contractor familiarises themselves with the complexities of this scheme, and raises any queries they have with the relevant party (Architect, Structural Engineer, or similar) prior to commencement of works on site. It is the instructing client's express wish that the designing Architect is not retained for on-site activities on this project therefore this responsibility will remain entirely with the Main Contractor for the resolution of any-and-all post-commencement details of the construction works after handover of the project.

NOTE: These drawings have been prepared for use as a Building Regulations Application package only. No responsibility will be accepted for their use beyond this level. These drawings are NOT intended to be either a full Tender package or Working Drawings package for this scheme, and no such reliance shall be placed upon these drawings under any circumstances.

NOTE: All materials arising from subsoil excavations and all debris from the works generally shall be removed form the site at the contractor's expense, unless otherwise instructed by the employer.

NOTE: No trial hole has been carried out to establish the above foundation/depth specification, and as such, contractors must ensure, prior to concreting that Local Authority approval has been given for the proposed depths, etc.

NOTE: This project may be the subject of stringent planning conditions. The builder shall ensure that all works are carried-out in accordance with all such conditions, and that any pre-start conditions are complied with/discharged in full prior to commencement on site.

NOTE: Structural stability and integrity. The entire overall structural integrity of the building (including foundations) shall be the subject of a structural engineer's assessment. In addition to the calculation of steel beam/column supports where indicated in these drawings, the overall stability of the entire property, wall panel stability, wind load resistance, foundations, etc. shall be the subject of a comprehensive structural engineer's check. This work shall be initiated at the outset by the employer, and any recommendations or requirements arising out of this check shall be incorporated into the works carried out on site.

NOTE: Ground conditions on site shall be the subject of a structural engineer/specialists investigation and report to determine the presence of any potential contaminants (sulphates and the like) which may affect foundation design, materials or construction.





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PROJECT DETAILS

Proposed Development of the Annex at The Manor House, Potterhanworth Road, Heighington, Lincoln

CLIENT

Mr. R. Schofield-Bezer

DRAWING TITLE

Building Regulations Drawing: Annex - Ground Floor Plan

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January 2022	EB
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