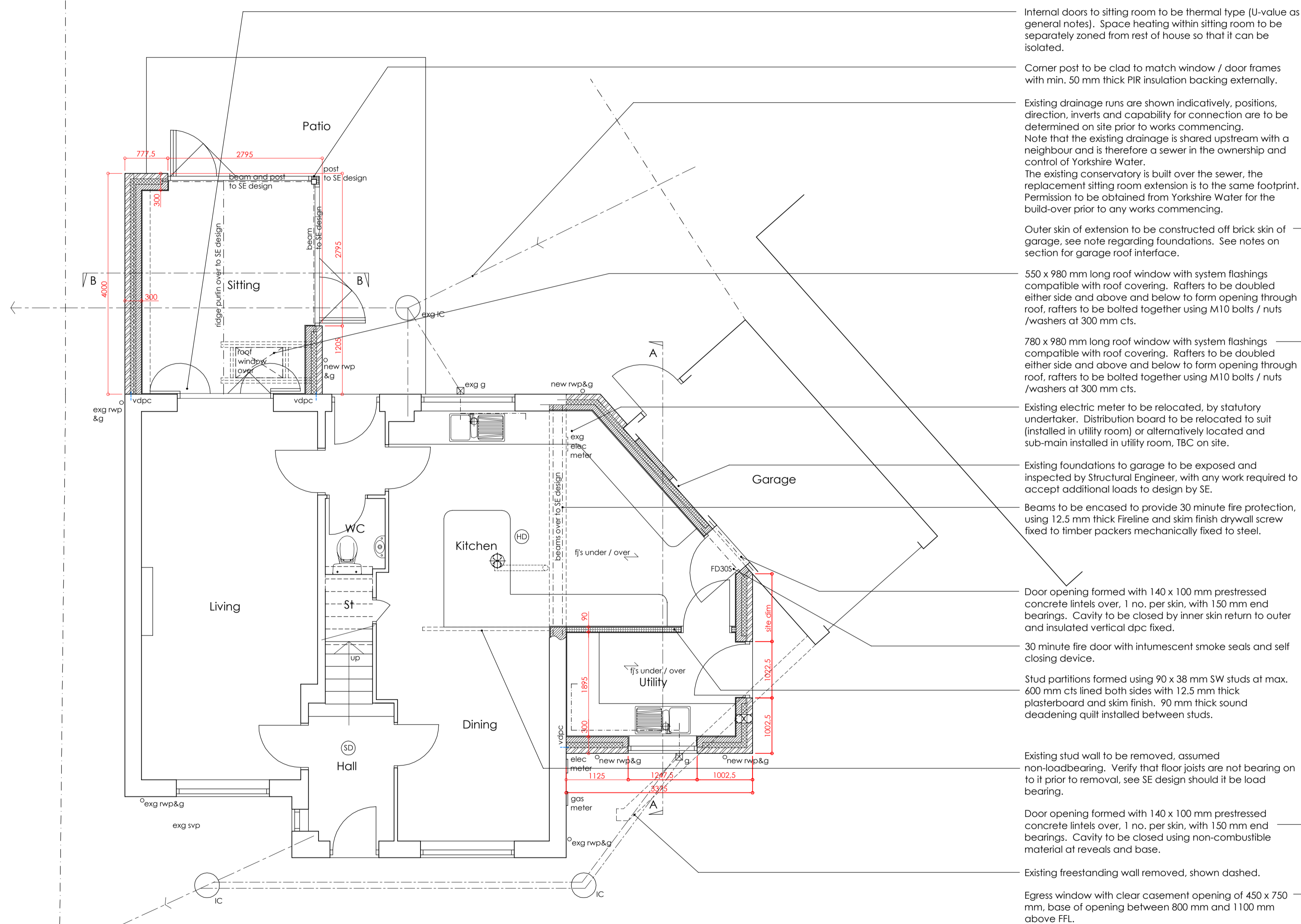
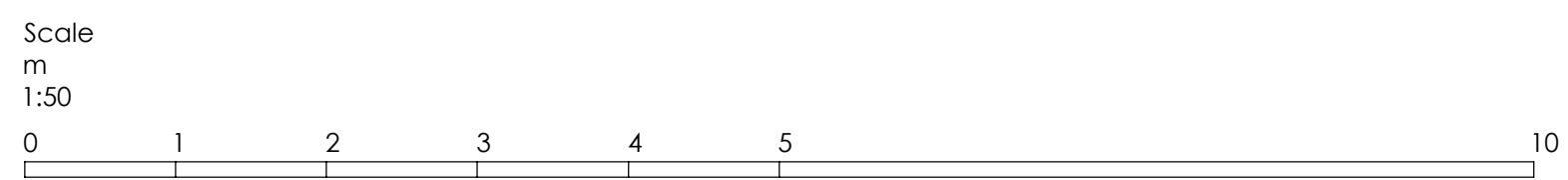


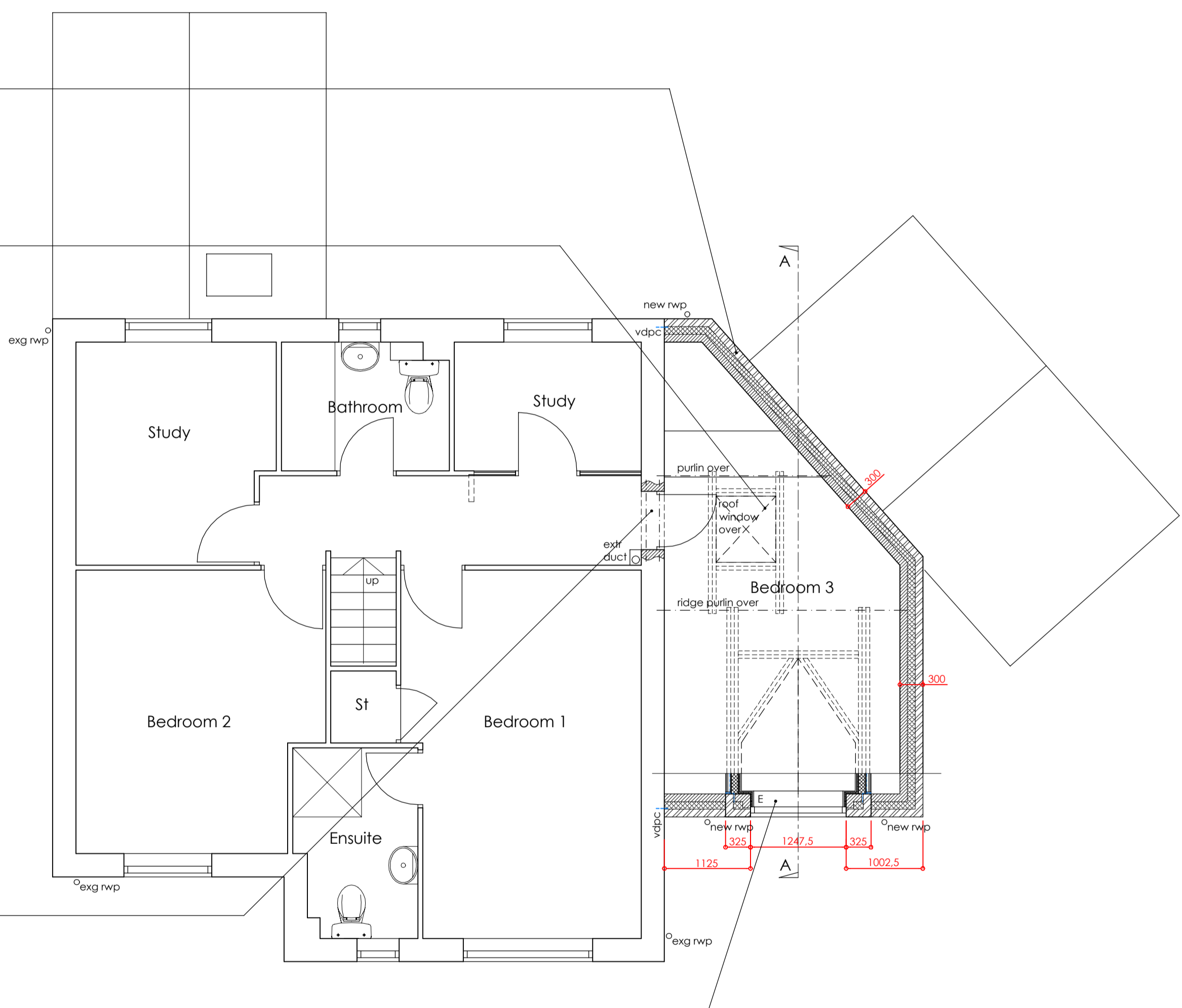
CDM2015 - Designer Risk Assessment	
Hazard	Control
Presence of asbestos	House is relatively modern and therefore ACM unlikely to be present. Contractor to be trained asbestos aware.
New opening to be formed in gable wall	Contractor to consider temporary support in formation of opening in ground floor gable wall, seek guidance from SE as required.
Cleaning of windows above extension	Roof window to be reversible to allow cleaning of glass from inside. First floor window to be cleaned from ground level by specialist remote cleaning poles.



Ground Floor Plan



- Internal doors to sitting room to be thermal type (U-value as general notes). Space heating within sitting room to be separately zoned from rest of house so that it can be isolated.
- Corner post to be clad to match window / door frames with min. 50 mm thick PIR insulation backing externally.
- Existing drainage runs are shown indicatively, positions, direction, inverts and capability for connection are to be determined on site prior to works commencing. Note that the existing drainage is shared upstream with a neighbour and is therefore a sewer in the ownership and control of Yorkshire Water. The existing conservatory is built over the sewer, the replacement sitting room extension is to the same footprint. Permission to be obtained from Yorkshire Water for the build-over prior to any works commencing.
- Outer skin of extension to be constructed off brick skin of garage, see note regarding foundations. See notes on section for garage roof interface.
- 550 x 980 mm long roof window with system flashings compatible with roof covering. Rafter to be doubled either side and above and below to form opening through roof, rafters to be bolted together using M10 bolts / nuts / washers at 300 mm cts.
- 780 x 980 mm long roof window with system flashings compatible with roof covering. Rafter to be doubled either side and above and below to form opening through roof, rafters to be bolted together using M10 bolts / nuts / washers at 300 mm cts.
- Existing electric meter to be relocated, by statutory undertaker. Distribution board to be relocated to suit (installed in utility room) or alternatively located and sub-main installed in utility room, TBC on site.
- Existing foundations to garage to be exposed and inspected by Structural Engineer, with any work required to accept additional loads to design by SE.
- Beams to be encased to provide 30 minute fire protection, using 12.5 mm thick Fireline and skim finish drywall screw fixed to timber packers mechanically fixed to steel.
- Door opening formed with 140 x 100 mm prestressed concrete lintels over, 1 no. per skin, with 150 mm end bearings. Cavity to be closed by inner skin return to outer and insulated vertical dpc fixed.
- 30 minute fire door with intumescent smoke seals and self closing device.
- Stud partitions formed using 90 x 38 mm SW studs at max. 600 mm cts lined both sides with 12.5 mm thick plasterboard and skim finish. 90 mm thick sound deadening quilt installed between studs.
- Existing stud wall to be removed, assumed non-loadbearing. Verify that floor joists are not bearing on it prior to removal, see SE design should it be load bearing.
- Door opening formed with 140 x 100 mm prestressed concrete lintels over, 1 no. per skin, with 150 mm end bearings. Cavity to be closed using non-combustible material at reveals and base.
- Existing freestanding wall removed, shown dashed.
- Egress window with clear casement opening of 450 x 750 mm, base of opening between 800 mm and 1100 mm above FFL.



First Floor Plan

REVISION	DATE	DESCRIPTION

PROJECT: Extension and Alterations  
 CLIENT: Mr and Mrs P Layton  
 ADDRESS: 4 Ferguson Way, Huntington, York, YO32 9YG  
 DRAWING NAME: Stage 4 - Building Regulations - Plans  
 SCALE: 1:50  
 DATE: 19/05/2022  
 DRAWN: mp  
 JOB NO.: 21074  
 DRAWING NO.: GA01  
 REVISION: -