

GENERAL NOTES :

1. This drawing is to be read in conjunction with all relevant architect's and structural engineer's drawings.
2. All works to comply with relevant Codes of Practice and British Standards. Existing foundations and lintels may be exposed where necessary to establish their suitability and underpinned or replaced if found to be unsatisfactory, subject to inspection and approval by the building control officer.
3. All site particulars, dimensions and levels of existing structure to be checked on site with the drawings by the contractor and any discrepancies reported to the engineer prior to commencement of any work.
4. The information shown on the drawings relating to existing structure is based upon assumptions. The contractor is to check and confirm these assumptions before commencement of works.
5. The Contractor shall be responsible for the and detailing of the temporary works.
6. All concrete shall be grade C35 with a min. cement content of 325Kg per cubic meter with a max. water cement ratio of 0.55, Sulphate resisting Class 2. unless noted otherwise. Dry pack to 1:2 Cement Sand Mix. Cover to reinforcement shall be 50mm unless noted otherwise.
7. All steelwork to be grade S275 to BS5950 and shall receive two coats of Hi-build zinc rich primer after fabrication and prior to delivery on site unless noted otherwise.
8. All bolts to be grade 8.8. Minimum of 2M16 bolts in any connection. All welds to be 6mm min. continuous fillet welds unless noted otherwise.
9. All Timber shall be grade C24 unless noted otherwise. (See architect's drawings and the specifications for fire protection and preservation treatment).
10. All proprietary fixings to be installed in accordance with the manufacturer's recommendations.
11. All claddings, batten, structural timber to BS4072. Construction timber to be treated against infestation by house longhorn beetle (Reg.7). Timber to be of strength C24 unless otherwise noted.

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PLANNING NOTE

Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the "original house" would be covered by additions to buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension higher than the highest part of the roof.
- Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
- Maximum height of a single storey rear extension to be four metres.
- Maximum ridge and eaves height no higher than existing house.
- Roof pitch of extensions higher than one storey to match existing house
- Materials to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
 - Insertion of DPC through wall
 - Raising a wall or cutting off projections
 - Demolition and rebuilding
 - Underpinning
 - Insertion of lead flashings
 - Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
- A Party Wall Agreement is to be in place prior to start of works on site.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

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.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

(b) Exceeds 500 person days.

Client	Mr. Vijayantha Porowagoda		
Project	332 Sutton Common Road, Sutton, Surrey, SM3 9NQ		
Job Title	Rear Extension and loft conversion		
Drawing Title	GENERAL NOTES		
Date	Oct 2023	Drawing No.	RDK/HA/1080/DWG- 01
Revision:			
Date:			
Suitability			
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RDK CIVIL ENGINEERING LIMITED 1, FERNHILL COURT, ALMONDSBURY, BS32 4LX			
Scale 1:50			
1:50			
1:100			