

Health and Safety Advisory Information (CDM 2015 Regulations) and Building Regulations (as amended) 2023:

The purposes and principles of both the CDM 2015 regulations and Building Regulations 2023 have been explained to the client (property owner) together with the roles and responsibilities of the main duty holders.

By undertaking and preparing this drawing, including the information contained within, it is deemed that Sherwood Building Design Solutions are designate 'Designer' and/or 'Principle Designer' under both the CDM 2015 Regulations and Building Regulations 2023, subject to written appointment and depending on particulars. These roles will be superseded by the appointment of Principle Contractor (Builder) on commencement and appointment thereof, as part of the construction phase.

For clarification, the client has appointed Sherwood Building Design Solutions to undertake specific design and drafting work associated with their 'client brief' (as detailed in the design services quotation) and the pre-construction phase of this project. Further more, it is for the purpose of obtaining planning and building regulations approval from the enforcing local authority. It can be accepted that the client may use this drawing for the purpose of obtaining quotations for the cost of building works prior to progressing with the proposal further.

In preparing this drawing the following factors have been taken into consideration:-

- All areas of the property have been made available for the purpose of undertaking a thorough measured survey, including photographic records
- The property has had previous side conservatory with garage conversion, together with general maintenance and repair
- No existing Health and Safety File information available

This drawing together with separate information as provided by Sherwood Building Design Solutions (if applicable) will form the basis of the 'Pre-construction Information'. It is the clients responsibility to ensure ALL information is made available to other duty holders throughout the project.

No major and/or significant risks have been identified as part of this design that a competent contractor would not be capable of managing and undertaking. However, as a precautionary note, the following items will require careful consideration by the appointed contractor(s) or principal contractor:-

- Ground conditions are unknown and therefore it may be possible that the foundations will require structural engineering design if deemed necessary by either the contractor, principal contractor or building control officer.
- All associated incoming services will need to be identified prior to the commencement of any ground excavation and building work
- No hazardous materials have been identified and/or made aware of by the client
- General building work to be undertaken within an occupied property
- Foul drainage with an invert level of approximately 750mm
- Installation of large steelwork sections associated with structural alterations, therefore adequate consideration will need to be taken regarding manual handling and temporary works

It is the clients responsibility to take adequate measures to assess the competency of other duty holders, including designers and contractor(s) or principal contractor prior to their appointment.

It is the responsibility of the principal contractor to prepare a site specific Construction Phase Plan prior to the commencement of any works or ordering of any materials. An efficient and effective way of fulfilling this duty and achieving compliance with the CDM 2015 Regulations is to adopt and complete the CDM 2015 Wizard - this can be downloaded from the CDM website <http://www.citb.co.uk>.

During the construction phase and following thereafter, the client is to be issued with relevant manufacturers information relating to all the products and materials used during construction, for the purpose of on-going maintenance and the buildings use (Health and Safety File).

More information about the CDM 2015 Regulations and in particular guidance documents detailing the main duty holders and their respective roles and responsibilities can be found on the CDM website <http://www.citb.co.uk>.

Where pipework passes through walls drain to be exposed and excavated around to allow either cast-in-place concrete minimum 150mm depth and surround or 100 x 100mm precast concrete lintels shall be provided to all skins of masonry. A 50mm gap continuous around the circumference of the pipe is to be left and effectively sealed with a rigid non-corrosive sheet material to prevent the entry of gas, bedding material or rodents. Void to be packed with flexible sealant

cladding to be Cedral click or similar approved composite timber grain effect cladding of colour and texture agreed with client to have all necessary trims of jambes, heads, cills and corners, all fixed on 38 x 50mm treated battens plugged and screwed to masonry walls, all in strict accordance with manufacturers instructions

form hollow blockwork pier at external corners as dimensioned

completely demolish existing side conservatory and side extension including breaking-out all existing floor slab and sub-structure masonry and foundations

it has not been possible to exactly trace the existing drainage. It can be assumed the existing surface water and foul are separate systems - on commencement of works, the builder will be required to excavate and locate the existing drainage and allow for suitable connections to be fully inspected by the enforcing building inspector prior to back filling of trenches

internal bathroom to have mechanical extract fan to give 15 litres per second extraction, which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods
Fan to be ceiling mounted with through tile terminal

completely remove existing internal bathroom window, and build-up aperture using 50 x 100mm treated timber studs at 600mm centres horizontally with 50 x 75mm noggings at 900mm centre vertically, faced both sides with 12.5mm thick plasterboard (moisture resistant to whole of bathroom) and skim. All voids between studs to be filled with Rockwool Flex sound insulation or approved similar

in-order to remove entirely the existing internal soil pipe (boiled-out), toilet may require changing to a vertical outlet type to allow new underfloor drainage connection
install internal trapped gully complete with rodding access and adaptor to receive and seal washing machine waste pipe - exact position of gully to be determined on site
build masonry jamb out by 100mm to allow for utility depth - concrete blockwork to be fully tooled into existing forming solid structural pier to support structural steelwork - refer to separate structural engineer details

temporarily support existing structure, break-out existing cavity masonry and insert structural steelwork sections. Steelwork to be built into existing and new masonry and set on new precast concrete positions - Steelwork to be encased where exposed with 2 layers of 12.5mm thick Gyproc Wallboard and skim to provide half hour fire resistance - builder to allow installation to be fully inspected and approved by enforcing building inspector
Builder to allow for 'Stale wedge gap between new beams and masonry at 450mm intervals and pack any remaining gaps with non shrink grout. Allow grout to go off before carefully removing temporary supports - refer to separate structural engineer details

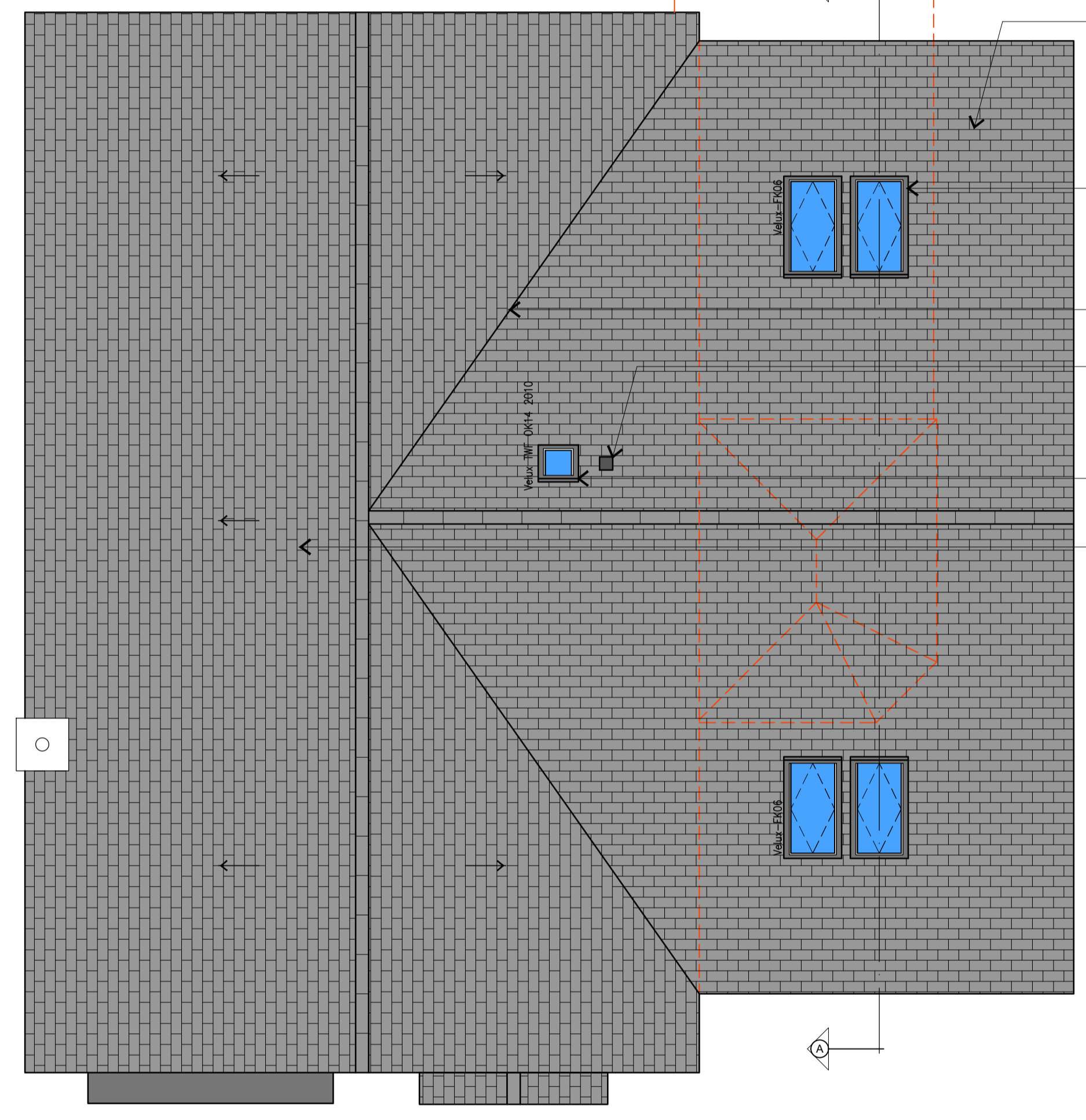
kitchen mechanical extract fan to give 60 litres per second extraction or 30 litres per second if installed adjacent to the hob, both of which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods

insulated PL4040 plasterboard to be carried through from extension to allow plastered surface to be continuous

form hollow blockwork pier at external corners as dimensioned

cladding to be Cedral click or similar approved composite timber grain effect cladding of colour and texture agreed with client to have all necessary trims of jambes, heads, cills and corners, all fixed on 38 x 50mm treated battens plugged and screwed to masonry walls, all in strict accordance with manufacturers instructions

provide and install smoke detector in both the ground floor hallway, together with heat detector in kitchen, which are to be interconnected with battery backup and permanently wired to the existing distribution board



new extension roof to be Marley Modern or approved similar concrete interlocking tiles (minimum pitch 17.5°) to match existing main house roof. Redond or approved similar half round ridge tiles, colour grey to match, fixed using Redond Dry-tent Ridge system
fascia and barge boards to match existing to be 200mm square edged Kestral K16 fascias pvcu fixed to ends of rafters and laddering to gables complete with pvcu soffit board - colour lbc. Use Kober uni-line continuous dry verge 1 strip or approved similar Ambi-Dry Verge system colour grey

Velux Integra Centre-Pivot roof lights ref: FK06 (660mm wide x 1180mm long) - complete in grey external finish, white polyurethane internal finish, 66 Pane Glazing option and flashings for side by side with 100mm gap. Optional integral blinds - refer to Velux installation instructions for exact specifications

install 25 x 150mm treated lay-boards together with Cavity Trays Ltd type VG or approved similar preformed valley gutter at abutment with new and existing roofs

internal bathroom to have mechanical extract fan to give 15 litres per second extraction, which may be operated intermittently. All mechanical extract fans to meet the standards of BS EN 13141-4 clause 4 performance test methods
Fan to be ceiling mounted with through tile terminal

Velux fixed sun tunnel ref: TWF 0K14 2010 - complete in grey external finish, with 350mm dia. (14") flexible tunnel with double layer diffuser

existing plain roof tiles to be completely stripped off and replaced using Marley Modern or similar interlocking concrete tiles together with slate grey angular ridge and hip tiles fixed using either coloured mortar or continuous ventilating mechanical dry fix system. Use either block end ridge tile or end cap to apex, all on new treated 25 x 50 battens on Tyvek Supro breathable membrane or similar approved with minimum 200mm overlaps taped using Tyvek acrylic tape on existing rafters - all leadwork valleys and flashings to existing roof detailing to be replaced with new code 4 lead

Drawing to be read in conjunction with separate structural engineer details and calculations

Sherwood
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Status: **Planning & Building Regulations**

Client: **Mrs Hazel Fogg**

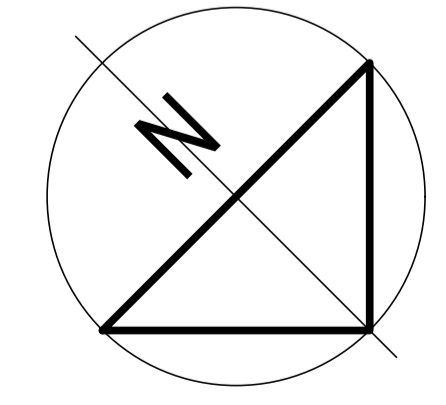
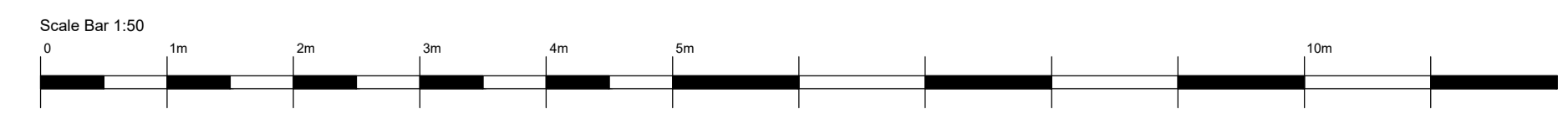
Project: **4 Wilson Fold Avenue, Lostock, BL6 4LT**

Title: **Proposed Side Extension and Alterations - Proposed Floor Plans**

Scale: 1/50 @ A1 Date: March 2024 Drawn: Rob Sherwood

Drawing Number: **2024-12-02.1** Revision:

Roof Plan



Ground Floor

completely remove existing front lounge bay window and provide and install new square bay window installation - see general notes for roof construction. Bay to be supported on framework and/or galleons brackets as recommended by window manufacturer, to have all voids packed with insulation material and clad using Cedral Click cladding system as described - see separate detail

completely remove existing upvc window and door frame, break-out plasterwork to exposed cavity masonry. Form new combined structural door opening in cavity construction to comprise: existing lintel or new Birtley CB70 (to suite cavity width) lintel complete with cavity tray and weep holes, insulated cavity closers and upvc casement frame with composite door
builder to allow for sufficient replastering to provide a smooth and even surface ready to receive decoration

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