

SMOKE DETECTORS
NEW SMOKE DETECTORS TO BE MAINS POWERED, INTERLINKED AND HARD WIRED. SMOKE ALARMS TO BE IN ACCORDANCE WITH BS5446 PART 1 AND INSTALLED ON EACH FLOOR IN ACCORDANCE WITH CLAUSES 110 AND 115 OF BUILDING REGULATIONS APPROVED DOCUMENT B.

NOTE: ANY ALTERATIONS TO THE HEATING A PLUMBING SYSTEMS TO BE CARRIED OUT BY CORGI APPROVED CONTRACTOR. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROLS.

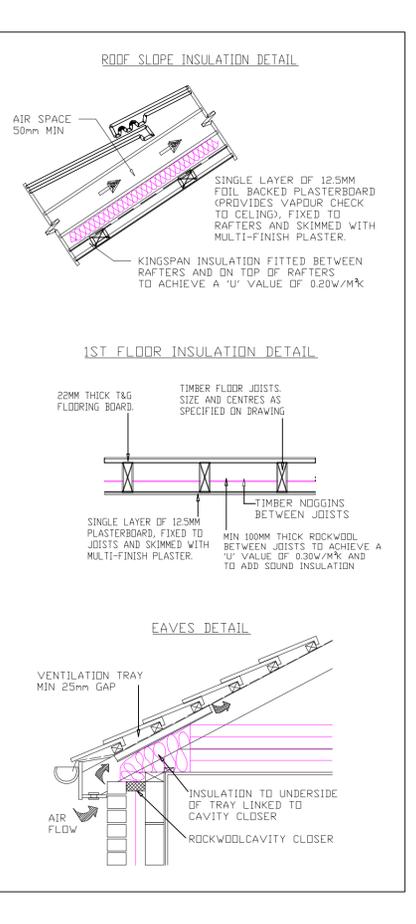
LOW ENERGY LIGHT FITTINGS ARE TO BE INSTALLED THROUGHOUT LOFT SPACE. WORK WILL BE CARRIED OUT BY CERTIFIED ELECTRICIAN.

SOUND BOARD FITTED AND PLASTER SKIMMED ON SIDES OF THE PARTY WALL. THE STAIRS TO HAVE 1 HOUR OF FIRE PROTECTION INSTALLED AROUND AND UNDERNEATH.

NEW CEILINGS ON THE FIRST FLOOR TO BE INSTALLED 25MM BELOW THE NEW FLOOR JOISTS. 12.5MM PLASTER BOARD AND SKIMMED TO ACHIEVE 1/2 HOUR FIRE RESISTANCE FROM UNDERNEATH.

STUD WALLS TO HAVE 12.5MM PLASTERBOARD SKIMMED BOTH SIDES WITH KINGSPAN THERMAWALL TW95 TO ACHIEVE A 'U' VALUE OF 0.30W/M²K. INSULATION BETWEEN STUD WALLS WILL ALSO HAVE 1/2 HOUR FIRE RESISTANCE.

JOISTS DOUBLED UP BELOW STUD PARTITION WALLS, STAIR OPENING AND EN-SUITE BATH EN-SUITE FITTED DIRECTLY ABOVE EXISTING BATHROOM TO AID IN FITTING SOIL AND WATER SYSTEMS.



NOTES

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 1994 (CDM REGULATIONS) AND HEALTH AND SAFETY AT WORK ETC. ACT 1974.

DESIGNERS CDM STATEMENT:
THE CLIENT IS RESPECTFULLY REMINDED OF HIS OR HER DUTIES UNDER THE GUIDANCE NOTE 39 'ROLE OF THE CLIENT'. THE DESIGN ENCOMPASSED IN THE DRAWING ARE CLASSIFIED AS SIMPLE CONSTRUCTION USING TRADITIONAL METHODS AND MATERIALS AVAILABLE TO GENERAL BUILDERS AS SUCH THEY DO NOT PRESENT ANY UNUSUAL CIRCUMSTANCES IN THEIR EXECUTION OR RISKS WHICH A COMPETENT BUILDER COULD NOT REASONABLY EXPECTED TO KNOW.

FOR ALTERATION WORK REQUIRING NEW WALLS OR THE REMOVAL OF EXISTING WALLS, THE BUILDER IS TO FOLLOW THE GUIDANCE IN THE BUILDING RESEARCH ESTABLISHMENT GOOD BUILDING GUIDES NO 15 & 20 PROVIDING TEMPORARY SUPPORT DURING WORK ON OPENINGS IN EXTERNAL WALLS AND REMOVING INTERNAL LEAD BEARING WALLS IN OLDER DWELLINGS.

- THE CONTRACTOR SHALL ENSURE THAT HE AND ALL VISITORS TO THE SITE ARE FULLY AWARE OF THESE REGULATIONS AND ENSURE FULL COMPLIANCE WITH ALL NECESSARY DOCUMENTS.
- CONTRACTOR TO PROVIDE ALL NECESSARY SCAFFOLDING WITH EDGE PROTECTION TO PREVENT PERSONS FALLING OR FALLING DEBRIS. ALSO TO PROVIDE PROTECTION TO ADJOINING PROPERTIES ALONG THE SITE BOUNDARY.
- ALL NECESSARY SAFETY PRECAUTIONS TO BE TAKEN WHEN WORKING AT HIGH LEVELS. USE SAFETY HARNESSES.
- CONTRACTOR TO INVESTIGATE POSSIBLE LIVE OR REDUNDANT SERVICES WITHIN THE SITE AND ANY HAZARDOUS MATERIAL THAT MAY BE PRESENT. REFER TO AVOIDING DANGER FROM UNDERGROUND SERVICES. HSG 42 CONTROL OF ASBESTOS AT WORK REGULATIONS 2002. CONTROL OF SUBSTANCE HAZARDOUS TO HEALTH REGULATIONS 2002 AND DANGEROUS SUBSTANCES AND EXPLOSIVE ATMOSPHERES REGULATIONS 2002.
- ALL PERSONS ENTERING SITE TO HAVE ALL NECESSARY PROTECTIVE CLOTHING AND HEAD PROTECTION COMPLIANT WITH HEALTH AND SAFETY. REFER TO PERSONAL PROTECTIVE EQUIPMENT AT WORK REGULATIONS 1992 (AS AMENDED).
- CLEANING OF WINDOWS TO BE ACCESSIBLE FROM THE INSIDE IF THEY ARE TO BE ACCESSED FROM EXTERIOR.
- ALL NECESSARY PROPPING AND SUPPORT REQUIRED FOR EXCAVATIONS OF TRENCHES, RETAINING WALLS AND UNDERPINNING TO BE INSTALLED IN ACCORDANCE WITH A STRUCTURAL ENGINEERS DETAIL AND SPECIFICATION.
- CONTRACTOR TO PROVIDE ALL NECESSARY SUPPORT TO MAINTAIN STABILITY OF EXISTING OR NEIGHBORING STRUCTURES.
- DANGER OF COLLAPSE TO TRENCHES CAUSED BY HEAVY MACHINERY WORKING ABOVE OR NEAR.
- DANGER OF PERSONS FALLING INTO TRENCHES.
- USE OF POWER TOOLS AND EQUIPMENT. REFER TO PROVISION AND USE OF WORK EQUIPMENT REGULATIONS 1998 AND ELECTRICITY AT WORK REGULATIONS 1989. ELECTRICITY SAFETY, QUALITY AND CONTINUITY REGULATIONS 2002.

APPROVED DOCUMENT P (ELECTRICAL SAFETY)
ALL ELECTRICAL WORK TO WHICH THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) APPLY, WILL BE DESIGNED, INSTALLED AND TESTED BY A PERSON COMPETENT TO DO SO PRIOR TO COMPLETION OF WORKS THE LEGAL AUTHORITY MUST BE SATISFIED THAT EITHER:
AN ELECTRICAL INSTALLATION CERTIFICATE HAS BEEN ISSUED UNDER A 'COMPETENT PERSONS' SCHEME OR APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 (AS AMENDED) HAVE BEEN SUBMITTED THAT CONFIRM THE WORK HAS BEEN INSPECTED AND TESTED BY A 'COMPETENT PERSON'.
A 'COMPETENT PERSON' WILL HAVE A SOUND KNOWLEDGE AND SUITABLE EXPERIENCE RELATIVE 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 IS NOT SHOWN AND WILL BE CONFIRMED WITH THE CLIENT PRIOR TO WORK COMMENCING.

4. WHAT ARE MY RIGHTS UNDER THE ACT IF I WANT TO DO WORK ON AN EXISTING PARTY WALL?
THE ACT PROVIDES A BUILDING OWNER, WHO WISHES TO CARRY OUT VARIOUS SORTS OF WORK TO AN EXISTING PARTY WALL, WITH ADDITIONAL RIGHTS GOING BEYOND ORDINARY COMMON LAW RIGHTS. NOTICE HOWEVER, IF YOU START WORK, WORK CAN BE DONE. THE MOST COMMON USE RIGHTS ARE:
• TO CUT INTO A WALL TO TAKE THE BEARING OF A BEAM (E.G. LOFT CONVERSIONS), OR TO INSERT A DAMP PROOF COURSE ALONG THE WAY THROUGH THE WALL, TO RAISE THE HEIGHT OF THE WALL AND / OR INCREASE THE THICKNESS OF THE PARTY WALL AND, IF NECESSARY, CUT OFF ANY PROJECTIONS WHICH PREVENT YOU FROM DOING SO.
• TO DEMOLISH AND RE-BUILD A PARTY WALL.
• TO UNDERPIN THE WHOLE THICKNESS OF A PARTY WALL TO PROTECT TWO ADJOINING WALLS BY PUTTING FLASHINGS FROM THE HIGHER OVER THE LOWER, EVEN WHERE THIS REQUIRES CUTTING INTO AN ADJOINING OWNERS INDEPENDENT BUILDING.

5. WHAT ARE MY DUTIES UNDER THE ACT IF YOU INTEND TO CARRY OUT ANY OF THE WORKS MENTIONED IN PARAGRAPH 4, YOU MUST:
• INFORM ALL ADJOINING OWNERS - SEE PARAGRAPHS 7 AND 8.
• YOU MUST NOT EVEN CUT INTO YOUR OWN SIDE OF THE WALL WITHOUT TELLING THE ADJOINING OWNERS OF YOUR INTENTIONS - SEE PARAGRAPH 6.
• THE ACT CONTAINS NEUTRAL 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 COURT INJUNCTION OR SEEK OTHER LEGAL REDRESS.
• THE ACT ALSO SAYS THAT THE BUILDING OWNER MUST NOT CAUSE UNNECESSARY INCONVENIENCE. THIS IS TAKEN TO MEAN THAT IF A PARTY WALL TO PROTECT TWO ADJOINING WALLS BY PUTTING FLASHINGS FROM THE HIGHER OVER THE LOWER, EVEN WHERE THIS REQUIRES CUTTING INTO AN ADJOINING OWNERS INDEPENDENT BUILDING.

NOTE: THE CLIENT IS ADVISED TO READ THE PARTY WALLS ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

• AVOID CHASING OF WALLS FOR SERVICES.
• RISK OF WORKING WITH GLASS RISKS OF WORKING AT HEIGHT AND FROM FALLING OBJECTS.
• RISKS OF WORKING WITH DUST/CEMENT - PROTECTIVE GEAR BREATHING PROTECTION TO BE USED. REFER TO CONTROL OF SUBSTANCE HAZARDOUS TO HEALTH REGULATIONS 2002.
• PRECAUTIONS TO BE TAKEN WHEN LIFTING HEAVY MATERIALS / OBJECTS AND BEAMS INTO POSITIONS ABOVE 20KG - USE ADEQUATE LIFTING MACHINERY. REFER TO LIFTING OPERATIONS AND LIFTING EQUIPMENT REGULATIONS 1998. MANUAL HANDLING OPERATIONS REGULATIONS 1992.
• COVERING OF ROOFS. ALL WORK TO BE CARRIED OUT WITH DUE REGARD TO HEALTH AND SAFETY REGULATIONS.
• RISK OF OVERHEAD POWER CABLES WITH AND AROUND THE SITE.
• INSTALLATION AND USE OF FLAMMABLE MATERIALS REFER TO FIRE PRECAUTIONS (WORKPLACES) REGULATIONS 1997.
• ACCESS INTO AND OUT OF SITE - TRAFFIC MANAGEMENT INTO AND OUT OF SITE. REFER TO DRIVING AT WORK - MANAGING WORK-RELATED ROAD SAFETY INHG 382.
• PRECAUTIONS TO BE TAKEN WHEN WORKING IN CONFINED SPACES. REFER TO CONFINED SPACES REGULATIONS 1997 AND SAFE WORK IN CONFINED SPACES. APPROVED CODE OF PRACTICE REGULATIONS AND GUIDANCE L 101.
• THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE:
• NEW ROADS AND STREET WORKS ACT 1991
• CONSTRUCTION HEALTH SAFETY AND WELFARE REGULATIONS 1996
• HEALTH AND SAFETY (LIFES AID) REGULATIONS 1991
• HEALTH AND SAFETY (YOUNG PERSONS) REGULATIONS 1997
• IONIZING RADIATIONS REGULATIONS 1989
• MANAGEMENT OF HEALTH AND SAFETY REGULATIONS 1999
• NOISE AT WORK REGULATIONS 1989
• PIPELINES SAFETY REGULATIONS 1996
• SYSTEMS SAFETY REGULATIONS 1997
• REPORTING OF INJURIES, DISEASES AND DANGEROUS OCCURRENCES REGULATIONS 1995
• SUPPLY OF MACHINERY (SAFETY) REGULATIONS 1992 (AS AMENDED)
• WORKPLACE HEALTH, SAFETY AND WELFARE REGULATIONS 1992 GUIDANCE
• MANAGING HEALTH AND SAFETY IN CONSTRUCTION APPROVED CODE OF PRACTICE AND GUIDANCE HSG 224
• SUCCESSFUL HEALTH AND SAFETY MANAGEMENT - HSG 65 VIBRATION SOLUTIONS HSG 170

CLIENT: MISS D ANDERSON 43 GLEN GROVE ROYTON DL2 5SY	PROJECT : PROPOSED LOFT CONVERSION DWG TITLE : PROPOSED PLAN
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ALL DIMENSIONS SHOWN IN DRAWING ARE APPROX AND DO NOT ALLOW FOR BUILDING TOLERANCE. THEY MUST BE CHECKED ON SITE PRIOR TO WORK COMMENCING.