



CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations.

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 the building work involves works on or to an existing Party Wall including:
* 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 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters 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.

NEW WINDOWS
New windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.2 W/m²K (FENSA approved). The door and window openings should be limited to 25% of the floor area. Provide insulated Catnic lintels (CN7A) over the openings 150mm minimum bearing.

NEW DOOR
New doors to achieve a U-Value of 1.00W/m²K (FENSA approved). Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations. Provide insulated Catnic lintels (CN7A) over the openings 150mm minimum bearing.

B.REGS

A	description	by	xx/xx/xx
REV:	DESCRIPTION:	BY:	DATE:

GENERAL NOTES:

- These drawings are for Planning & Building Regulation Approval only.
- All dimensions to be checked on site before building commences.

PROJECT NAME:

DRAWING TITLE:

Proposed Ground Floor Plan

CLIENT NAME & ADDRESS:

DATE:

SCALE:

1:50

SHEET SIZE:

A3

DRAWING NO:

REVISION:

