



**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.

CLIENT TO CONFIRM THE PROPOSED BOILER LOCATION OR TO UTILIZE THE EXISTING LOCATION OF BOILER AND BOILER FLUE

ENTIRE GROUND FLOOR CEILING TO ALLOW 2 LAYERS OF PLASTERBOARD TO ACHIEVE 60MIN FIRE RATED CEILING.  
ALL NEW STEEL WORK TO ALLOW 1 HOUR FIRE RATED INTUMESCENT PAINT

EXISTING TO NEW WALL: CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING WHERE POSSIBLE TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUTS THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

REV:	DESCRIPTION:	BY:	DATE:

**B.REGS**

**GENERAL NOTES:**

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

PROJECT NAME: \_\_\_\_\_

CLIENT NAME & ADDRESS: \_\_\_\_\_

DRAWING TITLE: **Proposed Ground Floor Plan**

DATE: \_\_\_\_\_

SCALE: **1:50**

SHEET SIZE: **A3**

DRAWING NO: \_\_\_\_\_

REVISION: \_\_\_\_\_