

PARTY WALL NOTICES:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTE:

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.

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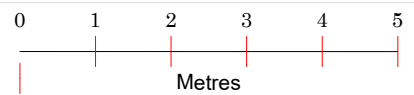
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THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND

- SD = SMOKE DETECTOR WITH SOUNDER
EL = EMERGENCY LIGHTING TO BS5266: Part 1 1988
HD = HEAT DETECTOR
FD30 = 30 MINUTE FIRE RESISTING DOOR AND FRAME
ST = SUNTUBE



C	28.03.2025	M.S.	REDUCTION
B	05.03.2024	D.K.	S.E. DETAILS
A	29.01.2024	D.K.	1st ISSUE
ISSUE	DATE	INITIALS	DESCRIPTION



PROJECT			150 Kirkby Road, Barwell, LE9 8FS		
DWG		TITLE Proposed Plans			
CLIENT Katie Gibson			ISSUE C		
DWG		NO: 150 - KB - 103BR			
SCALE 1:100@A3		DATE 23.01.2024		DRAWN BY D.K.	
					



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 be 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.

PARTY WALL ACT

Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
A Party Wall Notice is also required for:
- Any excavations within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations, see diagram 7 in the following Government guidance,
https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-partywalls/the-party-wall-etc-act-1996-explanatory-booklet#para_28
A Party Wall Agreement is to be in place prior to start of works on site.

Foundation Notes:

Assumed 125kN/m2 bearing capacity, TBC by BCO on site.
Existing trench fill foundation to be minimum 600mm wide, 800mm deep, otherwise report to S.E.
New trench fill foundation to be minimum 650mm wide (800mm wide for eccentric foundation), depth to BCO. Minimum thickness of C30 concrete 600mm. Column to be installed in the middle of the pad. Depth of excavation to be confirmed by BCO on site. If new trench and pad foundation footprint encompasses existing trench fill foundation, 400mm long M20 dowel bars are to be used at 300mm c/c. It's also advisable to have the new wall toothed into existing wall where adjacent to big point loads.

Structural Elements

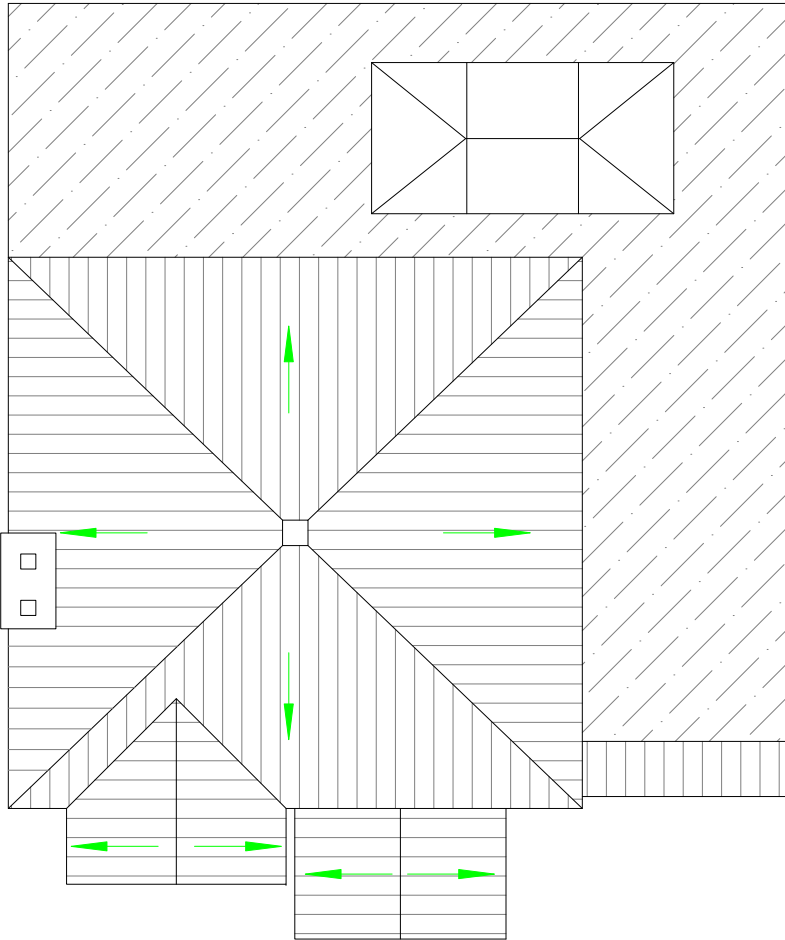
Steel Beams S355:
(BEAMS 1,2 & 3 NOW OMITTED FROM SCHEME)
B4 = UC 203x203x46 with 10mm bottom plate stitch welded to underside and 6mm gusset plate at 1m c/c. Bottom plate to be built into masonry with 150mm end bearing.
B5 = UC 203x203x46 with 8mm thk top plate to cater wall overhang if more than 25mm - 300mm endbearing
B6 = UC 305x305x97 with 8mm thk top plate to cater wall overhang if more than 25mm
B7 = 2 no. UB 178x102x19 bolted together
L1 = Standard IG Cavity Lintel
L2 = 2 no. 140x100 mm prestressed concrete lintel
L3 = 140x100 mm prestressed concrete lintel Unless otherwise noted, each beam to have 150mm (or 100mm if perpendicular) end bearing and 3 courses of Engineering Bricks, 440mm long. All steel exposed to the elements to be galvanized.
All lintels to manufacturer's details.

Steel Columns S355:
C1= SHS 100x100x10 off first floor wall strapped to padstone
C2 = UC 203x203x46 off 1.1mx1.1m pad foundation Pad foundations to be reinforced at the bottom with 2 no. A393 mesh with 50mm min concrete cover to bottom. Columns to be tied to masonry with Ancon frame cramps @ 450 c/c's.
Timber C24: All exposed timber to be treated
T1, T2, T3 & T4 NOW OMITTED FROM SCHEME
T5 = 3 no. 75x220 bolted together
T6 = 50x150 ridge board
T7, T8 = 2 no. 50x150 bolted together
R6 = 50x170 @ 400mm c/c
R3= 75x220 @ 400mm c/c

Timber C24: noggings at 1/3 and 2/3
Posts P1: 100x100
Posts P2: 100x100 - off foundations with EasyGrip Post Shoe

- Proposed Pitched Roof Rafter Span
Proposed Flat Roof Rafter Span
440x215x102mm concrete padstone
140x100mm prestressed concrete lintel/padstone, 600mm long cut to size, with 250mm end bearing
140x100mm prestressed concrete lintel/padstone, 900mm long cut to size, with 350mm end bearing

Windpost WP: 100x100x6.3 SHS fixed to masonry wall with M6x250 resin-fixed threaded bars @ 400mm c/c. Fixed to floors above/below using Sabrefix 60x90 brackets or similar with 4No. M5x80mm screws to timber,



PROPOSED ROOF PLAN

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

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.

BASIC RADON PROTECTION

Provide a 1600g (400 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.