NOTES

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 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.

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 to be designed in accordance with BR 211 5.5.2

SITE INVESTIGATION
Existing Ground to be scraped back to reveal the existing foundations. The depth of these are to be used as a base line for the specification of the proposed footings.

If unusual conditions are found a survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

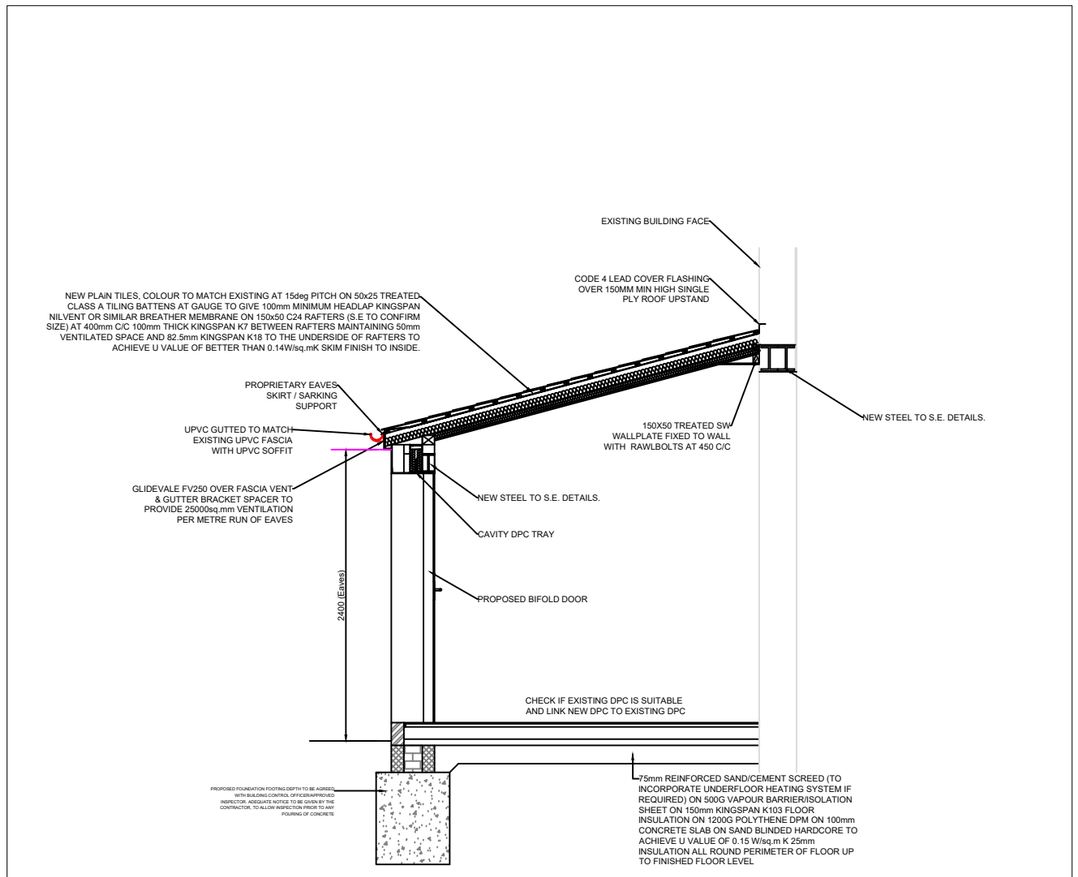
STRIP FOUNDATION
Provide 225mm x 650mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

SOLID FLOOR INSULATION OVER SLAB -To meet min U value required of 0.15 W/m²K
P/A Ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1600 gauge Radon Membrane DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 120mm thick Celotex XR4000 insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.



SECTION A-A
scale 1:50

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. IF IN DOUBT ASK

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Project

Proposed Extension

Address

129 Featherston Drive,
Burbage, Leicestershire,
LE10 2PW

Drawing Title

Section

Scale

1:100 @ A3

Drawing No.

SMT.26.006

Revision

A

Date

JAN 2026

Signature

SMT