

This set of drawings has been produced to seek Planning and/or Building Regulation consent only (to determine whether construction is permitted to start), and does not represent a detailed specification. It is expected the proposals are to be constructed using tried and tested methods and techniques by a suitably competent and experienced contractor who is knowledgeable of the construction details not included on these plans. The Contractor will also employ appropriately qualified staff familiar with this type of work and the site-wide construction risks. All works are to be carried out in accordance with Building Regulations, and according to Regulation 7; in a workmanlike manner using materials complying to relevant British Standards, BBA Agreement Certificates, Product Certification of Schemes, manufacturer instructions, and show relevant CE markings.

Any work carried out prior to the receipt of Planning and Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.

No manhole covers were lifted prior to construction, therefore, Contractor to determine location of all services prior to starting work on site (and to arrange any necessary approvals that may be required as a result of the proposals).

Contractor to check all dimensions on site before commencement of works. Any errors, ambiguities, contradictions or omissions on the drawings to be reported to S Biddle Ltd.

Any assumptions stated on the drawings (including direction of existing floor joists or other elements of the structure) to be checked by Contractor prior to commencing structural alterations. Any changes to be reported to S Biddle Ltd.

Existing foundations, beams and lintels, subject to additional loading, are to be exposed on site, prior to commencement ofworks, to ensure they are suitable to receive the additionalloading. Contractor to ensure they are inspected to the satisfaction of the Building Surveyor and replaced, upgraded or underpinned as necessary.

All specialist manufacturers should take site measurements for elements such as windows, doors, stairs and balconies.

Contractor to notify Building Control Department at all relevant stages of construction for inspection. This should include commencement, all interim stages and completion of works. Completion certificate to be obtained from Building Control at the end of the contract for handover to client.

New structural steel connection details to be determined by the Contractor's appointed steel fabricator/supplier

CDM REGULATIONS 2015. Contractor to comply with the CDM Regulations as Principal Contractor, including addressing the risks of manual handling, access, dust, temporary supports, cutting of services, falls etc.

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads.

The Homeowner/Client shall ensure the Contractor is fully aware of any other known risks associated with the site.

PUBLIC SEWERS AND OTHER SERVICES. It is the homeowner's responsibility to determine whether there are any public sewers or manholes (typically owned by Thames Water) on the property and to advise S Biddle Ltd accordingly as the position of sewers or manholes could have a significan impact on the final design if they cannot be moved. Any 'Build-over Agreement' required for building within 3m or over a public sewer is the responsibility of the homeowner to secure from Thames Water. It is also the homeowner's responsibility to contact any other utility services (water, gas, electricity) where the utilities are suspected of crossing the site and to notify their contractor accordingly.

PARTY WALL ACT 1996 The owner, has a duty to serve a Party Structure Notice on an adjoining owner prior to the commencement of work if building work on, or near an existing Party Wall involves any of the following: Beam support, insertion of DPC, raising a wall or removing projections, demolition and rebuilding, underpinning or insertion of lead flashings, excavations within 3 metres of a neighbouring structure with shallower foundations, or within 6 metres of a neighbouring structure where the new foundations are to be substantially deeper.

Waste pipe sizes:-
Svp, stub stack: 110mm dia
W.C. & branches: 110mm dia. (fall 18-90mm/m)
Kitchen sink, basin & bath (<1.7mm run) 32mm dia. (fall 18-22mm/m)
Kitchen sink, basin & bath (1.7-3.0m run) 40mm dia. (fall 18-90mm/m)
Kitchen sink, basin & bath (3.0m-4.0m run) 50mm dia. (fall 18-90mm/m)

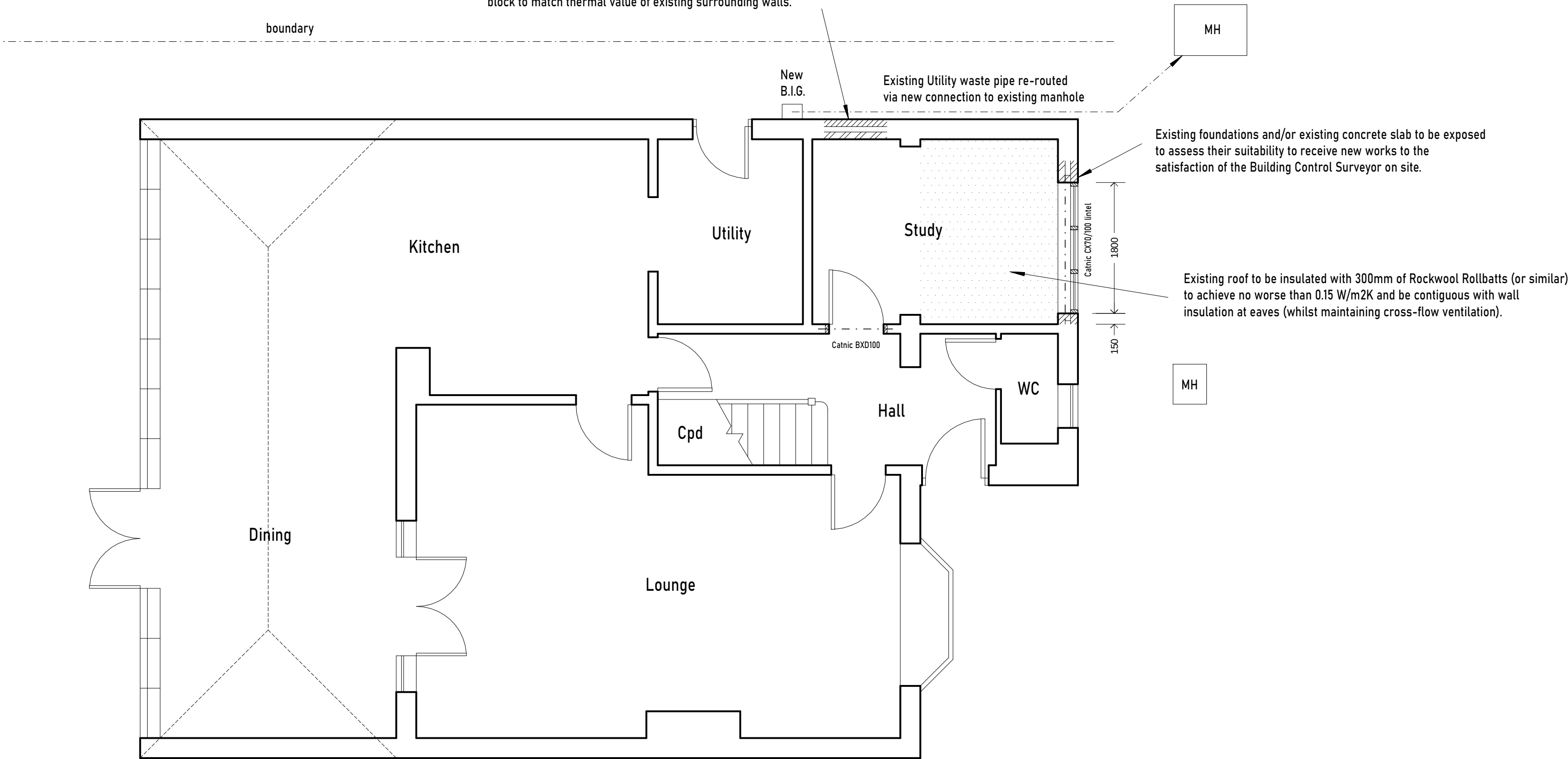
All sanitaryware to have min. 75mm deep seal traps. All sanitary pipework and building drainage to comply generally with BS5572 & BS8301 and Building Regulations Approved Document H1.

All underground drainage to generally comply with Building Regulations Approved Document H2.

All pipework in PVCu with patent joint/seals. Svp's to terminate 1m (min) above highest window opening with durable cage. Stub stack to terminate above level of highest waste trap connected to it.

All drains formed in 110mm dia. PVCu pipework (BS 4660 & BS5481) laid to min. 1:60 fall bedded in pea shingle to BS 882:1983 Table 4 or BS 8301:1985 Appendix D. All joints to be flexible.

Infill walls to be single brick and 75mm cavity to match existing, with 60mm Thermaclass Cavity Wall 21, 100mm 'Thermalite Shield' block to match thermal value of existing surrounding walls.



Revision					
	B	18/09/24	New catnic lintel added over new window		
	A	16/09/24	New gulley into TW manhole added		
Client		Mr & Mrs H. Crowther			
Address		18 Radcot Close, Woodley, Reading RG5 3BG			
Drwg No		CROWTHER-0824-01			Scale: (A2) 1:50
Title		PROPOSED GROUND FLOOR PLAN			
		1m	2m	3m	4m

	STEPHEN BIDDLE				
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Client		Mr & Mrs H. Crowther			
Address		18 Radcot Close, Woodley, Reading RG5 3BG			
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