

GAS SAFE registered person to carry out all work relating to repositioning of existing gas-fired boiler, and issue commissioning certificate.
The boiler in its new position must have an efficiency no worse than when it was in its previous position.



BEAM A:
No longer required

BEAM C:
152 x 152 x 30UC
with 10mm steel plate welded to top flange
to support construction above (if required)

BEAM E:
152 x 152 x 23UC
with 10mm steel plate welded to underside
to support outer bricks



Waste pipe sizes to existing foul drainage:-

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.

Pipes bridged through walls with rc lintels and with min. 50mm clearance all round the pipe. The opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

Drains under buildings encased in 100mm pea shingle. Where the crown of the pipe is within 300mm of the underside of the slab the drain is to be encased in concrete integral with the slab.

Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

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 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).

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.

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 significant 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.

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Client	Mr & Mrs A. Cox				
Address	68 Western Avenue, Woodley, Reading RG5 3BH				
Drwg No	COX-1124-01				Scale: (A2) 1:50
Title	PROPOSED GROUND FLOOR PLAN				
	1m	2m	3m	4m	

Revision				Drwg No	COX-1124-01				Scale: (A2)	1:50
	B	04/03/25	Roof Lanterns removed and side window added	Title	PROPOSED GROUND FLOOR PLAN					
	A	31/01/25	Further detail for carbon monoxide detector added		1m	2m	3m	4m		