

Extractor fan to be fitted to Kitchen to provide 60l/s extraction rate. If a cooker hood, it is required to span at least the full width of the cooker and have a capacity of 30l/s. Flexible duct length to external air 1.5m max.

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.

Grade C30 concrete padstones for all new steel beams unless specified otherwise

BEAM SCHEDULE

BEAM A:
203 x 102 x 23UB

BEAM B:
203 x 102 x 23UB

BEAM C:
305 x 305 x 97UC
with 10mm steel plate welded to top flange to support full width of cavity wall above (if required)

Existing MH

Section A-A

Section A-A

Non-loadbearing timber partitions to be 97 x 47mm (C24) framing faced both sides with 12mm (10kg/m2 min) plasterboard. Min 100mm thick Rockwool Flexi Acoustic partition slab infill to provide sound insulation. Studding at 400mm centres.

COLUMN A:
203 x 203 x 46UC
with 10mm thick end plates bolted to underside of new steel beam(s) above, and to concrete pad foundation below.

New pad foundation to be 1m2 to suitable subsoil, 2m deep (min) due to the proximity of the Conifer Hedge, but at least to level of existing adjacent buildings and invert level of all drains passing within 1m of new works. Contractor to ensure all necessary temporary support, edge guarding and Personal Protective Equipment is provided to ensure the safety of all people at risk from this activity. Depending upon subsoil conditions, the foundations may need to be in excess of 1m deep in accordance with NHBC practice note 4.2. Foundations may require additional structural design in accordance with recognised guidelines for building close to trees should shrinkable sub-soils be encountered.

Notwithstanding the representation on the drawings, the foundations are to meet the requirements of the Local Authority in all respects.

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 of works, to ensure they are suitable to receive the additional loading. 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 working at height, 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.

	S BIDDLE Ltd		Stephen Biddle BSc CEng FICE	
	Email: stephen@sbiddle.co.uk		Mob: 07864 122 313 Web: www.sbiddle.co.uk	
Client	Mr & Mrs H. Hirani			
Address	12 Bradmore Way, Lower Earley, Reading RG6 4DS			
Drwg No	HIRANI-1224-01			Scale: (A2) 1:50
Title	PROPOSED GROUND FLOOR PLAN			
1m		2m	3m	4m

Revision				