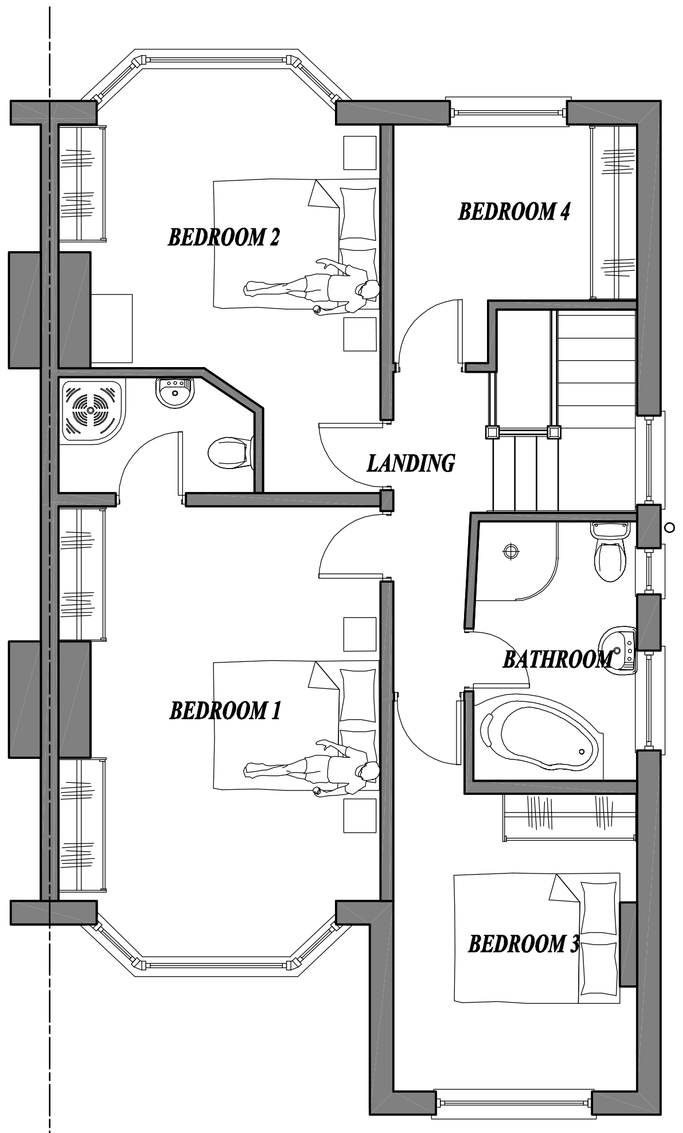
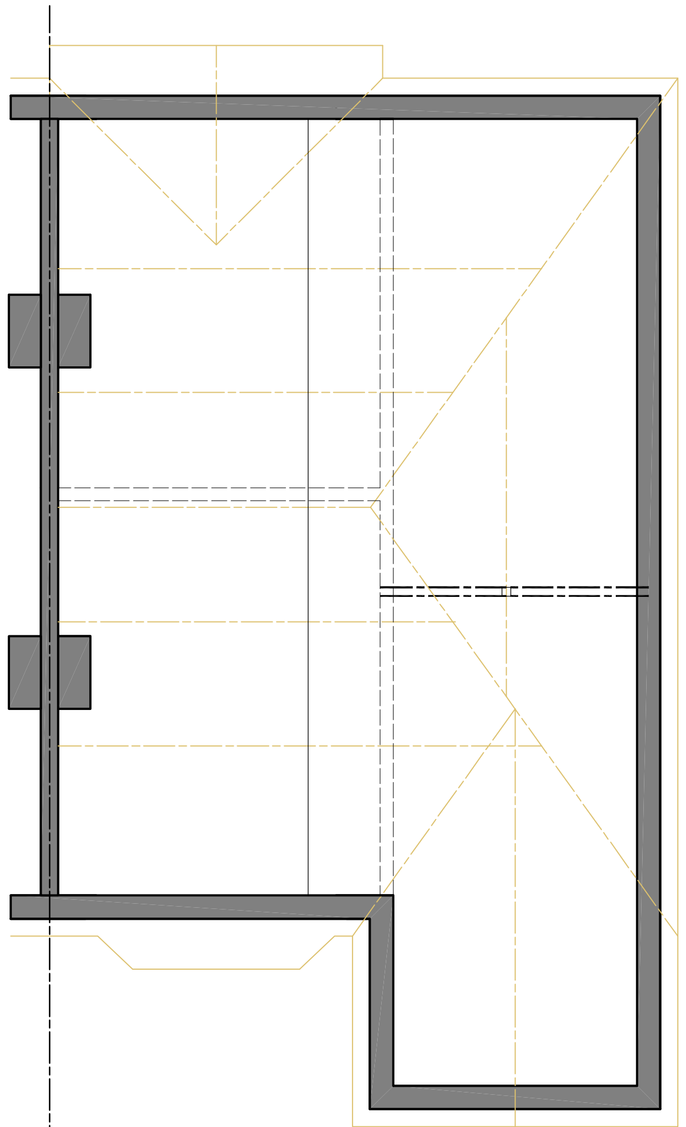
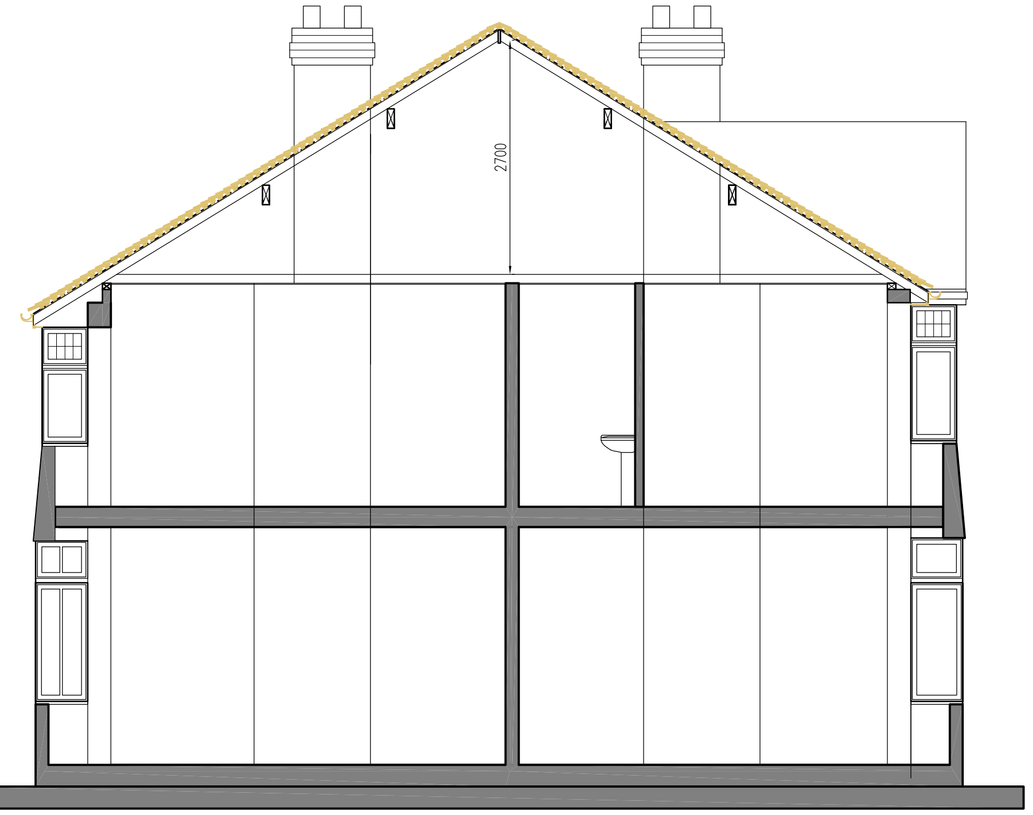


EXISTING FIRST FLOOR PLAN scale 1:50



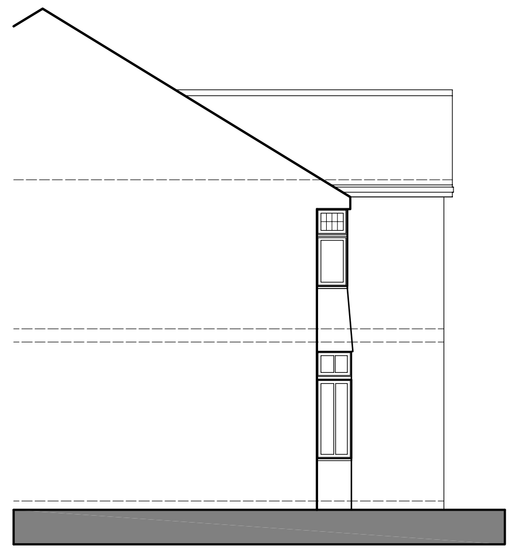
EXISTING LOFT FLOOR PLAN scale 1:50



SECTION AS EXISTING scale 1:50

EXISTING REAR ELEVATION scale 1:75

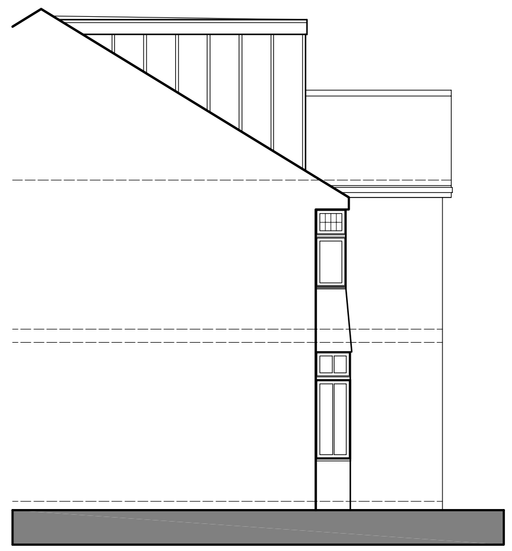
EXISTING SIDE ELEVATION scale 1:75



EXISTING SIDE ELEVATION scale 1:75

PROPOSED REAR ELEVATION scale 1:75

PROPOSED SIDE ELEVATION scale 1:75



PROPOSED SIDE ELEVATION scale 1:75

Construction Design And Management Regulations 1994. (CDM REGULATIONS) And Health and Safety at Work etc. Act 1974
Designers CDM Statement
The Client is respectfully reminded of his or her duties under the above act and referred to the Health and Safety Executive's Guidance note 39 "The Role of the Client".
The Designs encompassed on this drawing are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.
For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guides Nos 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.
1. The Contractor shall ensure that he and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.
2. Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.
3. All necessary safety precautions to be taken when working at high level. i.e using saffety harness.
4. Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services. HSG 47, Control of Asbestos at Work Regulations 2002, Control of Substance Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002
5. All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended).
6. Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior
7. All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specification.
8. Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
9. Danger of collapse to trenches caused by heavy machinery, working above or near.
10. Danger of persons falling into trenches.
11. Use of power tools and equipment. Refer to Provision and Use of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989
Electricity Safety, Quality and Continuity Regulations 2002
12. Avoid chasing of walls for Services.
13. Risk of working with glass. Risks of working at height and from falling objects.
14. Risks of working with dust /cement/ – protective gear/breathing protection to be used. Refer at Control of Substance Hazardous to Health Regulations 2002.
15. Precautions to be taken when lifting heavy materials /objects and beams into position above 20kg – use Adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998, Manual Handling Operations Regulations 1992
18. Covering of roofs. All work to be carried out with due regard to health and safety regulations.
17. Risk of overhead power cables within and around the site.
18. Installation and use of flamable materials. Refer to Fire Precautions (Workplace) Regulations 1997
19. Access into and out of site – traffic management into and out of site. Refer to Driving at Work – Managing work-related road safety. INDG 382
20. Precautions to be taken when Working in confined spaces. Refer to Confined Spaces Regulations 1997 And Safe work in confined spaces, Approved Code of Practice, Regulations and Guidance. L 101
THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE.
21. New Roads and Street Works Act 1991
22. Construction Health Safety and Welfare Regulations 1996
23. Health & Safety (First Aid) Regulations 1981
24. Health and Safety (Young Persons) Regulations 1997
25. Ionising Radiations Regulations 1999
26. Management of Health and Safety at Work Regulations 1999
27. Noise at Work Regulations 1989
28. Pipelines Safety Regulations 1996
29. Pressure Systems Safety Regulations 2000
30. Reporting of Injuries Diseases and Dangerous Occurrences Regulations 1995
31. Supply of Machinery (Safety) Regulations 1992 (as amended)
32. Workplace (Health, Safety and Welfare) Regulations 1992 Guidance
33. Managing Health and Safety in Construction. Approved Code of Practice and Guidance. HSG 224
34. Successful health and safety management. HSG 65
Vibration Solutions. HSG 170

4. What are my rights under the Act if I want to do work on an existing party wall?
The Act provides a Building Owner, who wishes to carry out various sorts of work to
an existing party wall, with additional rights going beyond ordinary common law rights.
Section 2 of the Act lists what work can be done. The most commonly used rights are:
to cut into a wall to take the bearing of a beam (for example for a loft conversion), or to insert a damp proof course all the way through the wall, to raise the height of the wall and/or increase the thickness of the party wall and, if necessary, cut off any projections which prevent you from doing so.
to demolish and rebuild the party wall
to underpin the whole thickness of a party wall to protect two adjoining walls by putting a floating from the higher over the
lower, even where this requires cutting into an Adjoining Owner's independent building.
5. What are my duties under the Act?
If you intend to carry out any of the works mentioned in paragraph 4, you must
inform all Adjoining Owners – see paragraphs 7 and 8. You must not even cut into your own side of the wall without telling the Adjoining Owners of your intentions – but see paragraph 6.
The Act contains no enforcement procedures for failure to serve a notice. However, if you start work without having first given notice in the proper way, Adjoining Owners may seek to stop your work through a court injunction or seek other legal redress.
An Adjoining Owner cannot stop someone from exercising the rights given to them by the Act, but may be able to influence how and at what times the work is done – see
paragraph 10.
The Act also says that a Building Owner must not cause unnecessary inconvenience.This is taken to mean inconvenience over and above that which will inevitably occur when such works are properly undertaken.
© Crown copyright 2002. The Party Wall Act 1996

NOTE THE CLIENT IS ADVISED TO READ THE PARTY WALL ACT 1996 FULLY FOR EXAMPLES OF NOTICES SERVED AND FOR FURTHER INFORMATION WITH REGARDS TO THE ABOVE.

1. STAIRCASE Equal risers (Max riser 220mm) Equal risers (Min going 220mm) Min Going to Tapered treads of 50mm. 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.
2. All foundations and walls subjected to increased loadings to be exposed for inspection prior to commencement on site and underpinned if found unsuitable.
3. All exposed timbers to be treated with a suitable preservative to BS.1282:1975
4. All new cavities to be closed with 9mm supalux, all new cavities to be linked with existing.
5. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS:5572. All boxing in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. (Refer to item D of diagram 4 of the Approved Document L). Deep flow gutters and 64 / 75 mm diameter P.V.C. rainwater pipes.
6. Insulated U.p.c's inserted to all head, jambs and cills of new external openings or thermabate closers
7. All disturbed surfaces to be made good.
8. All new rain water pipes to trapped gullieys.
9. 75 x 100mm wallplate to strapped to wall at 2m centres with 38 x 6mm mild steel straps.
10. Trickle ventilation to be provided to all new rooms – equivalent to 8000mm sq to habitable rooms, 4000 mm sq to bathrooms.
11. Opening lights to be min 1/20th total floor plan area.
12. All glazing to critical zones to be toughened or laminated to BS 6206. Le glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5msq in doors, and to screens/ windows within 800mm of finished floor level.
13. Steelwork as noted on plan to comply with BS449 Bs5950 & be encased in 2 layers of 12.5mm plasterboard with angle beads and 3mm plaster coat to give 1/2 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer. Cavity tray to be fitted to lintels within external wall with stop ends and weepholes at each end and @ 900mm cts. Loadbearing internal walls to be 100mm concrete blockwork.
14. New concrete lintols over new openings to BS5977 Part 2 1986 (150mm or 225mm) deep where shown.
15. Notches and holes to timber joists to be within the following limits.
notches – no deeper than 0.125 times depth of joist and not cut closer than 0.07 of the span, nor further away than 0.25 times the span.
Holes – should be no greater diameter than 0.25 times the depth of joist: should be drilled at the neutral axis; and should be not less than 3 diameters (centre to centre) apart; and be located between 0.25 and 0.4 times span from the support.
No notches or holes to be cut in roof rafters, other than supports where the rafter may be birdsmouthed to a depth not exceeding 0.33 the rafter depth.
16. All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK
17. All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.
18. Enclosure of existing stair
The stair in the ground and first storeys should be enclosed with walls and/or partitions which are fire-resisting, and the enclosure should either:
Extend to a final exit, or
Give access to at least two escape routes at ground level, each delivering to final exits and separated from each other by fire-resisting construction and self-closing fire doors,
19. Doorways – applicable to 3 storey dwellings
Every doorway within the enclosure to the existing stair should be fitted with a door which, in the case of doors to habitable rooms, should be fitted with a self-closing device. Note: Rising butt hinges are adequate as selfclosing devices.
Any new door to a habitable room should be a fire door. Existing doors need only be fitted with selfclosing devices. Existing glazed doors may need to have the glazing changed.
20. Glazing to doors
Any glazing (whether new or existing) in the enclosure to the existing stair, including all doors (whether or not they need to be fire doors), but excluding glazing to a bathroom or wc, should be fire-resisting and retained by a suitable glazing system and beads compatible with the type of glass.
21. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.
22. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.

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All dimensions shown on drawing are approx and do not allow for Building tolerance and must be checked on site prior to work commencing.

Approved Document P (Electrical Safety)
All Electrical Work to which the Requirements of Part P (Electrical Safety) apply, will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Authority must be satisfied that either;
An Electrical Installation certificate issued under a "Competent Persons" scheme has been issued or
Appropriate certificates and forms defined in BS 7671(as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person".
A "competent person" will have a sound knowledge and suitable experience relevent to the nature of the work undertaken and to the technical standards set out in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.
NOTE: THE ELECTRICAL LAYOUT SHOWN IS FOR BUILDING REGULATIONS SUBMISSION ONLY.
THE BUILDING INSPECTOR MUST BE INFORMED OF ANY CHANGES TO THE LAYOUT PRIOR TO WORKS COMMENCING AND WORKS TO BE CARRIED OUT BY A COMPETENT PERSON AS DESCRIBED ABOVE.

CONTRACTOR TO AGREE POSITION OF ELECTRICAL ITEMS AND RADIATORS WITH CLIENT PRIOR TO WORK COMMENCING

Scale:	1:50 / 75	Date:	FEBRUARY 2011
Drawn By:	SS	Checked By:	
Client:	MR & MRS RODGERS		
Project:	LOFT CONVERSION		
Location:	54 GOULDEN ROAD DIDSBURY M20 4YF		
Local Authority:	MANCHESTER		
Job Number:		Revision:	

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