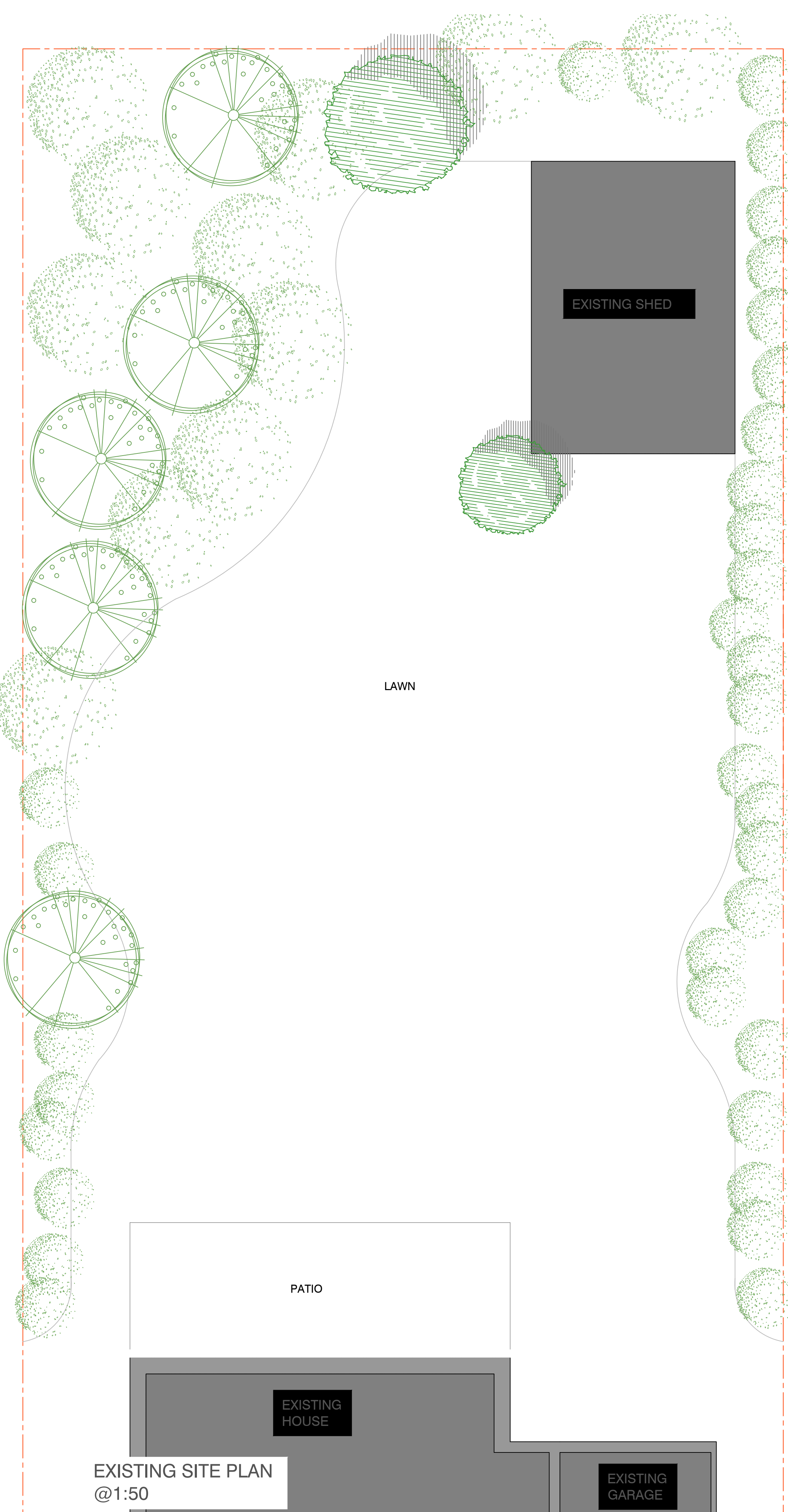
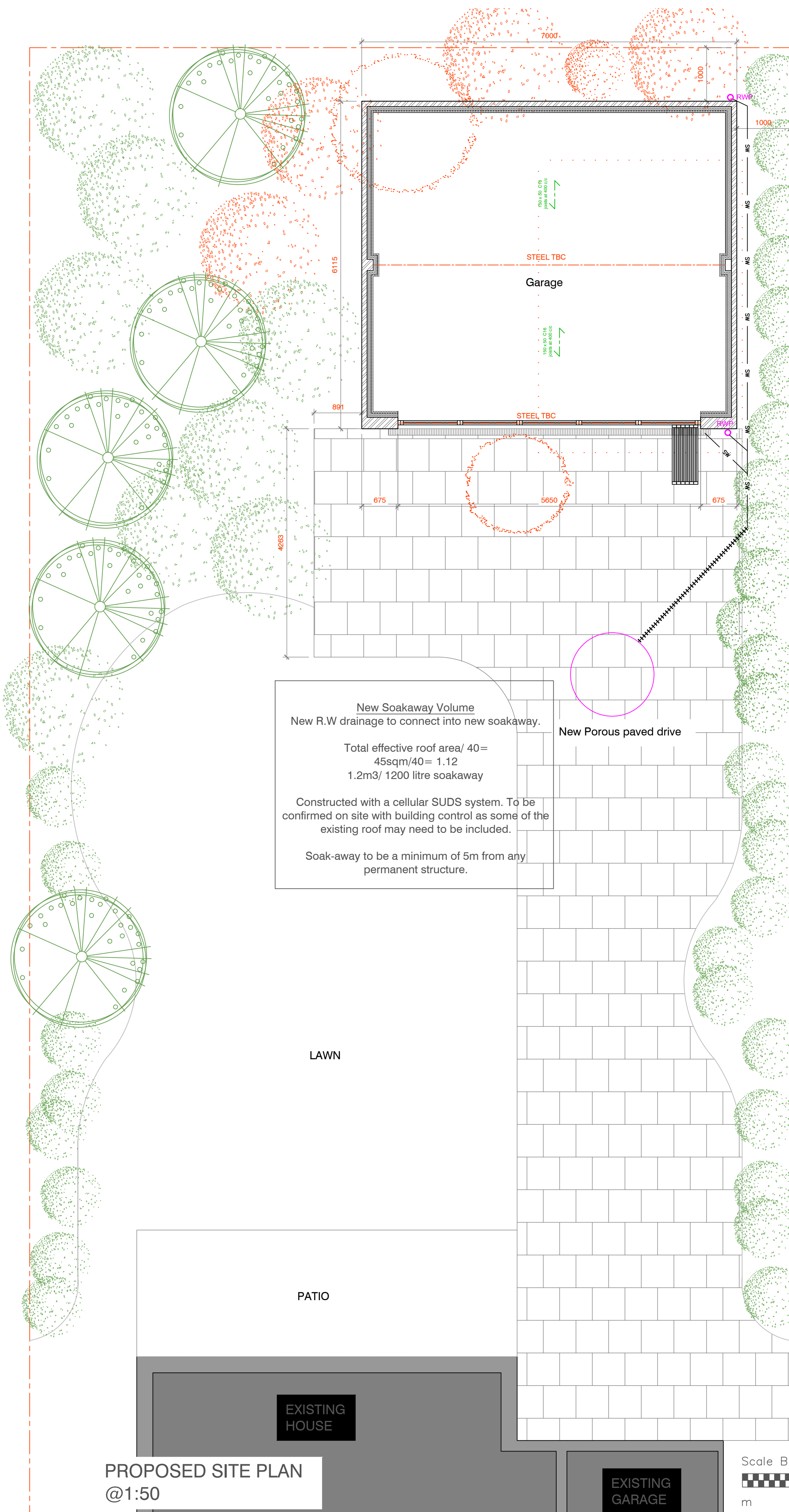
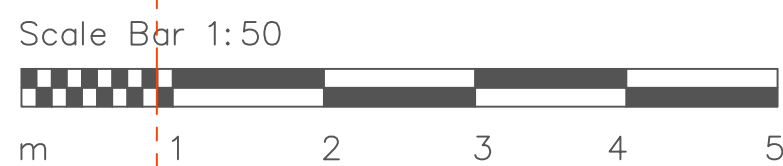




EXISTING SITE PLAN
@1:50



PROPOSED SITE PLAN
@1:50



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CONSTRUCTION KEY	
	EXISTING WALL
	PROPOSED BRICK WALLS TO MATCH
	NEW INSULATION AS SPECIFIED
	DEMOLISHED STRUCTURE
	NEW RAFT FOUNDATION. SEE ENGINEERS DETAILS

REV:	DESCRIPTION:	BY:	DATE:
STATUS: BUILDING REGULATIONS			

Pringle.Design+
Architectural Design

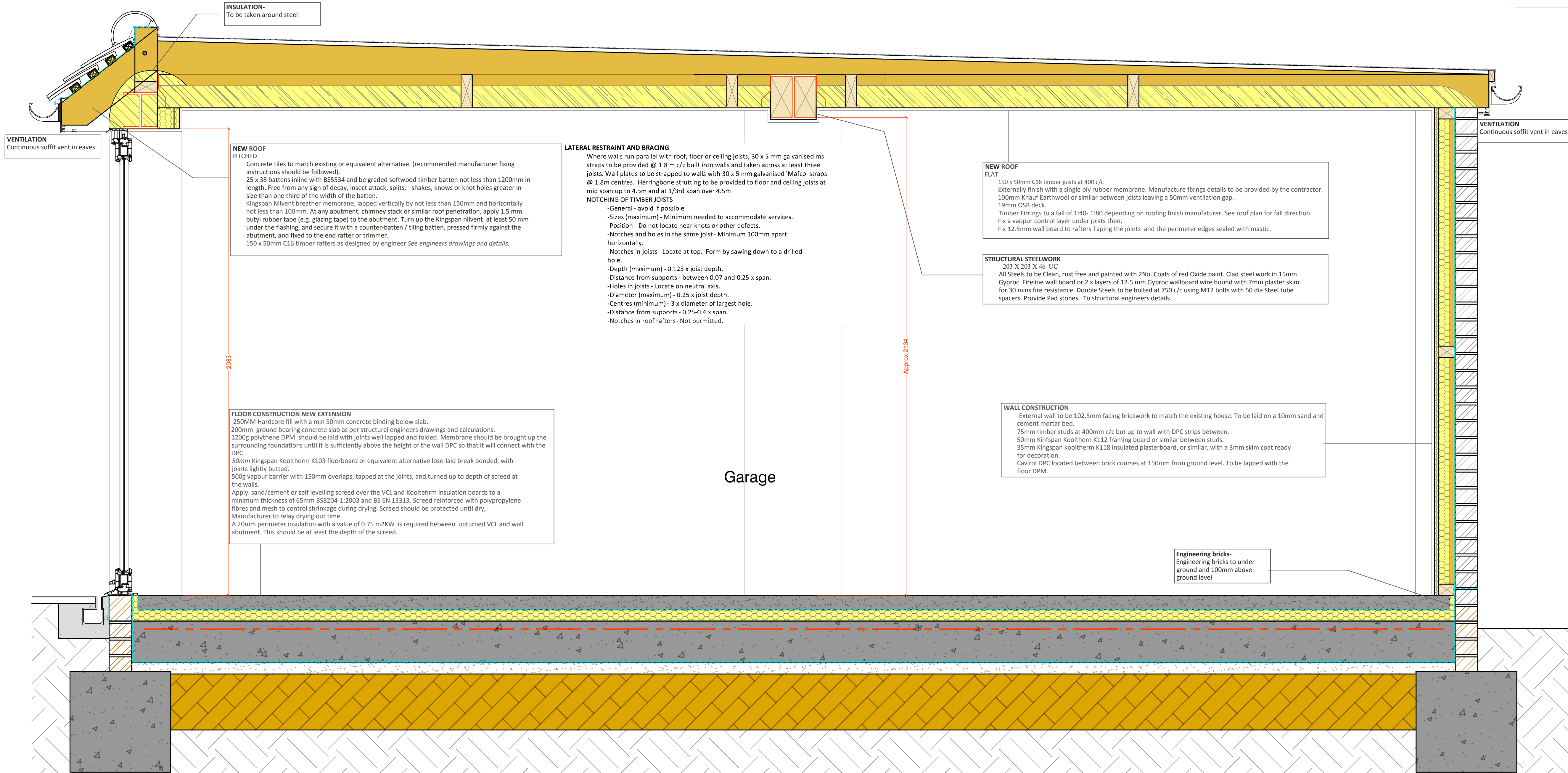
32 THE DRIVE
WALLINGTON
SURREY
SM6 9LX
Email: Pringledesign@Outlook.com
Tel: 07766880770

CLIENT:	AQUILA SOLUTIONS
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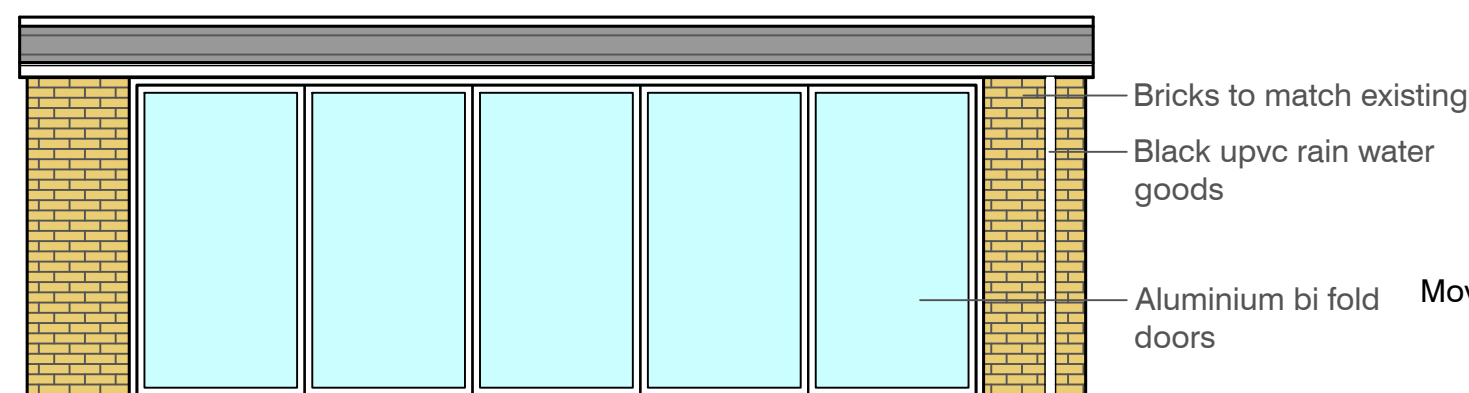
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TITLE:	SITE PLANS

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
AS NOTED	17/10/18	CP	CP
PROJECT NO:	DRAWING NO:	REVISION:	
PD-0BR	A1-01	.	

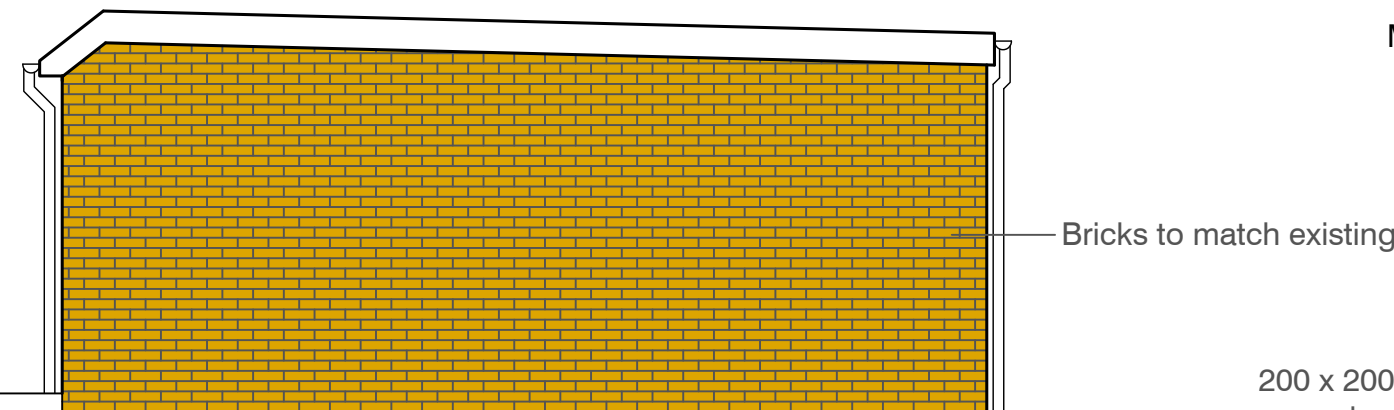
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CONTROL*
APPROVAL



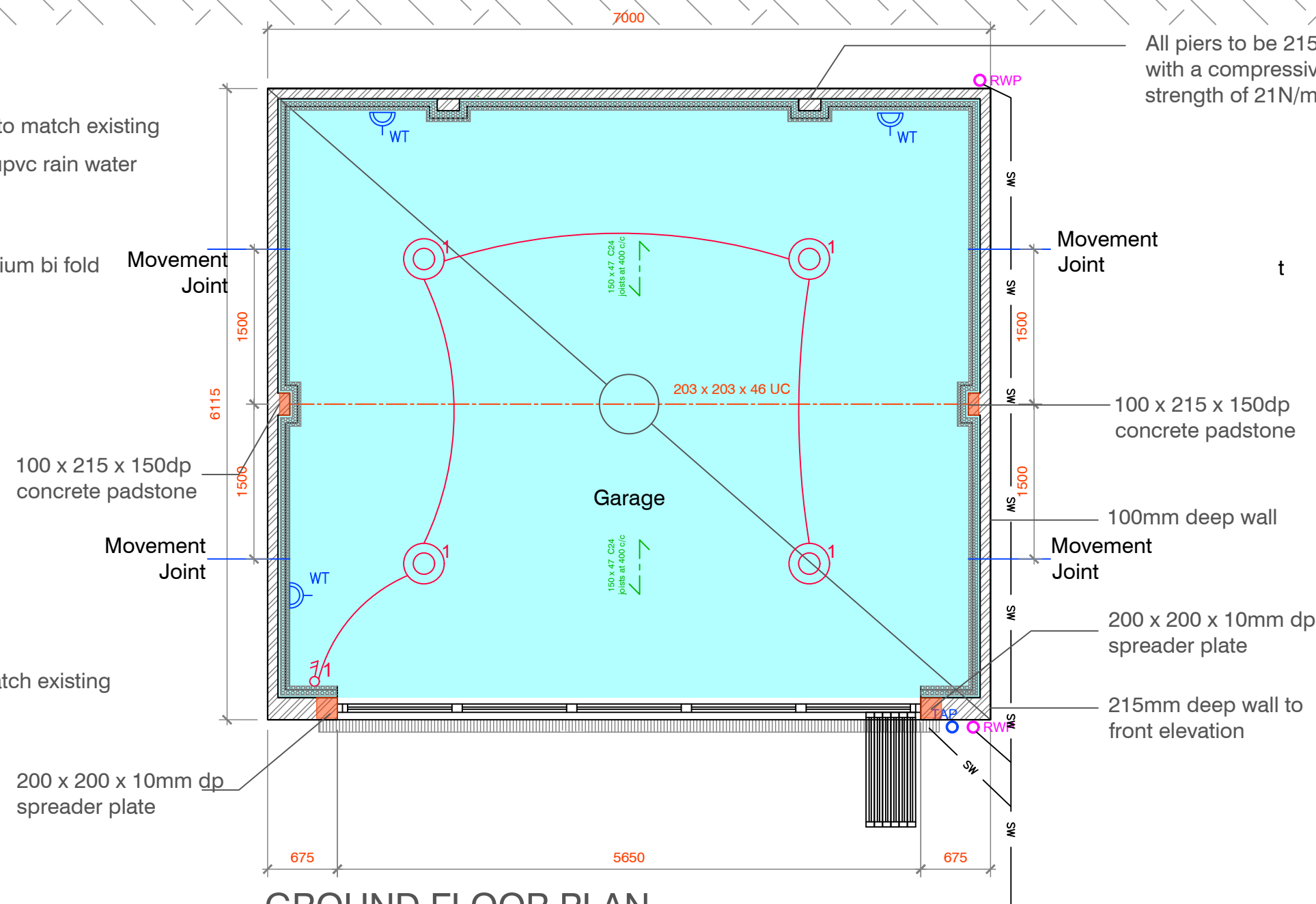
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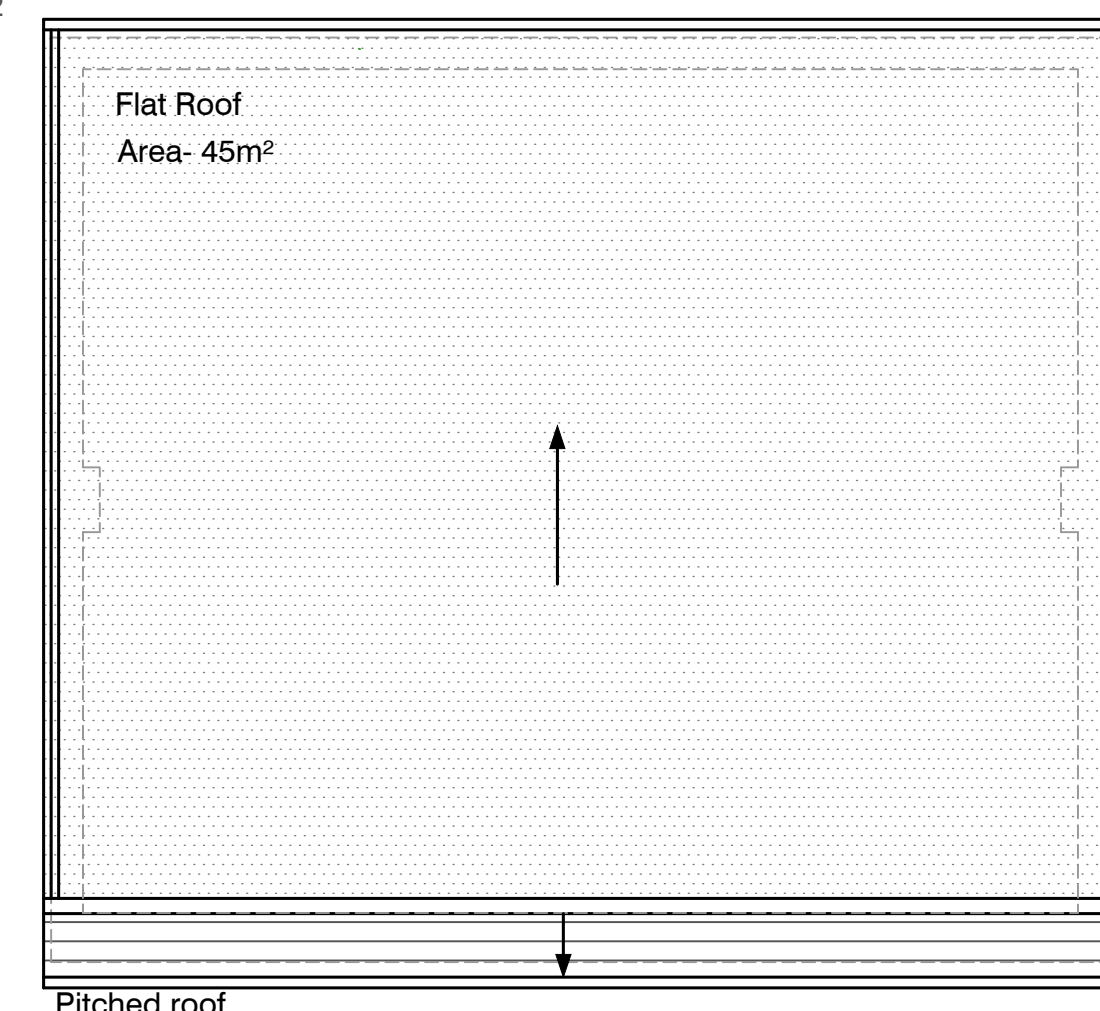
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@1:50



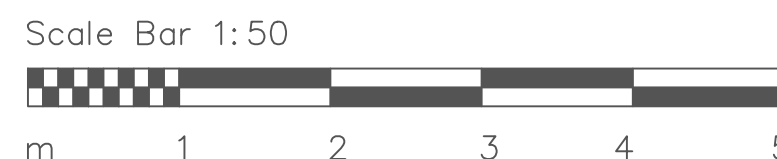
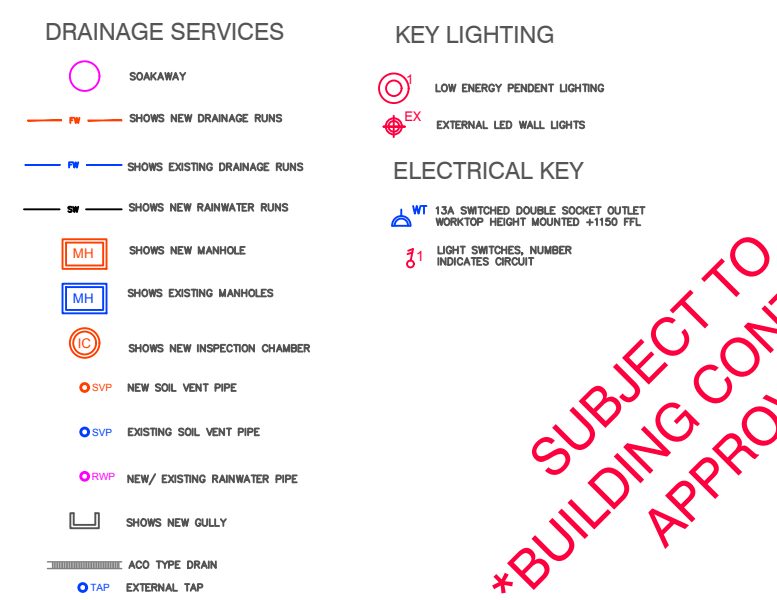
PROPOSED TYPICAL SIDE ELEVATION
@1:50



GROUND FLOOR PLAN
@1:50



ROOF PLAN
@1:50



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- DEMOLISHED STRUCTURE
- NEW INSULATION AS SPECIFIED
- NEW QUILT INSULATION AS SPECIFIED
- RAFT FOUNDATIONS. SEE ENGINEERS DRAWINGS

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STATUS:
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Architectural Design

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Tel: 07766880770

CLIENT: AQUILA SOLUTIONS

SITE: 9 BURLEY ROAD
BOGNOR REGIS
PO22 7NF

TITLE: PROPOSED PLANS, SECTION
AND ELEVATIONS

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
AS NOTED	17/10/18	CP	CP

PROJECT NO:	DRAWING NO:	REVISION:
PD-0BR	A1-02	.

SUBJECT TO
BUILDING CONTROL
APPROVAL

SAFETY, HEALTH AND WELFARE OF WORKPEOPLE

The Contractor's attention is drawn to code of welfare conditions for the building industry and all subsequent additional and amendments thereto. The contractor allow here for the cost which may be incurred in complying with them, including taking all safety measures, placing canteen and mess accommodation, shelter and sanitary accommodation, first-aid equipment etc. for all operatives and for maintaining same in a thoroughly clean and orderly condition, and removing upon completion of the work, and making good all work disturbed. Provide all protective clothing, footwear, goggles etc., which may be required, and comply with all matters contained in the working rule agreement. The Contractor's attention is drawn to the Health and Safety at work Act (1995) and he is to allow here for any costs that may be incurred in complying with it. He should also see that the said Act is complied with in all respects and indemnify the Employer against any liability as a result of contractual negligence. This should include the provision of protective clothing for the representatives of the Employer when visiting site.

HEALTH & SAFETY PRINCIPLES AND OBJECTIVES. - METHOD STATEMENT

The Contractor's attention is drawn to the fact that the works on site are carried out in such a way that risks to the Health & Safety of all persons directly concerned with or liable to be affected by the proposed works are either eliminated, or reduced to the lowest practicable level within the terms of all general Health & Safety legislation including the following Acts and Regulations.

- Construction Design and Management Regulations 2015
- Working at Height Regulations 2005
- Working at Height (amendments) 2007
- Lifting operations and lifting equipment regulations 1998
- The Health & Safety at Work Act 1974.
- The Management of Health & Safety at Work Regulations 1999
- The Management of Health & Safety at Work Regulations (amendments) 2006
- Provision and Use of Work Equipment Regulations 1998
- Manual Handling Operations Regulations 1992
- Electricity at Work Regulations 1989
- Control of noise at Work Regulations 2005
- Control of Vibration at Work Regulations 2005
- Control of Asbestos at Work Regulations 2002
- Control of Lead at Work Regulations 1998
- The Confined Spaces Regulations 1997
- The Gas Safety (Installation and Use) Regulations 1994
- COSHH (amendments) Regulations 2003 and 2004
- Personal Protective Equipment at Work Regulations 1992
- Workplace (Health, Safety & Welfare) Regulations 1992
- Factories Act 1961 and subsequent amendments
- Protection of Eyes Regulations 1974
- Control of Head Protection 1989
- Control of Pollution Act 1974
- Health and Safety (First Aid) Regulations 1981
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995
- Construction of Head Protections 1989
- Construction Design and Management Regulations 2007
- Construction Health, Safety & Welfare Regulations
- Working at Height Regulations 2005
- Working at Height (amendments) 2007
- Lifting operations and lifting equipment regulations 1998
- Fire Protection Association recommendation RCL6b for cooking equipment

The Contractor will also be required as a condition of the contract to submit full details of his Health and Safety Policy together with full records of his operative's safety training records, including those of his sub-contractors.

C.D.M.

It should be noted that this site is a domestic site and if the construction work is scheduled to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project; or exceed 500 person days the contractor will need to submit a health and safety plan to HSC within 4 weeks of being requested. Pringle.Design are only employed till the end of the pre construction phase. The client will need to employ the contractor as the principal contractor whom will take over the CDM duties such as;

- Notify HSE via an F10
- Provide a construction phase plan
- Keep a health and safety file on site and provide this to the client at the end of the project.

All other CDM regulations are the responsibility of the contractor and they should meet their duties to ensure a construction phase plan is drawn up before construction work begins.

BUILDING CONTROL

The contractor is responsible for arranging periodic inspections of the work by **Asset Building Control** (details above) to ensure that full consent is obtained in writing.

CONDITIONS

SECURITY

Adequately safeguard the site, the works, products, materials, plant and any existing buildings affected by the works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the works and adjoining property. The Contractor will be held responsible for any occurrence arising out of his failure to comply with the above.

WATER FOR THE WORKS

The Contractor will be allowed reasonable use of water for the works but must allow for making all arrangement for temporary connection to water mains and providing temporary arrangements for storing and distributing about the site, maintaining and making good on completion. The Contractor will ensure that he does not allow any site materials to infiltrate the existing services.

LIGHTING AND POWER FOR THE WORKS

The contractor will be allowed reasonable use of electricity for lighting and power for the Works but must allow for making all arrangements for the temporary supply and distribution about the site, maintaining and adapting as necessary, removing and making good on completion. Give notice and pay all charges legally demandable. To comply with all safety regulations and to use only 110v supply.

WASTE DISPOSAL

The Contractor is permitted the use of one Skip at any one time. The Contractor must ensure that the Skip remains covered at all times and delivery and collection complies with the limitations of working hours of the skip and any applications required from the council are organised. All rubbish, dirt and residues from voids and cavities shall be removed before sealing in. The Contractor shall ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority. All surplus hazardous material and their containers shall be regularly removed for disposal off site in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations. All waste transfer documentation shall be retained on site for inspection.

ASBESTOS BASED MATERIAL

If asbestos is discovered during the carrying out of the works the Project Co-ordinator is be contacted immediately and work suspended in the area until further instructions are issued. AVOID DISTURBING SUCH MATERIAL. Agree with The Employer or their appointed representative methods for safe removal and/or encapsulation.

BUILDERS WORK

GENERAL NOTES

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CONTINUITY OF INSULATION AND AIRTIGHTNESS

All gaps between elements must be sealed to reduce unwanted air leakages e.g. follow robust details sealing as described below. Provide vapour control barriers on warm side of insulation including insulated ground floor construction (follow appropriate manufacturers details) Use joist hangers to support timber or seal all junctions of structural timber/ steel ect. Where built into an external wall with mastic seal. Mastic seal all junctions of doors/ windows and walls under edges of skirting beads/ architraves. Seal around all services penetrations through external structures, seal all junctions of walls/ ceilings with ducting and close off the tops of all vertical ducts e.g. SVP boxings. For dry-lining ensure continuous ribbons of adhesive re provided to fix dry-line at perimeters of external wall, openings around services e.g. socket outlets ect. The sealing of dry-lining on dot and dabs is very important.

FLOOR CONSTRUCTION NEW GARAGE

250MM Hardcore fill with a min 50mm concrete binding below slab. 200mm ground bearing concrete slab as per structural engineers drawings and calculations. 1200g polythene DPM should be laid with joints well lapped and folded. Membrane should be brought up the surrounding foundations until it is sufficiently above the height of the wall DPC so that it will connect with the DPC. 50mm Kingspan Kooltherm K103 floorboard or equivalent alternative lose-laid break bonded, with joints lightly butted. 500g vapour barrier with 150mm overlaps, tapped at the joints, and turned up to depth of screed at the walls. Apply sand/cement or self levelling screed over the VCL and Kooltherm insulation boards to a minimum thickness of 65mm BS8204-1:2003 and BS EN 13313. Screed reinforced with polypropylene fibres and mesh to control shrinkage during drying. Screed should be protected until dry. Manufacturer to relay drying out time. A 20mm perimeter insulation with a value of 0.75 m2KW is required between upturned VCL and wall abutment. This should be at least the depth of the screed.

WALL CONSTRUCTION

External wall to be 102.5mm facing brickwork to match the existing house. To be laid on a 10mm sand and cement mortar bed. 75mm timber studs at 400mm c/c but up to wall with DPC strips between. 50mm Kinfspan Kooltherm K112 framing board or similar between studs. 35mm Kingspan kooltherm K118 insulated plasterboard, or similar, with a 3mm skim coat ready for decoration. Cavity DPC located between brick courses at 150mm from ground level. To be lapped with the floor DPM.

MOVEMENT JOINTS

Movement joints to be placed at 6m centres. All wall finishes should be discontinued at movement joints. External wall block work should be rendered to parallel square-nosed stop beads and the movement joint sealed with a proprietary mastic sealant. The selection and use of all sealants should be in accordance with BS6213 and BS5628: Part3 Proprietary metal stop beads should be used on each side of the movement joints Where block work walls join with other materials, such as brickwork, other concrete, or structural steel, a vertical movement joint should be provided to separate the different materials Movement joints should be formed of a vertical butt joint filled with a compressible joint filler Movement joints in fire walls should be designed so that the ability of the wall to function as a fire barrier is not impaired. This should be done by sealing the joint filler with intumescent sealant or strip Bed joint reinforcement should be provided above and below openings. The masonry should be reinforced with masonry grade bed joint reinforcement in the horizontal mortar joints, so that the mortar cover is 13mm on the face of the internal block work and 25mm on the external face. The reinforcement should extend at least 600mm beyond each side of the opening. The movement joints width (in mm) should be at least equal to the joint spacing (in m) plus a 30% allowance for the compressibility of the filler (Movement joints should be spaced at approximately 6 metre centres Movement joint spacing should be halved within 3 metres of a corner **Bed joint reinforcement should be used to tie two dissimilar materials together, i.e. where the wall is half facing brick work and half rendered and the brick work meets the block work.**

NEW ROOF

PITCHED

Concrete tiles to match existing or equivalent alternative. (recommended manufacturer fixing instructions should be followed). 25 x 38 battens inline with BS5534 and be graded softwood timber batten not less than 1200mm in length. Free from any sign of decay, insect attack, splits, shakes, knots or knot holes greater in size than one third of the width of the batten. Kingspan Nilvent breather membrane, lapped vertically by not less than 150mm and horizontally not less than 100mm. At any abutment, chimney stack or similar roof penetration, apply 1.5 mm butyl rubber tape (e.g. glazing tape) to the abutment. Turn up the Kingspan nilvent at least 50 mm under the flashing, and secure it with a counter-batten / tiling batten, pressed firmly against the abutment, and fixed to the end rafter or trimmer. 150 x 50mm C16 timber rafters as designed by engineer See engineers drawings and details.

FLAT

150 x 50mm C16 timber joists at 400 c/c Externally finish with a single ply rubber membrane. Manufacture fixings details to be provided by the contractor. 100mm Knauf Earthwool or similar between joists leaving a 50mm ventilation gap. 19mm OSB deck. Timber Fittings to a fall of 1:40- 1:80 depending on roofing finish manufacturer. See roof plan for fall direction. Fix a vapour control layer under joists then, Fix 12.5mm wall board to rafters Taping the joints and the perimeter edges sealed with mastic.

VERGE PITCHED ROOF

Take underlay and new eaves rafter over brick and block skins. Install fibre cement sheet on rafters, overhang by 50mm. Fill between slate and undercloak with mortar bedding.

VERGE PITCHED ROOF

50mm raised timber upstand finished with single plymembrane over.

VENTILATION

25mm continuous eave ventilation slots with insect covers.

STRUCTURAL STEELWORK

All Steels to be Clean, rust free and painted with 2No. Coats of red Oxide paint. Clad steel work in 15mm Gyproc Fireline wall board or 2 x layers of 12.5 mm Gyproc wallboard wire bound with 7mm plaster skim for 30 mins fire resistance. Double Steels to be bolted at 750 c/c using M12 bolts with 50 dia Steel tube spacers. Provide Pad stones. To structural engineers details.

LATERAL RESTRAINT AND BRACING

Where walls run parallel with roof, floor or ceiling joists, 30 x 5 mm galvanised ms straps to be provided @ 1.8 m c/c built into walls and taken across at least three joists. Wall plates to be strapped to walls with 30 x 5 mm galvanised 'Mafco' straps @ 1.8m centres. Herringbone strutting to be provided to floor and ceiling joists at mid span up to 4.5m and at 1/3rd span over 4.5m. NOTCHING OF TIMBER JOISTS

- General - avoid if possible
- Sizes (maximum) - Minimum needed to accommodate services.
- Position - Do not locate near knots or other defects.
- Notches and holes in the same joist - Minimum 100mm apart horizontally.
- Notches in joists - Locate at top. Form by sawing down to a drilled hole.
- Depth (maximum) - 0.125 x joist depth.
- Distance from supports - between 0.07 and 0.25 x span.
- Holes in joists - Locate on neutral axis.
- Diameter (maximum) - 0.25 x joist depth.
- Centres (minimum) - 3 x diameter of largest hole.
- Distance from supports - 0.25-0.4 x span.
- Notches in roof rafters - Not permitted.

LEADWORK

All flashing, soakers, weathering's, roofing and cladding ect. Required for the works must be in milled lead produced to BS EN 12588:1999. The size and thickness of the sheet for the particular application together with the installation details is to be in strict accordance with the pocket guides No. 1 and 2 issued by the lead sheet association (LSA) to maintain a high degree of materials and workmanship.

EXTERNAL DOORS

Aluminium door sets to a U value of 1.60 W/m2k. Installed in accordance with chosen manufacturers instructions and details. All door sets that provide access into the dwelling should be secure door sets, by being manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012. Toughened glass to be provided to all critical areas as define in the approved document N1. All glazing with 800mm of floor. Background trickle ventilation of 5000mm sq to habitable rooms required over doors.

ELECTRICAL WORK

SOCKETS AND SWITCHES

Existing lighting and electrical throughout to be checked and upgraded if required. Provide socket outlets and lighting points to client's instructions all to comply with latest IEE regulations and BS7671:2008 incorporating amendment No 1:2011. Installation to be tested and certified in accordance with Part P of the Building Regulations and copy supplied to Building Control on completion. Energy efficient light fittings (45 lumen watts) to be fitted to ALL fittings. Switches and socket outlet positions to comply with Approved Document M and to be set between 450mm and 1200mm above finished floor level. Consumer units and switches mounted between 1250 and 1450mm above finish floor level to comply with Part M. Existing consumer units to be checked and upgraded if required. Door handles, switches, thermostats and doorbells (not window ironmongery) to be set at a common height of between 900mm and 1200mm above finished floor level. Socket outlets, TV and BT points, radiator controls to be set at a common height of between 450mm and 600mm above finished floor level. Chasing in walls the depth of horizontal chases should be no greater than 1/6th of the thickness of a single leaf at any point and the depth of vertical chases should be no greater than 1/3rd of the thickness of a single leaf at any point. External Security lighting to be on movement and PIR daylight cut sensors. Amount of lighting and sockets on drawings are nominal and final type and amount to be confirmed with client.

DRAINAGE AND WASTE

DRAINAGE

Existing drain run assumed on drawings. Drain run to be located and building control notified of position. New underground drains to be in 100 mm Ø UPVC (underground quality) surrounded in 100 mm pea shingle. If connecting/ existing mains sewer drains to match existing type. Fall to be 1:40 if possible but in any event to be no less than 1:80. Provide 2 no. 150 x 100 mm R.C. lintels above drains passing through or under walls. All new gullies to be roddable back inlet type (any internally to be fitted with screw down air-tight sealing plates). All drainage to be in accordance with BS EN 752 (supersedes BS8301). All new or existing drains that are to be built over must be pressure tested by air or water prior to

permitted limits then the drains are to be renewed and tested again until a pass is achieved. New SVP to have a rodding access point at the base to ensure Y connection to main drain run can be rodded through.

MANHOLES

New inspection chambers to be performed upvc (polypropylene) by OsmoDrain installed in strict accordance with the manufacturers instructions. All chambers to be cut and adapted on site to suit required invert depths and all unused inlets are to be blanked off using special plugs. Manholes to be backfilled using granular fill. Internal dimensions in accordance with BS EN 752 (supersedes BS8301). 0.6m or less depth to invert = 190mm dia. 1.0M or less depth to invert = 450mm x 450mm. 1.0M and greater depth to invert = 1200mm x 750mm. Covers and frames of internal manholes to be bolted and air tight.

SURFACE WATER DISPOSAL

All rainwater goods to be black upvc. 68mm diameter rainwater downpipes. Downpipes to discharge into an underground drainage system via the following fittings:- To hard surfacing: OsmoDrain Vertical Inlet Hopper (where surface drainage is required). Elsewhere: OsmoDrain spigot connector direct into 110mm drain. To run into new SUDS soakaway system as specified on site plan. TO BE CONFIRMED WITH BUILDING CONTROL

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PROJECT NO:	DRAWING NO:	REVISION:	
PD-0BR	A1-03	.	

SUBJECT TO
BUILDING CONTROL
APPROVAL