

Health & Safety Notes:
Construction (Design and Management) Regulations
CDM15

In general there are few risks anticipated in respect of these works that could be considered 'unusual'. The Contractor's attention is drawn to the following:

- Concealed Services**
The 'as existing' service information is to be provided by the appointed M&E Engineer's package, however there could be unidentified services concealed below ground. The Contractor will therefore need to undertake appropriate investigations and ground scans prior to undertaking intrusive operations.
- Fire Safety**
The Contractor will need to take appropriate steps to ensure that fire safety is not compromised during the works. This will involve agreeing a fire plan with the client prior to commencement of works.
- Access and Egress of Vehicles**
The contractor will need to take appropriate steps to ensure the safe access and egress of site / delivery / plant vehicles during the works. Careful planning, segregation and communication will be required to ensure that risks to the general public and guests on the site are minimized and managed effectively.
- Steelwork & Heavy Lifting**
The project involves a large amount of steelwork with large spans. Contractor to consider and adopt safe working methods for lifting and positioning steelwork and also consider temporary supports / adjacent structures whilst installation is taking place.
- Ground conditions**
Contractor to refer to the ground investigation report for information on existing ground conditions and any potential contamination. Any remediation works to be undertaken inline with the guidance given in the report.

E	23.09.15	DISCHARGE OF PLANNING CONDITIONS	rcw
D	02.07.15	UPDATED IN ACCORDANCE WITH REVISED STRUCTURAL ENGINEERS DETAILS	rcw
C	10.06.15	Structural engineers details added in blue	rcw
B	13.05.15	BUILDING REGULATION AMENDMENTS In accordance with letter dated 20.03.15 Critical glazing diagram added.	rcw
A	29.01.15	BUILDING REGULATION ISSUE	rcw
pr2	22.01.15	DRAFT BUILDING REGULATION ISSUE	rcw
pr1	17.12.14	Client amendments.	rcw
Ref.	Date	Description	Initial

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O&L

Client:
Mr P & Mrs H Coleman

Project:
**Proposed residential development at
89 High Road
Weston, Spalding
Lincolnshire, PE12 6RA**

Drawing Title:

**Ground Floor Plan
General Arrangement Layout
as proposed**

**BUILDING REGS APPLICATION
& DISCHARGE OF PLANNING CONDITIONS**

Date:	Dec. 2014	Scale:	as shown @ A1
Drawn by:	RCW	Checked by:	AJO

Drawing Number:	Rev:
A1048 - 30	E

Internal Partitions: -
Part E sound partition (1) -
100/140mm concrete block wall, plaster or plasterboard finished on both sides.
Minimum mass per unit area, excluding finish 120 kg/m2.
*All joints well sealed.
*Plaster or plasterboard finish both sides.

Part E sound partition (2) -
*Timber or metal studding.
*1 layer of plasterboard of minimum mass per unit area 10kg/m2.
*An absorbent layer of unfaced mineral wool batts or quilt (minimum thickness 25mm, minimum density 10kg/m2), which may be wire reinforced, suspended in the cavity.
*All joints well sealed.

Provide 15mm thick plywood between the stud face and partition both side to all first floor stud walls where necessary for sanitary / unit / kitchen / shelving fitting etc. TBA on site with client.

The dwelling is to be built in accordance with the following Construction Accredited Details: -

MCI-GF-01 Ground Bearing Floor - insulation above slab.
MCI-HF-02 Timber intermediate floor.
MCI-W-03 Masonry Partition Wall / External Wall Abutment.
MCI-W-04 Masonry Partition Wall Head.
MCI-W-05 Timber Stud Partition Wall / External Wall Abutment.
MCI-W-06 Timber Stud Partition Wall Head.
MCI-W-07 Metal Stud Partition Wall / External Wall Abutment.
MCI-W-08 Metal Stud Partition Wall Head.
MCI-RE-06 Pitched Roof. Between & Under Rafter Insulation.
Ventilated Rafter Void.
MCI-RG-03 Pitched Roof. Between & Under Rafter Insulation.
Ventilated Rafter Void.
MCI-WD-03 Windows and Doors, Lintels. Other.
MCI-WD-04 Windows and Doors, Cills.
MCI-WD-05 Windows and Doors, Jambes.

Refer to M&E engineers documentation for all electrical installation.

Note:
Soakaways to be fully in accordance with BRE365 and structural engineers below ground drainage layout and details.
Soakaway generally to be positioned more than 5m away from any structure and 3.5m from any boundary.

100 / 140mm loadbearing blockwork wall with a compressive strength of ??? N/mm² in accordance with structural engineers details.
70mm timber / C metal stud partition finished with 1 layer of 12.5mm thick plasterboard either side.
Provide 15mm thick plywood between the stud face and partition both side to all first floor stud walls where necessary for sanitary / unit / kitchen / shelving fitting etc. TBA on site with client.

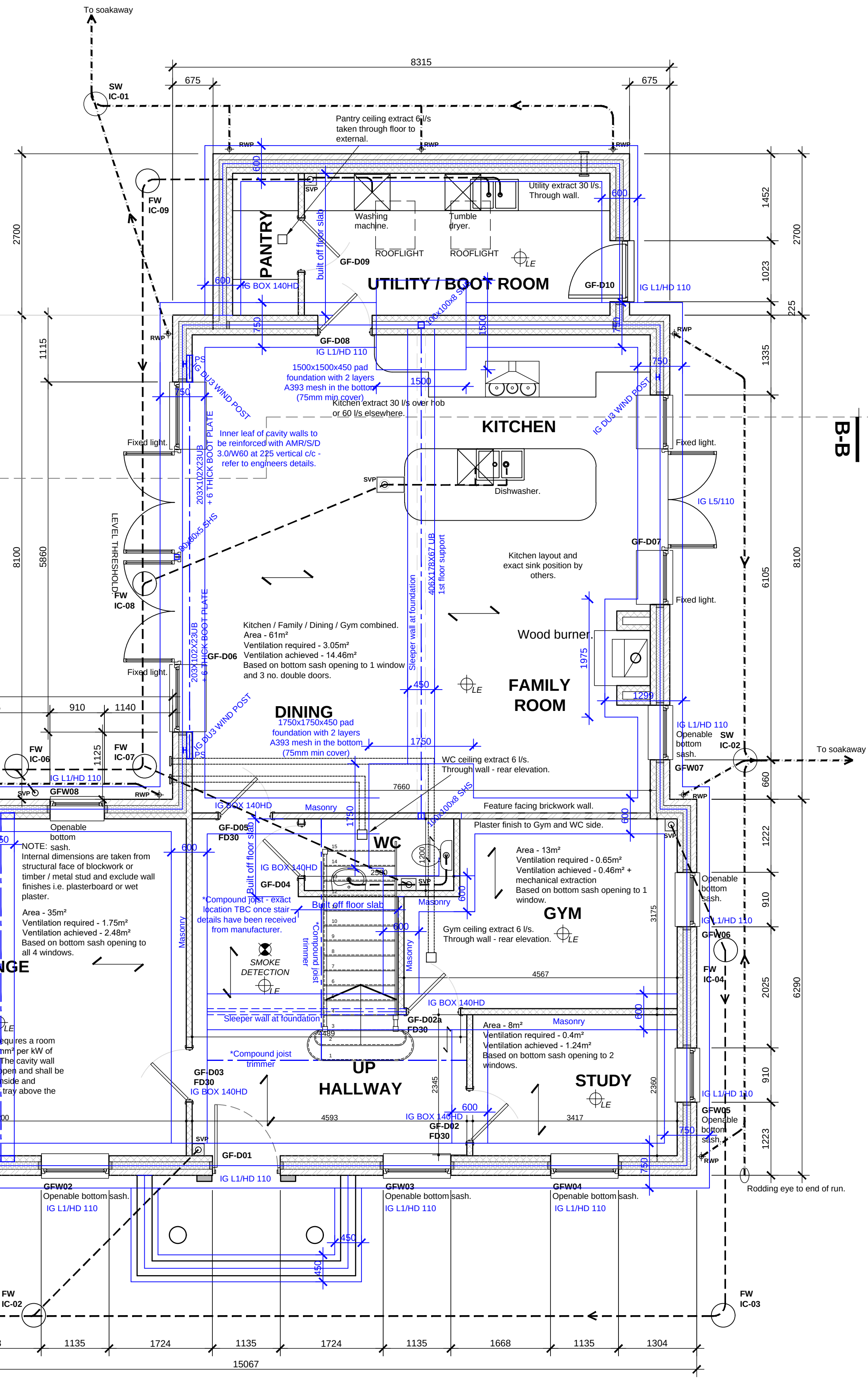
NOTE:
DIMENSIONS -
Blockwork - All dimension are taken from the structural face of either the blockwork / brickwork wall. The dimensions do not allow for wall finishes.
Studwork - All dimensions are taken from metal / timber stud and do not allow for ply and/or plasterboard finish.

Assumed span of first floor joists
Size, spacing and location TBC by structural engineer.

FIRE DETECTION
Fire alarm and detection to be designed and installed by specialist.
Details to be submitted to LA building control officer for written approval prior to installation.

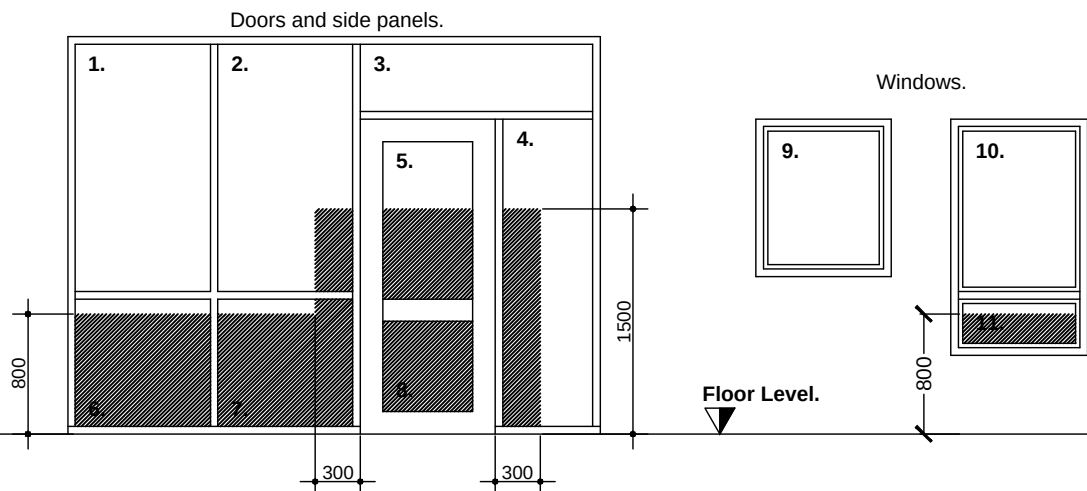
All floors to be provided with mains operated interconnected fire detection and fire alarm system to BS 5446 & installed in accordance with the relevant recommendations of BS 5839 - 6: 2004 to at least a Grade D Category LD3 standard. Self contained mains operated smoke alarms (heat alarms installed in kitchens if open to stairway) with battery back up to be fixed at ceiling level in all circulation areas at each storey level, within 7.5m of all doors to habitable rooms and within 3m of all bedroom doors.

A level/ramped approach with a firm hard non slip surface at least 900mm wide is to be provided from a vehicular parking area or the street/road not steeper than 1:15 with 1.2m landings every 10m or 1:12 with landings every 5m both with top and bottom landings at least 1.2m clear of a door swing up to the principal entrance door.



Ground Floor Plan
Scale 1:50
Total Floor Area 367 sq. m.
(3950 sq. ft.)

Diagram 1 - Approved Document N
Critical Locations in Internal & External Walls



Shaded areas show critical locations to which requirement N1 applies.
(i.e. glazing in areas numbered 2, 4, 5, 6, 7, 8, 11)

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