At a2z estates, maintenance & renovation we can handle all aspects of your projects from conception and design with our in house architect, to Project Management of the full project where we manage all aspects of construction until we hand over the keys for your completed project.

Design & Build Project –

Extension of amenity area / gardens for a Day Nursery, as well as build self contained storage units in the car park at the rear.

Site plan 1:200@A3
Proposed

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& MAINTENANCE
256 Finney Lane SK8 3QD
www.a2zestates.co.uk
0161 232 9307

All These drawings are for the purpose of achieving local authority planning and building regulations plans approval only and should not be used as a working drawings for building construction. These design drawings must be read in conjunction with structural engineers design, drawings and calculations.

Relocate inspection chambers and gulleys which fall within the perimeters of the developement.

Parking Spaces to be replaced with lockable garages.

Relocate inspection chambers and gulleys which fall within the perimeters of the development.

Relocate inspection chambers and gulleys which fall within the perimeters of the development.

Crown Spread

Island to be demolished and then make good for re surfacing

Trees identified as T1, T2 and T3 Must not be damaged and its roots must be protected.

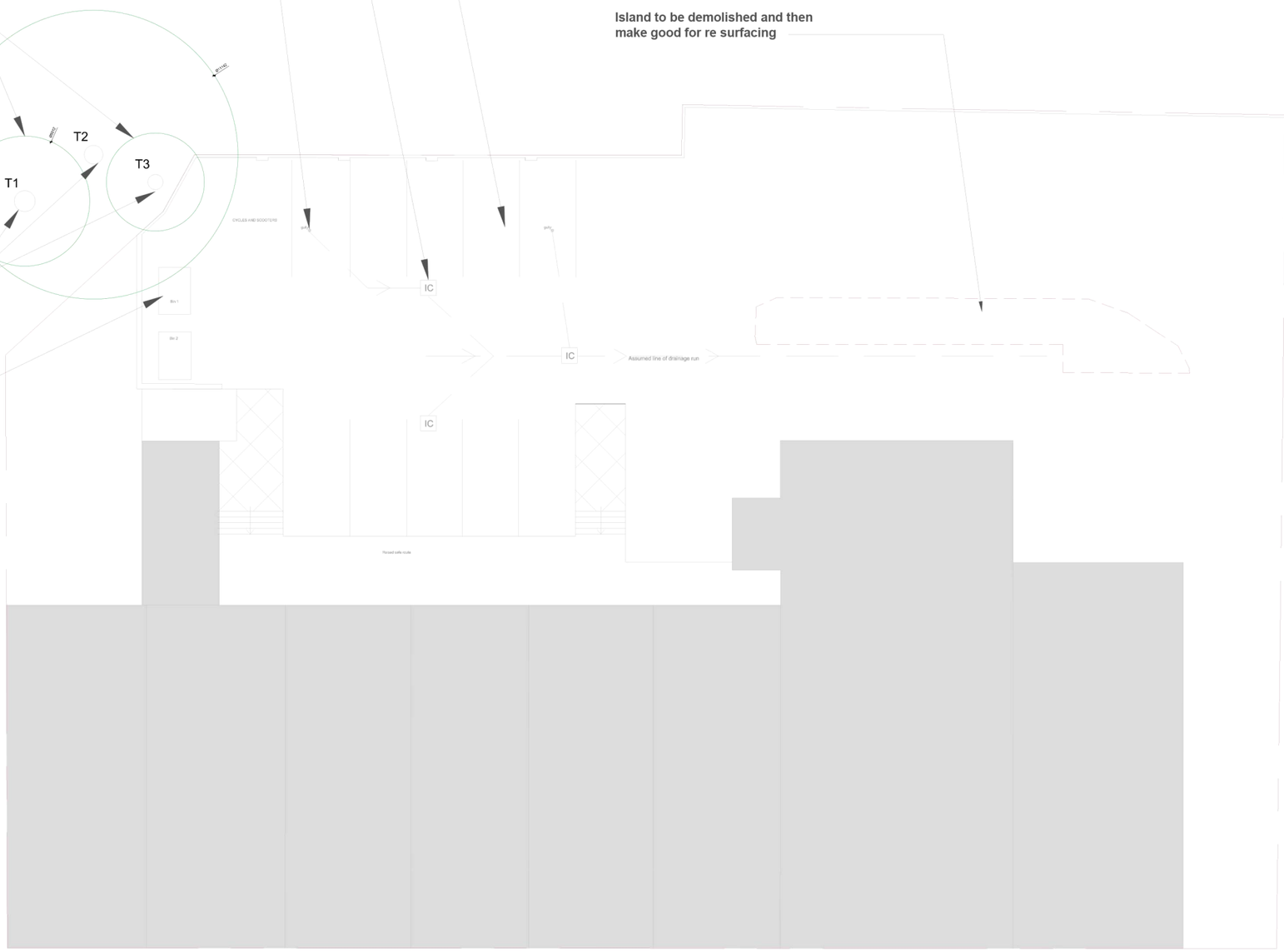
T1

T2

T3

Tree Trunk

Re-locate bins



Site Plan

1:200@A3

Existing

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Site plan 1:200@A3

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03 A

Floor Plans 1:50@A3 Proposed

T3

New grassed area.

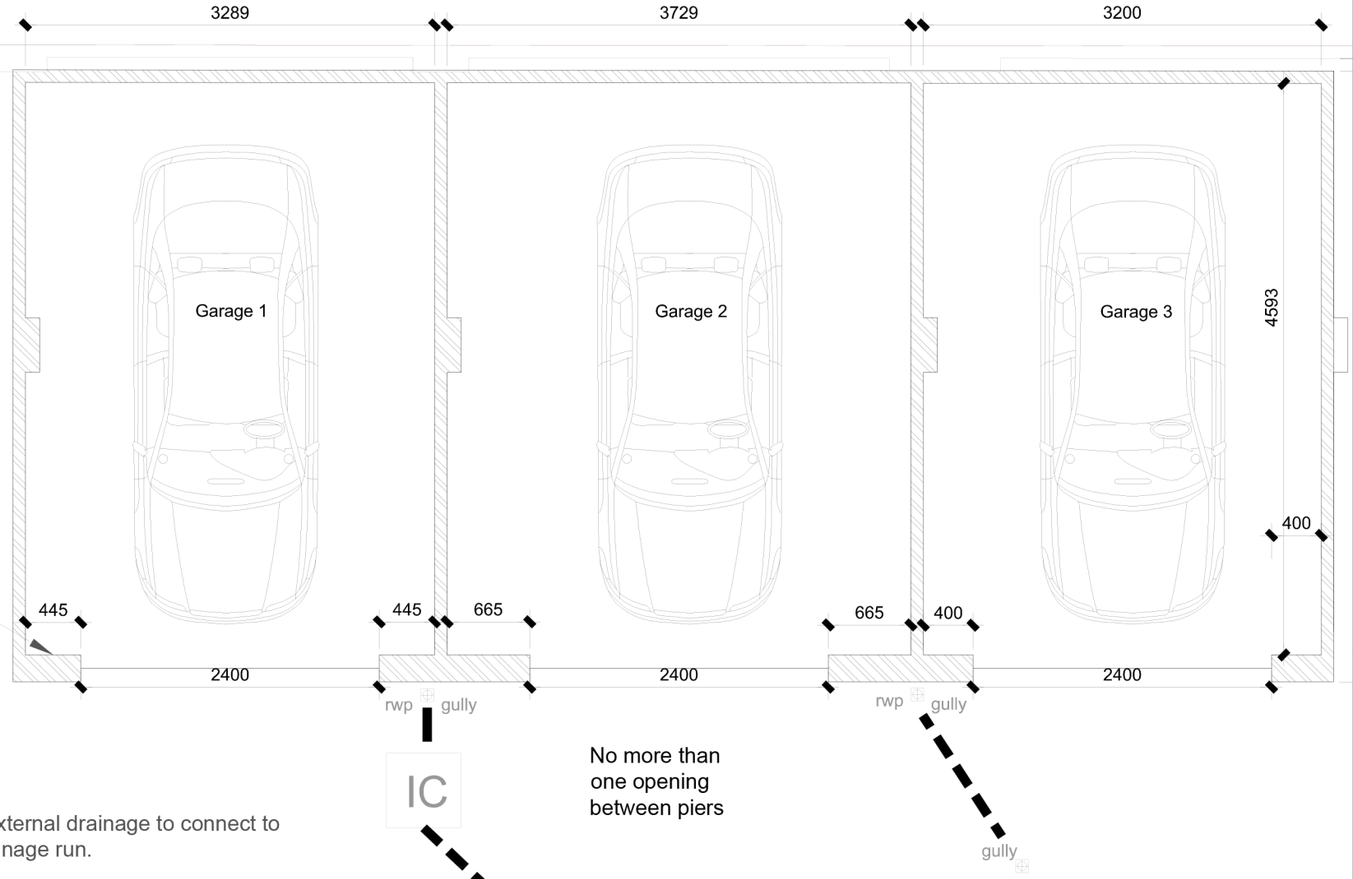
CYCLES AND SCOOTERS

Single skin masonary walls to be 100mm bricks or dense concrete blocks

gully

Proposed external drainage to connect to existing drainage run.

Tree protection zone. Any tree roots found within the perimeter of the development should be protected.



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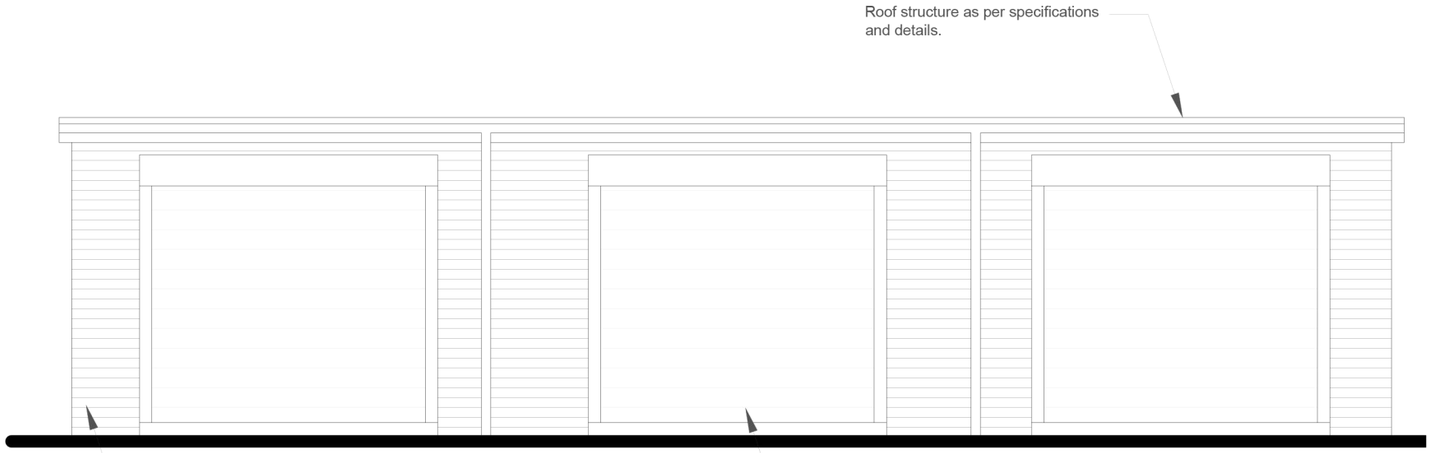
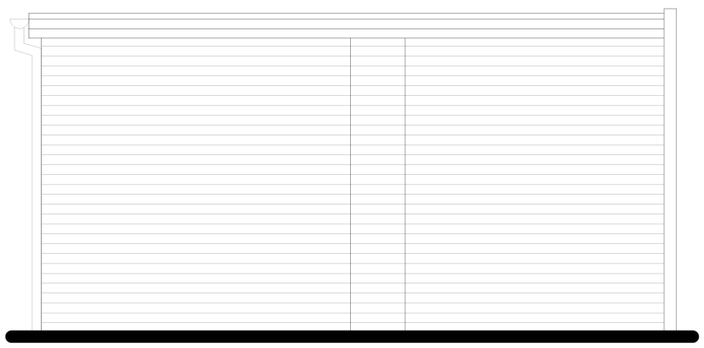
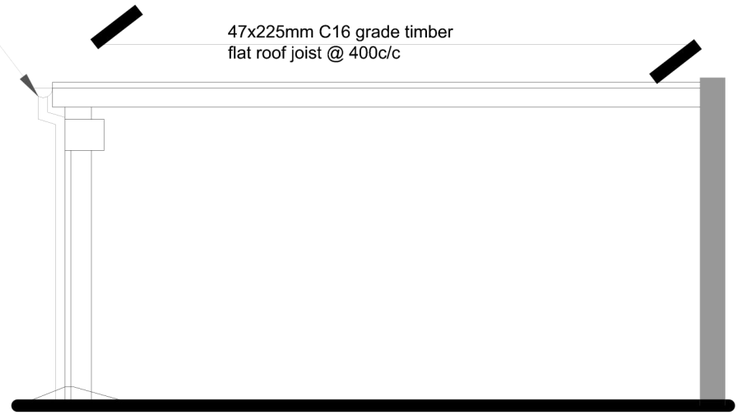
Elevations 1:50@A3 Proposed



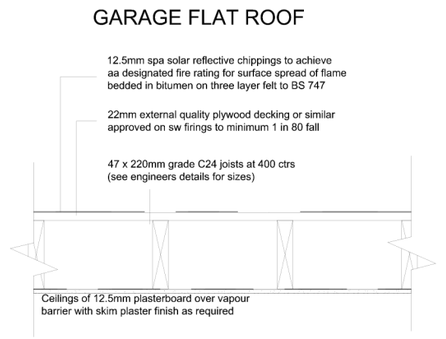
Front Elevation



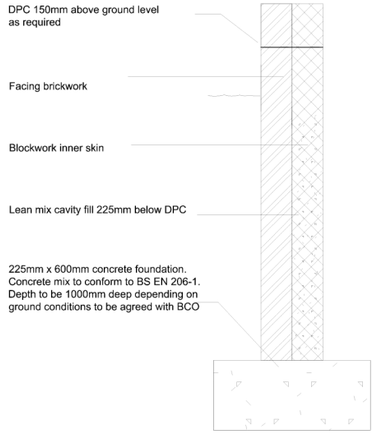
Side Elevation



General Section



STRIP FOUNDATION



Details 1:20@A3

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BUILDING REGULATIONS NOTES

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE INVESTIGATION

A survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

LINTELS

- For uniformly distributed loads and standard 2 storey domestic loadings only

Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

FLAT ROOF RESTRAINT

100m x 50mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces.

STRIP FOUNDATION

Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID GARAGE FLOOR

Solid garage floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS BS EN 1992-1-1:2004 with 1 layer of 252 steel mesh positioned mid span. Slab to be laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

SOLID WALL

Wall constructed using brickwork at least 225mm thick. Provide a 12.5m plasterboard and skim to internal face as required.

DETACHED GARAGE WITH SINGLE SKIN EXTERNAL WALLS

(Structural engineers details & calculations to be provided if the floor area greater than 36m2 or the eaves level is higher than 3.0m or the ridge is higher than 3.6m.)
Provide 100mm brick external walls with 100 X 400mm piers at maximum 3.0m ctrs.
Design of garage to be in accordance with Approved Document A diagram 18/19/20
Garage door opening not to exceed 5.0m in width and 2.1m in height. No other openings within 2.0m of garage door.
The total size of openings in a wall not containing a major opening should not exceed 2.4m2
No more than one opening between piers
Unless there is a corner pier, the distance from a window or a door to a corner should not be less than 390mm.
Isolated central columns between doorways (where applicable) to be 325 x 325mm min
Any other openings to be calculated by a structural engineer
Roof slope to be no more than 40 degrees
Wall plates and gable ends to be strapped at 2m centres
Garage structure and construction to comply with Approved Document A

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC

Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

Proposed

Specification

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WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229:2003 on 22mm exterior quality plywood on firings to give 1:60 fall on 47 x 220mm C24 timber joists at 400 ctrs max span 5.08m (see engineer's details for sizes). Ceilings of 12.5mm plasterboard over vapour barrier with skim plaster finish as required.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

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(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
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LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

INTERNAL MASONRY PARTITIONS
Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps.

RAINWATER DRAINAGE
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufactures details and in compliance with BS6717, to allow adequate drainage.
or provided with a non slip surface and cross fall of 1:40 – 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

Specifications

Proposed

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