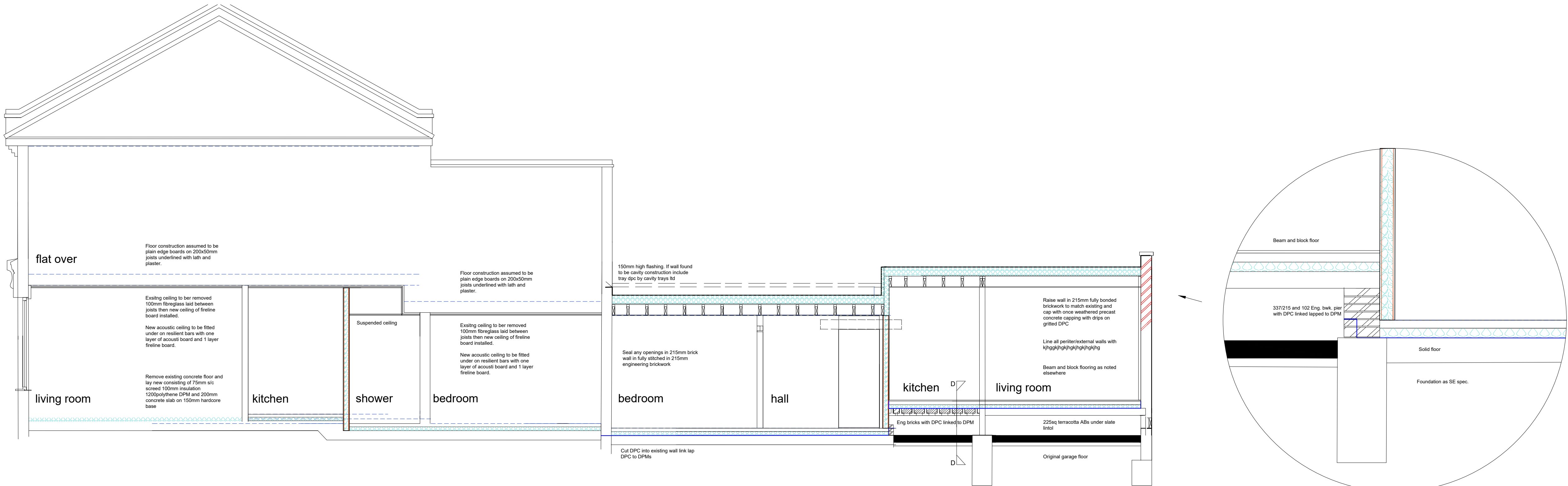
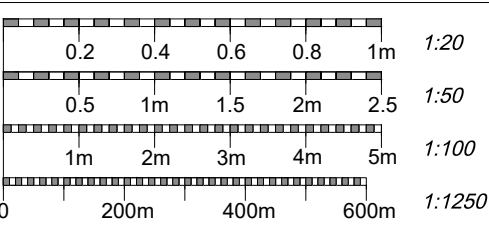




Notes:
All dimensions must be checked on site and not scaled from this drawing



Copyright

SECTION C-C 1:50

DETAIL D-D 1:20

HEALTH & SAFETY NON-DOMESTIC WORKS

The Construction Design (and Management) Regulations require Designers, when preparing or modifying designs, to eliminate, reduce or control foreseeable risks that may arise during construction, in the maintenance and use of a building once it is built, and to provide information to other members of the project team to help them fulfil their duties. The regulations also require the appointment of a Principal Designer to plan, manage, monitor, and coordinate Health and Safety in all stages of a project. The contractor is therefore to include for acting as or the appointment of a Principal Designer to review the proposed works and to:

- Identifying, eliminating, or controlling foreseeable risks.
- Ensuring designers have carried out and are carry out their duties on any future works.
- Preparing and providing relevant information to other duty holders.
- Providing relevant information to the principal contractor to help them plan, manage, monitor and coordinate health and safety in the construction phase.

In this instance for the purposes of the Construction Design (and Management) Regulations Simon Hands and Associates (SHA) have NOT been appointed as Principal Designers. If the Client wishes SHA to undertake this role the appointment must be agreed by SHA in writing. SHA do not guarantee to accept this role.

All parties are obliged to provide all relevant information likely to affect the works or any operatives. Works may not commence until health and safety issues are adequately resolved. In designing this scheme SHA has attempted to eliminate as many Health & Safety risks as possible. However, the following risks could not be fully eliminated, and the contractor and the principal Designers is to ensure he/she makes adequate provision for these risks:

If a Type 3 asbestos survey has not been undertaken, it must be undertaken as a matter of urgency and any observations made known to all parties. Proper sanitary and mess facilities are to be provided for the entire duration of the works. Demolition – before demolition all services are to be isolated. Excavation – Before any excavations a contamination survey to be undertaken of the soil. During excavation ensure proper support is to be provided to the sides of all trenches. Installation of beams - mechanical lifting gear to be used to lift heavy weight beams.

In respect of the Building Regulations and the Building Safety Act 2022 in the event the contractor has been appointed, the contractor in tendering or starting these works has agreed that they have been informed by the client that they are also the Principal Designers and must carry out the duties under the legislation. These duties include to plan, manage and monitor the works to ensure compliance with all relevant requirements of the Acts referred to above. SHA are NOT APPOINTED as Principal Designers Building Regulations (PDBR) for all of the works and site operations.

In the event the contractor has not been appointed SHA are by default Principal Designers Building Regulations (PDBR) ONLY up to EITHER obtaining building regulations approval OR tendering of the works (whichever is the sooner). After which the contractor in tendering or starting these works has agreed that they have been informed by the client that they are the replacement PDBR and must carry out the duties under the legislation. These duties include to plan, manage and monitor the works to ensure compliance with all relevant requirements of the Acts referred to above. Contained on these drawings are all the information SHA have in respect of Health and Safety. For clarification refer to The Building Regulations etc. (Amendment) (England) Regulations 2023 Section 11.

Specialist consultants e.g. Structural engineers, Energy Assessors, Arboricultural Consultants, Services Consultants and any others taking on design responsibility. In accepting the client's instructions all specialists are confirming that they are competent to perform their Health and Safety obligations in accordance with both the CDM and Building Regulations including coordination or their works with ALL others.

Building Control notification. Please consider this as notification to Building control that SHA responsibilities in respect of Health and Safety are only up to obtaining of Building Control plan approval or start on site, whichever is the sooner. PDBR after that stage is the responsibility of the principal contractor.

See also any health and safety notes from any third-party specialists.

BEAM & BLOCK CONCRETE GROUND FLOOR CONSTRUCTION

New floor to be constructed of 65mm sand cement screed reinforced with chicken wire mesh, at external perimeter provided with 30mm thick Polyfoam ECO Floorboard to the depth as the screed on building paper on 100mm Kingspan Kooltherm K103 rigid slab insulation on Milbank Beam and Block floor (see plans for exact specification). Floor beams to bear min. 100mm onto inner skin of cavity wall with DPC below. Sub floor void to be minimum 300mm deep. Topsoil beneath proposed floor to be removed to depth of 150mm minimum and remaining soil treated to inhibit future plant growth. Surface of ground to be covered with PVC anti plant growth mesh. Subfloor ventilation to be provided by 225 x 75mm AB's at max 1.25m CL around perimeter. Ventilation to be telescopic (stepped) type where external GL is above internal sub-floor level and brickwork over telescopic ventilator to be provided with Hylopad tray DPC and stopped ends to prevent damp penetration.

UNDERGROUND DRAINAGE (HEPWORTH)

Underground drainage to be HEPworth 'Supersieve' encased in pea shingle if crown cover is greater than 800mm, or Concrete, complete with flexible joints, if crown cover is less than 800mm. Disused drain runs to be sealed with lean mix Concrete. New manholes, if required, to be built off minimum 150mm thick CN30P Concrete base in 215mm Class B engineering brickwork. Internal manholes (if indicated) to be fitted with bolt down double sealed recessed manhole covers. All underground drainage to comply with BS8301. Minimum underground drain size to be 100mm (unless otherwise indicated on drawings). Falls to be min. 1 in 40.

GRP WARM DECK FLAT ROOF

New roof to be constructed from GRP (as manufacturer's written instructions) on 18mm OSB3 Tongue & Groove board (all board joints and trims to be bandaged with 75mm glass bandage), on total 160mm thick Kingspan Thermaroof TR26 insulation layer achieving U-value of 0.14W/mK) on 1000G polythene vapour barrier (ensure vapour barrier totally envelopes insulation board) on 18mm shuttering quality ply. Top layer of 18mm ply to be secured through insulation to joists at 600mm c/l. Non-slip coating to be provided if roof is to be used as a balcony or walkway. Roof structure to be formed from softwood joists (size as noted on section / plan) at max. 400mm C/L. Roof to be fired with min 25mm firings to achieve a fall of 1 in 40 with firing pieces placed between roof decking and joists. Ceiling to be formed from 12.5mm plasterboard and plaster skim. Min 150mm flashings to be provided where roof meets abutments flashed over with Code 4 lead wedged and pointed into brickwork or dressed under tiles. Full scaffolding protection to be provided around entire roof area to ensure safety of site operatives.

NEW STUD PARTITIONS

Stud partitions to be constructed of 100x50mm softwood studs at max 400mm CL with 100x50 top and sole plates and 100x50mm noggins at max 900mm CL vertically. Studs to be overlaid each side with one layer 12.5mm plasterboard and skim. Moisture resistant plasterboard to be used in all rooms with water appliances and sanitary facilities. 70mm Rockwool Flexi to be tightly fitted in void between studs. Stud partitions to be built off full depth noggins or triple floor joists, if parallel to joist span, or beams, if indicated on plans. Studs to be doubled up around door/window openings.

WALL AND CEILING FINISHES

Internal face of walls and ceilings to be finished with two coats of plaster and emulsion painted.

BEAMS AND ENCASEMENT

All beams and bearing sizes are PROVISIONAL. Prior to commencement of works all are to be justified by engineers calculations and approved by Building Control. Where beams are indicated full support to be provided during demolition works by Acro props/steading or similar. Full services survey to be undertaken by a contractor before any demolition works are undertaken. All beams to be encased in 2 layers Gyproc Fireline board and skim. Piers onto which beam bears to have brickwork mortar and foundations exposed and if inadequate foundations to be underpinned and walls rebuilt in Class B engineering brickwork. Include DPC linked/lapped to existing DPM/DPC if wall rebuilt. Any new work to be fully brick bonded with existing.

ABOVE GROUND DRAINAGE (UPVC)

All sanitary pipework to comply with BS5572. Minimum waste sizes to be WC = 100mm, WHB = 32mm or 38mm (if more than 1.5m from discharge), bidet, bath, shower and SUs = 38mm or 50mm (if more than 1.5m from discharge). Bath, WHB, SU's, showers and bidets to be fitted with 75mm deep seal traps. Fittings then to discharge into SVPs, WVPs, BIGs or M/Hs as indicated on the drawings. All new SVPs/WVPs to be taken minimum 900mm above openable windows within 3.0m and to terminate with balloon cage. Rodding/clearing access to be provided to all bends and at base of any SVPs. Rainwater to be collected in 100mm H/R UPVC or CI gutters, as noted elsewhere, discharging into 63mm UPVC or CI downpipes, as noted elsewhere. Downpipes to discharge into roddable gullies connected to either existing surface water system or soakaways as noted elsewhere.

ELECTRICAL & LIGHTING

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

Replace lighting in all rooms with, fixed lighting that only take lamps having greater than 40 lumens per circuit-watt.

The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

Electrical cables should be fixed to the structure above insulation so that dissipate heat. Cables that pass through or are enclosed by insulation may need to be increased in size, even when in conduit. The circuits most likely to be effected are radial circuits serving cookers, immersion heaters, shower units and socket outlets. PVC insulated cables should not be in direct contact with any expanded polystyrene insulation. Subject to Approved Document B, where recessed fittings are to be used, those designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within an enclosure, set between the joists, to dissipate heat. Additional measures will be necessary to ensure that the floor maintains a full half hour period of fire resistance under Requirement B3, if recessed light fittings are used. (B3/E2 – 2003 Edition)

In accordance with Approved Document M, underside of sockets to be minimum of 450mm above finished floor level (FFL) and underside of light switches to be maximum 1000mm above to FFL.

VENTILATION/GLAZING/ ENERGY SAVING 2022

All new glazing to be sealed double glazed units and to comply with approved Document K with any glazing less than 0.8m from FFL (or 1500mm at or within 300mm of doors) to be laminated and toughened glass to BS EN 12600 and to achieve min. 1.4 W/mK u-value. Doors to achieve min. 1.4 W/mK u-value. Note: also see energy assessors report if provided. All habitable rooms to be provided with minimum 5% floor area as openable window opening at a greater angle than 30 degrees and some part at least 1.8m above floor level. For background ventilation minimum 5no. trickle ventilators to be provided. Each ventilator to provide an opening of min. 10,000 sq.mm. Where kitchens are within living rooms minimum 3no. ventilators to be provided. Trickle ventilators to have equivalent areas in mm² marked where easily visible. Every habitable room to be provide with purge ventilation. All ventilation to be controllable. If ventilation is provided through an adjoining room i.e. an internal room, the separating wall to be have at least 5% of combined floor area as a permanent opening as diagram 1.3. Fire escape windows to have minimum unobstructed opening of 500mm x 850mm with base of window between 800mm and 1100mm above finished floor. Any internal room to be provided with mechanical extractor fan providing min 4 air changes per hour or 60 litres per second (whichever is the larger). All extractor fans to be operated via light switch and fitted with min 20 minute and manual overrun. Internal kitchens, if provided, also to have additional background ventilation by providing 100mm UPVC duct at high level to a 225 sq.mm terracotta AB. Extractor fans to be ducted to external air in a similar manner. All ducting to be contained within unit and to be encased in 9.5mm plasterboard and skim on 50 x 50mm timber studing. In addition to trickle ventilation requirements as itemised above all kitchens, bathrooms and utility rooms to be provided with mechanical extract fans linked to humidistats to extract minimum 15 litres per second to bathrooms, 60 litres per second to kitchens/utility rooms.

SECTION B-B 1:50

Simon Hands and Associates

Chartered Surveyors & Architects

12 Ruislip Road
Greenford
Middlesex UB6 9QN
Tel 020 8575 5959
Fax 020 8575 8866
email: enquiries@shandsassociates.co.uk

Client

Miss K. Aresti

Job Title

Proposed Change of Use at
8 SIDNEY ROAD
LONDON
N22 8LS

Drawing Title

PROPOSED SECTIONS AND
CONSTRUCTION NOTES

Scale

1:50

Paper Size

A1

Date

1.8.2026

Drawn By

CEC

Job No

2025056

Drg No

104

Rev