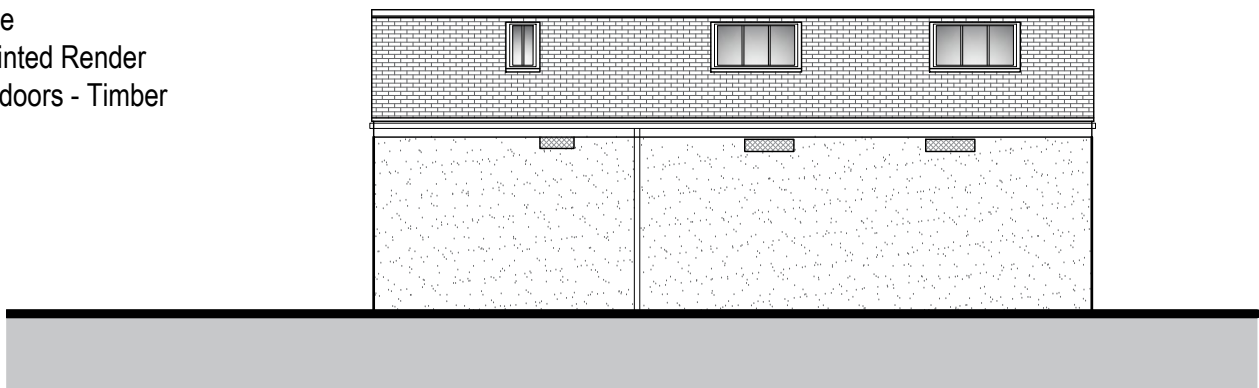
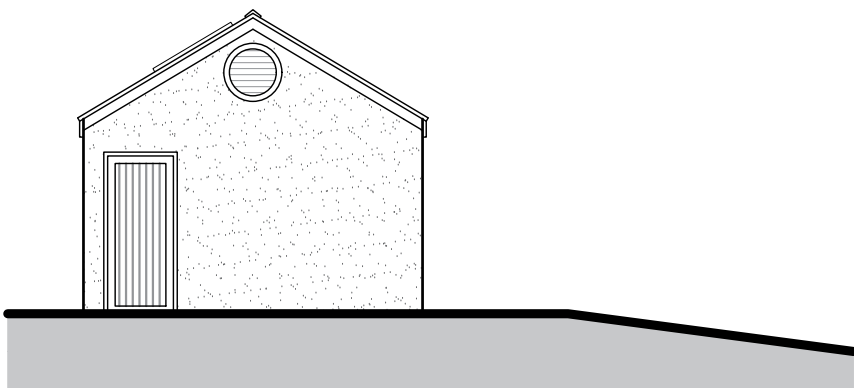


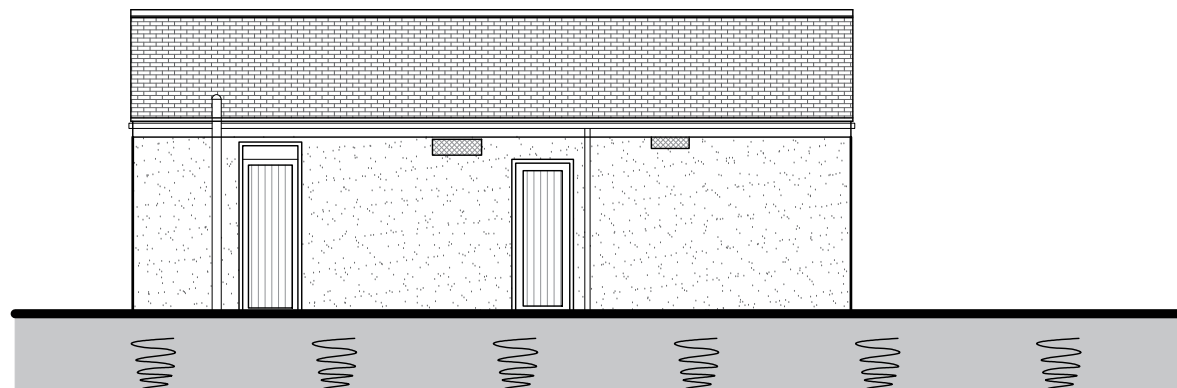
EXISTING FINISHES:
Roof - Slate
Walls - Painted Render
Windows/ doors - Timber



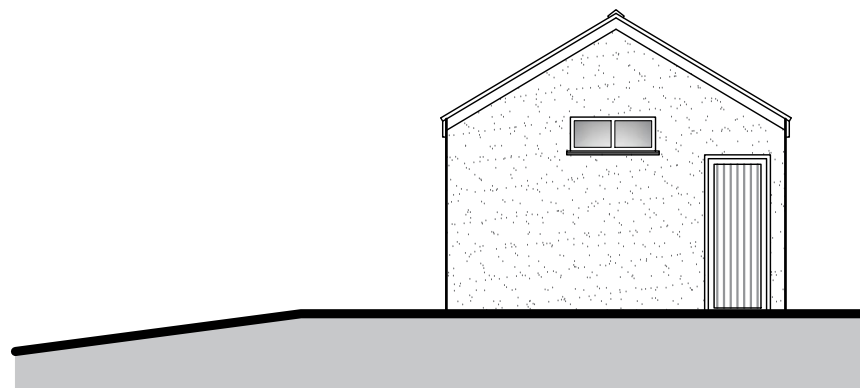
EXISTING NORTH ELEVATION 1:100



EXISTING WEST ELEVATION 1:100

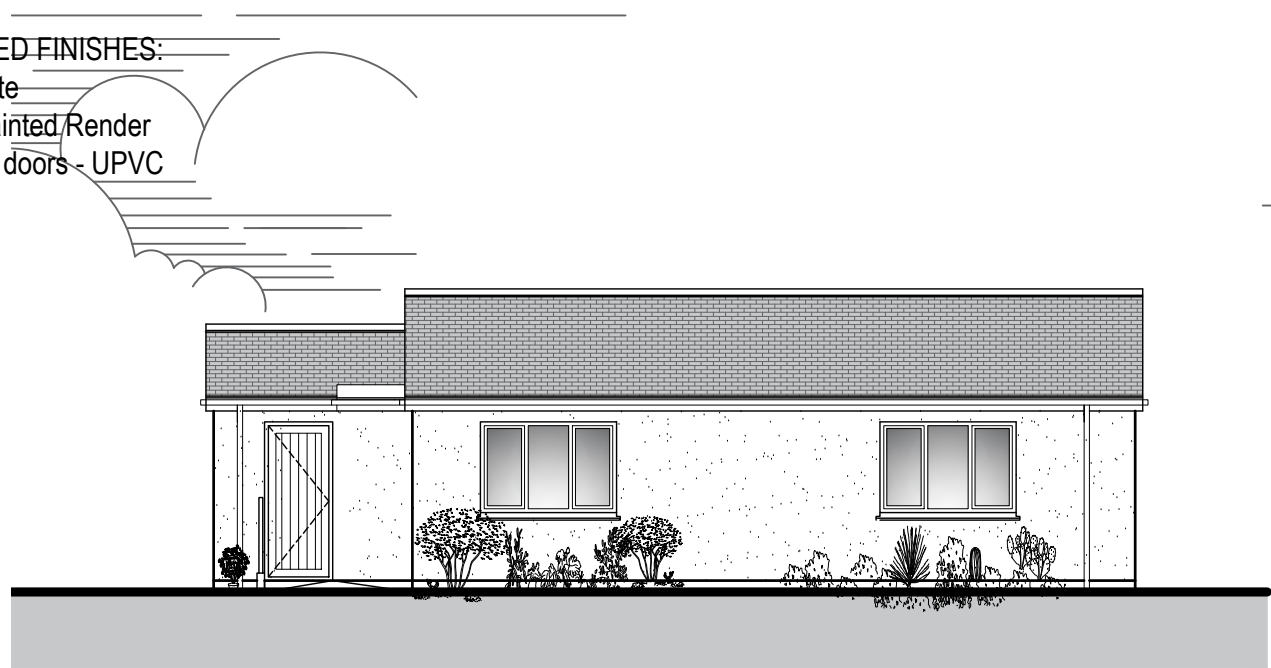


EXISTING SOUTH ELEVATION 1:100



EXISTING EAST ELEVATION 1:100

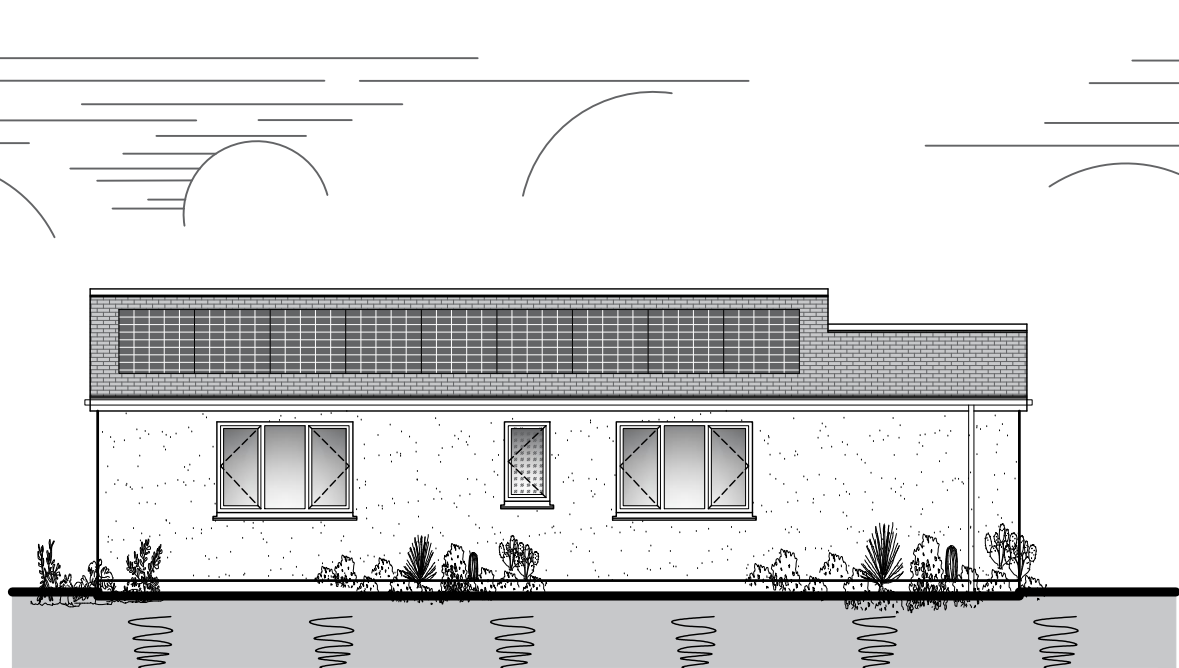
PROPOSED FINISHES:
Roof - Slate
Walls - Painted Render
Windows/ doors - UPVC



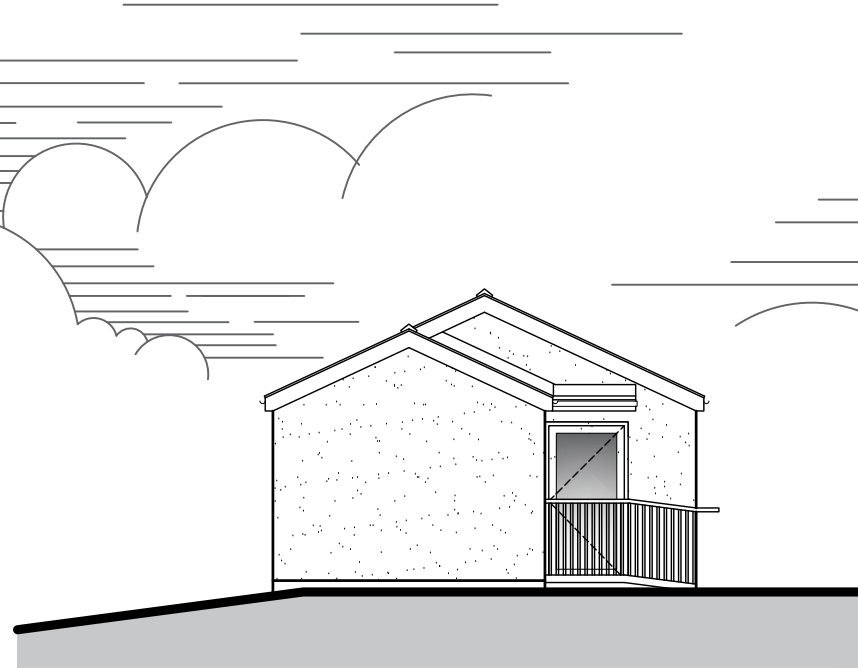
PROPOSED NORTH ELEVATION 1:100



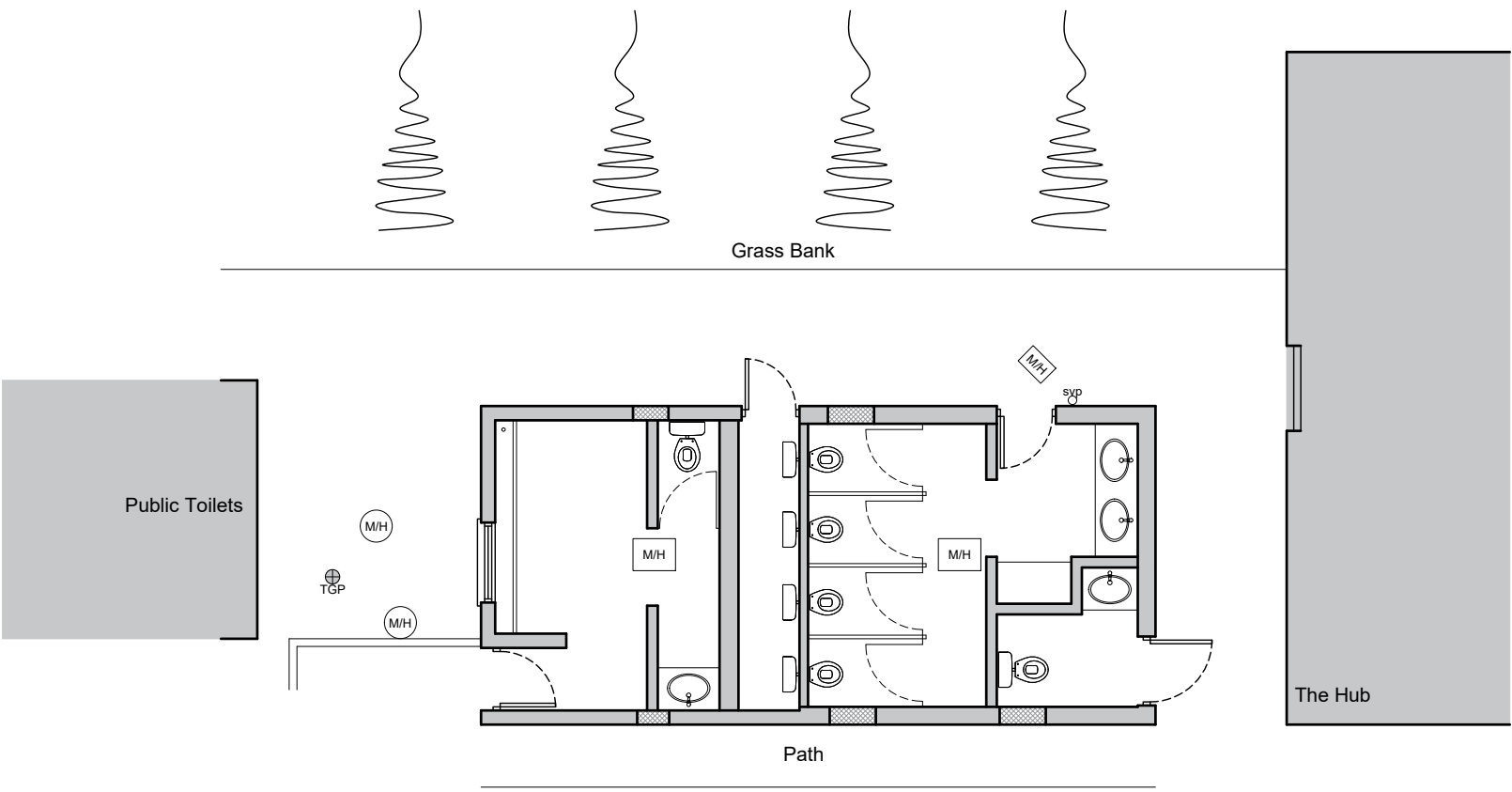
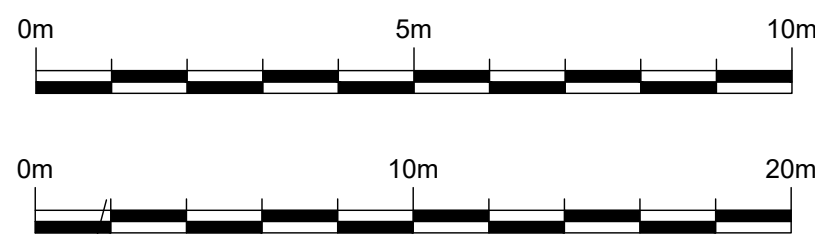
PROPOSED WEST ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



EXISTING FLOOR PLAN 1:100

Foul & surface water drainage

New drain runs indicated on these plans are assumed runs only so the contractors are responsible for determining the exact line and invert of the new and existing drain runs and inspection chambers with any new drain runs being connected to the existing runs wherever possible. All works shall comply fully with Approved Document : Part H, and a separate system of foul and surface water drainage shall be maintained.

All new foul and surface water drain runs indicated on the plans shall be formed in 100mm diameter Hepworth or similar approved U.P.V.C. pipes with flexible joints (complying with BSEN 1401 and BS 4680 : 1973.) installed in strict accordance with instructions issued by the manufacturers but generally laid to minimum falls of 1:40 for foul drains and 1:80 for surface water drains. All new drain runs shall be surrounded with 10mm clean single sized pipe bedding providing a minimum 150mm cover all round and backfilled with selected material (all in accordance with Approved Document : part H - drainage : paragraphs 2.41 to 2.45 as well as diagram 10.) Any excavation taken below the level of adjacent new foundation trenches or within 1.0 m of existing buildings shall be filled with weak mix concrete to 150mm above the level of the adjacent foundations.

New manholes in paths and gardens shall be formed in 450mm diameter Hepworth or similar approved moulded polypropylene chambers installed in strict accordance with the manufacturers instructions being bedded on 100mm thick concrete base and surrounded in 10mm clean single sized pipe bedding providing a minimum 150mm cover all round. The new chambers shall be fitted with a suitable matching galvanized mild steel manhole cover and frame.

New manholes intended for use where vehicular traffic or car parking is likely shall be traditional constructed with internal dimensions of 450 x 600mm in 100mm dense 7.0N/m² concrete block walls finished with 2 coats (1 : 3 mix) of waterproof smooth render finish internally. New drainage channels inserted and smooth impervious benching formed to a slope of 1 in 12 to ensure smooth flow of the effluent. New 450 x 600mm Hepworth or similar Heavy duty manhole cover and frame shall be bedded on top of the new blockwork with sand/cement mortar. The construction method of any manholes deeper than 1.0 metre shall be to the full satisfaction of the Building Inspector

Existing drain runs, manholes or the like which become redundant because of the scope of the works shall be either removed completely or alternatively carefully blanked off with concrete.

Gutters to be 125mm diameter half round with 75mm diameter downpipes. The new down pipe/rainwater gutties indicated on the plans shall be taken away to a new soak away all as indicated on the plans the size of which shall be calculated from the results obtained from the Percolation Tests. Generally the new soak away shall be located a minimum of 5.0m away from any adjacent building and be formed by a 1.2 x 1.2 x 1.2m deep pit lined with synthetic filter membrane and filled with 150mm clean stone/broken brick hardcore to within 200mm of its top and then overlaid with layer of synthetic filter membrane laid in one piece and extending 500mm over all sides of the pit prior to backfilling with clean graded material/topsoil. (all in accordance with BRE Digest 365 - soak ways.) In addition a new access point shall be formed on the discharge pipe to allow future inspection/cleaning and maintenance.

All new drain runs shall be inspected by the Building Control Officer prior to backfilling and again along with above ground drainage after backfilling and approval shall be gained prior to occupation. All pipes, fittings and joints shall be capable of withstanding an air test of positive pressure of at least 30mm water gauge for at least 3 minutes.

Photographic evidence

B6 Photographs should be taken for each dwelling on a development as a record during the construction of a property. The photographs should be made available to the energy assessor and the building control body. Anyone may take the photographs.

B7 Photographs should be taken of typical details as listed below and should be unique to each property. One photograph per detail should be recorded. Additional images, such as a closeup detail, should be provided only when necessary (see below). Photographs should be taken at appropriate construction stages for each detail when completed, but prior to closing-up works.

1. Foundations/substructure and ground floor, to show thermal continuity and quality of insulation in the following places.

a. At ground floor perimeter edge insulation.

b. At external door threshold.

c. Below damp-proof course on external walls.

2. External walls: for each main wall type, to show thermal continuity and quality of insulation for the following.

a. Ground floor to wall junction.

b. Structural penetrating elements.

NOTE: For blown fill, photos should show clean cavities and clean brick ties with very limited mortar droppings.

3. Roof: for each main roof type, to show thermal continuity and quality of insulation at the following.

a. Joist/rafter level.

b. Eaves and gable edges.

4. Openings: for each opening type (one image per wall or roof type is sufficient), to show thermal continuity and quality of insulation with photographs of the following.

a. Now of the effluent. New 450 x 600mm Hepworth or similar Heavy duty manhole cover and frame shall be bedded on top of the new blockwork with sand/cement mortar. The construction method of any manholes deeper than 1.0 metre shall be to the full satisfaction of the Building Inspector

5. Airtightness: additional photographs for all details 1-4 to show airtightness details (only if not included or visible in continuity of insulation image).

6. Building services: for all plant associated with space heating, hot water, ventilation and low or zero carbon technology equipment within or on the building, show the following.

a. Plant/equipment identification label(s), including make/model and serial number.

b. Primary pipework continuity of insulation.

c. Mechanical ventilation ductwork continuity of insulation (for duct sections outside the thermal envelope).

B8 Photographs should be digital and of sufficient quality and high enough resolution to allow a qualitative audit of the subject detail. Close-up photographs may be needed where a long shot image provides insufficient detail. More than one image of each detail may be needed.

Geo location should be enabled to confirm the location, date and time of each image. Each image file name should include a plot number and detail reference according to the numbers used in paragraph B7. For example, Plot 1 eaves detail would be P1/3b

ALL DIMENSIONS SHOWN ARE STRUCTURAL AND ARE TO BE CONFIRMED ON SITE.
THIS DRAWING IS PROTECTED BY 'COPYRIGHT' AND MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF N.H.B. ARCHITECTURAL SERVICES.

IF NECESSARY THE CLIENT/CONTRACTOR MUST PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE, SATISFY THE REQUIREMENTS LAID DOWN WITHIN THE PARTY WALL ACT (LATEST EDITION) BY GIVING ANY NEIGHBOURINGS REQUISITE NOTICE OF THEIR INTENTIONS TO CARRY OUT WORKS AFFECTING THE BOUNDARY/PARTY WALLS AND/OR THEIR ADJOINING PROPERTY

This Drawing has been prepared to obtain Building Regulation permission only and must be read in conjunction with all relevant Planning permissions. All Contractors/Sub Contractors must visit site to make their own assessments when pricing or designing any part of the works. In addition this drawing must be read in conjunction with all details, calculations and specifications issued for constructional purposes by the Structural Engineer, Specialist Suppliers, Manufacturers and the like. The Contractor is responsible for checking all site levels and dimensions prior to the commencement of any works and the subsequent correct setting out on site. Only figured dimensions are to be used and any discrepancies must be reported to the Professional advisors prior to proceeding - DO NOT SCALE OFF OF THIS DRAWING

Any works carried out on site by the Client or his Main /Sub Contractors prior to approval (or submission of any additional information, details, samples, calculations or reports requested by Building Control or the Planning Authority in any Conditional Approval) is carried out entirely at their own risk.

Materials and Workmanship must comply fully with all relevant current British Standards and Codes of Practice.

This drawing must be read in conjunction with all drawings, details, calculations and specifications issued for constructional purposes.

Note : Any approved document details referred to on these plans can be viewed by visiting www.communities.gov.uk/planningandbuilding/buildingregulations

IF IN DOUBT ASK

HEALTH & SAFETY

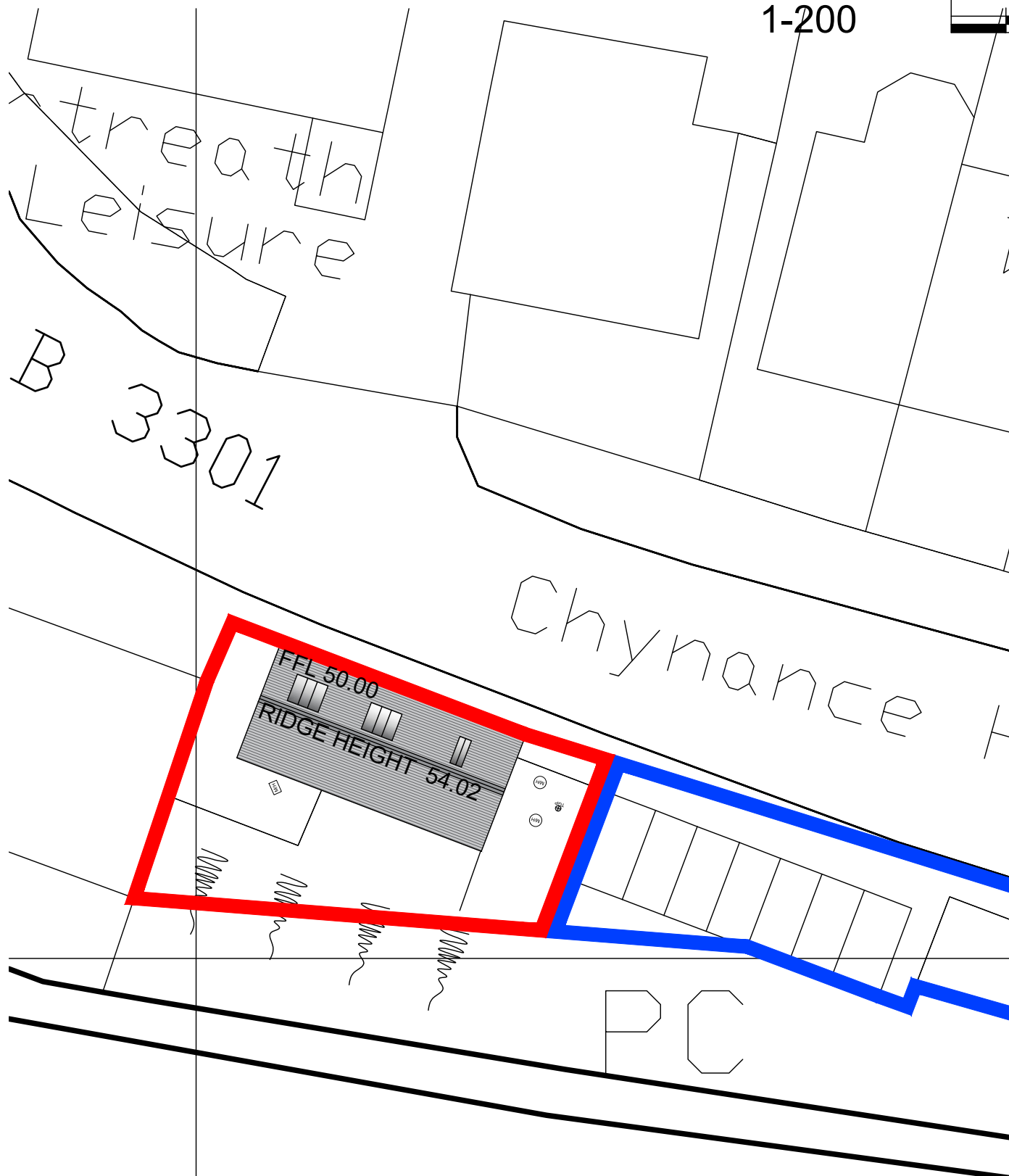
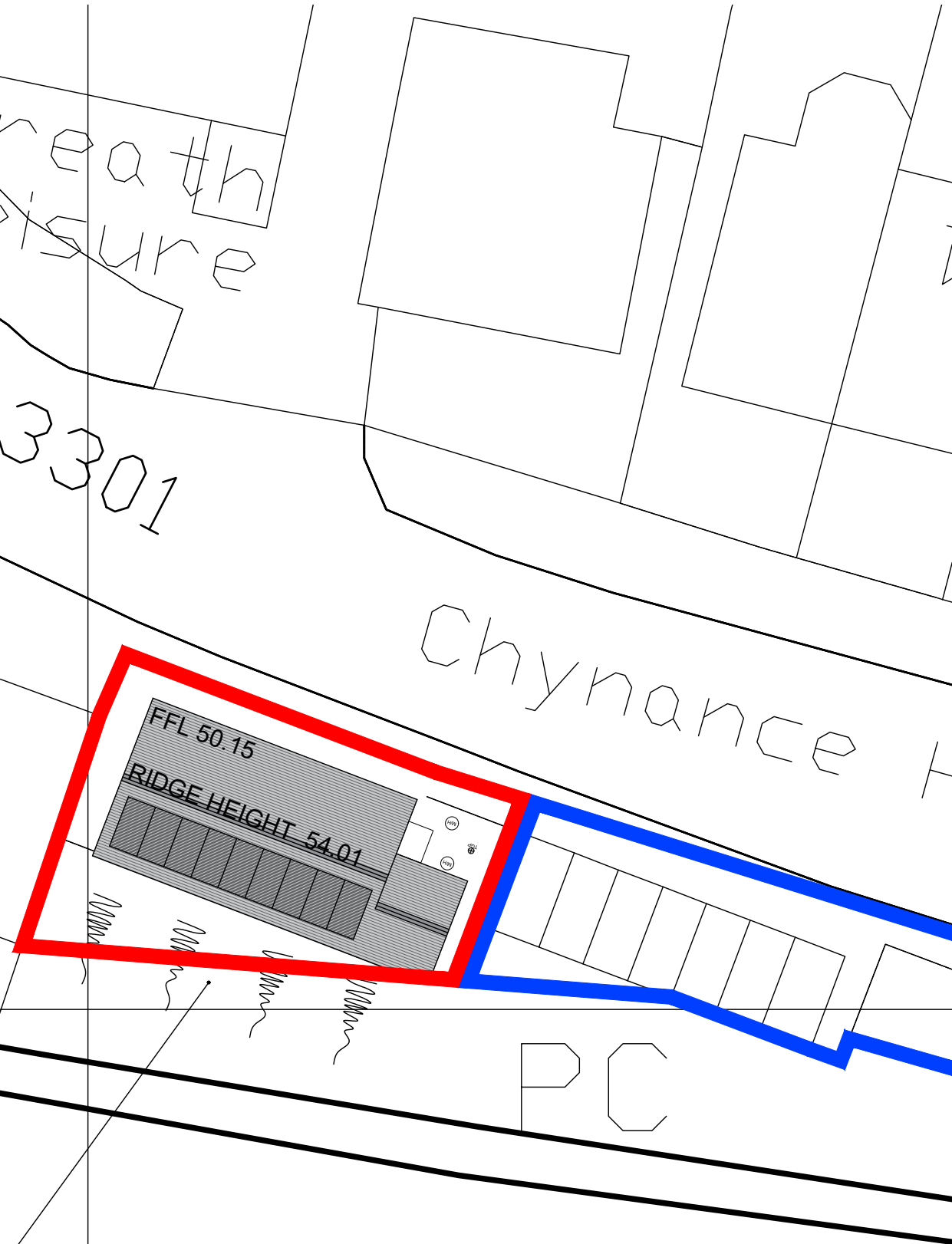
It shall be either the Client and/or the Main Contractor responsibility to employ a fully qualified CDM Coordinator, or alternatively notify HSE to ensure the requirements of the current legislation covered by The Construction (Design and Management) Regulations 1994 and the Health and Safety at Work Act are complied with by all site staff/suppliers etc during the various stages of the design and construction works.

The Client is to provide the Contractor with all available information on the location of existing services on or adjacent to the site.

The contractor must obtain all installation drawings, instructions or the like issued by manufacturers, suppliers and specialists of all materials or components specified on the drawings to ensure correct use and installation of such specified items.

PV Panels

PROPOSED SITE PLAN 1:200



EXISTING SITE PLAN 1:200

The contractor is to ensure the stability of the works at all times with particular attention being paid to the temporary condition of the various structural elements of the proposals as well as any adjacent buildings.

Any property built prior to 2000 is likely to have Asbestos used in its construction. It is the Clients responsibility to ensure an Asbestos survey is carried out on the site prior to any works being carried out by a qualified Asbestos surveyor

REMAINING SIGNIFICANT HAZARD AFTER DESIGN RISK ASSESSMENT.

1.) The Contractor/Client shall be responsible for arranging adequate insurance cover against all risks on site during the duration of the contract/works including Public Liability, Fire, Theft, Damage and the like.

2.) The site shall be kept clean and tidy at all times and the contractor shall arrange for the safe, secure and proper storage of all materials and plant. In addition all relevant warning signs, lighting, on site toilets, first aid facilities or the like shall be provided during the whole of the contract period.

3.) The contractor shall ensure that all safety barriers, hoardings and general protection to adjacent properties are provided and maintained during the whole of the contract period.

4.) The contractor is to ensure all relevant licences for scaffolding, skips on the highway or the like are obtained prior to the commencement of the works.

5.) The contractor shall ensure all trades/sub contractors have had the necessary Health and Safety training prior to any such trade starting work on site.

6.) The contractor shall ensure that any hazardous material found on site during the works shall be dealt with and removed by the appropriate specialist companies. Any works involving the removal of topsoil or the like from site shall be carried out by a fully licensed/insured contractor who shall provide the contractor with appropriate records and copies of which shall be kept on site at all times.

7.) Manual handling/carryage of heavy materials, loads falling, loads hitting operatives, entrapment of limbs, handling of sheet materials - Contractor to provide suitable protective gear and warning signs.

8.) Collapse of foundation trench due to deep excavations - Contractor to seek Engineers advice prior to the commencement of the works.

9.) Collapse of excavations due to proximity of temporary support and existing buildings - Contractor to seek Engineers advice prior to the commencement of the works.

10.) Building collapse due the proximity of foundation excavations - Contractor to seek Engineers advice prior to the commencement of the works.

11.) Building collapse due to inadequate propping/shoring - Contractor to provide Engineer with details of any temporary propping and structural support at least 10 days prior to commencement of the works.

12.) Operatives being struck by mobile crane - Contractor to provide suitable protective gear, safety barriers along with warning signs.

13.) Falling materials - Contractor to provide suitable protective gear.

14.) Falls from height - Contractor to check security of ladders, guard rails and scaffolding on a daily basis.

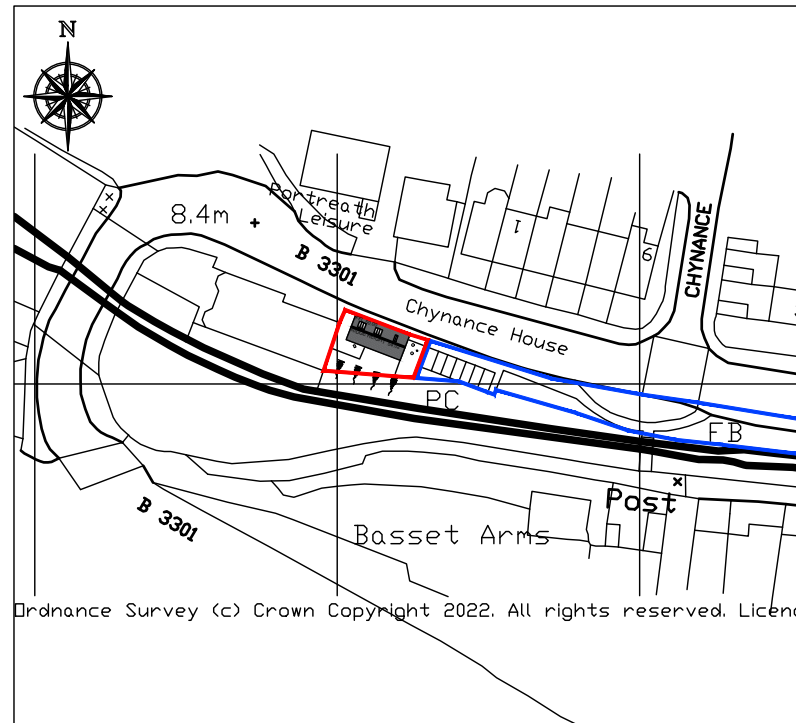
15.) fire risk from on-site welding - Contractor to provide suitable protective gear.

16.) Toxic compounds present in sealant materials - Contractor to provide suitable protective gear.

17.) Any service cables/pipes exposed during excavation works shall be dealt with (made safe/isolated) by a suitably qualified person during which time the area shall be cordoned off until such time as the area is deemed safe.

18.) All Contractors/Sub-Contractors, suppliers and manufacturers shall comply fully with all current and relevant CDM legislation and where applicable providing the contractors with their risk assessment documentation copies of which shall be kept on site during the whole of the contract period.

19.) All Contractors/Sub-Contractors to ensure any neighbouring properties are protected at all times from the risk of fire occurring on the site



LOCATION PLAN 1:1250



NOTES.

THIS DRAWING IS COPYRIGHT

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWINGS, DETAILS AND SPECIFICATIONS ISSUED FOR CONSTRUCTION PURPOSES BY OTHERS.

2. THIS DRAWING HAS BEEN PREPARED TO OBTAIN PLANNING AND BUILDING REGULATION PERMISSIONS ONLY. ALL CONTRACTORS MUST VISIT THE SITE FOR THEIR OWN ASSESSMENT WHEN PRICING.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND FOR THE CORRECT SETTING OUT OF THE WORK ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE USED. ANY DISCREPANCIES ARE TO BE REPORTED BEFORE PROCEEDING. DO NOT SCALE FOR CONSTRUCTION PURPOSES - IF IN DOUBT ASK

4. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH CURRENT BRITISH STANDARDS AND CODES OF PRACTICE

rev B

rev A

Plan check amendments

24-04-23

ISSUE

BUILDING REGULATION 1 of 4

NOT CONSTRUCTION DETAIL DRAWINGS

CLIENT / SITE

Portreath Parish Council

Former Public Conveniences

Sea Front, Portreath

TR16 4NN

PROJECT

Proposed demolition of existing toilet

block and to be replaced with single

storey parish building

DETAILS

Existing Plans, Elevations, site plan

and Location Plan

PLAN N°

4280

10

A

SCALES

1:100, 1:200 & 1:1250 @ A1

DATE

February 2023

DRAWN

NB

NHB ARCHITECTURAL SERVICES LTD

St Marys House, Points Mills, Bissade, Nr Truro, TR4 8DZ

e-mail : enquiries@n-h-b.co.uk

telephone : 01872 870888 / fax/simile : 01872 870500

www.nharchitecturalservices.co.uk