

# Access into building still pending.



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 guality 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 the

continuity and quality of insulation with photographs of the following. a. Window positioning in relation to cavity closer or insulation line. b. External doorset positioning in relation to cavity closer or insulation line 5. Airtightness: additional photographs for all details 1-4 to show airtightness details (only if r included or visible in continuity of insulation image). 6. Building services: for all plant associated with space heating, hot water, ventilation and low 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

## Solid waste provisio

Sited so as to be accessible for use by people in building and of ready access for removal to the collection point specified by the waste collection authority under Sections 46 and 47 of the Environmental Protection Act 1990 Space for separate storage containers for both Solid waste and recycled having a combined capacity 0.25m3 (for weekly collections, allowance for less frequent collections should increased accordingly)

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. concrete to 150mm above the level of the adjacent foundations.

concrete Gutters to be 125mm diameter half round with 75mm diameter downpipes The new down pipe/rainwater gullies 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/cleansing 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.

PROPOSED SITE PLAN 1:200



80% of 47.9= 38.32m2 of allocated unprotected



**PROPOSED NORTH EAST ELEVATION 1:100** 

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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 NEIGHBOURGHS 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 deails, 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



**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 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 shallensure 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 licenced/insured contractor who shall provide the contractor with appropriate records and copies of which shall be kept on site ay all times.
- 7.) Manual handling/carridge 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 ot the works.
- 10.) Building collapse due the proximity of foundation excavations Contractor to seek Engineers advive 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 srecurity 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 occuring on the site

For new buildings other than residential or mixed-use buildings with more than 10 parking spaces, both of the following apply.

Electric car charging

-One electric vehicle charge point must be provided for the building -At least one in every five remaining parking spaces must be provided with cable routes. Two allocated parking spaces, one disabled and one is electric car charging point.

Electric vehicle charging points technical requirements should comply with the following Be designed and installed as described in BS EN 61851. -Have a minimum nominal rated output of 7kW. -Be fitted with a universal socket (also known as an untethered

electric vehicle charge point). Alternatively, in exceptional circumstances, such as for a self-build property, if the vehicle requirements are already known, a tethered electric vehicle charge point may be acceptable -Be fitted with an indicator to show the equipment's charging status

that uses lights, or a visual display. -Be a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1 -The requirements of BS 7671

-The requirements in the IET's Code of Practice: Electric Vehicle Charging Equipment Installation.

The location of the electric vehicle charge points or future connection locations should be suitable for use by electric vehicles with charging inlets in different places. See Diagram 6.1 approved document S as an example.

A future connection locations may be sited to serve more than one parking space if the cable routes are suitable for electric vehicle charge points to be installed in future that allow all spaces to be used at the same time for recharging.

Cable routes should be provided from a metered electricity supply point to the future connection location. Sufficient space for a new electrical connection at a metered supply point such as a consumer unit or feeder pillar. A dedicated safe and unobstructed route to distribute electricity from the electrical supply point to the future connection location.

As part of the cable routes, a dedicated safe and unobstructed route should be made from the electrical supply point to each identified future connection location that complies with both of the following.

-The cable routes will allow all necessary electrical cabling and/or busbar systems to be installed in future without the need for builders' work. This may be achieved using any combination of electrical containment systems such as the following.

a. Electric cable ducting including drawstrings. Electric cable trunking or conduits. iii. Electric cable travs and cable ladders.

Guidance on working safely on or near underground services is given in the HSE's HSG47: Avoiding Danger from Underground Services. The cable routes complies with all of the following. -BS 7671.

-BS 8300-1 -The IET's Code of Practice: Electric Vehicle Charging Equipment Installation

Any underground cable ducts should meet BS EN 61386-24 and the following.

-All cable routes should be laid as straight as possible and with suitable access points, so that cables can be pulled through in future

-All space alongside the cable duct should be backfilled in a way that avoids damage to the -The termination points of cable duct should be sited where access

to maintain in future is unrestricted. -All cable ducts should have a draw rope. -The point where a cable duct enters a building should be sealed to

prevent water ingress and attack by vermin, and to comply with all relevant Building Regulations requirements (including Approved Document B). -All cable ducts should meet the positioning and colour-coding

standards in the NJUG's Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus. -The size, specification and bend radius of all cable ducts should enable cabling to be installed so that, at each future connection location, an electric vehicle charge point

Any future connection locations should be clearly identified and labelled. The label or sign should be as follows. a.The text should read 'Dedicated position for electric vehicle charge point

b.	Each letter should be 25mm high.
C.	The text should be displayed over three line
d.	The sign should measure 506mm by 194mr
e.	The sign should be suitably weatherproof fo
	The sine should be sited where a newson in-

f. The sign should be sited where a person installing an electric vehicle charge point in future will see it.



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

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 4660 : 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

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.

constructed with internal dimensions of 450 x 600mm in 100mm dense 7.0N/mm2 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 mtere 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

- New manholes in paths and gardens shall be formed in 450mm diameter Hepworth or similar New manholes intended for use where vehicular traffic or car parking is likely shall be traditional



**EXISTING SITE PLAN 1:500** 

or its location.

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THE CONTRACTOR IS RESPONSI DUT OF THE WORK ON SITE. ONL DISCREPANCIES ARE TO BE REP CONSTRUCTION PURPOSES - IF I	BLE FOR ALL DIMENSIONS AND FOR THE CORRECT SETTING Y FIGURED DIMENSIONS ARE TO BE USED. ANY RTED BEFORE PROCEEDING. DO NOT SCALE FOR N DOUBT ASK!
ALL MATERIALS AND WORKMANS CODES OF PRACTICE	HIP TO COMPLY WITH CURRENT BRITISH STANDARDS AND



rev C	Plan check	ameno	Iments		06-03-24			
rev B	Plan check		27-02-24					
rev A	Plan check	16-01-24						
ISSUE BUILDING REGULATION 1 of 4 NOT CONSTRUCTION DETAIL DRAWINGS								
CLIENT / SITE Pellows WDS Ltd Old Carnon Hill Carnon Downs TR3 6LG								
Replacement Office								
DETAILS Proposed Elevation, Site and Location Plan								
	942	10	SCALES DATE	1:100, 1:200, &1:1250 @ A March 2023	1:500 I			
			DRAWN	NB				

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