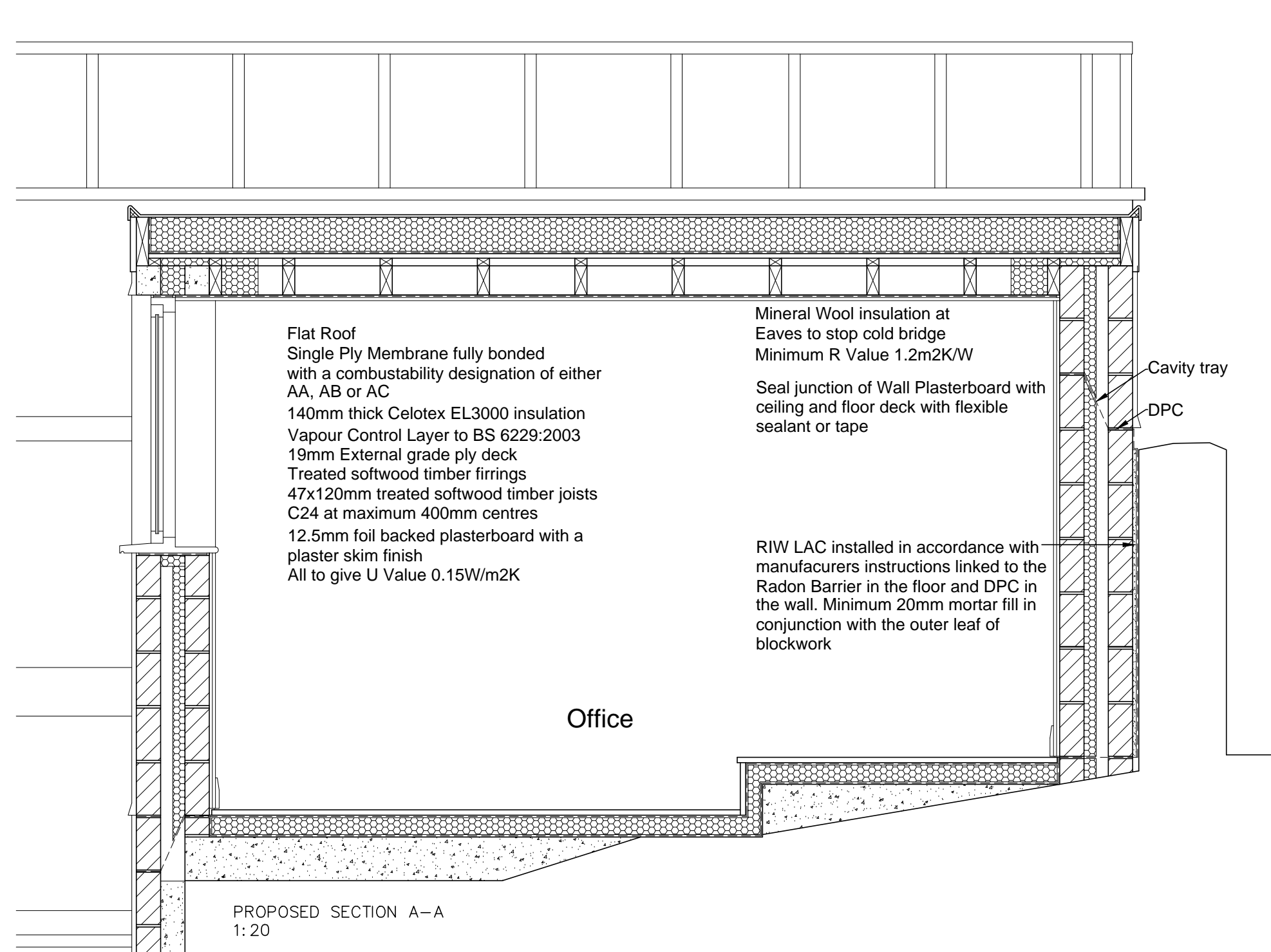


EXISTING FINISHES:  
Roof – Paved flat roof  
Walls –Sand and Cement render and stone  
Windows/ doors – Timber

PROPOSED FINISHES:  
Roof – Paved flat roof and bitchumen  
Walls –Sand and Cement render  
Windows/ doors – UPVC



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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 NEIGHBOURSHS 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](http://www.communities.gov.uk/planningandbuilding/buildingregulations)

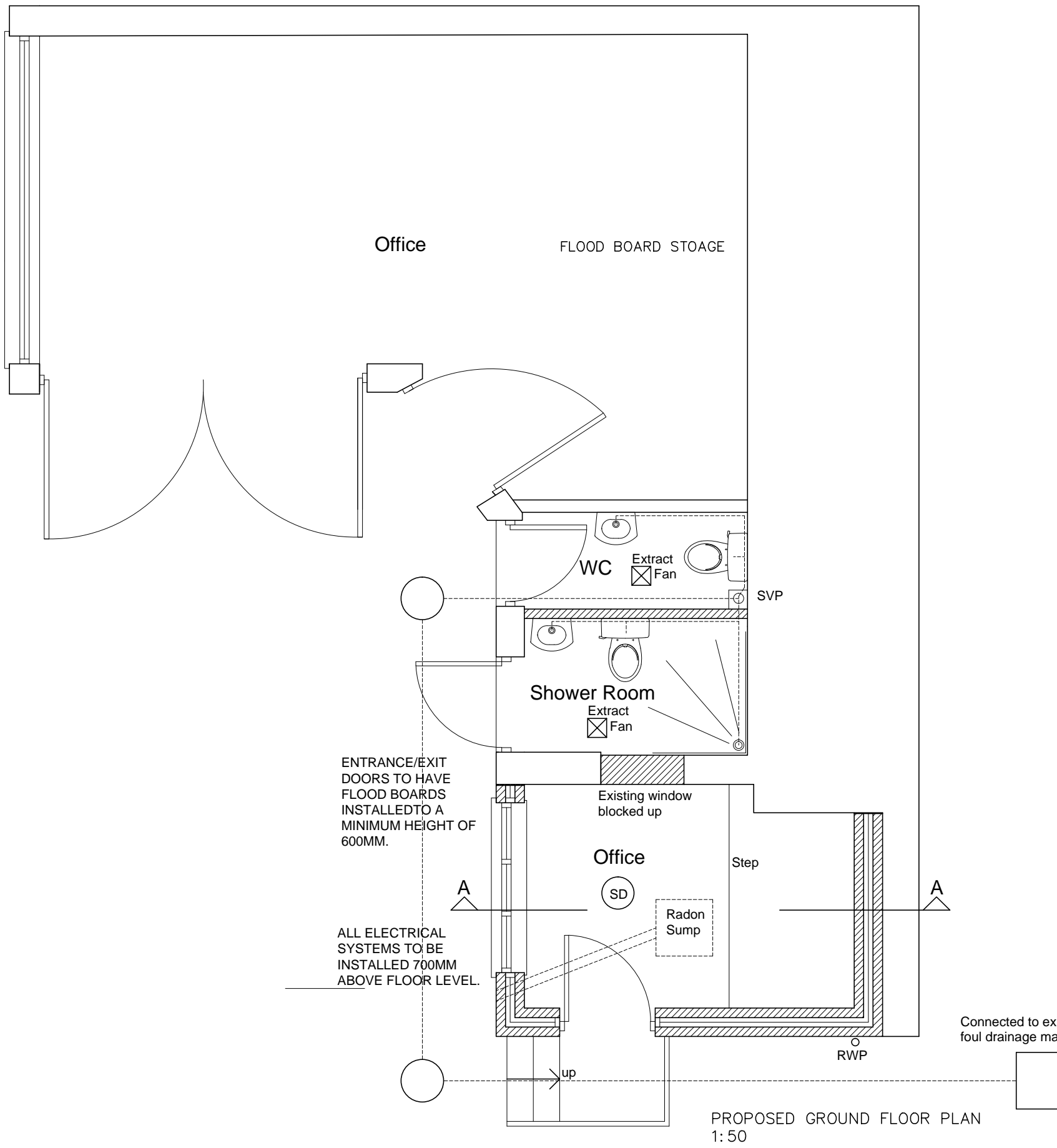
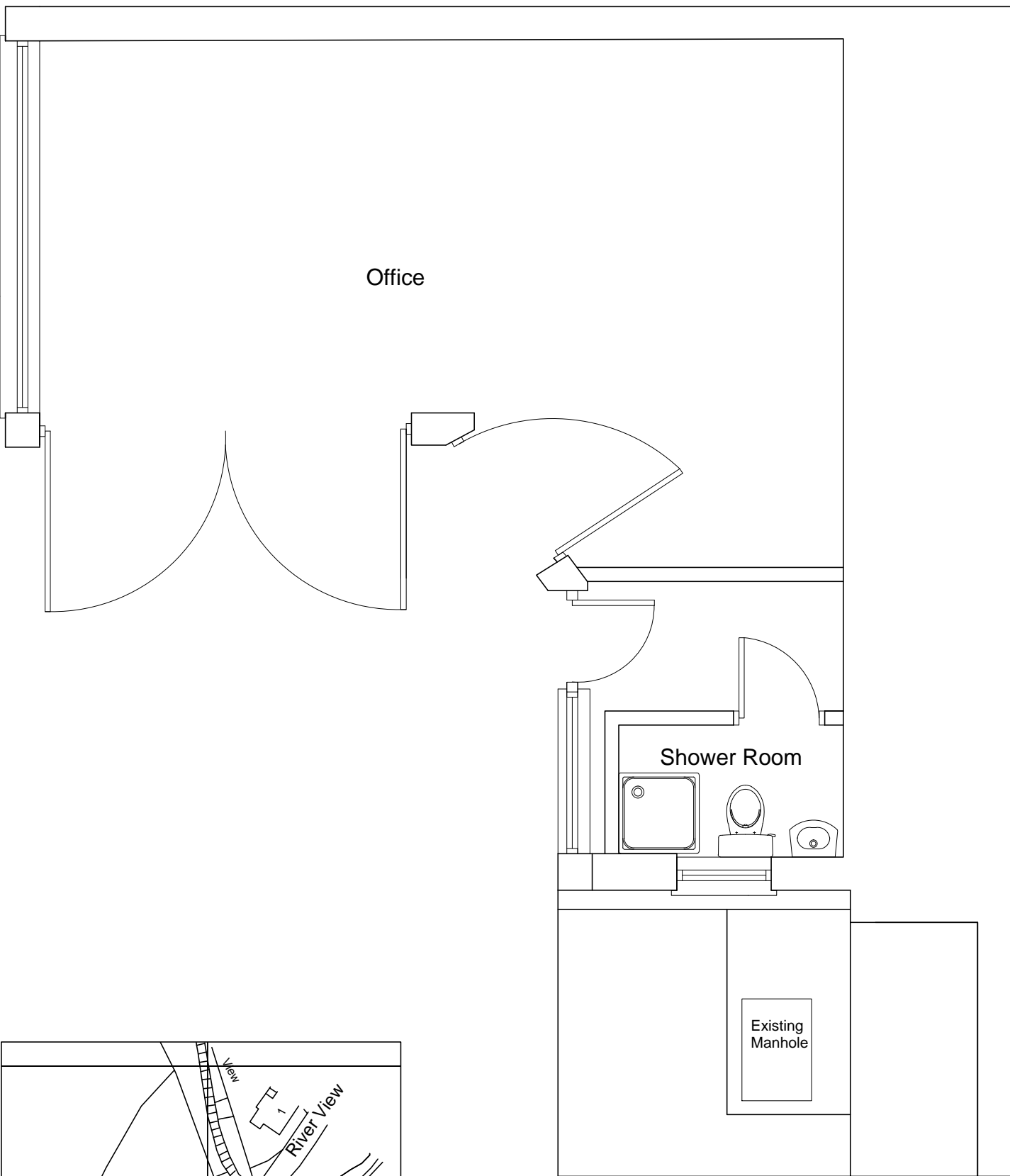
IF IN DOUBT ASK

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. 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.

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 contractworks 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 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 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.



#### GROUND FLOOR

The new solid Ground Floor shall be constructed all in accordance with the current Approved Document : Part C as well as BRE Document Thermal insulation - Avoiding the risks and complying fully with the current Approved Document : Part L

Floor deck to be 22mm thick flooring grade Chipboard Type P5 or P7 in accordance with BS EN 312-5 Petalboards

Minimum 500 gauge vapour Control layer

80mm Celotex GA4000 high performance thermal insulation all installed as manufacturers instructions

Radon Barrier/RIW DPM taken to extreme edge of external walls and linked to existing walls

Concrete to level existing slab

All to give minimum U Value 0.22W/m2K

#### EXTERNAL WALLS

Outer leaf to be painted render on 100mm blockwork (Lambda value 1.13)

50mm clear cavity with wall ties at 900mm centres horizontally and 450mm centres vertically and at each block course around openings and movement joints, retaining discs to be provided to support 50mm Celotex CW4065 high performance thermal insulation all in accordance with manufacturers instructions

Inner leaf to be 100mm Blockwork (Lambda value 1.13 or better)

Internally finished with 12.5mm plasterboard on dabs with all joints taped and a plaster skim finish

All to give minimum U Value 0.28W/m2K

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

New manholes in patios 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/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 metre shall be to the full satisfaction of the Building Inspector

Part L1

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 pipes to drain onto external ground which falls into sea

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.

DOORS AND WINDOWS

Style of doors and windows to be selected by Client

Sizes to be measured on site prior to manufacture.

Any sizes indicated are in metric, should imperial sizes be used the Contractor must adjust the sizes accordingly

All easily accessible doorsets and windows will be designed in accordance with the British Standard publication PAS 24:2015

With letterboxes maximum aperture of 260x40mm.

All glazing to be double glazed UPVC, with windows achieving a U Value of at least 1.4W/m2K and External Doors a U Value of 1.2W/m2K (Opaque doors 1.0W/m2K)

Any new window glazing in critical locations (i.e. within 800mm above floor level for windows and 1500mm above floor level for doors/sideights.) shall be glazed with annealedtoughened glass and be of an appropriate thickness/ weight for the purpose it is being used all in accordance with Approved Document: Part K latest edition

BS 6206 : 1981 and BS 8213 : Part 1 : 1991

Full height glazing must be able to resist the forces specified BS6180

Any opening window which is below 800mm above the floor level must be suitably guarded as specified in Approved Document Part K

Windows to be operable with an opening angle of at least 60 degrees.

Cavity around all Door and Window openings to be closed using a proprietary cavity closer having a path through the closer of not less than 0.45m2K/W or a 50x50mm treated softwood timber batten.

Provide horizontal and vertical DPC to all openings

Weepholes are to be provided above all openings at minimum 900mm centres with a minimum of 2 weepholes above each opening

ACCESS FOR THE DISABLED

The front entrance door frame shall be provided with an accessible threshold and shall have a minimum width of 800mm.

Note : Measured from the face of the door stop on the latch side to the face of the door when open at 90 degrees on the other side. A level approach shall be provided to the front entrance door and patio doors with any gradient not exceeding 1:20, its surface being constructed in either concrete with a non-slip finish or paviors with any paths being a minimum 900mm wide.

ELECTRICAL - All to comply with the Non Domestic Building Service Compliance Guide

The design, installation, inspection and testing of the new electrical system shall be carried out by a fully qualified Electrical Engineer(NICEIC or ELECSA registered) all in accordance with the latest edition (18) of the I.E.E. regulations, BS 7671 : 2008-Amendment 3:2015 and the current Approved Document : P

The new wiring shall be carried out in insulated and sheathed type cables and where necessary being protected from damage all in accordance with BS 7671 : 2001 as well as current Building Regulations

The new installation shall include all new and adequate earthing and bonding systems to meet the requirements of the current I.E.E regulations as well as BS 7671 : 2001

New switches, sockets, outlets for lighting and all other such equipment in habitable rooms shall be located between 450mm and 1200mm from the finished floor level.

Building to be equipped with high speed ready-in-building physical infrastructure up to a network termination point for high-speed electronic communications networks

All non-metallic light fittings, switches or the like must not be earthed unless a new circuit protected earthing conductor is installed.

The new works shall be connected to the consumer unit that shall be fitted with a child proof cover and be positioned so the switches are between 1350 and 1450mm above floor level.

All lighting circuits shall include a circuit protective conductor.

The Electrical Engineer shall fully test the new installation on completion and issue the owner/occupier with a Completion/Test Certificate which if required by the Local Authority shall be submitted to Building Control for approval. In addition the Electrical Engineer shall provide the owner/occupier with sufficient information so that persons operating, maintaining or altering the installation can do so with reasonable safety.

Light Fittings

100 percent of all fixed light fittings are to be fittings which take lamps having a luminous efficacy greater than 45 lumens per circuit-Watt.

SMOKE DETECTION

All to be wired into the mains electrical system via a dedicated circuit. All to have battery back-up provided. All to be installed in accordance with BS 5839-6 : 2004 to at least Grade D category LD3 standard and BS 5446-1 : 2000 or BS 54462 : 2003 Part 1 for Smoke Detectors

SD - indicates smoke detector

The new system shall be installed by a suitably qualified electrician ( preferably NICEIC or ELECSA registered), who shall fully test the new installation on completion and issue the owner with a Completion/Test Certificate which if required by the Local Authority shall be submitted to Building Control for their approval. In addition the electrical engineer shall provide the owner with sufficient information so that persons operating, maintaining or altering the installation can do so with reasonable safety.

VENTILATION

Mechanical ventilation is to be provided to the WC and Shower Room.

WC and Shower Room to be 15l/sec, all to be ventilated to outside air. Ventilation to be intermittent, switched via the light switch with a 15 minute overrun.

No ventilation outlet grille must be positioned within 300mm of any opening.

Rapid ventilation with an equivalent area of 1/20th of the floor area to habitable rooms is to be provided by opening Windows and Doors within the rooms.

PLUMBING - All to comply with the Non Domestic Building Service Compliance Guide

Build new ground drainage within the building shall comply fully with current Approved Document : Part H and BS 5572, and be formed in 110mm grey UPVC pipes located all as indicated on the plans taken up through the building and terminate at a roof slate/ridge vent. Alternatively the new pipe shall be terminated a minimum of 900mm above any opening within 3000mm of the top of the new stack. The bottom of the stack shall be fitted with a slow bend with a minimum radius of 2000mm

All new Wash Hand Basins shall be provided with 32mm diameter waste pipes laid to a minimum gradient of 1 : 40 for runs up to 1700mm, 40mm diameter for runs up to 3000mm

New Baths and Showers shall be provided with 40mm diameter waste pipes laid to minimum gradient of 1 : 60 for runs up to 3000mm, 50mm diameter for runs up to 4000mm

All new waste pipes shall be fitted with 75mm deep sealed anti siphon traps and shall discharge directly into a solvent pipe, stub stack or Back Inlet Gully.

Any new branch pipe should not discharge directly into the stacks in a way which could cause cross flow into the other branch pipes.

All new waste pipes/traps shall be either removable and/or be provided with suitable rodding access points at any change in direction to facilitate cleaning in case of blockages.

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.

HOT WATER AND HEATING - All to comply with the Non Domestic Building Service Compliance Guide

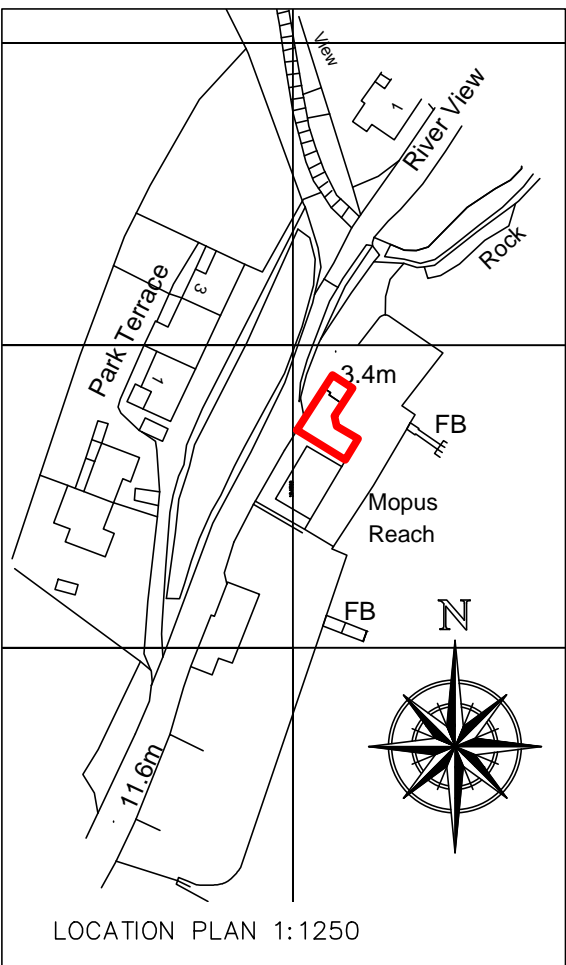
All to be designed and specified by others.

The hot and cold water and heating service shall be carried out by a fully qualified Gas Safe/ Oftec registered Plumber/NICEIC or ELECSA Electrician. All radiators shall be designed so as to provide an adequate heat output for the new areas. The design and installation is the responsibility of the relevant sub-contractors

rev B		
rev A	-	-
ISSUE	BUILDING REGULATION 1 of 1 NOT CONSTRUCTION DETAIL DRAWINGS	
CLIENT / SITE	Harbour Office Town Quay Truro TR1 2HU	
PROJECT	Proposed extension and alterations to Malpas Marine, Truro, TR1 1SQ	
DETAILS	Existing and Proposed Plans, Section, Elevations, Site Plans and Location Plan	
PLAN N°	10	SCALES 1:20, 1:50, 1:100, 1:500 & 1:1250 @ A1
3671	-	DATE May 2019
		DRAWN GF

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