

General

PARTY WALL etc.Act 1996: Written notice must be given to adjoining owners prior to start of work on site, two month`s notice for works to party wall or party structure, one months`s notice for all other works.

HEALTH AND SAFETY GENERALLY: All works to be carried out in accordance with the Health and Safety ACT and Dam Regulations 2007 and prevailing Health & Safety requirements in force at the time of the works

THIS DRAWING TO BE READ IN CONJUNCTION WITH APPROVED PLANNING PLANS.

The Party Wall etc. act 1996

Where building near or working on the party walls or party fence walls it may be necessary to serve notice on the adjoining owners under The Party Wall etc. Act 1996. Professional advice should be sought before commencing building works to determine whether the act would apply and if so the correct action to be taken.

THE BUILDING REGULATION PART A: Party Wall act 1996
Written consent is required from adjoining owners where:
Underpinning existing party wall.
Build up wall on top of party wall.
Excavating to enlarge existing basement.
where new beams are to be inserted 100mm into party wall.
And existing party wall needs to be cut for inserting new flashing

Demolition

Isolate all services affected by new works. Provide temporary supports to existing structure as necessary. Where existing services run through or under foundations provisions should be made for suitable ducts or lintels.

Existing Structure

Existing foundations and structure to be exposed in order to determine adequacy to take additional loadings. Exposed structure to be inspected by either Structural Engineer or Building Control to satisfy that existing structure is suitable. If found to be unsuitable Structural Engineer to design appropriate solution

Notes

All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure. AI to be given notice of statutory inspections to allow inspection at appropriate stages.

Materials, goods and workmanship

Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one trade are to apply throughout this Specification unless otherwise stated. All workmanship shall be carried out in accordance with current Building Regulations. All materials shall be used and fixed strictly in accordance with manufacturer's instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Discrepancies

Any discrepancy, discovered by the Contractor, between the structural drawings and specification or between the drawings/specification and the site, must be brought to the notice of the Architect for clarification and instruction immediately any such discrepancy becomes apparent.

Defects in existing work

Any defect not already identified in the existing work or structure to remain must be reported immediately to the Architect by the Contractor for instruction before proceeding with any work which may:
-cover up or otherwise hinder access to the defective construction,
-or be rendered abortive by the carrying out of remedial works.

Generally

Please note that these construction notes are to be read in conjunction with the detailed drawings that accompany the works, including those of the Structural Engineer. These notes and drawings are solely for the purposes of Building Regulation approval and do not set out the minimum standards of good practice to be complied with by the contractor. It is assumed that the minimum standards and manufactures installation guidance are known and will be complied with by a competent contractor. Finishes and materials to be in accordance with planning conditions.

Health & Safety

The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the Construction (Design and Management) Regulations 2015, this will include taking on Clients duties, unless Client appoints separate Principal Designer. Where necessary notifications to be served to HSE and appropriate Construction manuals produced.

Preparation

You must ensure that any ground covered by the building is reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil and preexisting foundations.

Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and ANY LAND ASSOCIATED WITH THE BUILDING. (A major change to the regulations, which previously only applied to the ground covered by the building).

Precautions must be taken against ground gases e.g. landfill gases, radon, vapours etc

Remedial measures for dealing with land affected by contaminants have been expanded to include biological, chemical and physical treatment processes.

Guidance on protection from radon is expanded to include buildings other than dwellings.

Requirements to protect persons occupying premises from contaminants, are now included to Material Changes of Use, and apply to residential use or sleeping accommodation e.g. dwellings/ flats / hotels /institutions and changes of use of previous exempt structures.

Timber Treatment

All softwood timbers to be adequately treated to prevent infestation by the house longhorn beetle in accordance with current Building Regulations. All structural timbers, external frames, window & softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have stress grade mark.

Scaffolding

The Contractor shall erect, move and maintain in a safe condition suitable for its purpose and strike and clear away on completion all necessary scaffolding.

All scaffolds must be designed, supplied, erected, maintained and dismantled in strict accordance with all relevant Health & Safety Executive (HSE) Guidelines, information sheets and other publications, TG20:13, BS EN 12811:1, BS1139, BS5974, BS EN 280:2001 + A2:2009 and BSEN1298 and all local bylaws.

Contractor is to obtain all permits from the relevant authorities before erecting scaffolds and shall ensure the permits are valid and authorised throughout the duration of the works. All watching, lighting, public safety signs and hazard warning signs to be in strict accordance with HSE and local authority requirements.

All scaffolds shall have debris/safety netting sufficiently sealed and tied to avoid loosening. Scaffolds must be designed to resist all applied wind loadings and suitable kentledge used if necessary (located so as not to disrupt the works).

Propping and Shoring

The Contractor is to be responsible for the design, erection, maintenance and dismantling of all horizontal and vertical temporary propping and shoring. All spreaders are to be chosen dependent upon the nature of the substrate being propped to or from. Sensitive finishes will require a resilient layer between spreaders and finish. Account should be taken of any surface mounted services which may require bridging of spreaders. Propping shall take account of all loadings from the self weight of the structure and any imposed load left in place or envisaged during the works. Spreaders shall be so located at ground level so as not to load the edge or influence the ground conditions to existing or proposed foundation/drainage/services trenches that will be employed during the time temporary propping is required. Where propping and spreaders influence such trenches as noted in 4 above, the trenches must be propped horizontally to take due account of all loads. All services that are redundant are to be disconnected and removed. Services requiring rerouting or amending shall be disconnected and temporarily removed if necessary and replaced upon completion of the works

Protection of Services

Check positions of all existing services prior to commencement of work. Protect, maintain and prevent damage during the course of the works.

If any damage results from execution of the works, the Contractor shall notify the appropriate service authority and the Contractor shall make arrangements for the damage to be made good without delay at his own cost and to the satisfaction of the service authority and/or private owner as appropriate.

Keep approaches to the site clear of mud and debris.

Asbestos

The client/contractor is to carry out an intrusive survey for asbestos and/or asbestos based products if this has not already been done. After the survey has been carried out and known asbestos related items removed, the Main Contractor is to be aware that the building may contain asbestos related products and should take all due care and diligence during the execution of the works. If it is suspected that during the demolition and stripping out operations further asbestos or asbestos based products are present then a specialist subcontractor licensed by the Health and Safety Executive to survey/report/advise should be appointed to offer advice and recommendations regarding removal and safe disposal off site.

Surplus Material

Unless described as refixed, set aside for reuse or similar expressions, all materials arising from the works shall remain the property of the Employer unless otherwise instructed by the Architect.

Moisture & Frost

The Contractor shall prevent the work from becoming wet or damp where this may cause damage and shall allow for all necessary heating and covering up to protect against damage by frost. Drying times and the provision of heaters, etc., to facilitate drying out must be allowed for in the Contractor's pricing where necessary.



Notes :

- 1. All Dimension are in millimeters.
- 2. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
- 3. All references to drawings refer to current revision of that drawing.

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Rev.	Date	Revisions

Client - SCL Project - 62 High Street, Trent Way, West End, Southampton, SO30 3DT		
Scale -	Date - 27-06-2026	
Drawn By - KM Renovations & Surveys	Checked By -	
Project No.	Drawing No. 9	Revision -
Project Description - CONSERVATORY EXTENSION AND CHIMNEY BREAST WALL REMOVED		

General Notes