

This is not a specification of works but has only been produced for gaining Planning & Building Regulation approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Structural design is to be in accordance with the structural engineers details. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement. Builder and client to check the precise below ground drainage layout prior to commencement to ensure that the assumed layout shown in the plans is correct.

PMG Ltd are the Principal Designer on the project and will manage/co-ordinate the design phase of the project. We will ensure that our design work, if built, will comply with the relevant requirements of the Building Regulations. Please note that PMG Ltd are not the Principal Designer under the CDM Regulations.

On completion of the project the client, Principal Design and Principal Contractor must provide a signed Compliance Declaration Notice to Building Control confirming that 'to the best of their knowledge' they have complied with their duties under the Regulations

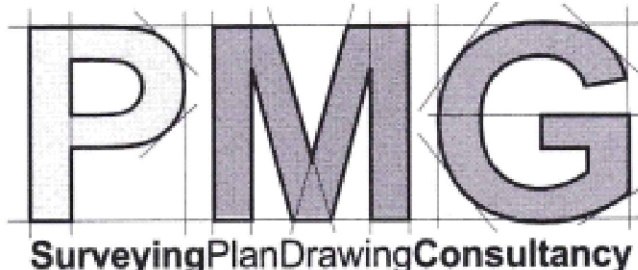
Prior to the commencement of the project the builder is to excavate a trial hole to expose the existing house foundations and to expose the sub soil type. This trial hole should be inspected by Building Control. If the existing house foundations are a piled/raft foundation then a structural engineer will need to be appointed to prepare a structural design for the proposed foundations. These plans assume a strip foundation will be suitable. Any existing foundations taking additional loading should also be exposed for building control inspection and approval.

Walls below ground to be 100mm dense concrete block inner skin, with 150mm cavity and brick outer skin. 150mm cavity, filled with lean mix concrete (top splayed outwards) to 215mm below the lowest dpc. Provide a dpc at floor level which is lapped to the existing dpcs.

External brickwork to match existing have brick detailing to match existing) with 150mm cavity fully filled with Crown Dri-Therm Insulation (Batts, 100mm Thermaslice Shield insulating blocks, with plasterboard on dabs and skim finish. Provide render on dense concrete blocks to match/render existing. Provide wall ties at 750mm centres horizontally, 450mm centres vertically, and at every block course within 300mm of openings. Insulated thermabrite vertical dpes/cavity closers to be used at reveals to prevent cold bridging. All cavities to be continuous with existing, and new work to be continuous with existing, bonded to existing with Furfix slip connectors to create a movement joint. Provide a continuous horizontal dpc 150mm above ground level, and underpinning with any existing membranes. Provide vertical restraint straps at 1.8m centres to the wall plates. Provide lateral restraint straps (with solid plates) along the ceiling joists and rafters at 1800mm centres. Restraint straps to be 30x5x120mm long galvanised strips.

All finishes, including skirting boards, coving, doors, architraves, radiators, kitchen units, tiles, lights, etc are to be agreed with the client on commencement of the project.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title Proposed Front Hall Extension 43 Randall Road Chandlers Ford Hampshire SO53 5AJ
Drawing Title Proposed Details
Client Mr & Mrs Wilby
Date: January 2024
Scale: 1:100 at A1
Drawing No. 002 rev B
 The logo features the letters 'PMG' in a large, stylized, outlined font. Below the letters, the text 'Surveying Plan Drawing Consultancy' is written in a smaller, bold, sans-serif font. The entire logo is set against a background of a grid of thin lines.
PMG (Building Design & Consultancy) Ltd Woodlands 10 Persian Drive Whiteley Fareham Hampshire PO15 7BJ 07796124247 paul@pmgltd.uk.com pmgltd.uk.com