1.0 GENERAL NOTES:

1. THE CLIENT TO ASSURE COMPLIANCE WITH THE BUILDING SAFETY ACT 2022:
    a. ASSURE THE BUILDING DESIGN IS SAFE, COORDINATED AND MONITORED DURING EXECUTION AND BUILD SAFELY BY PERSONS WITH APPROPRIATE COMPETENCY.
    b. APPOINT A LEADING DESIGNER. IF THE LEADING DESIGNER IS NOT APPOINTED, IT IS BEING ASSUMED THE ROLE OF THE LEADING DESIGNER WILL BE FULFILLED BY EITHER THE CLIENT OR THE CONTRACTOR. IN EITHER CASE, THE DESIGN TASKS SHOULD BE UNDERTAKEN BY A COMPETENT PERSON AND THE RESPONSIBILITY TO ENSURE SUCH REST IN THE CLIENT REMIT.
2. BYTNAR DRAWINGS, AS APPLICABLE, ARE TO BE READ IN CONJUNCTION WITH THE:
    • STRUCTURAL SPECIFICATIONS
    • STRUCTURAL PRELIMINARIES
    • ARCHITECT'S DRAWINGS AND SPECIFICATIONS
    • SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS
    • PROJECT HEALTH AND SAFETY RISK REGISTER
    • APPROVED BUILDERS WORK DRAWINGS
    • APPROVED SUB-CONTRACTOR DRAWINGS
    • ALL OTHER CONTRACT DOCUMENTS
3. CONTRACTOR TO BE SATISFIED THAT THE PROVIDED INFORMATION IS SUFFICIENT TO HIS REQUIREMENTS TO BUILD. NOTIFY ARCHITECT, ENGINEER, CLIENT OR ANY PARTY INVOLVED/ COORDINATING THE PROJECT WITH ANY DISCREPANCIES.
4. THE ARCHITECT IS RESPONSIBLE FOR ALL SETTING OUT. REFER TO THE ARCHITECT'S DRAWINGS FOR LOCATIONS OF THE SETTING OUT STATIONS AND FOR DETAILS OF HOW TO SET OUT THE BUILDING GRID SYSTEM. REFER ALSO TO THE ARCHITECT'S DRAWINGS FOR THE LEVEL SYSTEM TO BE USED. IN THE ABSENCE OF SUCH CONTRACTOR IS TO PROVIDE SUCH IN AGREEMENT WITH THE CLIENT.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. LEVELS ARE IN METERS RELATING TO THE GROUND LEVEL.
6. DO NOT SCALE FROM THESE DRAWINGS OR THE COMPUTER DIGITAL DATA, WORKING DIMENSIONS TO BE THE RESPONSIBILITY OF AN ARCHITECT/CONTRACTOR.
7. ALL STRUCTURAL DRAWINGS ARE BASED ON BUILDING CONTROL DRAWINGS PROVIDED BY OTHERS WITH LIMITED VERIFICATION BY SITE SURVEY.
8. A FURTHER INVESTIGATION UNDER THE SLAB OF THE REMAINING GASOMETER IS REQUIRED TO ESTABLISH THE NATURE OF THE GROUND AND THE BUILDUP OF THE SLAB ON WHICH NEW FOUNDATIONS WILL BE PLACED.
9. REFER TO THE ARCHITECT'S OR CONTRACTOR's DRAWINGS FOR:
    • SETTING OUT DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
    • DETAILS OF ALL DAMP-PROOFING, WATERPROOFING SYSTEMS AND SEALANTS
    • DETAILS AND SETTING OUT OF CAST-IN ITEMS SUCH AS CHANNELS, FIXINGS, ETC.
    • FIRE PROTECTION SYSTEMS
    • ALL SCREEDS, SEALANTS AND OTHER NON-STRUCTURAL APPLIED FINISHES
    • DETAILS & EXTENT OF NEW EXTERNAL WALLS BUILD-UPS
    • OTHER NON-STRUCTURAL ELEMENTS
    • DETAILS OF NEW WALLS INCLUDING TIES AND BRACKETS
10. THE STRUCTURE IS DESIGNED FOR THE FINAL DESIGN LOADS, NO ALLOWANCE IS MADE FOR CONSTRUCTION LOADS OR TEMPORARY LOADS ARISING FROM CONSTRUCTION AND THE CONSTRUCTION SEQUENCE UNLESS SPECIFICALLY INDICATED / STATED.
11. THE DESIGN LIFE FOR THE STRUCTURAL ELEMENTS IS TO BE 50 YEARS (WITH REFERENCE TO TABLE 2.1 OF BS EN 1990:2002 AND TABLE NA.2.1 IN THE UK NATIONAL ANNEX).
12. DESIGN WIND LOADS IN ACCORDANCE WITH BS EN 1991-1-4:2005 AND THE UK NATIONAL ANNEX.
13. FIRE RESISTANCE - REFER TO ARCHITECT'S SPECIFICATION. UNLESS NOTED OTHERWISE ALL STRUCTURAL ELEMENTS TO BE DESIGNATED FOR 60MINUTES PROTECTION
14. GENERAL ABBREVIATIONS:
    - MM - MILLIMETRES
    - M - METERS
    - TYP - TYPICAL
    - UNO - UNLESS NOTED OTHERWISE
    - MIN - MINIMUM
    - MAX - MAXIMUM
    - FL – FORMATION LEVEL
    - GL – GROUND LEVEL
    - FFL – FIRST FLOOR LEVEL
    - LFL – LOFT FLOOR LEVEL
    - UB, UC – UNIVERSAL BEAM OR COLUMN
    - PFC – PARALLEL FLANGE CHANNEL
    - SHS, RHS, CHS, EHS – SQUARE, RECTANGULAR, CIRCULAR, ELLIPTICAL HOLLOW SECTION
    - ELA, ULA – EQUAL OR UNEQUAL LEG ANGLE
    - B.L – BOUNDARY LINE
15. VARIATIONS TO THE MATERIALS SPECIFIED OR SHOWN ON THE DRAWINGS MAY BE PERMITTED SUBJECT TO SUBMISSION OF FULL DETAILS OF PROPOSALS AT TENDER. SUCH SUBMISSIONS SHALL BE SUBJECT TO APPROVAL. ALL SUBMISSIONS SHALL BE ACCOMPANIED BY EVIDENCE TO DEMONSTRATE THAT THE MATERIAL COMPLIES WITH THE REQUIREMENTS.
16. WHERE, IN THE OPINION OF THE ENGINEER, ANY OF THE FINISHED WORK OR MATERIALS OR WORKMANSHIP IN ANY PART OF THE WORKS FAILS TO COMPLY WITH THE SPECIFICATION THAT PART OF THE WORKS MAY NOT BE ACCEPTED.
17. WHERE, IN THE OPINION OF THE ENGINEER, ANY OF THE FINISHED WORK OR MATERIALS OR WORKMANSHIP IN ANY PART OF THE WORKS FAILS TO COMPLY WITH THE SPECIFICATION, THAT PART OF THE WORKS MAY NOT BE ACCEPTED
    a. ANY WORK WHICH THE ENGINEER JUDGES TO BE INFERIOR IN RESPECT TO AN APPROVED SAMPLE OR TRIAL PANEL OR TO BE UNACCEPTABLY DIFFERENT FROM PARTS OF THE WORKS ALREADY CONSTRUCTED OR WHICH IS SUBSEQUENTLY STAINED OR DAMAGED MAY NOT BE ACCEPTED.
    b. ALL SUCH WORK THAT IS NOT ACCEPTED SHALL BE CUT OUT AND REMOVED FROM THE SITE AND REPLACED OR OTHERWISE DEALT WITH IN AN APPROVED MANNER AT THE COST OF THE CONTRACTOR
18. THE CONTRACTOR IS TO ACCEPT RESPONSIBILITY FOR ENSURING WHERE APPROPRIATE THAT NEW WORK IS ADEQUATELY PROTECTED AT THE COMPLETION OF EACH DAY AND DURING PERIODS OF INCLEMENT WEATHER. ALL WORK EXPOSED TO VIEW IN THE FINISHED WORKS SHOULD BE PROTECTED FROM SPILLAGE, STAINS AND OTHER DAMAGE
19. BEFORE WORK BEGINS ON-SITE, THE CONTRACTOR SHALL SUBMIT PROPOSED METHODS OF DIMENSIONAL SETTING OUT, CONSTRUCTION AND CHECKING THAT WILL SATISFY THE ACCURACIES REQUIRED. ACCEPT RESPONSIBILITY FOR CHECKING AND THE CO-ORDINATING OF THE SPECIFIED OR AGREED TO CONSTRUCTIONAL ACCURACIES WITH THE REQUIREMENTS OF ANY SUB-CONTRACTOR OR SUPPLIER AND NOTIFY THE ENGINEER OF ANY DISCREPANCY BEFORE THE RELATED WORK BEGINS.
20. ALL TEMPORARY WORKS, WORKING DETAILS AND PROJECT COORDINATION SHALL BE THE RESPONSIBILITY OF A MAIN CONTRACTOR BUT SHOULD ADVICE BE GIVEN BY THE ENGINEER; NO RESPONSIBILITY WILL BE ACCEPTED UNLESS THE ADVICE IS CONFIRMED BY THE CONTRACTOR IN WRITING BEFORE BEING CARRIED OUT.
21. CONTRACTOR TO ALLOW FOR ANY TEMPORARY WORKS THAT MIGHT BE NEEDED LOCALLY FOR TEMPORARY SUPPORTS OF SECTION OF WALLS; EXCAVATIONS; FLOORS OR ROOFS.
22. THE CONTRACTOR IS TO DEVELOP A STRATEGY FOR APPROPRIATE PROTECTION TO ALL STORED MATERIALS, BUILD STRUCTURES AND BUILDING FABRIC AND MAKE APPROPRIATE ALLOWANCE AT TENDER.
23. ALLOWABLE CONSTRUCTION LOAD ON EXISTING FLOORS IS NOT TO EXCEED 1.5KN/M² INCLUDING THE WORK FORCE.
24. ARCHITECTURAL DETAILS SHOWN ARE INDICATIVE ONLY.
25. ANY DEVIATION FROM THE DETAILS SHOWN MUST BE NOTIFIED TO THE ENGINEER BY THE CONTRACTOR IN WRITING BEFORE BEING CARRIED OUT.
26. WORKS TO BE EXECUTED BY A COMPETENT CONTRACTOR TO APPROPRIATE BRITISH STANDARDS, APPROVED DOCUMENTS AND CURRENT NHBC GUIDANCE.
27. WORKS TO COMPLY WITH CURRENT LEGISLATION E.G. BUILDING REGULATIONS, THE PARTY WALL ETC ACT 1996 AND CDM 2015.
28. TEMPORARY WORKS TO BE DESIGNED AND COORDINATED ACCORDING TO THE CURRENT BS 5975. MAKE SURE VERTICAL AND **HORIZONTAL** STABILITY OF BUILDING, SOIL AND SURROUNDING STRUCTURES IS ALWAYS MAINTAINED.
29. FOUNDATIONS HAVE BEEN DESIGNED TO IMPOSE A BEARING PRESSURE OF NO MORE THAN 75KN/M² ON CLAY AT THE DEPTH OF MIN. 1M. ANY ADDITIONAL EXCAVATION SHALL BE REPLACED WITH A GEN1 CONCRETE BUT IN THE EVENT OF EXTENSIVE ADDITIONAL EXCAVATION BEING REQUIRED THE ENGINEER MUST BE INFORMED IMMEDIATELY AND FRESH INSTRUCTION OBTAINED.

2.0 SITE INVESTIGATION

1. THE CONTRACTOR SHALL VISIT AND INSPECT THE SITE, AT HIS OWN EXPENSE, BEFORE TENDERING AND SHALL ACQUAINT / FAMILIARIZE HIMSELF WITH THE SITE, SITE CONSTRAINTS, THE NATURE AND CONDITION OF THE EXISTING PREMISES, INCLUDING ALL ADJOINING SITES AND BOUNDARY CONDITIONS, THE ACCESSIBILITY OF THE SITE, THE NATURE OF THE GROUND, THE POSITION AND EXTENT OF ALL SERVICES, HIDDEN SERVICES AND MAINS, LOCAL CONDITIONS, THE FULL EXTENT AND CHARACTER OF THE WORK COVERED BY THE CONTRACT, THE SUPPLY OF AND CONDITIONS AFFECTING LABOUR, MATERIALS AND THE CONDITIONS UNDER WHICH THE WORK IS REQUIRED TO BE EXECUTED.
2. BEFORE RELATED WORK COMMENCES, THE CONTRACTOR SHALL SUBMIT A METHOD STATEMENT AND SEQUENCE OF WORKS TO THE ARCHITECT/PROJECT COORDINATOR, IN ACCORDANCE WITH THE STRUCTURAL PRELIMINARIES/SPECIFICATION FOR EACH AREA OF WORK.

3.0 MOVEMENT AND TOLERANCES

1. MOVEMENTS' ARE DEFINED AS CHANGES IN GEOMETRY OF THE STRUCTURAL SYSTEM THAT ARE CAUSED BY APPLIED LOADS ACTING ON THE STRUCTURE (INCLUDING SELF-WEIGHT). THESE ARE CALCULATED IN ACCORDANCE WITH THE LOADINGS APPLIED TO THE STRUCTURE. MOVEMENTS MAY BE RECOVERABLE (ELASTIC) MEANING THAT THE ON UNLOADING THE STRUCTURE RETURNS TO ITS ORIGINAL UNDEFORMED GEOMETRY OR NON-RECOVERABLE WHERE THE STRUCTURAL GEOMETRY REMAINS DEFORMED AFTER THE LOADS HAVE BEEN REMOVED.
2. BUILDING MOVEMENTS THAT OCCUR AT INTERMEDIATE STAGES FROM CONSTRUCTION LOADS ARE NOT CONSIDERED UNLESS THE LOADING SCENARIO IS EXPLICITLY STATED. THE CONTRACTOR SHOULD MAKE SURE THAT CONSTRUCTION LOADS DO NOT CAUSE ANY NON-RECOVERABLE MOVEMENTS. IN PARTICULAR, IN THE CASTING OF FLOOR SLABS THE CONTRACTOR IS TO ENSURE THAT THE FLOOR HAS DEVELOPED SUFFICIENT STRENGTH BEFORE STRIKING THE FORMWORK AND SUFFICIENT STRENGTH TO SUPPORT LOADS FOR SUBSEQUENT LEVELS OF FORMWORK.
3. 'TOLERANCES' ARE DEFINED AS THE ACCURACY THAT THE CONSTRUCTION OF THE STRUCTURE IS EXPECTED TO ACHIEVE RELATIVE TO A DEFINED THEORETICAL POSITION. THESE TOLERANCES ARE SET OUT IN THIS DOCUMENT, THE RELEVANT SPECIFICATION AND THE DRAWINGS.
4. UNLESS NOTED OTHERWISE THE STRUCTURE IS DESIGNED TO MEET THE FOLLOWING LIMITS ON STRUCTURAL MOVEMENTS:
    STOREY HEIGHT DRIFT UNDER SERVICE WIND LOADS - STOREY HEIGHT (MM) / 500
    BUILDING SWAY UNDER SERVICE WIND LOAD – BUILDING HEIGHT (MM) / 500
    TOTAL LOAD DEFLECTION OF FLOORS, ROOFS, BEAMS – SPAN (MM) / 250
    SERVICE (LIVE) LOAD DEFLECTION OF FLOORS, ROOFS, BEAMS - SPAN (MM) / 360
    DEFLECTION OF FLOORS POST CONSTRUCTION - SPAN (MM) / 500
    NATURAL FREQUENCY OF STEEL STRUCTURE – F ≥ 5.0HZ
5. THE POSITION OF THE BUILDING AT PRACTICAL COMPLETION IS INTENDED TO BE THE POSITION OF THE BUILDING AS SHOWN IN THE DRAWINGS. THE PRIMARY STRUCTURE SHALL BE PRE-SET IN SUCH A WAY AS TO COMPENSATE EXACTLY FOR THE PERMANENT MOVEMENTS OF THE STABILITY FRAME, THE COLUMNS AND THE FOUNDATIONS WHICH ARE PREDICTED TO HAVE OCCURRED AT PRACTICAL COMPLETION. THIS PRE-SET WILL INVOLVE BOTH HORIZONTAL AND VERTICAL OFFSETS FROM THE TRUE GRID.
6. THE TERM PRE-SET IS USED IN THIS CONTEXT TO MEAN THE ADJUSTMENTS THAT ARE BUILT INTO THE FRAME TO COMPENSATE FOR MOVEMENT. THE TERM OFF-SET REFERS TO THE ADJUSTMENTS THAT ARE BUILT INTO THE SETTING-OUT PROCESS. THESE TAKE ACCOUNT OF THE PRE-SETS AND ALSO FOR THE MOVEMENTS THAT HAVE ALREADY OCCURRED.
7. THE CONTRACTOR WILL CARRY OUT HIS OWN ASSESSMENT OF THE MOVEMENTS BASED ON THE ACTUAL CONSTRUCTION SEQUENCE AND DEVELOP FROM THIS HIS OWN PRE-SET REQUIREMENTS THE CONTRACTOR SHALL SPECIFY OFF-SETS TO THE SETTING-OUT ON-SITE TAKING ACCOUNT OF THE LATEST MOVEMENT PREDICTIONS AND ACTUAL MOVEMENTS, IN ORDER TO ENSURE THAT THE ELEMENTS ARE BUILT WITHIN TOLERANCE AT PRACTICAL COMPLETION.

4.0 NEIGHBOURING STRUCTURES

1. THE BUILDING OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY AND ALL RELEVANT PARTY WALL AGREEMENTS.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTROLLING AND LIMITING GROUND MOVEMENTS AROUND THE ENTIRE SITE PERIMETER TO AVOID DAMAGE TO ADJACENT BURIED SERVICES AND NEARBY BUILDINGS.

5.0 EARTHWORKS

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO ESTABLISH WHETHER CONTAMINATED MATERIAL IS PRESENT. IN THE EVENT THAT CONTAMINATED SOILS ARE FOUND THE CONTRACTOR SHALL EMPLOY SUITABLE WORKING METHODS TO ENSURE THIS MATERIAL CAN BE SAFELY EXCAVATED AND DISPOSED OF OFF-SITE.
2. ANY GROUNDWATER EXTRACTED SHALL BE PROPERLY DISPOSED OF OFF-SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PAYING ALL FEES AND GAINING ALL PERMISSIONS AND LICENCES NECESSARY FOR THE PROPER DISPOSAL OF EXTRACTED GROUNDWATER.
3. TAKE ALL NECESSARY ACTIONS TO MAINTAIN THE WORKS FREE FROM WATER WHERE IT MAY BE DELETERIOUS TO THE WORKS. OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY, WATER AUTHORITY AND ANY OTHER INTERESTED PARTIES TO PROPOSALS FOR DISPOSAL OF WATER FROM THE WORKS.
4. ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PAYING ALL FEES AND GAINING ALL PERMISSIONS AND LICENCES NECESSARY FOR THE PROPER DISPOSAL OF EXTRACTED MATERIAL.

6.0 TEMPORARY WORKS

1. THE STRUCTURE IS DESIGNED FOR THE FINAL DESIGN LOADS, NO ALLOWANCE IS MADE FOR CONSTRUCTION LOADS OR TEMPORARY LOADS ARISING FROM CONSTRUCTION AND THE CONSTRUCTION SEQUENCE UNLESS SPECIFICALLY INDICATED / STATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHETHER PERMANENT WORKS CAN SUPPORT APPLIED CONSTRUCTION LOADS WITHOUT DETRIMENTAL EFFECT TO THE PERMANENT WORK OR ALTERNATIVELY PROVIDING ALL NECESSARY TEMPORARY WORKS TO SUPPORT CONSTRUCTION LOADING. THE CONTRACTOR SHALL DEMONSTRATE THAT TEMPORARY WORKS / PROPPING / SUPPORT SYSTEMS PROPOSED WILL NOT ADVERSELY AFFECT THE PERMANENT WORKS.
2. THE BUILDING STRUCTURE WILL BE STABLE WHEN FULLY COMPLETED. DURING CONSTRUCTION, HOWEVER, THE ELEMENTS OF THE BUILDING WILL REQUIRE TEMPORARY SUPPORT AND PROPPING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE STABILITY OF ALL ELEMENTS OF THE BUILDING DURING CONSTRUCTION UNTIL THEY ARE FULLY COMPLETED.
3. THE CONTRACTOR SHALL SUBMIT DETAILED METHOD STATEMENTS OUTLINING THE ERECTION STRATEGIES TO BE ADOPTED, WHICH FULLY DESCRIBE THE TEMPORARY WORKS / PROPPING SYSTEMS REQUIRED TO MAINTAIN STABILITY DURING CONSTRUCTION. DETAILED CDM RISK ASSESSMENTS SHALL ACCOMPANY THESE METHOD STATEMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, ERECTION AND REMOVAL OF ALL TEMPORARY WORKS, SHORING AND THE ASSOCIATED SEQUENCE OF INSERTION OF ELEMENTS AND SHALL PROVIDE ALL TEMPORARY BRACING INCLUDING EARTHWORKS AND BACK PROPPING NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE A FULLY DETAILED PROPOSAL INDICATING:
    • SEQUENCE DIAGRAMS
    • COMPLETE FRAMING DIAGRAMS WITH SIZES
    • DESIGN INTENT FOR ALL CONNECTIONS INCLUDING THOSE THAT AFFECT VISUAL STEELWORK
    • CRITICAL LOADINGS APPLIED TO THE PERMANENT STRUCTURE (FOR FIXTURE JUSTIFICATION BY THE CONTRACTOR)
6. THE CONTRACTOR SHALL SUBMIT DETAILED METHOD STATEMENTS, WHICH FULLY DESCRIBE THE ERECTION STRATEGIES / SEQUENCE TO BE ADOPTED, TEMPORARY WORKS SYSTEMS REQUIRED AND HOW STABILITY IS MAINTAINED DURING CONSTRUCTION.
7. THE DESIGN OF ALL TEMPORARY PROPPING, SHORING AND THE ASSOCIATED SEQUENCE OF INSERTION OF NEW ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. METHOD STATEMENTS FOR THE ABOVE SHALL BE PREPARED BEFORE WORKS BEGIN, FOR REVIEW BY THE STRUCTURAL ENGINEER. NO WORKS SHALL BE UNDERTAKEN WITHOUT A "STATUS A" REVIEW IN WRITING BY THE STRUCTURAL ENGINEER. ALLOW 10 WORKING DAYS FOR APPROVALS IN THE PROGRAMMING OF THE WORKS.
9. TEMPORARY WORKS SHALL BE DESIGNED TO MINIMISE INTERVENTION INTO THE FABRIC OF THE BUILDING. THIS WILL INVOLVE THE USE OF BEARING, THROUGH-BOLTS AND CLAMPING FRAMES WHERE NECESSARY.
10. CONTRACTOR TO AVOID STACKING MATERIALS AND WASTE REMOVAL DEBRIS DURING CONSTRUCTION WHICH WILL CAUSE IMPOSED LOADS IN EXCESS OF THE DESIGN LOAD LIMITS STATED.

7.0 FOUNDATIONS

1. FOUNDATIONS ARE TO BE FORMED OVER COMPETENT GROUND AND OR EXISTING STRUCTURE OF APPROPRIATE CAPPACITY.
2. UNLESS NOTED OTHERWISE, FOUNDATIONS ARE TO BE CENTRED UNDER COLUMNS AND WALLS
3. SERVICES PASSING THROUGH STRUCTURE TO BE ISOLATED AND PROTECTED IN ACCORDANCE WITH THE SERVICE ENGINEER'S SPECIFICATION.
4. ALL WATERPROOFING DETAILS ARE TO BE CONSTRUCTED TO THE ARCHITECT'S DETAIL. SUCH BYTNAR'S DETAILS ARE INDICATIVE ONLY. THE APPROPRIATE ARCHITECT'S DRAWINGS MUST BE REFERRED TO. THIS ALSO APPLIES TO DPC/ DPM/ RPM DETAILS.
5. THE CONTRACTOR SHALL REVIEW AND CONFIRM THAT THE GROUND INVESTIGATION INFORMATION PROVIDED IS ADEQUATE FOR HIS DESIGN AND CONSTRUCTION. IF HE IS CONCERNED ABOUT ITS ADEQUACY, HIS TENDER SHOULD LIST HIS CONCERNS BEFORE PROCEEDING WITH WORKS OR ANY DESIGN.
6. THE DESIGN OF THE SUPERSTRUCTURE ASSUMES THAT THE SETTLEMENT OF ANY PART OF THE STRUCTURE AT WORKING LOAD WILL NOT EXCEED 10MM.
7. RETAINING WALLS AND PITS ARE TO BE PROPPED AND BRACED UNTIL PERMANENT SUPPORT HAS ATTAINED FULL DESIGN STRENGTH.
8. FILL IS NOT TO BE PLACED BEHIND RETAINING WALLS OR PITS UNTIL THE CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH, AND STRUCTURAL CONFIGURATION COMPLIES WITH THE DESIGN INTENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 3RD PARTY CHECKING AND APPROVAL OF THEIR DESIGN.

8.0 MASONRY

1. ALL LINTELS TO HAVE A MINIMUM OF 150MM BEARING AT EACH SUPPORT UNLESS NOTED OTHERWISE ON DRAWINGS OR IN THE PROPRIETARY LINTEL TECHNICAL DOCUMENTATION. LINTEL TO BE BEDDED ONTO FULL MASONRY MEMBER IF SUCH IS NOT A CASE PROVIDE A PADSTONE OR A DULL MASONRY MEMBER.
2. FOR WALL LOCATIONS AND SETTING OUT, INCLUDING JOINTS AND DETAILS OF TIES AND RESTRAINTS REFER TO ARCHITECTS DRAWINGS
3. THE LAYOUT OF MOVEMENT JOINTS IN INTERNAL BRICK OR BLOCK PARTITIONS MUST BE AGREED UPON WITH BOTH THE ARCHITECT AND ENGINEER BEFORE CONSTRUCTION. NOTE: MOVEMENT JOINTS IN FIRE COMPARTMENT WALLS MAY NEED SPECIAL CONSIDERATION, AND REFERENCE SHOULD BE MADE TO ARCHITECTS DETAILS.
4. SERVICES PASSING THROUGH PARTITION WALLS ARE TO BE SLEEVED. NOTE: BEAMS OR SERVICES PASSING THROUGH FIRE COMPARTMENT WALLS MAY NEED SPECIAL CONSIDERATION, AND REFERENCE SHOULD BE MADE TO ARCHITECTS DETAILS. SERVICE HOLES LARGER THAN 300MM SQUARE MUST BE LINTELLED
5. THE DEPTH OF CHASES IN BLOCKWORK FOR CONDUIT ETC, SHALL NOT EXCEED THE LIMITS BELOW. HORIZONTAL CHASES WILL NOT BE PERMITTED IN LOADBEARING BLOCKWORK. WHERE CHASES ARE NECESSARY BACK TO BACK THE TOTAL DEPTHS OF THE TWO CHASES MUST NOT EXCEED THE LIMITS BELOW:
    • HORIZONTAL CHASES - ONE-SIXTH OF BLOCK THICKNESS.
    • VERTICAL CHASES - ONE-QUARTER OF BLOCK THICKNESS.
6. ALL CHASES SHALL BE CUT WITH A SAW AND CUT OUT CLEANLY WITHOUT DAMAGE TO THE WALL, AND WITHOUT OVERCUTTING. RECIPROCATING HAMMERS OF ANY TYPE SHALL NOT BE USED. NO HOLES OR CHASES SHALL BE CUT THROUGH WALLS WITHIN A LINE SPREADING AT 45 DEGREES FROM THE BEARING OF A BEAM OR OTHER CONCENTRATED LOAD, FOR A DEPTH OF 1M BELOW THE LOAD.
7. BEAMS TO BE PLACED CONCENTRICALLY ON THE PADSTONE, IF PLACED ALONG PADSTONE TO EXTEND MIN HALFWAY OF THE PADSTONE OR 300MM WHICHEVER IS MORE.
8. GENERALLY, MASONRY ELEMENTS SHALL BE CONSTRUCTED USING GROUP CLASS 1 UNIT. BRICKS WITH A MINIMUM CRUSHING STRENGTH OF 27.5N/MM² AND BLOCKWORK SHALL BE CONSTRUCTED USING BLOCKS WITH A MINIMUM CRUSHING STRENGTH OF 3.6N/MM² UNLESS OTHERWISE NOTED. GENERALLY, ALL MASONRY SHALL BE LAID IN CLASS(III) MORTAR; USE SULPHITE RESISTANT (II) MORTAR IN CONTACT WITH GROUND. BLOCKWORK IN CONTACT WITH GROUND TO BE MIN 7.3N/MM² AND DENSITY OF 15000KG/M³. MASONRY IN CONTACT WITH GROUND TO BE OF MIN F1/S1 DURABILITY CLASS AND CONSTRUCTED USING SULPHATE-RESISTANT CEMENT
9. THE CONCRETE MIX FOR PAD STONES SHALL BE A 1:4 MIX.
10. THE DRY-PACKING SHALL CONSIST OF 1 PART BY VOLUME OF NONE SHRINKABLE RAPID HARDENING PORTLAND CEMENT AND 3 PARTS SHARP SAND, TYPICAL THICKNESS OF 50-75MM

STRUCTURAL / CIVIL DESIGN RISKS

FOR GENERAL RISKS ASSOCIATED WITH CONSTRUCTION REFER TO CITB "Construction site safety - The comprehensive guide GE700" current edition or to Health and Safety Executive www.hse.gov.uk

Main Risks Associated With the Project are Otherwise

- Roof, floor and external wall collapse prior to the installation of new structure
- Ceiling collapse
- Beams collapse during construction.
- Frames and walls stability
- Falls through opened unsecured roofs openings, unsecured scaffolding access, and platforms.

Main Design Risks

- Soil and ground water contamination
- Building over existing structures of the Gasometer - foundations to be formed over the competent ground or over the existing slab of the gasometer. Establish locaiy the thickness and reinforcement of the existing slab as well as the ground below before pouring new foundations.
- Differential settlement between the natural ground, existing building and the hard spots of existing structures may lead to some cracking in new walls that may require weather proofing.

REV	DESCRIPTION	BY	DATE
01	Building Regulations	PB	29/08/2025

Scales @ A3 **1:1.50**

Revisions:
P - Provisional / Conceptual / For Information Only
T - For Tender Purposes Only / Not For Construction
C - For Construction

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Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
GENERAL NOTES

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	XX -	XX -	GN -	SE -	PR	01	C.01

9.0 TIMBER

1. ALL NEW STRUCTURAL TIMBERS SHALL BE GRADE C24 TO BS5268 UNLESS OTHERWISE NOTED AND SHALL BE TREATED WITH AN APPROVED TIMBER PRESERVATIVE, INCLUDING CUT ENDS, HOLES AND NOTCHES.
2. RAFTERS AND WALL PLATE TO BE CONNECTED WITH JOISTS IF PARALLEL SHOULD BE METAL STRAPPED TO MIN. 3 NO. PERPENDICULAR JOISTS (USE SOLID BLOCKING BETWEEN JOISTS). ROOFS TO HAVE PERIMETER WALL PLATE ANCHORED TO THE WALL WITH M12 G8.8 BOLTS @ 1800C/C OR SIMILAR.
3. PROVIDE MECHANICAL FASTENERS BETWEEN TIMBER FACES MIN 2NO 4.88 SMALL WOOD SCREW OR SIMILAR.
4. USE PROPRIETARY JOIST HANGERS WHERE NECESSARY OF MIN. STRENGTH: SHEER-3KN (ULS), TIE- 1KN (ULS) PER CONNECTED MEMBER, E.G. TIMBER BEAM MADE OF 3NO JOISTS WILL REQUIRE 3NO JOIST HANGERS OR EQUIVALENT.
5. DOUBLE UP THE JOISTS AT PARTITIONS AND BATHS SUPPORT OR INSTALL SOLID NOGGINS IF PLACED PERPENDICULARLY.
6. ALL DOUBLE UP JOISTS/TRIMMERS TO BE BOLTED TOGETHER WITH PROPRIETARY M8 G8.8 BOLTS ASSEMBLY @ 450 C/C STAGGERED MIN. 40MM FROM THE TOP AND BOTTOM EDGE AND 2NO BOLTS AT SUPPORTS 80MM AWAY FROM THE ENDS. PROVIDE 4NO BOLTS, AT EACH POINT LOAD APPLICATION 2NO EACH SIDE OF THE SUPPORTED ELEMENT.
7. ALL STRUCTURAL TIMBER WALLS/FLOORS/ROOFS TO HAVE FULL SOLID NOGGINS @ 2M C/C MAX., MIN. AT MID-SPAN AND AT SUPPORTS AND BE SHEETED WITH MIN. 18MM OSB-3 TO FORM UNIFORM DIAPHRAGM, U.N.O. OSB-3 TO BE SCREWED SPLICED AND FASTENED TO THE STUDS/JOISTS/RAFTERS WITH PROPRIETARY SCREWS @ 300C/C GENERALLY AND @ 150C/C AT THE OPENINGS AND EDGES.

10.0 STEEL

1. ALL INTERNAL STEEL TO BE S275JR AND S275J0 WHEN EXPOSED TO ELEMENTS OR LOW TEMPERATURES UNLESS OTHERWISE NOTED. PROVIDE MINIMUM 1-HOUR FIRE PROTECTION TO STEELWORK. EXTERNAL STEELWORK TO BE GALVANIZED.
2. ALL STEELWORK TO BE PAINTED WITH 1 COAT OF RED OXIDE AT THE FABRICATION WORKS AND 1 COAT ON SITE AFTER ERECTION. EACH COAT WITH A DRY FILM THICKNESS OF NOT MORE THAN 50 MICRONS. STEELWORK ENCASED IN CONCRETE SHALL BE UNPAINTED. CAVITY WALLS STEELWORK TO BE COATED WITH TWO LAYERS OF PROPRIETARY BITUMINOUS COATING; GALVANIZED OR SIMILAR.
3. ALL WELDS TO BE FULL STRENGTH, MIN. 6MM-LEG FILLET WELDS, UNLESS OTHERWISE NOTED.
4. ALL WELDING SHALL BE CARRIED OUT ACCORDING TO BS EN 1011-1 AND BS EN 1011-2.
5. ALL STRUCTURAL STEEL SECTIONS SHALL BE IN ACCORDANCE WITH BS 4, BS EN 10056 OR BS EN 10210 -2, AS APPROPRIATE.
6. THE CONTRACTOR MUST ALLOW FOR:
    - ALL NECESSARY ERECTION BRACING AND ITS SUBSEQUENT REMOVAL.
    - WHERE REQUIRED FIXING POINTS TO ANCHOR LANYARDS TO SUIT THE PROPOSED ERECTION METHOD.
7. DESIGN, FABRICATION AND ERECTION OF THE STRUCTURAL STEELWORK ARE TO BE IN ACCORDANCE WITH THE CURRENT VERSIONS OF BS EN 1993-1 AND BS EN 1090 AND THE CURRENT EDITION OF NATIONAL STRUCTURAL STEELWORK SPECIFICATION.
8. FABRICATION DRAWINGS TO BE PREPARED BY THE FABRICATOR AND SENT TO THE ENGINEER FOR COMMENT BEFORE FABRICATION. ALLOW FOR THE QUALITY ASSURANCE AND CHECKING AND THE COST THEREOF.
9. ALL NEW STEELWORK TO BE FASTENED TO THE EXISTING STRUCTURE WITH STEEL STRAPS TO TIMBER OR SYMMETRICAL PAIR OF M12 G8.8 ANCHOR BOLTS TO MASONRY @ 450C/C OR SIMILAR.
10. STEEL FABRICATION:
    - A FIGURED DIMENSION IS ONLY TO BE TAKEN FROM THIS DRAWING.
    - B. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE ENGINEER.
    - C. DESIGNS TO BE ADOPTED BY A STEEL FABRICATOR ACCORDING TO THE FINAL SETTING OUT OF THE STRUCTURE, THEREFORE FABRICATION DRAWINGS TO BE SENT TO BYTNAR FOR THE APPROVAL BEFORE FABRICATION, ALLOW 10 WORKING DAYS FOR THE CHECK AND THE COST THEREOF.
    - D. BOLTS TO BE MIN 2NO M16 G8.8 UNLESS OTHERWISE NOTED.
    - E. STANDARD WELD TO BE 6MM LEG, FULL-STRENGTH ACCORDING TO THE STEEL SPECIFIED.
    - F. SPLICE DETAILS ARE DESIGNED TO THE SLIP FACTOR OF SURFACE CLASS B PREPARED ACCORDING TO BS EN 1090-2. USE DTI'S IN ASSEMBLY.
    - G. WORKS TO COMPLY WITH CURRENT EDITION OF NATIONAL STRUCTURAL STEELWORK SPECIFICATION AND ADDITIONAL REQUIREMENTS OF THE LEADING DESIGNER, EXECUTION CLASS 2.
    - H. CONNECTIONS TO BE MACHINE CUT AND DRILLED FOR MAXIMUM PRECISION AND TO ACHIEVE DIRECT-BEARINGS.
11. STEEL TO HAVE TIMBER TRIMMERS CONNECTED WITH M12 G8.8 BOLTS AT 600C/C TO THEIR WEBS AND JOISTS CONNECTED THEREAFTER TO FORM A UNIFORM FLOOR PANEL FIXED ON ALL SIDES. TIMBER WALL PLATES PLACED ON TOP FLANGE OF THE BEAM TO BE CONNECTED WITH THE FLANGE WITH M8 G8.8 BOLTS STAGGERED @ 600C/C, U.N.O.
12. AVOID BIMETALLIC CORROSION
13. GALVANISED ITEMS TO BE CHECKED FOR LIQUID METAL ASSISTED CRACKING
14. USE HIGH STRENGTH NON-SHRINK GROUT UNDER THE COLUMN BASE PLATES- 5-STAR OR SIMILAR PROPRIETARY PRODUCT.

11.0 CONCRETE

1. ALL CONCRETE WORKS TO CURRENT NATIONAL STRUCTURAL CONCRETE SPECIFICATION.
2. FOUNDATIONS CONCRETE MIX SHALL BE SULPHATE RESISTANT GRADE FND2, GIVING A MINIMUM CRUSHING STRENGTH OF 35N/MM² AT 28 DAYS. USE 20MM AGGREGATE.
3. BEAMS AND SLABS CONCRETE TO BE C32/40, MAX.0.55 FREE WATER TO CEMENT RATIO, MIN 300KG/M³ OF CEMENT, SLUMP-S3.
4. ALL REINFORCEMENT TO BE GRADE B500B IN ACCORDANCE WITH BS 4449:2005.
5. REINFORCEMENT'S MIN LAP LENGTH TO BE 40Ø+150MM.
6. ALL REINFORCEMENT ELEMENTS TO BE EITHER DETAILED WITH:
    a. EDGE U-BAR OR BEND AND RETURN.
    b. MOMENT TRANSFER TO BE ACHIEVED THROUGH THE USE OF CROSSED L-BARS AND OUTER L-BAR
    c. NOMINAL CONNECTION TO BE ACHIEVED EITHER BY USE OF U-BARS OR L-BARS
7. CONTRACTOR TO PREPARE SUITABLE REINFORCEMENT DETAILING AND SUBSEQUENT BAR BENDING SCHEDULES.

STRUCTURAL / CIVIL DESIGN RISKS

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- Ceiling collapse
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- Frames and walls stability
- Falls through opened unsecured roofs openings, unsecured scaffolding access, and platforms.

Main Design Risks

- Soil and ground water contamination
- Building over existing structures of the Gasometer - foundations to be formed over the competent ground or over the existing slab of the gasometer. Establish localy the thickness and reinforcement of the existing slab as well as the ground below before pouring new foundations.
- Differential settlement between the natural ground, existing building and the hard spots of existing structures may lead to some cracking in new walls that may require weather proofing.

REV	DESCRIPTION	BY	DATE
01	Building Regulations	PB	29/08/2025

Scales @ A3
1:1.50

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Tel: 07522282698 • info@bytnar.co.uk • www.bytnar.co.uk

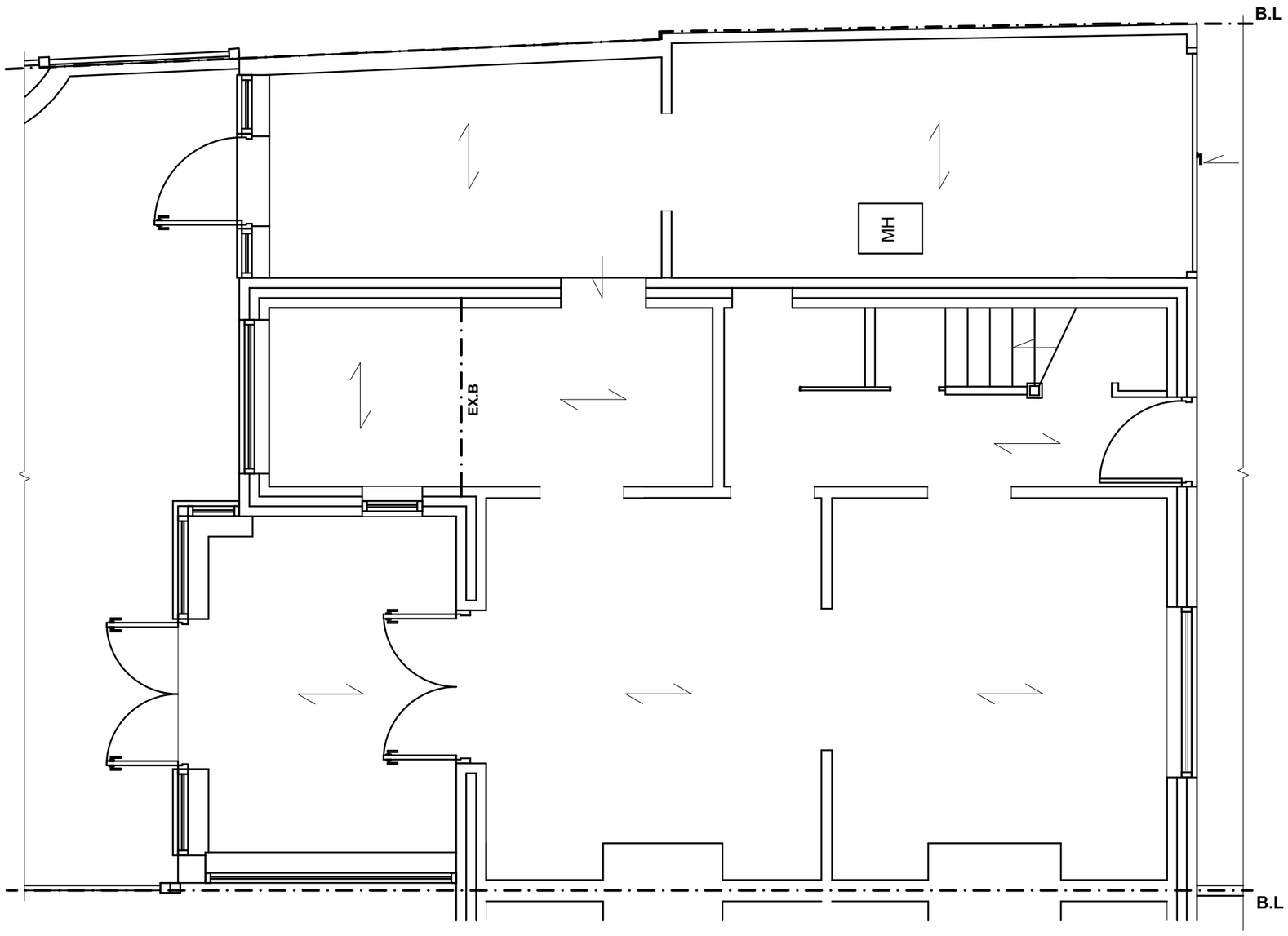
Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
GENERAL NOTES

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	ZZ -	ZZ -	GN -	SE -	PR	02	C.01



EXISTING GROUND FLOOR PLAN
LAYOUT SHOWING STRUCTURE OVER

Legend:

Existing Span of First Floor Timbers/Rafters

EX.B — Existing Beam

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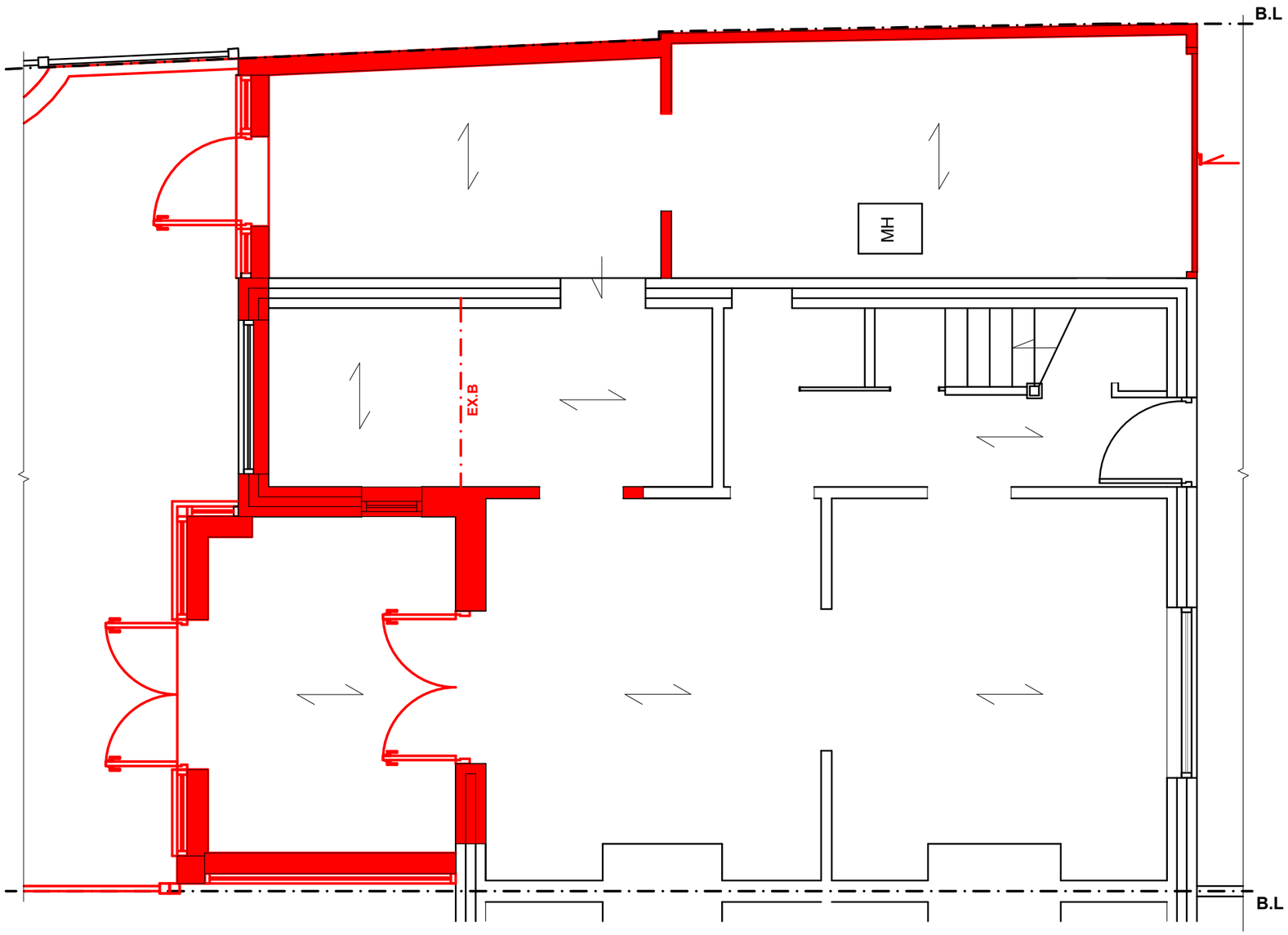
Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Existing Ground Floor Plan Layout Showing Structure Over

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	00 -	00 -	GA -	SE -	EX	02	C.01



EXISTING GROUND FLOOR PLAN
LAYOUT SHOWING STRUCTURE OVER DEMOLITION

Legend:

Existing Span of First Floor Timbers/Rafters

EX.B — Existing Beam

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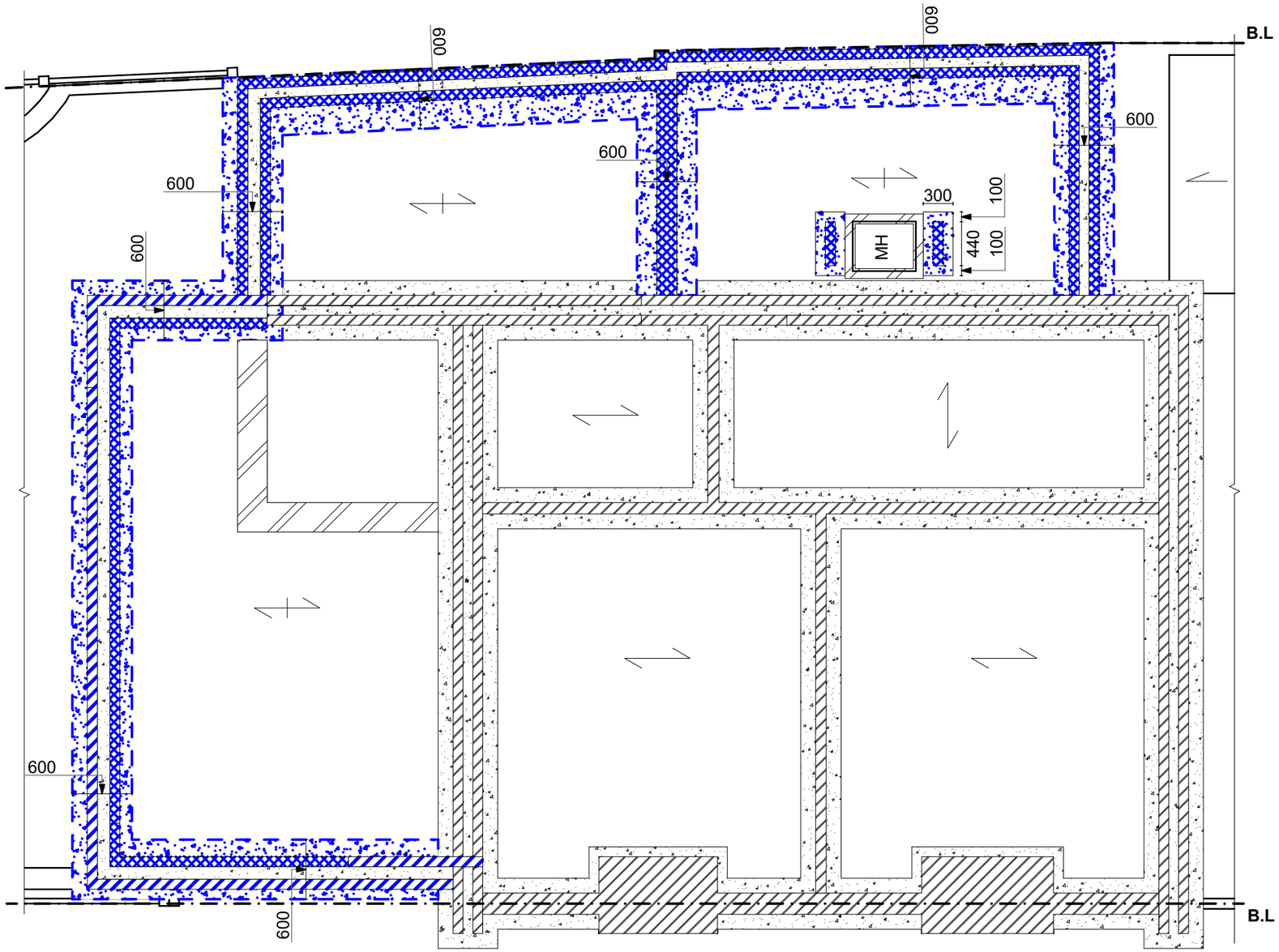
Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Existing Ground Floor Plan Layout Showing Demolition

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	00 -	00 -	GA -	SE -	DM	02	C.01



PROPOSED GROUND FLOOR PLAN LAYOUT SHOWING FOUNDATIONS

Legend:

- Existing Span of Timber Floor
- Beam and Block floor: Supreme S520 or similar
- Existing foundation
- New concrete foundation formed at 1m below the ground

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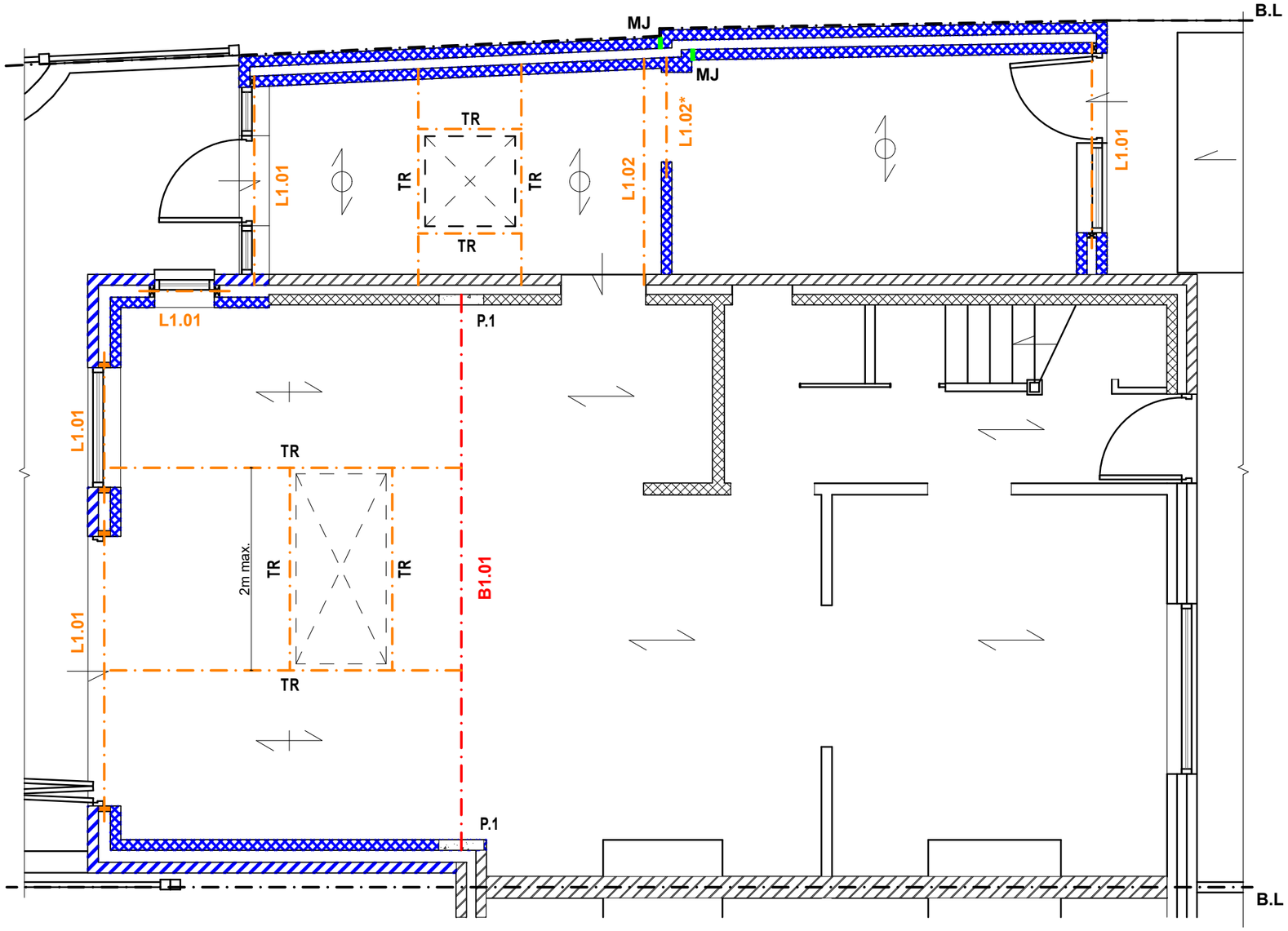
Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Proposed Ground Floor Plan Layout Showing Foundations

Client
Ms. Jenny Prentice

Drawing Number								
project	zone	level	type	role	state	NUMBER	REV
2528 -	00 -	00 -	GA -	SE -	PR	01	C.01



PROPOSED GROUND FLOOR PLAN
LAYOUT SHOWING STRUCTURE OVER

Legend:

- Existing Span of Timber Floor
- Roof rafters: 50x175 C16 @ 400c/c
- Roof rafters: 50x100 C16 @ 400c/c
- TR — Trimmer: 2No main member
- MJ — Movement Joint
- Structural Cavity Closer
- L1.01 — Catnic Lintel "CG" or equivalent 1:1/3:1 load distribution
- L1.02 — Supreme concrete lintel "S10"
- L1.02* — Supreme concrete lintel "P100"
- B1.01 — UC 254x254x73
- P.1 — WxDxH 675x100x300 cast in-situ - no substitutions allowed

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Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Proposed Ground Floor Plan Layout Showing Structure Over

Client
Ms. Jenny Prentice

Drawing Number

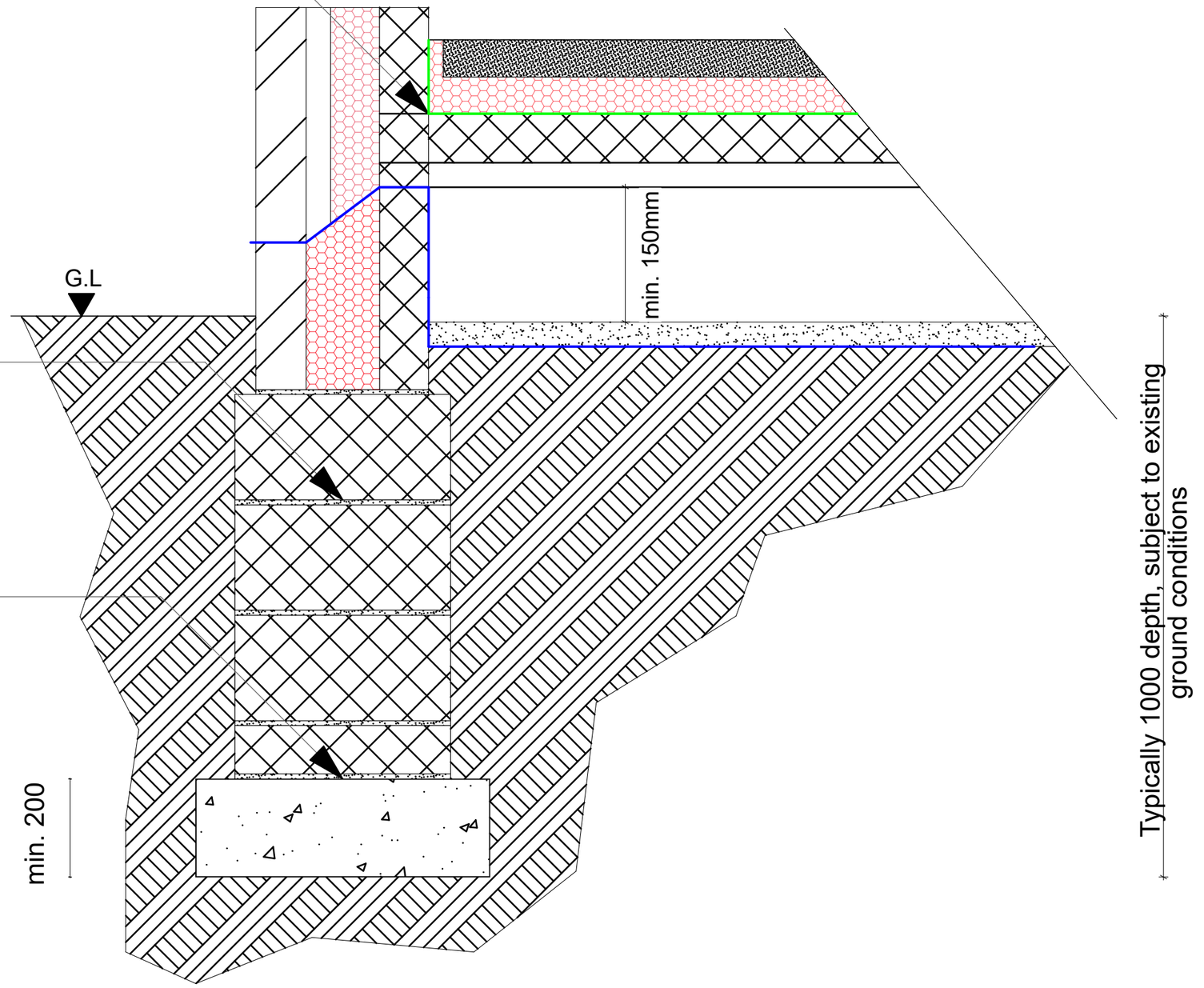
project	zone	level	type	role	state	NUMBER	REV
2528 -	00 -	00 -	GA -	SE -	PR	02	C.01

Suspended Beam and Block Floor - Typically:

a) Finished Floor
b) Screed
c) Beam'n'Block Floor
d) Ventilated Void
e) 50mm Concrete Blinding
f) Ground Treated With Proprietary Herbicide

Typically:
a) Foundation Blocks
b) Concrete Filled Cavity Wal
c) Foundation Trench Filled To The Required Level

Foundations As Specified



TYPICAL SUSPENDED BEAM AND BLOCK FLOOR

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Project
27 BRIDGE STREET
WYE, TN25 5ED

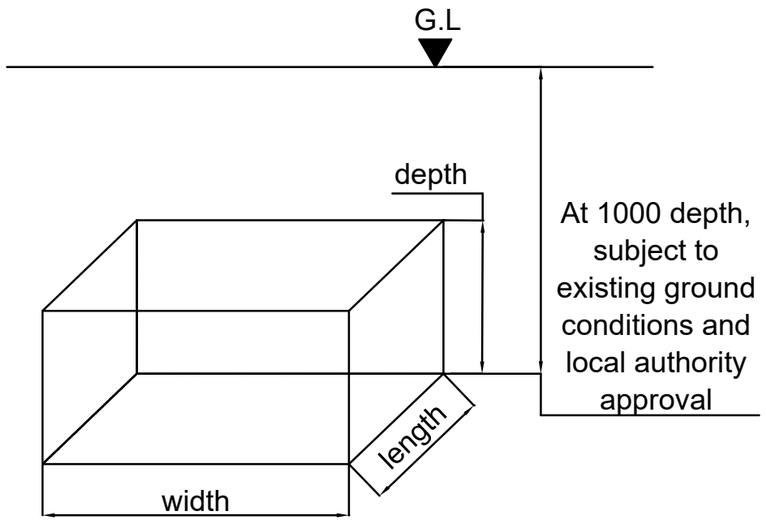
Layout Title
Typical Details #1

Client
Ms. Jenny Prentice

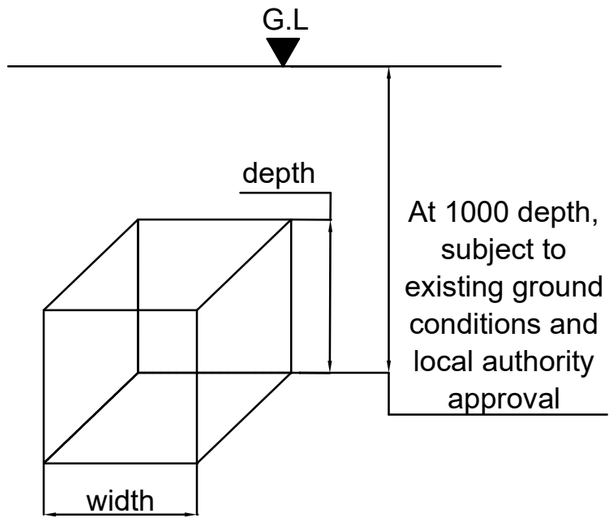
Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	XX -	XX -	TD -	SE -	PR	01	C.01

Note: Foundation to be centered under the wall or column



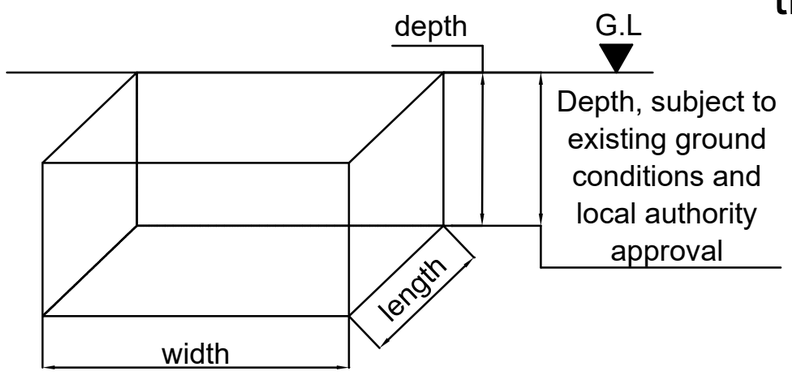
Pad Foundation



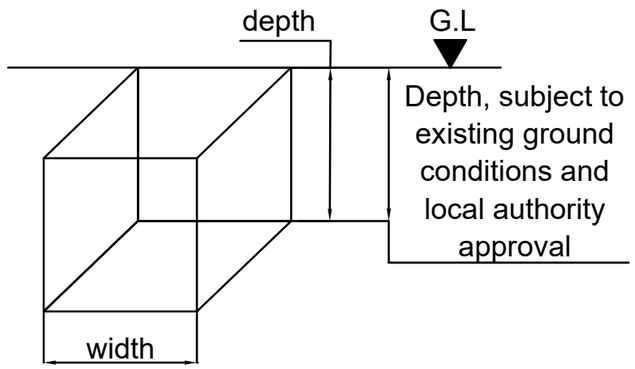
Trench Foundation

Typical External Foundations

Note: Foundation to be centered under the wall or column



Pad Foundation



Trench Foundation

Typical Internal Foundations

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Scales @ A3
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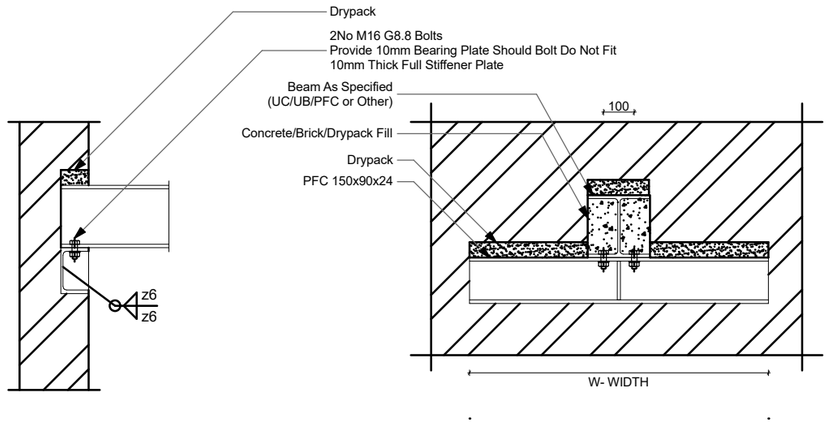
Project
27 BRIDGE STREET
WYE, TN25 5ED

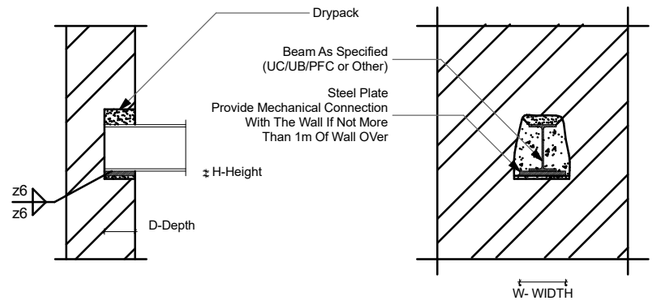
Layout Title
Typical Details #2

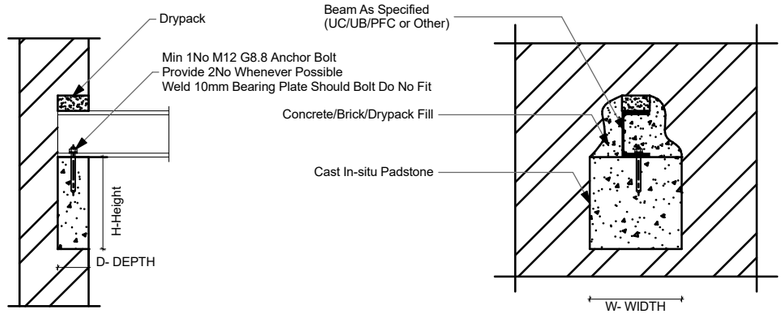
Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	XX -	XX -	TD -	SE -	PR	02	C.01







SUBSTITUTIONS FOR PADSTONE

PADSTONE IN-SITU	PFC 150x90x24	LINTLE	STEEL PLATE	MAX REACTION
WxDxH 300x100x150	300 WIDE	PROPRIETARY WxD 300x100 M_{rd} =1.5kNm	WxDxH 300x100x25	18.9 kN
WxDxH 375x100x150	375 WIDE	PROPRIETARY WxD 375x100 M_{rd} =2.5kNm	WxDxH 375x100x30	23.6 kN
WxDxH 450x100x225	450 WIDE	PROPRIETARY WxD 450x100 M_{rd} =3.5kNm	WxDxH 450x100x35	28.3 kN
WxDxH 525x100x225	525 WIDE	PROPRIETARY WxD 525x100 M_{rd} =4.5kNm	WxDxH 525x100x40	33 kN
WxDxH 600x100x300	600 WIDE	PROPRIETARY WxD 600x100 M_{rd} =6kNm	WxDxH 600x100x45	37.7 kN
WxDxH 675x100x300	675 WIDE	PROPRIETARY WxD 675x100 M_{rd} =7.5kNm	WxDxH 675x100x50	42.4 kN
WxDxH 750x100x375	750 WIDE	PROPRIETARY WxD 750x100 M_{rd} =9kNm	WxDxH 750x100x55	47.1 kN
WxDxH 825x100x375	825 WIDE	PROPRIETARY WxD 825x100 M_{rd} =11kNm	WxDxH 825x100x60	51.8 kN
WxDxH 900x100x450	900 WIDE	PROPRIETARY WxD 900x100 M_{rd} =13kNm	WxDxH 900x100x70	56.5 kN
WxDxH 975x100x450	975 WIDE	PROPRIETARY WxD 975x100 M_{rd} =15kNm	WxDxH 975x100x75	61.2 kN
WxDxH 1050x100x525	1050 WIDE	PROPRIETARY WxD 1050x100 M_{rd} =17.5kNm	WxDxH 1050x100x80	65.9 kN
WxDxH 1125x100x525	1125 WIDE	PROPRIETARY WxD 1125x100 M_{rd} =20kNm	WxDxH 1125x100x85	70.6 kN
WxDxH 1200x100x600	1200 WIDE	PROPRIETARY WxD 1200x100 M_{rd} =23kNm	WxDxH 1200x100x90	75.3 kN

Typical Beam Support Detail
Adopt as Required
Scale: 1:20

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- Differential settlement between the natural ground, existing building and the hard spots of existing structures may lead to some cracking in new walls that may require weather proofing.

REV	DESCRIPTION	BY	DATE
01	Building Regulations	PB	29/08/2025

Scales @ A3 **1:20**

Revisions:
P - Provisional / Conceptual / For Information Only
T - For Tender Purposes Only / Not For Construction
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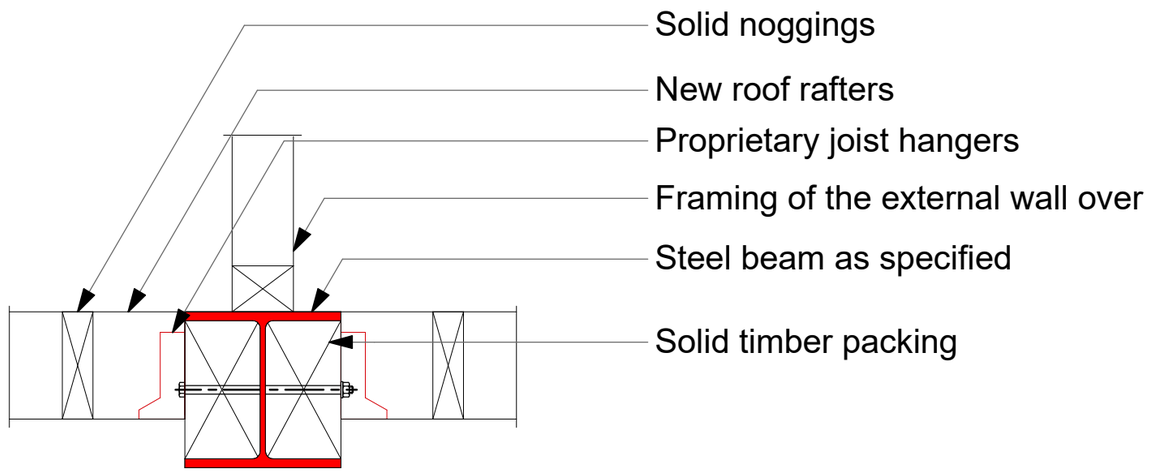
Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Typical Details #3

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	XX -	XX -	TD -	SE -	PR	03	C.01



External Wall Support
Typical Detail

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- If in doubt, ask.
- Works to be executed by a competent contractor working to appropriate method statements.

STRUCTURAL / CIVIL DESIGN RISKS

FOR GENERAL RISKS ASSOCIATED WITH CONSTRUCTION REFER TO CITB "Construction site safety - The comprehensive guide GE700" current edition or to Health and Safety Executive www.hse.gov.uk

Main Risks Associated With the Project are Otherwise

- Roof, floor and external wall collapse prior to the installation of new structure
- Ceiling collapse
- Beams collapse during construction.
- Frames and walls stability
- Falls through opened unsecured roofs openings, unsecured scaffolding access, and platforms.

Main Design Risks

- Soil and ground water contamination
- Building over existing structures of the Gasometer - foundations to be formed over the competent ground or over the existing slab of the gasometer. Establish localy the thickness and reinforcement of the existing slab as well as the ground below before pouring new foundations.
- Differential settlement between the natural ground, existing building and the hard spots of existing structures may lead to some cracking in new walls that may require weather proofing.

REV	DESCRIPTION	BY	DATE
01	Building Regulations	PB	29/08/2025

Scales @ A3
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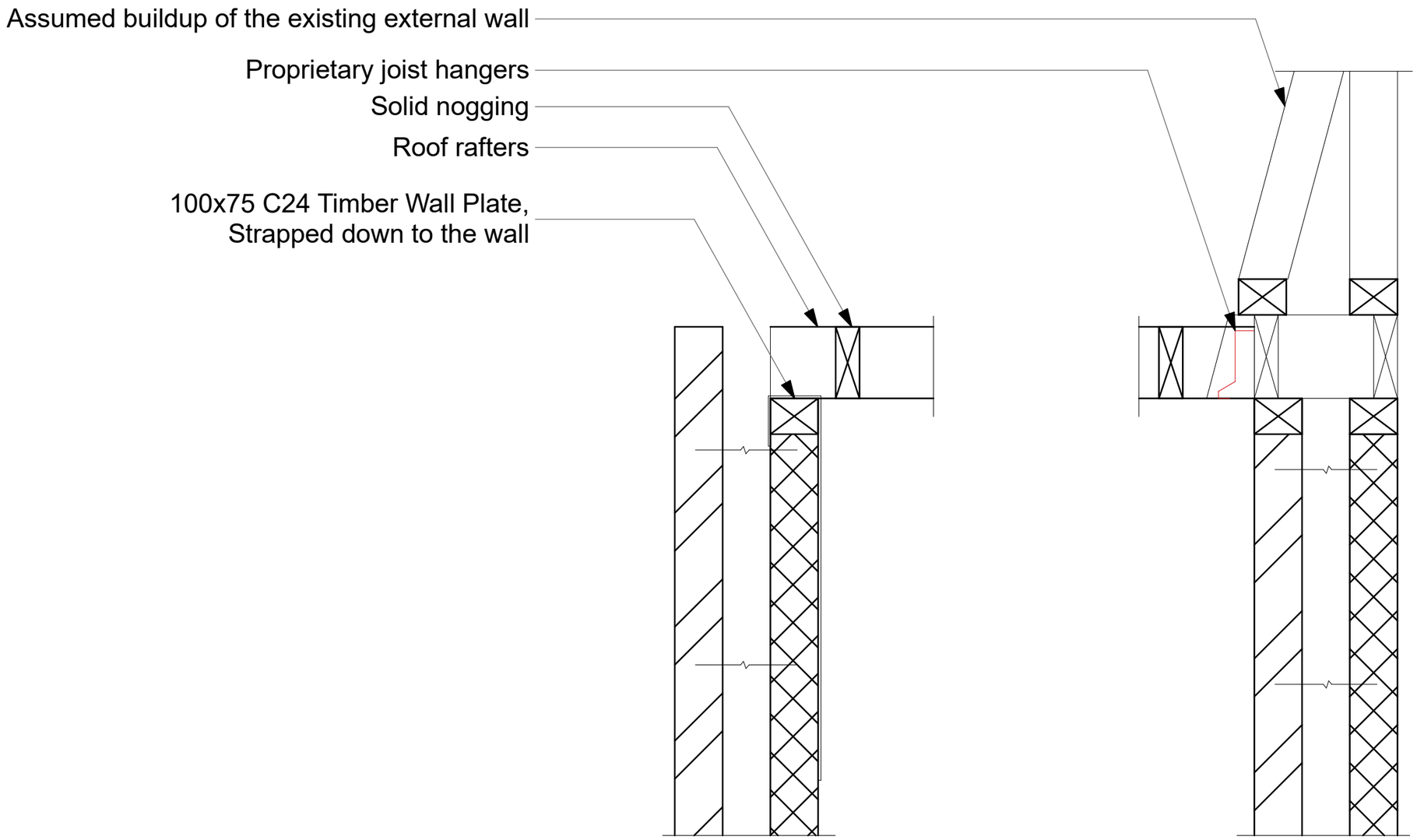
Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Typical Details #4

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	XX -	XX -	TD -	SE -	PR	04	C.01



Flat Roof
Typical Detail

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STRUCTURAL / CIVIL DESIGN RISKS

FOR GENERAL RISKS ASSOCIATED WITH CONSTRUCTION REFER TO CITB "Construction site safety - The comprehensive guide GE700" current edition or to Health and Safety Executive www.hse.gov.uk

Main Risks Associated With the Project are Otherwise

- Roof, floor and external wall collapse prior to the installation of new structure
- Ceiling collapse
- Beams collapse during construction.
- Frames and walls stability
- Falls through opened unsecured roofs openings, unsecured scaffolding access, and platforms.

Main Design Risks

- Soil and ground water contamination
- Building over existing structures of the Gasometer - foundations to be formed over the competent ground or over the existing slab of the gasometer. Establish localy the thickness and reinforcement of the existing slab as well as the ground below before pouring new foundations.
- Differential settlement between the natural ground, existing building and the hard spots of existing structures may lead to some cracking in new walls that may require weather proofing.

REV	DESCRIPTION	BY	DATE
01	Building Regulations	PB	29/08/2025

Scales @ A3
1:10

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Project
27 BRIDGE STREET
WYE, TN25 5ED

Layout Title
Typical Details #5

Client
Ms. Jenny Prentice

Drawing Number

project	zone	level	type	role	state	NUMBER	REV
2528 -	XX -	XX -	TD -	SE -	PR	05	C.01