

DETAIL:-

Specification

Date:-
September 2025

Drawing No.:-
IB/1/E

Revisions:-
A. (April 2026)

1.Proposed Ground Floor Plan –
D1 living room doors re-positioned.
Beam 'B' added to support First Floor external wall.
Manhole 2 added (to take svp serving first floor en-suite).
2. Proposed First Floor Plan –
First Floor extension size amended.
Bedroom 3 layout re-configured.
Proposed balcony and balcony store deleted.
Window added to Bedroom 3, incl., a dummy dormer.
'Velux' roof windows (3) deleted and re-positioned (2).
En-suite & dressing room layouts re-configured incl.,
soil & vent pipe (to be located inside existing garage).
3. Proposed Side Elevation (south east facing) –
Roof design amended to a hipped roof.
'Velux' roof window numbers and positioning amended.
4. Proposed Rear Elevation –
Elevation amended to show double & single storey extension elevations.
Hipped roof added to replace/reduce the impact of a gable.
D1 living room doors re-positioned.
Window added to Bedroom 3, incl., a dummy dormer.
Wood burning/multi-fuel stove flue outlet added.
5. Proposed Side Elevation (north west facing) –
Roof design amended to a hipped roof.
Wood burning/multi-fuel stove flue outlet added.
W2 and dummy dormer deleted.
6. Section a-a –
Section internal configuration amended.

SPECIFICATION

Site Preparations:-
The site of the works to be cleared of all offensive materials prior to commencement of the works.

Demolitions:-
Take down and remove existing rear conservatory.
Carefully take out and remove existing 2no. Lounge bay windows incl., all masonry work etc., block up 1no. opening as shown, and form opening to receive new single door & frame at the other opening, as shown on the proposed ground floor plan, allow for all making good.
Take out and remove existing double doors to rear of garage, block up opening in cavity blockwork, make good to all areas disturbed.

Excavations:-
Work adjacent to the exist. foundations / walls to commence only after the exist. walls / foundations have been fully investigated and the new foundations then formed as not to impair the stability of the exist. structure.

Foundations:-
Founds. to be concrete strip founds. 650 x 225mm. deep - 1:3:6 mix - depth below G/L - 825mm. to u/s of concrete or to suit site conditions, all to the complete satisfaction of the Local Authority Building Control Officer.
N.B. Positions of all existing services are unknown i.e. Gas, Electric, Water, B.T. etc.
If ground found to be unsuitable for strip footings then Client to provide design & calculations of re-inforced concrete raft foundation.

Brickwork Below Ground Level:-
Frost resisting concrete commons with a min. compressive strength of 21N/mm. Provide weep holes at 450mm. centres in perpends in course under d.p.c. All visible brickwork above G/L to be in facing brick.

Vertical D.P.C.'s:-
Vertical d.p.c. to be inserted at any change of level. To be Bituthene or similar to Agrement Certificate Specification. Full height, 300mm. min. wide vertical dpc's required at external corners of the walling.

Wall Construction:-
Outer leaf of 100mm. blockwork with 16mm. sand/cement render, painted finish to match existing dwelling; provide 'bell-cast' at dpc level with 2no. coats of black 'synthapruffe' below dpc, or to have facing brickwork below dpc.
Cavity to be 100mm. filled with 'Unilin' Insulation Cavity Therm (CT/PIR) 95mm. Insulation, having wall-ties to BS1243:1978 (amended) spaced 750mm. horizontally & 450mm. vertically and at each block course at all jambs.
Cavity to be sealed at eaves with non-combustible type for use in conjunction with the Unilin Cavity-Therm insulation system specified, and all openings to have 150mm. wide horizontal & vertical d.p.c.'s, stepped as necessary to maintain 150mm. min. above path level.
Inner leaf of 100mm. 'Thermalite' Aircrete Shield (Thin Joint) 100 x 440 x 215mm. block, 12.5mm. plasterboard on dabs (dri-lining), including for all 'Expamet' angles & casing beads.
External wall construction to achieve a 'U'-value of 0.18W/m²K.

Cavity Closers:-
All cavities to be closed with 'Thermabate' cavity closers type Thermabate 100 (white). Thermabate section used at cills and heads of openings to overlap by 50mm. (see manufacturer's details).
Thermabate to British Board of Agrement Certificate No. 92/2648.

'Furfix' Crocodile Ties:-
Brickwork / Blockwork to extension to be fixed to existing structure by means of 'Furfix' crocodile ties.

Flashings:-
Flashings to be in new Code 4 lead.
Flashings to valleys to be in new Code 5 lead.
Provide stepped cavity tray d.p.c. (linked to lead flashing), where single storey roof abuts two storey walling.

Timbers:-
All timbers to be C16 quality unless otherwise stated. External timbers to be knotted, stopped and primed prior to painting or treated with a suitable preservative prior to staining.

Structural Engineer's Details:-
See Structural Engineer's designs, details & calculations for all necessary beam/structural work.
Ensure proposed structural steel beams have 30 mins. fire protection.
Allow for all necessary temporary supports.

Lintols:-
Catnic lintols to have 150mm. min. bearing each-end. ½hour fire-resistance provided by 12.5mm. plasterboard & skim finish. A min. 2no. vertical joints to be left open in face to allow for drainage from lintol. Lintols to be insulated.
For lintol schedule see below.

W1, W2	Catnic CG90/100
D1	See Structural Engineer's details, designs & calculations
D2, D3, D4	Catnic CG90/100
D5, D6,	Catnic CN102
D7, D8, D9, archway	Catnic CN92
Beams 'A' & 'B' (plus any other beam work specified by St. Eng.	See Structural Engineer's designs, details & calculations.

Ground Floor Construction:-
Floor finish to be to as follows:-
Client's Specification (ceramic tiles or other as specified by Client) on 'Latex' self-leveller on 150mm. C20D grade concrete slab on 150mm. 'Kooltherm' K103 Floorboard insulation or similar, laid in strict accordance with manufacturer's instructions & details. Insulation laid on 1200g. visqueen d.p.m. on 50mm. fine sand blinding on well consolidated hardcore - 150mm. min. or to suit site levels.
Min. 500g. dpm between ground floor insulation and concrete slab over.
Ground floor construction achieves a 'U'-value of 0.15W/m²K.

First Floor Construction:-
Floor finish to be to as follows:-
En-Suite - Ceramic tiles (to Client's specification) laid on 20mm. marine grade plywood flooring (ply flooring screwed down to floor joists). Ceramic tiles fixed to ply with BAL flexible adhesive and joints filled with BAL flexible grout (colour to be determined on site).
Remainder of first floor – 19mm. 'Weyroc' floor boarding ready to receive Client's specified floor finish.

Floor Joists:-
195 x 50mm. timber floor joists (C24), spaced at 400mm. centres, built into blockwork or hung off joist hangers,
Include for all necessary strutting to floor. Joists to receive lateral restraint straps - 30 x 5mm. galvanised m.s. straps taken into blockwork and fixed to first full block and to extend over first three joists with 38 x 100mm. galvanised m.s. straps with noggins fixed between. Straps at 1200mm. maximum centres. Floor finished atop with 19mm. 'weyroc' floor boarding (2400 x 1200mm.), or as specified otherwise, and below to be 1no. layer 12.5mm. plasterboard with skim finish; all joints staggered and taped.
Allow for 100mm. fibreglass quilt insulation to voids between floor / ceiling joists.
Floor as above or as specified by Structural Engineer's details, designs and calculations.

Joist Hangers:-
Joist hangers to be 'Expamet' Building Products 'BAT' joist hangers type 'MAXI-SPEEDY', bolted to masonry with 12mm. diameter bolts (4 times) and hanger nailed to the joists with 'BAT' nails (9swg x 32mm. long square twisted sheradised). Hangers to BS6178 Part 1 1990.

First Floor Partitions:-
F.F. partitions to be in 75 x 50mm. studwork with plasterboard & skim both sides. Voids filled with fibreglass quilt insulation - sound insulation (partitions shown shaded on proposed plan).
195 x 50mm. joist to be inserted under partition where partition is parallel to joists (double-up) to proposed extension (or joist size as specified by Structural Engineer's design, details & calculations).

Drainage:-
All new drainage to be 100mm. 'Supersleve' or similar bedded in 150mm. pea gravel, laid to a fall of min., 1 in 40. Drains within 900mm. of foundation to be encased in 150mm. concrete and if within 400mm. of G/L.
Drains passing through walls to be protected by pre-cast re-inforced concrete lintol built into wall above drain. Proposed s.w. drainage to be taken to new soakaway(s), or connected to existing system.

Sanitary Fittings:-
The style of sanitary fittings to be to the Client's Specification.

Shower Room:-
W.C. to have 100mm. dia. connection into manhole.
Shower to have 50mm. dia. waste & 75mm. deep seal trap into b.i.g.
Wash hand basin to have 50mm. dia. waste & 75mm. deep seal trap into b.i.g.
En-Suite:-
W.C. to have 100mm. dia. connection into svp.
Shower to have 50mm. dia. waste & 75mm. deep seal trap into svp.
Bath to have 50mm. dia. waste & 75mm. deep seal trap into svp.
Wash hand basins to have 50mm. dia. waste & 75mm. deep seal trap into svp.

Plumbing:-
All internal plumbing to comply to BS5572.

Rainwater Goods:-
100mm. gutters to match existing dwelling, 1:50 falls. Downpipes to match existing dwelling - r.w.p.'s taken to new soakaway(s), 1m³ with clean hardcore, covered in visqueen and 450mm. top-soil cover. S/A's to be located min. 5.0m. from nearest build. / structure.

Inspection Chamber:-
New manhole(s) (2no.) to be constructed in 225mm. brickwork, English bond, with medium duty galvanised steel cover, built over existing foul run.
Alternatively, fit polypropylene inspection chamber(s) over run with medium duty galvanised steel cover.

Soil & Vent Pipe:-
Proposed svp to be 100mm. internal diameter of 'Polypipe' manufacture, or similar, colour to match existing. Pipe to be sited in existing garage.

Stairs:-
Form new staircase arrangement in existing Study area to provide access into proposed first floor accommodation.
Staircase to be MAGNET standard closed tread staircase, manufactured from parana pine / parana pine with composite treads and risers to comply with BS: 585: 1989 Part 1: Stairs BS 5395: 1977 Part 1 (1984) and the Building Regulations 1985. Stairs complete with Balustrade Staircase Pack (balusters, handrail, capping, newel posts, newel caps, & distance pieces).
tread size = 220mm.
riser size = 198mm.
pitch = 42°
Provide handrail of 900mm. Staircase width as indicated on drawing. All balusters to be 100mm. max. ctrs. Staircase to have 2000mm. clear vertical headroom throughout. All dimensions to be checked on site prior to staircase manufacture.
If stairs have open risers they should overlap by at least 16mm. If steps have open risers the stairs should be constructed so as to prevent the passage of a 100mm. diameter sphere through the open risers.
Guarding - flights and landings to be guarded at the sides- no openings are to allow 100mm. sphere to pass through. Guarding to be capable of resisting the horizontal force of 0.36kN at 1.00m. height. If open risers are to be used, fit timber piece across width of staircase, at centre of rise, to every rise. Double trimmers to stairwell.

Internal Clear Door Widths:
All Ground Floor min. clear door widths to be 2'9" (826mm.).
All First Floor min. clear door widths to be 2'6" (751mm.)

Fascias & Soffitts:-
All fascias and soffitts to be in 19mm. timber – knotted, stopped & primed prior to painting, or treated with a suitable preservative prior to staining.

New Openings:-
New openings to be double-glazed white pvc-u casement windows including 'trickle' ventilation equal to 5,000mm² (over 1700mm. from f.f.l.), all to match existing dwelling.
All first floor windows to be escape windows – the window should have an unobstructed openable area that is at least 0.33m². and at least 750mm. high and 450mm. wide – the bottom of the openable area should be not more than 1100mm. above the floor.
Opening to be n.l.t. 5% of the floor plan area and to comply to Part L of the Building Regulations.
Glass in windows and doors to be 'K' Glass (low emissivity) to achieve 'U'-value of 1.4W/m²K.

Glazing:-
All glazing up to 800mm. above floor level in a wall or partition and up to 1500mm. above floor level in a door or side window is to be of toughened glass.

Mechanical Ventilation:-
Mechanical ventilation to Shower Room to operate at 15L'/sec.; to En-Suite to operate at 15L'/sec.

Roof Construction:-
Warm Roof:-
Dual-pitched roof to consist of Redland Stonewold II MK2 Slate Smooth (Slate Grey), laid to manufacturer's instructions on 50 x 25mm. tanalised s.w. battens on 38 x 38mm. tantalised s.w. counter-battens on 'tyvek' high performance underslating to BS8217:1994, to be laid over 195 x 75mm. C24 timber rafters, lapped 150mm. both horizontally & vertically, carried well into gutters and secured with clout nails, complete with all necessary 150 x 25mm. bracing. Rafters spaced at 600mm. centres. Rafters to be secured on 100 x 75mm. timber wall-plate, which will be secured with 30 x 5 x1000mm. m.s. anchor straps at centres n.e. 1200mm., allowing for 50 x 50mm. noggins between rafters. Straps provided at roof and wall abutments.
Rafters to be secured to dwelling by screw nailing to 100 x 50mm. batten rawlbolted to dwelling at 600mm. ctrs. Rafter screw nailed to timber wall-plate.
Install 150mm. Kingspan Kooltherm K107 Pitched Roof Board fully between rafters, with 3mm. skim coated 52.5mm. Kingspan Kooltherm K118 Insulated Plasterboard under rafters.
Roof construction achieves a 'U'-value of 0.13W/m²K.
Ventilation of the roof is not required in the Warm Roof concept.
Roof pitch to be 17½°.
Flat Roof:-
Flat roof to BS6229:2003 to consist of:-
Install 18mm. Ply Deck, Prime with Sika Primer 600 and install Sika S-VAP 500E as Carrier Membrane.
Note: Ensure the membrane is installed a minimum 150mm. off the finished deck level.
Roof Surfaces –
Base Coat: Apply an initial embedment coat of Sikalastic 625 by roller/power roller to the prepared, sound roof surfaces, using a minimum quantity of 1 litre per square metre (equivalent to a maximum spread rate of 1 square metre per litre) and whilst wet, strengthen by inserting Sika Reemat Premium glass fibre matting, followed by rollering until the mat is completely embedded and thoroughly saturated. Overlap adjacent areas already laid by 50mm. ensuring sufficient embedment material is applied to these areas. At this stage, check the coating for pinholes and/or exposed matting and apply further material to correct if necessary. Allow to dry before applying the second coat.
Top Coat: Apply a coat of Sikalastic 625 to these reinforced areas by roller (brushes may be used for detail work) using a minimum quantity of 1 litre per square metre to achieve an approximate overall dry film thickness of 1.4mm. (1400 microns). Allow to dry. (the above is the Specification for a 20 year system).
Ply Deck to be laid on 170 x 50mm. tantalised timber joists / firings,
complete with all necessary 100 x 25mm. longitudinal and diagonal bracing. Roof Joists spaced at 400mm. centres.
Joists to be secured on 100 x 75mm. timber wall-plate, which will be secured with 30 x 5 x1000mm. m.s. anchor straps at centres n.e. 1200mm., allowing for 50 x 50mm. noggins between joists. Straps provided at roof and wall abutments.
Ceilings to be 12.5mm. plasterboard with plaster finish. Roof void to be ventilated by means of Glidevale or similar roof ventilation system. Ventilation to be in strict accordance with BS5250:1989 (Ventilation to cold deck flat roof equal to 25,000mm² of free air per m. via soffit vents or over fascia vents / roof vents).
Vapour control layer to be fitted between ceiling and joists/insulation.
Joists connected to existing structure by means of joist hangers.
Roof construction to achieve a 'U'-value of 0.13W/m²K.

Roof Lantern:-
Roof Lantern by 'Toughened Glass Systems', size 2000 x 1200mm.; height 591mm. approx.; glass specification = clear self-clean 1.2W/m²; outside frame colour = white (RAL 9010); inside frame colour = white (RAL 9010); installed to the complete manufacturer's comprehensive installation guide.
Roof Lantern complete with any necessary framing, linings, insulation and vapour barrier.
Roof construction to include for double joists & trimmers to roof lantern opening.
'Toughened Glass Systems', Cardoc House, Station Road, North Harrow, Harrow, HA2 6AE; Tel: 0203 633 3224; Email: info@tgssales.co.uk

Living Room External Doors:-
Living Room external doors to be Aluminium Fully Finished Slide & Fold Patio Door Set, 4000mm. (includes for all fixtures and fittings & Manufacture's Guarantee).
Aluminium slide & fold patio door set with 4 full height glazed door panels.
Doors by C.S. Aluminium Windows Ltd., Jubilee Road, Buckley, Flintshire, CH7 2BF; Tel: 01244 551460; or other equal & approved.
For brickwork opening sizes – allow 11mm. tolerances width & height.
Trickle ventilation for minimal energy consumption & unwanted draughts. Multi Point locking system.
16mm. Argon filled insulating glass.
Can be hung to slide 3 doors to the left & 1 door to the right or vice versa.
Doors to be white in colour.

'Velux' Roof Windows:-
Roof windows to extension to be Roof windows by 'Velux' Roof Windows, type Velux Top-Hung White Polyurethane finish, GPU 0050; or colour to Client's specification – toughened outer pane - size 780 x 980mm. ref: MK04. Roof Windows complete with security lock; flashing for the relevant tile profile, insulation, framing, linings and vapour barrier. Roof construction to include for double rafters & trimmers to roof window openings.
A blind can be fitted to the roof window – types: blackout blind, roller blind, flying pleated blind, venetian blind or duo blackout blind – take instructions from Client.
'U'-value = 1.2W/m²K. Extra Noise Reduction glazing option.

Plasterwork:-
All internal plasterwork to comply to BS CP211. All surfaces are to be steel trowelled to a smooth finish.

Energy Efficient Lighting:-
Include for Energy Efficient Lighting to comply with Part L of the Building Regulations Approved Document as shown below:-

Number of room created:	Recommended min. number of locations:
1-3	1
4-6	2

75% of all internal light fittings are to be Energy Efficient
100% of external light fittings are to be Energy Efficient

Snug Fireplace:-
Form non-combustible hearth in brick, slate or material to Client's specification.
Fit surround and oak mantlepiece. Install 'Stovax' County 3 wood burning / multi fuel stove; DEFRA approved; size: 38.9 x 27.7 x 51.1cm. (WDH); Heat output: 4.8Kw; Energy rating: A; Guarantee: 5 years; Cast Iron construction; Top and rear (interchangeable) flue outlet, size: 5 inch (125mm.).
Stove pipe with door (allows chimney to be swept through the pipe itself).
Suitable for a 12mm. hearth. Optional extra – Carbon Monoxide Detector.
'Stovax' County 3 wood burning / multi fuel stove, and flue/chimney, to be installed in strict accordance with manufacturer's instructions.

Electrics:-
All electrical installations to comply with current edition of the I.E.E. Regulations. On completion, the work must be certificate approved by M.A.N.W.E.B. or N.I.C.E.I.C.
The wiring shall be plastic sheathed cable C.M.A. grade, sunk in plaster on walls and protected with metal sheathing or with 'Ega'-tubing. All switch plates, power outlets, lighting outlets, etc., to be in white plastic by M.K., Crabtree or similar. Quantity of electrical items to client's specification. That shown on proposed plans is suggested example only.
All switched socket outlets to at a min. height of 450mm. from f.f.l.
All light switches to be at a max. height of 1200mm. from f.f.l.
Electrical Installation:-
The electrical installation is to comply to Building Regulations Part 'P' (work to dwellings).
The proposed electrical installation work is to be undertaken by a legal person (i.e. a firm or an individual) who is a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
In these cases the person is responsible for ensuring compliance with BS 7671: 2001 and all relevant Building Regulations. On completion of the work, the person ordering the work should receive a signed Building Regulations self-certification certificate, and the relevant Building Control body should receive a copy of the information on the certificate. The person ordering the work should also receive a duly completed Electrical Installation Certificate as or similar to the model in BS 7671: 2001 Appendix 6. As required by BS 7671, the certificate must be made out and signed by the competent person or persons who carried out the design, construction, inspection and testing work.
Electrical arrangement shown on the proposed ground floor & first floor plan is suggested example only, take instructions from the Client for the exact electrical arrangement.

Fire Detectors:-
Provide integral mains powered smoke alarm system to BS5445 Part 1, by 'Aico' or other similar and approved.
Units to be installed, located and operated all to manufacturer's instructions to Local Authority approval i.e. Detectors to be fixed to ceiling at least 300mm. from any wall or light fitting. A central position is preferable. The detectors should not be fixed to or directly above heaters or any other place where steam, condensation or fumes could give false alarms. The Contractor shall on completion of the installation, ensure that the owner receives the manufacturer's instructions concerning the operation and maintenance of the alarm.
Smoke detectors to be interlinked. (Smoke detectors installed in Study & on f.f. Landing).

Heating / Radiator Schedule:-
Heating – Gas central heating
Radiators to be sited in Living Room, Shower Room, Side Entrance, Bedroom 3, En-Suite, Dressing Room, with the required kilowatt output as calculated by a Registered Plumbing & Heating Engineer.
A mean water temperature of 76°C. in the radiator to be used and 10% added.
Ground Floor Ceiling Height = 2.350m. (G.F.) / First Floor, vaulted ceiling.
Radiators to be fitted with Thermostatic Radiator Valves.
Ensure all pipework susceptible to freezing is adequately lagged.
Existing boiler - Registered Plumbing & Heating Engineer to check that existing boiler has the capacity for the addition of the extra radiators.

Electrical Symbols:-



One & Two way light switch.

Ceiling rose & lampholder.

Battenholder.

LED Recessed Spot-light.

Single & Double 13amp. switched socket outlet.

Double pole switch (for shower).

Extractor fan isolating switch.

Smoke Detector.

Radon Protective Measures:-
Ground floor d.p.m. to be linked to d.p.c. and cavity trays. All joints to be fully sealed. All details to be in accordance with recommendations as set out in BRE 211.
Full protection required - install 1no. Monarflex radon sump and connected to a sealed pipe 110mm. dia. and to discharge directly to the outside air, all installed in strict accordance with manufacturer's details and recommendations.
A252 mesh to be built into floor slab, 1m. wide, around slab perimeter.
Client/Contractor to check with the Local Authority Building Control Department whether partial or full protection required.

Room Sizes:-
Measurements in metres.

Ground Floor -	
Living Room	9.30 x 6.07 / 2.75 x 0.85
Side Entrance	2.75 x 1.20
Shower Room	2.75 x 2.00
First Floor –	
Bedroom 3	6.83 x 6.25
En-Suite	3.80 x 2.90
Bedroom 3 corridor	2.80 x 1.00
Dressing Room	2.90 x 2.15
Landing	1.00 x 1.00 (top step (13) 0.85 x 0.30)

The Client is to note the following:-
As the proposed extension will increase the habitable area by more than 10m², the following energy efficiency improvements should be undertaken:-
(a)
If there is no loft insulation, or it is less than 200mm. thick, provide 350mm. insulation or increase it to 350mm.; and –
(b)
Upgrade any hot water cylinder insulation as follows:-
(i) If the hot water cylinder is uninsulated, provide a 160mm. insulated jacket; or
(ii) If the hot water cylinder has an insulated jacket less than 100mm. thick, add a further insulated jacket to achieve a total thickness of 160mm.; or
(iii) If the hot water cylinder has factory fitted solid foam insulation less than 25mm. thick, add an 80mm. insulated jacket.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH GOOD BUILDING PRACTICE AND WITH CURRENT CODES OF PRACTICE RELATING TO BUILDING WORK.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS / DETAILS ON THE SITE OF THE WORKS, PRIOR TO COMMENCEMENT.

THESE DRAWINGS ARE SUPPLIED FOR PLANNING AND BUILDING REGULATION APPROVAL PURPOSES ONLY.

CDM2015 (Domestic Client):
The design reflected in this drawing has been developed for Planning Application / Building Regulations only.
Our appointment as Principal Designer stops at this point.
The Domestic Client duties under CDM2015 must be undertaken by the contractor, or where there is more than one contractor, the Principal Contractor.
Contractors in Domestic Projects must be aware of their client duties under the Construction (Design and Management) Regulations 2015. Should this not be the case further guidance must be sought.
In accordance with the Construction (Design & Management) Regulations 2015 it is our policy to 'Design Out' as many identifiable risks as possible for the construction, maintenance and demolition of the project.
A competent contractor should be aware of 'Normal' risks involved with the construction process.
Unusual / significant residual risks that cannot be eliminated as part of the design process are listed below:
1) None Identified.
Safe methods and systems of work remain the responsibility of the contractor and must be identified in the Construction Phase Plan. A Construction Phase Plan must be drawn up for every project by the contractor or principal contractor.
If any party using this drawing consider or identifies any 'Abnormal' or 'Unusual' risks that have not been identified above they should share this with the project team immediately.
Health and Safety File – when our appointment as Principal Designer ends we will pass the health and safety file to the principal contractor. The principal contractor will be responsible for developing this and handing it to the client on completion.

Health and Safety File:
This drawing is to be included in the Health and Safety File on completion of the project and must be updated as necessary by the Principal Contractor to reflect any changes and deviations from the design.

Asbestos:-
Any suspected asbestos / contaminated material is to be inspected by a specialist.
Asbestos is to be removed and disposed of off site by a specialist licensed contractor as required, under the 'Control of Asbestos Regulations 2012'.Further information regarding the above can be obtained from the H.S.E. (Health and Safety Executive).