

UNDERGROUND FOUL DRAINAGE Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801

Ventilation; Proposed kitchen extract vent via a cooker hood extract . otherwise if by isolate fan the output to be increased to 60Lit/Sec

ESCAPE WINDOWS Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

SAFETY GLAZING All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows

CAVITIES Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

DPC Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

LEAD WORK AND FLASHINGS All lead flashings, any valleys or soakers to be Code 4 lead and laid according to Lead Development Association. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

DRAINAGE Full drainage system on site is to be identified on site at the time Of excavation .If the property is served by a combination system Or separate system, that system must be maintained during and after construction. All re routing and additional drainage layouts are to be confirmed and approved by the building inspector prior to the laying of the drains. All drain bends. Any drainage re-routing as a result of this application is to be agreed in advance of construction and in accordance with the building inspectors and utilities requirements. Drain inspection Chambers less than 930 mm are to be polypropylene with a metal Frame and cover.

Drainage runs indicated on drawings submitted are assumed based on what is visible at the time of survey and should not be relied upon as being a complete drawing survey. Prior to any excavation works the contractor must determine the exact positions of all drainage runs including pipe size, depths, rodding access points and inspection positions. Depending upon this information delays may occur in the construction process due to the need to consult united utilities or to commission CCTV survey. The contractor is advised of their responsibilities to maintain adequate temporary supports for all excavation works. All drainage to be to satisfaction of LA building inspector

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

Extg sink and wastes to be relocated , re align wastes to extg gully connected to extg IC if required by new kitchen layout

Extract fan to utility room / WC that have no windows to be light switch operated and have 15 Min over run.

Provide 100 mm inner skin to existing 100mm garage wall , Stainless steel cranked wall ties to be mechanically fixed to existing wall ,full fill insulation to new cavity to achieve minimum U Value of 0.18W/m²K

Site Boundary

Parking within curtilage of site.

Partition walls to separate office / WC

WC and wastes to connect into new SVP and into new realigned drain

Provide a vertical DPC between internal block wall and external gable wall

WHB and Washing Machine waste to connect to new SVP min fall 1:40 and connect into extg drain.

Extg drain to be extended / aligned and roddable BITG to be connected. Min fall 1:40. New BITG for RWP and kitchen waste to discharge into

Extg roddable BITG to remain as existing

Remove existing window and cut down existing brick work , fit new sliding doors to clients spec.

Break out new openings in existing wall. Provide UB's over , see engineers calcs. Make good internal disturbed surfaces

Partial brick up existing aperture and fit new window , make good any disturbed surfaces,

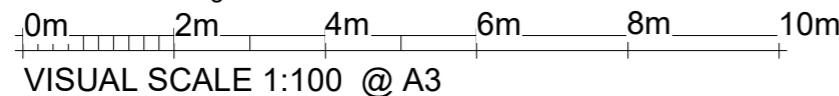
Extg IC.

Assumed line of extg Drains

Block up existing opening

Extg SVP.

Site Boundary



1 dpc
1 : 100

All Measurements to be checked on site
All drainage to satisfaction of LA Bldg Insp on site

No.	Description	Date

AGF PLANS & ARCHITECTURAL SERVICES
AGF Plans and Architectural Services
121 Park Road, Westthoughton, Bolton
07980544857 - agfplans@hotmail.co.uk

Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Garage Conversion , and Double Extension To Side With Internal Alterations To 5 Sanderling Close , Westthoughton, Bolton. BL5 2SP.

SHEET
Proposed Ground Floor Layout

CLIENT Mr And Mrs Quinn		
Date 02/02/2022	Project number NDH/CQ/9/21/A	Scale (@ A3) 1 : 100
Drawn by Neil	DRAWING NUMBER	
Checked by Checker	2 Of 6	REV