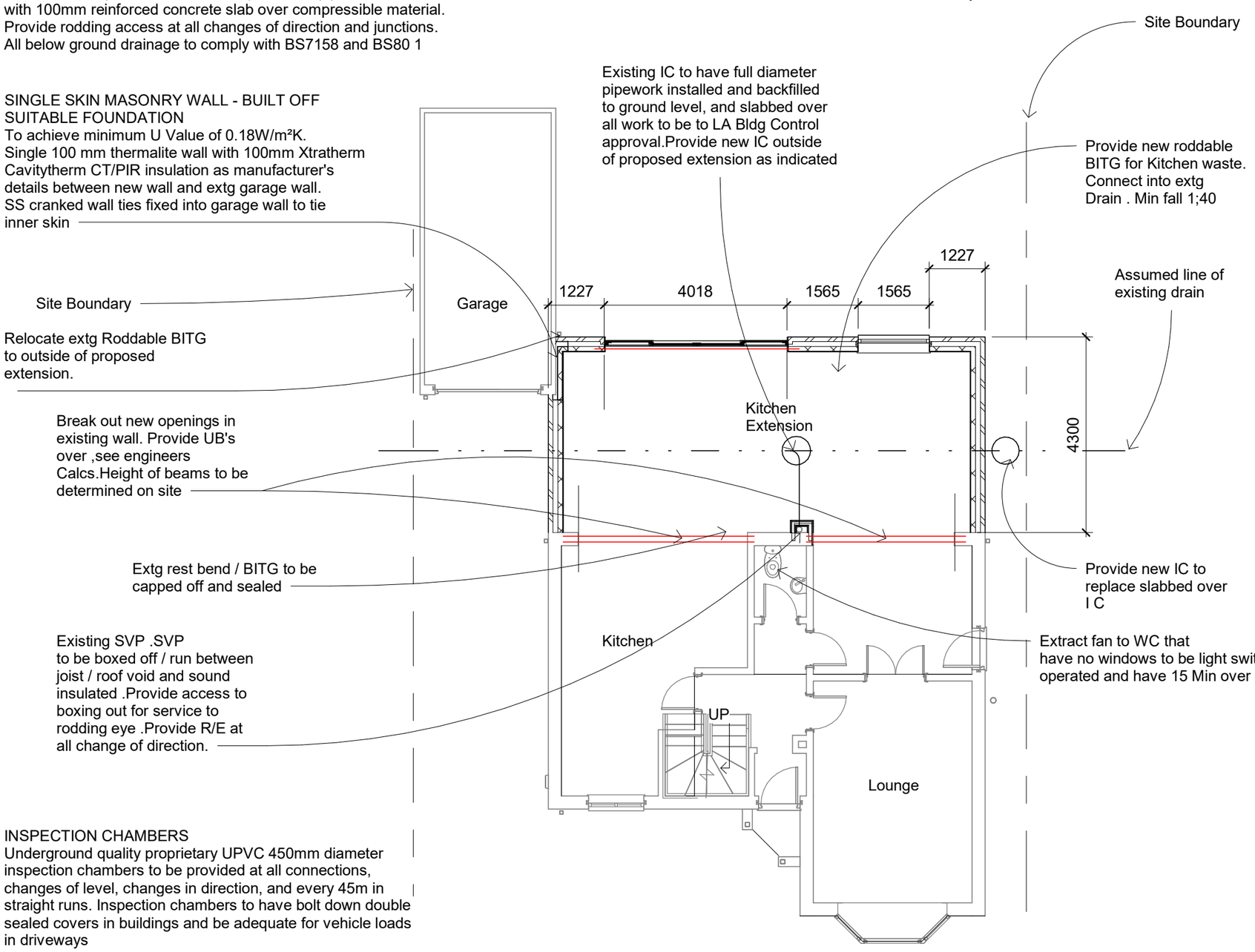
UNDERGROUND FOUL DRAINAGE Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS80 1

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

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



INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all connections, changes of level, changes in direction, and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways

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
WALL TIES All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225 mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5268-6.1: 1996 and BS EN 845-1: 2003
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.
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 polypropelyne with a metal Frame and cover. Drainage runs indicated on drawings submitted are assumed based on what is visable 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 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
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.

1 dpc
1 : 100

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

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A3

registered LABC Partner Authority Scheme

SBID ASSOCIATE

AGF Plans & Architectural Services Ltd.
121 Park Rd,Westhoughton,Bolton,BL5 3DB.
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Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Single Extension To Rear Of 40 Glazebury Drive Westhoughton, BL5 3JZ

SHEET
Proposed Floor Layout

CLIENT
Mr And Mrs P Bithell

Date	Project number	Scale (@ A3)
29/12/2023	NDH/PB/12/23	1 : 100
Drawn by Neil	DRAWING NUMBER	REV
Checked by Checker	2 Of 6	

03/01/2024 07:32:00