

**SOIL AND VENT PIPE**

Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.  
**ABOVE GROUND DRAINAGE**  
 All new above ground drainage and plumbing to comply with BS 5572:1978 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.  
 Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)  
 Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe  
 Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  
 W/c - 6m for 100mm pipe for single WC  
 All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.  
 Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.  
 Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate  
**PARTY WALL ACT**  
 The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashing
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations or within 6M of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A party wall agreement is to be in place prior to start of works on site.

**EXISTING STRUCTURE**

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.  
**EXTRACT TO EN SUITE**  
 To En Suite provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Bod  
**LINTELS**  
 For uniformly distributed loads and standard 2 storey domestic loadings only Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels

**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**

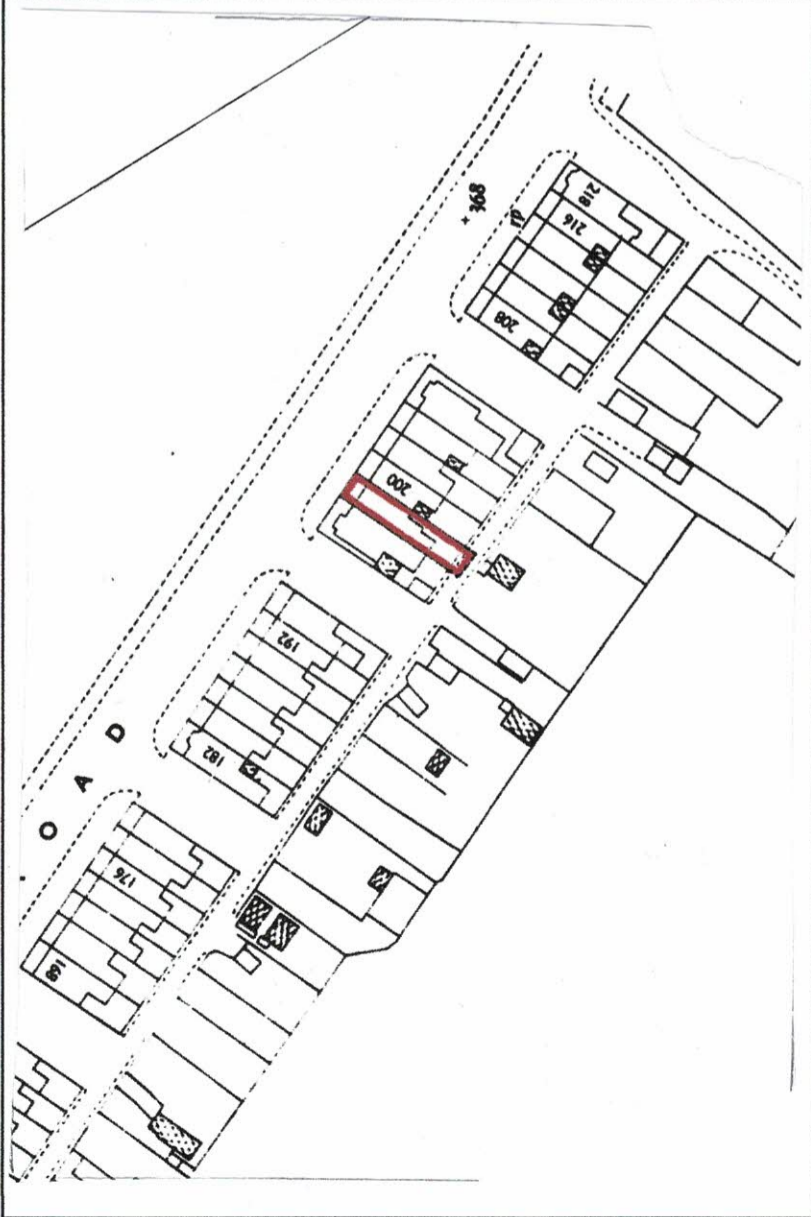
All glazing in critical locations to be toughened or laminated safety glass to BS 6206 and Part K of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows  
**HEATING**  
 Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations  
**ELECTRICAL**  
 All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to

**SMOKE DETECTION**

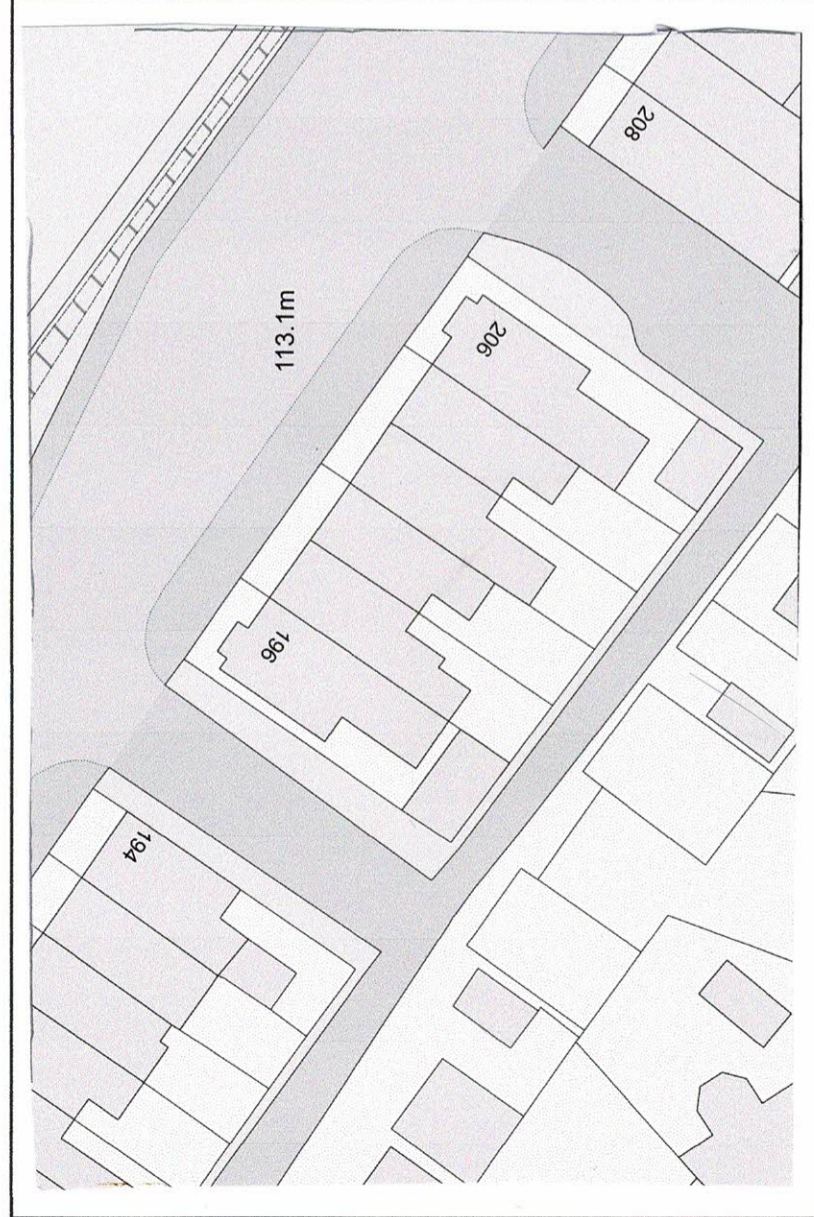
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard. System to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeroys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Mains-wired, interlinked heat detector to be provided to the kitchen and smoke detectors to principal living rooms, if required by Building Control. New and old detection to be interlinked or old replaced by new interlinked detection with battery backup.

**NEW AND REPLACEMENT WINDOWS**

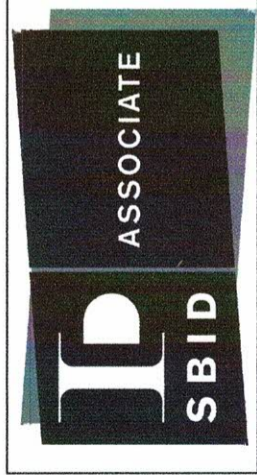
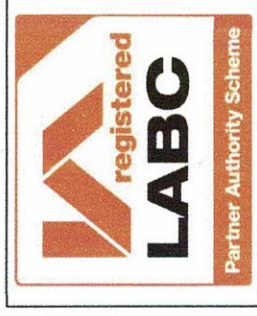
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered 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.  
**BEAMS AND STRUCTURE**  
 Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc Fireline board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance, as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer



**LOCATION PLAN**



**BLOCK PLAN 1;500**



**Planning Building Control Structural Calculations Project Management**

**PROJECT**  
 Proposed Dormer Extension To Rear Of 196 Manchester Rd, Westhoughton, Bolton, BL5 3LA  
**SHEET**  
 3LA  
**Location Plan**

|                                    |                                |
|------------------------------------|--------------------------------|
| <b>CLIENT</b><br>Mr And Mrs Murphy |                                |
| Date<br>15/11/2023                 | Project number<br>NDH/RM/10/23 |
| Drawn by<br>Neil                   | DRAWING NUMBER<br>1 Of 7       |
| Checked by<br>Checker              | Scale (@ A3)<br>REV            |