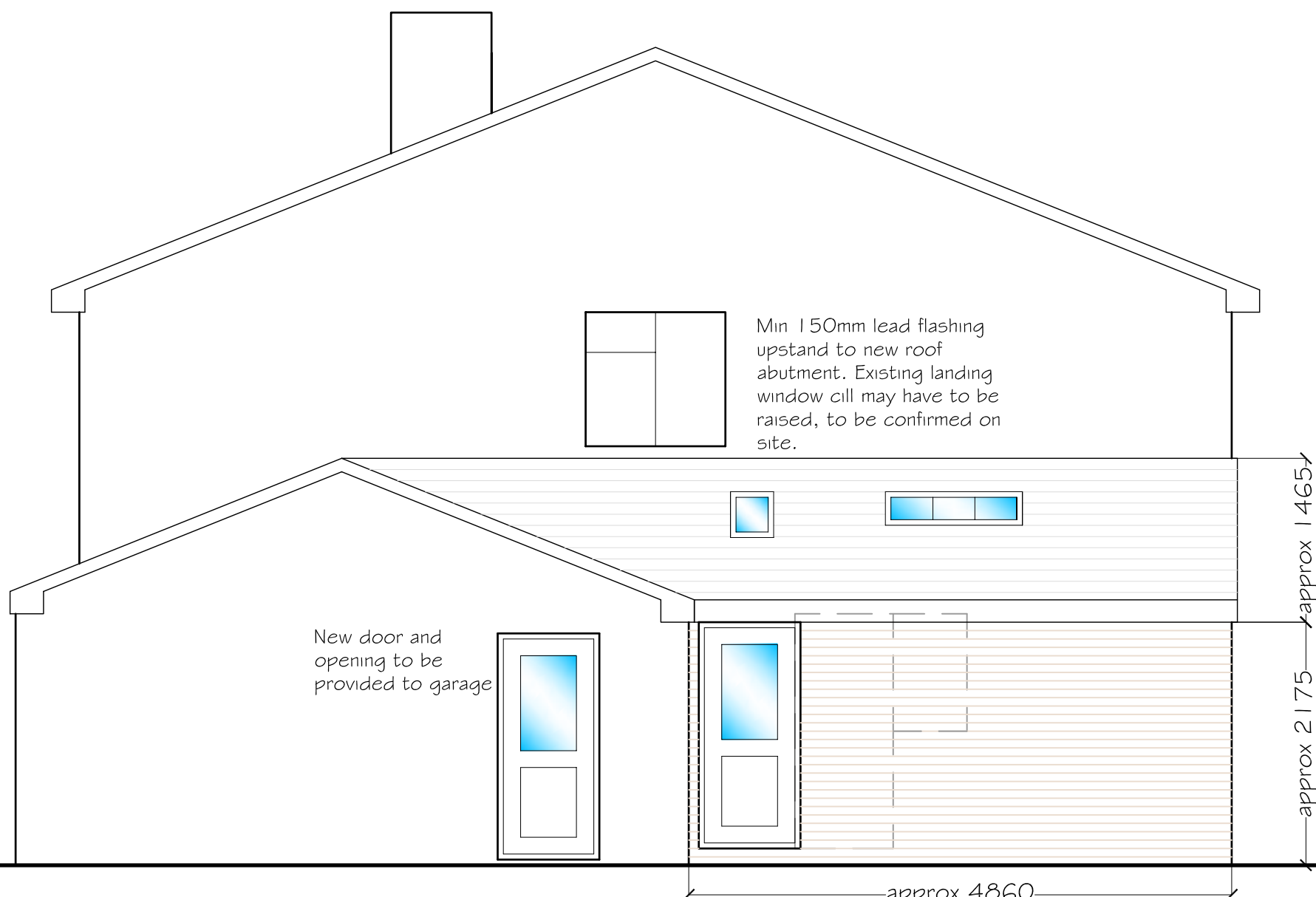
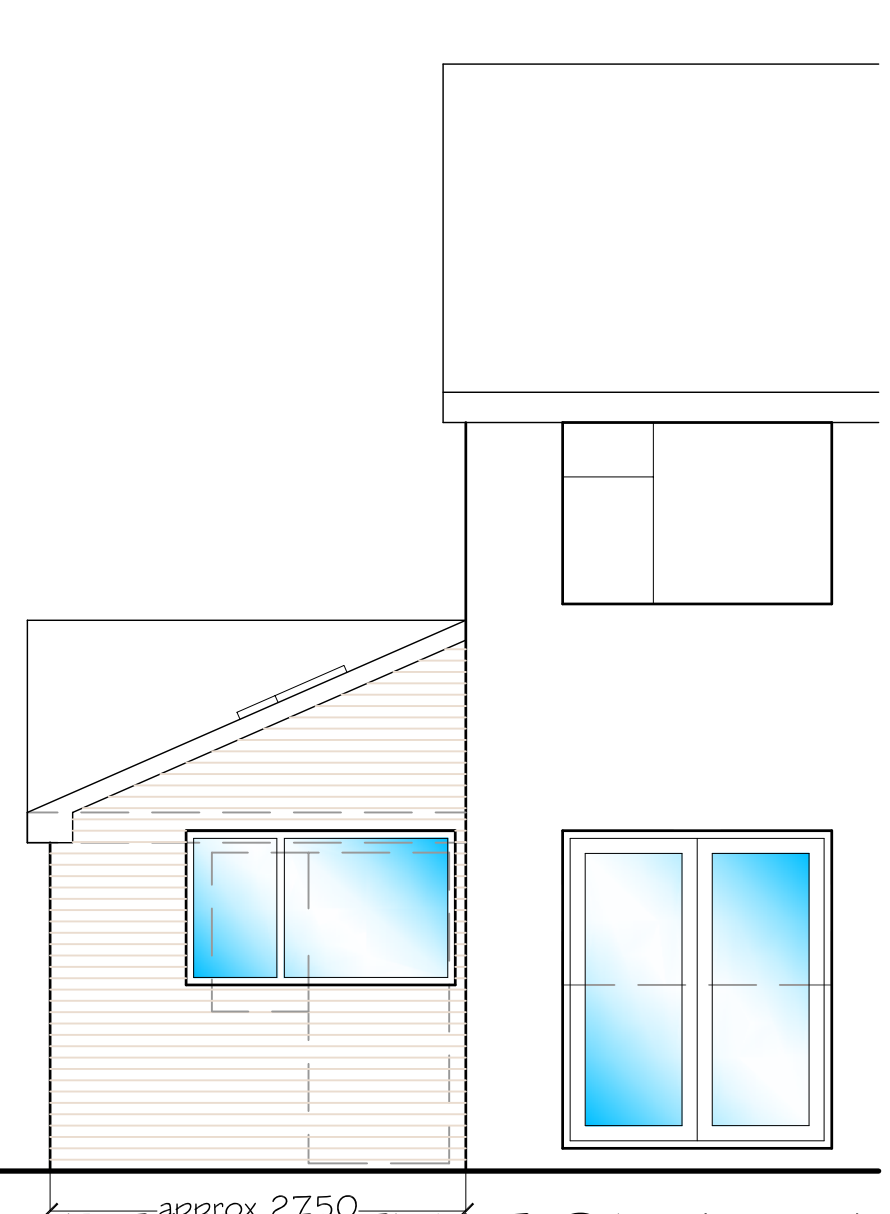




FRONT ELEVATION
North West



SIDE ELEVATION
South West



REAR ELEVATION (part)
South East

PLUMBING AND KITCHEN / BATHROOM PROVISIONS:
Soil and vent pipes to be 100mm diameter straight and vertical between top and bottom connection terminating in caged top 900mm above any opening lights.
SVP to discharge directly into inspection chamber via 100mm-diameter rest bend. Internal svp's encased in timber framed boxing finished with 12.7mm plasterboard and skim and lined quilt insulation for soundproofing.
W.C. wastes connected by 100mm-diameter pipe to svp or directly to drain.
Wash hand basins, baths and sinks to have 75mm deep seal anti-symphonic traps, discharging respectively through 32mm, 40mm and 40mm diameter waste pipe to svp or directly to b.i.g. Internal svp's encased in timber framed boxing finished with 12.7mm plasterboard and skim and lined quilt insulation for soundproofing. Pipe taken through roof for vent and sealed with lead slate flashing. Note - where wastes combined pipe to be 50mm dia.
Soil and waste pipes to have cleaning access at all changes of direction. All plumbing and drainage work to be carried out in accordance with current building regulations and the satisfaction of the Local Authority Building Inspector.
Basement bathroom fittings to discharge into main drainage system via Saniplex pump/inacerator.

DRAINAGE:
All drains are to be 100mm diameter clay pipework by Hepworth or similar approved laid to a min fall of 1 in 40. Any drains passing through brick footings are to have n.c. lintels over and flexible joints either side. Any drains under new works are to have 150mm thick concrete surround and bed. New inspection chambers may be constructed from 225mm wide second class engineering brick on a minimum of 150mm thick concrete slab. The chamber is to be benched and haunched, galvanised steel cover to suit chamber size. As an alternative adopt universal manhole systems by Hepworth or similar approved.
All new rainwater drainage is to discharge to soakaways sited in excess of 500mm from the house in rear garden. Size and depth of hole to be established following percolation test and agreed with L.A. Building Inspector. Hole to be filled with granular material (10mm to 160mm particle size), broken brick, crushed rock or gravel with a PVC sheet or concrete blinding laid over to prevent top soil being washed down.
Note: All lines of drainage indicated are assumed only and the exact positions of all proposed drains shall be determined on site with client prior to commencement of work.

Existing pipework to be checked for any damage/condition of pipework. Any defective pipework to be replaced using VC 'Hepleve' or similar. New sealed cover to be fitted and installed to allow access. Final drainage layout to be in accordance with LA Building Inspectors approval. All drainage passing through walls to have lintels over and cement fibre sheet collars provided either side of wall to prevent vermin entry. All drains running under building to be encased in 100mm granular fill.
I.C.s over 950 deep to be p.c.c. sections.
Rodding points to be provided at head of drain.
Protect existing drains to be retained, ensuring that manholes, gullies etc., are not damaged & drains are kept free from debris at all times.
Existing inspection chambers to be cleaned & inspected for internal defects. Any cracked, spalled or dislodged bricks to be replaced with equal & suitable engineering brick. Mortar for bedding in new bricks & for pointing of defective bed/cross joints to be 1:3 cement/sand mix.
All invert levels to be agreed on site.
Inspection chamber max. depth to invert not to exceed 600mm for 190mm diameter (or 225 x 100mm) chamber and 1.2m for a 450mm diameter (or 450 x 450mm) chamber.

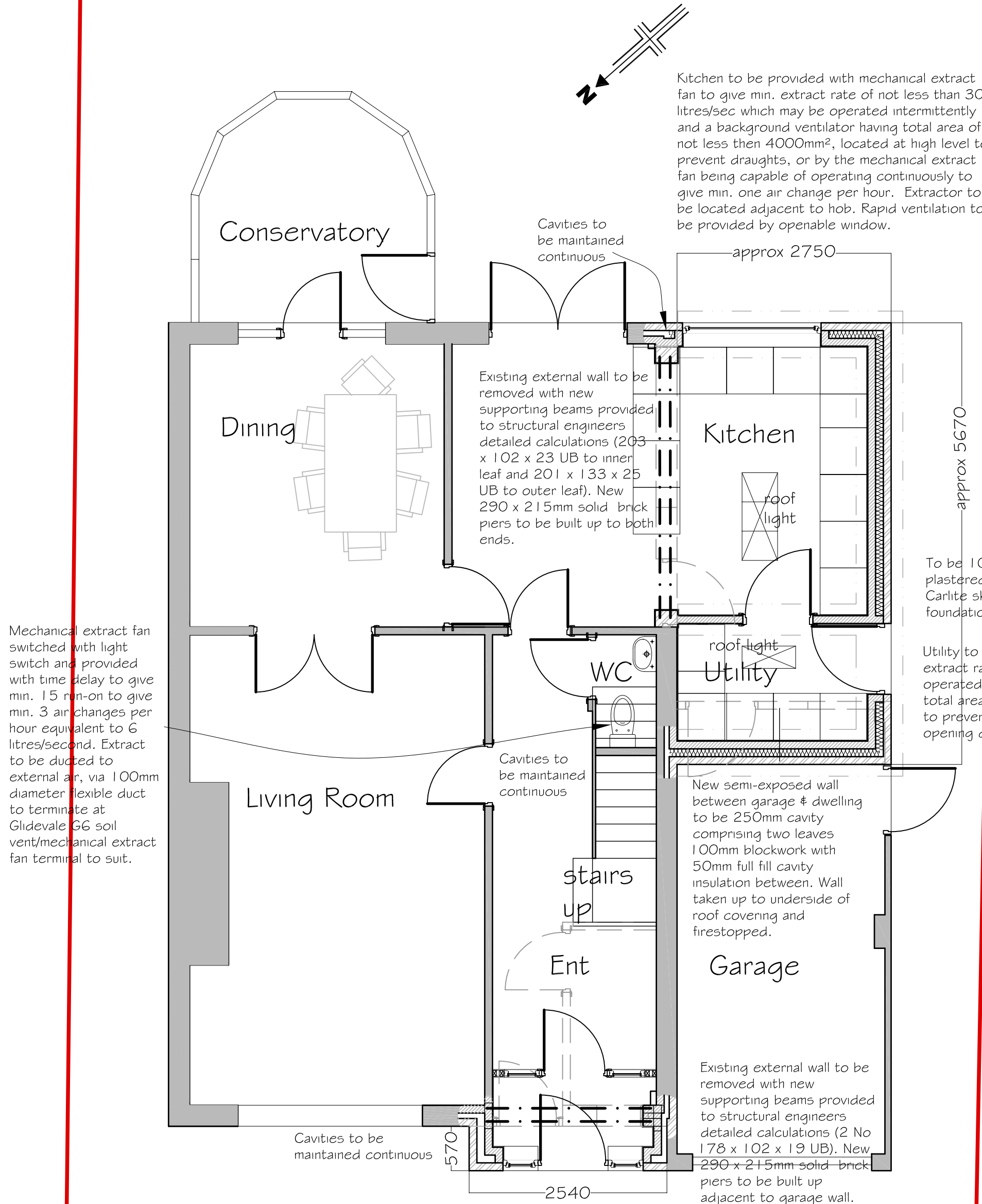
SURFACE WATER DRAINAGE PROVISIONS:
All rainwater pipes to terminate at roddable gullies connected to min. 100mm diameter drains. Min. fall of all drains to be 1:90.
New drains to connect to existing combined sewer manhole, position to be agreed on site.
New surface water drains to connect to soakaway subject to satisfactory percolation test and at least 5m away from any building or road.
Where drain is within 1m of a building, the trench is filled with concrete up to the underside of the foundations and where the trench is further away than 1m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

HEATING:
Existing heating system to be extended to accommodate additional floor area created.
ELECTRICAL:
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
(All electrical sockets and switches to be situated between 450mm and 1200mm above finished floor level).
Existing system to be extended to incorporate additional floor space created.
ENERGY EFFICIENCY:
FIXED INTERNAL LIGHTING:
Energy efficient light fittings to be provided, that only accept lamps having a luminous efficacy of greater than 40 lumens per circuit watt (fluorescent and compact fluorescent lamps). No of fittings provided to be compliant with Part L of the Building Regulations with either one light fitting per 25 sq m of floor area or one fitting per 4 fixed light fittings.
FIXED EXTERNAL LIGHTING:
Any lighting fixed to the external face of the dwelling and supplied from the dwelling electrical system is to either provide energy efficient light fittings that only accept lamps with a luminous efficacy of greater than 40 lumens per circuit watt or a lamp capacity that does not exceed 150W per fitting and has automatic controls that will switch off the light where there is sufficient daylight or when it isn't required at night.

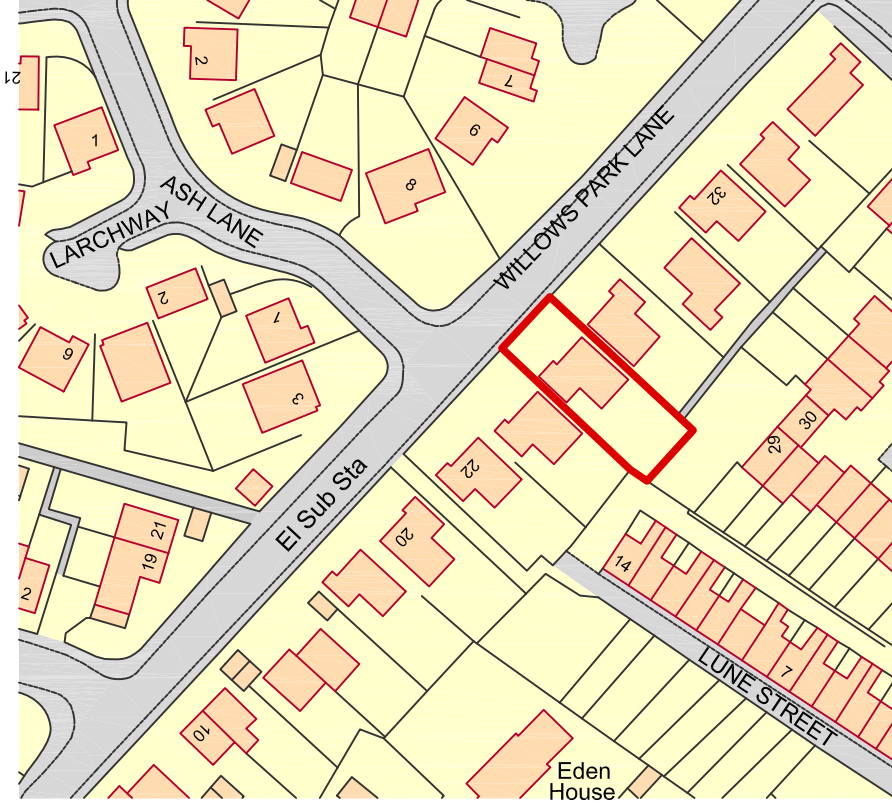
GENERAL NOTES:
All materials & construction works are to comply with current BS1 Standards & Codes of Practice, Building Regulations, & N.H.B.C., Requirements Schedules & Specifications.
All materials & proprietary goods shall be suitable for their purpose, & shall be stored, mixed & fixed in accordance with their suppliers/manufacturers instructions or specifications.
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the drawing.
Any variations from the drawing carried out without written agreement shall be the responsibility of the Contractor.
Responsibility for standards of construction rests with the Contractor. Calculations to be submitted at the request of the Local Authority.
All below ground works to be completed to the approval of the District Building Surveyor.
Structural timber to be min grade C16 and pressure impregnated with colour preservative.
All structural timber used within the building must be strength graded and stamped dry or KD (kiln dry).
DPC to be provided 150mm min. above adjacent ground level and at all cavity closings.
Dimensions - all dimensions to be checked on site prior to construction.

SAFETY OF STRUCTURES:
Provide props, struts, scaffolding and shores, etc as necessary to ensure the stability of the existing structures. Make preliminary investigations and calculations where necessary and accept responsibility for the overall safety of the Works and existing structures unless expressly made the responsibility of others.
SITE ACCESS / SAFETY:
Prevent access of unauthorised persons to partly demolished structures. Site to be left secure at end of every working day. Report details of any underground chambers, vaults, wells, storage tanks etc., discovered during demolition works & deal with as instructed.
CDM AND DESIGNERS RISK ASSESSMENT:
Trained confined spaces worker should be employed in works related to connecting new drainage to existing system.
Connection to ex live services to be carried out by trained personnel.
Lifting of large / heavy components, e.g. roof trusses - mechanical lifting required.

It is the Contractor's responsibility to appoint a planning supervisor to monitor the Health and Safety plan and file, and to ensure that the relevant paperwork is submitted to the HSE.
COMMISSIONING CERTIFICATES / OPERATIONS AND MAINTAINANCE INSTRUCTIONS
Copies of the commissioning certificates for the heating and hot water system are to be submitted to the Local Authority on completion.
Operating and maintenance instructions for the heating and hot water system should be given to the owner upon completion.
Please note that this drawing is for the purpose of obtaining Building Control approval and is not a working drawing. All dimensions are approximate only and it is the contractor's responsibility to check all measurements on site prior to or during the course of construction. The contractor is responsible for all setting out and if in doubt please ask.
All works to comply with the current building regulations. All workmanship and materials to comply with the current codes of practice and relevant British standards and shall be installed strictly in accordance with the manufacturer's instructions.



GROUND FLOOR PLAN



SITE LOCATION PLAN
SCALE 1:1250
0 10 25 50 75 100 125m
1:1250 Scale

Rev A - Dimensions added		All dimensions are approximate and must be checked on site prior to commencement of construction. New construction to line through and be tied to existing.Cavities to be maintained.	
Mr & Mrs Barber			
Proposed Plans and Elevations 26 Willows Park Lane, Longridge		Scale	
		1:50 @ A1	
		Drawn	Checked
		DME	-
 engineering your environment CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT		Drwg No.	
		A----/BR01	
		Date	Nov 2012
		Rev.	A
www.psadesign.co.uk mail@psadesign.co.uk		PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066 Fax. 01772 786265	

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