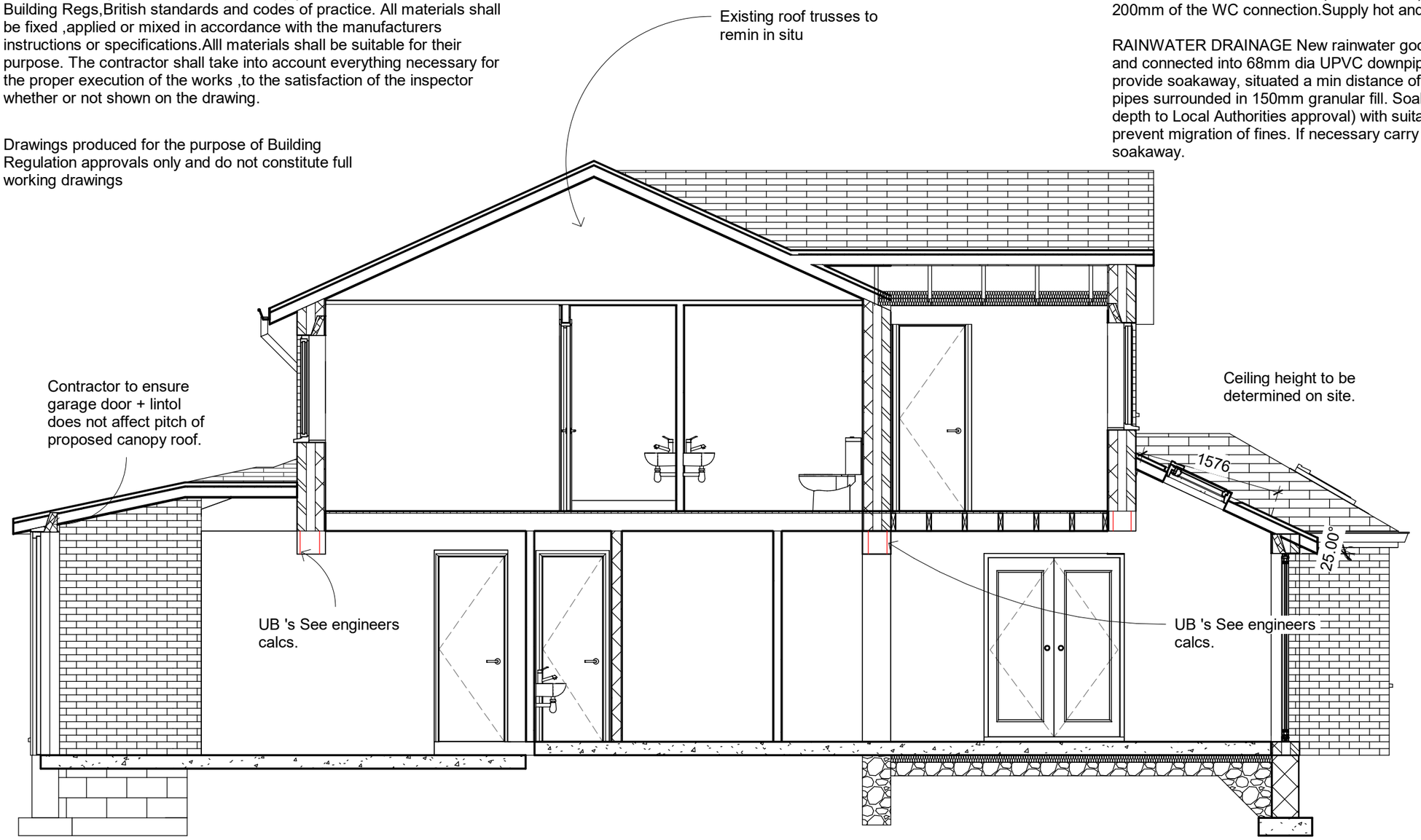
Contractors to expose and check any existing Beams/Lintols for adeqancy to sustain new loads where applicable to satisfaction of inspecting authority.

All workmanship and materials shall comply with the current and relevant Building Regs,British standards and codes of practice. All materials shall be fixed ,applied or mixed in accordance with the manufacturers instructions or specifications.Alll materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works ,to the satisfaction of the inspector whether or not shown on the drawing.

Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings



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) Waste pipes not to connect on to SVP within 200mm of the WC connection.Supply hot and cold water to all fittings as appropriate

RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new BITG as indicated OR provide soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

Generally any departure from the approved plan may require a re submission for building reg, or planning approval. It is advised that work stops until any such approval is obtained.

Permission will be required from owner of adjacent property or land for any works beyond boundary.

The contractor should discuss the proposed works directly with Building control at all stages.
The primary responsibility for achieving compliance with the building regulations rests with the person carrying out the work. This is either the builder or the owner/applicant.

A full plan building regulation application must be made well in advance of when the works is to start.The local authority will check the plans consult with any other authorities (Eg Public sewers) .Time scales is 5-8 weeks for full approval.

Once approved work can then proceed. As part of the checking and consultation stage the plans may be altered to show compliance. It is important that the builder/Applicant or owner checks that they are working to the correct issue plan.

If a building project has both planning and building regulation approval, then you must not build anything other than what has been approved .It is important that the builder/owner/applicant reads all the latest issue and /or approved plans to ensure they understand the various details contained therein.This includes all letters,notifications and calculations ETC.

All workmanship and materials to comply with current and relevant,codes of practice, building regulations and British standards

1 Section 2
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All dimensions and levels on site to be checked before work commences

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

registered LABC Partner Authority Scheme

No.	Description	Date

AGF Plans & Architectural Services
AGF Plans and Architectural Services
121 Park Road,Westhoughton,Bolton
07980544857- agfplans@hotmail.co.uk

Planning
Building Control
Structural Calculations
Project Management

PROJECT
Proposed Double Extension To 13 Petrel Close,Rochdale ,OL11 5QT.

SHEET
Proposed Section BB

CLIENT
Mr F Azam

Date	Project number	Scale (@ A3)
06/10/2019	NDH/FA/1/19	1 : 50

Drawn by	DRAWING NUMBER	REV
Neil	6 of 7	

Checked by
Checker

01/11/2019 17:24:54