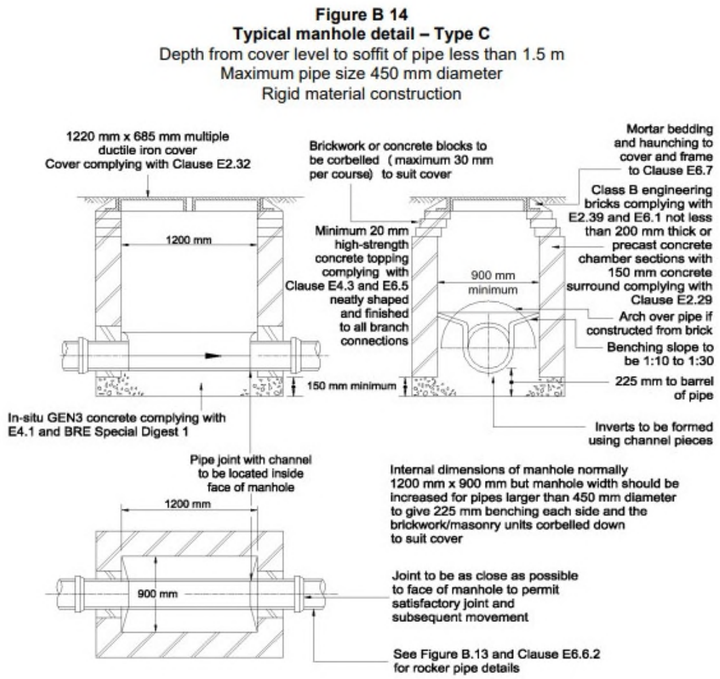
## THAMES WATER SEWER - MANHOLE DETAILS




Waste pipe sizes:-
Svp, stub stack: 110mm dia
W.C. & branches: 110mm dia. (fall 18-90mm/m)
Kitchen sink, basin/bath/shwr (<1.7mm run) 32mm dia. (fall 18-22mm/m)
Kitchen sink, basin/bath/shwr ( 1.7-3.0m run) 40mm dia. (fall 18-90mm/m)
Kitchen sink, basin/bath/shwr (3.0m-4.0m run) 50mm dia. (fall 18-90mm/m)

All sanitaryware to have min. 75mm deep seal traps. All sanitary pipework and building drainage to comply generally with BS5572 & BS8301 and Building Regulations Approved Document H1.

All drains formed in 100mm dia. PVCu pipework kite marked to BS EN 13476 and BS EN 1401 laid to 1:60 fall (min) bedded in pea shingle.
All joints to be flexible.

All underground drainage to generally comply with Building Regulations Approved Document H2.

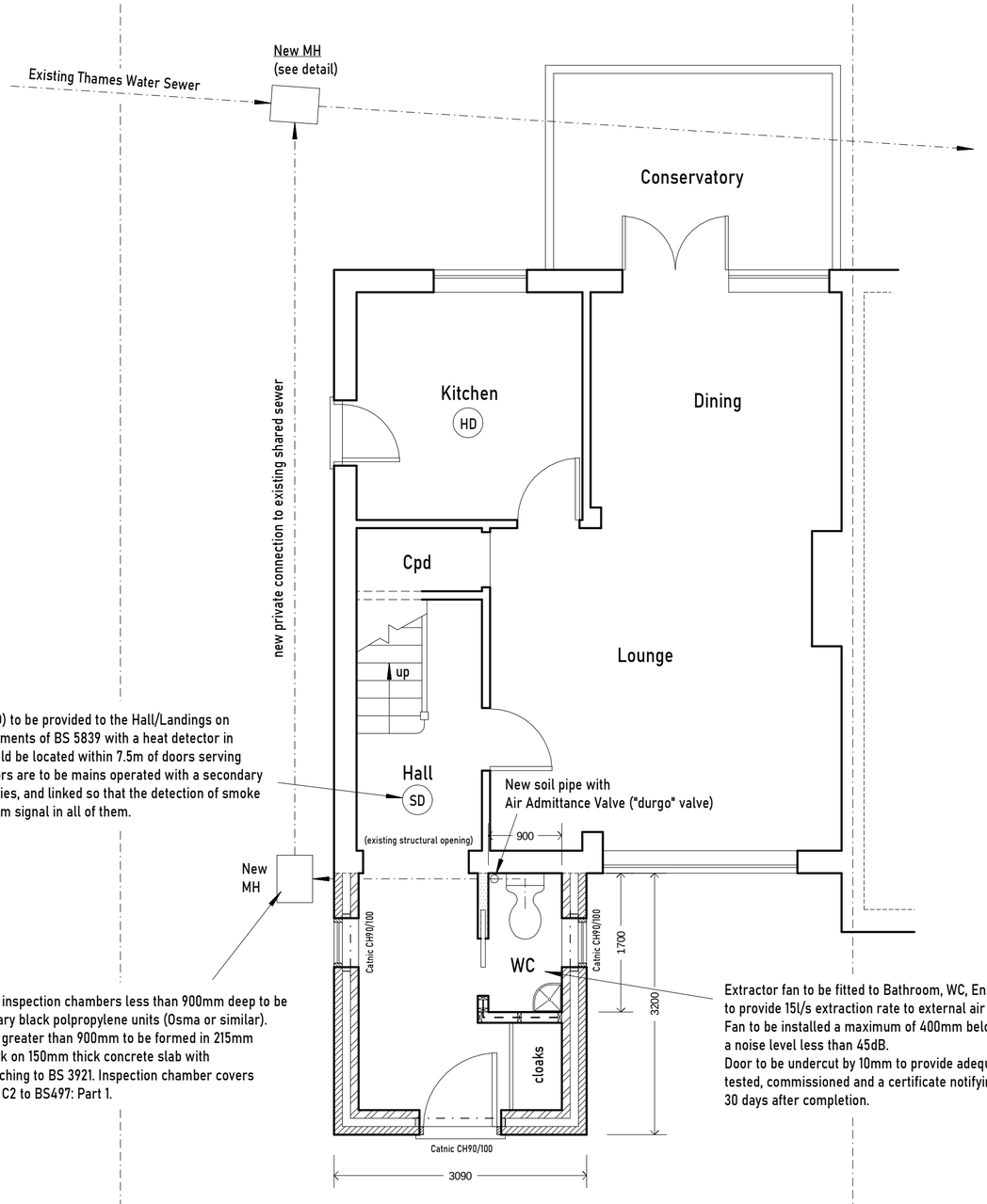
All pipework in PVCu with patent joint/seals. Svp's to terminate 1m (min) above highest window opening with durable cage. Stub stack to terminate above level of highest waste trap connected to it.

Pipes bridged through walls with rc lintels and with min. 50mm clearance all round the pipe. The opening is to be masked with rigid sheet material to prevent the ingress of vermin or fill.

Drains under buildings encased in 100mm pea shingle. Where the crown of the pipe is within 300mm of the underside of the slab the drain is to be encased in concrete integral with the slab.

Where drains are encased in concrete provide proprietary flexible joints.

Drains within 400mm of ground level to be protected by 150mm thick concrete slab.




Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

Private (non-shared) inspection chambers less than 900mm deep to be formed with proprietary black polpropylene units (Osma or similar). Inspection chambers greater than 900mm to be formed in 215mm engineering brickwork on 150mm thick concrete slab with 1:1 (sand:cement) benching to BS 3921. Inspection chamber covers to be cast iron Grade C2 to BS497: Part 1.

Extractor fan to be fitted to Bathroom, WC, Ensuite and/or Shower Room to provide 15l/s extraction rate to external air with a 15 minute over run. Fan to be installed a maximum of 400mm below ceiling level and have a noise level less than 45dB.
Door to be undercut by 10mm to provide adequate ventilation. Fan to be tested, commissioned and a certificate notifying of such no later than 30 days after completion.

This set of drawings has been produced to seek Planning and/or Full Plans Building Regulations consent only (to determine whether construction is permitted to start), and does not represent a detailed specification. The drawings are not to be used for a Building Notice application. It is expected the proposals are to be constructed using tried and tested methods and techniques by a suitably competent and experienced contractor who is knowledgeable of the construction details not included on these plans. The Contractor will also employ appropriately qualified staff familiar with this type of work and the site-wide construction risks. All works are to be carried out in accordance with Building Regulations, and according to Regulation 7; in a workmanlike manner using materials complying to relevant British Standards, BBA Agrement Certificates, Product Certification of Schemes, manufacturer instructions, and show relevant CE markings.

Any work carried out prior to the receipt of Planning and Full Plans Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.

No manhole covers were lifted prior to construction, therefore, Contractor to determine location of all services prior to starting work on site (and to arrange any necessary approvals that may be required as a result of the proposals).

Contractor to check all dimensions on site before commencement of works. Any errors, ambiguities, contradictions or omissions on the drawings to be reported to S Biddle Ltd.

Any assumptions stated on the drawings (including direction of existing floor joists or other elements of the structure) to be checked by Contractor prior to commencement of works. Any changes to be reported to S Biddle Ltd.

Existing foundations, beams and lintels, subject to additional loading, are to be exposed on site, prior to commencement of works, to ensure they are suitable to receive the additional loading. Contractor to ensure they are inspected to the satisfaction of the visiting Building Surveyor and replaced, upgraded or underpinned as necessary.

All specialist manufacturers should take site measurements for elements such as windows, doors, stairs, kitchen units and balconies.

Contractor to notify Building Control at all relevant stages of construction for inspection. This should include commencement, all interim stages and completion of works. Completion certificate to be obtained from Building Control at the end of the contract for handover to client.

New structural steel connection details to be determined by the Contractor and/or their appointed steel fabricator/supplier

**CDM REGULATIONS 2015**. Contractor to comply with the CDM Regulations as Principal Contractor, including addressing the risks of manual handling, access, dust, glazing, temporary supports, cutting of services, falls from heights etc.

Contractor responsible for all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when working at height, excavating foundations (whether services are present or not) and when lifting heavy loads.

The Homeowner/Client shall ensure the Contractor is fully aware of any other known risks associated with the site.

**PUBLIC SEWERS AND OTHER SERVICES.** It is the homeowner's responsibility to determine whether there are any public sewers or manholes (typically owned by Thames Water) on the property and to advise S Biddle Ltd accordingly as the position of sewers or manholes could have a significant impact on the final design if they cannot be moved. Any 'Build-over Agreement' required for building within 3m or over a public sewer is the responsibility of the homeowner to secure from Thames Water. It is also the homeowner's responsibility to contact any other utility services (water, gas, electricity) where the utilities are suspected of crossing the site and to notify their Contractor accordingly.

**PARTY WALL ACT** 1996 The owner has a duty to serve a Party Structure Notice on an adjoining owner prior to the commencement of work if building on, or near an existing Party Wall which involves any of the following: Beam support, insertion of DPC, raising a wall or removing projections, demolition and rebuilding, underpinning or insertion of lead flashings, excavations within 3 metres of a neighbouring structure with shallower foundations, or within 6 metres of a neighbouring structure where the new foundations are to be substantially deeper.

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| S BIDDLE Ltd | Stephen Biddle BSc CEng FICE<br>Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk | | |
| Client | Mr & Mrs M. Purton | | |
| Address | 51 Chaseside Avenue, Twyford, Reading RG10 9BT | | |
| Drwg No | PURTON-0226-01 | Scale: (A2) | 1:50 |
| Title | PROPOSED GROUND FLOOR PLAN | | |
| Revision | | 1m 2m 3m 4m | |