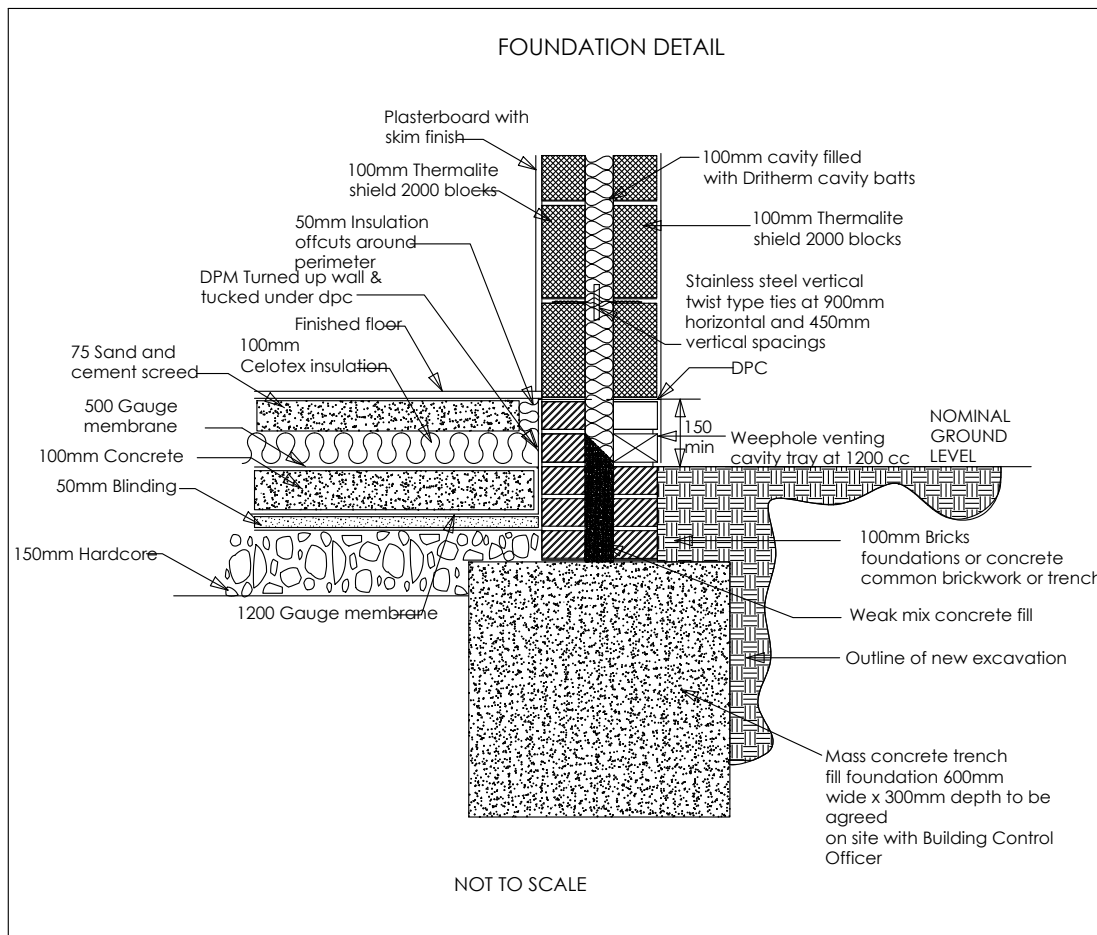
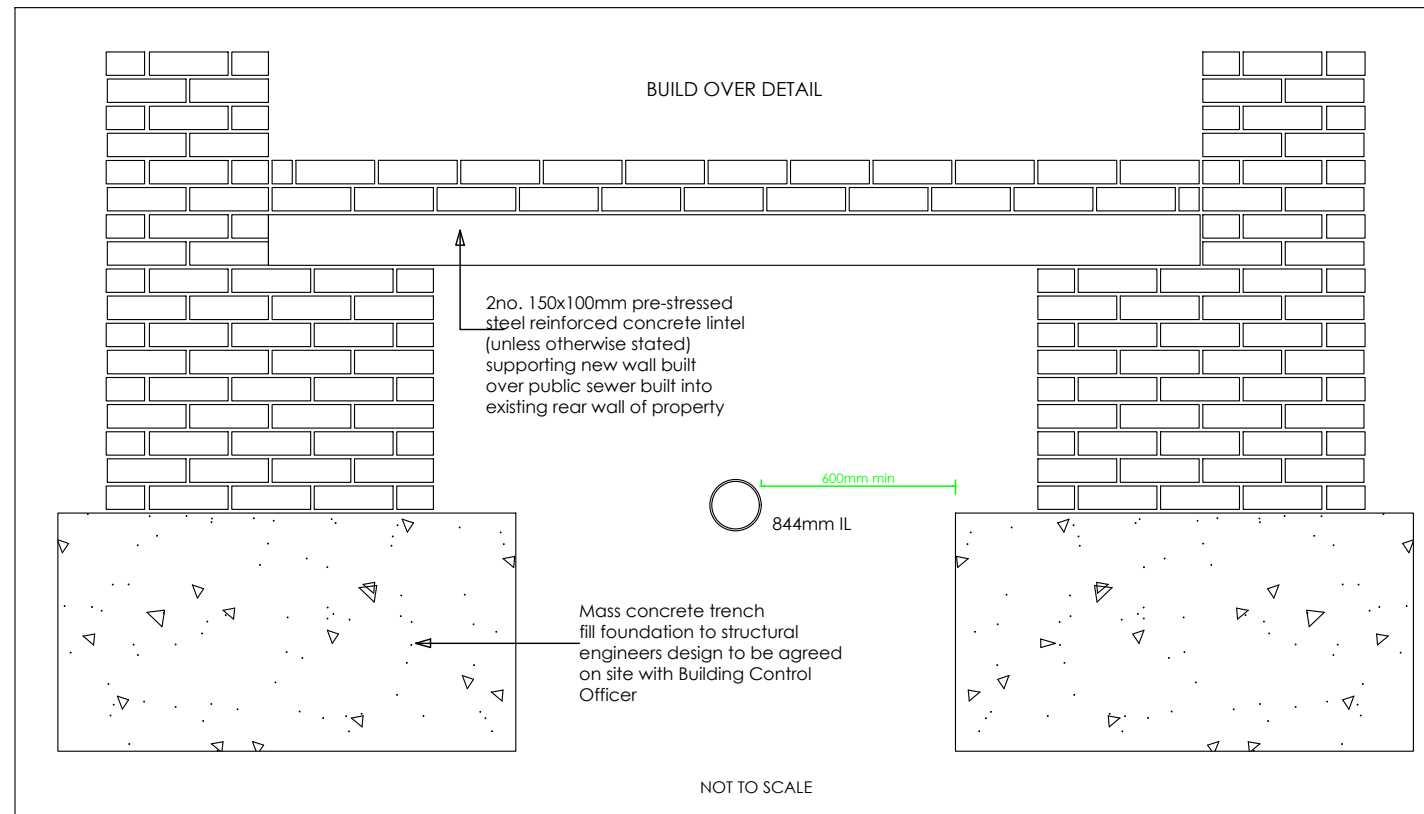
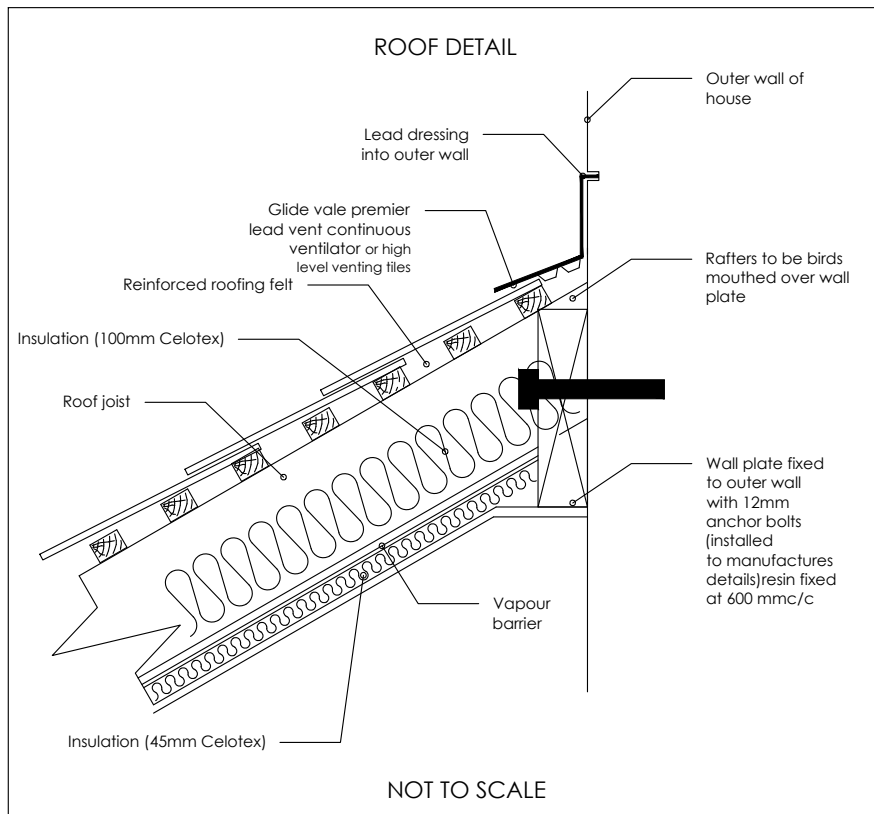


PRELIMINARY DESIGN. NOT FOR CONSTRUCTION



THAMES WATER DETAIL

- No work causing release of sewer atmosphere may be carried out to any part of the public sewerage unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.
- No additional loads are to be transmitted to the sewer by the proposed works.
 - Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.
 - Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.
- MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES (even with new double sealed bolt down covers).**
 - Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.
 - Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metre of the public manhole structure.
- All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.
- More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
- New manholes to be in accordance with Table 12 of Approved Document H1.
- If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense.
- It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.
- Plastic pipes and fittings are not accepted on the public sewers.
- 12.0 Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

General Notes:

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

The contractor is responsible for the verification of all dimensions on site, inform contract administrator of any discrepancies.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Any windows on flank walls to be obscure glazed & fixed shut below 1.7m when measured from floor level

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED FOUNDATIONS
	PROPOSED STEEL BEAMS		PROPOSED TIMBER JOISTS

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Date	Description	Rev
03.09.21	Option decided	
09.08.21	Preliminary Drawings	Prelims



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Project 82 Holly Bush Lane, TW12 2RB
Ground floor extension

Client

Title
Building Regulations

Scale
n/a

Drawn by SK
Checked by ASE

Job No.