



delete as necessary
 form extension as shown
 provide mechanical ventilation to kitchen giving min 60 litres per second extraction. fans in kitchens, bathrooms, wc.s and utility rooms without windows to have minimum 15 minute overrun, doors to above to have minimum 10mm gap under door.
 windows to be double glazed with Pilkington K,E glass with min 16mm air gap between glazing. Trickle vents fitted giving min 8000mm² opens min 10th opening lights.
 Windows to be quality C or better window and door openings to have draught seals fitted.
 All glazing to windows within 800mm of floor & 1.5m in doors & side panels to be fitted with safety glass
 stainless steel cavity ties at 750 mm/c horizontal and 450mm/c vertical and to each block course at reveals.
 tooth bond walls to existing, cavities to be continuous.
 secure roof timbers to wall plates bolted to existing wall.
 all new drainage to be 100mm supersleeve laid at 1:40 falls.
 drainage passing under extensions to be protected to satisfaction of L.A provide lintol support when passing through walls.
 provide cavity tray and lead flashing at junction with roof and house wall.
 rainwater via 100mm gutter and 63mm downspout to new/existing gulleys.
 vertical and horizontal dpc's to all new openings.
 internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm² & infilled with rockwool insulation
 existing foundations/lintols to be exposed to determine suitability insulated catnic lintols over all new openings.
 30*5mm mild steel straps secured to trusses/ joists/rafters and ceiling spars at max 2m/c turned down cavity/wall and built in.
 calculations for trusses to be provided by manufacturer prior to erection on site.
 trusses to be designed and braced to BS5268 part 3 1985.
 provide glidevale abutment vent at junction with new roof and house wall, or roof vents as shown.
 provide min 12.5mm gap between wall and fascia to ventilate pitched roof space.
 provide min 25mm gap between walls and fascias to ventilate flat roofs.
 code 5 lead on 25mm thick valley boards.
 all new rooms except bathrooms to have escape windows min 450mm wide with cill between 800-1.100 m high area of opening min 0.3m²
 40mm waste to bath/sink/shower/bidet 32mm waste to basin all with anticav traps. use 50mm waste if fittings combined encase rsj's in 12.5mm fireline boards
 (DS) provide mains operated smoke detectors linked together as shown.
 if boiler is to be replaced it must be a type A or type B condensing boiler. And be installed by a CORGI registered installer.
 Cavities to be closed with Thermabate cavity closers
 1 in 4 light fittings in new rooms to be energy efficient.
 Provide TRV's to all new radiators.
 No beams to be ordered or work commenced on site until calculations have been checked by building control and a full approval issued.
 this drawing is to be used only for planning/building regulation submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
 all work to be carried out to satisfaction of local authority.
 prior to commencement of work on site principal contractor/building owner to produce a method statement with regard to safety of occupiers/ employees during building operations builder to allow for safe support of existing/new structure during contract.

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person. The Local Authority may request a test certificate under the above BS.

Proposed extension at :	
2 Rose Cottage Longsight Road Clayton le Dale BB1 9EX	
CLIENT:	Mr B Ashmead
DATE:	August 2021
SCALE:	1:50 & 1:100 @ A1
DWG No:	Layouts amended 24/10/21
L.A.:	
AMENDMENTS:	DATE:
ENTWISTLE DESIGN SERVICES	
7 Edgefield Astley Village Chorley PR7 1XH	Tel:01257 274976 E-Mail entwistledesign@aol.com