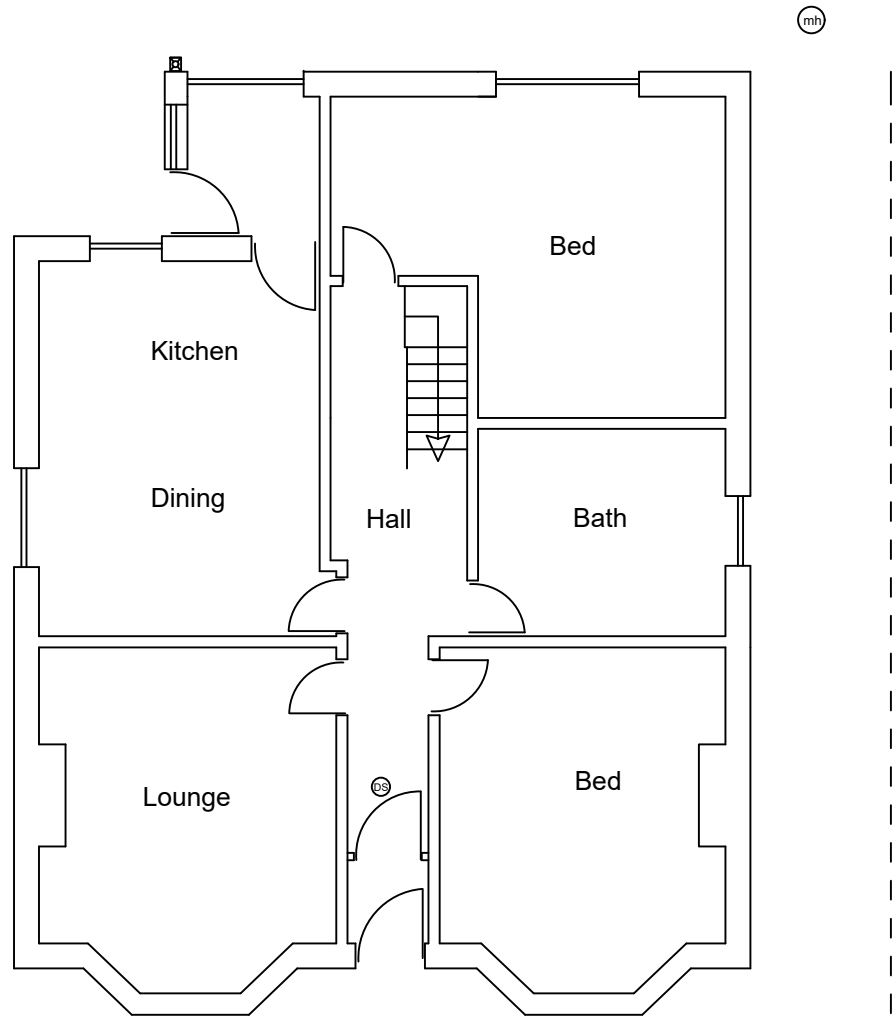
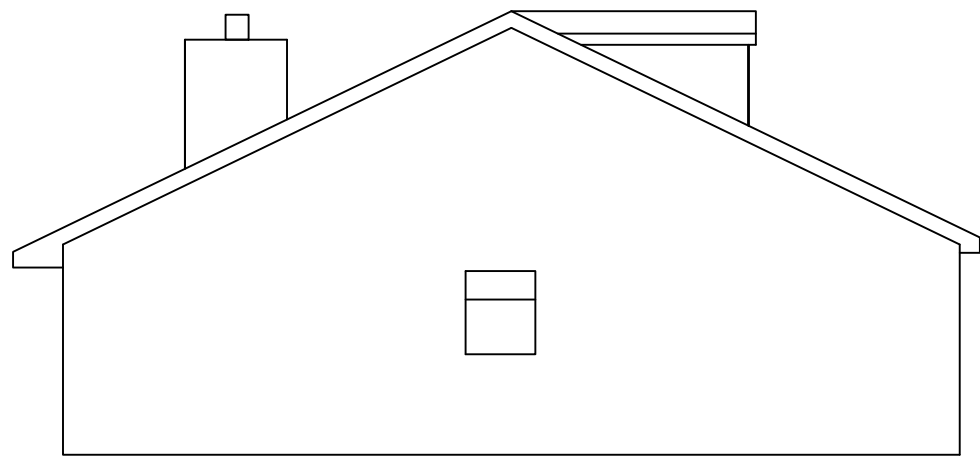


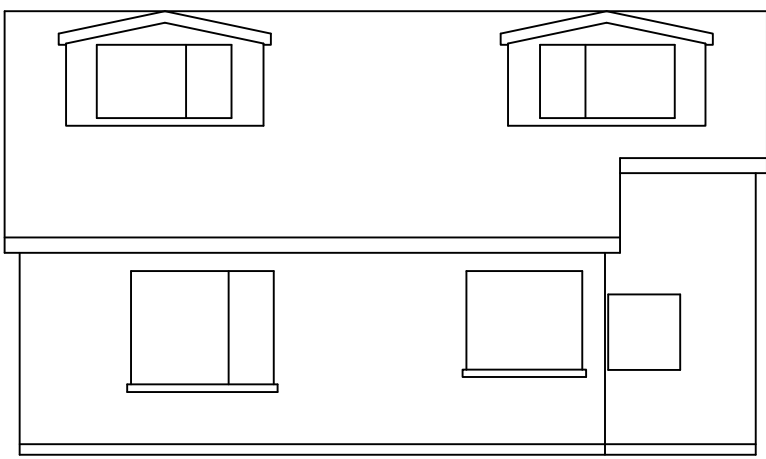
PROPOSED GROUND FLOOR



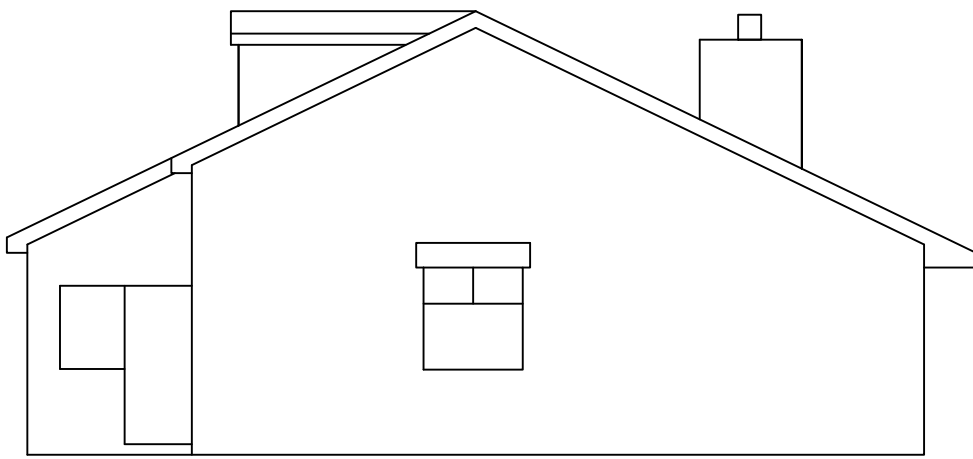
EXISTING GROUND FLOOR



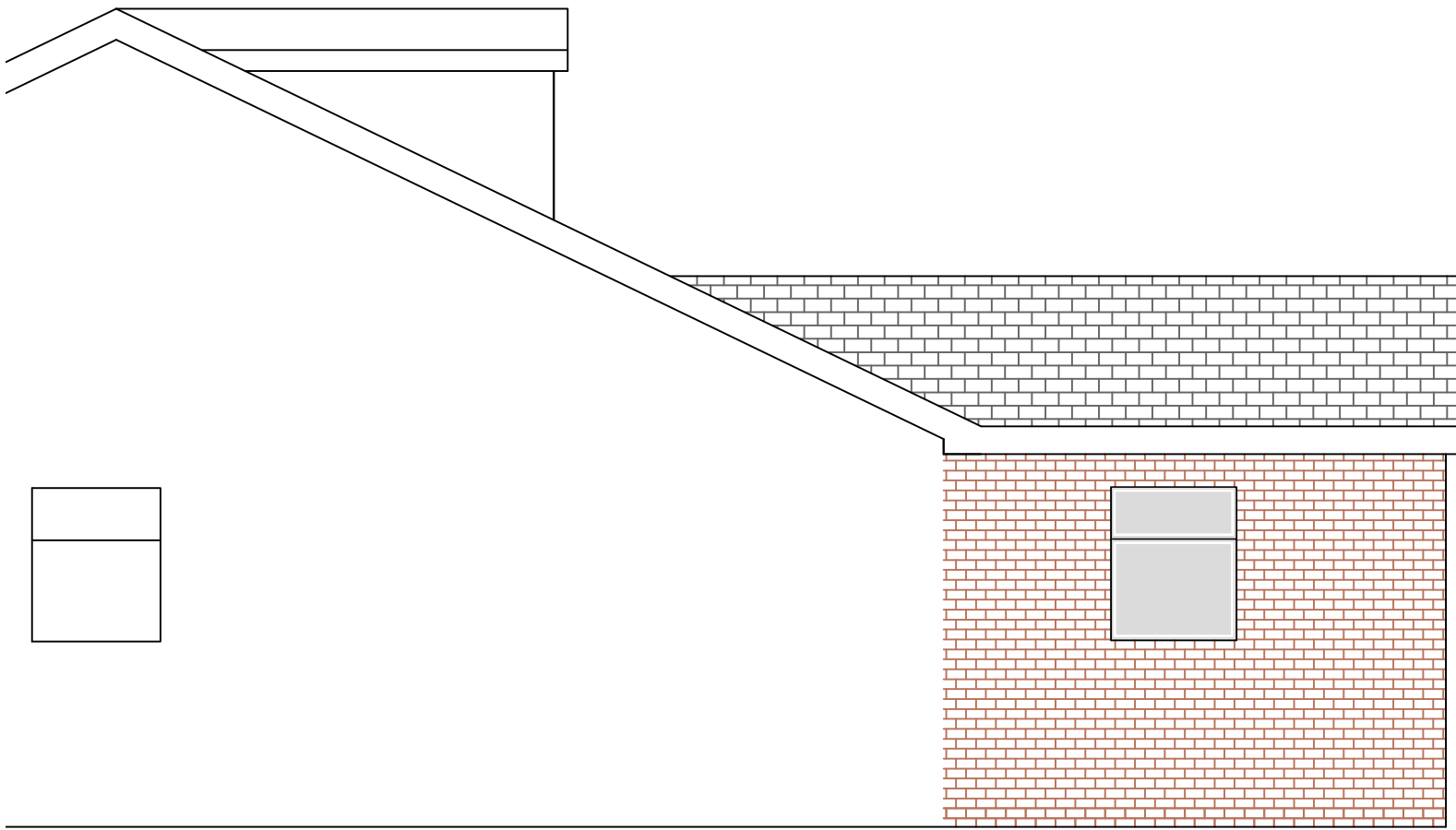
EXISTING SIDE



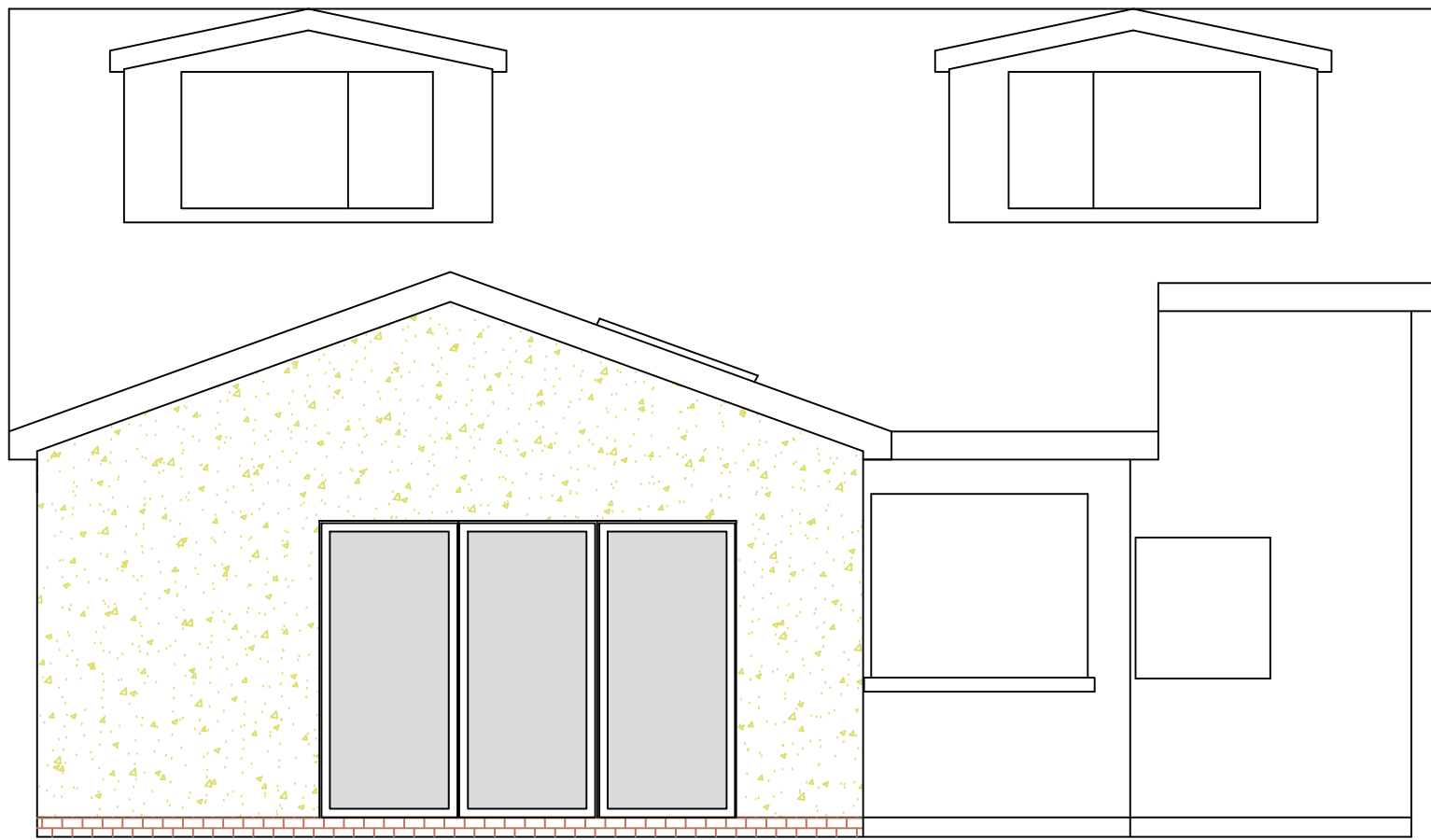
EXISTING REAR



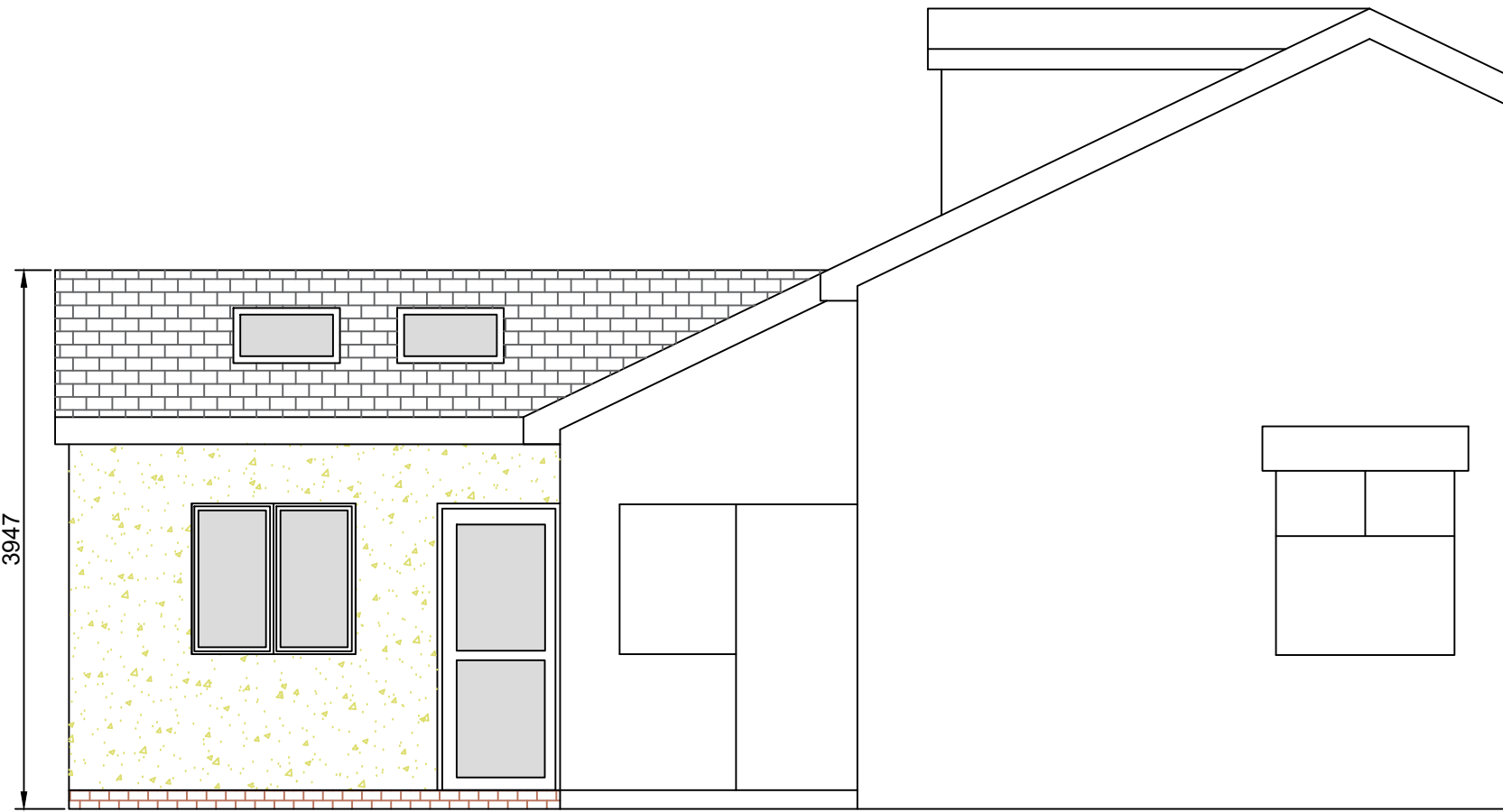
EXISTING SIDE



PROPOSED SIDE



PROPOSED REAR



PROPOSED SIDE

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 8000mm<sup>2</sup> openers min 100mm 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 10kgm<sup>2</sup>  
& 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 2mc/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 0.3m<sup>2</sup>  
40mm waste to bath/sink/shower/bidet 32mm waste to  
basin all with antivac 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 TRVs 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 :

**6 Isle of Man  
Ramsgreave  
BB1 9BW**

CLIENT:	Mr David Holden	
DATE:	March 2022	
SCALE:	1:50 & 1:100 @ A1	
DWG No:	1 of 2 Layouts & Elevations	
L.A:		
AMENDMENTS:	DATE:	

**ENTWISTLE DESIGN SERVICES**

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