

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 minimim 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 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 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 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 0.3m²
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 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 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.

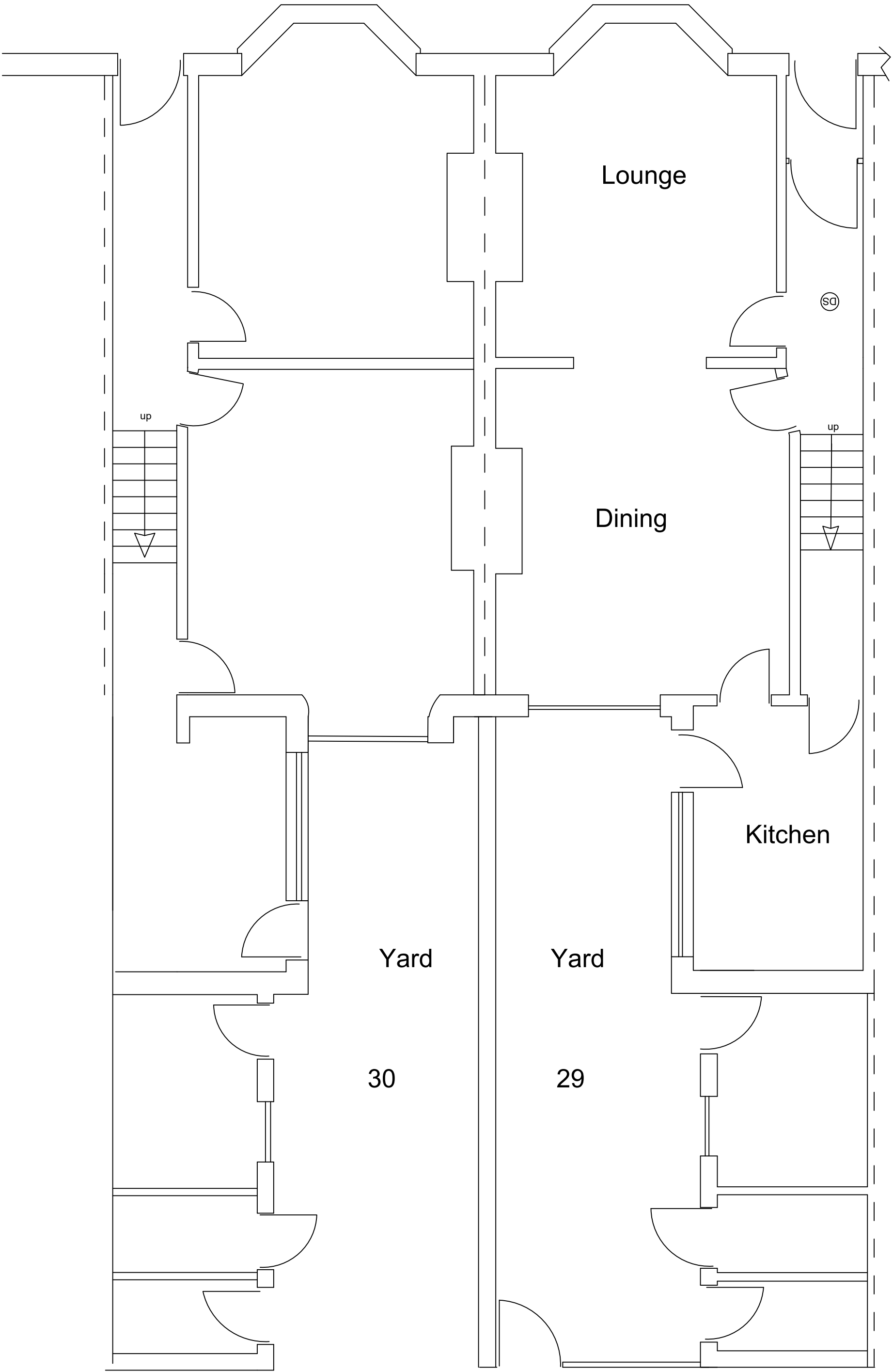
Proposed extensions at :

**29 Blackburn Road
Ribchester
PR3 3ZP**

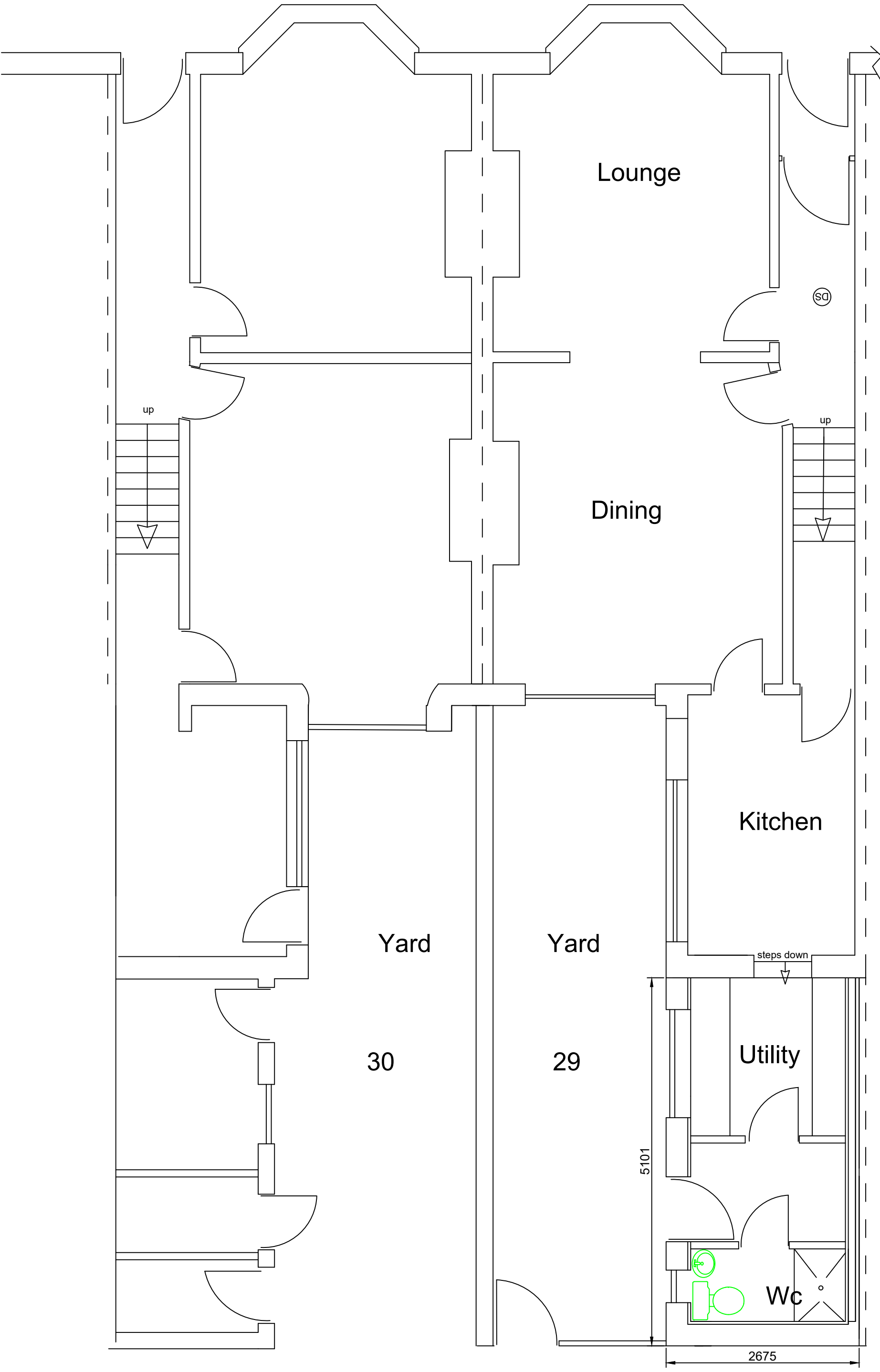
CLIENT:	Miss Collins
DATE:	January 2023
SCALE:	1:50 @ A1
DWG No:	Layouts
L.A:	
AMENDMENTS:	DATE:

ENTWISTLE DESIGN SERVICES

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EXISTING LAYOUT



PROPOSED LAYOUT