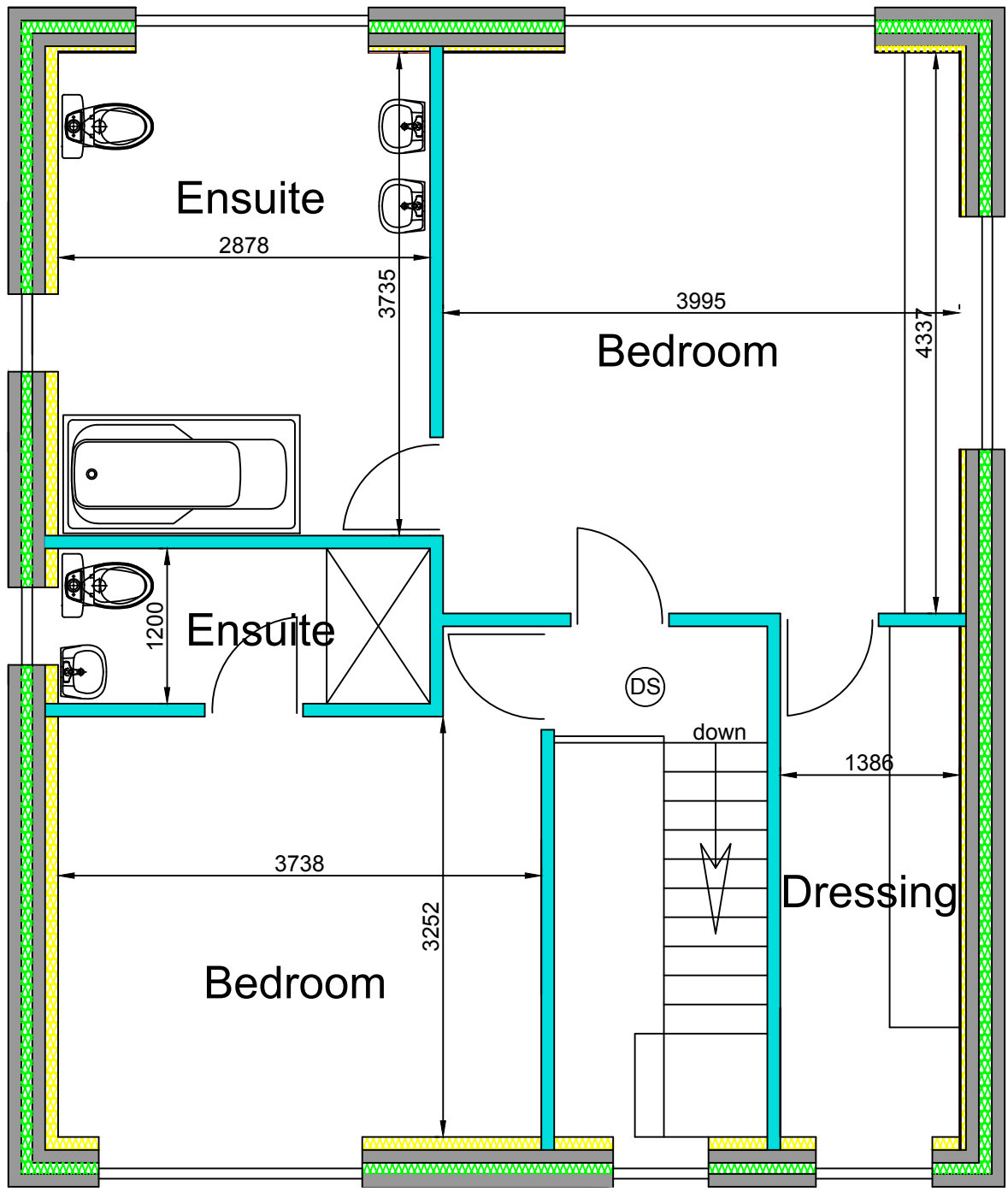
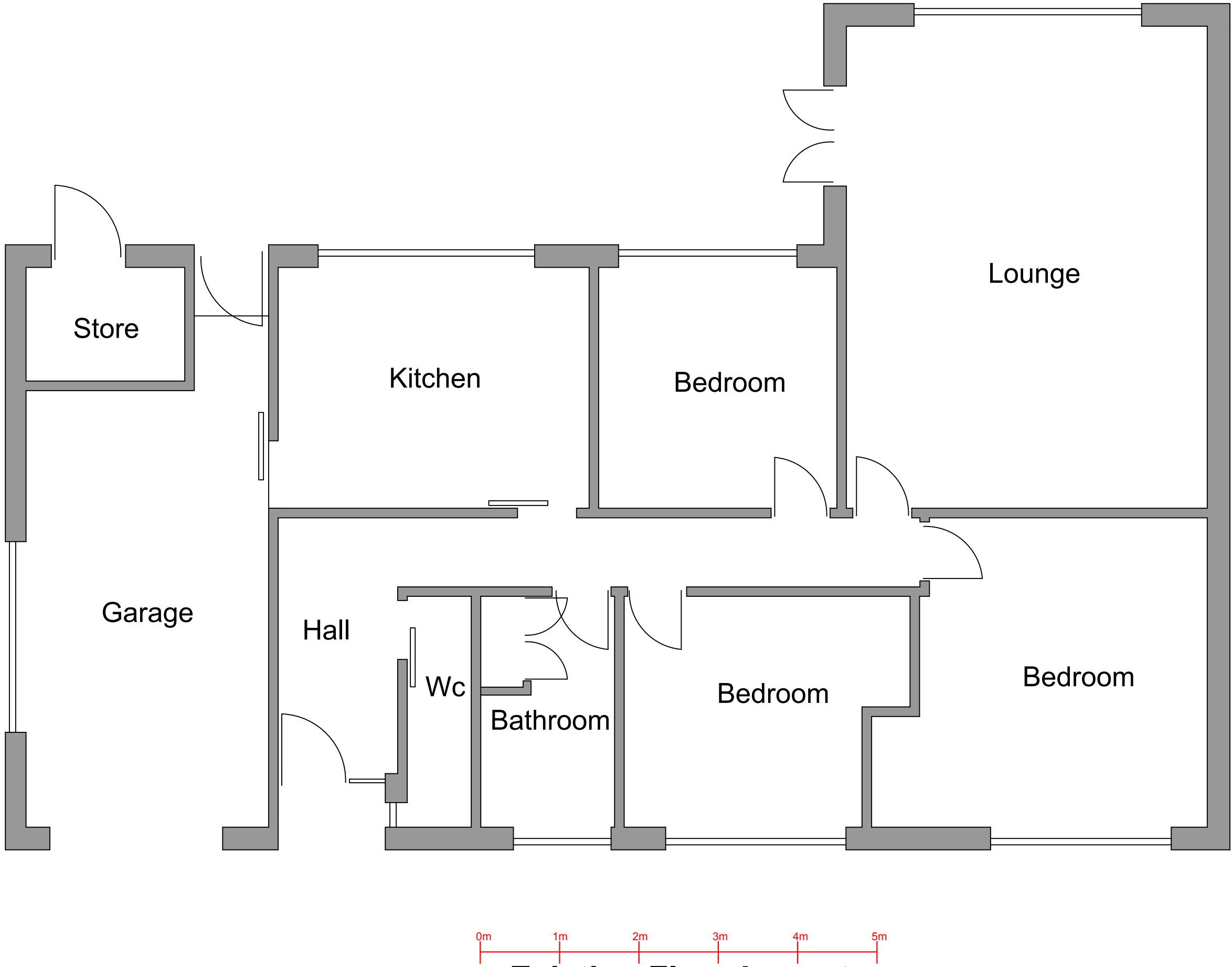


Proposed Ground Floor Layout



Proposed First Floor Layout

delete as necessary  
form Extension as shown  
1: Windows to be double glazed with Pilkington K,E glass with min 16mm airgap between glazing. Trickle vents fitted giving min 8000mm<sup>2</sup> openers min 1/10th opening lights.  
Windows to be quality C or better  
2: window and door openings to have draught seals fitted.  
3: All glazing to windows within 800mm of floor & 1.5m in doors & side panels to be fitted with safety glass  
4: Stainless steel cavity ties at 750 mm/c horizontal and 450mm/c vertical and to each block course at reveals.  
5: Cavities to be continuous secure roof timbers to wall plates bolted to existing wall.  
6: 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 and foundations.  
7: Provide cavity tray and lead flashing at junction with roof and house wall.  
8: Rainwater via 100mm gutter and 63mm downspout to new/existing gulleys.  
9: Vertical and horizontal dpc's to all new openings.  
10: 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  
11: Insulated catnic lintols over all new openings.  
12: 30\*5mm mild steel straps secured to trusses/ joists/rafters and ceiling spars at max 2mc/c turned down cavity/wall and built in.  
13: Provide min 12.5mm gap between wall and fascia to ventilate pitched roof space if breathable membrane is not used.  
14: Encase rsj's in 12.5mm fireline boards  
15: New Boiler to be A rated and be installed by a Gas Safe registered installer.  
16: Cavities to be closed with Thermabate cavity closers  
17: At least 1 in 4 light fittings in new rooms to be energy efficient.  
18: Provide TRV's to all new radiators.  
19: No beams to be ordered or work commenced on site until calculations have been checked by building control and a full approval issued.  
20: If necessary contact manufactures of products.  
21: Please provide cavity tray and lead flashing at roof/wall abutments.  
22: 100mm gutter and 63mm down pipe. All drainage details to be agreed on site between building control and contractor.  
23: Provide mechanical ventilation to bathrooms utilities kitchens giving min 15ltrs per second extraction to bathrooms  
30ltrs per second extraction to utilities and kitchens.  
24: Provide mains operated smoke detection as shown linked together with battery backup.  
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.  
Any structure being used for support must be checked to determine suitability. if found not suitable please contact PCE Designs Ltd for further instruction  
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.



Existing Floor Layout

Proposed alterations at :		
Avondale Sawley Road Grindleton BB7 4QS		
CLIENT:	Mr & Mrs Seed	
DATE:	July 2024	
SCALE:	1:50	
DWG No:	House Extension Existing & Proposed Layouts 1 of 6	
L.A:		
AMENDMENTS:		DATE:
ENTWISTLE DESIGN SERVICES		
7 Edgefield Astley Village Chorley PR7 1XH	Tel:01257 274976 E-Mail entwistledesign@aol.com	