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Structural engineer to design steel lintel over new bi-fold door opening.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drains. Drainage run to be confirmed and exposed during excavations for extension.

45 degree line to show that extension is within Rochdale Planning's SPD regarding rear extensions.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drains. Drainage run to be confirmed and exposed during excavations for extension.

Broken lines indicate existing side and rear cavity walls to be partially removed, to form larger kitchen space. Structural engineer to calculate and design suitable support steelwork and associated padstones and if required columns to each end of the steel. Structural engineer to confirm joist direction local to rear gable. Initial thoughts are that they run side to side. To be confirmed.

Existing garage floor to be 150x50mm timber C16 joists with 100mm Celotex XR4000 insulation pressure fitted between joists. Joists to be sat on Catnic joist hangers with 18mm ply board on top of joists.

Drains to new WC and utility room to connect into existing soil pipe on existing gable. Soil pipe to be boxed in with access panel at base, for rodding purposes.

Line existing garage wall with 75x50mm timber studs, fully filled with PIR insulation and lined with 52.5mm insulated plasterboard and skim.

Door between garage and utility to be an FD30 self closing door. With smoke seals and intumescent strips.

Wall between utility and garage store to be built with 150x50mm timber studs, fully filled with PIR insulation and lined with 52.5mm insulated plasterboard and skim to both sides. To achieve a U-Value of 0.18W/m²K.

Line existing walls with timber studwork and PIR insulation between studs line with plasterboard. To give a smooth wall for kitchen units and to provide some sound proof between houses.

Broken lines indicate existing wall to be removed. First indication is that it is a stud wall but there may be a support beam above the wall. Builder to confirm before removal of stud wall and rear gable wall.

Build new stud walls in 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim to both sides. Include for 50mm Isover insulation between studs.

Build up existing openings in timber studwork to leave a recess for both toilet and sink.

- HD Indicates heat detector.
- SD Indicates smoke detector.
- FD30 30min fire door.

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JOB TITLE : Proposed Extensions And Alterations
ADDRESS : 133 Kingsway, Alkington
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 01.08.23

JOB NO./ DWG NO. 764-08A