

Take out any existing doors to lounge and habitable inc kitchen
Provide and fit FD20 826x2100mm internal quality door and frame with 10x5 intumescent strip in frame with architrave round.
Style to clients choice.

Provide and fit 1700x2100mm slim alu framed
2 leaf patio doors. Retain existing lintol over

Beams A
Insert 1no. UB to take
existing internal leaf with 600x150x150mm
deep padstones.
Form 4300x2100mm high opening -check on
site- and make good floor, wall and ceiling
finishes.
Provide 2 layers plasterboard to give 1/2 Hr
FR.

B	

New cavity wall construction to be bonded to existing using MS crocodile clips fixed in accordance with manufactures instructions.

75mm dia upvc rwp into BIG to connect to existing drain with 100mm dia saltglaze drain laid to falls.

GROUND FLOOR PLAN
as proposed
scale 1:50@A3

FD 20

existing conservatory to be taken down

conservatory

lounge

Take out existing window.
Cut cavity wall construction to floor level.
Close and make good reveals.
Provide and fit 2300x2100mm slim alu framed
2 leaf patio doors. Retain existing lintol over

STUD PARTITIONS
New stud partitions to be 75 x 50mm studs at 450mm centres on 100x50mm ground with 13mm. plasterboard and skim finish to both sides with 100mm sound insulation batts between studs. Exact final position to be decided on site.

WC
WC suite to clients choice.
32mm trapped waste tow/hb.
Existing 100mm dia soil drain to WC.

WC Ventilation
Mechanical extract vent through wall capable of extracting at minimum 15 per second with 15 minute over-run.

Smoke detector powered from mains
and linked to smoke detector on first
floor with battery backup.
To comply with BS 5446

Approximate Line Of Existing Drains

PROPOSED
PORCH
not heated

1. ALL NOTES TO COMPLY WITH BUILDING REGULATIONS AND TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTISE.
2. CONTRACTOR IS TO USE ONLY THE STAMPED APPROVED BUILDING REGULATION DRAWING FOR SITE CONSTRUCTION.
3. ROOF TO BE VENTILATED IN ACCORDANCE WITH BS 5250, GAPS AT FASCIAS, GLYDVALE OR REDVENT.
- 5.CONTRACTOR TO REMOVE ALL DEBRIS FROM SITE DURING PROGRESS OF WORK AND LEAVE FREE FROM DEBRIS AND TIDY ON COMPLETION.
6. INTERNAL GLAZING AND DOORS TO BE FITTED WITH ØSTİPPOLYTEÖ SAFETY GLASS TO BS 6216 GLASS B OBSCURE OR PILKINGTONS ARMOUR PLATE AS REQUIRED.
- IF TOUGHENED GLASS IS USED , THEN A CERTIFICATE OF PROOF IS REQUIRED.
8. A CERTIFICATE OF PROOF WILL BE REQUIRED FROM THE CONTRACTOR OF COMPLIANCE WITH RELEVANT CODES OF PRACTISE.

Check on site for separate soil and SW system.
All new soil drainage to discharge into existing soil system
and new SW to discharge into existing SW system.

**SUBJECT TO
HOUSEHOLDER PLANNING
&
BUILDING REGULATIONS APPROVAL**

Commencement on site before full
Building Regulation approval at own risk

Revisions			
	A	Planning amendment	Dec24
Proposed Removal of Existing Garage, Conservatory and car port. Proposed Construction of Two Storey Side extension, Porch and Internal Alterations at 24 Boardman Fold, Alkrington Middleton. M24 1GD client Mr D. O'Callaghan			
drawing		date Oct 2024	
GROUND FLOOR PLAN		drawing 2	
as proposed		scale as indicated @ A3	
status		rev.	
Householder Planning Submission		A	