

Catnic CX insulated steel lintel inserted over new door opening.

New back inlet gully to face of rear extension, run new Upvc gutter into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drainage run. Existing drainage run to be confirmed and exposed during excavations for extension. If drainage run goes under extension, then top of foundations are to be at least as deep as the under side of the existing drain AND to depth of existing foundations.

Tooth in new brickwork to existing and new cavity to run into existing.

Broken lines indicate existing rear cavity wall to be partially removed. Structural engineer to design and calculate support steelwork. Thick red lines indicate steelwork.

Build new stud walls in 75x50mm timber stud and 1 layer of 12mm ply and 1 layer of 12.5mm plasterboard and skim to both sides. Fill cavity between studs in mineral wool insulation for acoustic purposes.

Broken lines indicate existing rear wall of bathroom to be removed and new stud wall built to suit new size of shower room.

New door opening formed in existing wall and existing door built up in blockwork. Insert PCC Naylor lintel over new door opening.

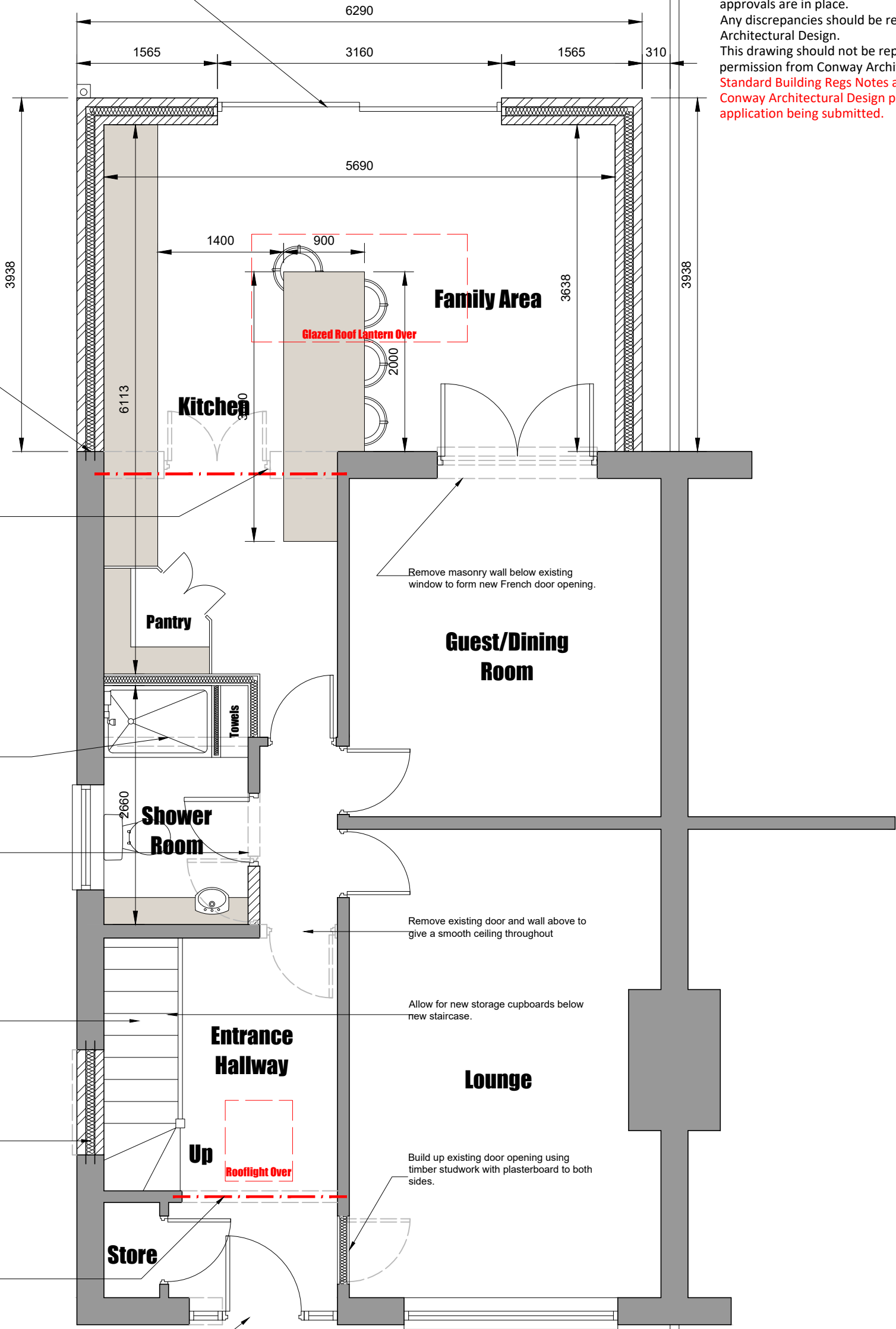
New timber staircase from first to second floor to have a going of 245mm 13no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

Build up existing window opening in brickwork outer leaf to match existing, 100mm blockwork inner leaf with full fill mineral wool insulation in cavity. Tooth new brickwork into existing.

Broken lines indicate existing internal wall to be partially removed, to form opening into new large hallway. Structural engineer to design suitable support steelwork, if required for structure above.

Broken lines indicate existing opening widened to allow for glazed screen to both sides of existing front door. Insert suitable Catnic cavity wall lintel over opening.

Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued. This drawing should not be scaled. Work to figured dimensions only. All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place. Any discrepancies should be reported to Conway Architectural Design. This drawing should not be reproduced without written permission from Conway Architectural Design. **Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.**



**Conway
Architectural
Design**

6 Conway Close
Alkington
Middleton
Manchester, M24 1EW
E: conway-design@outlook.com

JOB TITLE : Rear Extension And Loft Conversion
ADDRESS : 25 Warwick Road, Alkington
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 13.09.24

JOB NO./ DWG NO. 889-07