

SCALE 1:50

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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

New building regs compliant steps and landing from new rear external doors.

New Catnic CG insulated steel lintel inserted over new door and window openings.

Existing steps to lower garden to have top step/landing adapted so top step is further away from corner of extension.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run.

Builder to ascertain position of existing drains and agree with building inspector connection details on site.

Red broken lines indicate support steelwork over existing rear and side cavity wall to support corner of house and cavity wall above at first floor level. Structural engineer to design steelwork and connection details accordingly

Broken lines indicate existing single storey timber frame extension to be demolished and removed from site.

New Catnic CG insulated steel lintel inserted over new window opening. Window is within 1 metre of a boundary so should be less than 1m² and non-openable.

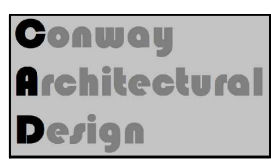
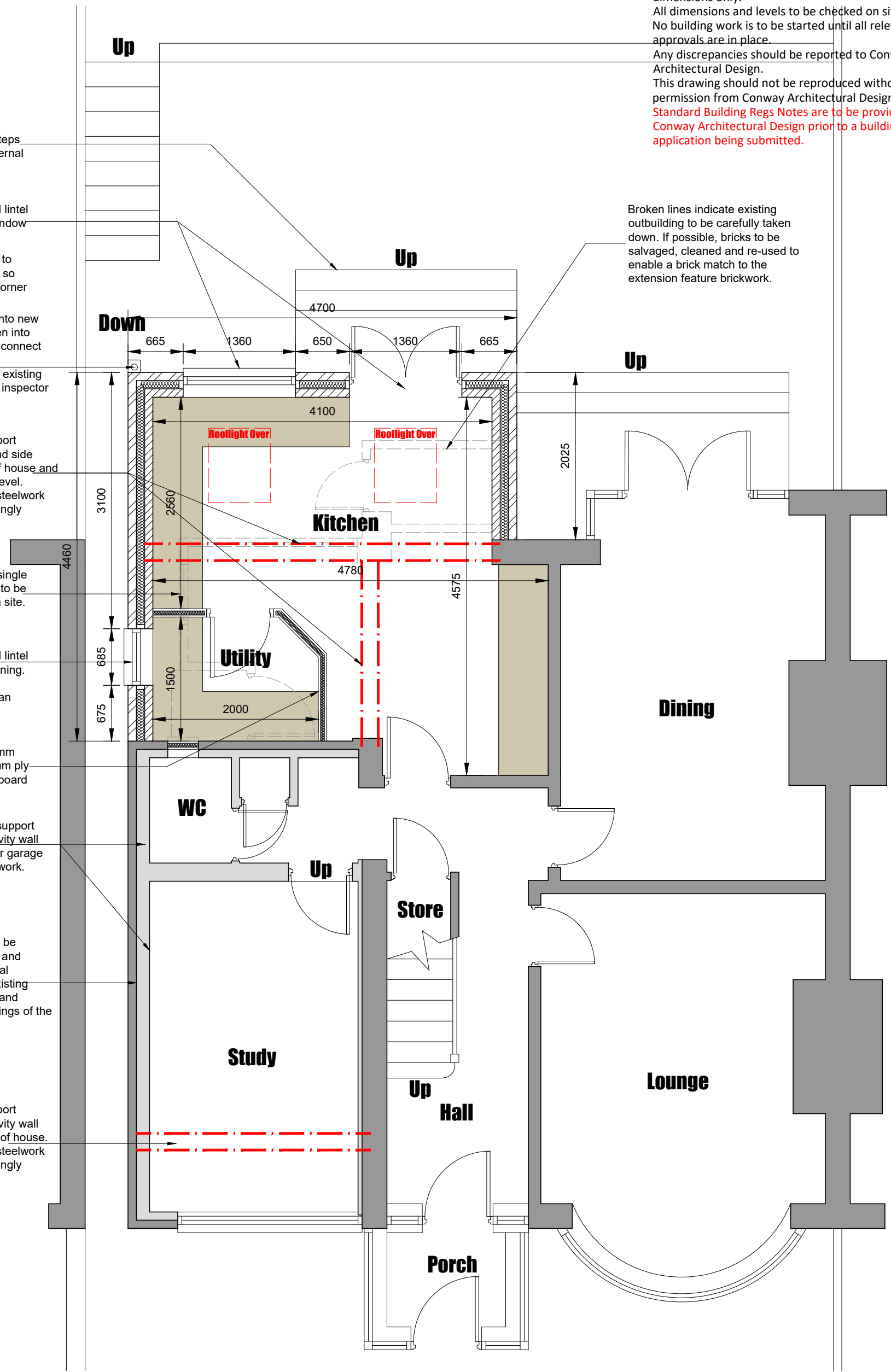
Build new stud walls in 75x50mm timber stud and 1 layer of 12mm ply and 1 layer of 12.5mm plasterboard and skim to both sides.

Structural engineer to design support steelwork for new first floor cavity wall above. As existing ground floor garage conversion is single skin brickwork.

Existing garage foundations to be exposed for building inspector and inspector to liaise with structural engineer to confirm that the existing foundations are deep enough and suitable for the additional loadings of the first floor extension.

Red broken lines indicate support steelwork for new first floor cavity wall where set back from front line of house. Structural engineer to design steelwork and connection details accordingly

Broken lines indicate existing outbuilding to be carefully taken down. If possible, bricks to be salvaged, cleaned and re-used to enable a brick match to the extension feature brickwork.



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

JOB TITLE : 2 Storey Side, Single Storey Rear Extension
ADDRESS : 26 Home Drive, Alkington
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 10.10.24