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All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.
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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

Care to be taken when excavating close to existing neighbouring extension. If required a structural engineer is to provide a method statement for this area of foundation pouring.

Catnic CG insulated lintel to be inserted over opening. Exact Catnic reference to suite cavity wall build up and thickness.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drainage run. Builder to ascertain position of existing drains and agree with building inspector connection details on site.

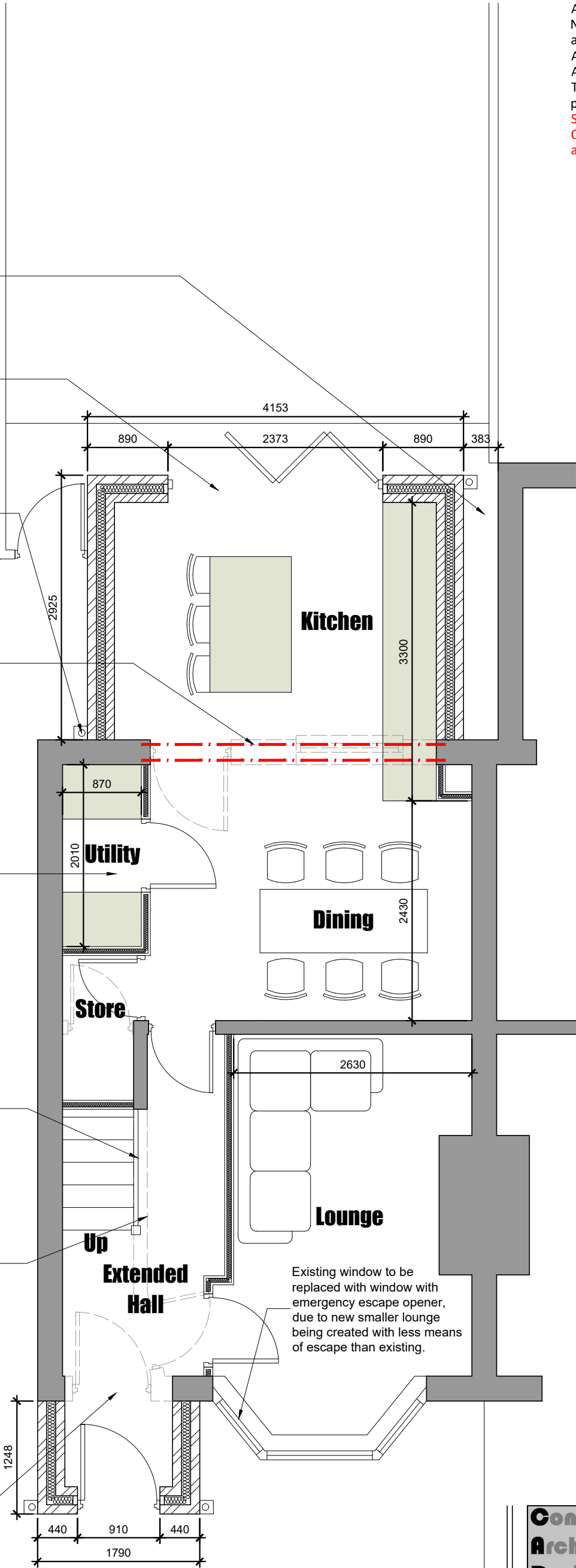
Broken lines indicate existing rear cavity wall to be removed partially at ground floor level and all of rear wall at first floor level.
Structural engineer to design and calculate new support steelwork for rear gable.

New utility room to have smoke detection within room and kitchen to have heat detector. Door always to be open when someone is in the utility, to prevent late detection of fire.

New balustrade to existing staircase to comply with Part K of the Building Regulations.

Broken lines indicate existing internal wall to be removed. Builder to confirm if wall is loadbearing before removal. If loadbearing then a structural engineer is to provide details and calculations for support steelwork.

Broken lines indicate existing front door removed and opening widened to suit internal width of new porch. Insert PCC Naylor lintel under each leaf of masonry to the agreement of a structural engineer. If required then a structural engineer is to detail alternative method of supporting cavity wall above.



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JOB TITLE : 2 Storey Rear Extension
ADDRESS : 9 Clayton Street, Rochdale
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 10.11.25

JOB NO./ DWG NO. 1041-07A