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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 Velux rooflights to be fitted to manufacturers instructions.
Structural engineer to specify trimming detail around opening.

Minimum 150mm Code 4 lead flashing to abutment of existing house.
Flashing to lap into remedial cavity tray, or under existing window in rear of existing house.

Existing bedroom 3 to be converted into new bathroom.
Soil waste to connect into existing soil pipe waste from adjacent en-suite.

New Catnic CG insulated steel lintel inserted over new window opening.

Build up existing door opening in 50mm timber studs and lined with 12mm ply and 12.5mm plasterboard to both sides of studwork.

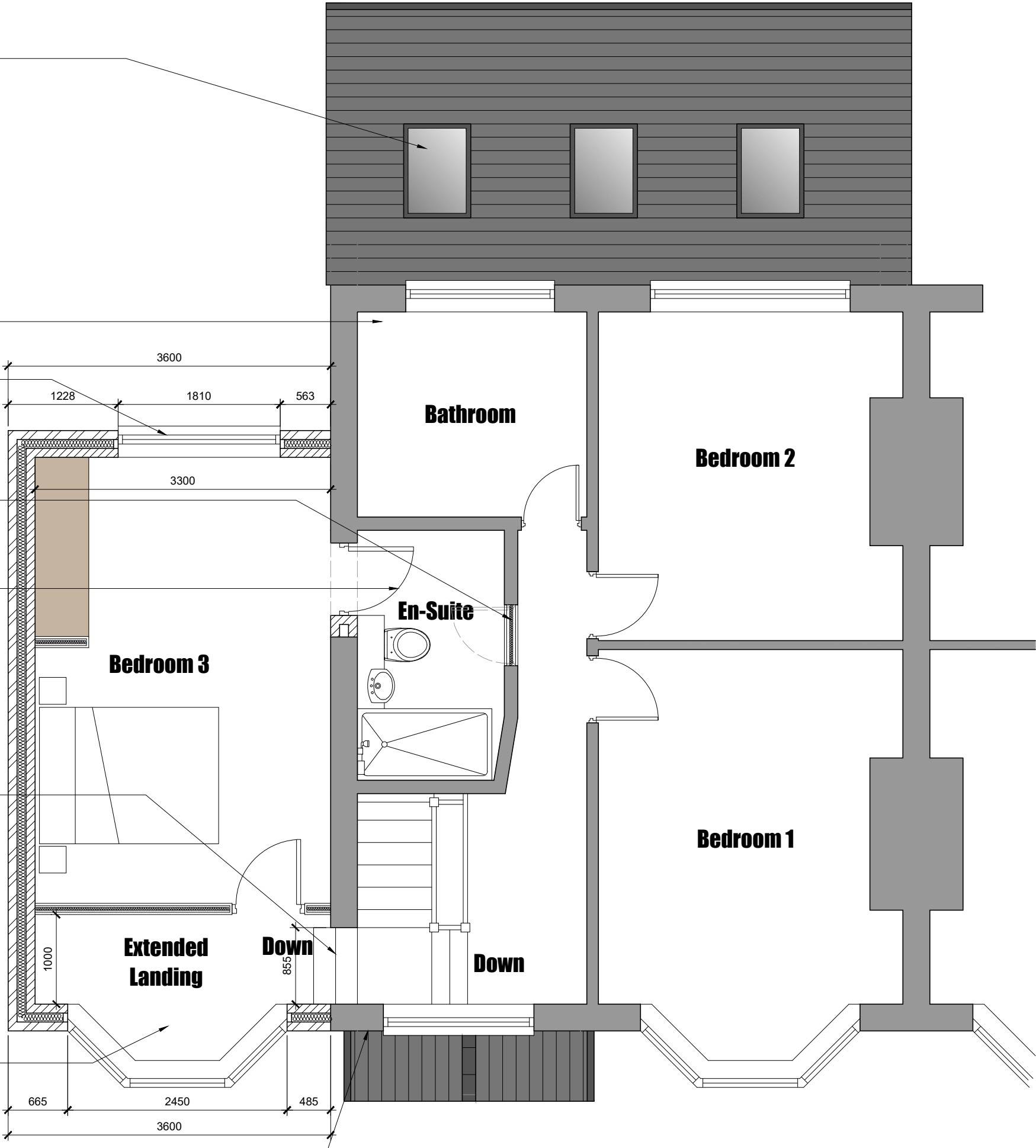
Existing window to be partially built up in 100mm blockwork and cill level dropped to floor level to form new door opening into existing bathroom, which is to be converted into new en-suite. Exact layout of en-suite to be confirmed by client.

3no. steps up to first floor extension from landing to be compliant with Part K of Building Regs.

New stud walls to be 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard to each side of studs. Fill cavity of framework with isover 50 acoustic insulation.

Structural engineer to design lintel to bay window opening and support for bay window floor.

Minimum 150mm Code 4 lead flashing to abutment of existing house and extension.
Flashing to lap into remedial/new cavity tray.



Conway Architectural Design

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JOB TITLE : 2 Storey Side, Single Storey Rear Extension
ADDRESS : 52b Kingsway, Alkrington
DRAWING TITLE : Proposed First Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 06.04.26