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Structural engineer to design suitable steel beam and plate for outer skin to support existing first floor masonry above and also enable new steelwork of side gable to be sat above.

Paving

Broken lines indicate existing loadbearing side cavity wall, doors and windows to be removed to form larger kitchen/dining area. As the gable sets forward then this also needs to be supported and shown in the structural design. Structural Engineer to provide calculations for steelwork and relevant padstones and connections to support existing structure above and integrity of side gable walls of existing house. Steelwork to be raised as high as possible.

Cill and head of existing window to be raised, to match height of new window in the opposite wall.

Waste drains to kitchen to disperse into existing gully here.

Existing steel beam suspected to support existing chimney breast above to be exposed during works and a structural engineer is to advise if it can be attached to new beams supporting side cavity wall above. If not, then a structural engineer is to design new support steelwork for the existing structure above.

Lounge

Broken lines indicate new door opening formed with PCC Naylor lintel inserted over opening.

Existing door opening built up in 75x50mm timber studs with 12mm ply and 12.5mm plasterboard and skim coat to each side. Insert new door under stairs for extra storage. Remove existing under stairs door.

Existing soil pipe to be dug out and re-positioned on front of side extension. New shower room drains to connect into re-positioned soil pipe.

Kitchen

Shower Room

Utility

Store

Entrance Hallway

Up

Dining

Dining

Catnic CG insulated steel lintel inserted over new window opening.

New stud walls to be 75x50mm timber studs lined both sides with 12mm ply and 12.5mm plasterboard and skim. Shower room door to be a pocket door. Use Eclipse pocket door framing or equal approved.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run. Drainage run to be confirmed and exposed during excavations for extension.

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

New PPIC inspection chambers to allow new connection from new shower and rainwater pipe into existing drainage run.

Assumed line of existing drainage run.



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JOB TITLE : Single Storey Side Extension
ADDRESS : 227 Manchester New Road, Alkington
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 25.05.26