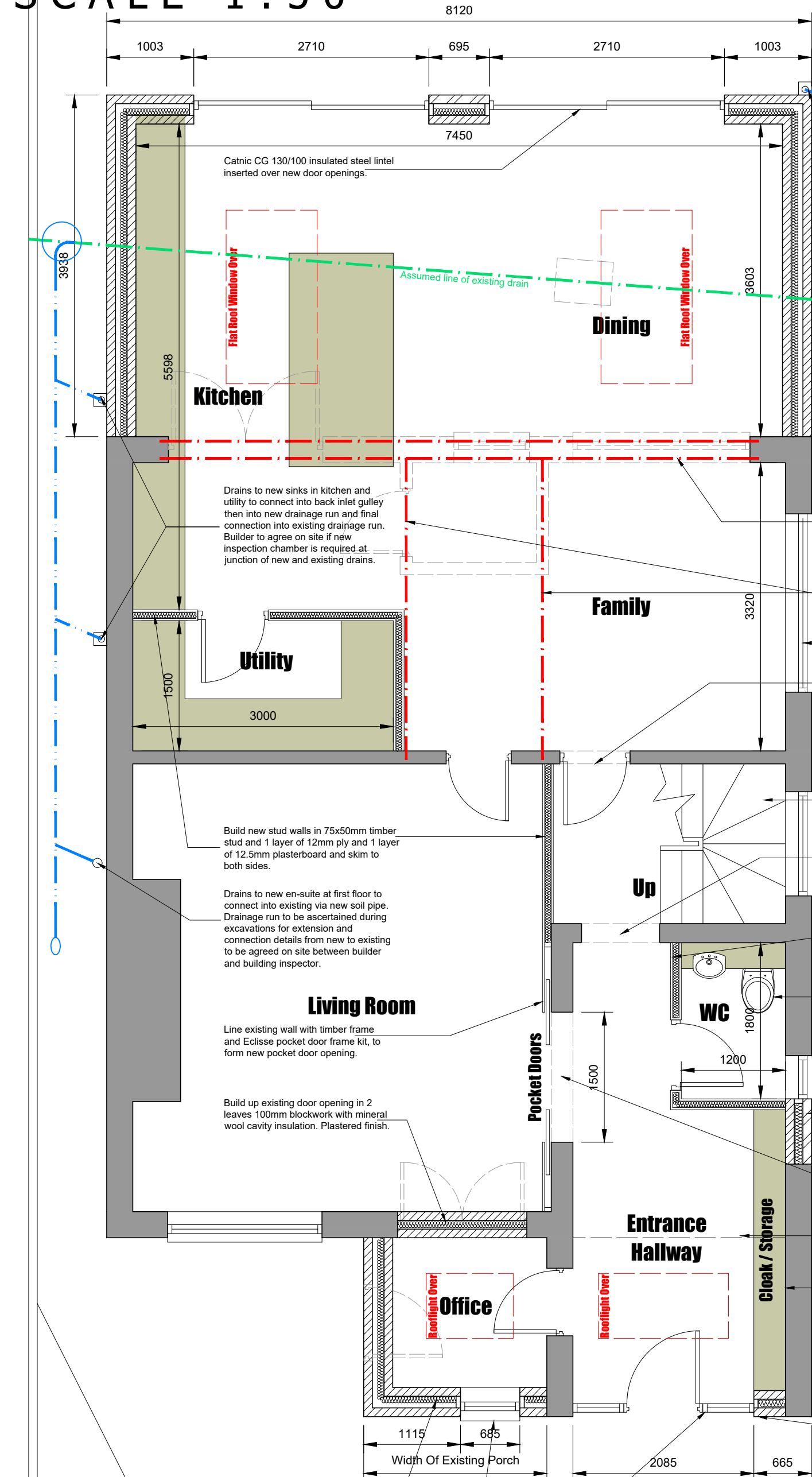


SCALE 1:50



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New Upvc gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run(to be agreed on site between builder and building inspector). Existing drainage run to be confirmed and exposed during excavations for extension.

Broken lines indicate existing inspection chamber to be removed and new Polypropylene inspection chamber inserted over existing drainage run. Builder to agree with building inspector on site.

Broken lines indicate existing cavity external rear wall to be removed. Structural engineer to design, detail and calculate steelwork(shown with thick red lines) to support structure above and relevant padstones etc. Beams to be raised as high as possible within existing floor joists 'zone' to give a flush ceiling through into extension.

Broken lines indicate existing internal loadbearing wall to be removed. Structural engineer to design, detail and calculate steelwork(shown with thick red lines) to support structure above and relevant padstones etc.

New high level window with Catnic lintel inserted over opening.

Opening formed in loadbearing wall. insert PCC Naylor lintel over opening. Structural engineer to confirm.

New timber staircase from ground to first floor to have a going of 245mm 12no. 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.

Opening formed in loadbearing wall. insert 2no PCC Naylor lintels over opening. Structural engineer to confirm.

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.

New WC formed within new stud wall. Drains to connect into existing via new soil pipe. Drainage run to be ascertained during excavations for extension and connection details from new to existing to be agreed on site between builder and building inspector.

Partially build up existing window in brickwork outer leaf to match existing, 100mm blockwork inner leaf with full fill mineral wool cavity insulation. Tooth in new brickwork to existing. Plastered finish internally.

Opening formed in loadbearing wall. insert 2no PCC Naylor lintels over opening. Structural engineer to confirm.

Existing garage floor to be built up using 150x50mm timber joists sat on Visqueen sheet. Use 150mm Rockwool between joists.

Line internally all original external garage walls with 32.5mm plasterboard and skim, to improve the thermal performance of existing cavity wall. Ceiling to be lined with 12.5mm plasterboard and skim finish.

New gutter to connect into new RWP and then into existing drainage connection, to match existing set up.

Partially build up existing garage door in brickwork outer leaf to match existing, 100mm blockwork inner leaf with full fill mineral wool cavity insulation. Tooth in new brickwork to existing. Plastered finish internally. Builder to discuss with building inspector the wall to be built up of existing foundations up to DPC level.

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JOB TITLE : Single Storey Rear Extension
ADDRESS : 6 Cleadon Drive South, Bury
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 07.02.23

JOB NO./ DWG NO. 707-06A