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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.

New Catnic CX insulated steel lintel inserted over new bi-fold door opening.
Structural engineer to confirm if this is acceptable or calculated steel lintel and plate is required.

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

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

Use doubled up stud walls to ensure each side of the dividing wall is a smooth finish with the existing side gable wall.

Red broken lines indicate support steelwork over existing rear cavity wall of house.
Structural engineer to design steelwork and connection details accordingly.

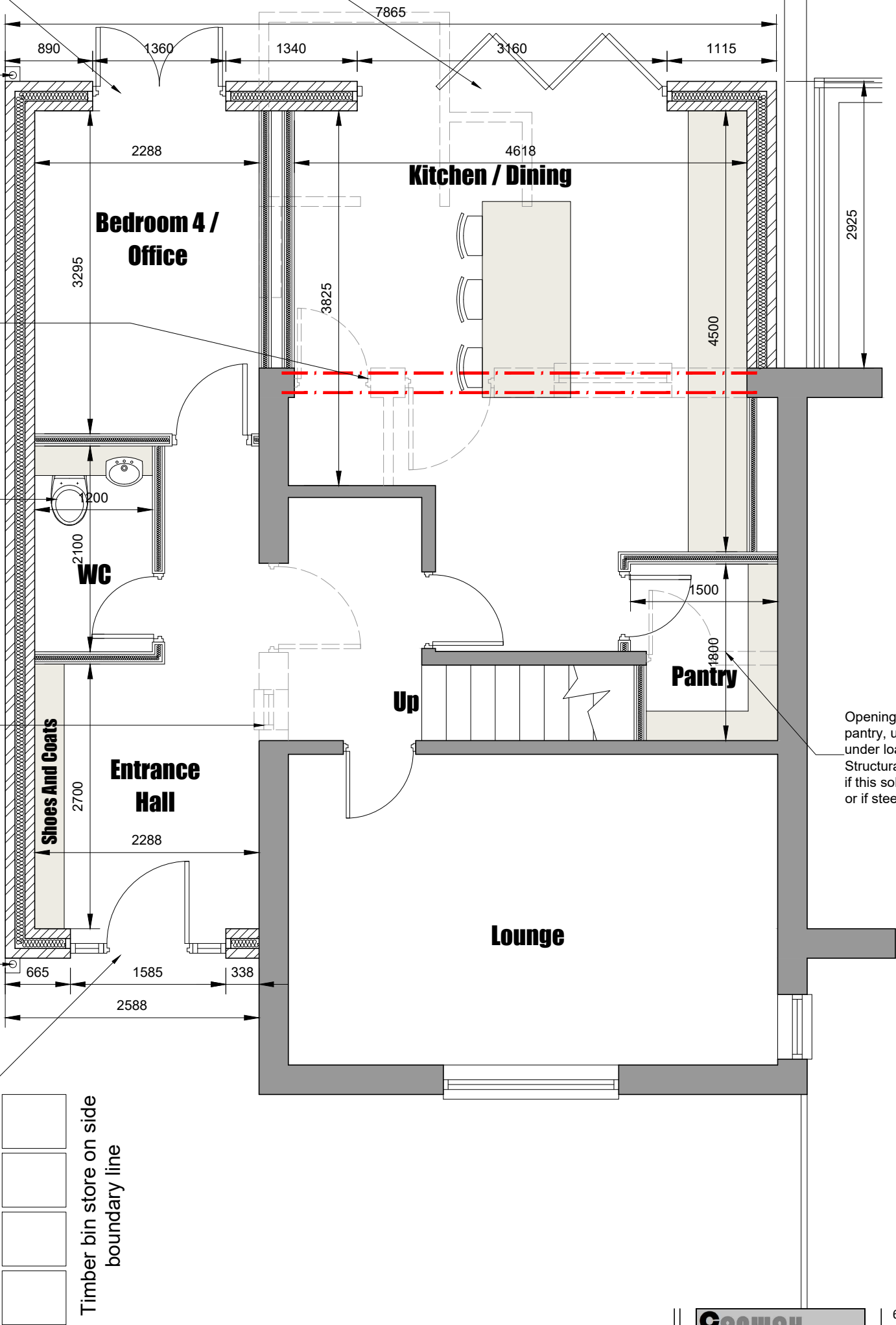
WC to have new drainage connection. As existing drainage position is not available then drain connections are to be agreed on site with building inspector and builder.

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. Insert Isover 50 acoustic insulation into cavity of wall.

Opening formed into existing entrance hallway, use 2no. PCC Naylor lintels, 1 under each leaf of masonry.
Structural engineer to confirm if this solution is acceptable or if steelwork is required.

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

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



Opening formed into new pantry, use PCC Naylor lintel, under loadbearing wall.
Structural engineer to confirm if this solution is acceptable or if steelwork is required.

Conway Architectural Design

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JOB TITLE :	2 Storey Side, Single Storey Rear Extension
ADDRESS :	61 Coronation Road, Radcliffe
DRAWING TITLE :	Proposed Ground Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 15.07.25