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Use Catnic single leaf lintel over brickwork. Structural engineer to design framing out of window for timber frame.

Drains to new en-suite to connect into existing drains from the bathroom. Prior to works commencing, the contractor is to locate the existing soil pipe connect the new en-suite into this. Allow for new rodable/removable cover at base of soil pipe.

Structural engineer to design new timber frame and associated wall ties to new brickwork outer skin wall.

Corner of existing single skin brickwork wall at ground floor level to be adapted to avoid a cavity bridge where the new timber frame is built on top of wall and new outer leaf of first floor is built off new blockwork at ground floor

Structural engineer to design new timber floor joists and fixing detail from existing gable to new timber frame.

Existing bathroom window to be adapted, cill dropped to floor level and opening widened to form new opening into bedroom. Insert PCC Naylor lintel under each leaf of masonry above new opening

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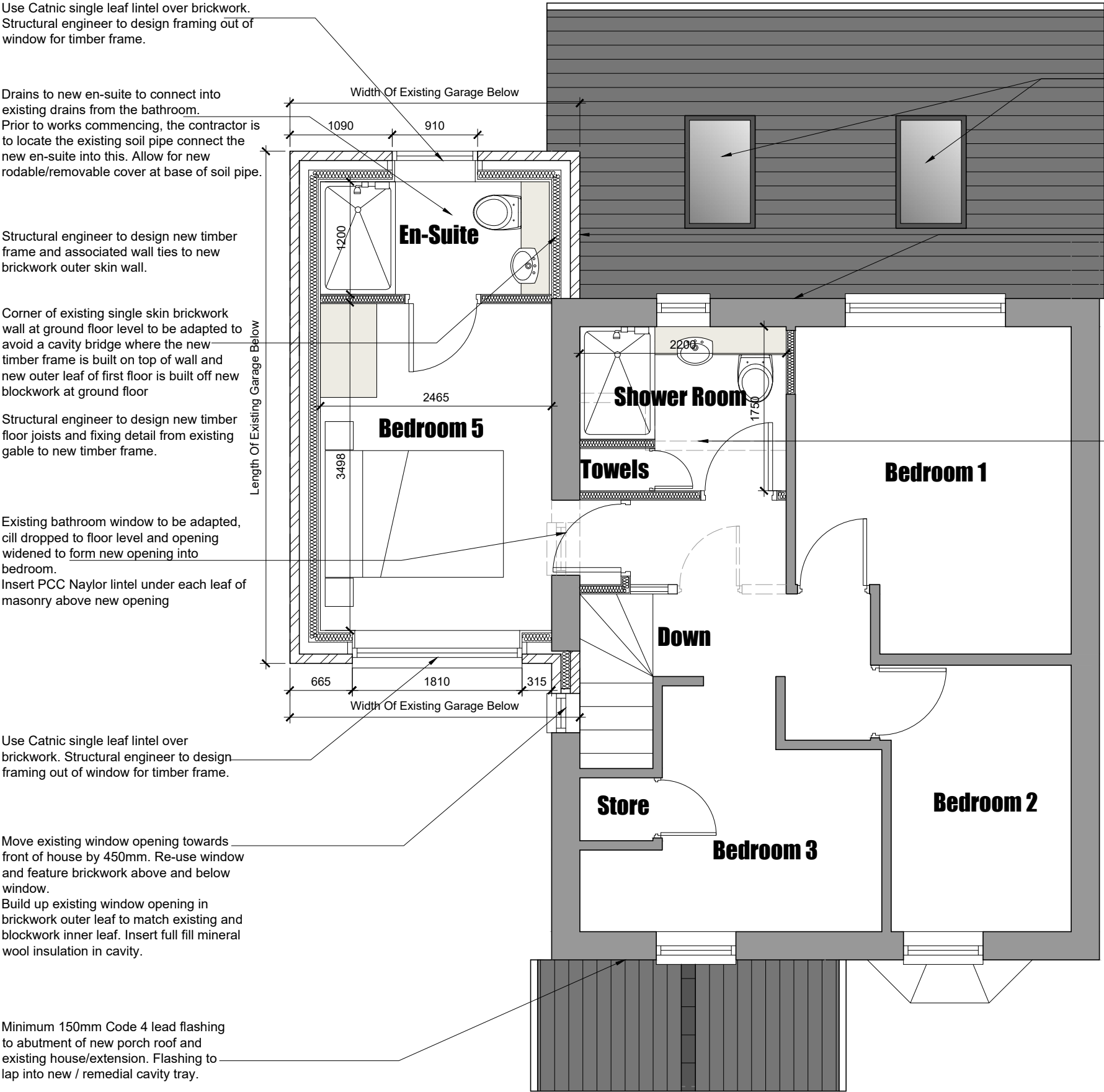
Move existing window opening towards front of house by 450mm. Re-use window and feature brickwork above and below window. Build up existing window opening in brickwork outer leaf to match existing and blockwork inner leaf. Insert full fill mineral wool insulation in cavity.

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

New Velux rooflights to be fitted to manufacturers instructions. Structural engineer to design trimming around velux roof windows.

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

Broken lines indicate existing internal wall to be removed. Existing door opening into shower room to be built up in timber stud and lined both sides with plasterboard. Build new stud walls to form new shower room.



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	JOB TITLE : 2 Storey Side, Single Storey Rear Extension
	ADDRESS : 43 Sycamore Drive, Radcliffe
	DRAWING TITLE : Proposed First Floor Plan
	SCALE : 1:50 @ A3
DRAWN : xxx	DATE : 04.06.26