

New patio to have brickwork wall surround and stone paving, on mass fill stone.

Structural engineer to design support steelwork for new lintels over bi-fold door openings.

Red shading indicates a 2 metre high fence to act as screening for neighbour from new patio area.

New Upvc hopper from drains through parapet wall of flat roof to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drains.

Builder to ascertain position of existing drains and agree with building inspector connection details on site.

Broken lines indicate existing single storey side and rear extension to be carefully taken down and removed from site.

Build up existing rear door opening in masonry, to leave a single door opening from new kitchen.

Opening formed in masonry wall. Insert PCC Naylor lintel over opening. This is an alternative escape door from utility

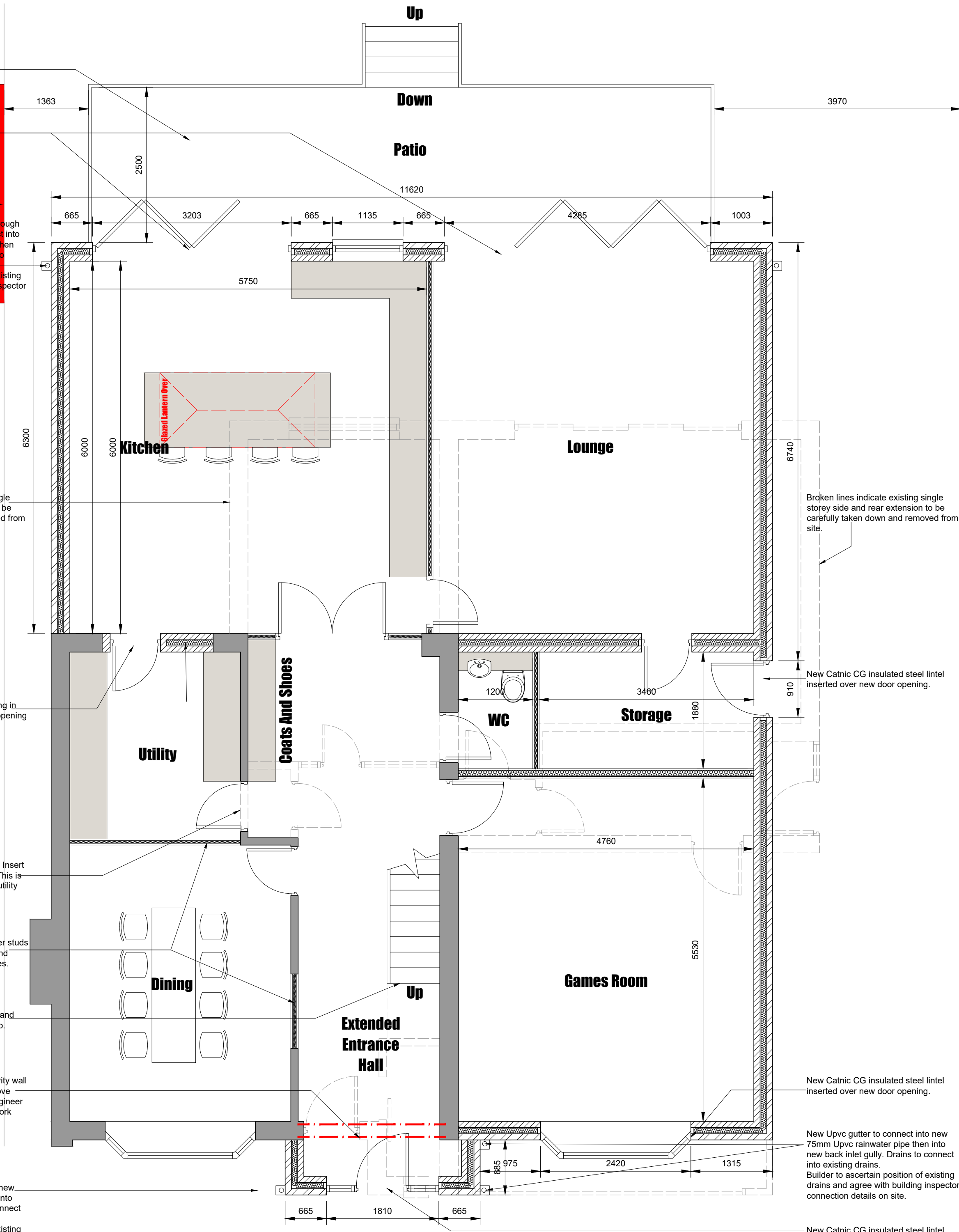
Build up existing opening in timber studs lined both sides with 12mm ply and 12.5mm plasterboard to both sides.

Remove bottom landing of stairs and add new riser as new bottom step.

Broken lines indicate existing cavity wall of toilet removed. insert steel above opening in hallway. Structural engineer to design suitable support steelwork

New Upvc gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drains.

Builder to ascertain position of existing drains and agree with building inspector connection details on site.



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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.

Any discrepancies should be reported to Conway Architectural Design.

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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

Conway Architectural Design

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JOB TITLE : 2 Storey Side, Single Storey Rear Extension

ADDRESS : 18 Avon Drive, Bury

DRAWING TITLE : Proposed Ground Floor Plan

SCALE : 1:50 @ A2

DRAWN : xxx

DATE : 25.02.25