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This drawing should not be scaled. Work to figured dimensions only.
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.

Existing door and window removed, pier between openings removed, to form new bi-fold door opening. Insert Catnic steel insulated lintel over opening.

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

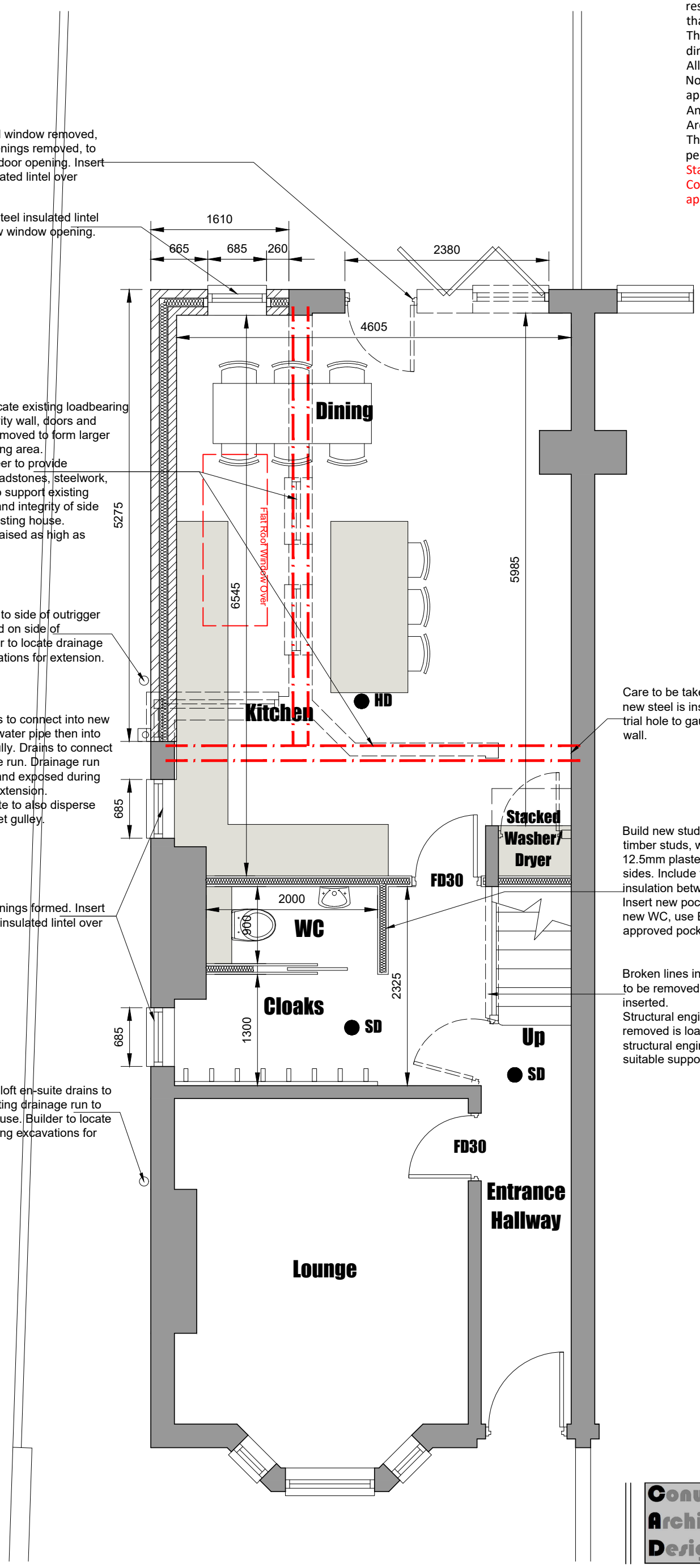
Broken lines indicate existing loadbearing rear and side cavity wall, doors and windows to be removed to form larger kitchen/dining/living area.
Structural Engineer to provide calculations for padstones, steelwork, goalpost frame to support existing structure above and integrity of side gable walls of existing house.
Steelwork to be raised as high as possible.

Existing soil pipe to side of outrigger to be repositioned on side of extnesion. Builder to locate drainage run during excavations for extension.

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.
New kitchen waste to also disperse into new back inlet gulley.

New window openings formed. Insert new Catnic steel insulated lintel over opening.

New soil pipe for loft en-suite drains to connect into existing drainage run to side or rear of house. Builder to locate drainage run during excavations for extension.



Care to be taken on party wall where new steel is inserted. Builder to do a trial hole to gauge thickness of party wall.

Build new stud walls in 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim to both sides. Include for 50mm Isover insulation between studs.
Insert new pocket sliding door into the new WC, use Eclisse or equal approved pocket door frame.

Broken lines indicate existing stair wall to be removed and new balustrade inserted.
Structural engineer to confirm if wall removed is loadbearing. If loadbearing structural engineer is to design a suitable support steel.

HD Indicates heat detector.

SD Indicates smoke detector.

FD30 30min fire door.

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JOB TITLE : Extension And Alterations
ADDRESS : 62 Grange Road, Chorlton
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 30.01.26

JOB NO./ DWG NO. 1059-08B