



Existing doorway retained
and door removed.

Previously block-up
doorway and existing
window to be removed to
make opening between
kitchen and extension.
Existing lintel above
opening to be retained.

Infill between existing house
and new glass extension:
details as drawing ref. AL
123

New cast iron rainwater pipe
to run to inspection chamber,
below ground

New inspection chamber and
underground drainage run to
threshold drain, installed to
manufacturer's
recommendations

New underground drainage
run to be laid at gradient no
less than 1:100

Refer to drawing ref. AL
124 for glass junction
details

Glass purlin beams
above

Slot Drain (eg. Marshalls Drexus
connected to new underground drainage
run) to be installed as manufacturer's
recommendations

General Notes:

The contractor shall check all dimensions and levels on site.
This drawing is subject to approval by Local Authority, Building Control, and the Environment Agency.
All external drainage works shall be constructed in accordance with civil engineering specification for the water industry and Sewers for Adoption 6th Edition for adoptable drainage, for private drainage in accordance with the Building regulations Part H and BS.EN 52:2017.
All manhole and drainage covers shall comply with BS.EN124:2015.
All pipelines shall be tested both before and after backfilling, using either air test or water test, in accordance with BS EN 1610:2015

Storm Water Drainage

New gutters and rainwater downpipe to be connected via trapped access gullies discharging into existing storm water drainage system via new 100mm dia Hepworth or similar plastic pipe 100/150mm drain pipes and fittings to BS EN 1401-1:2019+A1:2023. Rainwater and surface water drains to be laid at minimum falls of 1:100. All in accordance with manufacturers recommendations.
Backfilling of drains to be in accordance with Structural Engineers details and Building Officers approval



Rev	07/01/25	Drawn	Revisions following SMDC Planning department feedback										
	Description												
ctdarchitects			Clerk Bank House Clerk Bank LEEK Staffordshire ST13 5HE	ctd architects © 2024 • This drawing is copyright. • All dimensions to be checked on site before proceeding. • Contractor must notify the architect of any discrepancies before proceeding. • Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level. • All drawings to be read in conjunction with all other consultants drawings and specs.									
			t : 01538 373477 f : 01538 386503				e : info@ctdarchitects.co.uk w : www.ctdarchitects.co.uk						
Client			Project	Scale	1 : 20	Size	A2	Drawn	SJ	Chk'd	CH	Date	18/12/24
Mr & Mrs Ball			Proposed Glazed Kitchen Extension Manor Farm, Park Lane, ENDON. Stoke on Trent. ST9 9JA.	Status	CONDITION DISCHARGE								
			Title	Job No.	Drawing No			Rev.					
			Glazed Extension - Plan 'as proposed'	1541	AL125			A					