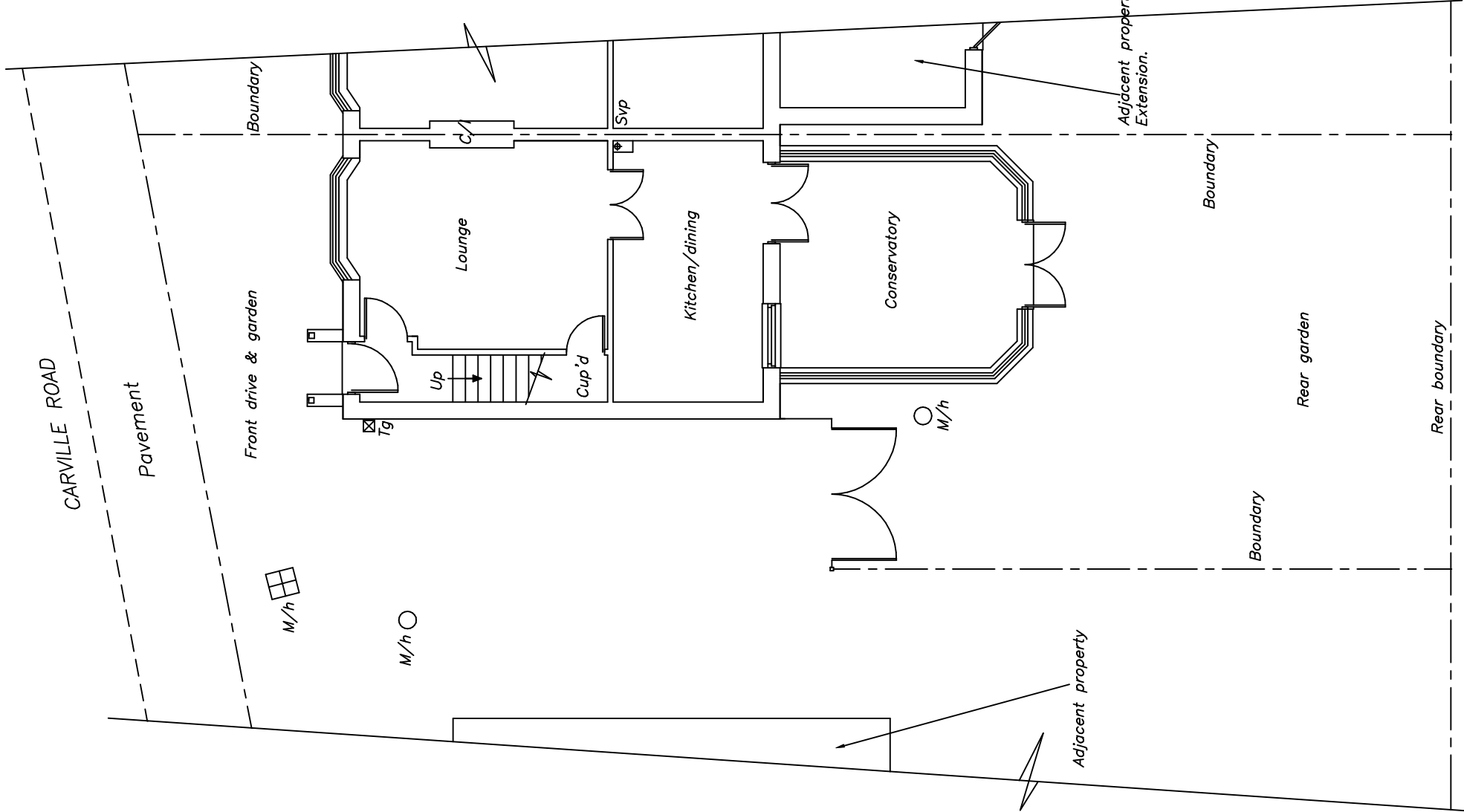


ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

GENERAL NOTES

- Vertical and horizontal dpc's to all cavity closures
- Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 8000mm². where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.
- wet room areas to be provided with mechanical extract ventilation using the following extract rates:—
kitchen—30 litres/sec adjacent to hob or 60 litres/sec elsewhere
utility room—30 litres/sec
bathroom—15 litres/sec.
- Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
- New brickwork to match and key into existing
- Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
- R.C. lintels over drains passing through walls
- Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
- Brick infill between joists 25mm clearance from underside of roof
- Foundations to regulation A1/A2
- Exterior quality timber to facias
- All cavities to be continuous
- Air bricks ducted through wall cavity
- Padstones to all steelwork
- All plumbing to comply with B.S.5572
- Cavity barriers (9mm masterboard or brick on edge
- Foundations within 900mm of drains to be taken down to drain invert level
- Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
- Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1
- Gas proof membrane to be used under floor insulation if build is within 250M of a landfill site.

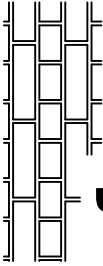
BUILDING WORK NOT TO COMMENCE UNTIL DESIGN STAGE COMMENTS HAVE BEEN RECEIVED FROM BUILDING INSPECTORS.



DRAWING No 1 OF 9 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE
EXTENSION AT—
No 6 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR—MRS TINA O'DARE

SCALE:— 1:100 DATE:— APR 2025



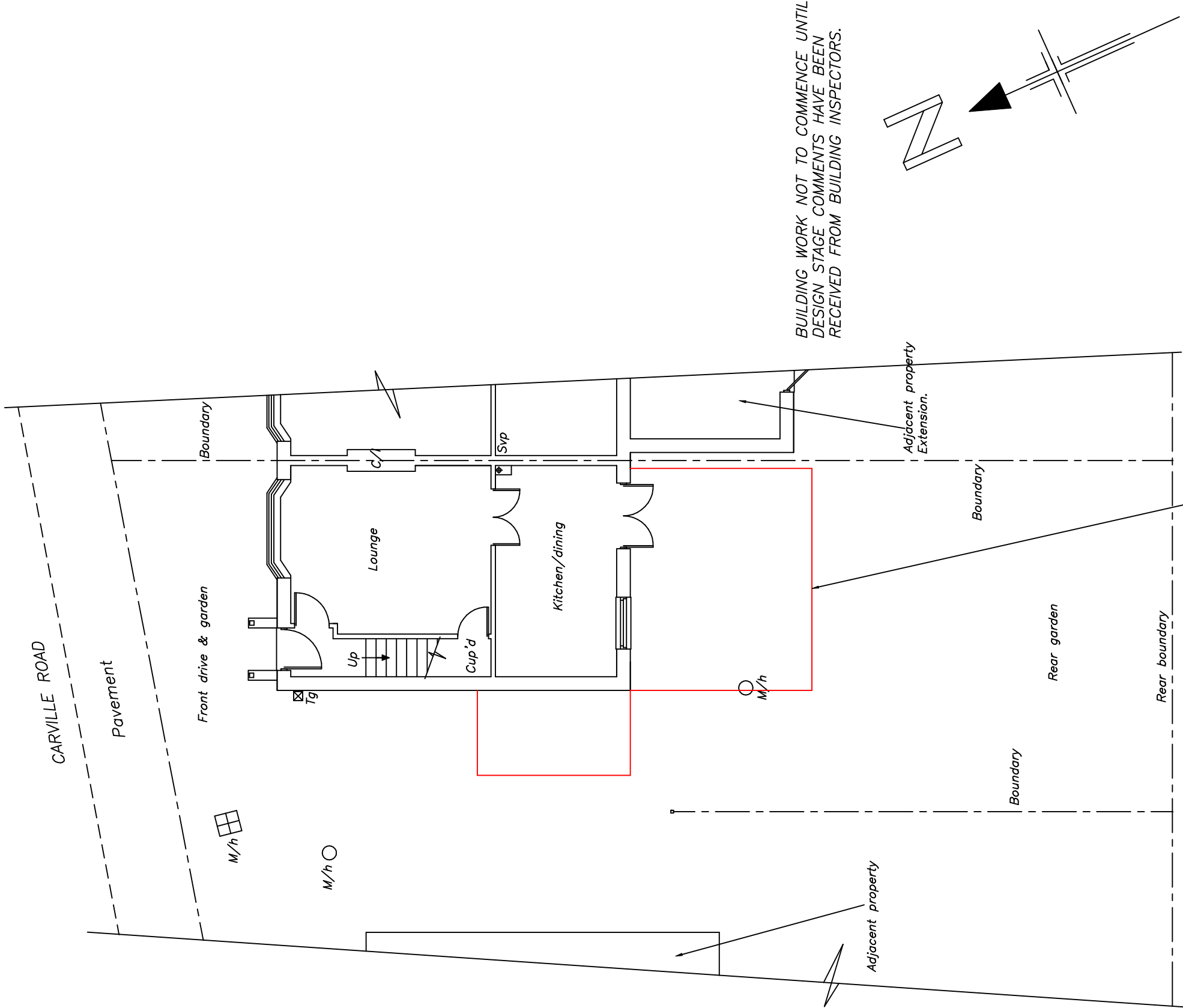
kevin foey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL— 0798 676 1559

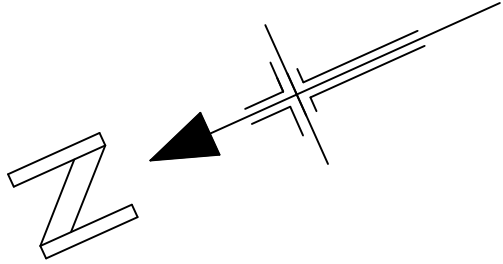
EXISTING GROUND FLOOR & SITE PLAN

NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS (IF REQUIRED) HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
KEVIN FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO KEVIN FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1966
(WHERE NECESSARY TO BE ADHERED TO).

ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

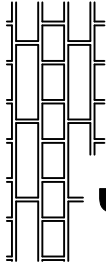


BUILDING WORK NOT TO COMMENCE UNTIL
DESIGN STAGE COMMENTS HAVE BEEN
RECEIVED FROM BUILDING INSPECTORS.



DRAWING No 2 OF 9 DRAWING'S
PROPOSED 2-STOREY REAR/SIDE
EXTENSION AT—
No 6 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR—MRS TINA O'DARE.

SCALE:— 1:100 DATE:— APR 2025



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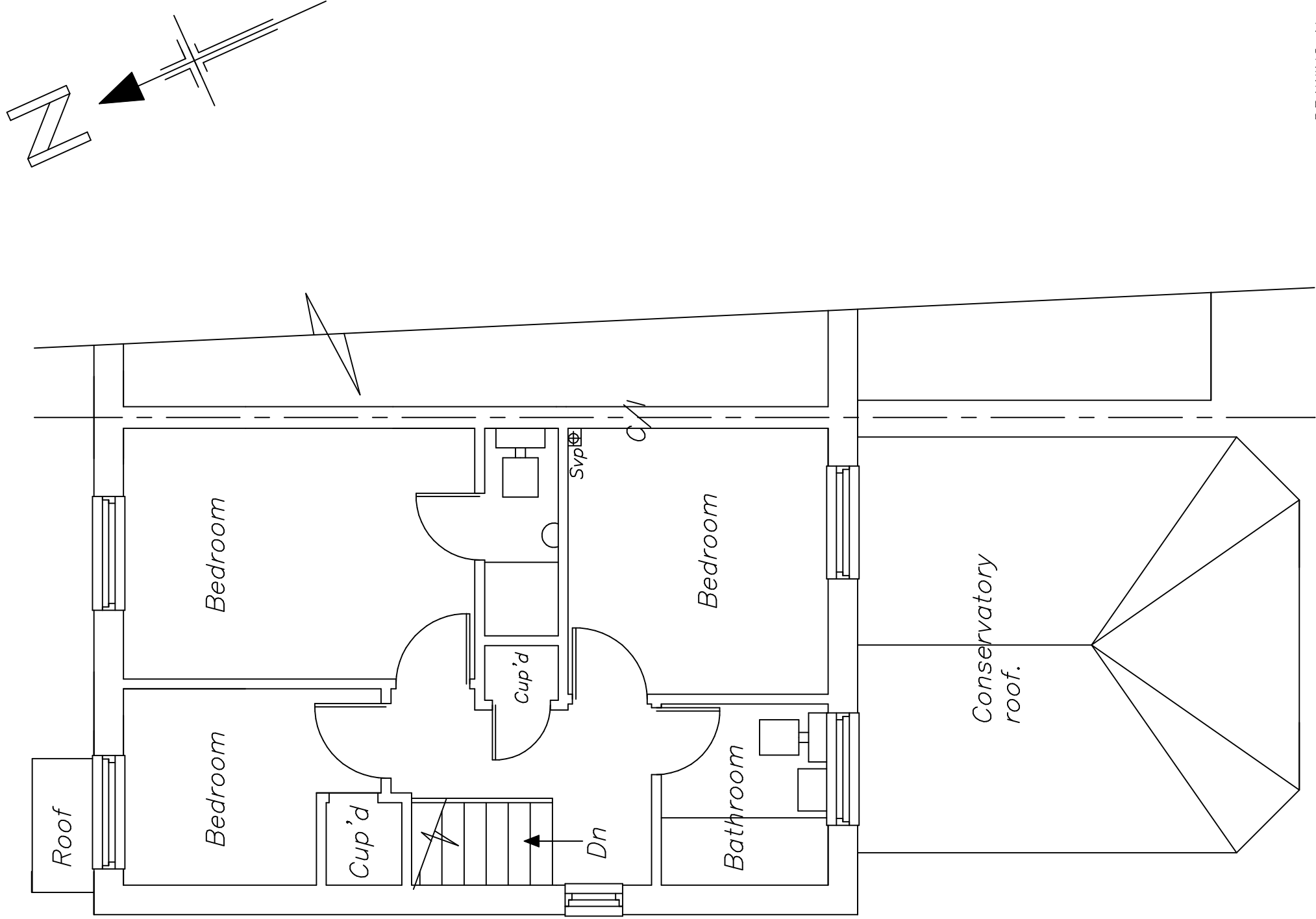
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL— 0798 676 1559

PROPOSED SITE PLAN

EXTENSION OUTLINE IN RED.

NO WORK TO COMMENCE BEFORE PLANNING PERMISSIONS IF REQUIRED HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
KEVIN FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO KEVIN FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
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THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED ALL PROVISIONS OF THE PARTY WALL ACT 1966
(WHERE NECESSARY TO BE ADHERED TO).



DRAWING No 3 OF 9 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE
EXTENSION AT-
No 6 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS TINA O'DARE.

SCALE:- 1:50 DATE:- APR 2025

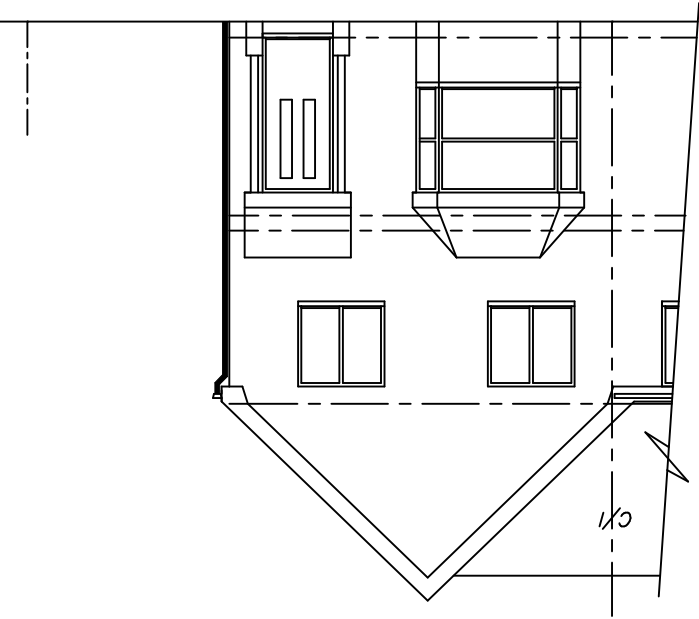
kevin foey

BUILDING
DESIGN CONSULTANTS

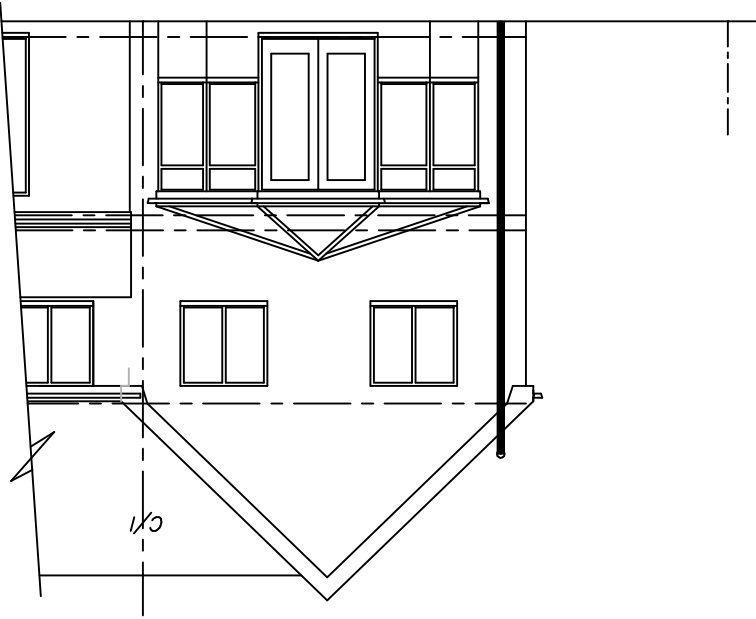
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GREENFIELD, OL3 7EQ.
TEL- 0798 676 1559

EXISTING FIRST FLOOR PLAN

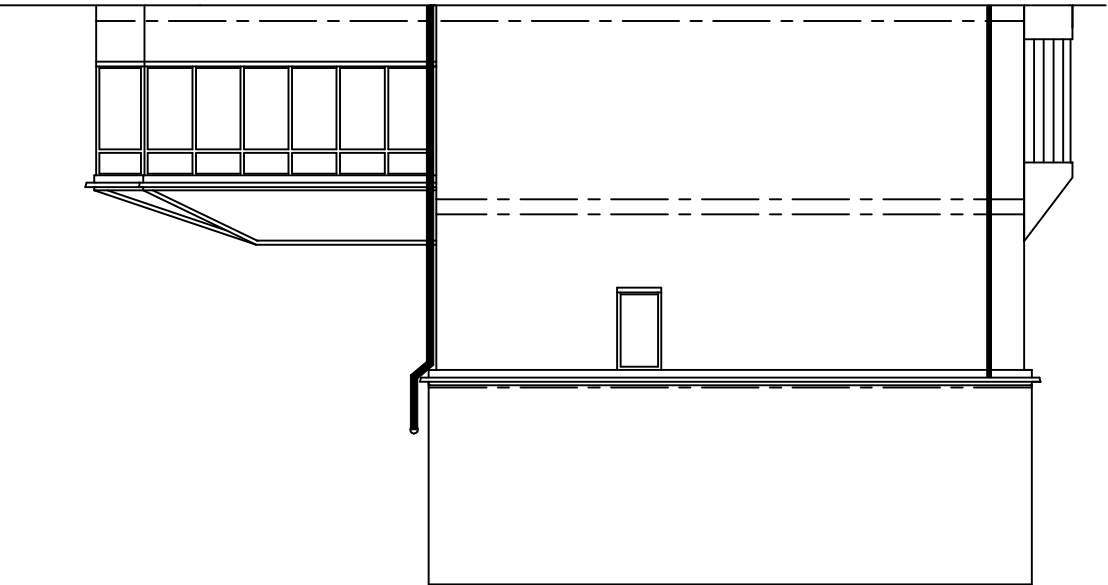
EXISTING FRONT ELEVATION



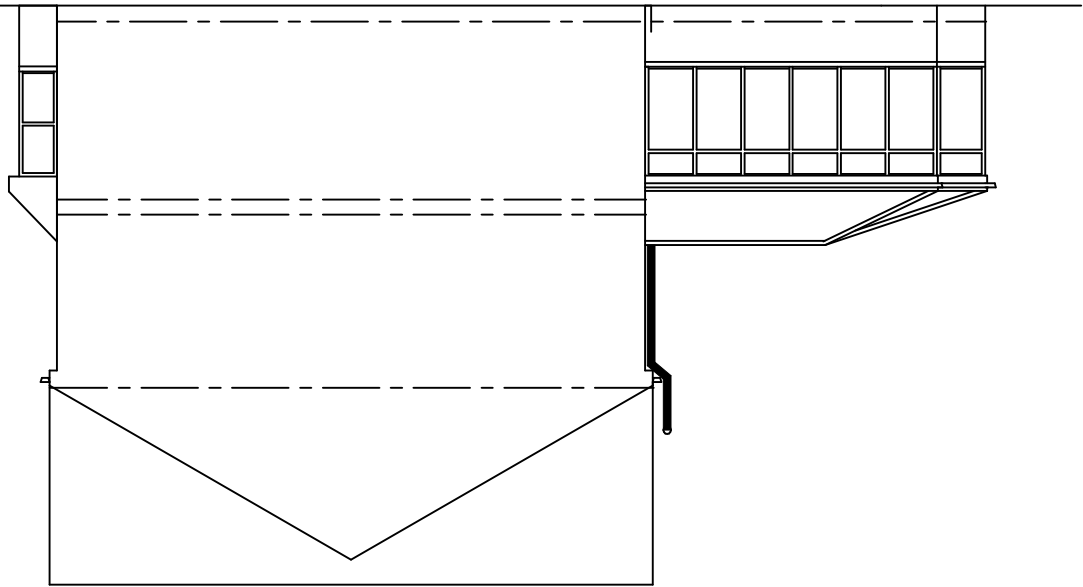
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



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GREENFIELD,
OLDHAM, OL3 7EQ.
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BUILDING
DESIGN CONSULTANTS

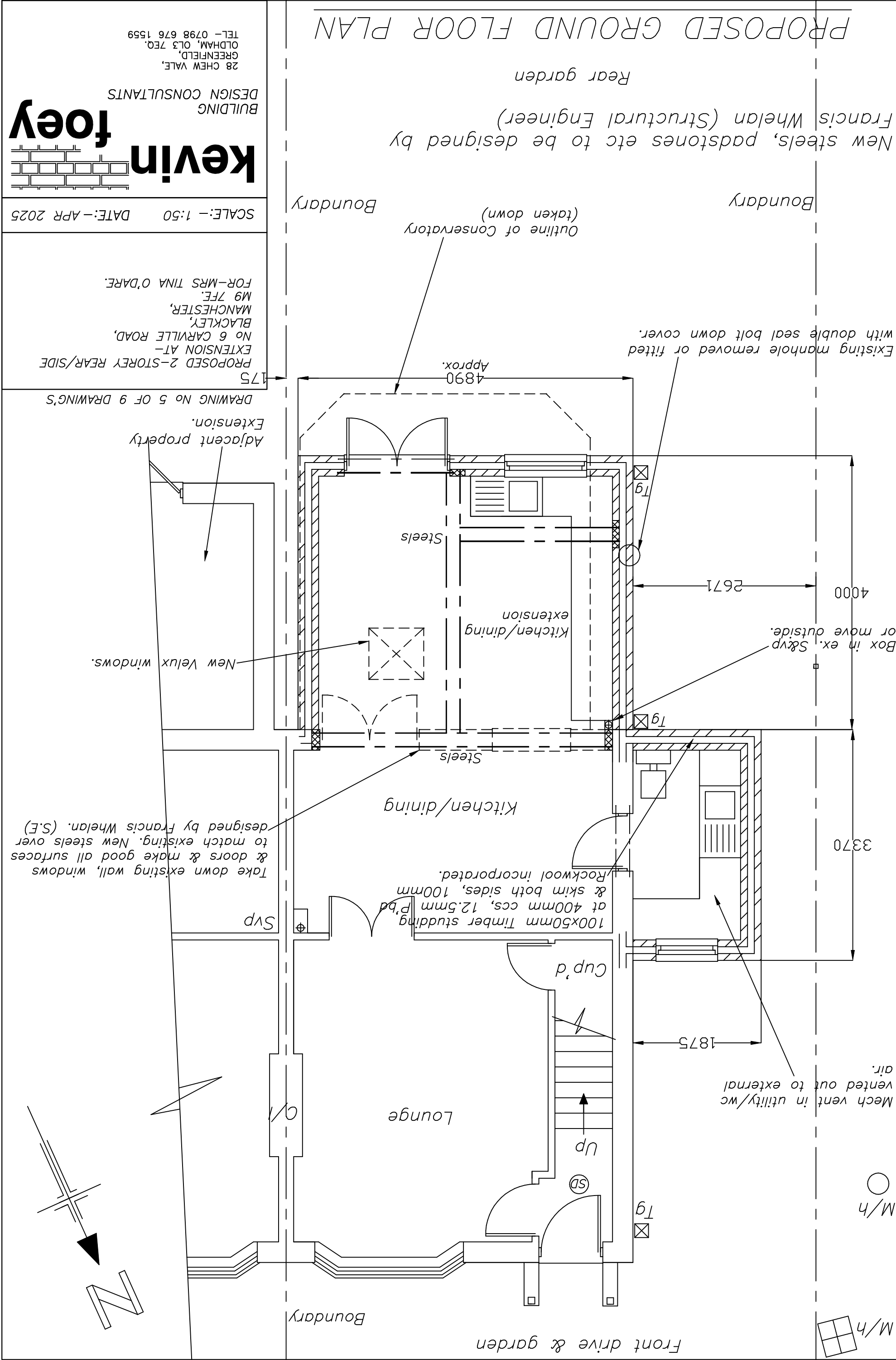
kevin
foey

SCALE:- 1:100 DATE:- APR 2025

PROPOSED 2-STORY REAR/SIDE
EXTENSION AT-
No 6 CARVILLE ROAD,
MANCHESTER,
M9 7FE.
FOR-MRS TINA O'DARE.

DRAWING No 4 OF 9 DRAWING'S

1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE
SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL
TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS
OR INDIVIDUAL RADIATOR VALVES.
2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE
HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND
SOLID FUEL APPLIANCES.
3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE
BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM
NOR THE HOT WATER SYSTEM REQUIRES HEAT.
4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%
5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE
FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN
TO THE OWNER.
3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL
ONLY ACCEPT ENERGY EFFICIENT LAMPS
NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE
BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL.
ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.
INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.
The provision of cold & hot water supply to the sanitary appliances
& in addition to any thermostats, either the heat source or the storage
visual, is fitted with a device that will prevent the temperature of the
stored water exceeding 100deg c at any time.
Habitable rooms require 8000mm2 background ventilation.



28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
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DESIGN CONSULTANTS

Kevin Toey

BUILDING

DATE: - APR 2025

SCALE: - 1:50

PROPOSED 2-STORY REAR/SIDE
EXTENSION AT-
No 6 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS TINA O'DARE.

DRAWING No 5 OF 9 DRAWING'S

Adjacent property
Extension.

New Velux windows.

Take down existing wall, windows
& doors & make good all surfaces
to match existing. New steels over
designed by Francis Whelan. (S.E)

Svp

Cup'd

Up

100x50mm Timber studing
at 400mm ccs, 12.5mm P'bd
& skim both sides, 100mm
Rockwool incorporated.

Kitchen/dining

Steels

Kitchen/dining
extension

Box in ex. S&vp
or move outside.

Existing manhole removed or fitted
with double seal bolt down cover.

Outline of Conservatory
(taken down)

Boundary

Boundary

Front drive & garden

M/h

M/h

Mech vent in utility/wc
vented out to external
air.

1875

3370

4000

2671

4890
Approx.

175

Boundary

Boundary

Rear garden

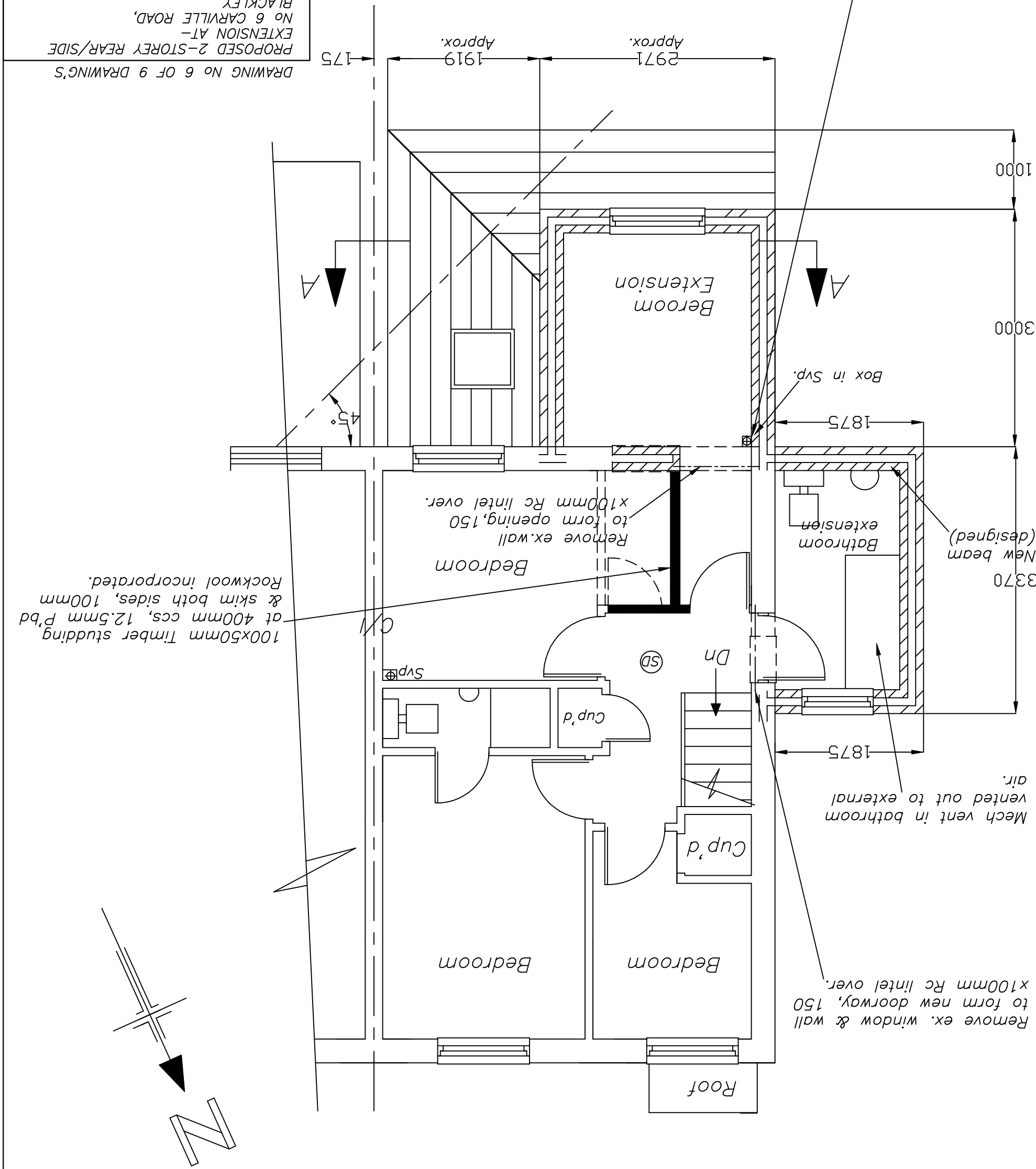
Francis Whelan (Structural Engineer)

New steels, padstones etc to be designed by

PROPOSED GROUND FLOOR PLAN

Mains hard wired interlinked (with battery back up) smoke detector (SD)

traps.



100x50mm Timber studing
at 400mm ccs, 12.5mm P'bd
& skim both sides, 100mm
Rockwool incorporated.

PROPOSED 2-STOREY REAR/SIDE
EXTENSION AT-
NO 6 CARVILLE ROAD,
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M9 7FE.
FOR-MRS TINA O'DARE.

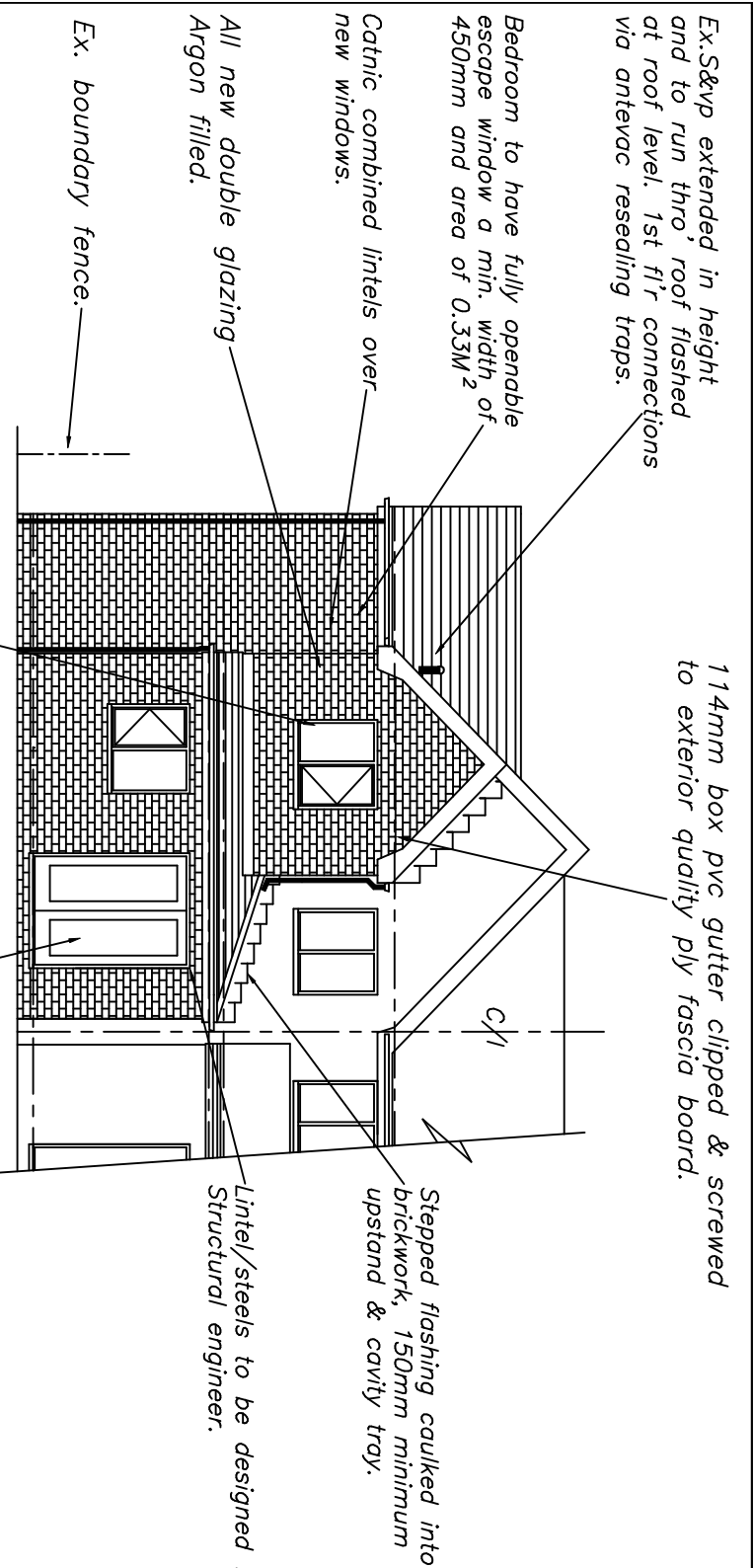
DRAWING No 6 OF 9 DRAWINGS

SCALE:- 1:50
DATE:- APR 2025

Kevin
foey

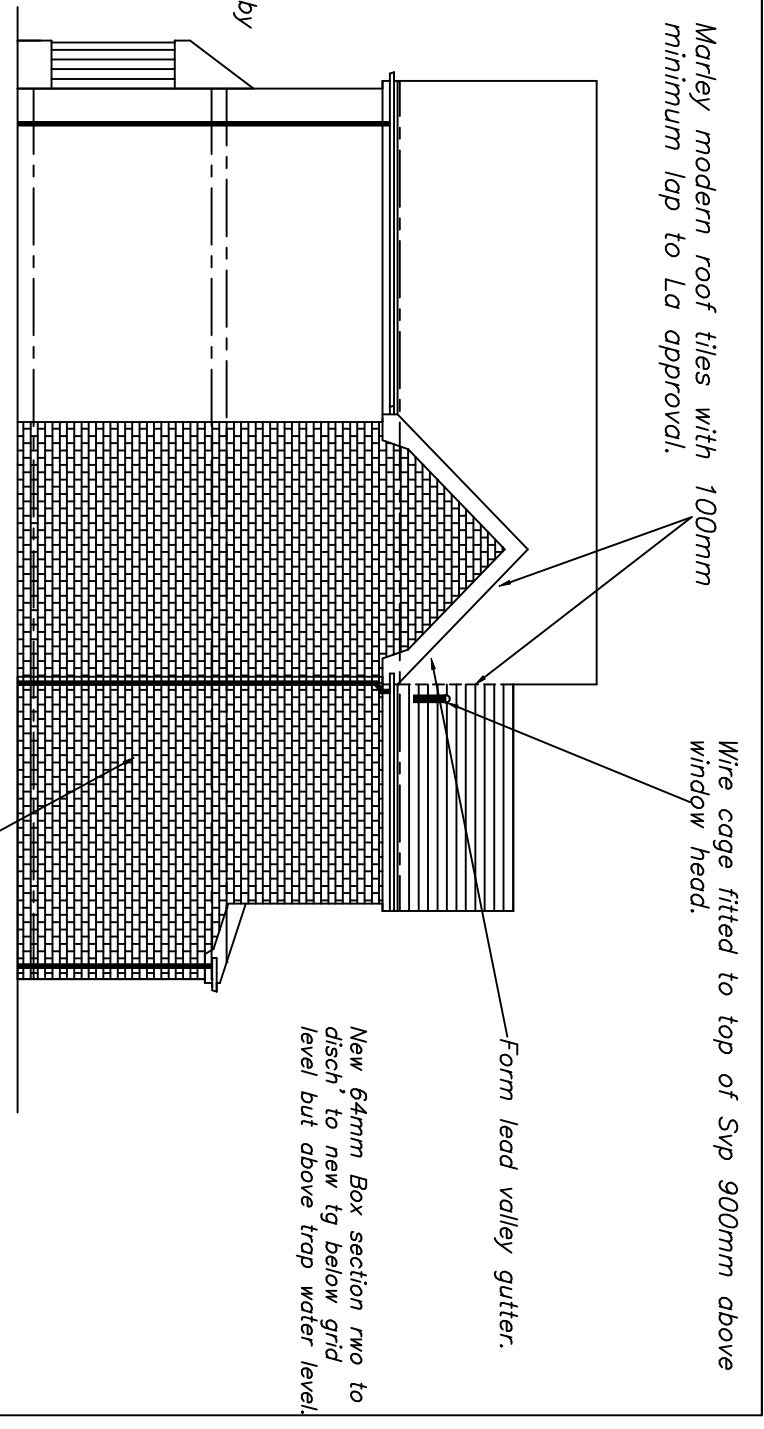
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL - 0798 676 1559

A stylized graphic of a compass needle pointing towards a large, bold letter 'N'. The needle is represented by a black arrowhead pointing towards the 'N', with a crossbar and a tail. The letter 'N' is large and bold, positioned at the bottom right of the image.

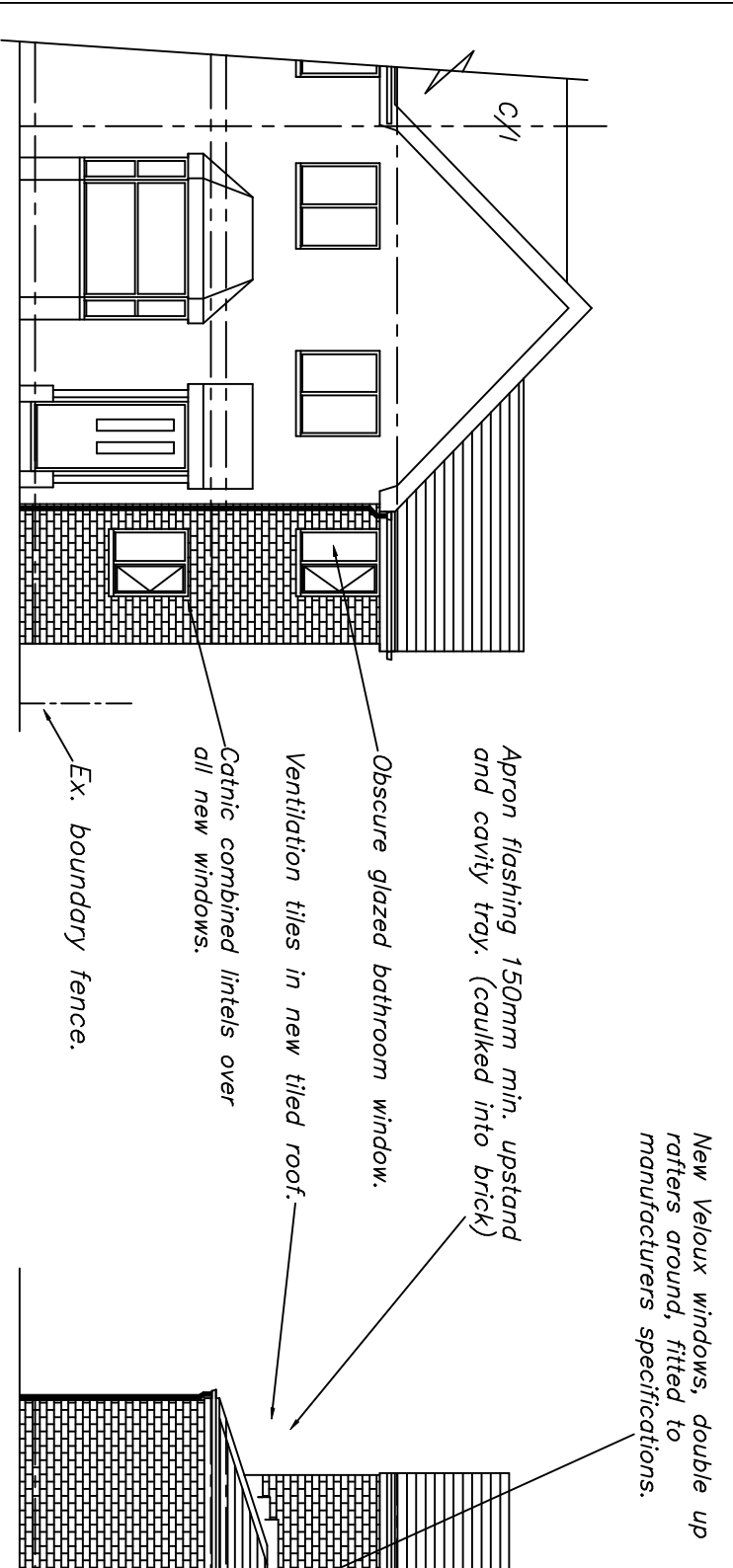


All new glazing should have a 16mm gap between panes and inner pane to be k glass or similar approved.

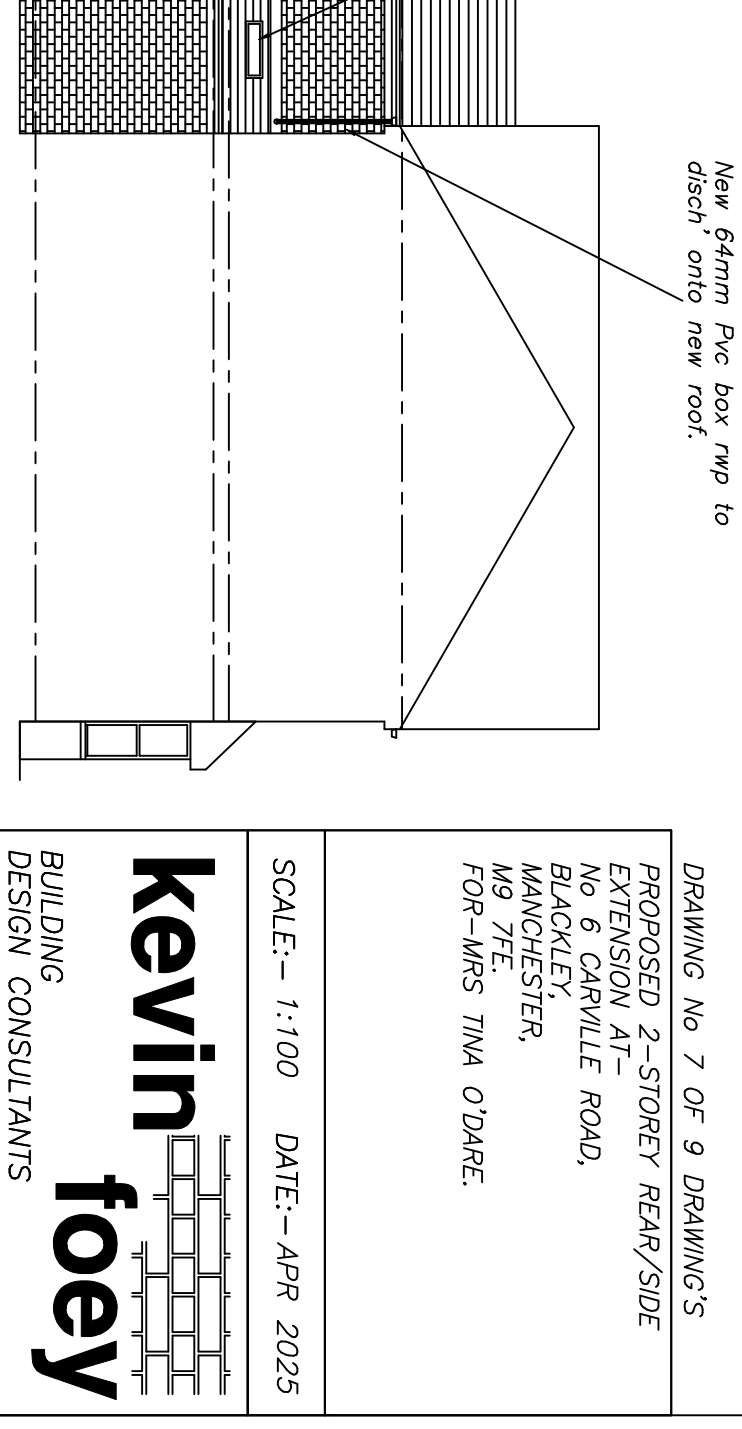
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

DRAWING No 7 OF 9 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE EXTENSION AT-
No 6 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS TINA O'DARE.

SCALE:- 1:100 DATE:- APR 2025

kevin foey

BUILDING
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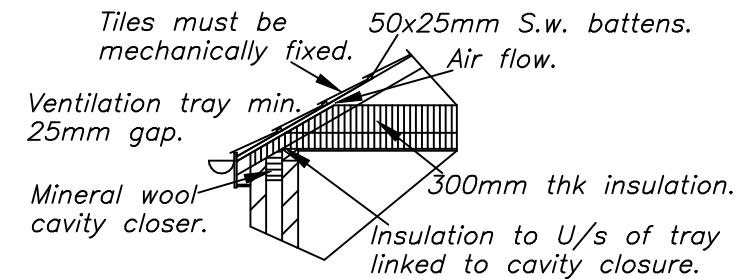
WALL CONSTRUCTION

ROOF CONSTRUCTION

FIRST FLOOR CONSTRUCTION

100mm concrete slab on 150mm Kingspan TF70
Kingspan TF70 Thermafloor on Gas proof/Radon barrier lapped onto
dpc on sandblinded well consolidated hardcore.
insulated upstand.

20mm thick flooring
grade chipboard on x 50mm timber joists at 400mm
ccs underdrawn 12.5mm plasterboard and skim.
chipboard used on bathroom floors to be moisture resistant
to BS 7331.100mm Rockwool insulation to be included.



EAVES DETAIL (If ceiling is used)

Ensure seal between frame and lintel is airtight with mastic sealant.

— Fully fill cavity insulation.

Expanding foam gap filler as secondary seal to internal perimeter of window frame.

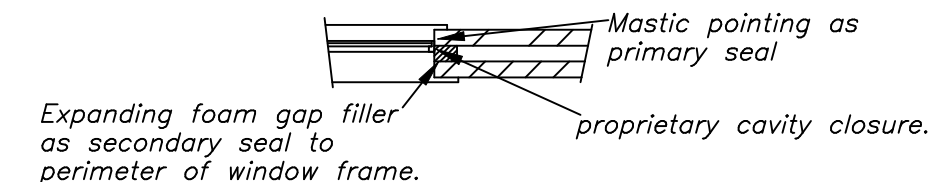
Insulation to inside of lintel to prevent cold bridging.

Min. 30mm overlap between
frame & cavity stop.

— *proprietary cavity closure.*

Ensure seal between cill & brickwork is airtight with mastic sealant.

WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL

Insulation to specification.
Plastic weep holes every
fourth perp.

*Dpc to lap dpm by 150mm
bonded with jointing tape.*

Polysulphide pointing.

25mm insulated upstand.

Gas proof barrier.

150mm Kingspan insulation.

50mm thk sandblinding.

100mm foundation grade
blockwork below dpc or
brick.

FOUNDATION DETAIL (If concrete)

DRAWING No 8 OF 9 DRAWING'S

SCALE:- 1:50

DATE:- MAR 2025

PROPOSED 2-STOREY REAR/SIDE
EXTENSION AT-
No 6 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS TINA O'DARE.

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BUILDING
DESIGN CONSULTANTS

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SECTION A-A

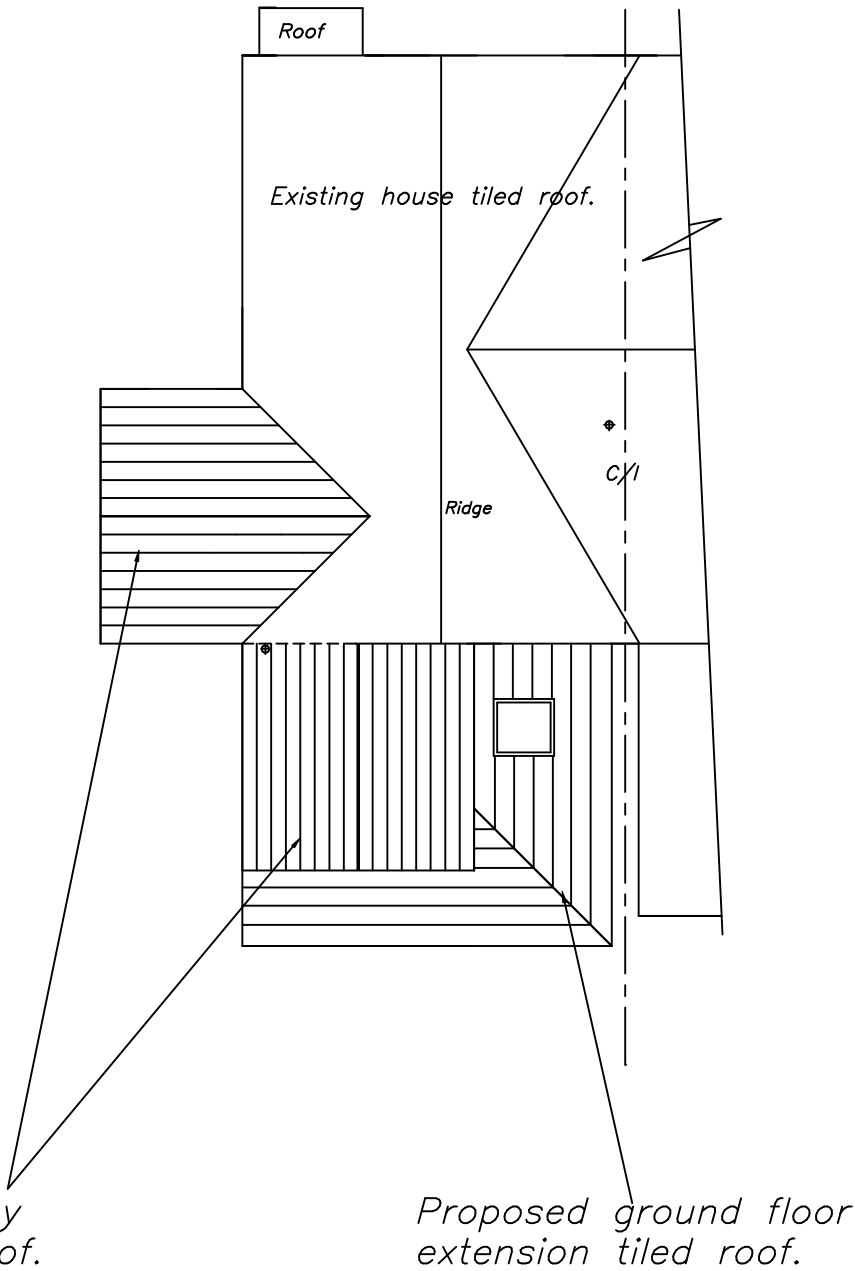
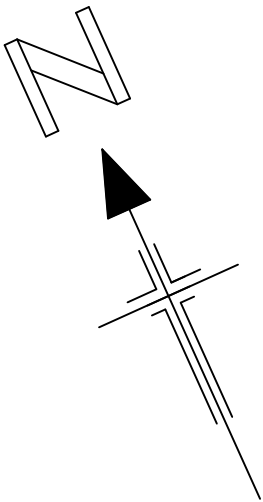
ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS
REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE
WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT
IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA
MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED
BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE
WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS
AND MINIMUM GAP BETWEEN PANES 16mm.(argon filled)Uvalue 1.4
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx740mm height to achieve 0.33M2.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS
TO BS6206

If boiler is moved or replaced, details are to be
provided to Building inspectors by contractor.
Rooms with new combustion appliances require
carbon monoxide detection.

Electrical work to be designed, installed tested and
certified by a Part P registered electrical contractor,
Certificate to be provided.

Drainage (If there is any new drainage)
New 100mm Sge or Pvc laid in pea shingle at a min.
gradient of 1:80.
back fileed with soil free from stones larger than 40mm,
lumps of clay over 100mm, timber, frozen material &
vegetable matter.



DRAWING No 9 OF 9 DRAWING'S
PROPOSED 2-STOREY REAR/SIDE
EXTENSION AT-
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FOR-MRS TINA O'DARE.

SCALE:- 1:100 DATE:- APR 2025

kevin foey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
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PROPOSED ROOF PLAN