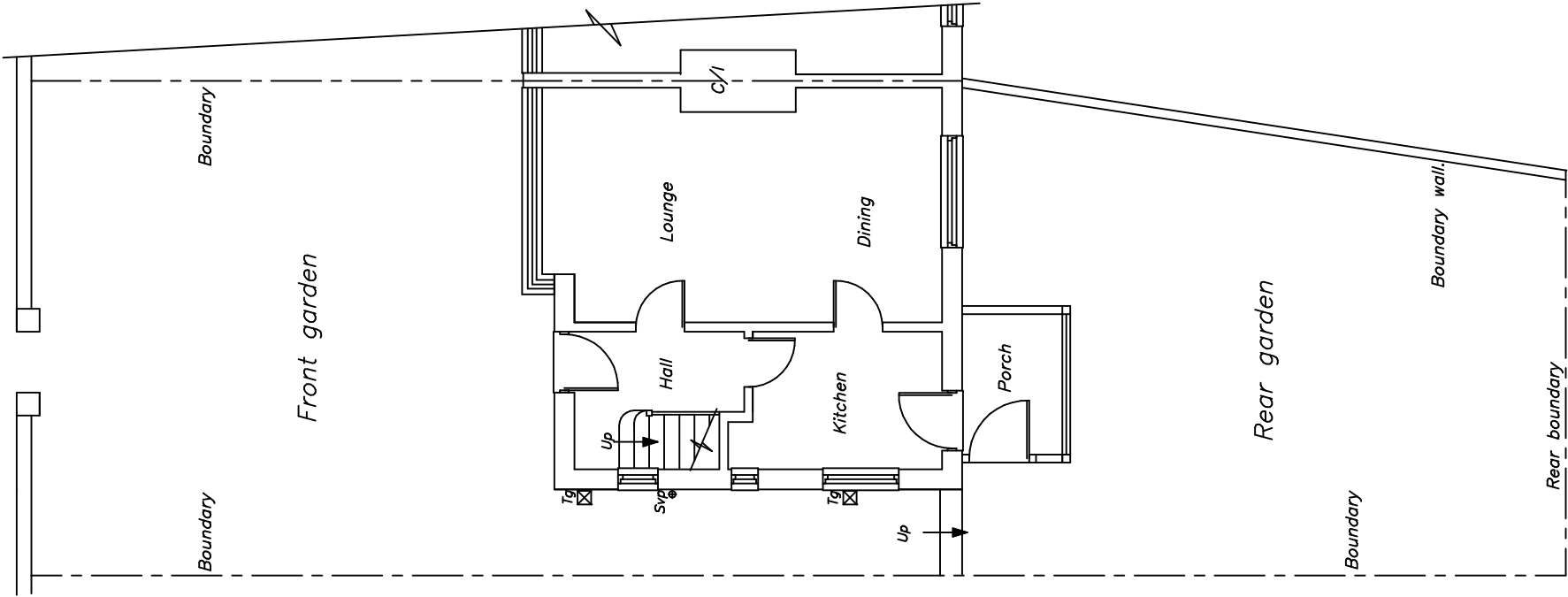


GENERAL NOTES

1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm². 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
utility room–30 litres/sec elsewhere
bathroom–15 litres/sec.
3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
8. Brick infill between joists 25mm clearance from underside of roof
9. Foundations to regulation A1/A2
- 10.Exterior quality timber to facias
- 11.All cavities to be continuous
- 12.Air bricks ducted through wall cavity
- 13.Padstones to all steelwork
- 14.All plumbing to comply with B.S.5572
- 15.Cavity barriers (9mm masterboard or brick on edge
- 16.Foundations within 900mm of drains to be taken down to drain invert level
- 17.Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
- 18.Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1
19. 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.

GLOVER AVENUE



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.

DRAWING No 1 OF 7 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION AT–
No 2 GLOVER AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RL.
FOR–MR HASRAT KHAN.

SCALE:– 1:100 DATE:– FEB 2025

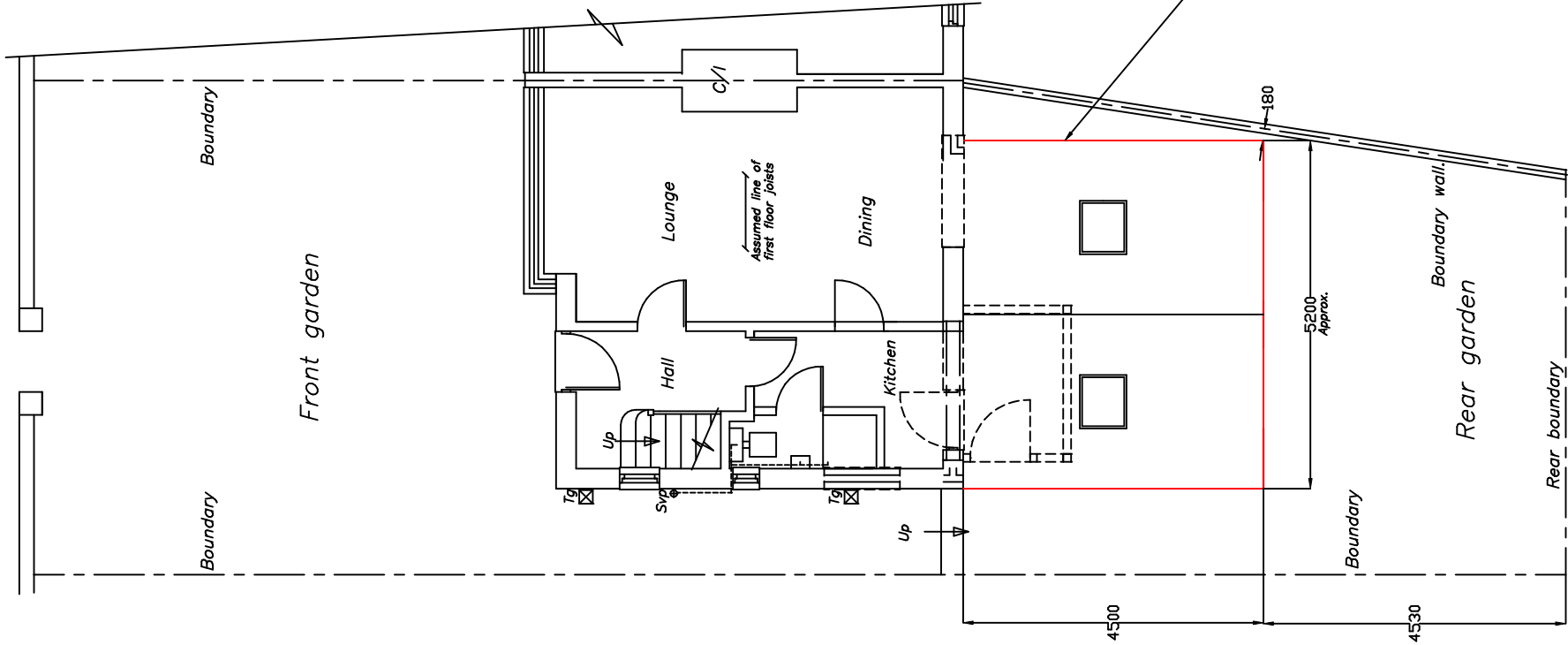
kevin foey

BUILDING
DESIGN CONSULTANTS

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

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.

GLOVER AVENUE



OUTLINE OF PROPOSED
EXTENSION IN RED.

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

PROPOSED GROUND FLOOR & SITE PLAN

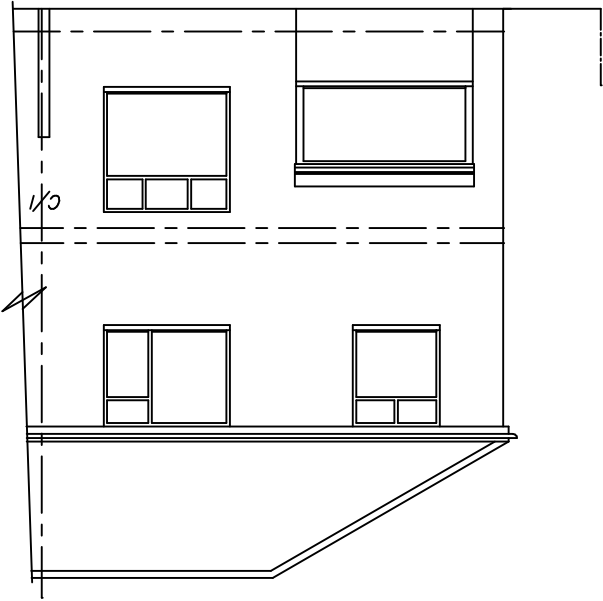
DRAWING No 2 OF 7 DRAWING'S
PROPOSED REAR GROUND FLOOR
EXTENSION AT—
No 2 GLOVER AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RL.
FOR—MR HASRAT KHAN.

SCALE:— 1:100 DATE:— FEB 2025

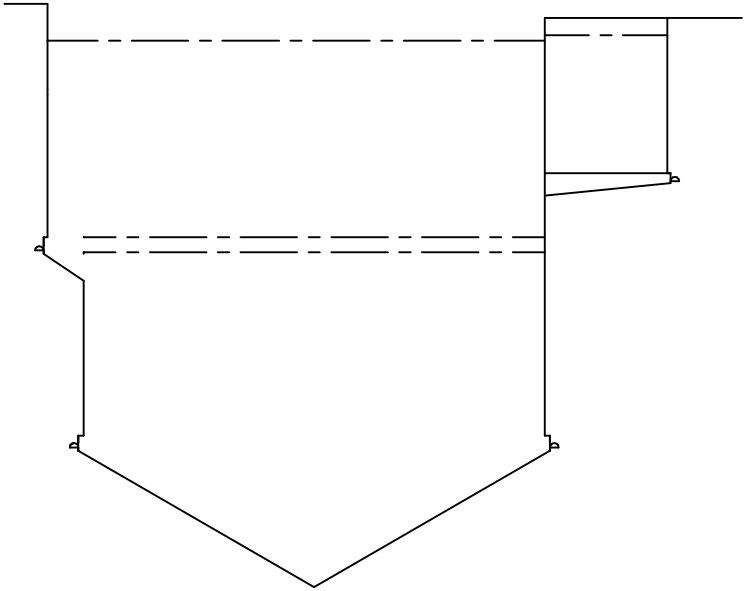
kevin foey
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GREENFIELD,
OLDHAM, OL3 7EQ.

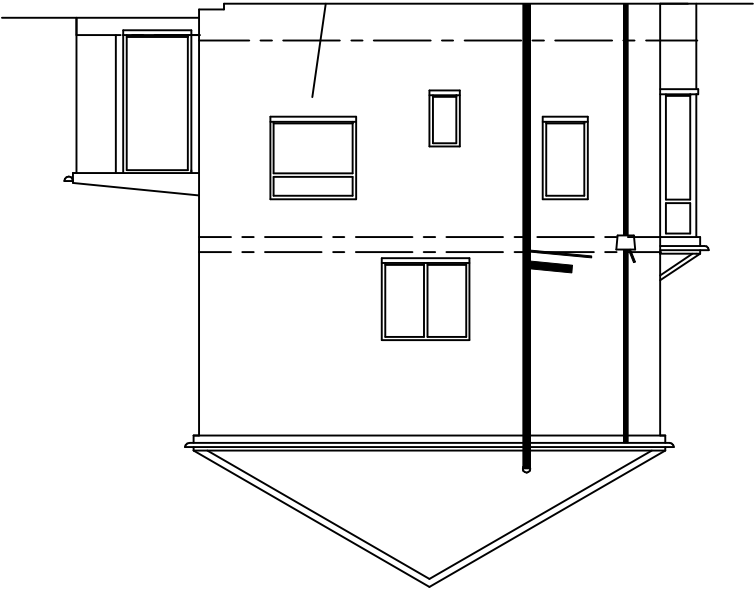
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(WHERE NECESSARY TO BE ADHERED TO).



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

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.

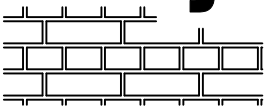
The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostats, either the heat source or the storage visual, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

Habitable rooms require 8000mm² background ventilation.

DRAWING No 3 OF 7 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION AT-
No 2 GLOVER AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RL.
FOR-MR HASRAT KHAN.

SCALE:- 1:100 DATE:- FEB 2025



Kevin Toey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,

Architectural floor plan of a house with a kitchen/dining extension and a lounge. The plan shows the layout of rooms, including the kitchen, dining area, lounge, and hall. It includes dimensions, room labels, and notes on construction details like walls, doors, and ventilation.

Rooms and Areas:

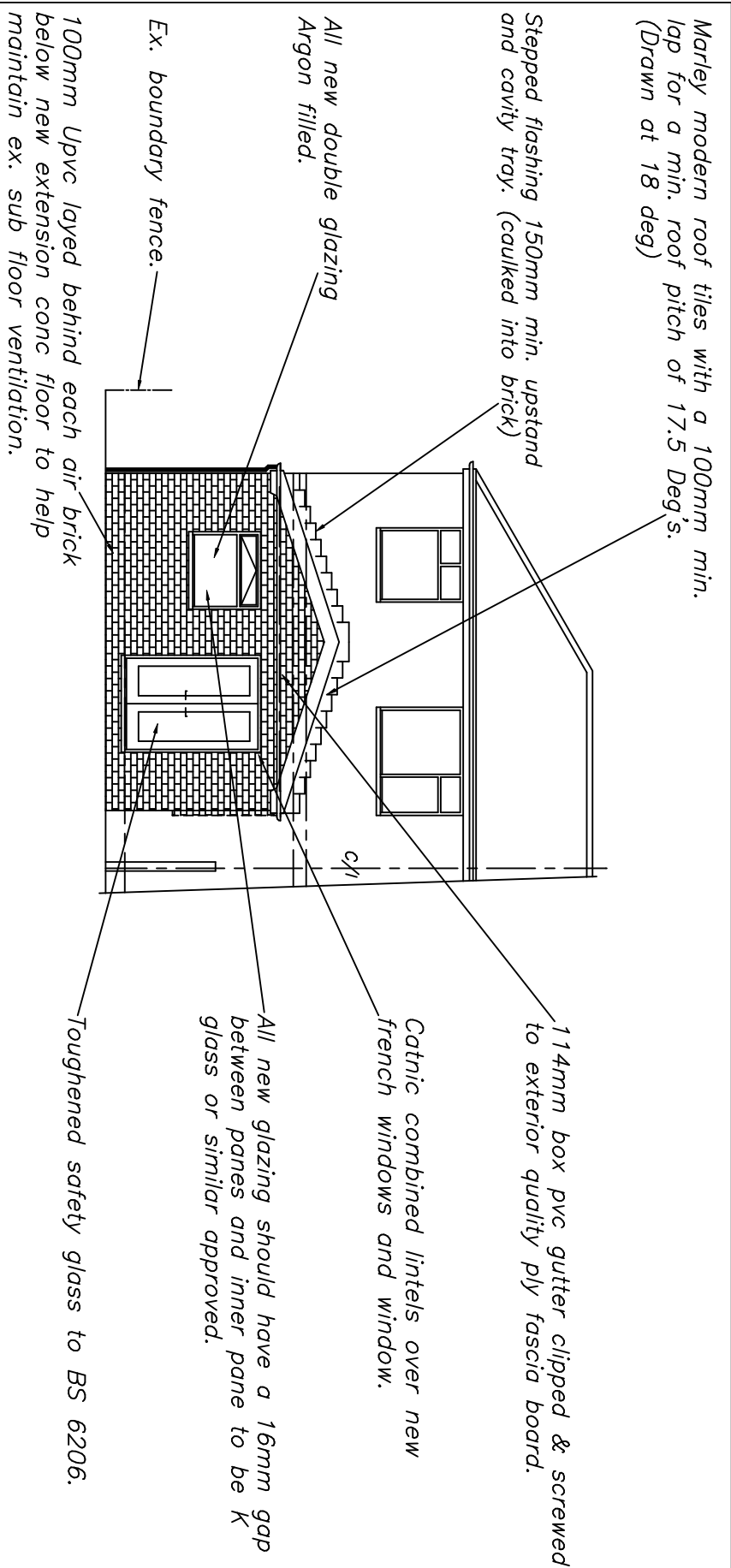
- Kitchen/dining extension:** Located at the rear, featuring a kitchen area with a stove (Sh) and a dining area.
- Lounge:** Located at the front, featuring a fireplace (F) and a television (Tg).
- Hall:** Central area with a staircase (Up) and a door to the kitchen.
- Front garden:** Located at the front of the property.
- Rear garden:** Located at the rear of the property.

Dimensions:

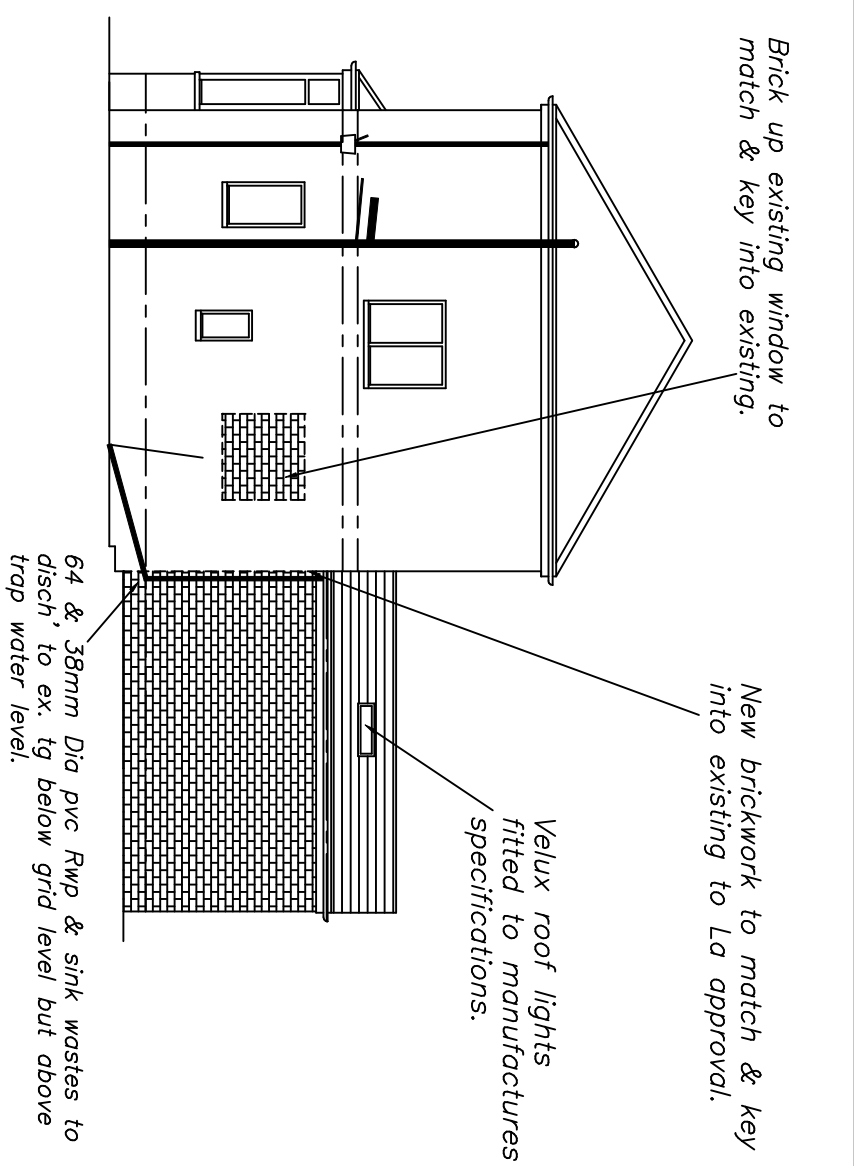
- Overall width: 4530
- Overall depth: 4500
- Extension width: 5200 (Approx.)
- Extension depth: 180

Notes and Details:

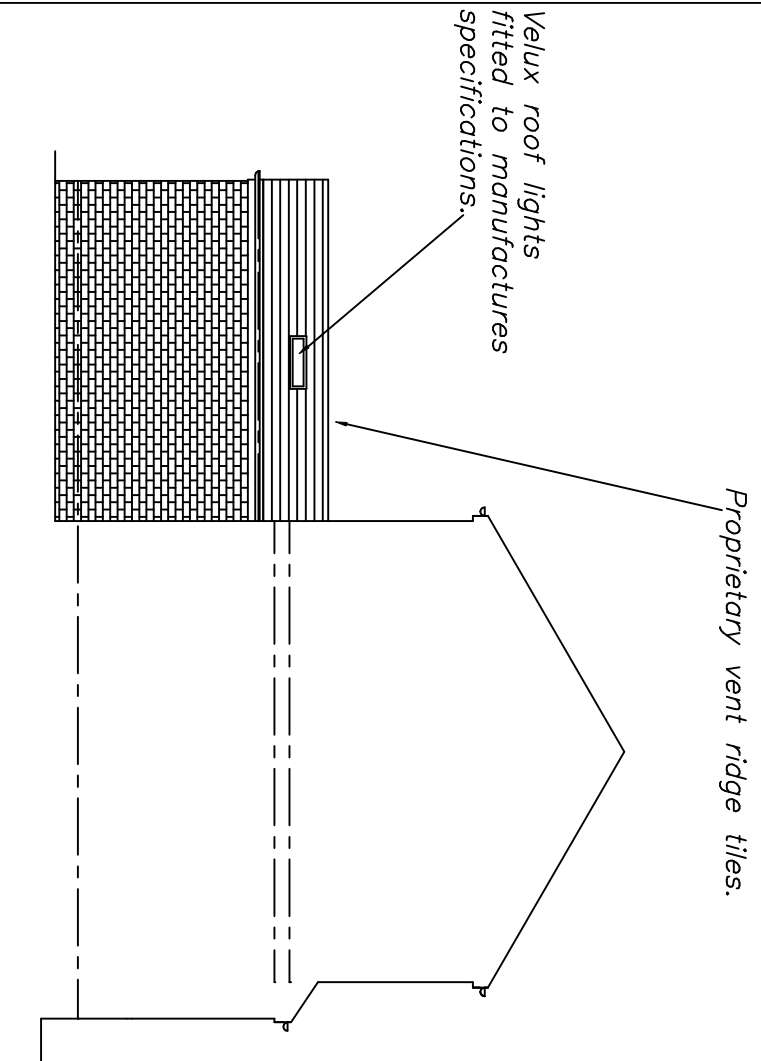
- Walls and Doors:** Wall & door removed, new steel over to be designed.
- Brick up ex. window to match & key into existing.**
- Assumed line of existing drains.**
- 32mm Dia Pvc s connect to 100mm vac resealing trap**
- Mechanical venting and vented out to existing**
- Stud off existing 100x50mm Timber 12.5mm Pbd and Rockwool incorporated**
- Assumed line of first floor joists**
- Existing porch (shown dotted) taken down.**
- Boundary wall.**
- Boundary**



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



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
New 100mm Sge or Pvc laid in pea shingle at a min. gradient of 1:80.
back filed with soil free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material & vegetable matter.

DRAWING No 5 OF 7 DRAWING'S
PROPOSED REAR GROUND FLOOR
EXTENSION AT-
No 2 GLOVER AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RL
FOR-MR HASRAT KHAN.

SCALE:- 1:100 DATE:- FEB 2025

kevin foey
BUILDING
DESIGN CONSULTANTS

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

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.

WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity with 90mm celotex thermaclass cavity wall 21 board (t&g) A 10mm gap between inner face of brickwork & celotex, to be kept clean of snots etc. Inner leaf 100mm plasmor fibolite walling blocks finished internally with 12.5mm P'bd and skim dot & dab with stainless steel wall ties (brickwork below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings. U value=0.18.

ROOF CONSTRUCTION (TRUSS)
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on purpose designed gang nailed trusses at 400mm ccs trusses to be cross braced, 150mm Rockwool insulation between and 150mm over ceiling joists joists. u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.15 U-value.

GROUND FLOOR CONSTRUCTION (Solid) U Value=0.18
150mm concrete slab on 500g visquene on 150mm Kingspan TF70 Thermafloor 1200g visquene lapped onto dpc on sandblinded well consolidated hardcore. insulated upstand.

New velux roof lights fitted to manufacturers specifications double rafters around.

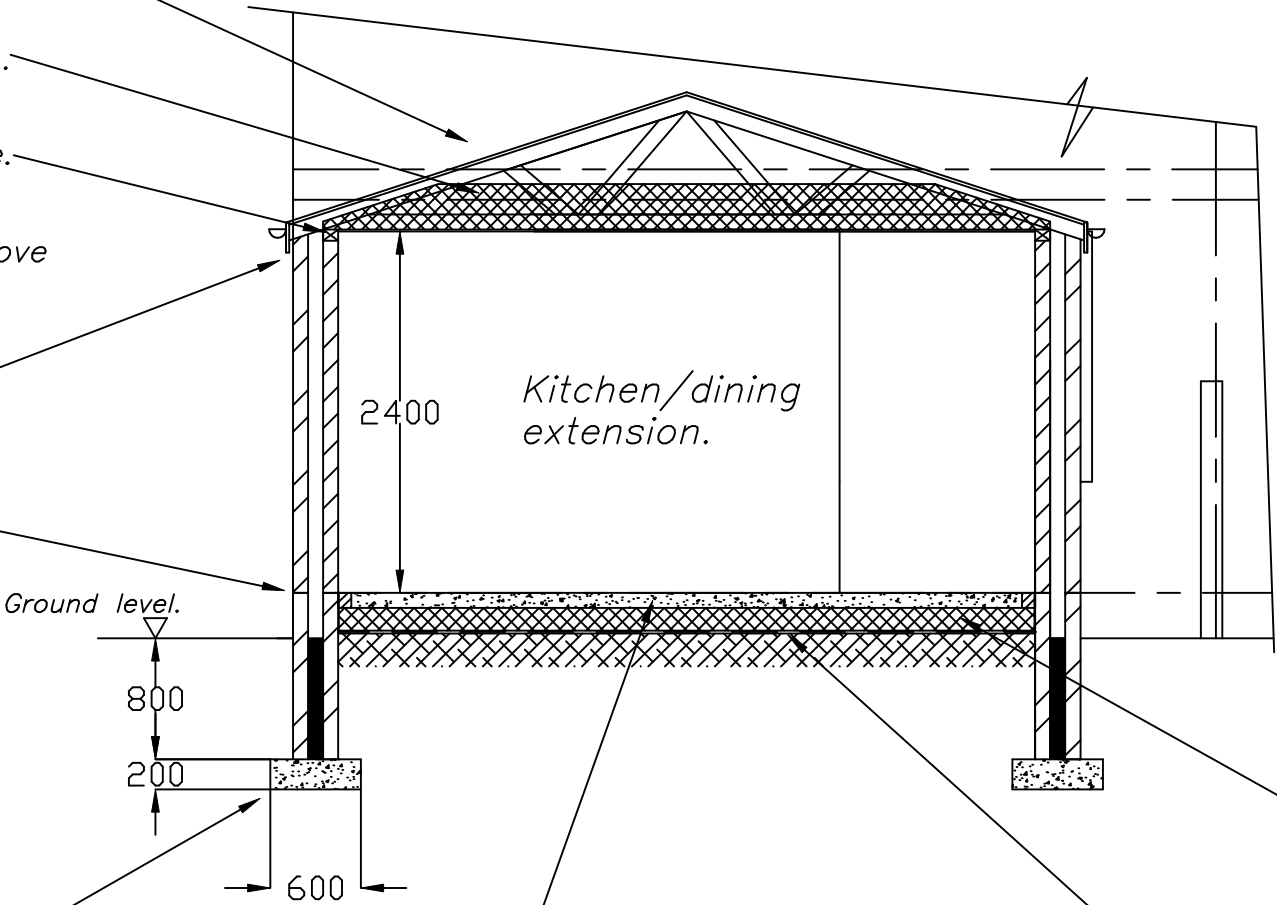
300mm Rockwool insulation.

100x75mm Timber wallplate.

Catnic combined lintels above new windows.

25mm min. gap to back of fascia to allow cross flow ventilation.

Dpc 150mm min. above ground level.



100mm Concrete on 150mm Insulation on gas proof mebrane lapped on to dpc, all on well consolidated sandblinded hardcore.

150mm Kingspan Thermafloor insulation TF70.

Gas proof membrane below insulation also capable of withstanding Radon.

SECTION A-A

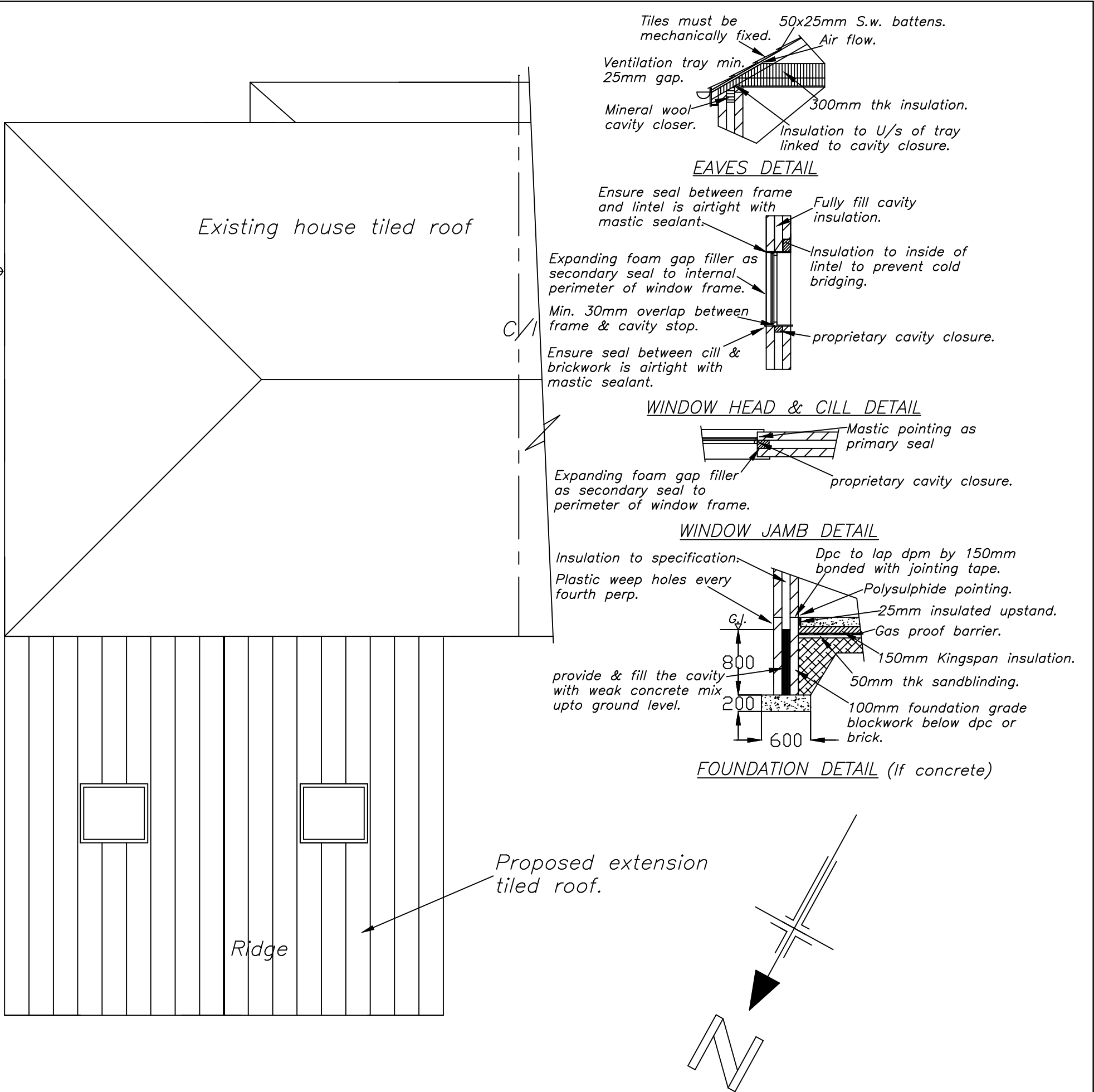
DRAWING No 6 OF 7 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION AT-
No 2 GLOVER AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RL.
FOR-MR HASRAT KHAN.

SCALE:- 1:50 DATE:- FEB 2025

kevin foey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- [REDACTED]



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
AND OUTER PANE 4MM OPTIFLOAT.
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

DRAWING No 7 OF 7 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION AT—
No 2 GLOVER AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RL.
FOR—MR HASRAT KHAN.

SCALE:— 1:50 DATE:— FEB 2025

kevin foey

BUILDING
DESIGN CONSULTANTS

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