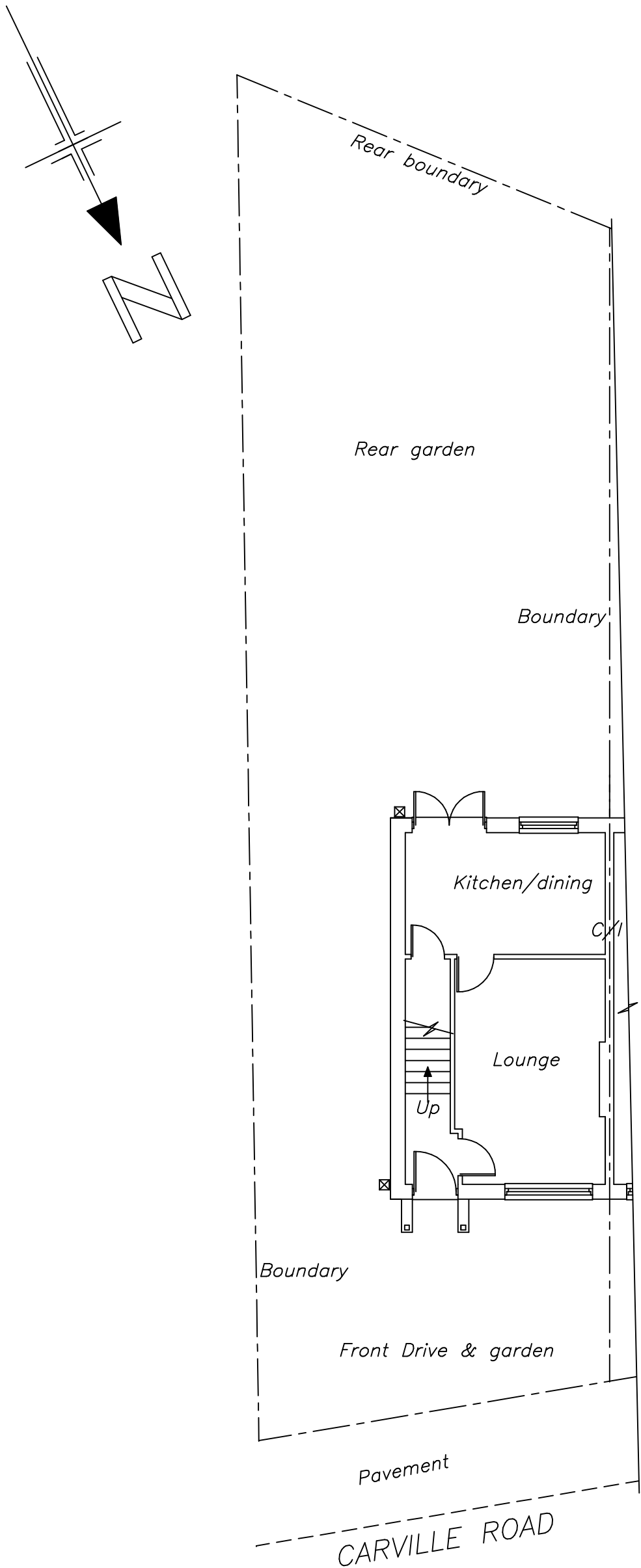


ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



EXISTING SITE PLAN

- 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 60 litres/sec elsewhere
utility room–30 litres/sec
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

DRAWING No 1 OF 8 DRAWING'S

PROPOSED 2–STOREY SIDE
EXTENSION AT–
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR–MRS LAYLA DARLINGTON.

SCALE:– 1:100 DATE:– NOV 2022

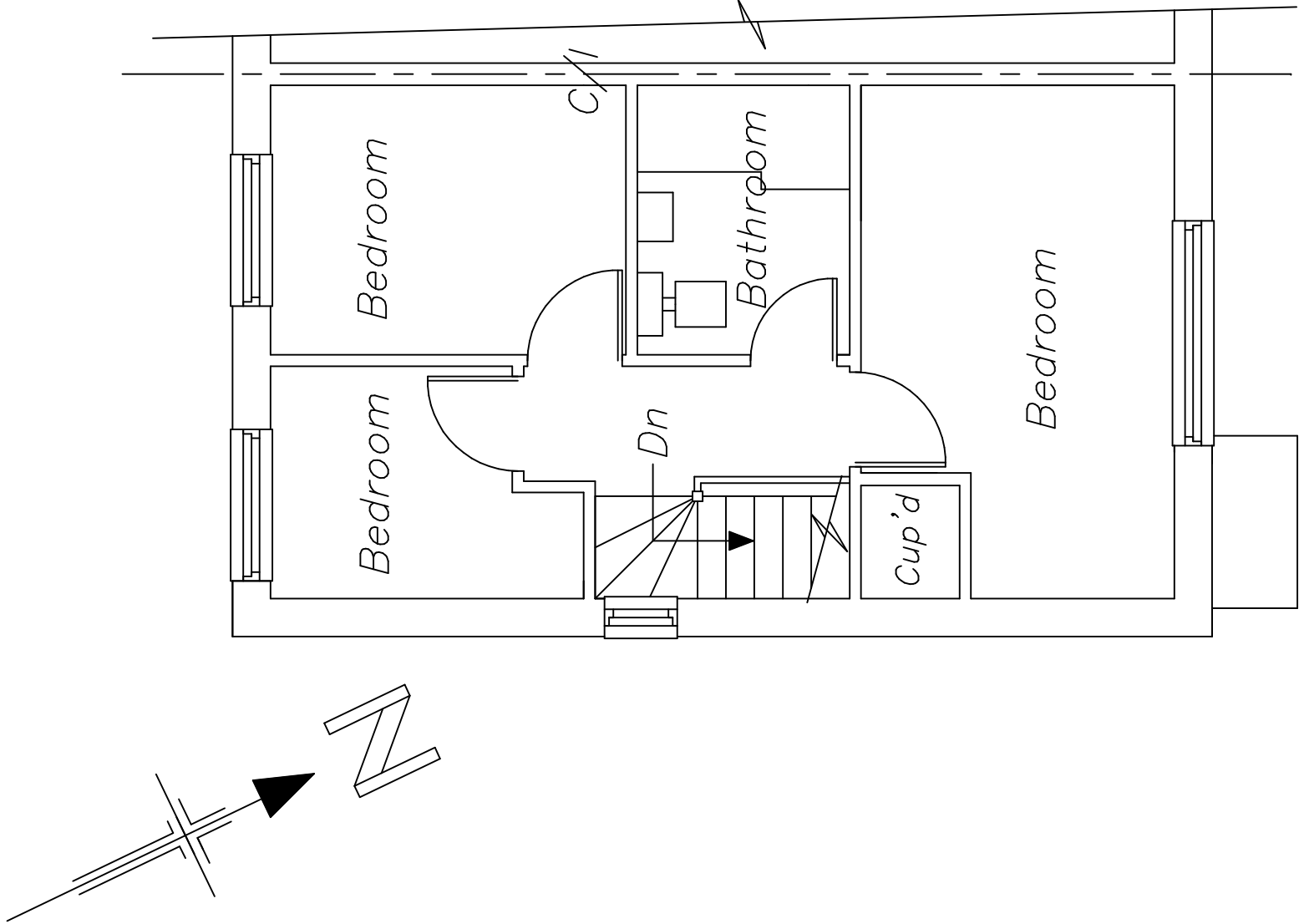
kevin foey

BUILDING
DESIGN CONSULTANTS

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

NO WORK TO COMMENCE BEFORE PLANNING PERMISSION (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.



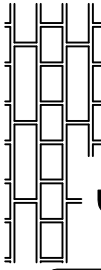
ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART 'P' OF THE BUILDING REGULATIONS.
A 'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL 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 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mm x 740mm 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 2 OF 8 DRAWING'S

PROPOSED 2-STOREY SIDE
EXTENSION AT -
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR - MRS LAYLA DARLINGTON.

SCALE:- 1:50 DATE:- NOV 2022



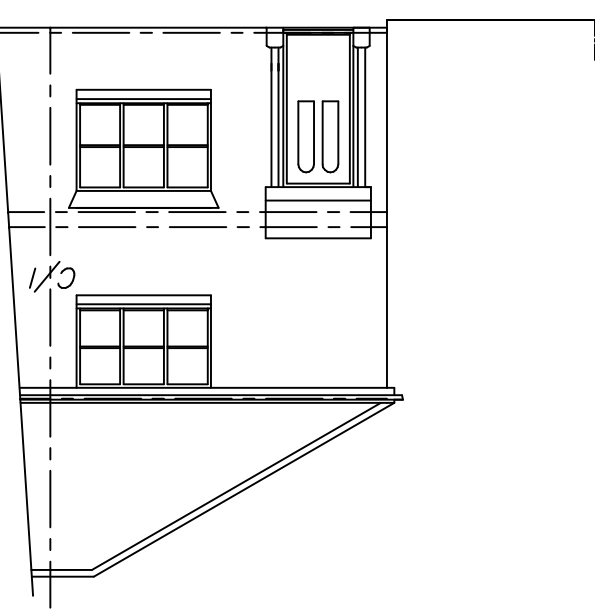
kevin foey

BUILDING
DESIGN CONSULTANTS

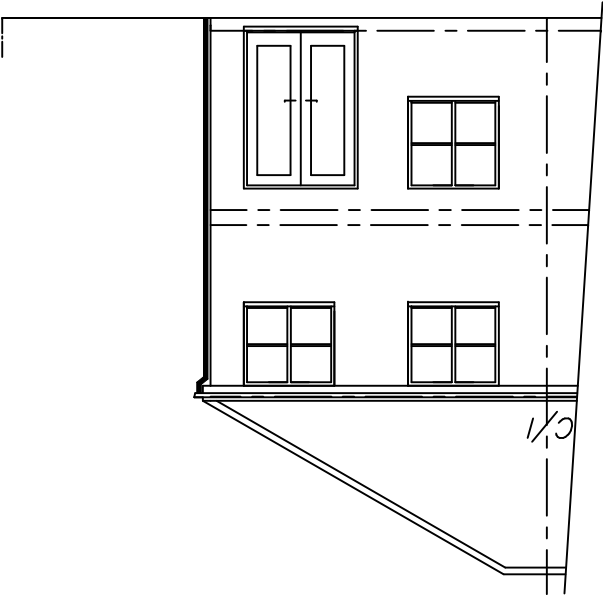
EXISTING FIRST FLOOR PLAN

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

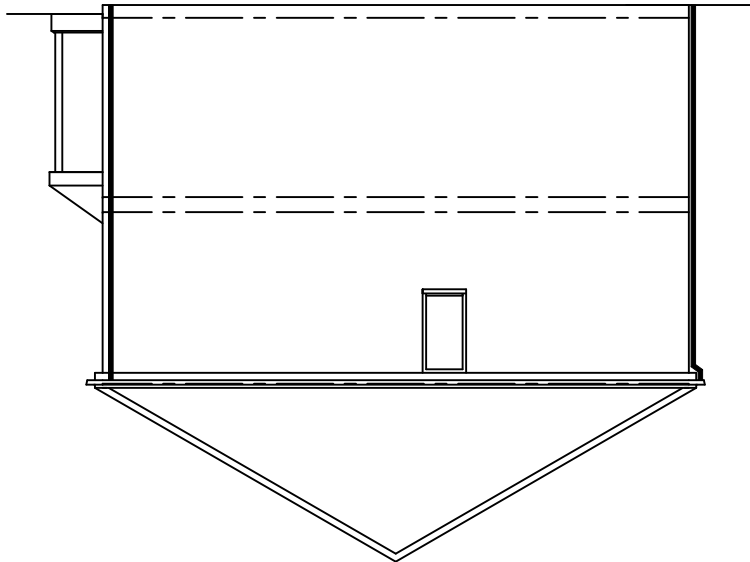
EXISTING FRONT ELEVATION



EXISTING REAR 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.

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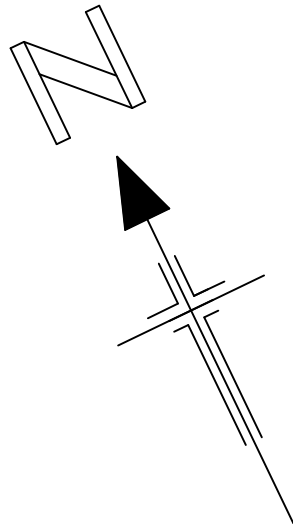
DRAWING No 3 OF 8 DRAWING'S
PROPOSED 2-STOREY SIDE
EXTENSION AT-
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS LAYLA DARLINGTON.

SCALE:- 1:100 DATE:- NOV 2022



BUILDING
DESIGN CONSULTANTS
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GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

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PROPOSED GROUND FLOOR PLAN

CARVILLE ROAD

Pavement

Front Drive & garden

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GREENFIELD,
OLDHAM, OL3 7EQ.
TEL:- 0798 676 1559

DESIGN CONSULTANTS

Kevin foey

BUILDING

FOR-MRS LAYLA DARLINGTON,
M9 7FE,
MANCHESTER,
BLACKLEY,
No 8 CARVILLE ROAD,
EXTENSION AT-
PROPOSED 2-STOREY SIDE

SCALE:- 1:50 DATE:- NOV 2022

DRAWING No 4 OF 8 DRAWING'S

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 FOLEY, WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

PROPOSED FIRST FLOOR PLAN

Drawing that is going to appeal.

SD = Interlinked, mains wired (with battery back up) smoke detector positions.

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GREENFIELD,
OLDHAM, OL3 7EQ.
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DESIGN CONSULTANTS

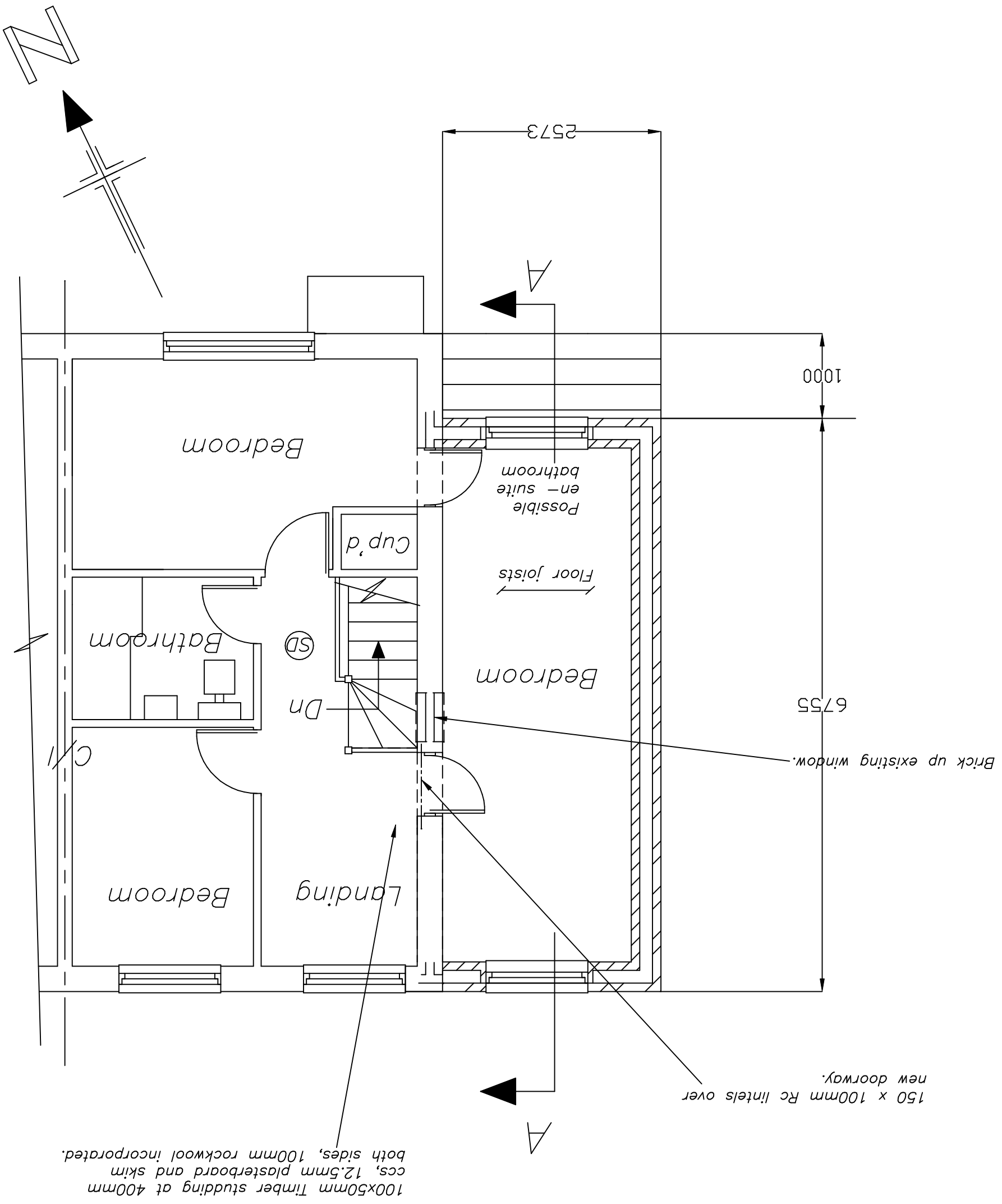
Kevin foley

BUILDING

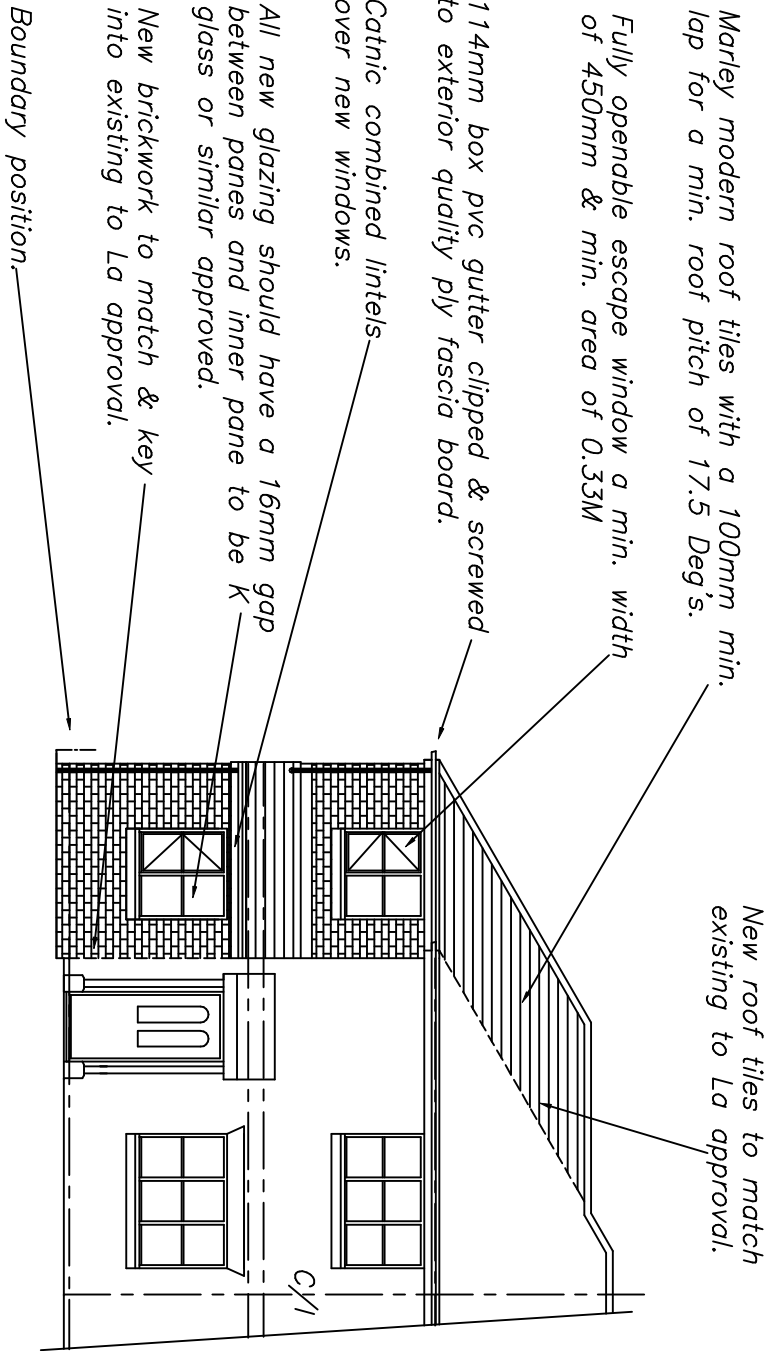
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DATE:- NOV 2022

PROPOSED 2-STORY SIDE
EXTENSION AT-
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS LAYLA DARLINGTON.

DRAWING No 5 OF 8 DRAWING'S

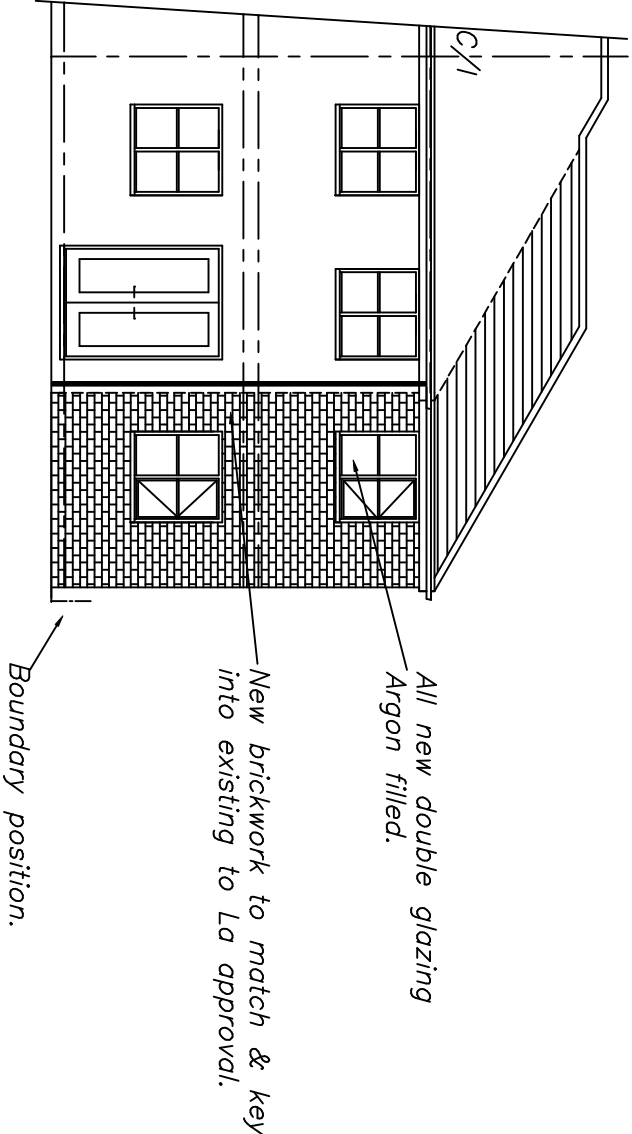


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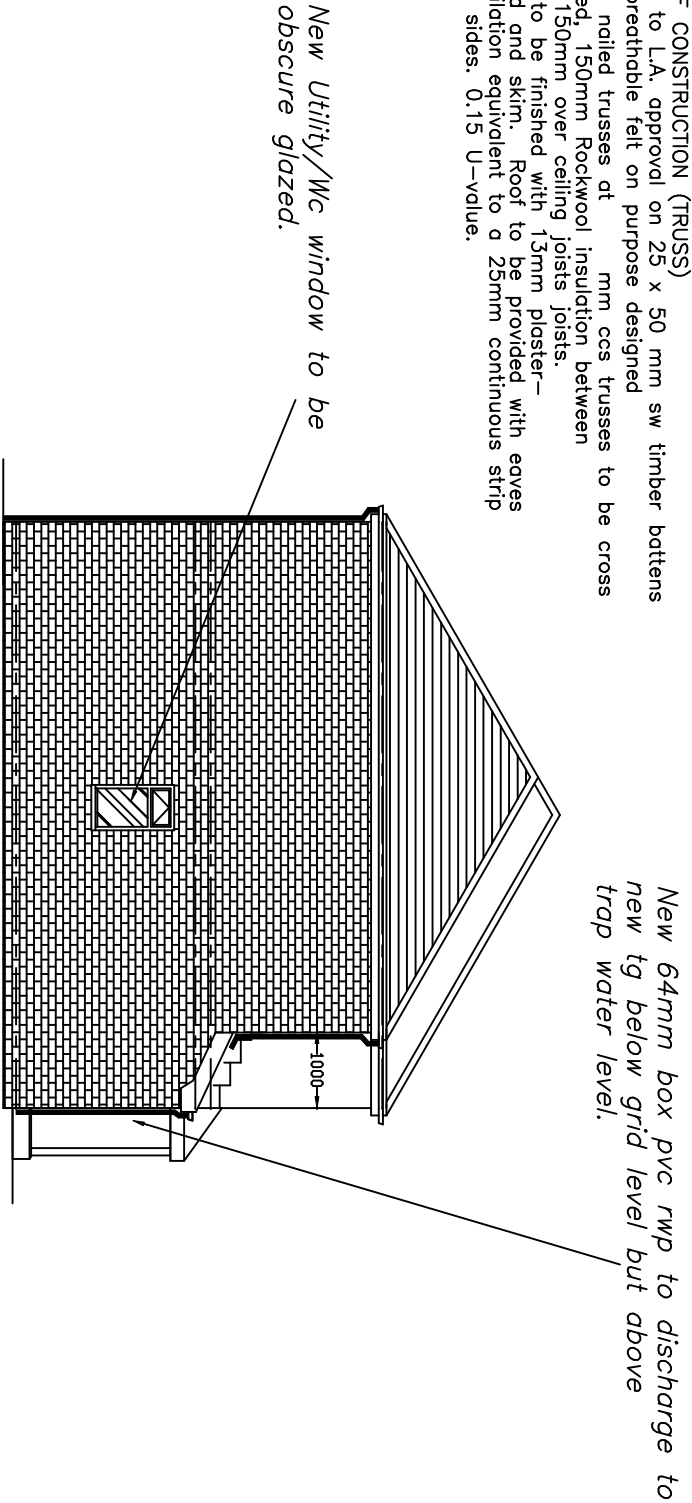
PROPOSED FRONT ELEVATION

Drawing that is going to appeal.



PROPOSED REAR ELEVATION

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 mm 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.



PROPOSED SIDE ELEVATION

WALL CONSTRUCTION(BRICK/BLOCK with 150mm cavity 350mm cavity wall comprising 100mm facing bricks to L.A. approval, 150mm cavity with inner leaf 100mm plaster fibolite walling blocks with stainless steel wall ties (12.5mm plasterboard & skim) (brickwork only 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.

ALTERNATIVELY-

WALL CONSTRUCTION(BRICK/BLOCK and insulated plasterboard) 300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity dritherm 32 ultimate filled, with inner leaf 100mm plaster fibolite walling blocks finished internally with 47.5mm insulated plasterboard. with stainless steel wall ties (12.5mm plasterboard & skim) (brickwork only 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.

DRAWING No 6 OF 8 DRAWING'S

PROPOSED 2-STOREY SIDE
EXTENSION AT-
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS LAYLA DARLINGTON.

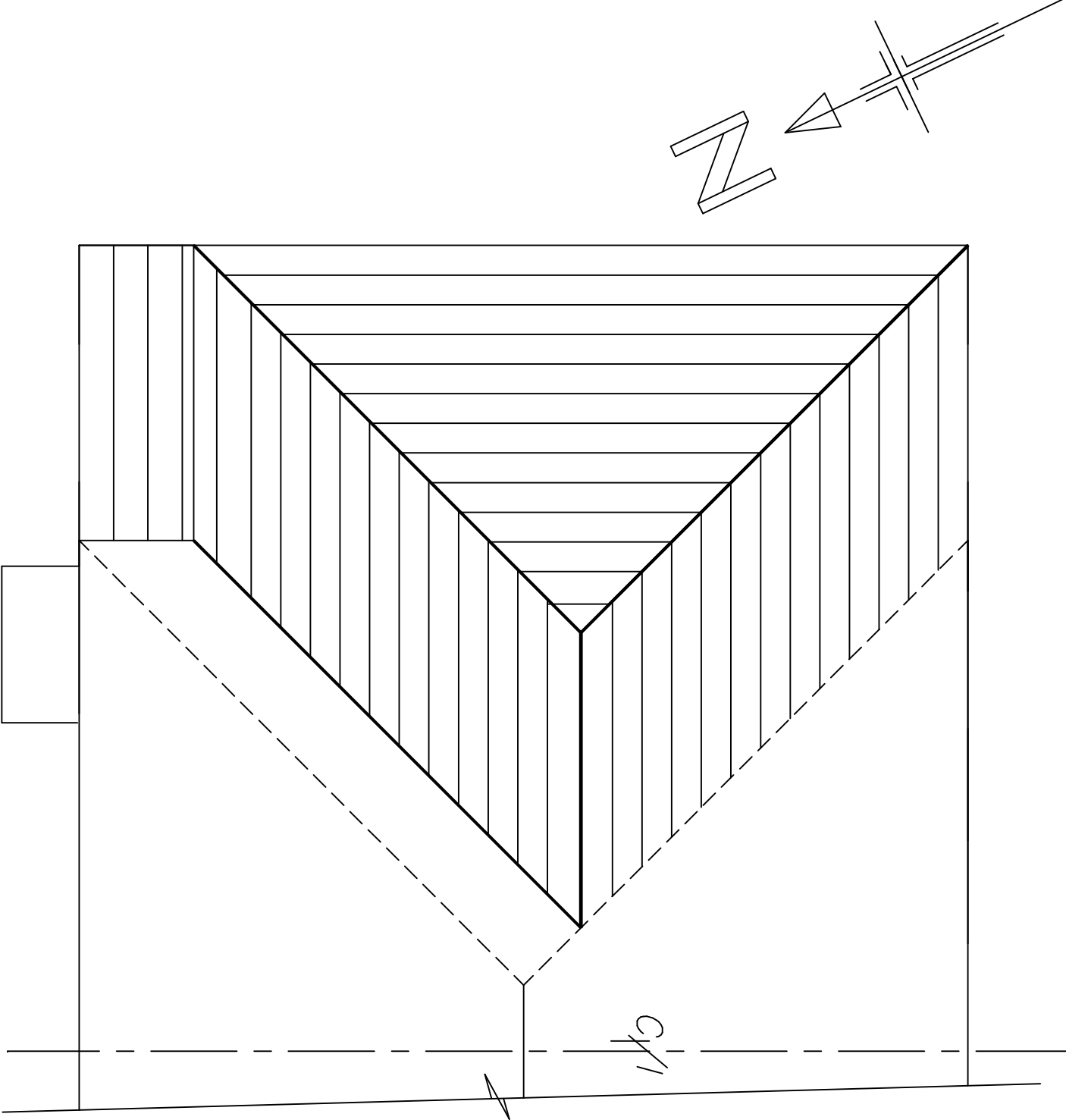
SCALE:- 1:100 DATE:- NOV 2022

kevin foey
BUILDING
DESIGN CONSULTANTS

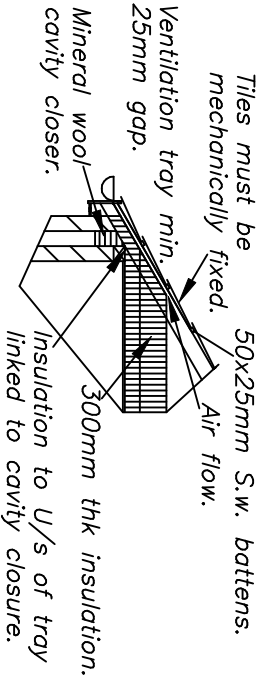
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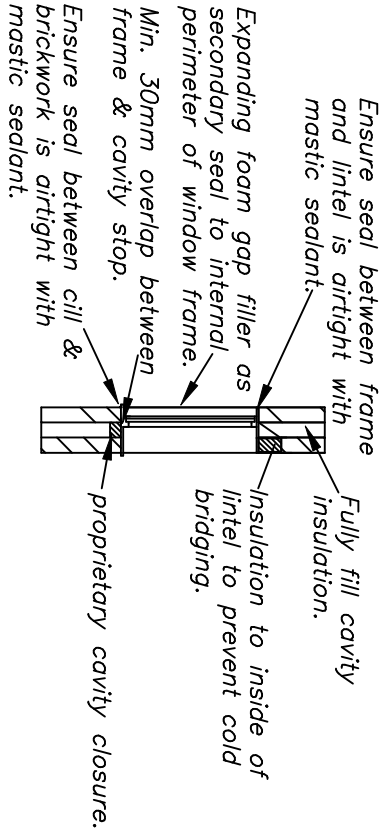
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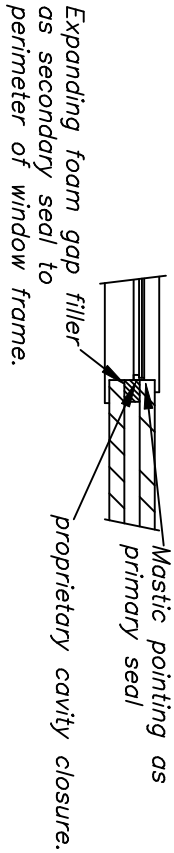
PROPOSED ROOF PLAN



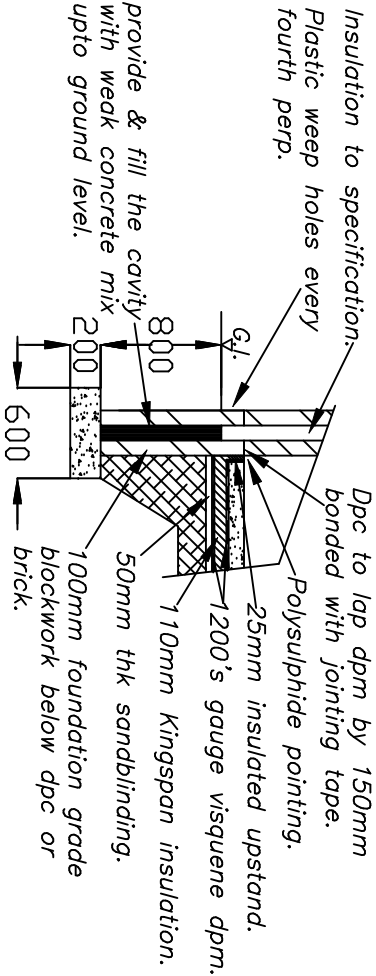
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

Drawing that is going to appeal.

DRAWING No 7 OF 8 DRAWING'S
PROPOSED 2--STOREY SIDE
EXTENSION AT--
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR--MRS LAYLA DARLINGTON.

SCALE:-- 1:50 DATE:-- NOV 2022

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

BUILDING
DESIGN CONSULTANTS

kevin
foey

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Marley modern tiles to la approval.

Trada purpose designed trusses.

100 x 75mm Timber wallplate.

25mm gap to back of fascia to allow for cross flow ventilation

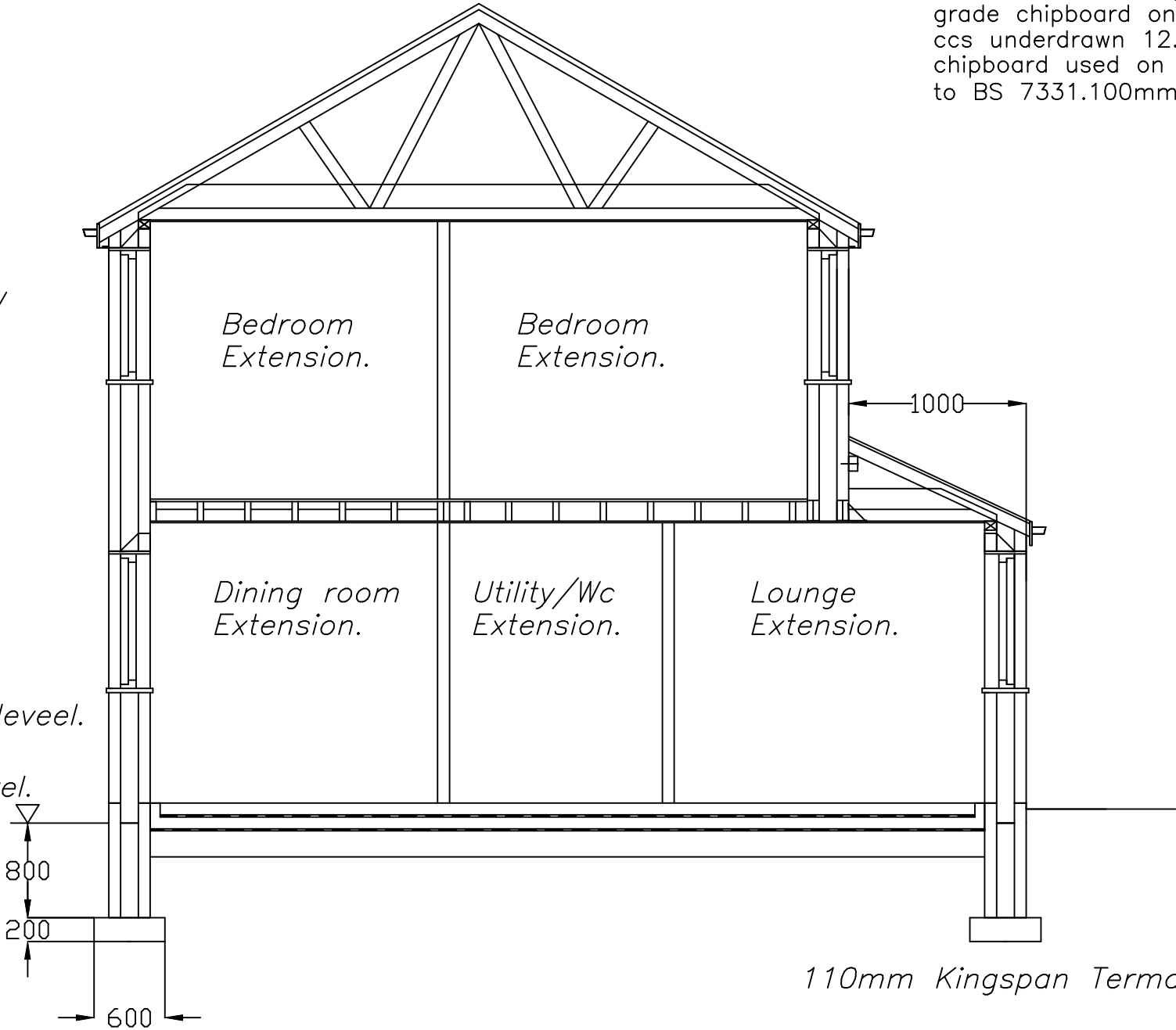
100mm Rockwool between joists.

Catnic combined lintel over window.

Dpc 150mm minimum above Ground level.

Sand and Cement cavity fill.

Brickwork only below dpc.



GROUND FLOOR CONSTRUCTION (Solid) U Value=0.18
100mm concrete slab on 500g visquene on 100mm
Kingspan TF70 Thermafloor 1200g visquene lapped onto
dpc on sandblinded well consolidated hardcore.
insulated upstand.

FIRST FLOOR CONSTRUCTION
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.

100mm Concrete on 1200g visquene dpm lapped
onto Dpc all on well consolidated sandblinded
hardcore.

SECTION A-A

New Foundations to reg A1/A2.

DRAWING No 8 OF 8 DRAWING'S

PROPOSED 2-STORY SIDE
EXTENSION AT-
No 8 CARVILLE ROAD,
BLACKLEY,
MANCHESTER,
M9 7FE.
FOR-MRS LAYLA DARLINGTON.

SCALE:- 1:50 DATE:- NOV 2022

kevin foey
BUILDING
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