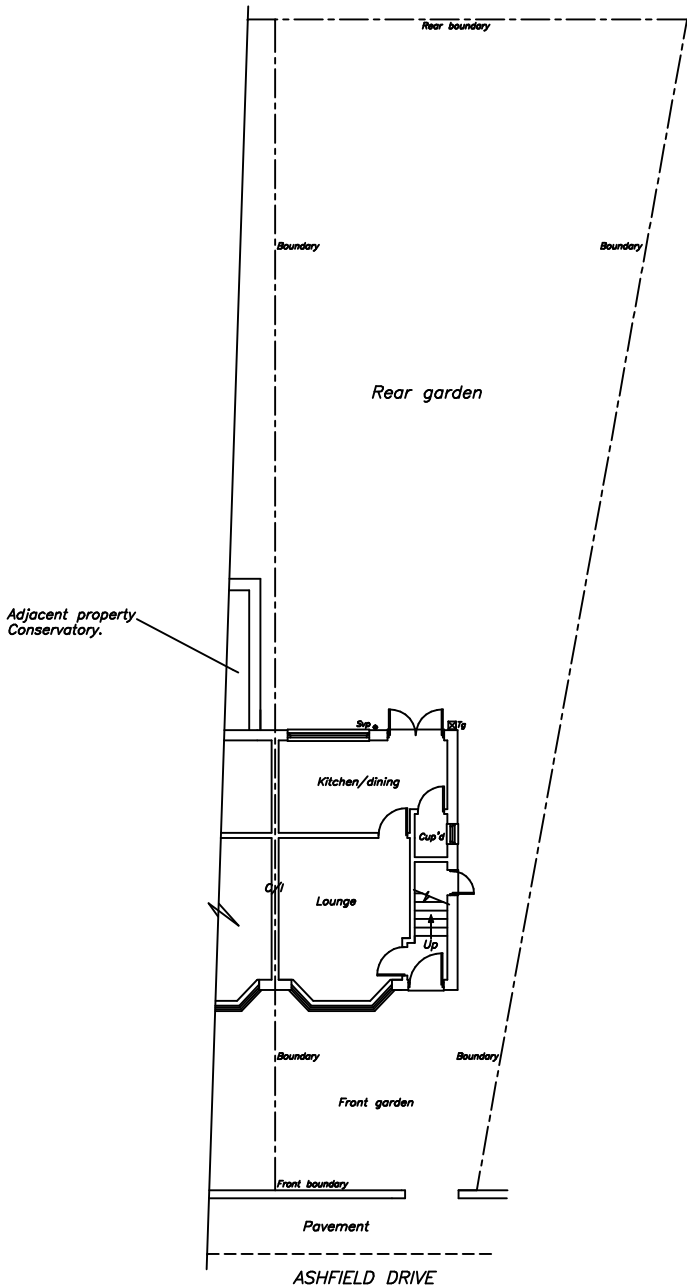
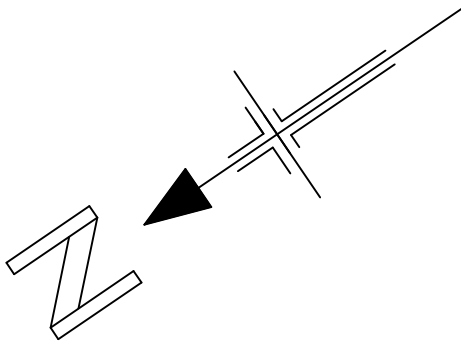




- GENERAL NOTES
1. Vertical and horizontal dpc's to all cavity closures
 2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 8000mm². where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room 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.
 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
 - 16FOUNDATIONS 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.
 - 20.Background ventilation to be in accordance with Table 1.7 of Approved Document F.

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

EXISTING GROUND FLOOR & SITE PLAN

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 NECESSARRY TO BE ADHERED TO.

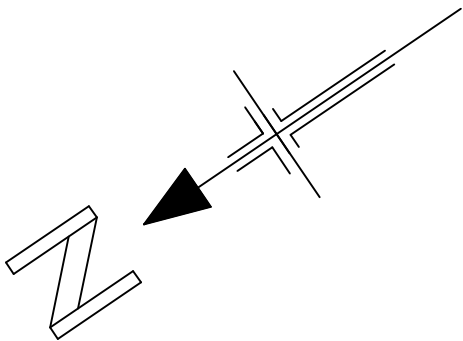
DRAWING No 1 OF 10 DRAWING'S
PROPOSED 2-STOREY REAR/SIDE
& REAR GROUND FLOOR EXTENSION'S
AT- No 39 ASHFIELD DRIVE,
NEWTON HEATH,
MANCHESTER.
M40 1WJ.
FOR-MISS JESSICA TURNER.

SCALE:- 1:200 DATE:- MAR 2026

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foey

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DESIGN CONSULTANTS

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GREENFIELD,
OLDHAM, OL3 7EQ.
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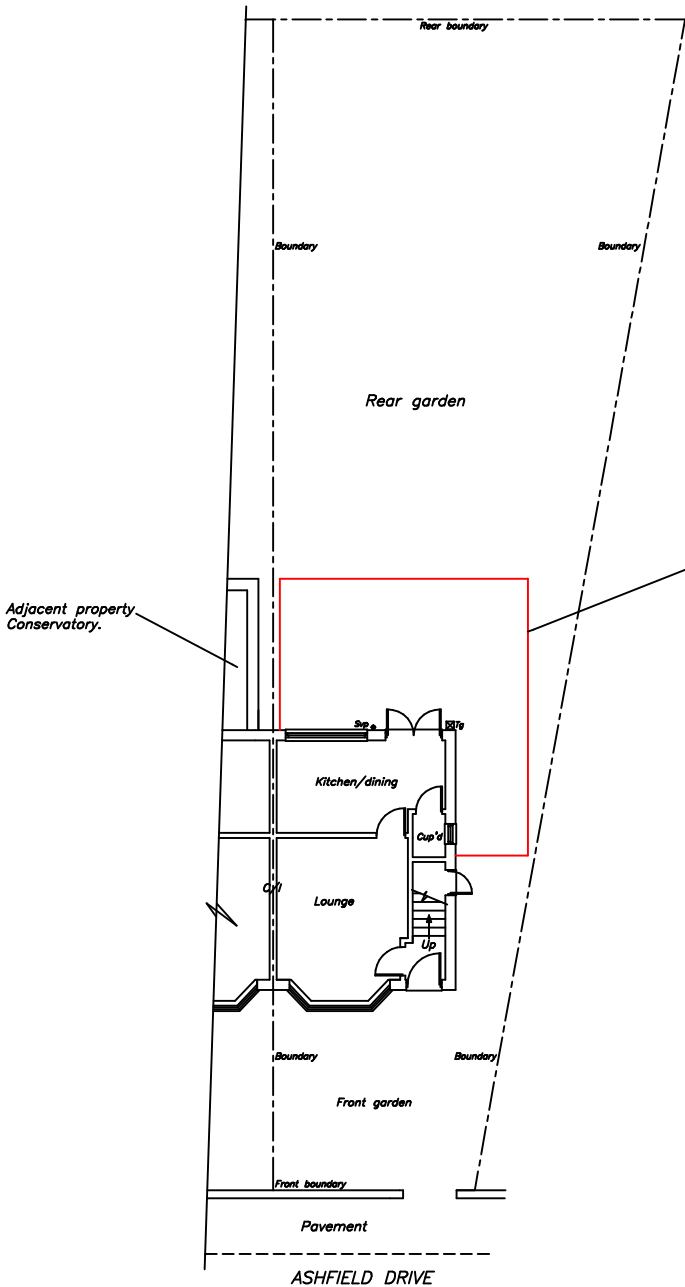
ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE 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.



OUTLINE OF PROPOSED EXTENSION
IN RED.

BUILDING WORK NOT TO COMMENCE UNTIL
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RECEIVED FROM BUILDING INSPECTORS.

PROPOSED SITE PLAN

EXTENSION OUTLINE IN RED.

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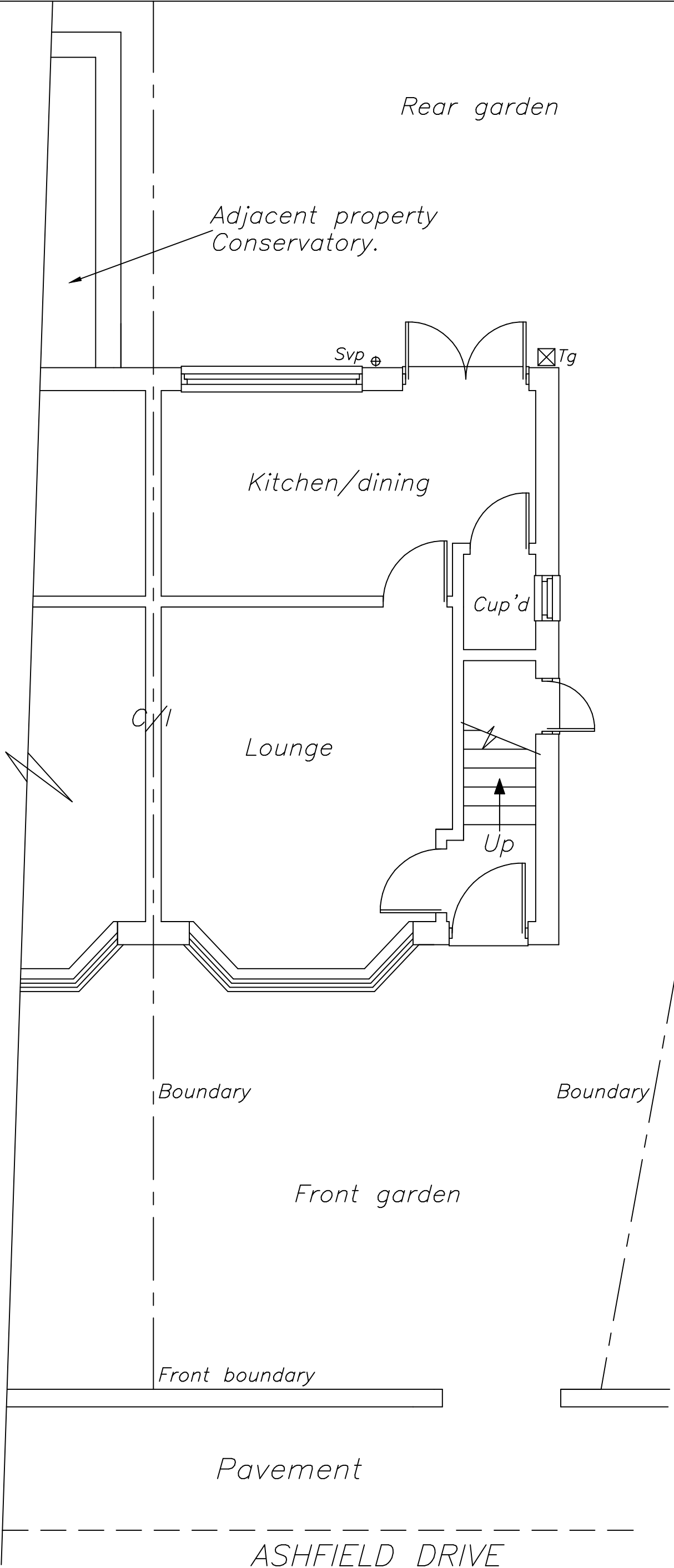
DRAWING No 2 OF 10 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE
& REAR GROUND FLOOR EXTENSION'S
AT- No 39 ASHFIELD DRIVE,
NEWTON HEATH,
MANCHESTER.
M40 1WJ.
FOR-MISS JESSICA TURNER.

SCALE:- 1:200 DATE:- MAR 2026

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Adjacent property
Conservatory.

Rear garden

Kitchen/dining

Lounge

Cup'd

Up

Boundary

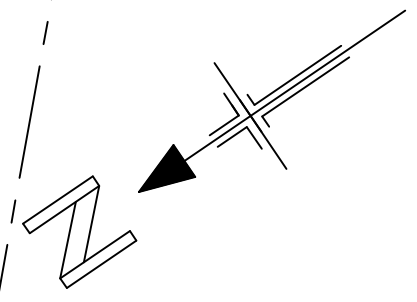
Boundary

Front garden

Front boundary

Pavement

ASHFIELD DRIVE



DRAWING No 3 OF 10 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE
& REAR GROUND FLOOR EXTENSION'S
AT- No 39 ASHFIELD DRIVE,
NEWTON HEATH,
MANCHESTER.
M40 1WJ.
FOR-MISS JESSICA TURNER.

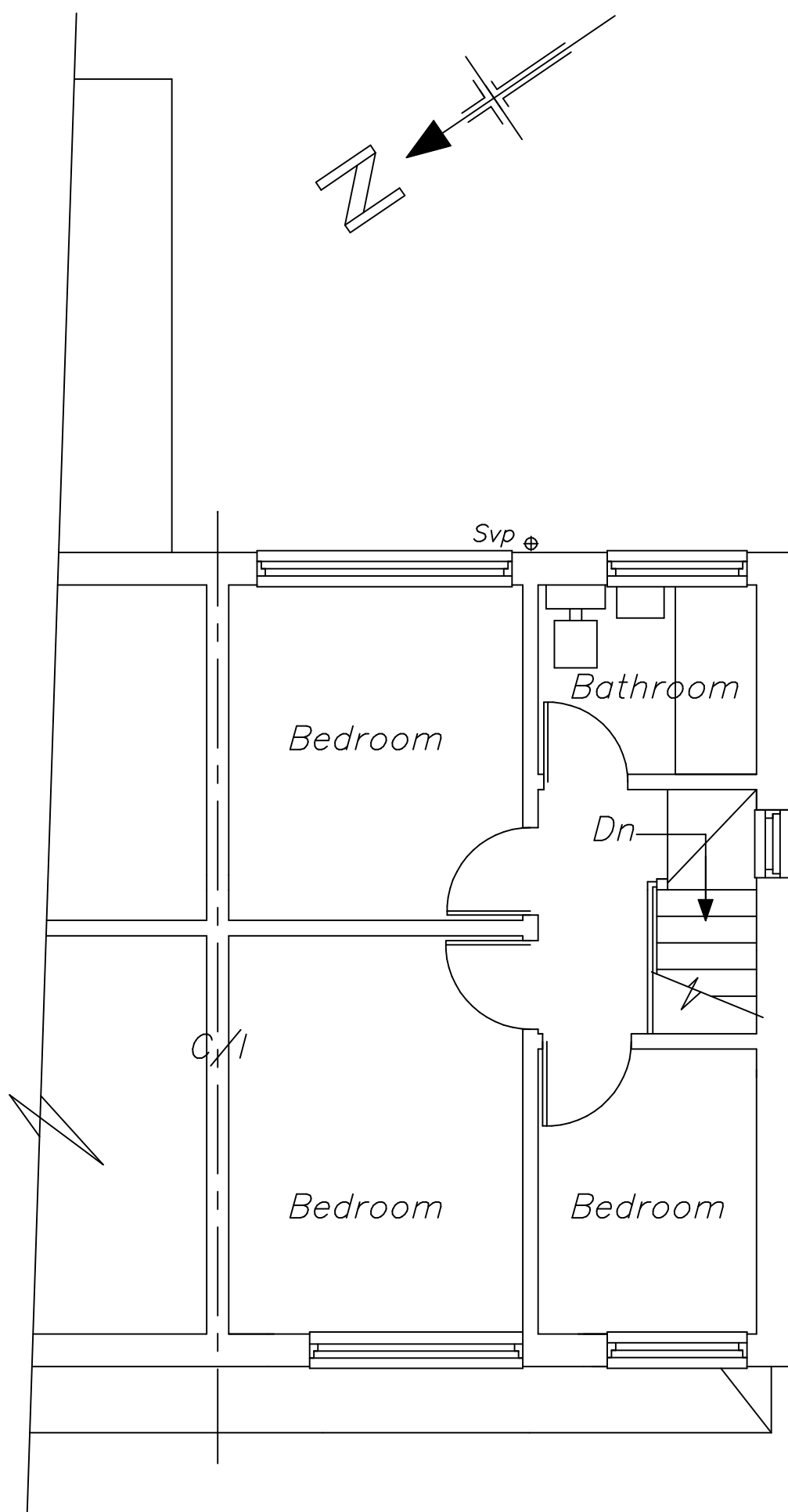
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DATE:- MAR 2026

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EXISTING GROUND FLOOR PLAN



DRAWING No 4 OF 10 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE
& REAR GROUND FLOOR EXTENSION'S
AT- No 39 ASHFIELD DRIVE,
NEWTON HEATH,
MANCHESTER.
M40 1WJ.
FOR-MISS JESSICA TURNER.

SCALE:- 1:50

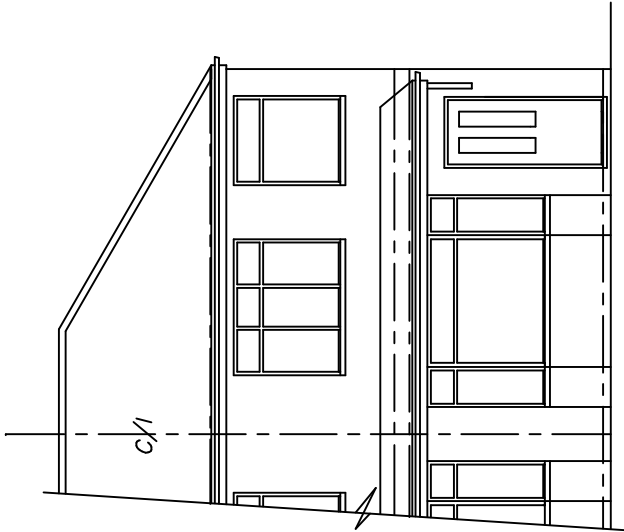
DATE:- MAR 2026

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EXISTING FIRST FLOOR PLAN



EXISTING FRONT 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.

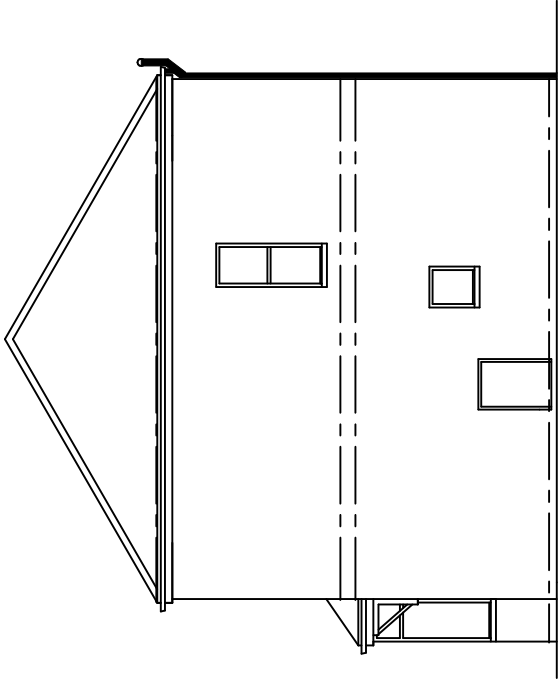
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.
- 3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL.

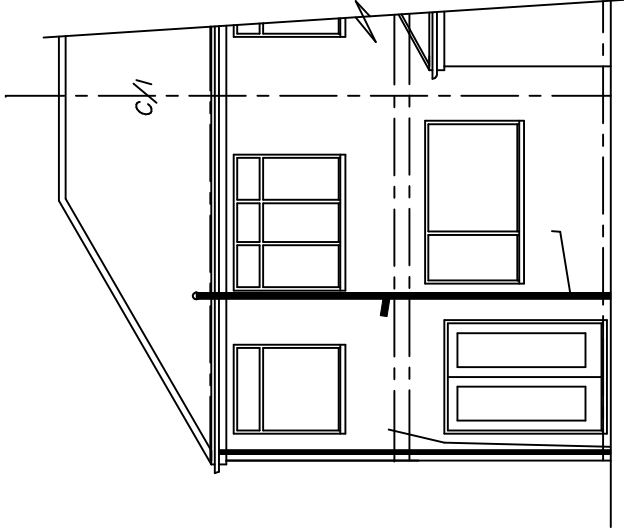
ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

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 thermostst, 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.

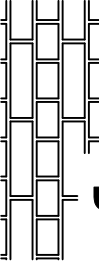
Habitable rooms require 8000mm2 background ventilation.

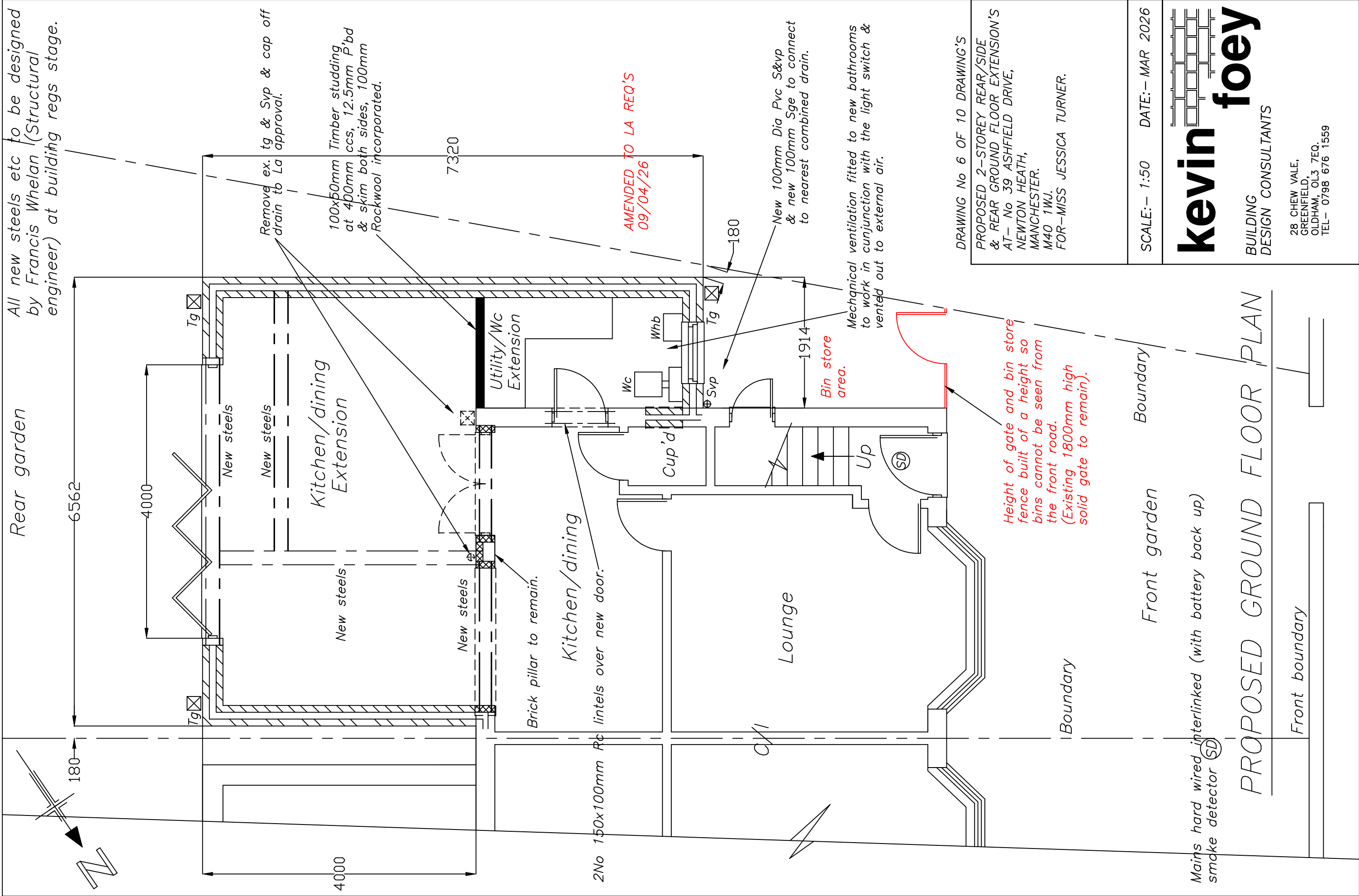


EXISTING SIDE ELEVATION

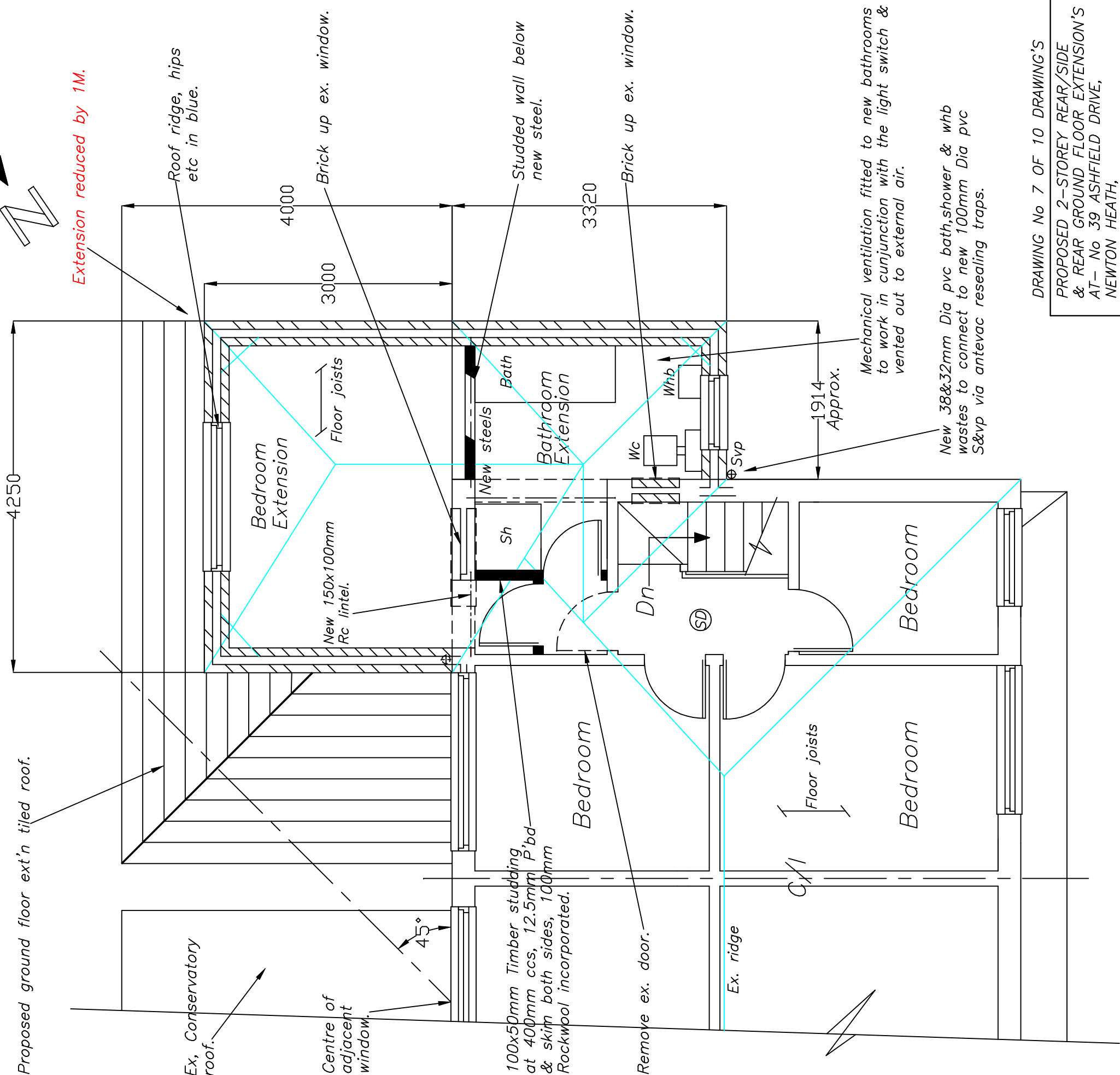


EXISTING REAR ELEVATION

DRAWING No 5 OF 10 DRAWING'S	
PROPOSED 2-STOREY REAR/SIDE & REAR GROUND FLOOR EXTENSION'S AT- No 39 ASHFIELD DRIVE, NEWTON HEATH, MANCHESTER. M40 1WJ. FOR-MISS JESSICA TURNER.	
SCALE:- 1:100	DATE:- MAR 2026
 kevin foey BUILDING DESIGN CONSULTANTS 28 CHEW VALE, GREENFIELD, OLDHAM, OL3 7EQ. TEL- 0798 676 1559	



All new steels etc to be designed by Francis Whelan (Structural engineer) at building regs stage.



AMENDED TO LA REQ'S
09/04/26

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

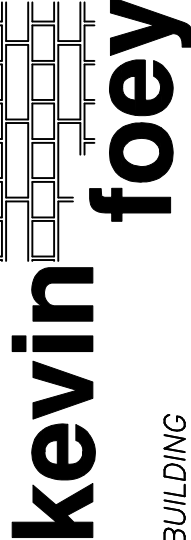
BUILDING WORK NOT TO COMMENCE UNTIL DESIGN STAGE COMMENTS HAVE BEEN RECEIVED FROM BUILDING INSPECTORS.

PROPOSED FIRST FLOOR PLAN

DRAWING No 7 OF 10 DRAWING'S

PROPOSED 2-STOREY REAR/SIDE & REAR GROUND FLOOR EXTENSION'S AT- No 39 ASHFIELD DRIVE, NEWTON HEATH, MANCHESTER. M40 1WJ.
FOR-MISS JESSICA TURNER.

SCALE:- 1:50 DATE:- MAR 2026



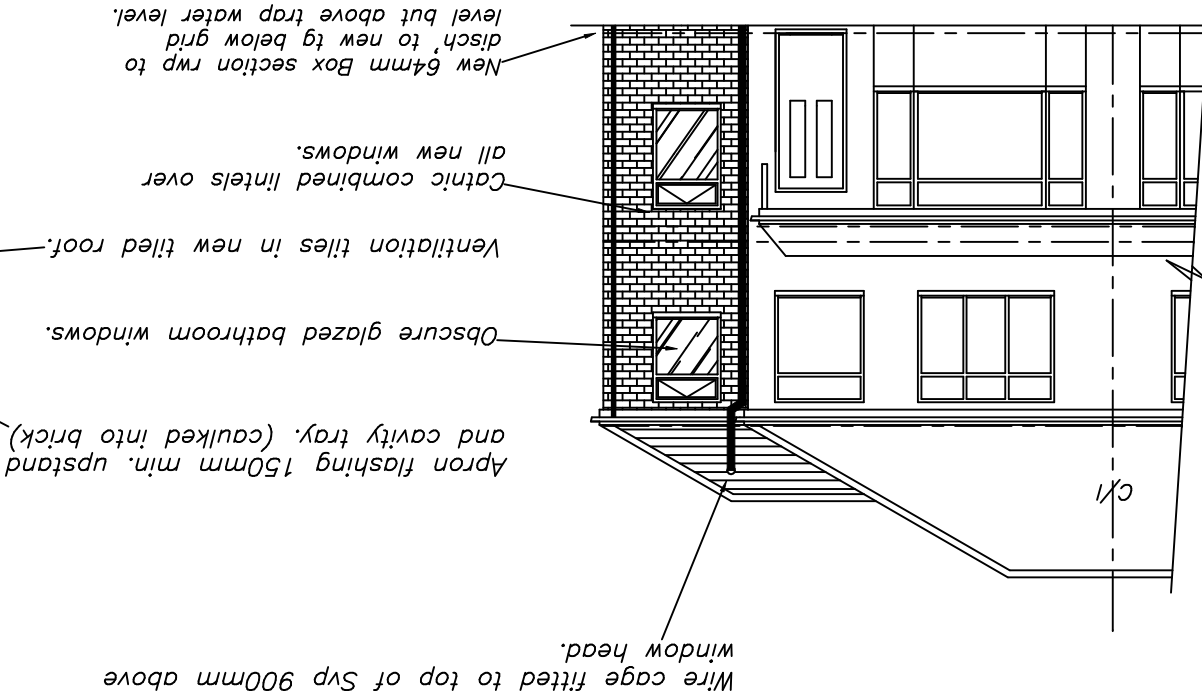
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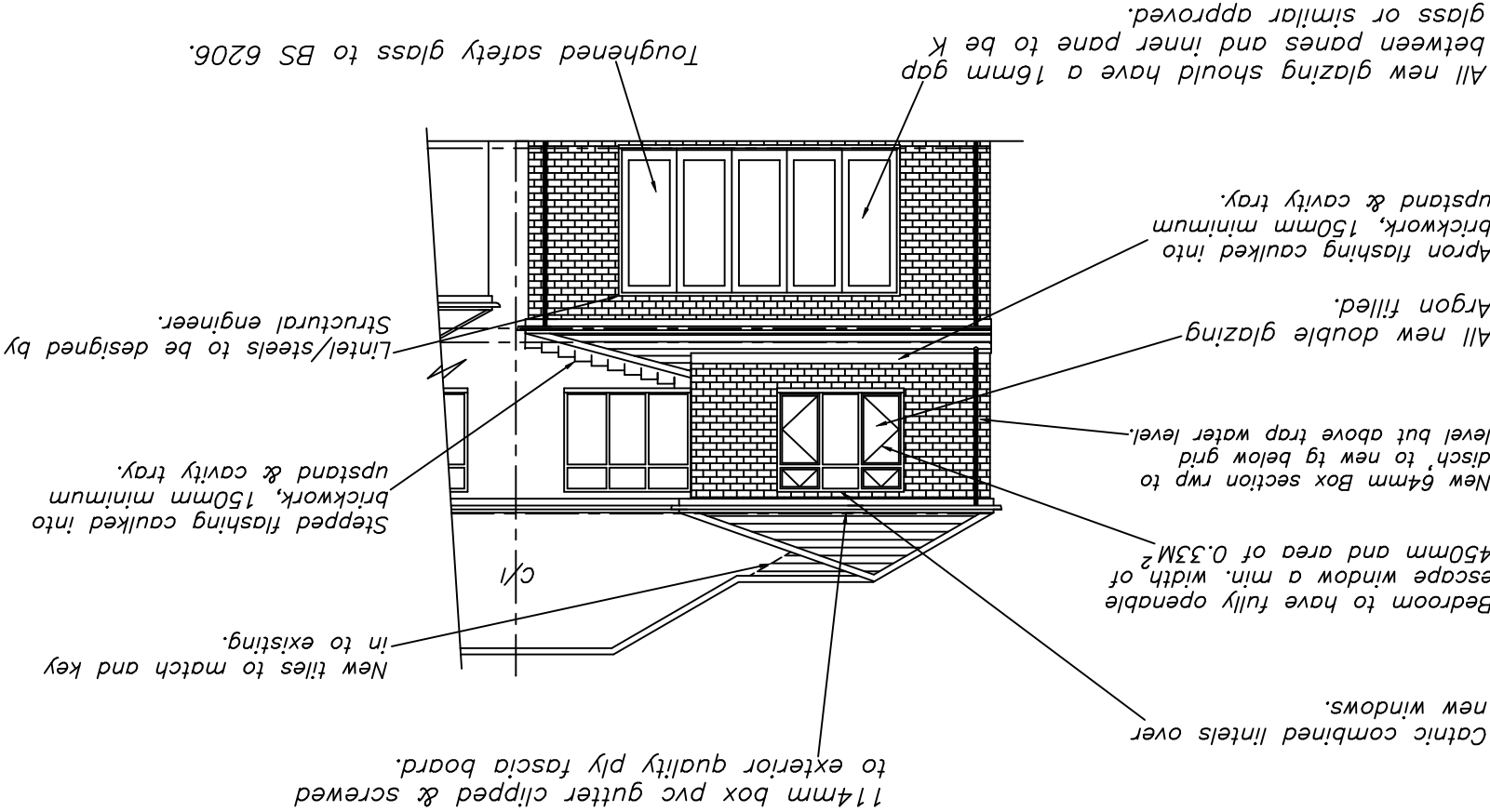
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PROPOSED FRONT ELEVATION

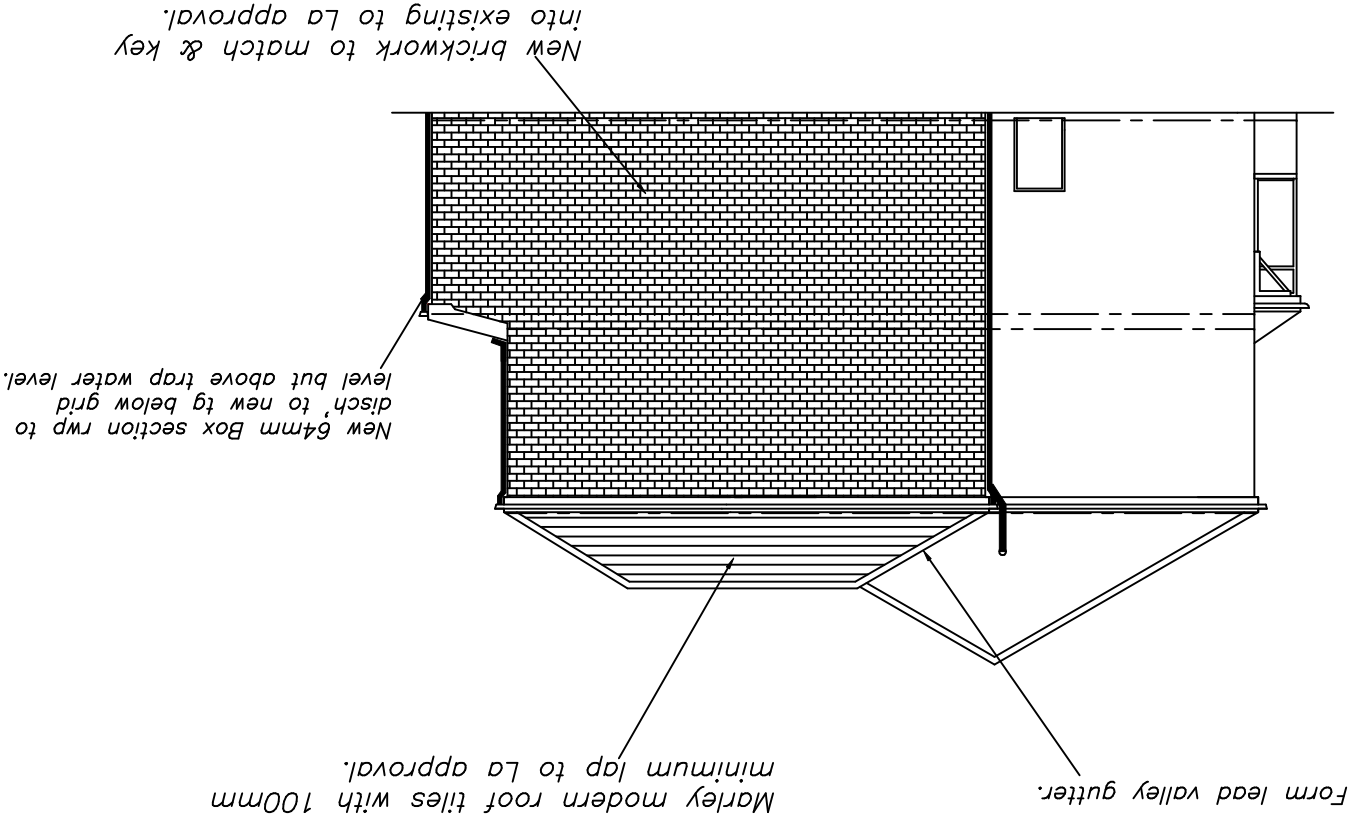
09/04/26
AMENDED TO LA REQ'S



PROPOSED REAR ELEVATION

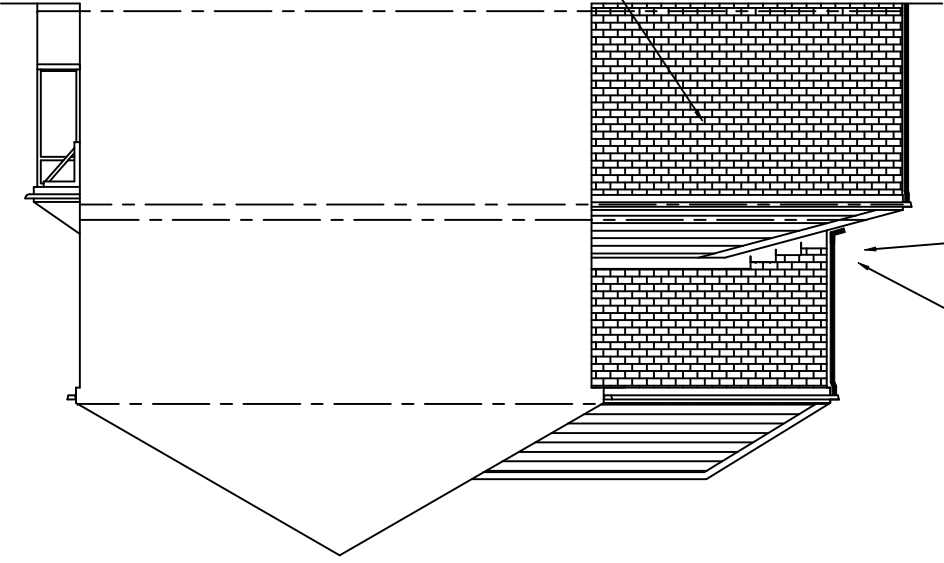


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

New brickwork to match & key into existing to La approval.



DRAWING No 8 OF 10 DRAWING'S
PROPOSED 2-STORY REAR/SIDE
& REAR GROUND FLOOR EXTENSION'S
AT- No 39 ASHFIELD DRIVE,
NEWTON HEATH,
MANCHESTER.
M40 1WJ.
FOR-MISS JESSICA TURNER.

SCALE:- 1:100 DATE:- MAR 2026

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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 fibrolite 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.

GROUND FLOOR CONSTRUCTION (Solid) U Value=0.18

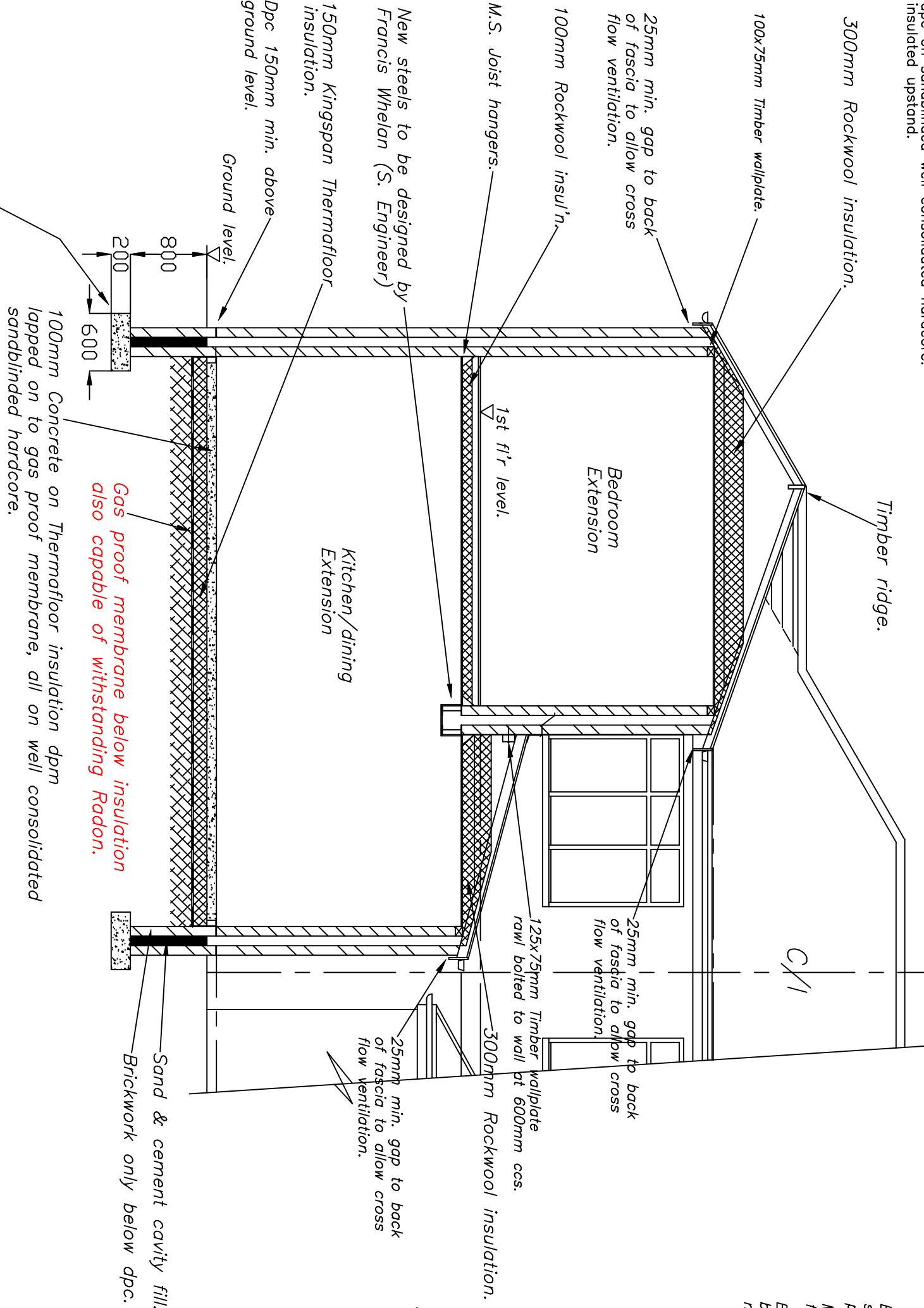
100mm concrete slab on 150mm Kingspan TF70 Kingspan TF70 Thermofloor on Gas proof/Radon barrier lapped onto dpc on sandblinded well consolidated hardcore.

ROOF CONSTRUCTION

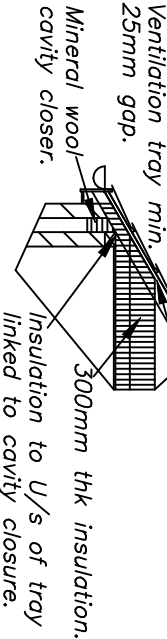
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on traditional roof of purlins, rafters and ceiling joists.
150mm Rockwool insulation between & 150mm over ceiling joists, u/s to be finished with 12.5mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.15 U-value.

FIRST FLOOR CONSTRUCTION

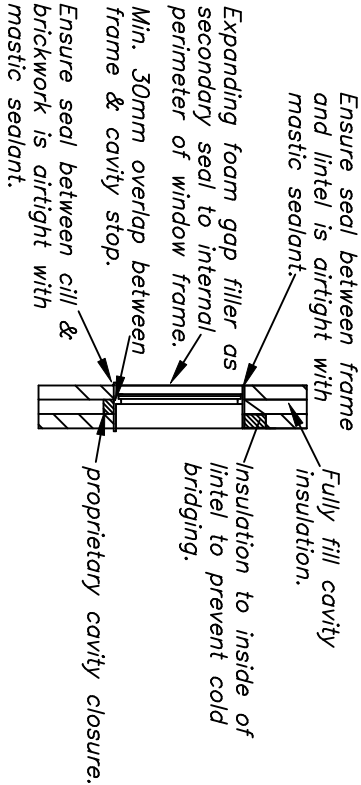
20mm thick flooring grade chipboard on x 50mm timber joists at 400mm ccs underdrawn 12.5mm plasterboard and skim chipboard used on bathroom floors to be moisture resistant to BS 7331. 100mm Rockwool insulation to be included.



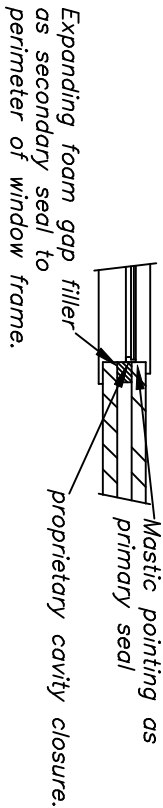
Tiles must be 50x25mm S.w. battens, mechanically fixed. Air flow.



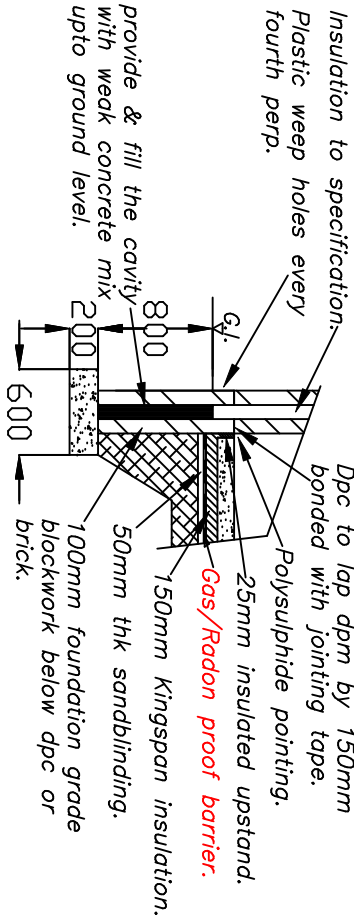
EAVES DETAIL (If ceiling is used)



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL (If concrete)

DRAWING No 9 OF 10 DRAWING'S

SCALE:-- 1:50

DATE:-- MAR 2026

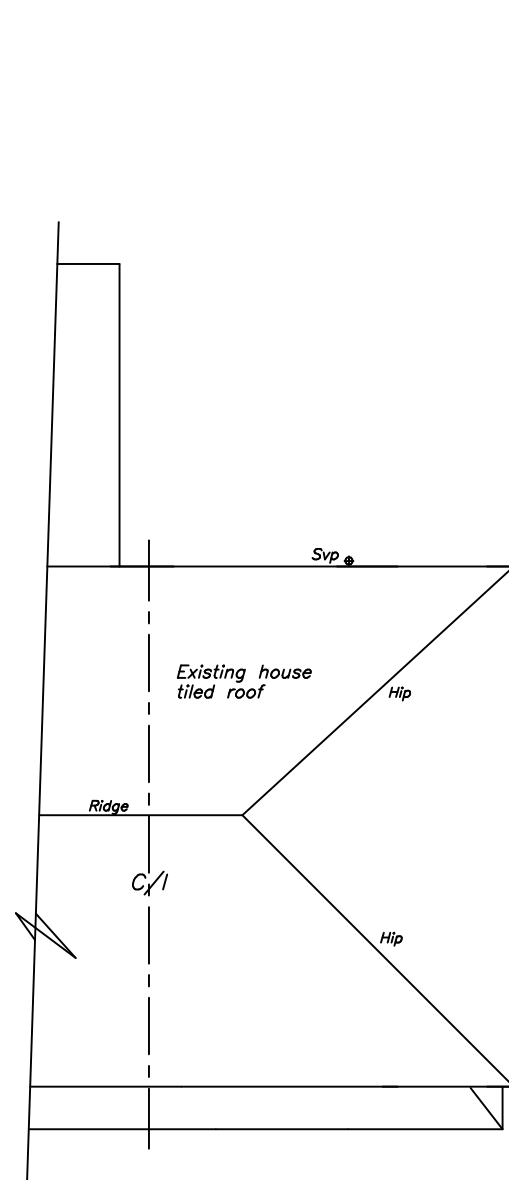
PROPOSED 2-STORY REAR/SIDE & REAR GROUND FLOOR EXTENSION'S AT - No 39 ASHFIELD DRIVE, NEWTON HEATH, MANCHESTER. M40 1WJ. FOR-MISS JESSICA TURNER.

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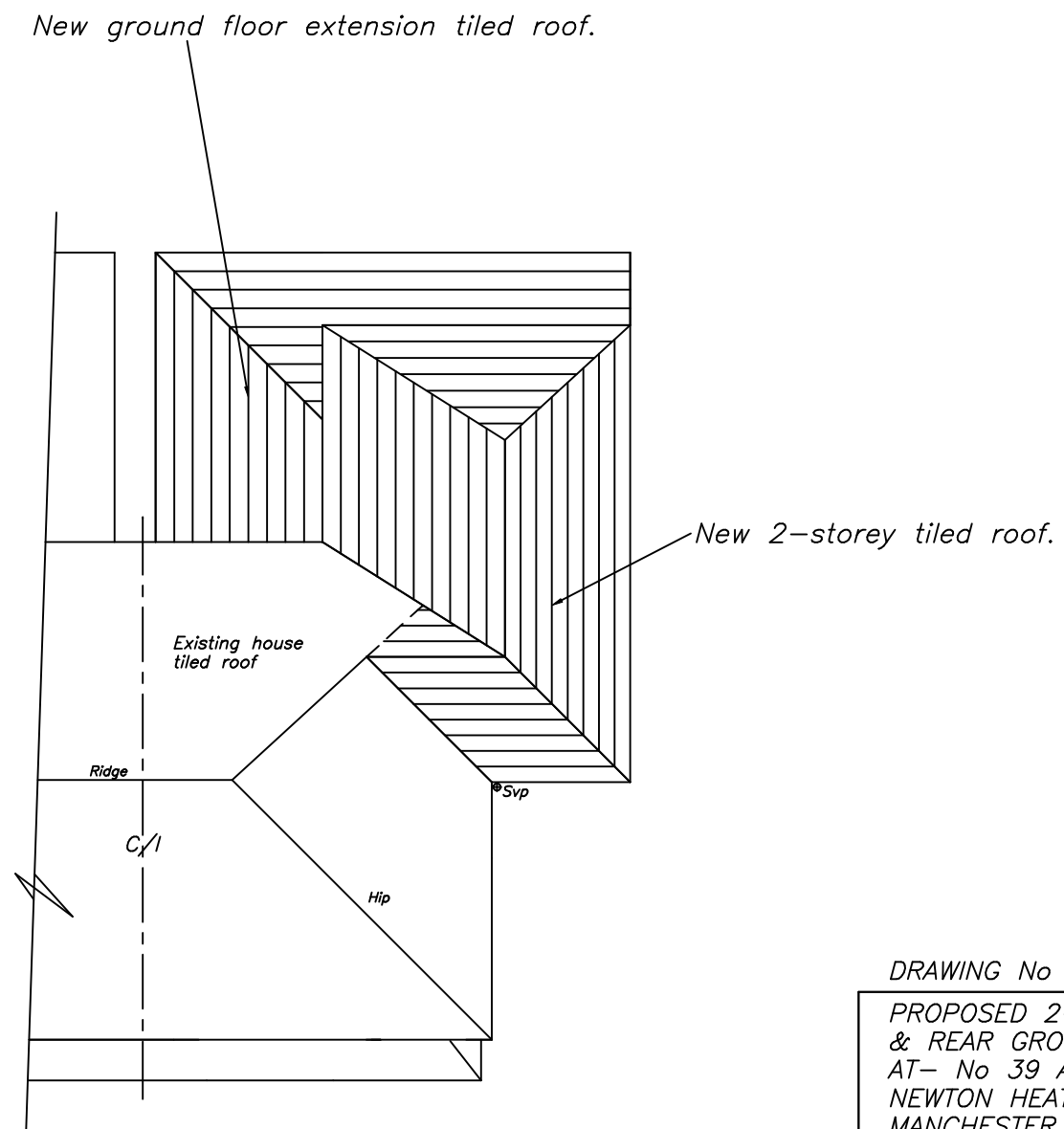
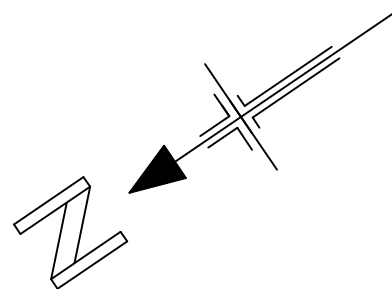
28 CHEW VALE, GREENFIELD, OLDHAM, OL3 7EQ. TEL-- 0798 676 1559

New found's to reg A1/A2.

SECTION A-A



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

AMENDED TO LA REQ'S
09/04/26

DRAWING No 10 OF 10 DRAWING'S
PROPOSED 2-STOREY REAR/SIDE
& REAR GROUND FLOOR EXTENSION'S
AT- No 39 ASHFIELD DRIVE,
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M40 1WJ.
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SCALE:- 1:100 DATE:- MAR 2026

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