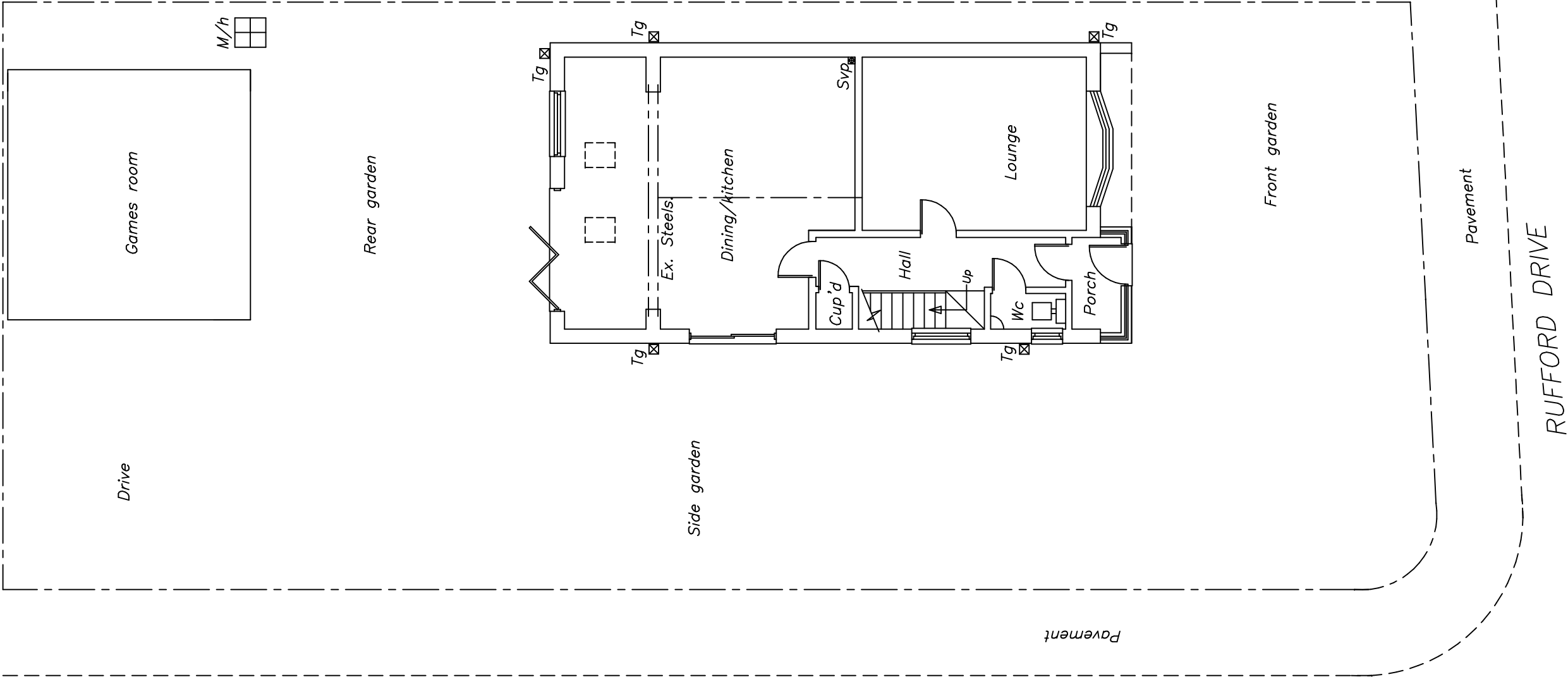
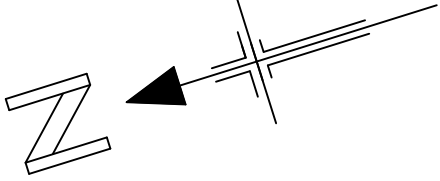


ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



GENERAL NOTES

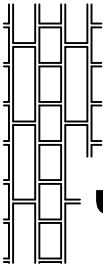
1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm². where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.
- wet 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



DRAWING No 1 OF 9 DRAWING'S

PROPOSED 2-STOREY SIDE & REAR
EXTENSION AT—
NO 117 RUFFORD DRIVE,
WHITEFIELD,
BURY MBC.
M45 8PD.
FOR—MR ALEX SOUTH.

SCALE:— 1:100 DATE:— NOV 2021

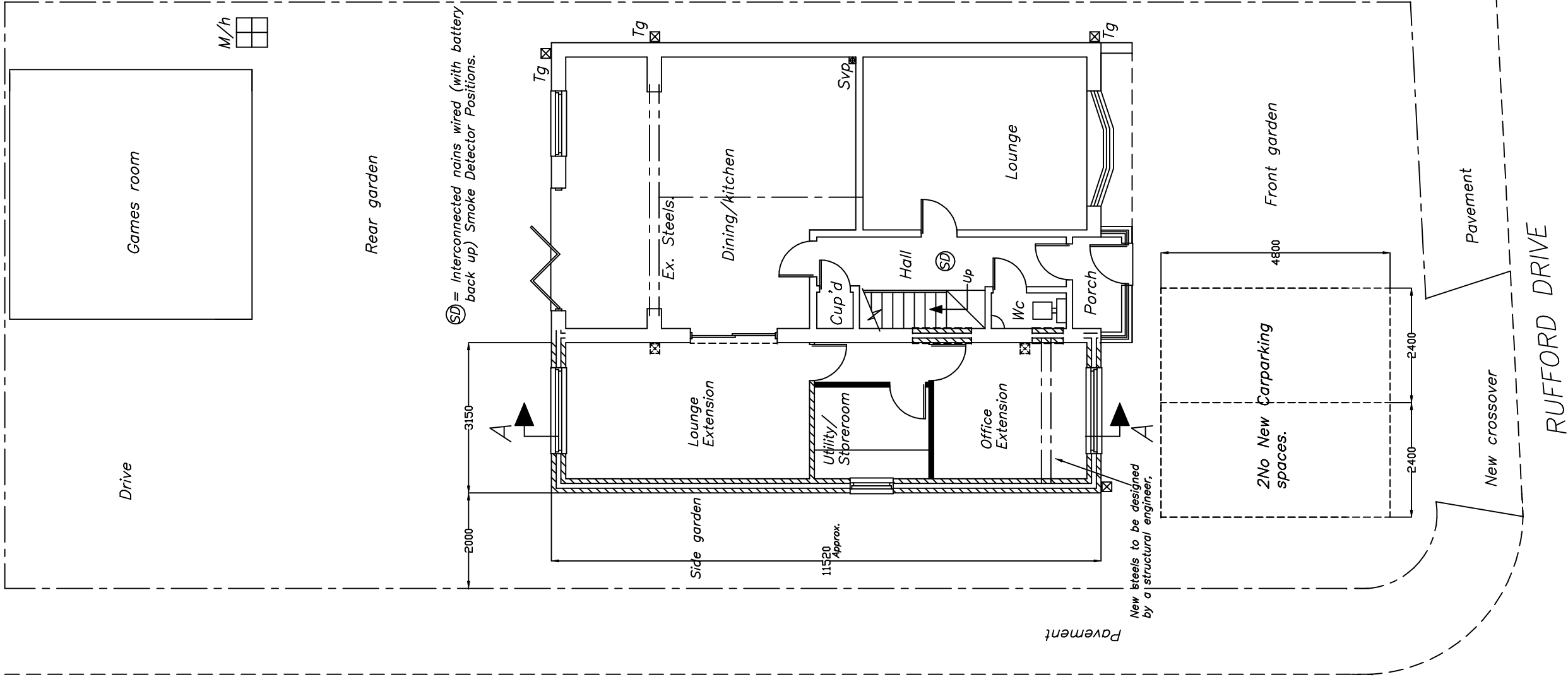
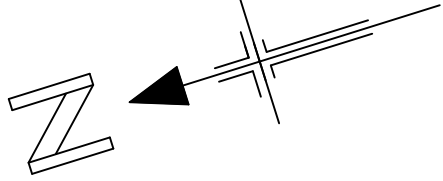


kevin foey
BUILDING
DESIGN CONSULTANTS

EXISTING GROUND FLOOR & SITE PLAN

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

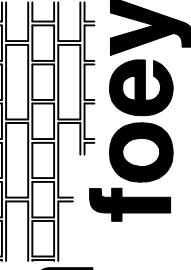
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



DRAWING No 2 OF 9 DRAWING'S

PROPOSED 2-STOREY SIDE & REAR
EXTENSION AT-
NO 117 RUFFORD DRIVE,
WHITEFIELD,
BURY MBC.
M45 8PD.
FOR-MR ALEX SOUTH.

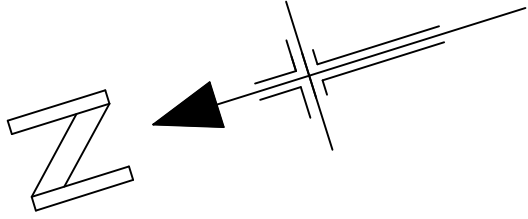
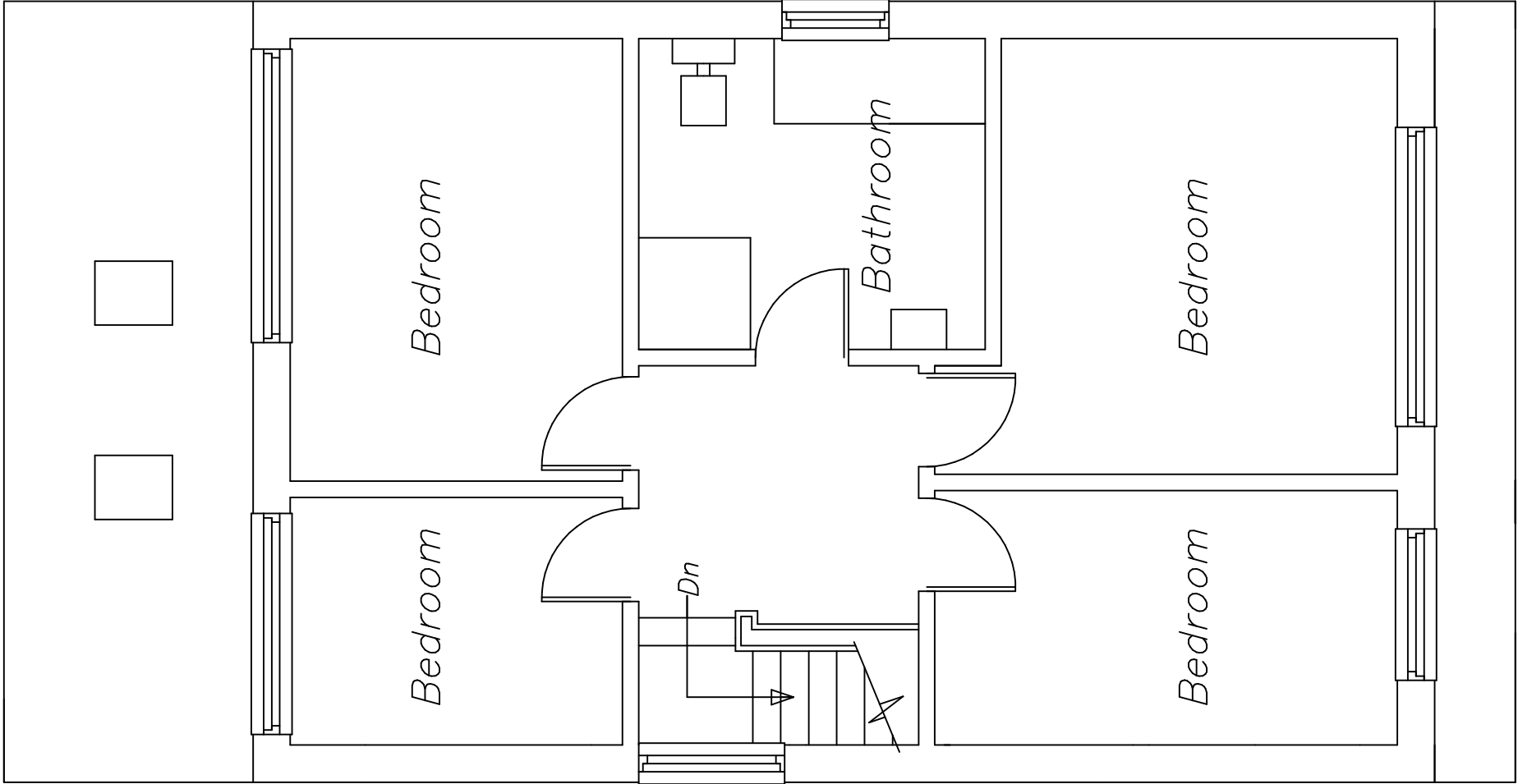
SCALE:- 1:100 DATE:- NOV 2021



kevin foey
BUILDING
DESIGN CONSULTANTS

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

PROPOSED GROUND FLOOR & SITE PLAN



EXISTING FIRST FLOOR PLAN

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 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 3 OF 9 DRAWING'S

PROPOSED 2-STOREY SIDE & REAR
EXTENSION AT-
NO 117 RUFFORD DRIVE,
WHITEFIELD,
BURY MBC.
M45 8PD.
FOR-MR ALEX SOUTH.

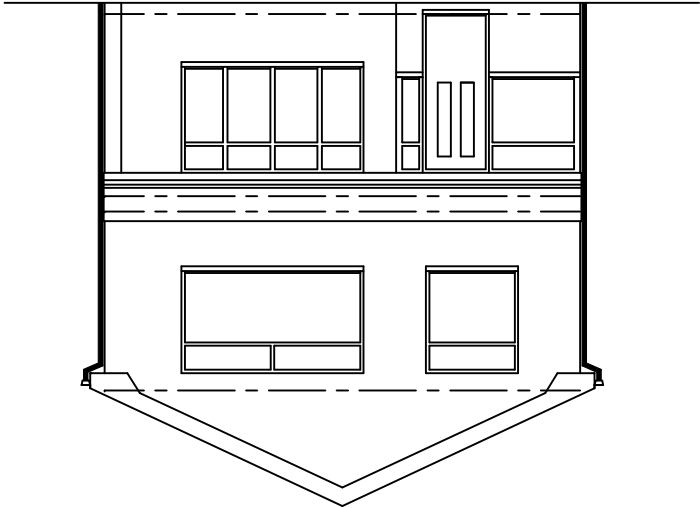
SCALE:- 1:50 DATE:- NOV 2021

kevin foey
BUILDING
DESIGN CONSULTANTS

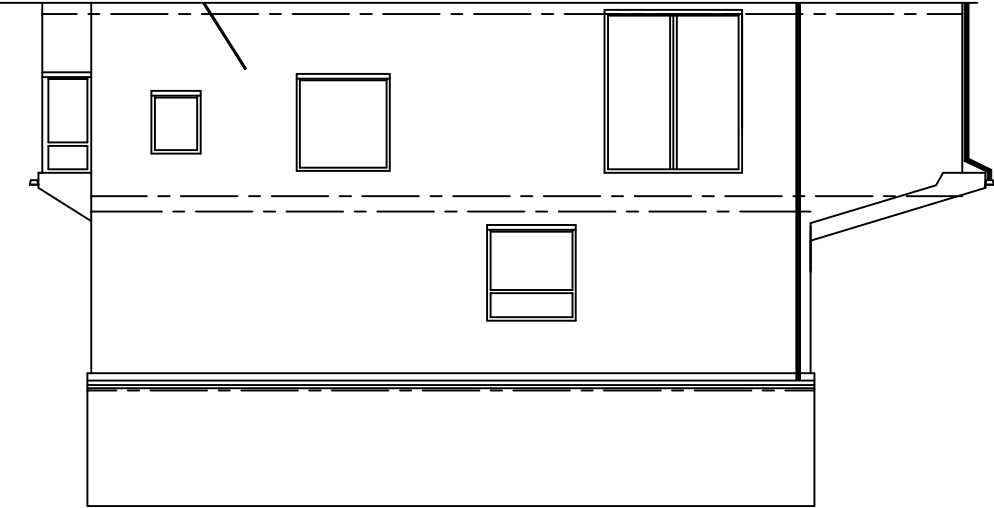
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

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.

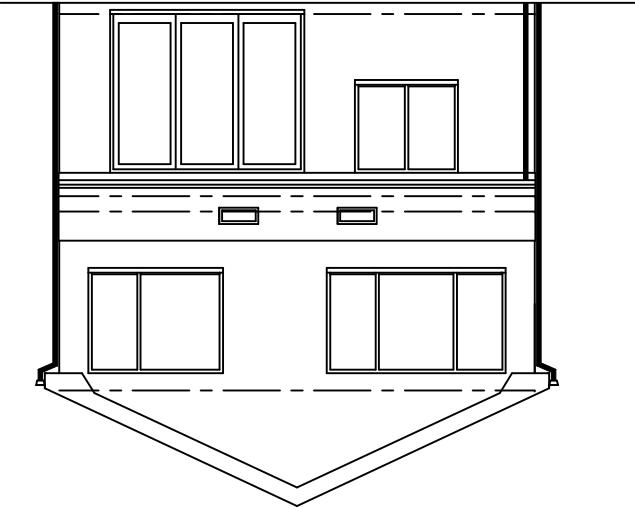
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR 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..

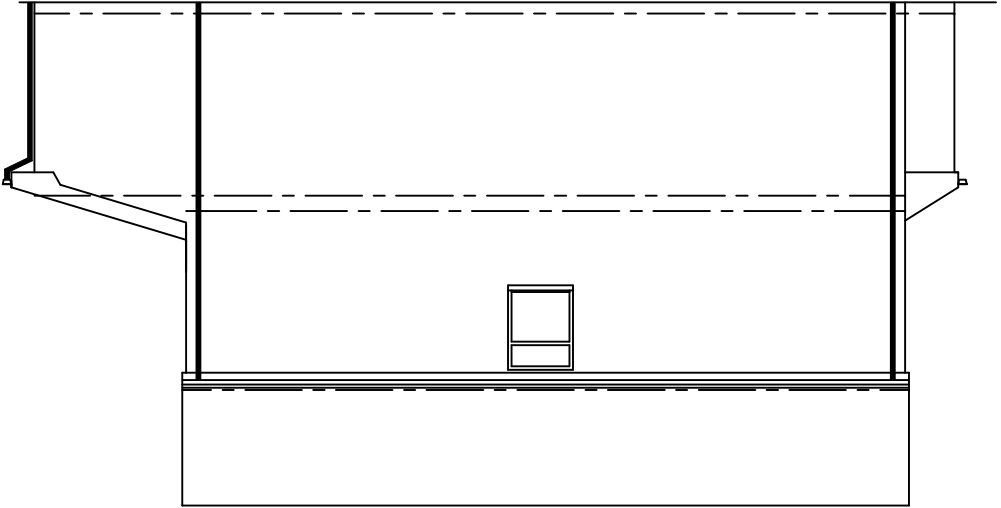
ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

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.

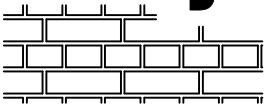
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR,ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY,WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

EXISTING SIDE ELEVATION



PROPOSED 2-STOREY SIDE & REAR
EXTENSION AT-
NO 117 RUFFORD DRIVE,
WHITEFIELD,
BURY MBC.
M45 8PD.
FOR-MR ALEX SOUTH.

SCALE:- 1:100 DATE:- NOV 2021

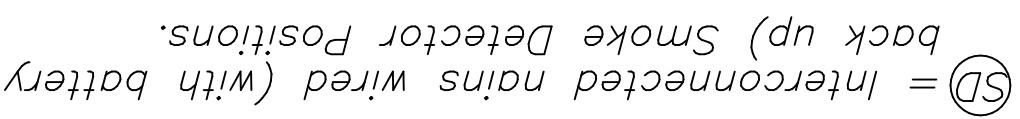


kevin foey
BUILDING
DESIGN CONSULTANTS

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

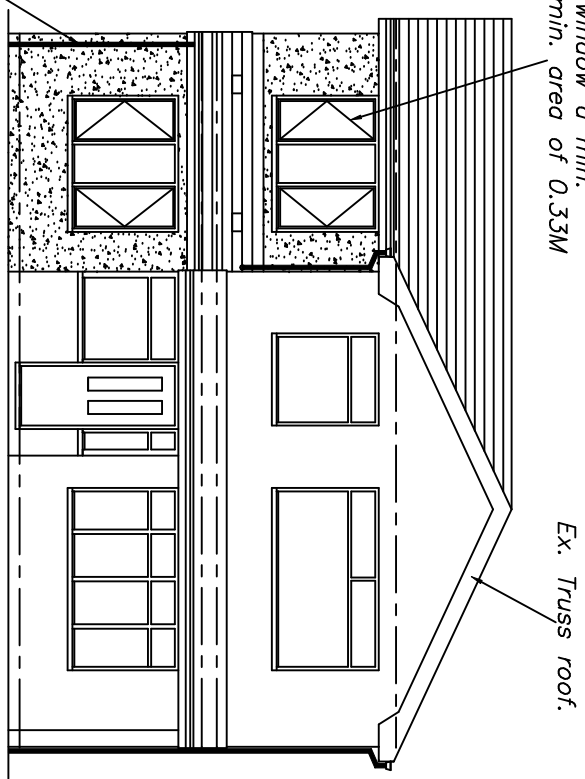
New steels to be designed by a structural engineer,

DRAWING No 5 OF 9 DRAWING'S



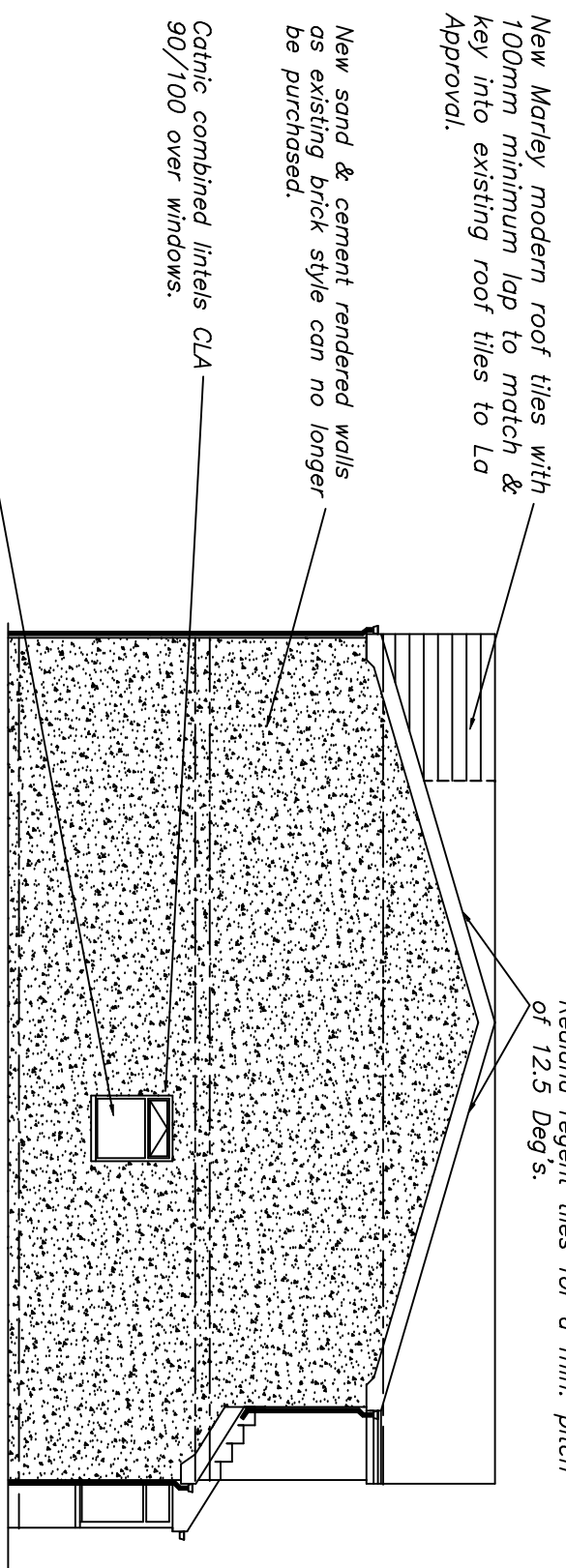
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

Fully openable escape window a min. width of 450mm and min. area of 0.33M



New 64mm Dia Pvc Rwp's to discharge to new roddable tg's below grid level but below trap water level.

PROPOSED FRONT ELEVATION



New Marley modern roof tiles with 100mm minimum lap to match & key into existing roof tiles to La Approval.

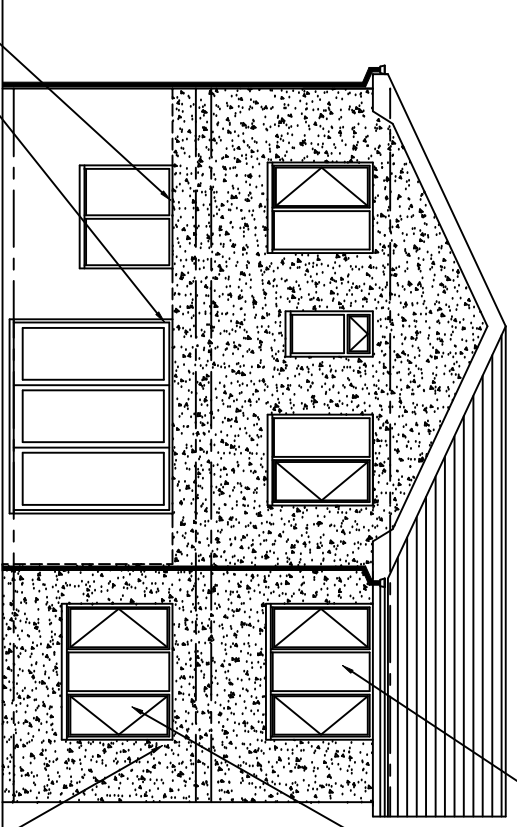
New sand & cement rendered walls as existing brick style can no longer be purchased.

Catnic combined lintels CLA 90/100 over windows.

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

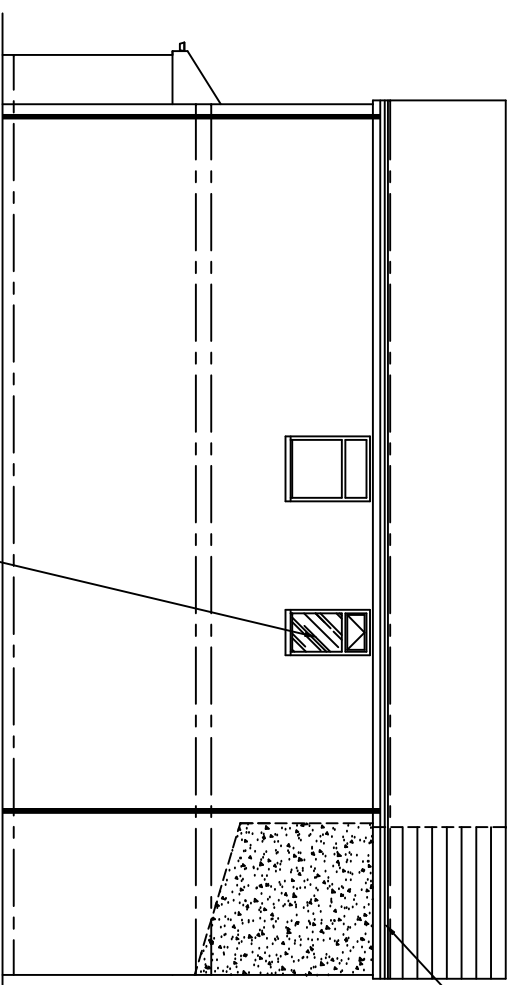
PROPOSED SIDE ELEVATION

114mm Hr pvc box gutter clipped & screwed to exterior quality ply fascia boards.



All double glazing Argon filled.

PROPOSED REAR ELEVATION



Catnic combined lintels CLA 90/100 over windows.

PROPOSED SIDE ELEVATION

Existing ground floor lintels to be checked for suitability to support additional load.

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.

DRAWING No 7 OF 9 DRAWING'S

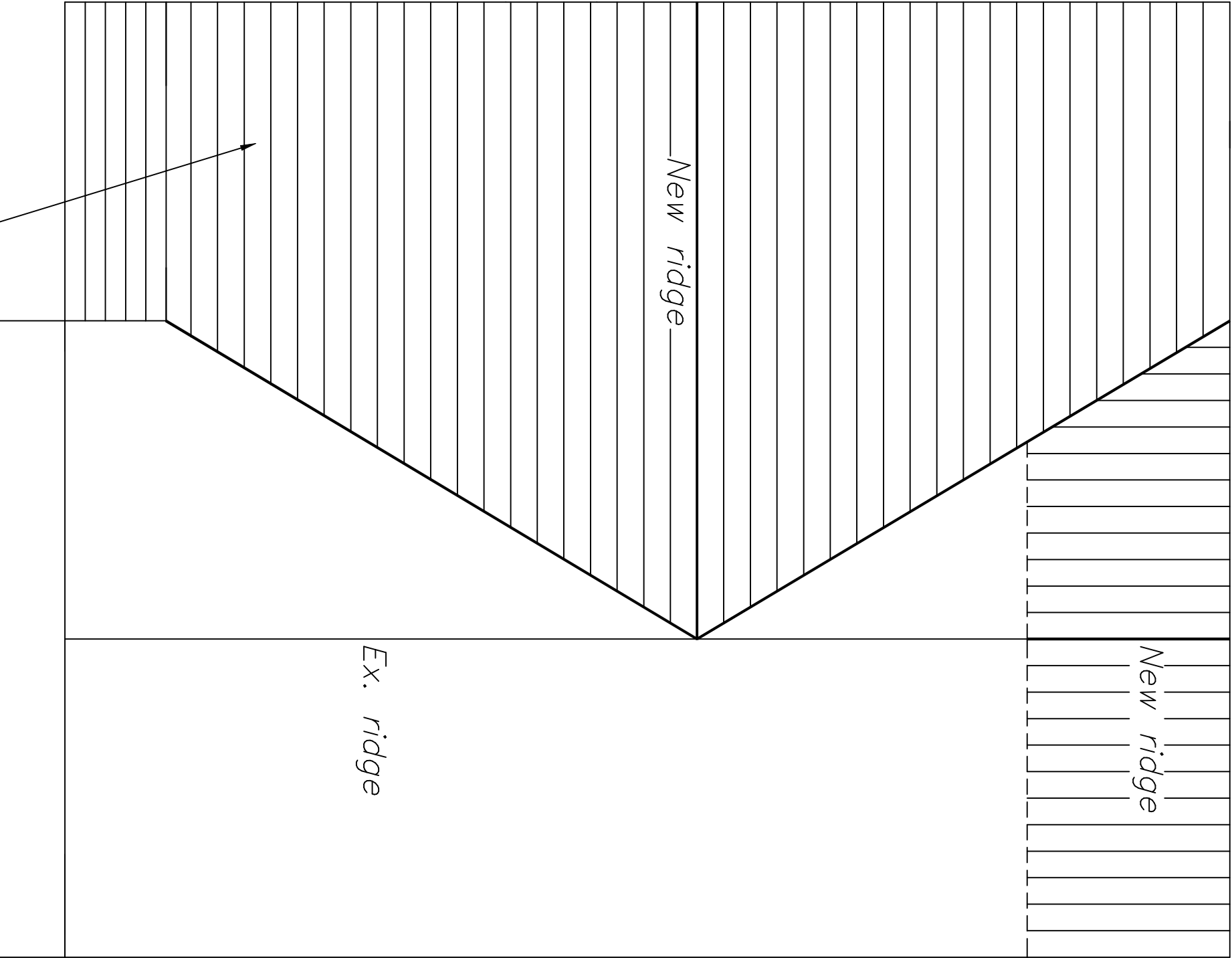
PROPOSED 2-STOREY SIDE & REAR EXTENSION AT- NO 117 RUFFORD DRIVE, WHITEFIELD, BURY MBC. M45 8PD. FOR-MR ALEX SOUTH.

SCALE:- 1:100 DATE:- NOV 2021

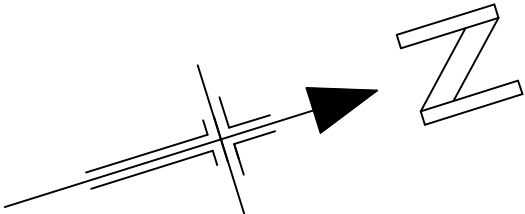
kevin foey

BUILDING DESIGN CONSULTANTS

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



New extension tiled roof



PROPOSED ROOF PLAN

DRAWING No 8 OF 9 DRAWING'S

*PROPOSED 2-STOREY SIDE & REAR
EXTENSION AT—
NO 117 RUFFORD DRIVE,
WHITEFIELD,
BURY MBC.
M45 8PD.
FOR—MR ALEX SOUTH.*

SCALE:— 1:50 DATE:— NOV 2021

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.

WALL CONSTRUCTION

300mm cavity wall comprising render on 100mm block to L.A. approval, 100mm cavity(DRYTHERM 37 FILLED) 100mm celcon walling blocks with stainless steel wall ties. Internal wall 13mm Pb'd & dabs (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=0.28.

ROOF CONSTRUCTION

Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on 100 x 50mm rafters & ceiling joists@400mm ccs 100mm Rockwool insulation between ceiling joists & a further 175mm over ceiling joists, u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U-value.

ALTERNATE ROOF CONSTRUCTION

Tiles to L.A. approval on 25 x 37 mm sw timber battens on sarking felt on Trada purpose designed (to CP.112) gang nailed trusses at mm ccs trusses to be cross braced 275mm Rockwool insulation (total thickness between and over ceiling joists joists. u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U-value.

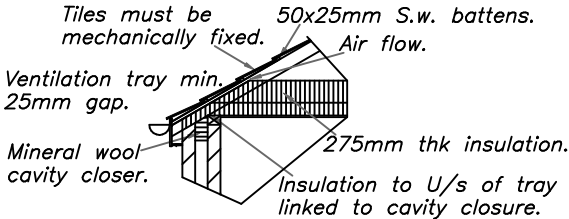
GROUND FLOOR CONSTRUCTION

100mm concrete slab on vapour control layer1200g visquene laid directly over 110mm kingspan kooltherm TF70 on sandblinded well consolidated hardcore. insulated upstand=insulation thickness+thickness of slab.

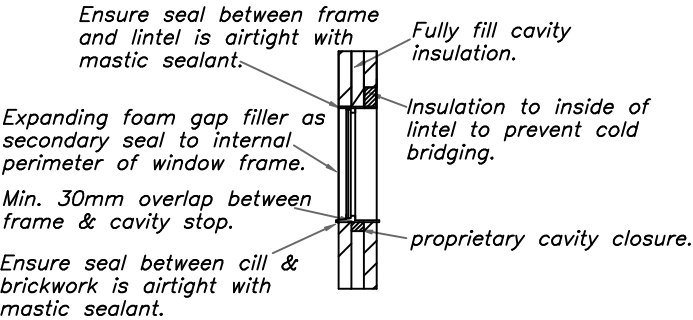
FIRST FLOOR CONSTRUCTION

150mm x 22mm tng boarding or 20mm thick flooring grade chipboard on 150 x 50mm timber joists at 400mm ccs underdrawn 13mm plasterboard and skim. chipboard used on bathroom floors to be moisture resistant to BS 7331.125mm kingspan thermafloorTF70 to be included.

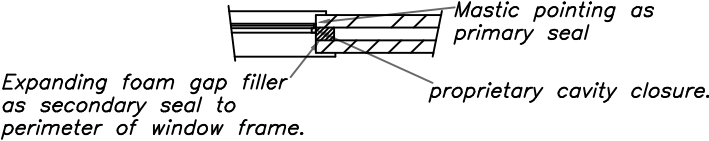
U Value=0.22



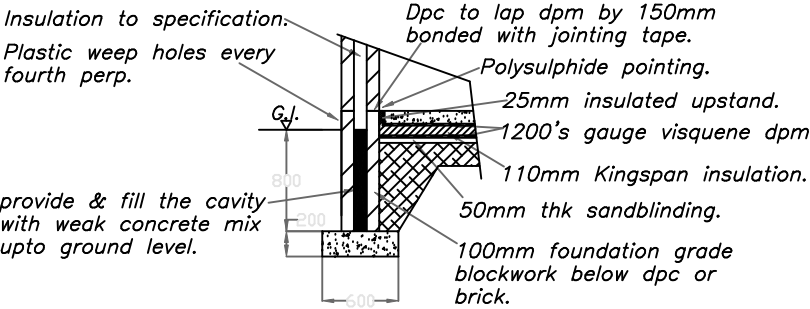
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL (If traditional found's)

DRAWING No 9 OF 9 DRAWING'S

PROPOSED 2-STOREY SIDE & REAR EXTENSION AT- NO 117 RUFFORD DRIVE, WHITEFIELD, BURY MBC. M45 8PD. FOR-MR ALEX SOUTH.

SCALE:- 1:100 DATE:- NOV 2021

kevin foey BUILDING DESIGN CONSULTANTS

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

Ceiling and lintels over first floor windows may have to be lowered to suit wall plate.

275mm Rockwool insulation.

100x75mm Timber wallplate.

25mm minimum gap to back of fascia to allow cross flow

Catnic combined lintel (Type CLA 90/100) over new windows.

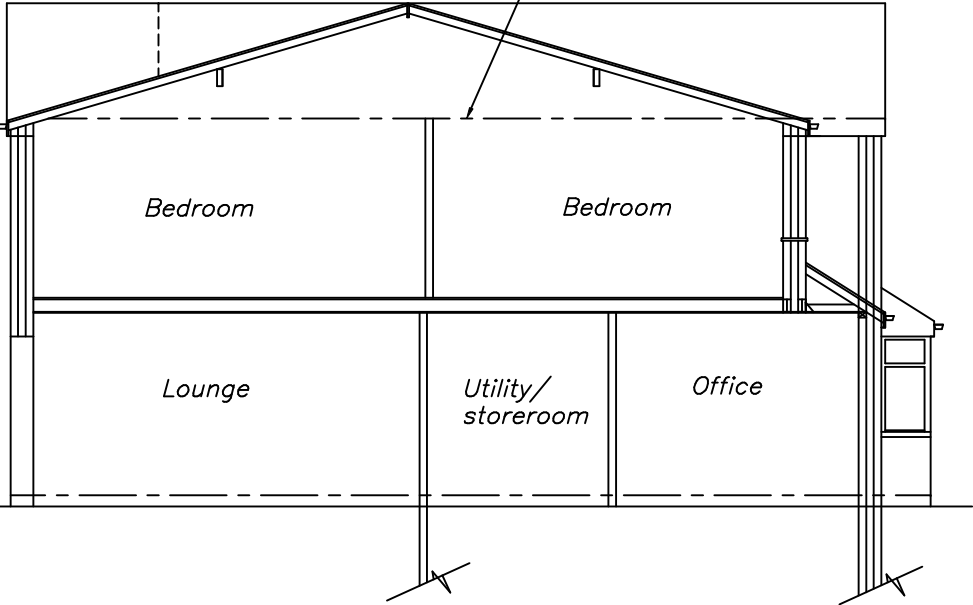
100mm Rockwool between new 150x50mm Timber floor joists at 400mm ccs.

Catnic lintel (Type CLA 90/100)

Dpc 150mm minimum above ground level.

Sand and cement cavity fill.

Ground Level



25mm minimum gap.

Catnic lintel (Type CLA 90/100)

Double joist below stud wall.

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

SECTION NOT REQUIRED AT PLANNING STAGE.

New Foundations to reg A1/A2

PILED FOUNDATION'S REQUIRED

SECTION A-A

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.