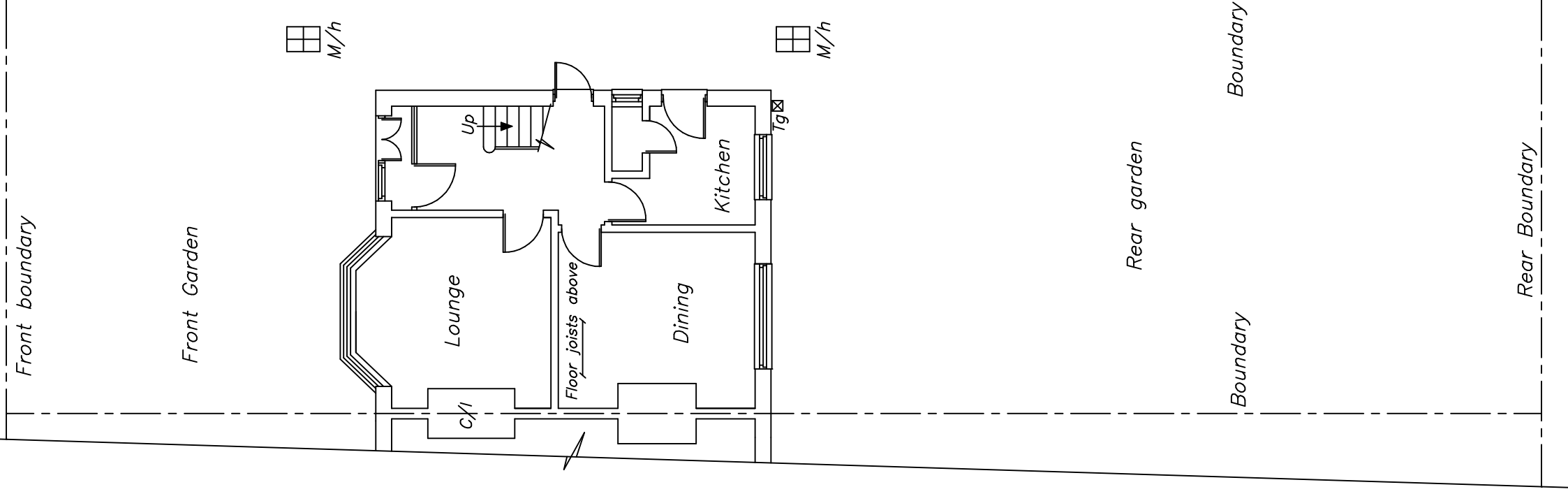


HEYWOOD OLD ROAD

Pavement

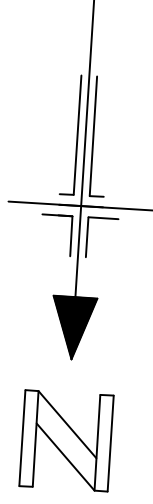


EXISTING SITE PLAN

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 1996
WHERE NECESSARY TO BE ADHERED TO.

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 6 DRAWING'S

PROPOSED GROUND FLOOR REAR
EXTENSION AT—
NO 247 HEYWOOD OLD ROAD,
BOWLEE,
MIDDLETON,
ROCHDALE MBC,
M24 4QR.
FOR—MR JAMES LORD.

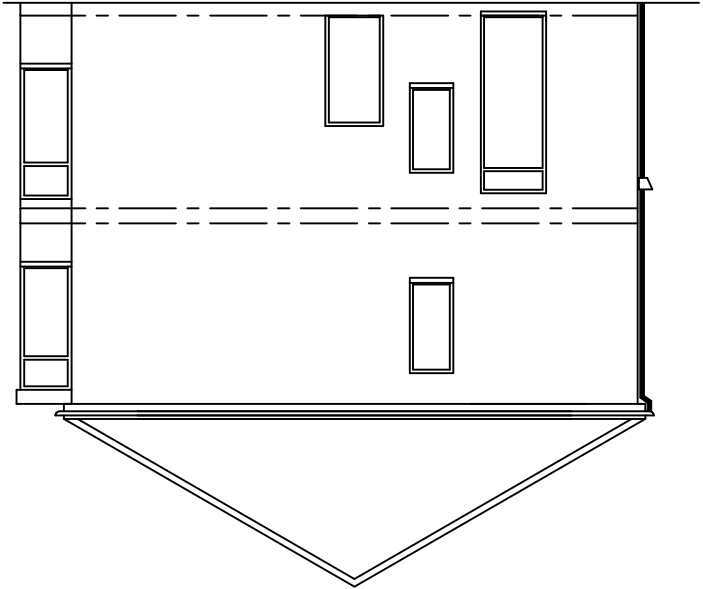
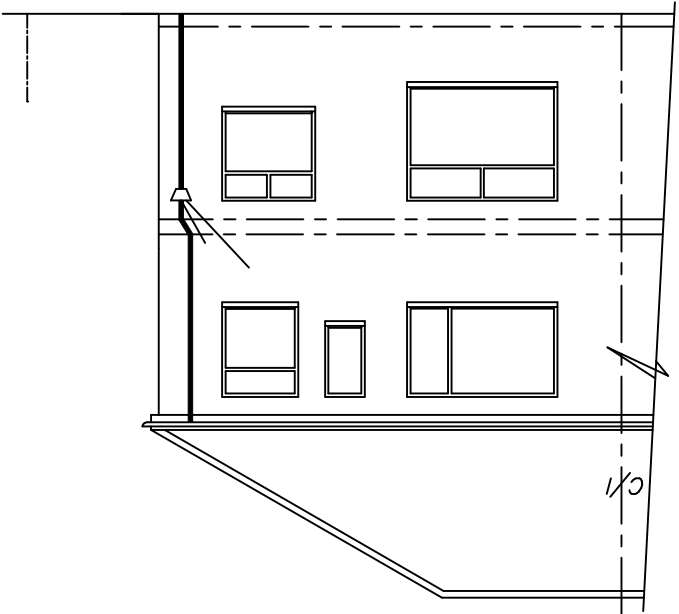
SCALE:— 1:100 DATE:— APR 2023

kevin  **foey**

BUILDING

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.



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

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.

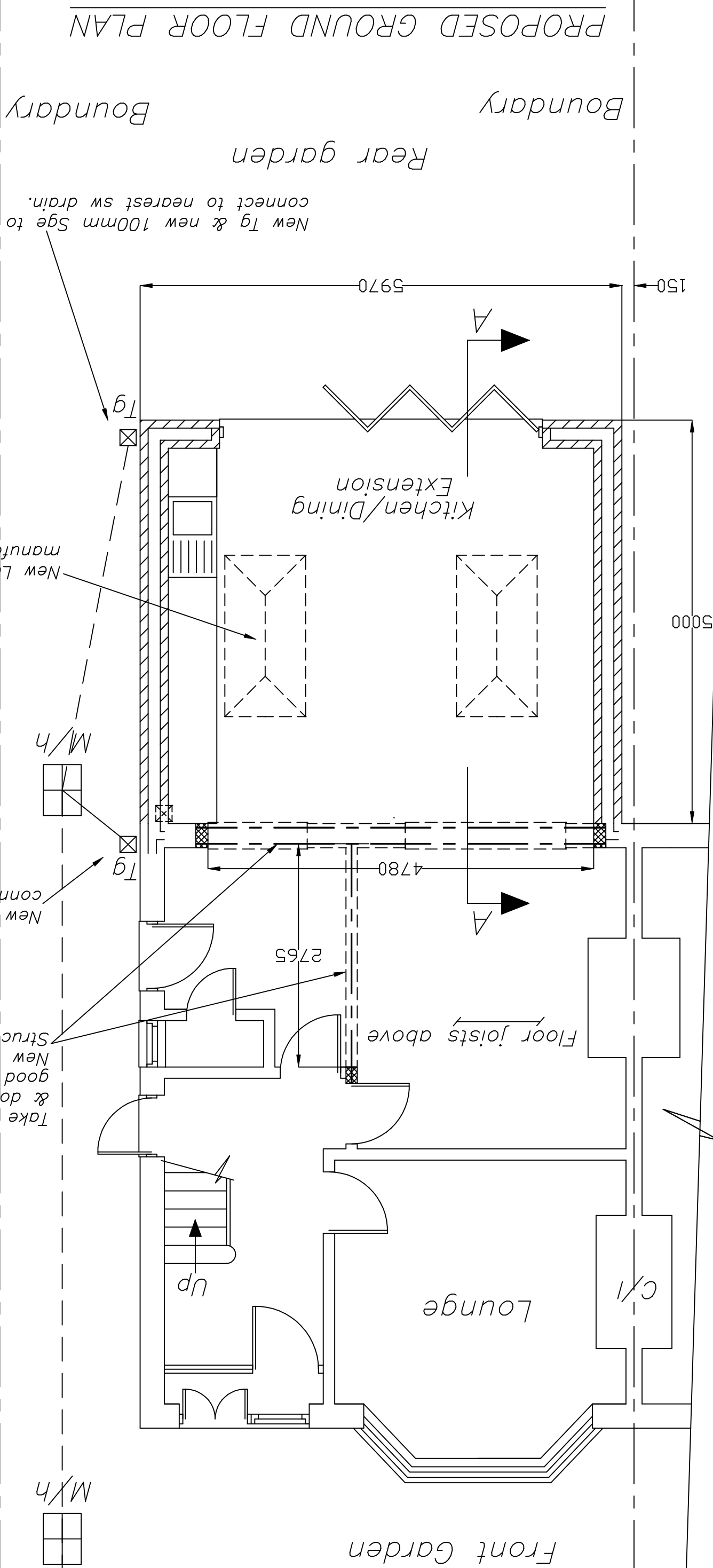
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PROPOSED GROUND FLOOR REAR
EXTENSION AT-
NO 247 HERWOOD OLD ROAD,
ROCHDALE MBC,
M24 4QR.
FOR-MR JAMES LORD.

SCALE:- 1:100 DATE:-APR 2023



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



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Apron flashing caulked into brickwork,
150mm min upstand and cavity tray.

New Lantern roof light fitted to
manufacturers specifications.

New Lantern roof light fitted to
manufacturers specifications.

New 64mm box pvc rwp's to discharge to
new tg's below grid level but above
trap water level.

Catnic combined lintel to suit width
over new bifold doors.

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

New 64mm box pvc rwp's to discharge to
new tg's below grid level but above
trap water level.

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

100mm Upvc behind air bricks
to vent ex. sub house timber floor.

New K Rendering to La approval.

Boundary position.

Toughened safety glass to BS 6206.

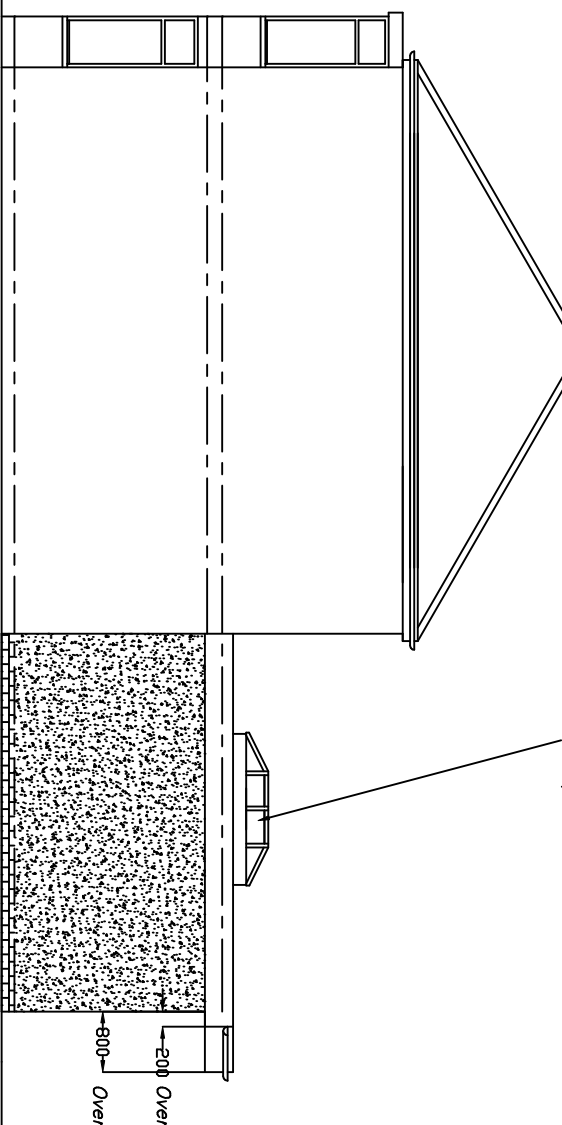
New 38mm dia pvc sink waste to discharge to
new tg below grid level but above
trap water level.

Brickwork below render.

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

New Lantern roof light fitted to
manufacturers specifications.



WALL CONSTRUCTION(BLOCK) with 150mm cavity
350mm cavity wall comprising K Render on100mm block
to L.A. approval, 150mm cavity with inner leaf
100mm plasmor 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 plasmor 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.

PROPOSED SIDE ELEVATION

DRAWING No 4 OF 6 DRAWING'S

PROPOSED GROUND FLOOR REAR
EXTENSION AT-
NO 247 HEYWOOD OLD ROAD,
BOWLEE,
MIDDLETON,
ROCHDALE MBC,
M24 4QR.
FOR-MR JAMES LORD.

SCALE:- 1:100 DATE:- APR 2023

kevin foey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
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FLAT ROOF CONSTRUCTION (Warm deck)
Firestone rubber roofing to makers specification
(joist size subject to span but min. size to be 150x50mm)
The build up of the flat roof for this insulation to
be joists, furring, 18mm plywood/OSB, 150mm Kingspan
Thermaroom TR26, 18mm plywood/OSB, flat roof membrane.
Ceiling underdrawn with 12.5mm plasterboard & skim.
underdrawn with 12.5mm plasterboard and skim
0.15 U-value.

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.

Apron flashing caulked into
brickwork, 150mm minimum
upstand and cavity tray.

New Lantern roof light fitted to
manufacturers specifications.

Flat roof slope (1:60) min fall.

Catnic lintel over doors.

Dpc 150mm minimum above
Ground level.

Ground Level.

Sand and Cement cavity fill.

Brickwork only below dpc.

New Foundations to reg A1/A2.

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

SECTION A-A

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

Fully fill cavity
insulation.

Insulation to inside of
lintel to prevent cold
bridging.

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

Min. 30mm overlap between
frame & cavity stop.

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

proprietary cavity closure.

WINDOW HEAD & CILL DETAIL

Mastic pointing as
primary seal

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

proprietary cavity closure.

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.

1200's gauge visquene dpm.

110mm Kingspan insulation.

50mm thk sandblinding.

100mm foundation grade
blockwork below dpc or

provide & fill the cavity
with weak concrete mix
upto ground level.

G.L.

800

200

600

FOUNDATION DETAIL

DRAWING No 5 OF 6 DRAWING'S

PROPOSED GROUND FLOOR REAR
EXTENSION AT-
NO 247 HEYWOOD OLD ROAD,
BOWLEE,
MIDDLETON,
ROCHDALE MBC,
M24 4QR.
FOR-MR JAMES LORD.

SCALE:- 1:50 DATE:- APR 2023

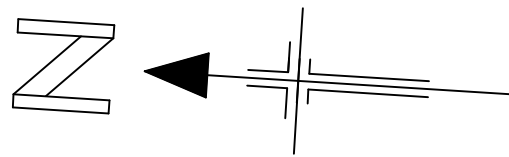
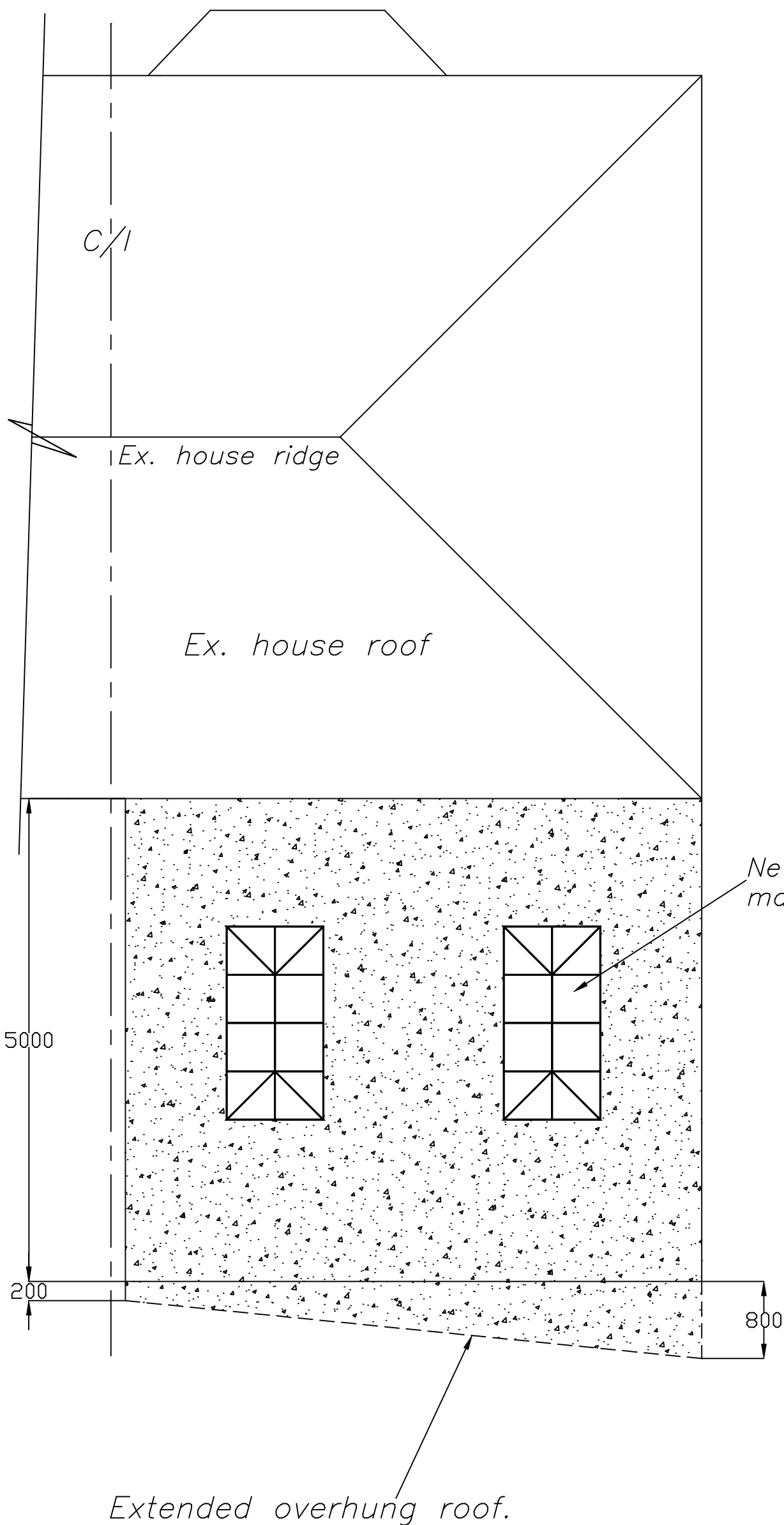
kevin foey

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New Lantern roof light fitted to manufacturers specifications.

DRAWING No 6 OF 6 DRAWING'S

PROPOSED GROUND FLOOR REAR
EXTENSION AT—
NO 247 HEYWOOD OLD ROAD,
BOWLEE,
MIDDLETON,
ROCHDALE MBC,
M24 4QR.
FOR—MR JAMES LORD.

SCALE:— 1:50

DATE:— APR 2023

kevin foey

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PROPOSED ROOF PLAN