

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.

EUXTON CLOSE

Pavement

Front boundary

Front garden and drive

Boundary

Boundary

Tg

Bedroom

Hall

Lounge

Cup'd

Boi'r

Bedroom

Kitchen/dining

Bathroom

Garage

Svp*

Tg

Tg

Tg

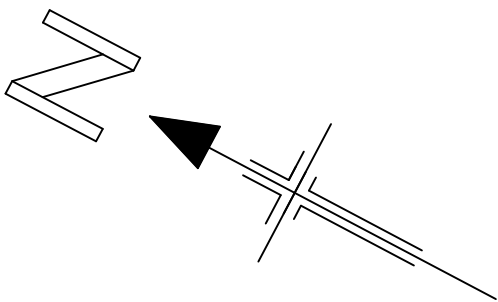
Rear garden

Boundary

Boundary

Rear boundary

EXISTING SITE PLAN



DRAWING No 1 OF 8 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
No 28 EUXTON CLOSE,
BURY,
BL8 2HY.
FOR-MR ADRIAN DEVINE.

SCALE:- 1:100 DATE:- AUG 2026

kevin foey

BUILDING
DESIGN CONSULTANTS

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

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EUXTON CLOSE

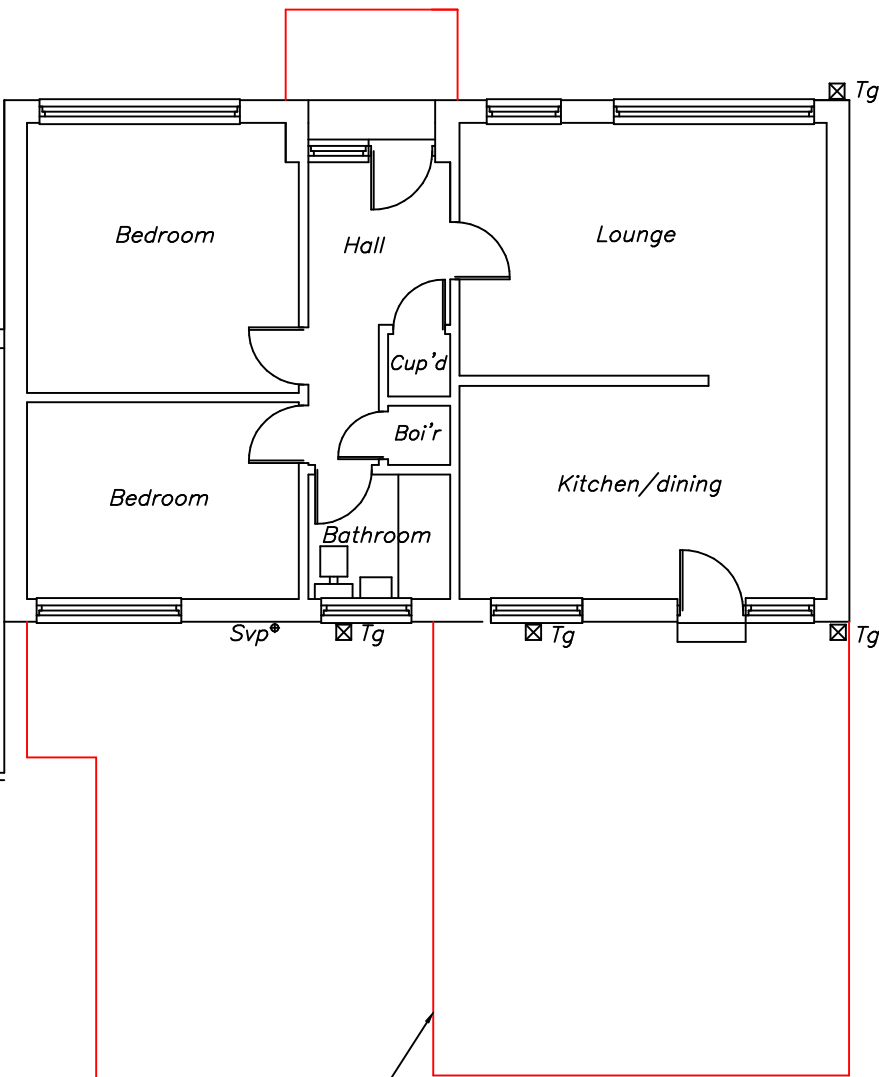
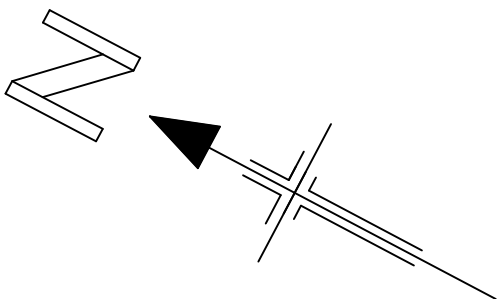
Pavement

Front boundary

Front garden and drive

Boundary

Boundary



Outline of extensions
in red.

Boundary

Boundary

Rear garden

Rear boundary

EXISTING SITE PLAN & OUTLINE OF EXTENSION

DRAWING No 2 OF 8 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
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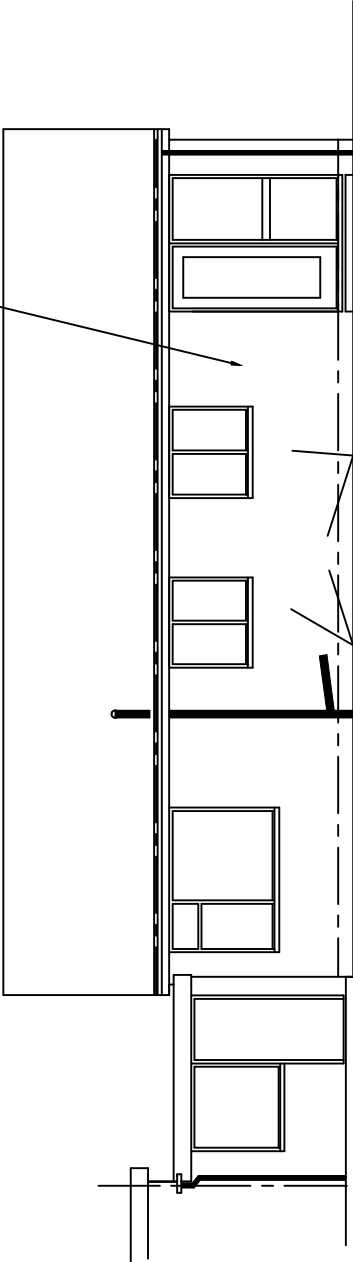
ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART P OF THE BUILDING REGULATIONS.
A 'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.

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.

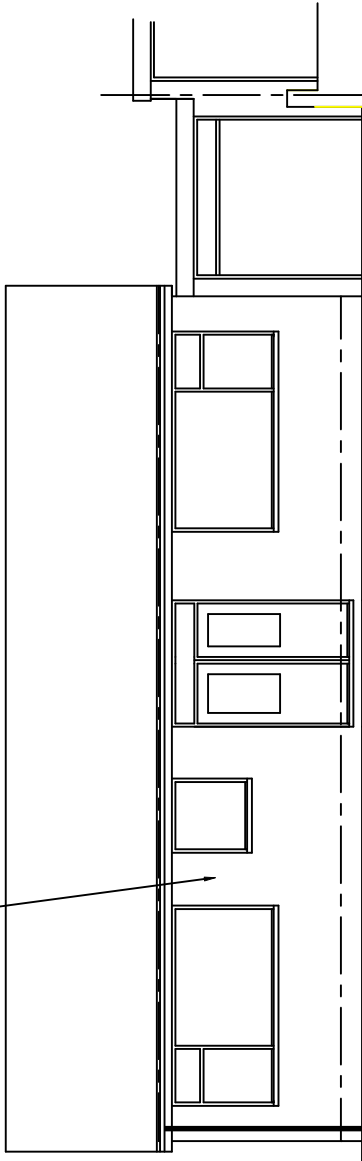
NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS AND MINIMUM GAP BETWEEN PANES 16mm. (argon filled) Uvalue 1.4
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mm x 740mm height to achieve 0.33M2.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIG COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

Sand and cement rendered.

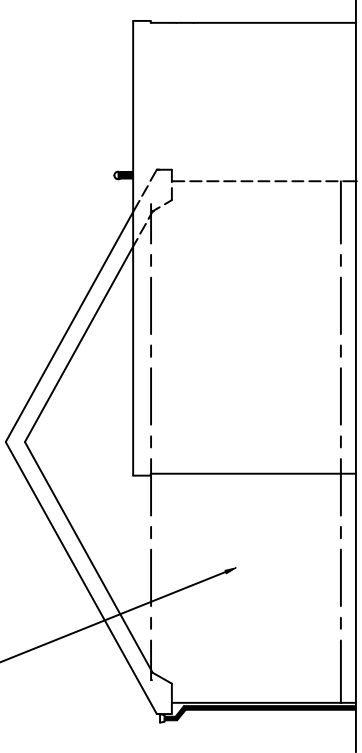


EXISTING REAR ELEVATION

Sand and cement rendered.



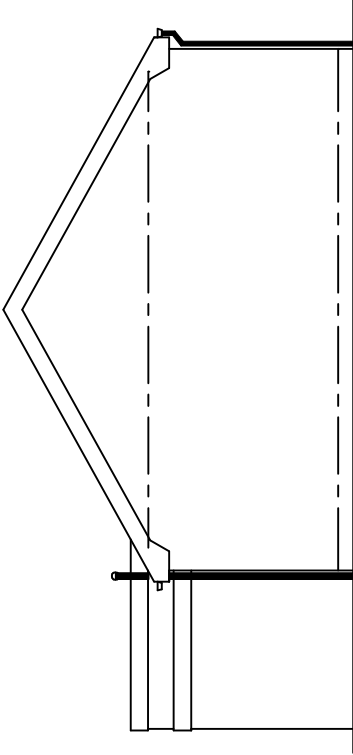
Sand and cement rendered.



EXISTING FRONT ELEVATION

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.



EXISTING SIDE ELEVATION

DRAWING No 3 OF 8 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
No 28 EUXTON CLOSE,
BURY,
BL8 2HY.
FOR-MR ADRIAN DEVINE.

SCALE:- 1:100 DATE:- AUG 2026

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28 CHEW VALE,
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EUXTON CLOSE

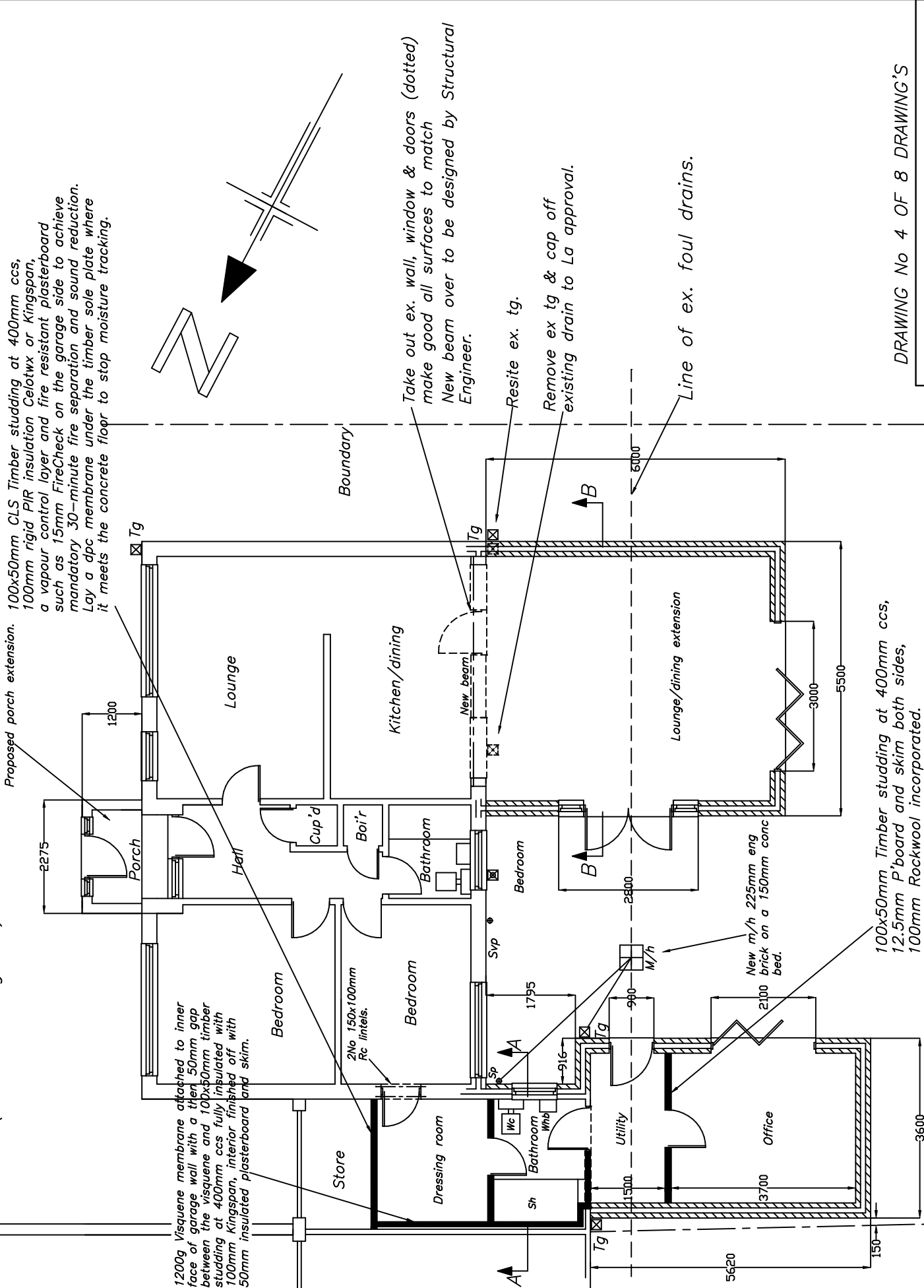
Pavement

Front boundary

Front garden and drive

Boundary

Any steelwork/beams etc to be designed by
Francis Whelan (structural engineer).



DRAWING No 4 OF 8 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
No 28 EUXTON CLOSE,
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BL8 2HY.
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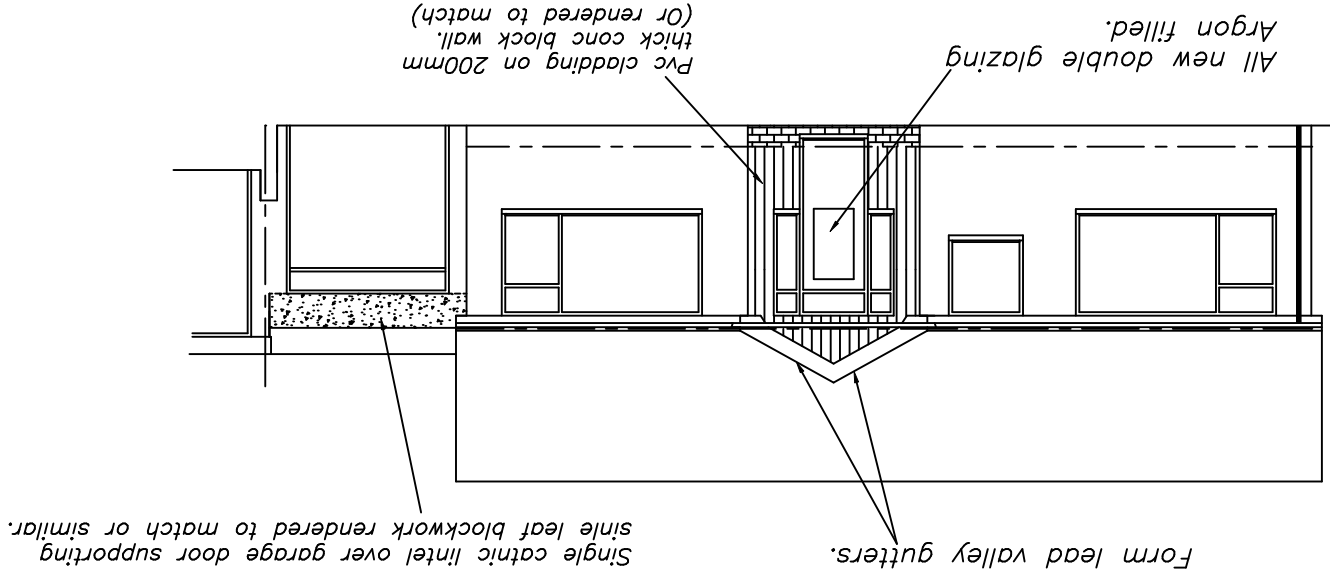
BUILDING WORK NOT TO COMMENCE UNTIL
DESIGN STAGE COMMENTS HAVE BEEN
RECEIVED FROM BUILDING INSPECTORS.

Rear boundary

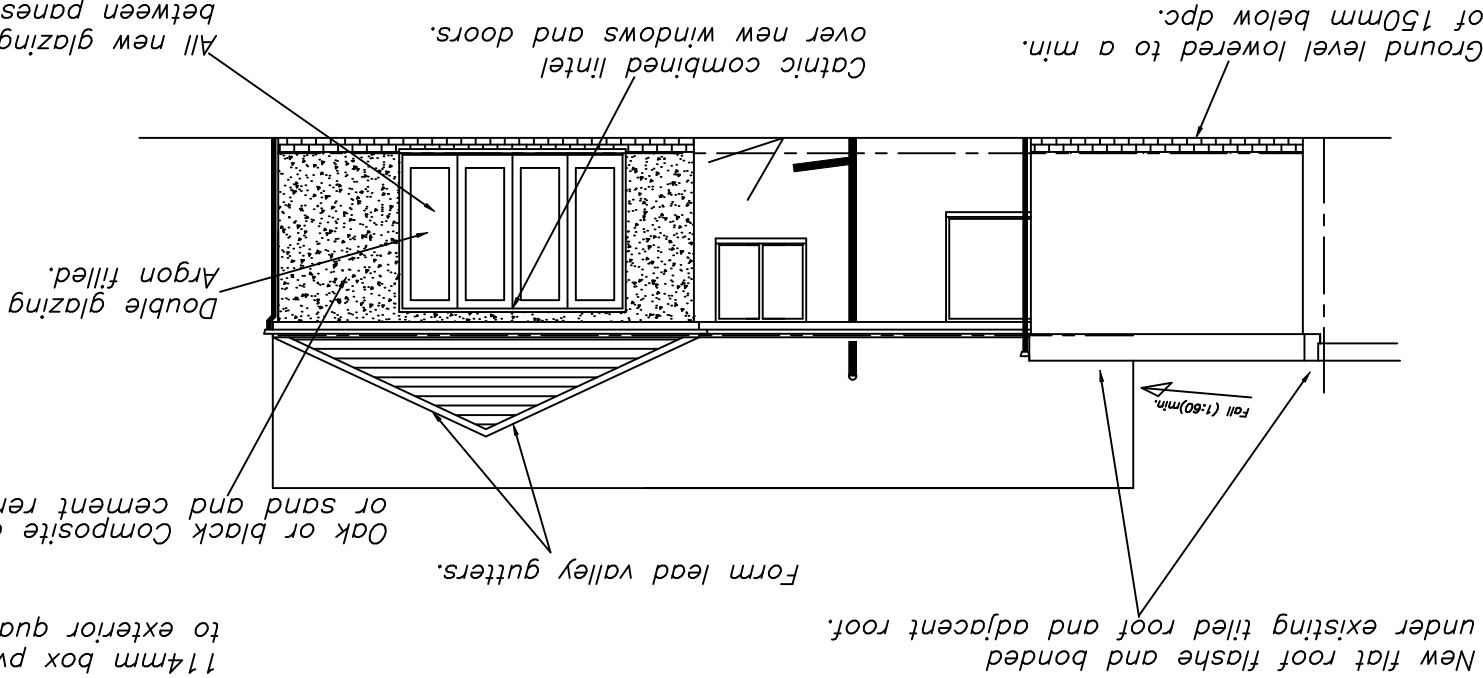
PROPOSED GROUND FLOOR PLAN

BUILDING WORK NOT TO COMMENCE UNTIL
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RECEIVED FROM BUILDING INSPECTORS.

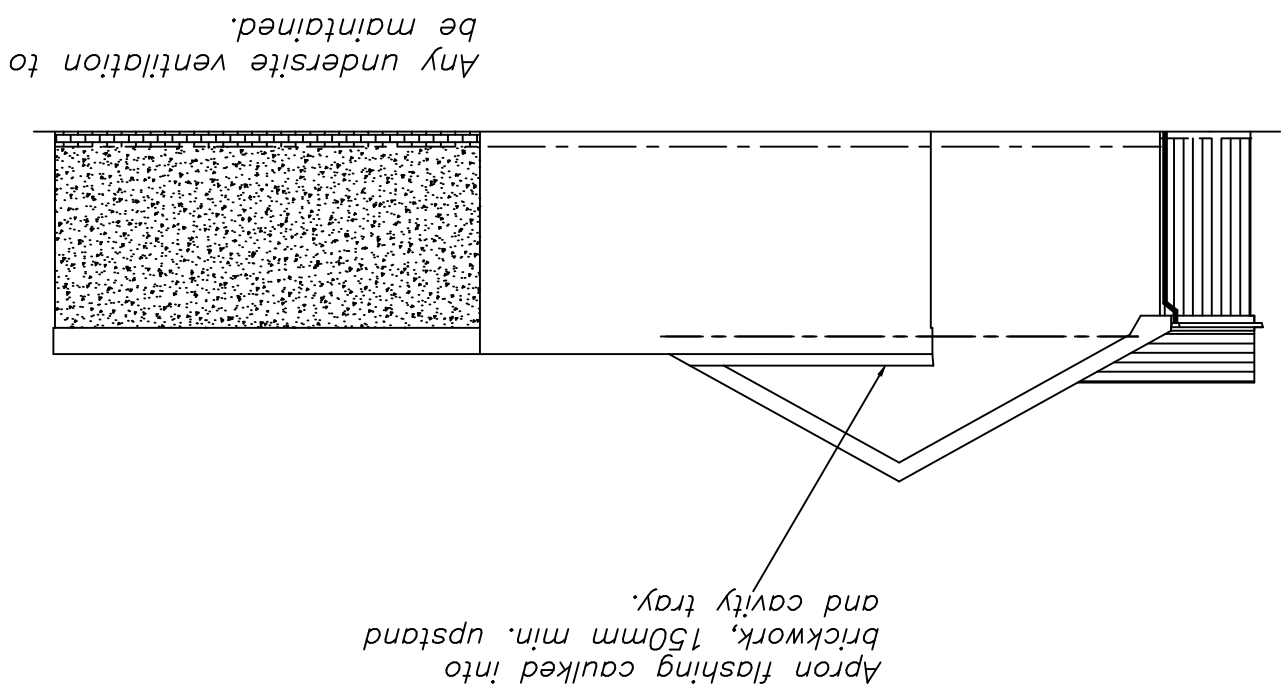
PROPOSED FRONT ELEVATION



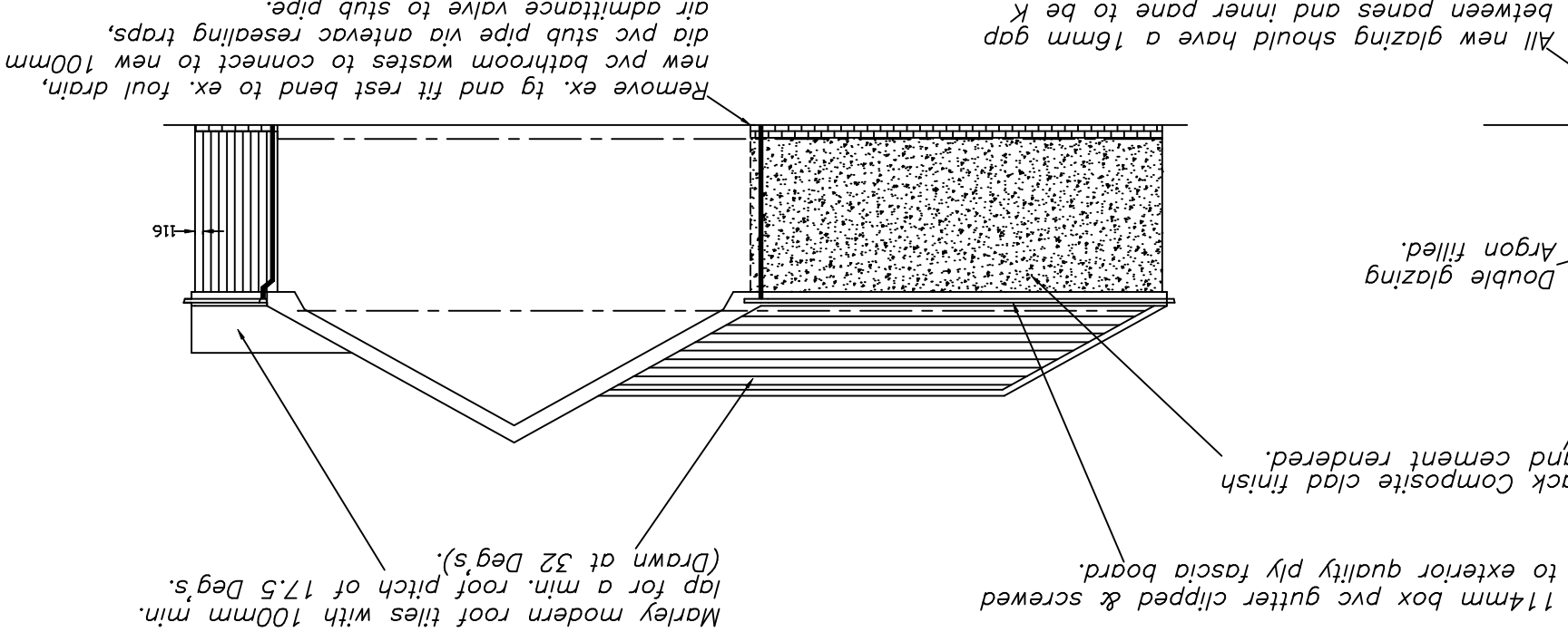
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

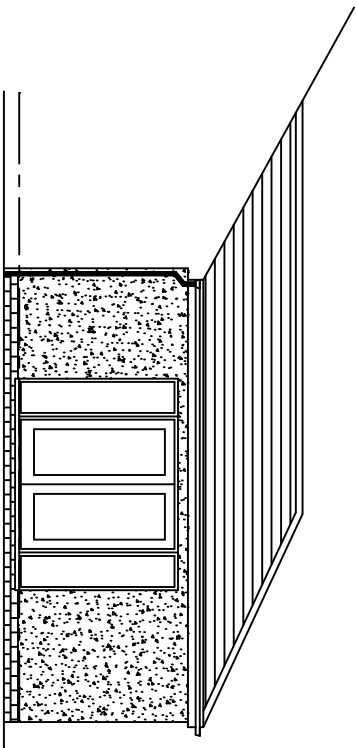


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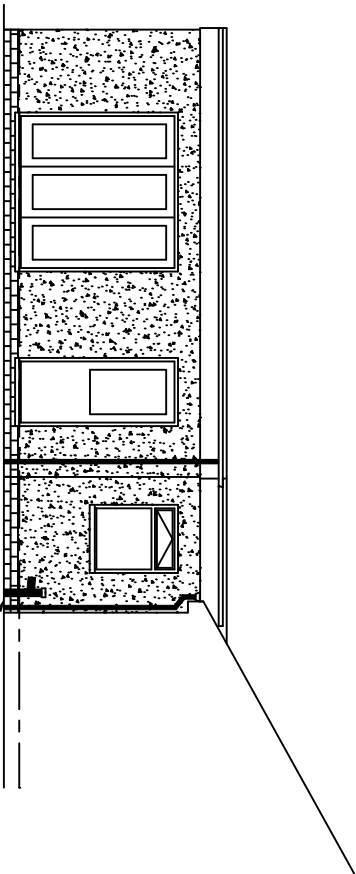
DRAWING No 5 OF 8 DRAWING'S
PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT -
No 28 EUXTON CLOSE,
BURY,
BL8 2HY,
FOR - MR ADRIAN DEVINE.

SCALE: - 1:100 DATE: - AUG 2026
28 CHEW VALL,
GREENFIELD,
OLDHAM, OL3 7EQ,
TEL: - 0798 676 1559
DESIGN CONSULTANTS
BUILDING
foey
kevin

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PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

New stub pipe with gey & new
100mm Sge to connect to ex.
foul drains.

DRAWING No 6 OF 8 DRAWING'S

PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
No 28 EUXTON CLOSE,
BURY,
BL8 2HY.
FOR-MR ADRIAN DEVINE.

SCALE:- 1:100 DATE:- AUG 2026

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BUILDING

DESIGN CONSULTANTS

28 CHEW VALE,

GREENFIELD,

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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.

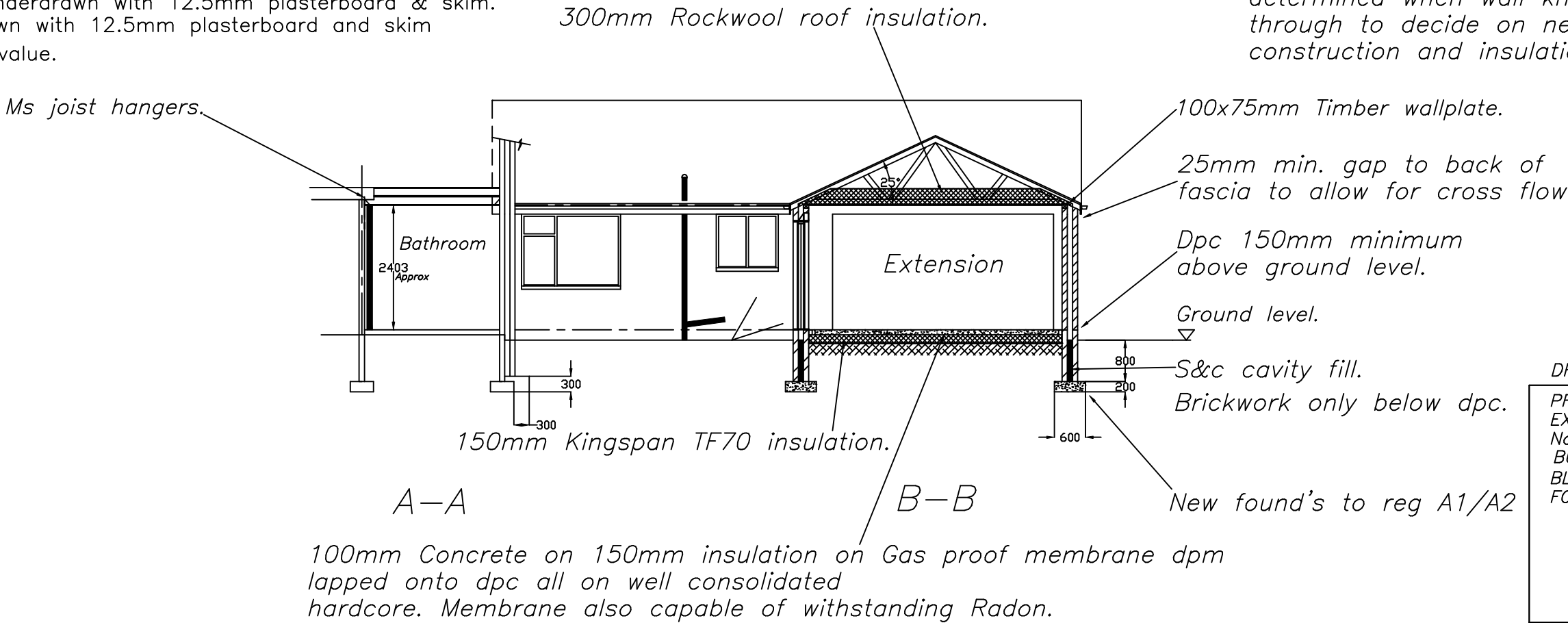
FLAT ROOF CONSTRUCTION (Warm deck)
Firestone rubber roofing to makers specification (joist size subject to span but min. size to be 150x50mm)
The build up of the flat roof for this insulation to be joists, furring, 18mm plywood/OSB, 150mm Kingspan Thermaroom TR26, 18mm plywood/OSB, flat roof membrane. 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 150mm Kingspan TF70 Thermafloor 1200g visquene lapped onto dpc on sandblinded well consolidated hardcore.

*Francis Whelan Etructural engineer
to design steels/beams etc.*

WALL CONSTRUCTION
300mm cavity wall comprising Composite cladding or render on 100mm plasmor block to L.A. approval, 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 dot & dab 12.5mm plasterboard & skim. with stainless steel wall ties (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.

*Height difference between
ex. house floor level and
garage floor level to be
determined when wall knocked
through to decide on new floor
construction and insulation.*



SECTION THRO' EXTENSIONS

DRAWING No 7 OF 8 DRAWING'S
PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
No 28 EUXTON CLOSE,
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BL8 2HY.
FOR-MR ADRIAN DEVINE.

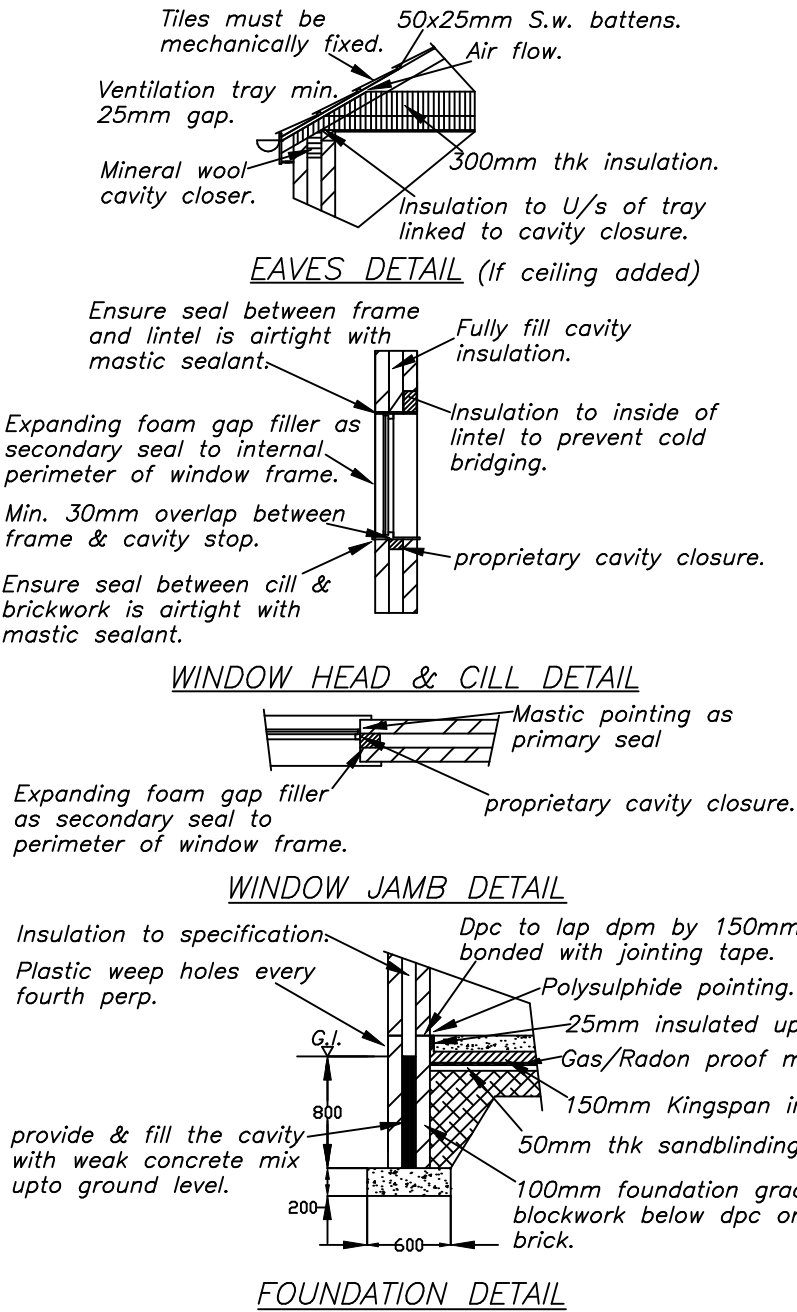
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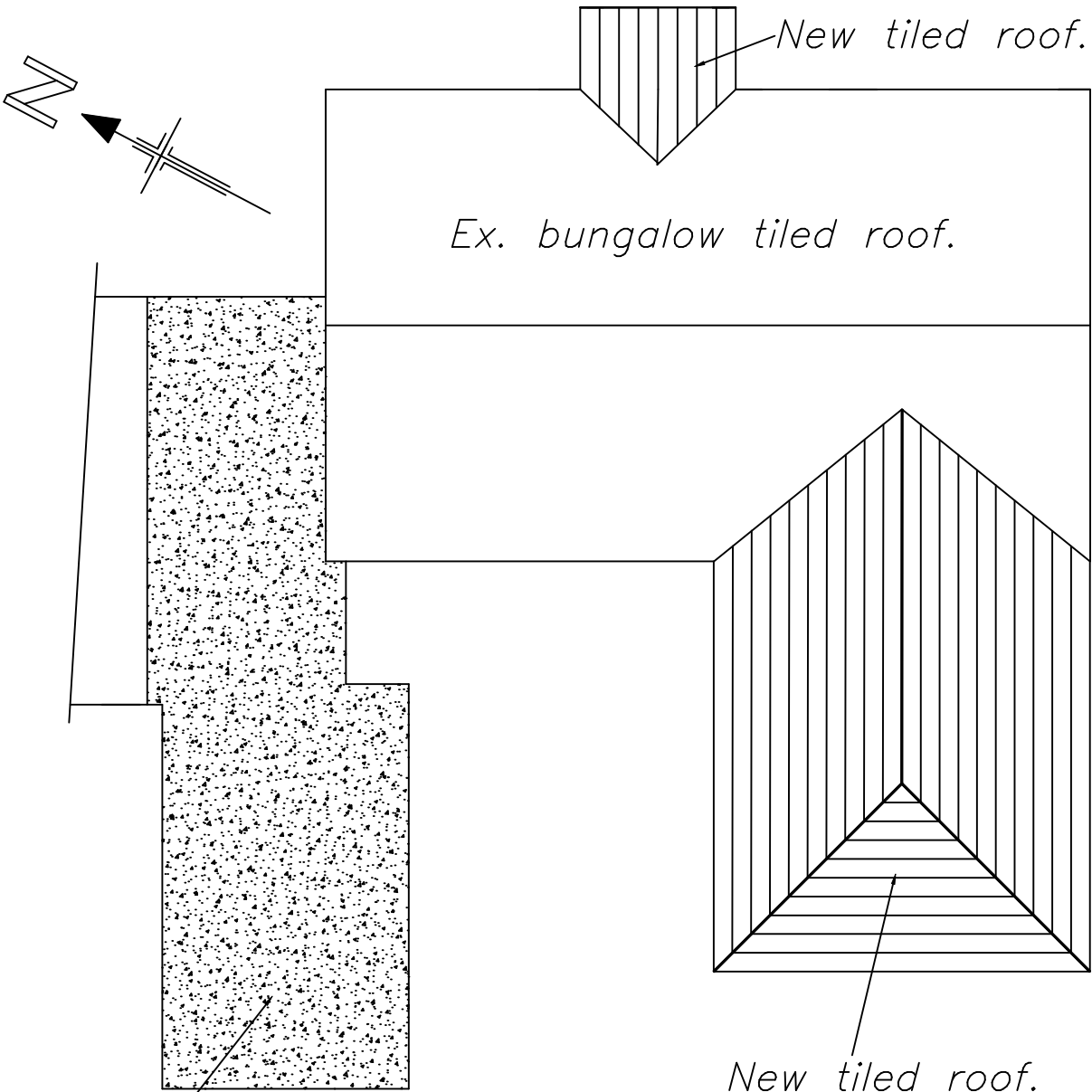
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GENERAL NOTES

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
- 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 insalled below new floor if build is within 250M of landfill site.



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



PROPOSED ROOF PLAN

DRAWING No 8 OF 8 DRAWING'S
PROPOSED REAR GROUND FLOOR
EXTENSION'S & NEW PORCH AT-
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BURY,
BL8 2HY.
FOR-MR ADRIAN DEVINE.

SCALE:- 1:100 DATE:- AUG 2026

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