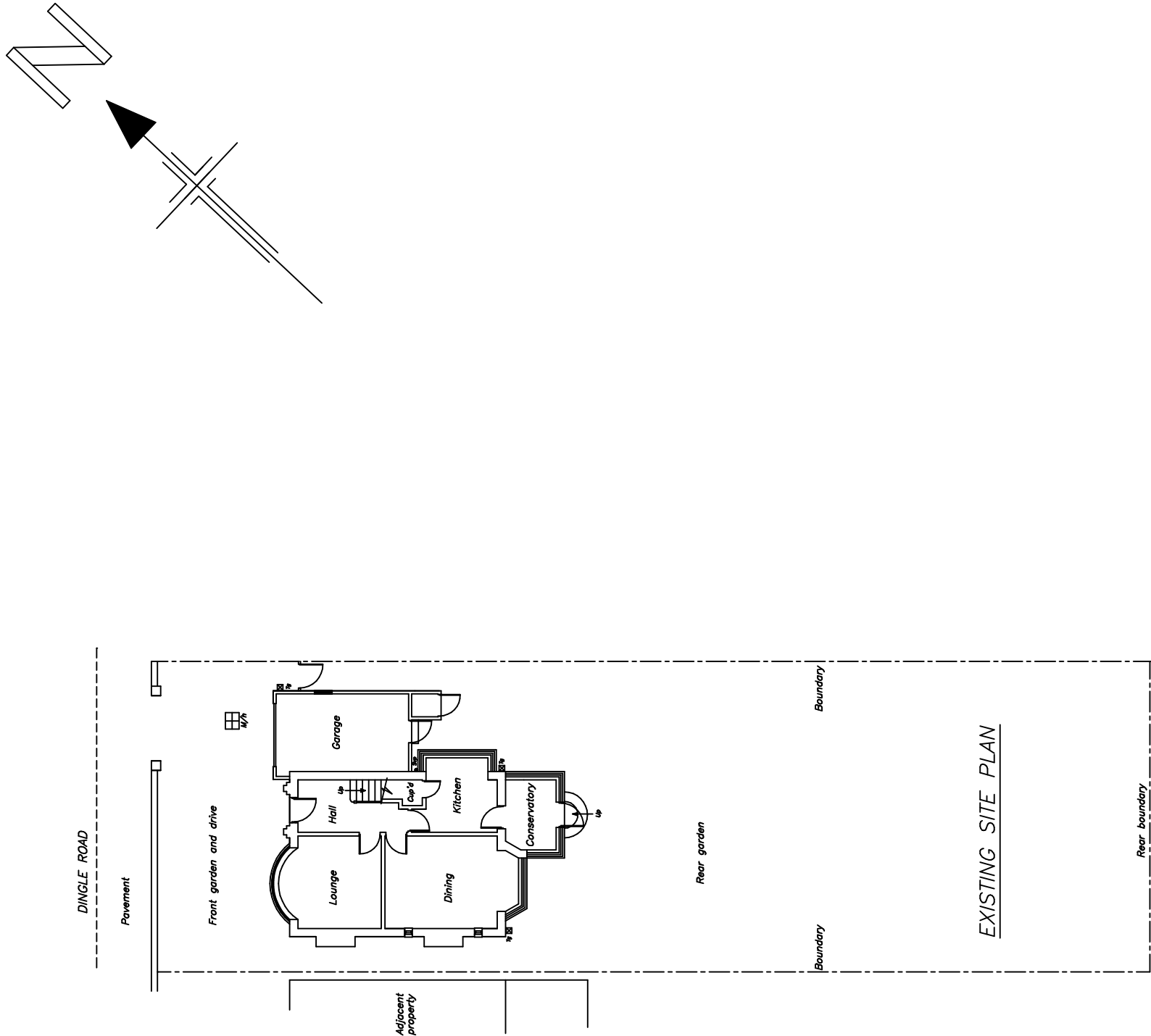


ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

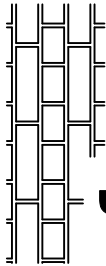


NO WORK TO COMMENCE BEFORE PLANNING PERMISSION (IF REQUIRED) HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
KEVIN FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED 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.

DRAWING No 1 OF 10 DRAWING'S

PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

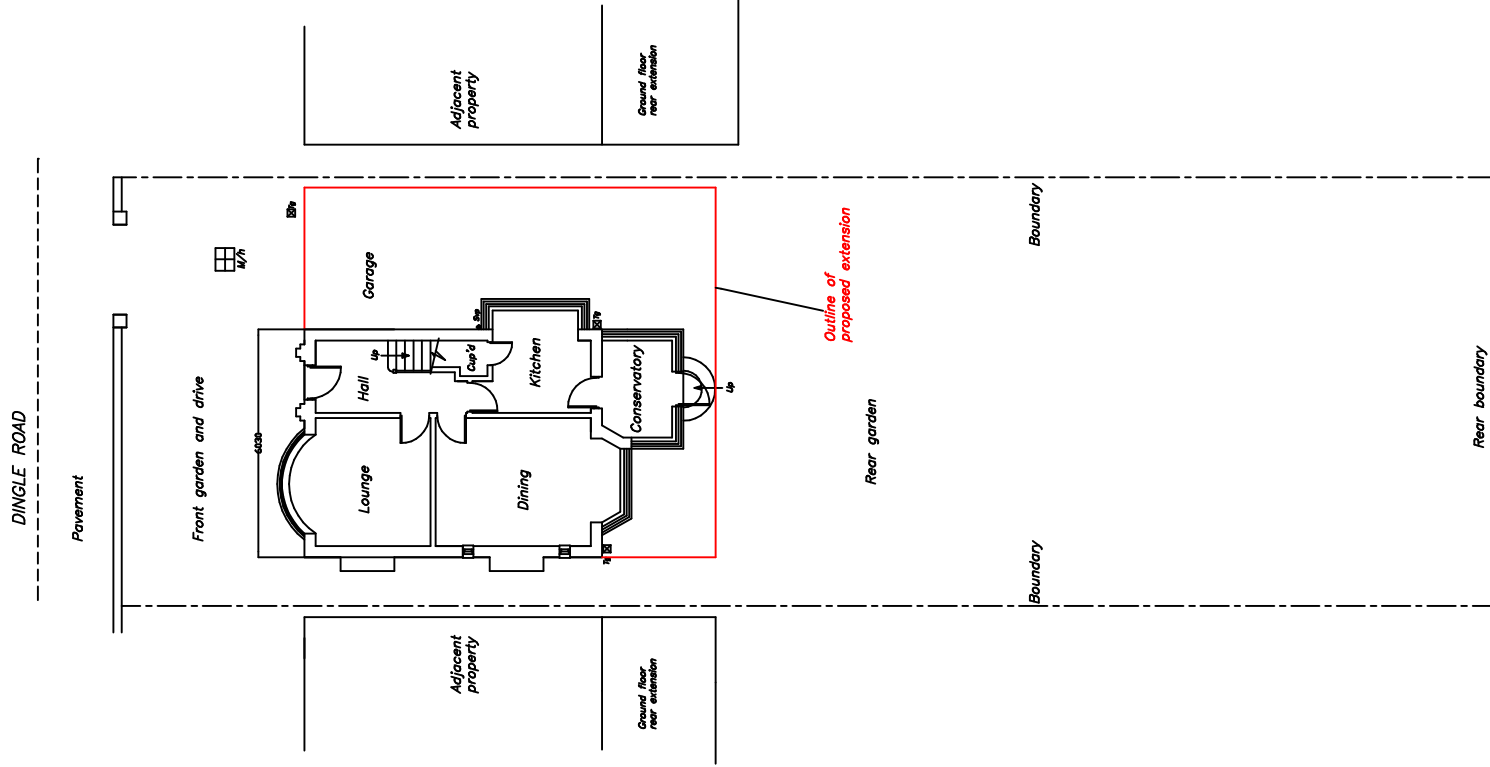
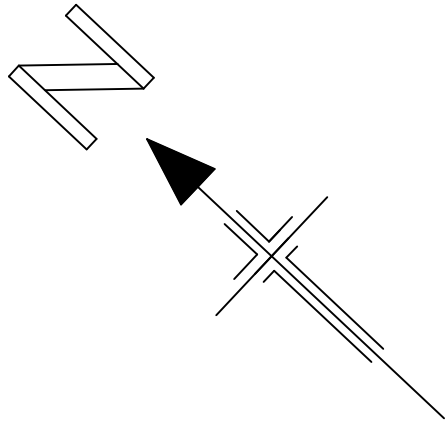
SCALE:- 1:200 DATE:- JULY 2024



kevin foey

BUILDING
DESIGN CONSULTANTS

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



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
19. Gas proof membrane to be used under floor insulation if build is within 250M of a landfill site.

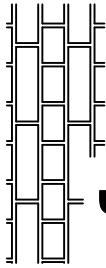
BUILDING WORK NOT TO COMMENCE UNTIL
DESIGN STAGE COMMENTS HAVE BEEN
RECEIVED FROM BUILDING INSPECTORS.

DRAWING No 2 OF 10 DRAWING'S

PROPOSED 2–STOREY SIDE AND
REAR G.FLOOR EXTENSION AT—
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR—MR KASIM HUSSAIN.

PROPOSED 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 NECESSARY TO BE ADHERED TO.



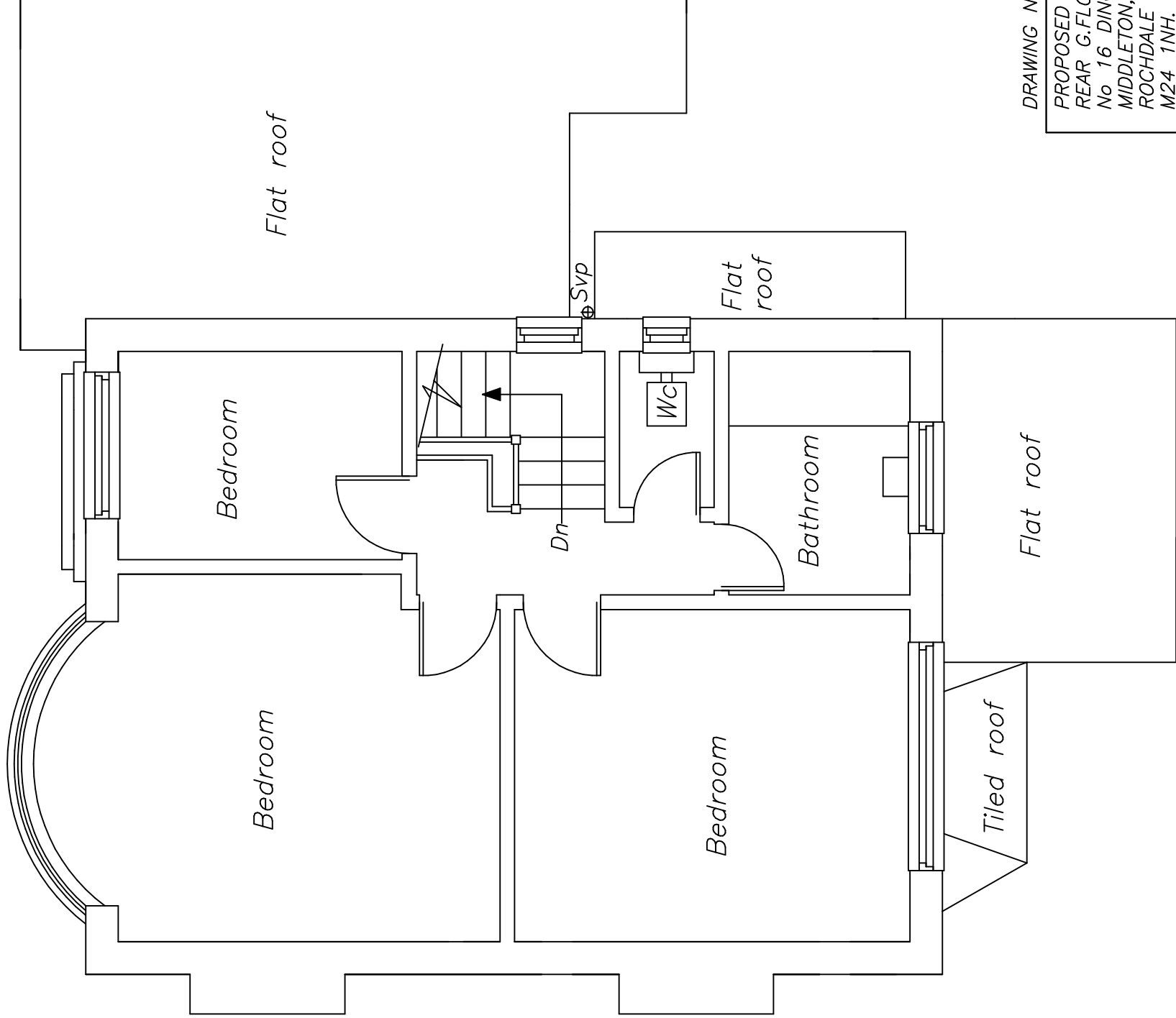
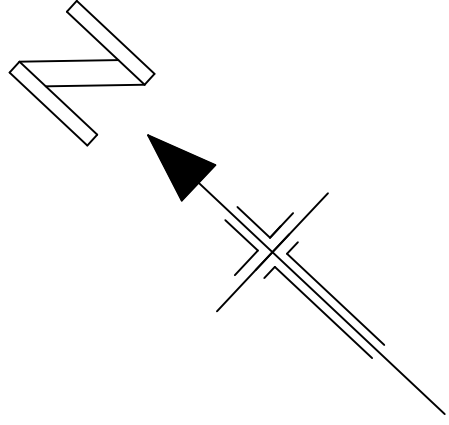
kevin

foey

BUILDING

DESIGN CONSULTANTS

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



DRAWING No 3 OF 10 DRAWING'S

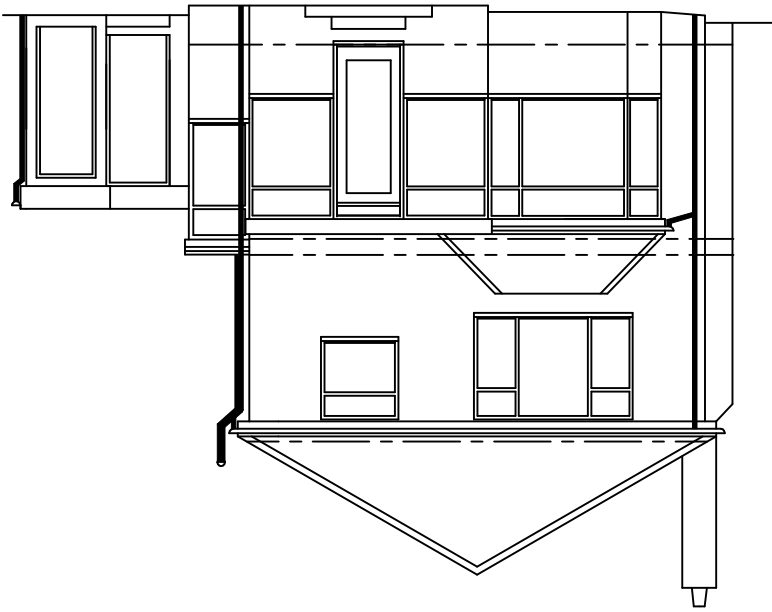
PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50 DATE:- JULY 2024

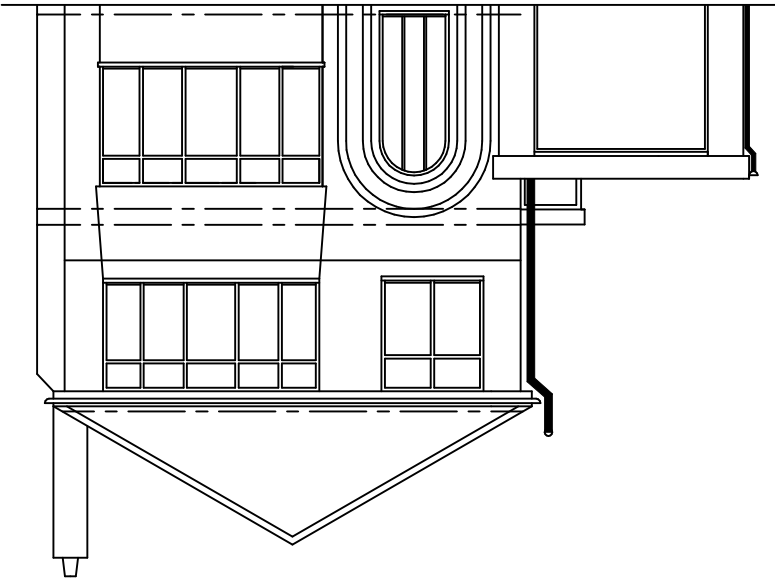
BUILDING
DESIGN CONSULTANTS

EXISTING FIRST FLOOR PLAN

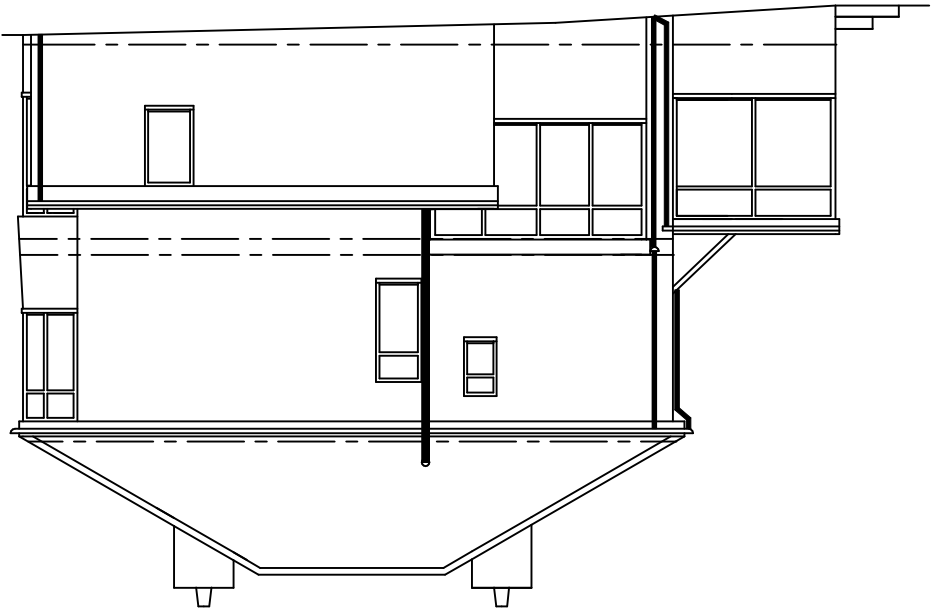
28 CHEW VALE,
GREENFIELD, OL3 7EQ.
TEL- 0798 676 1559



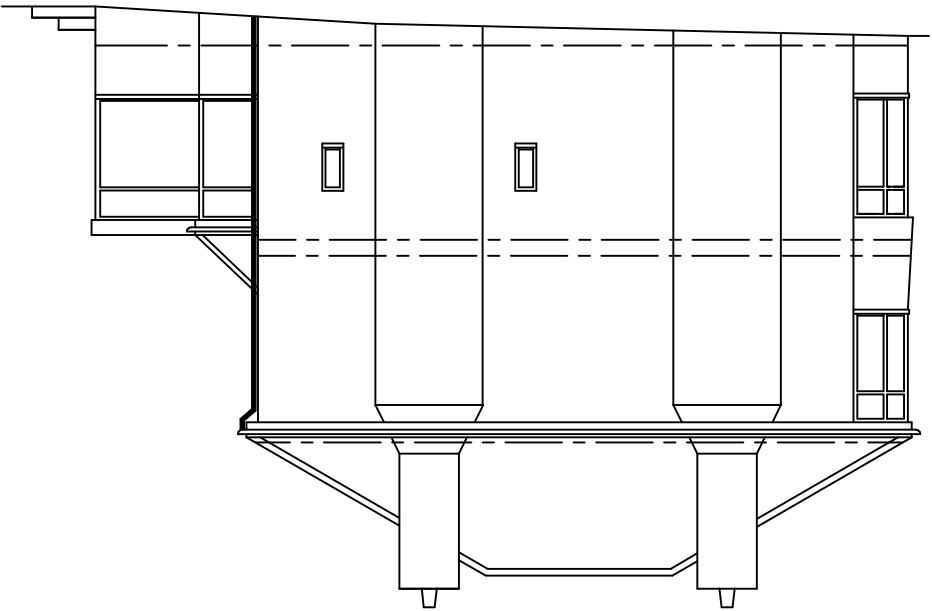
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE 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..

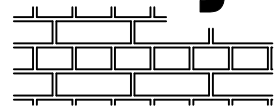
ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

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.

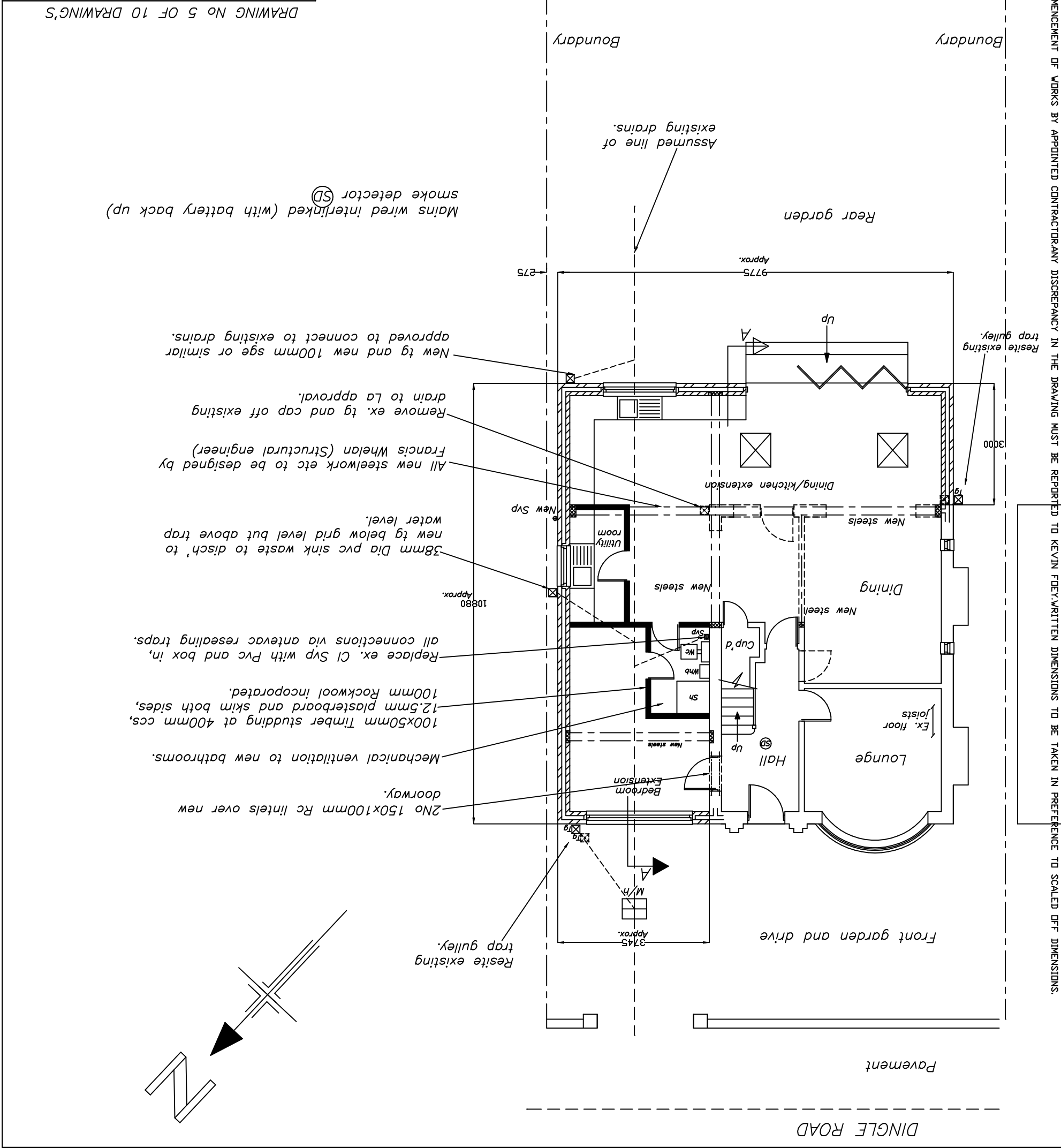
PROPOSED 2-STOREY SIDE AND REAR G.FLOOR EXTENSION AT-
No. 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:100 DATE:- JULY 2024



Kevin Toey
BUILDING DESIGN CONSULTANTS

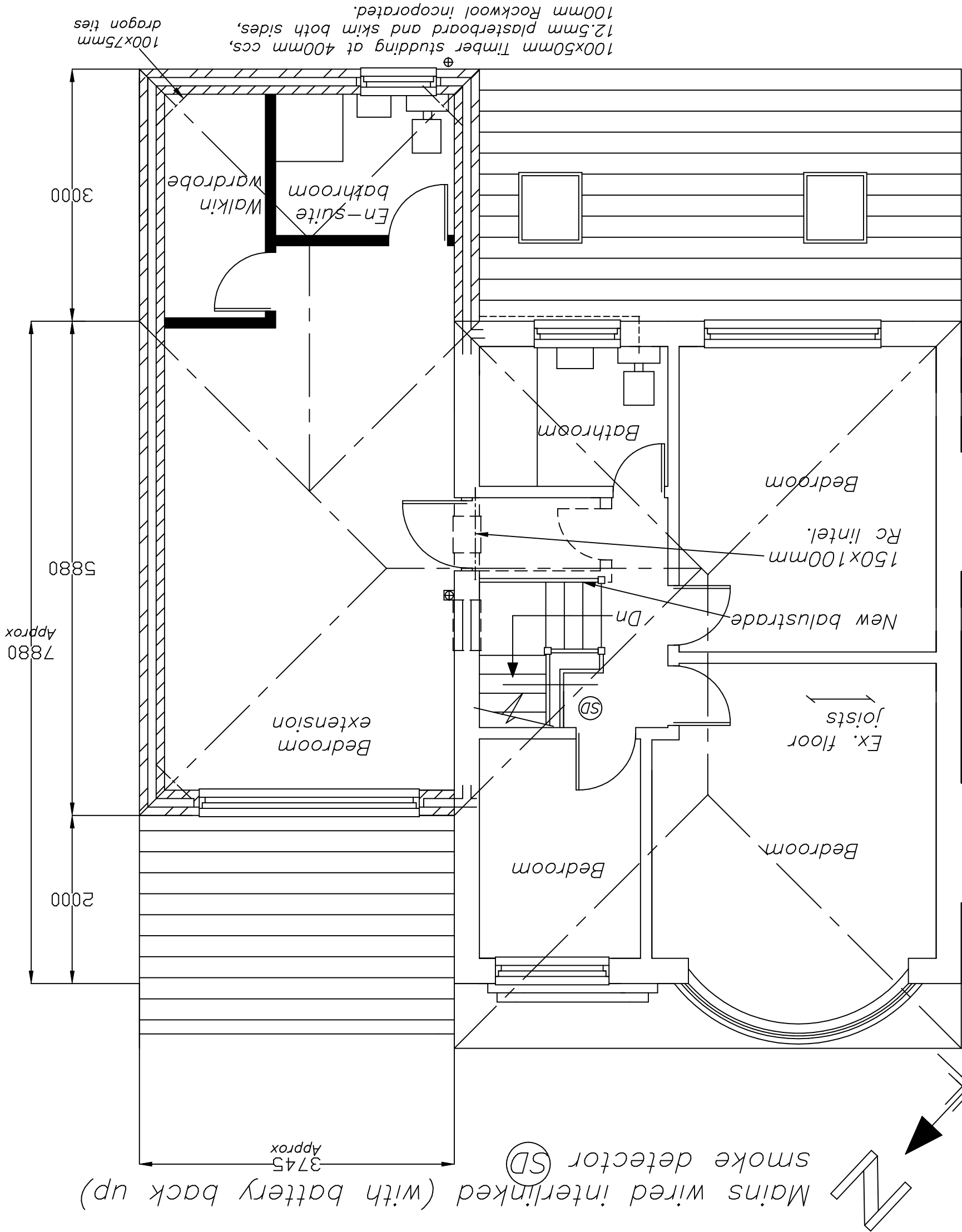
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559



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.

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) U-value 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 CATINIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

PROPOSED FIRST FLOOR PLAN



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

DESIGN CONSULTANTS

BUILDING

foey

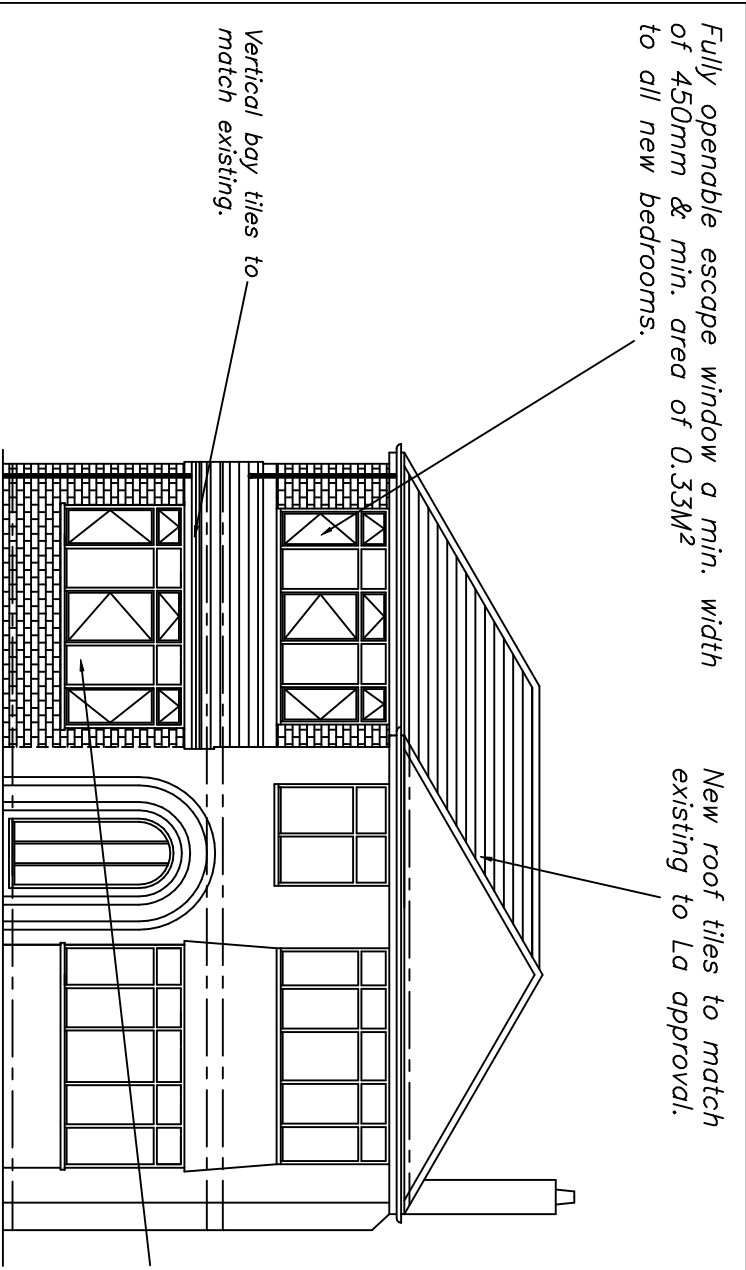
Kevin

DATE: - JULY 2024

SCALE: - 1:50

PROPOSED 2-STORY SIDE AND
REAR G.FLOOR EXTENSION AT -
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH,
FOR-MR KASIM HUSSAIN.

DRAWING No 6 OF 10 DRAWINGS



Fully openable escape window a min. width of 450mm & min. area of 0.33M² to all new bedrooms.

New roof tiles to match existing to La approval.

Vertical bay tiles to match existing.

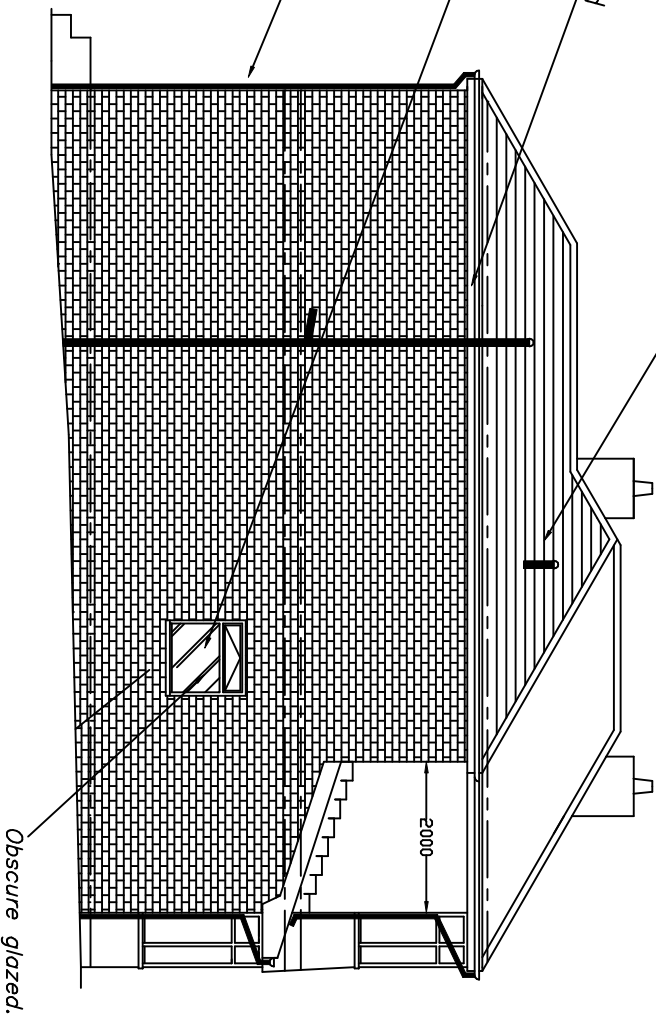
114mm box pvc gutter clipped & screwed to exterior quality ply fascia board.

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

New 64 & 38mm Dia pvc Rwp & sink wastes to discharge to new tg below grid level but above trap water level.

All new double glazing Argon filled.

Existing S&vp extended and fitted with wire cage at the top.



Obscure glazed.

PROPOSED FRONT ELEVATION

Apron flashing 150mm min. upstand and cavity tray.

Catnic combined lintels over new windows.

Velux roof lights fitted to manufactures specifications.

S&vp to run thro' new roof flashed at roof level.

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

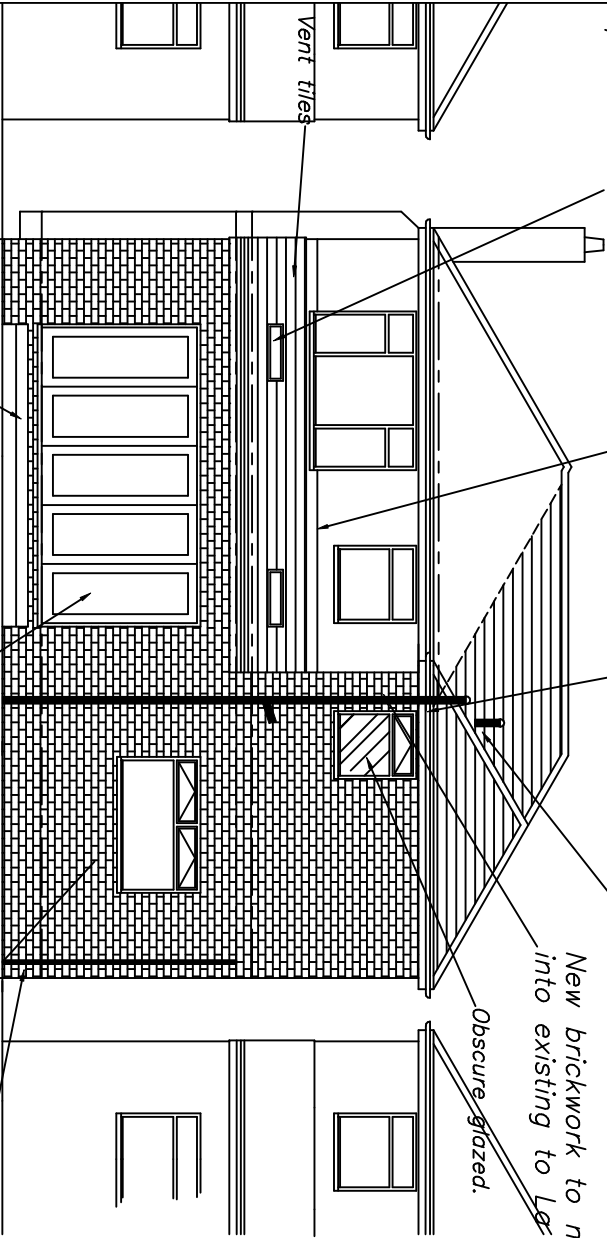
Obscure glazed.

Vent tiles

Steps formed in concrete.

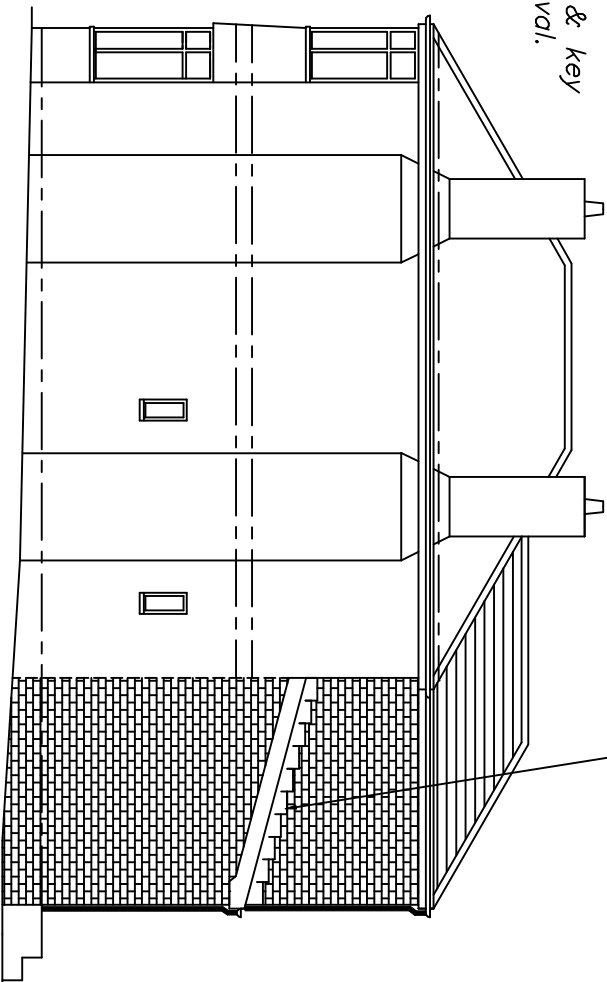
Toughened safety glass to BS 6206.

PROPOSED REAR ELEVATION



64 & 38mm Dia pvc Rwp & sink wastes to disch' to new tg below grid level but above trap water level.

PROPOSED SIDE ELEVATION



Marley mendip roof tiles with a 100mm min. lap for a min. roof pitch of 12.5 Deg's. (Drawn at 15 deg)

PROPOSED SIDE ELEVATION

DRAWING No 7 OF 10 DRAWING'S

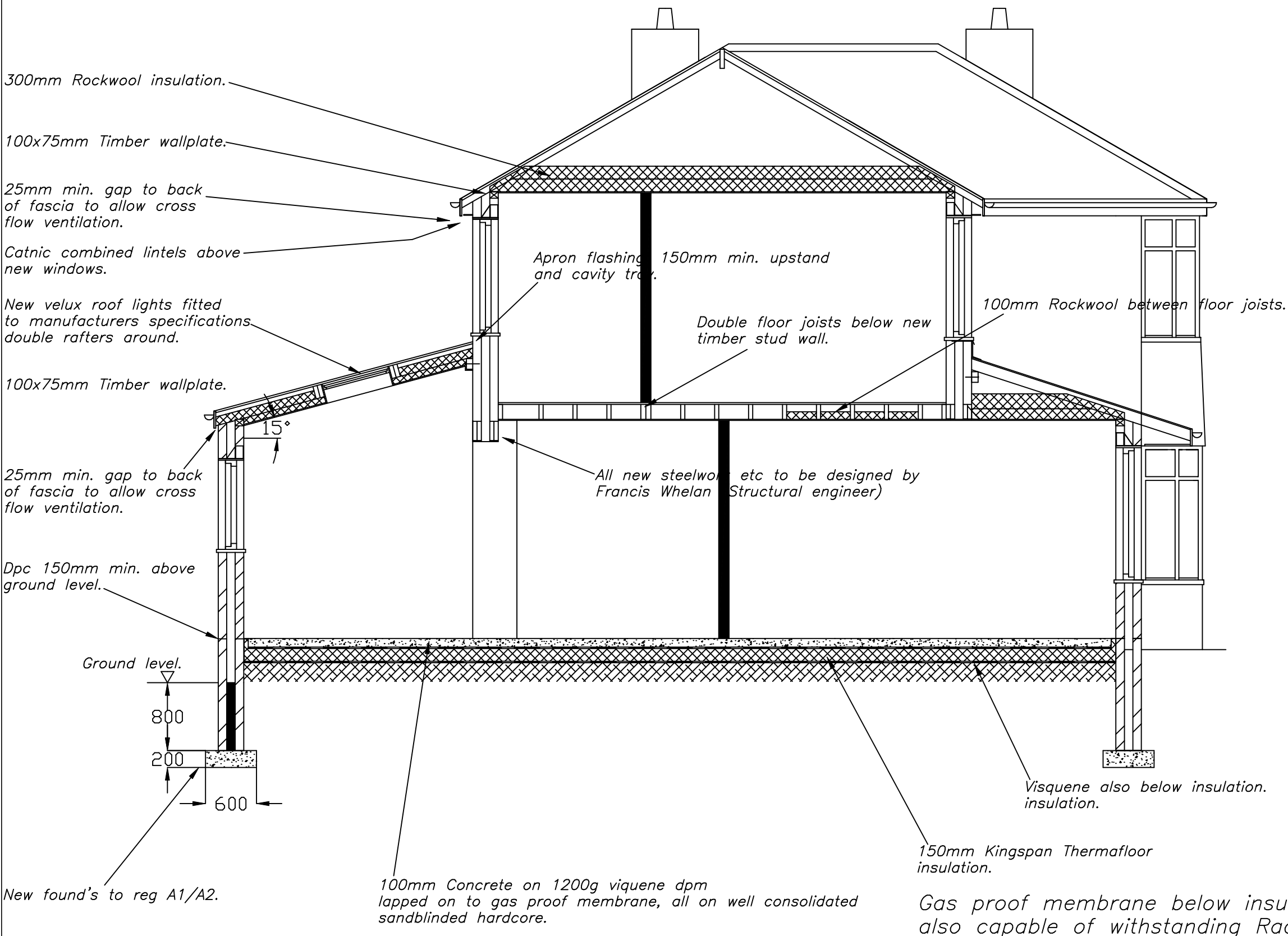
PROPOSED 2-STOREY SIDE AND REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:100 DATE:- JULY 2024

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.



SECTION A-A

DRAWING No 8 OF 10 DRAWING'S

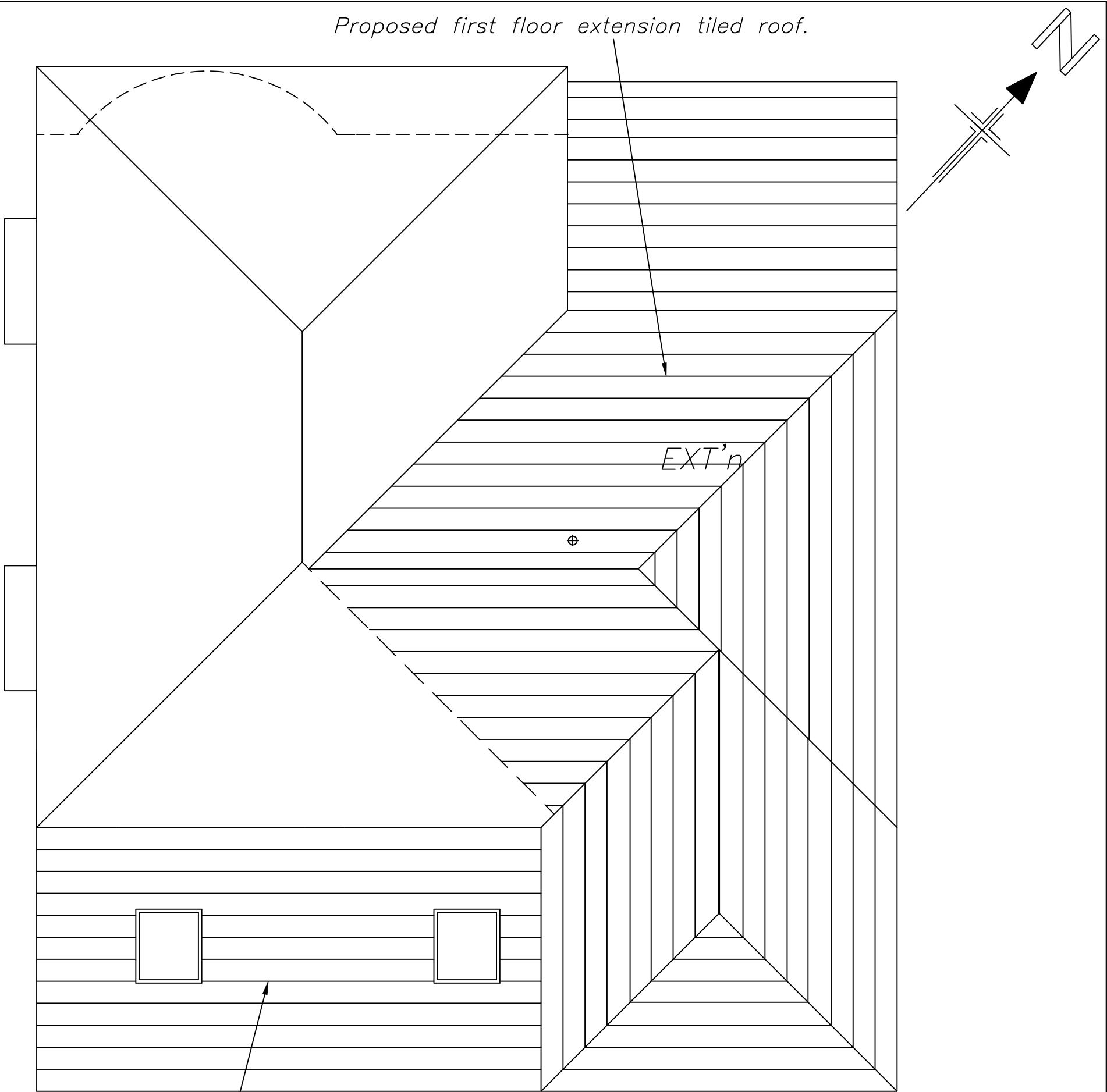
PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50 DATE:- JULY 2024

kevin foey

BUILDING
DESIGN CONSULTANTS

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



Proposed ground floor extension
tiled roof.

Proposed first floor extension tiled roof.

EXT'n

DRAWING No 9 OF 10 DRAWING'S

PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50 DATE:- JULY 2024

kevin foey
BUILDING
DESIGN CONSULTANTS

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

PROPOSED ROOF PLAN

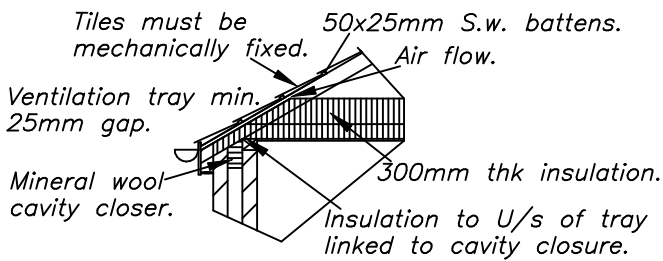
WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity with 90mm celotex thermaclass cavity wall 21 board (t&g) A 10mm gap between inner face of brickwork & celotex, to be kept clean of snots etc. Inner leaf 100mm plasmor fibolite walling blocks finished internally 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.

ROOF CONSTRUCTION (lean to or piked roof) Vaulted ceiling.(Rear extension)
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on x mm rafters @ 400mm ccs, 50mm air gap to be maintained over rafters to u/s roof. 100mm Celotex XR4000 between rafters +70mm GA4000 under 12.5mm plasterboard and skim.
Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.15 U-value.

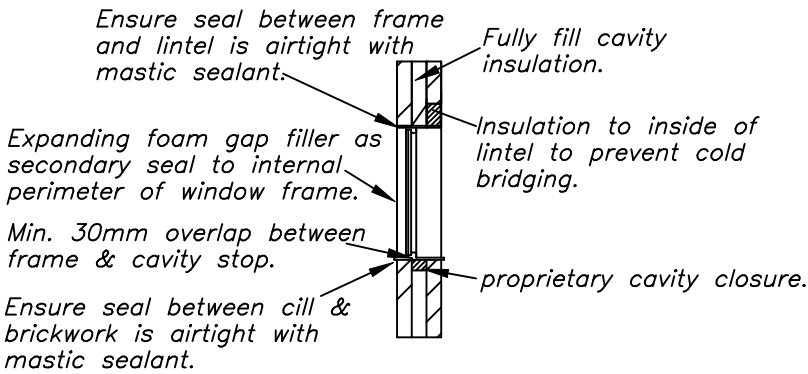
ROOF CONSTRUCTION (1st floor extension roof)
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on traditional roof of purlins, rafters and ceiling joists.
150mm Rockwool insulation between & 150mm over ceiling joists, u/s to be finished with 12.5mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.15 U-value.

GROUND FLOOR CONSTRUCTION (Solid) U Value=0.18
150mm concrete slab on 500g visquene on 150mm Kingspan TF70 Thermafloor 1200g visquene lapped onto dpc on sandblinded well consolidated hardcore. insulated upstand.

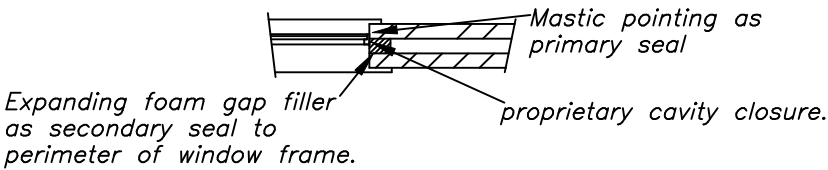
NEW FIRST FLOOR CONSTRUCTION
20mm thick flooring grade chipboard on 225 x 50mm timber joists at 400mm. Chipboard used on bathroom floors to be moisture resistant to BS 7331. 100mm Rockwool insulation to be included. Ceiling finished with 12.5mm Fireline plasterboard & skim.



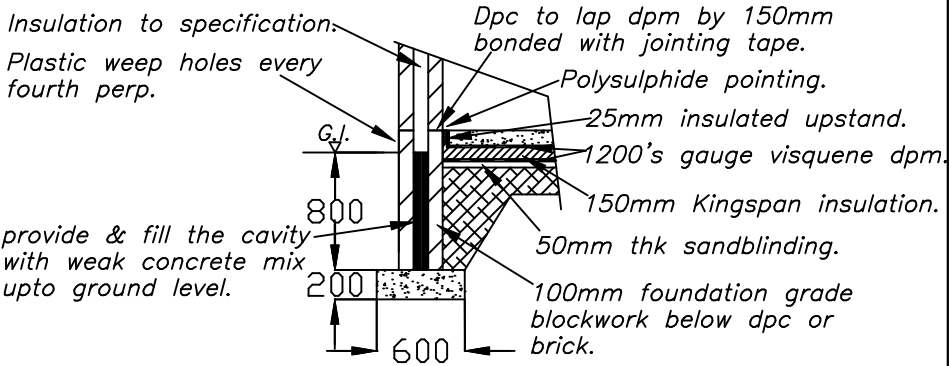
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL (If concrete)

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

DRAWING No 10 OF 10 DRAWING'S

PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50 DATE:- JULY 2024

kevin foey

BUILDING
DESIGN CONSULTANTS

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