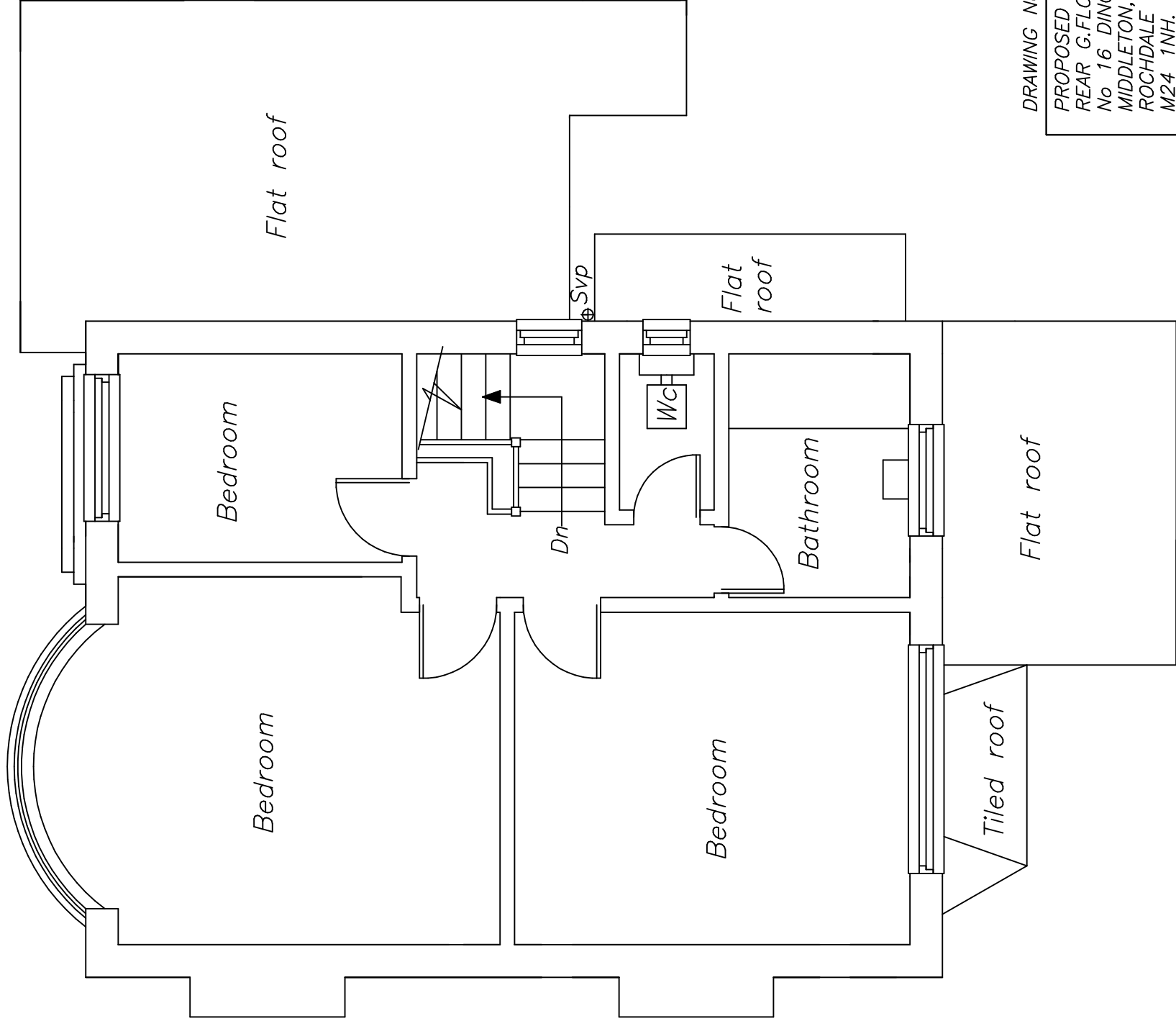
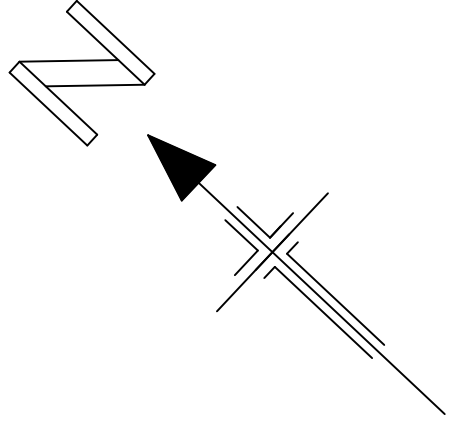




DRAWING No 3 OF 10 DRAWING'S

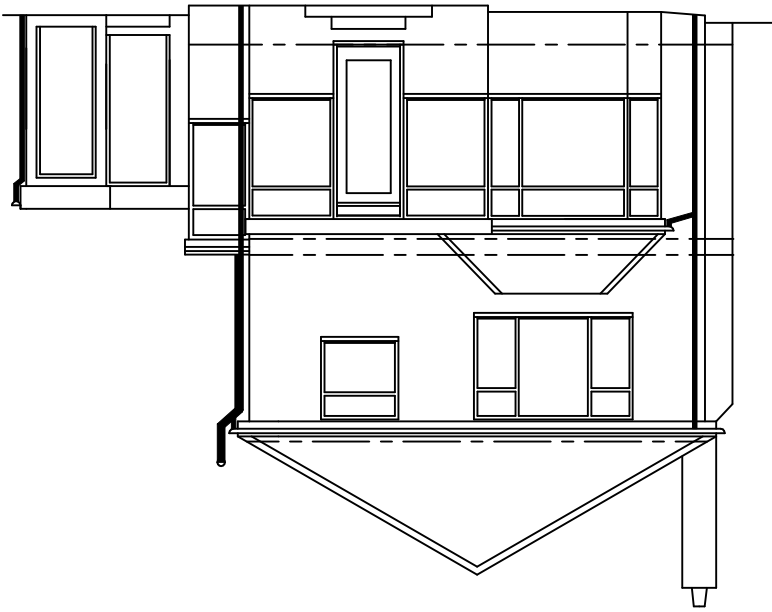
PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50 DATE:- JULY 2024

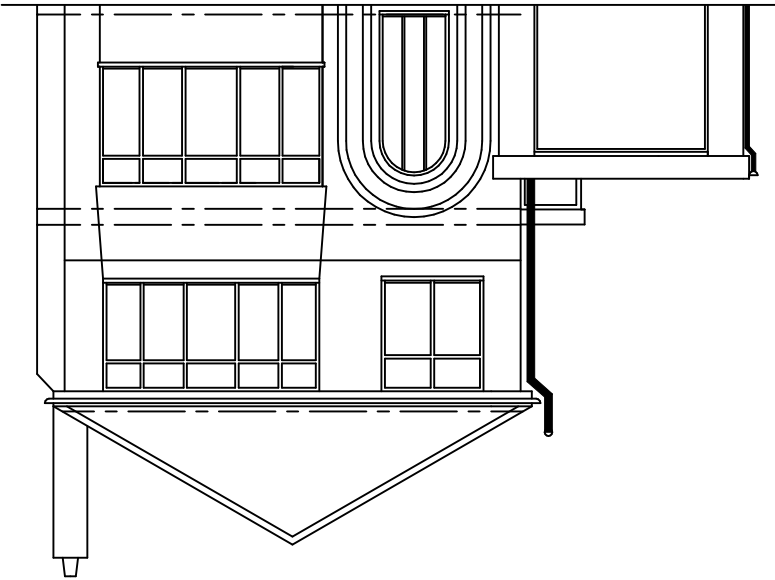
BUILDING
DESIGN CONSULTANTS

EXISTING FIRST FLOOR PLAN

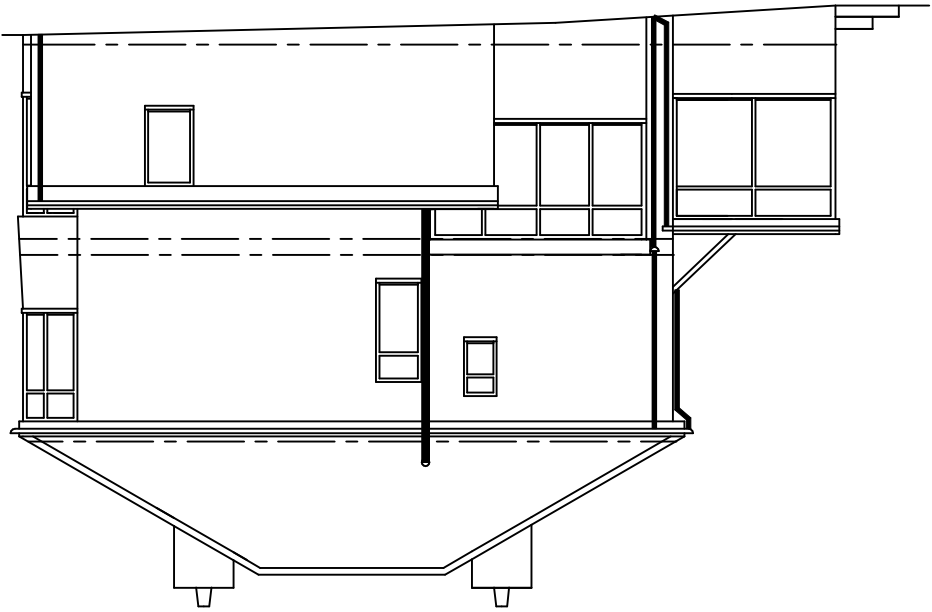
28 CHEW VALE,
GREENFIELD, OL3 7EQ.
TEL- 0798 676 1559



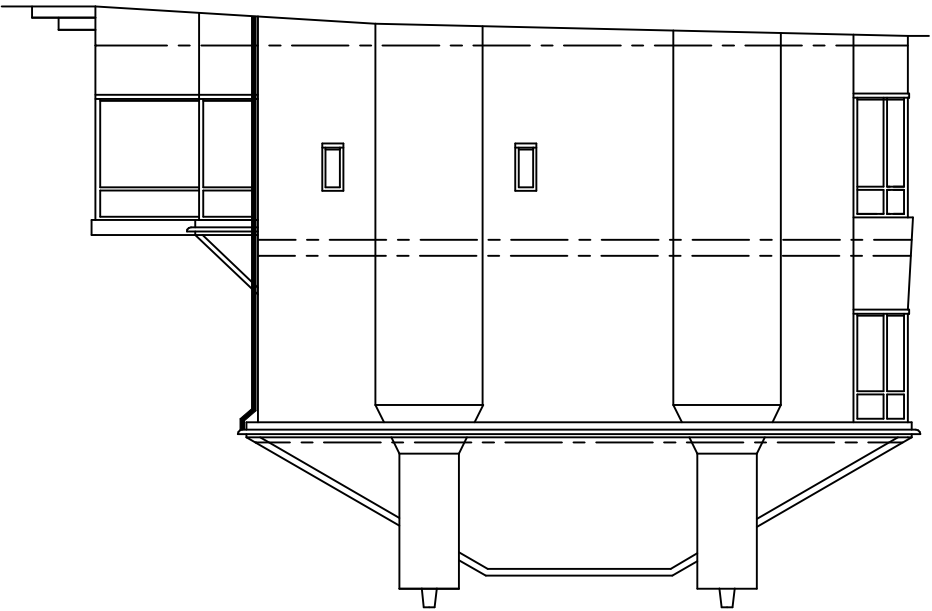
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

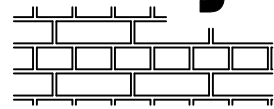


EXISTING SIDE ELEVATION

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-STORY 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

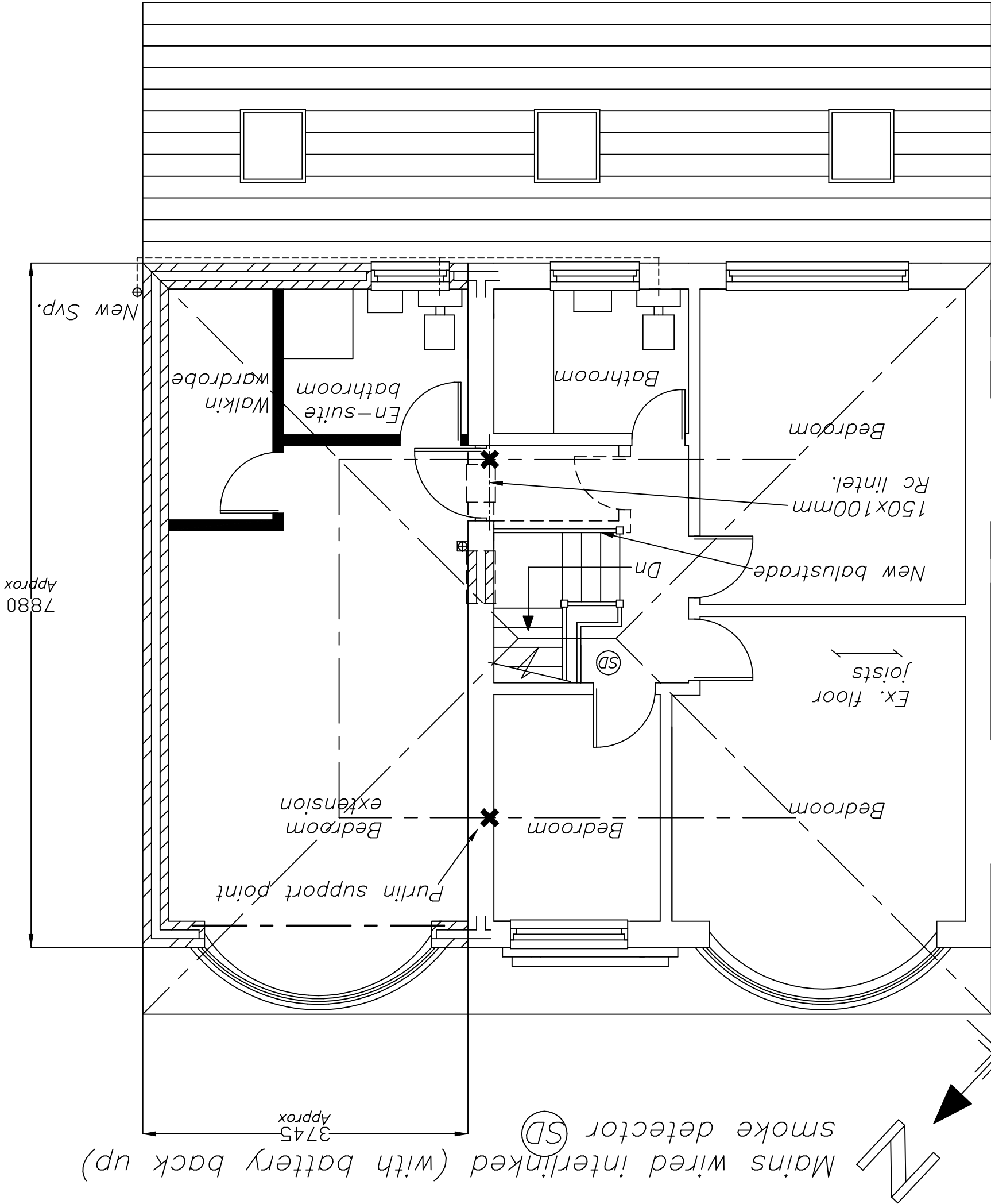
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

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) Uvalue 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

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



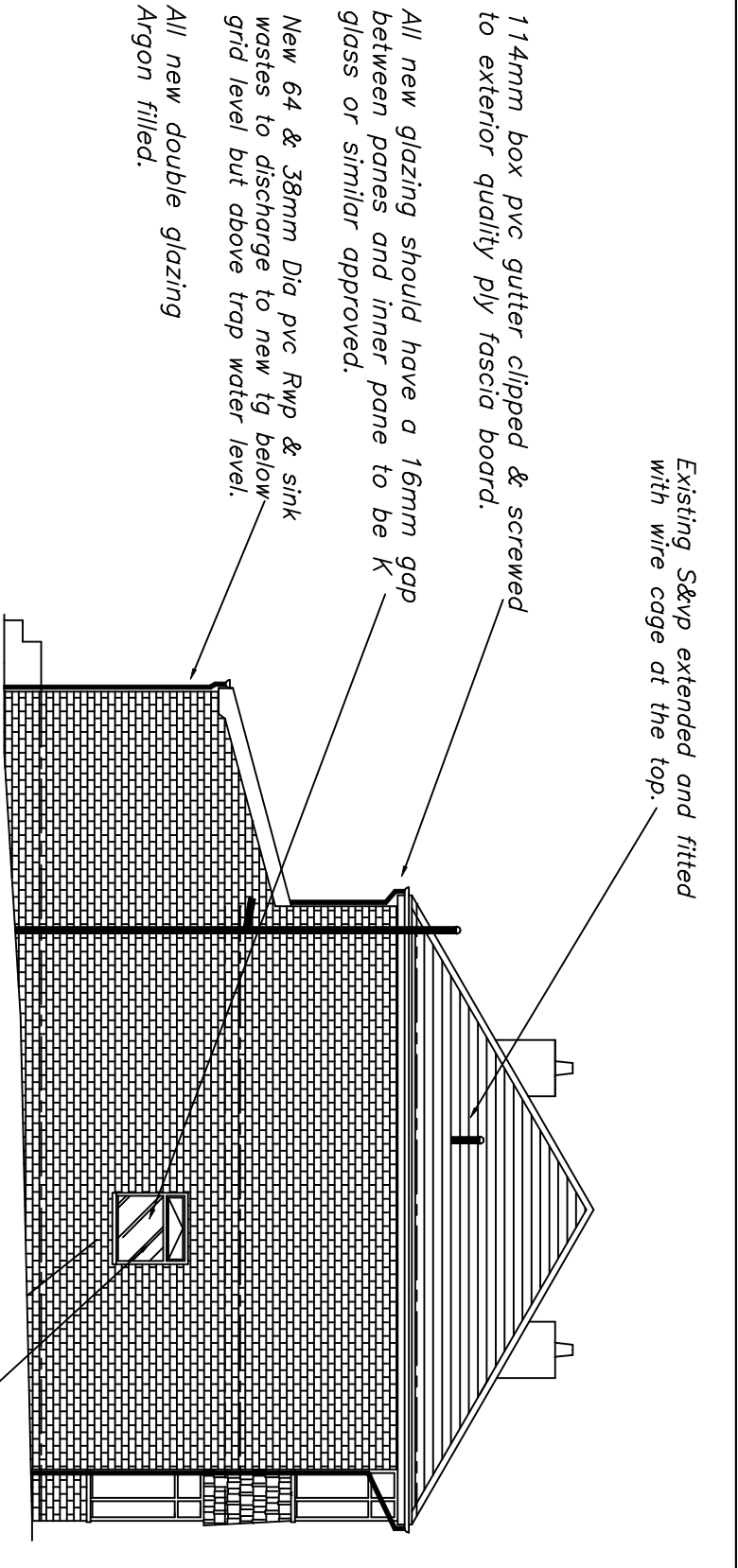
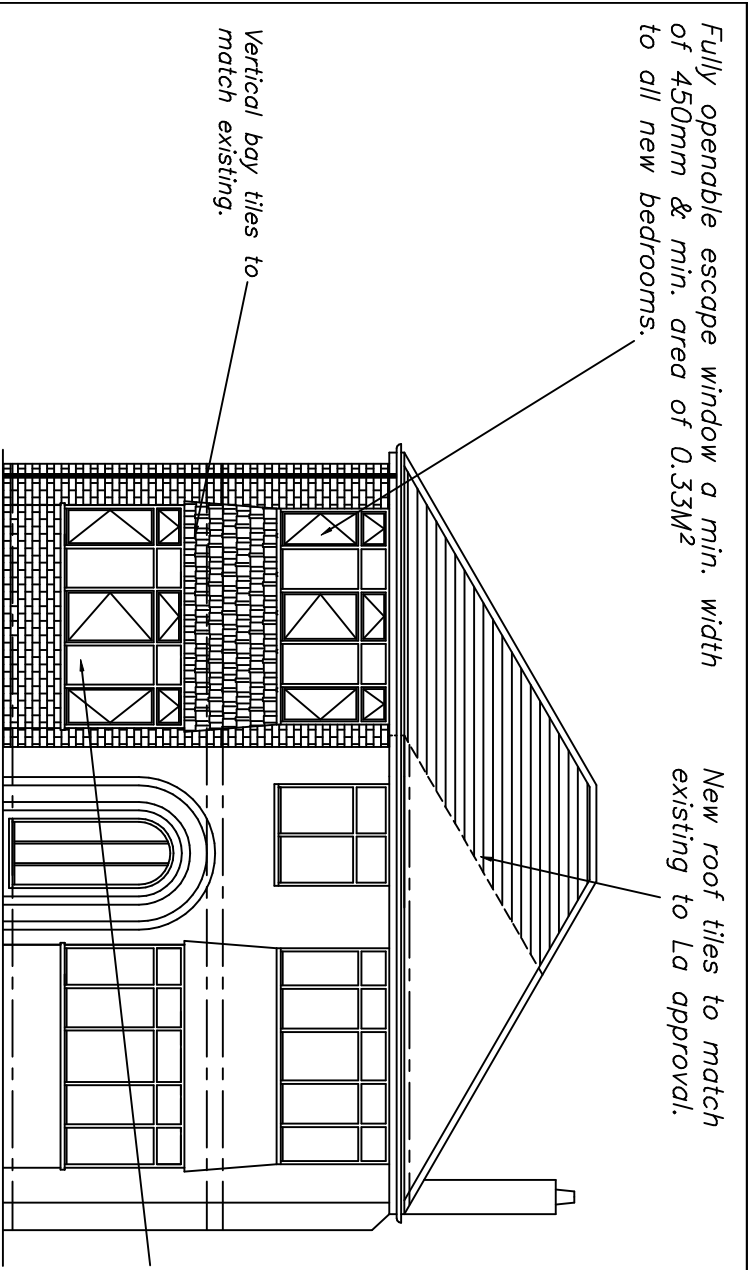
DRAWING No 6 OF 10 DRAWING'S
PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH,
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50
DATE:- JULY 2024



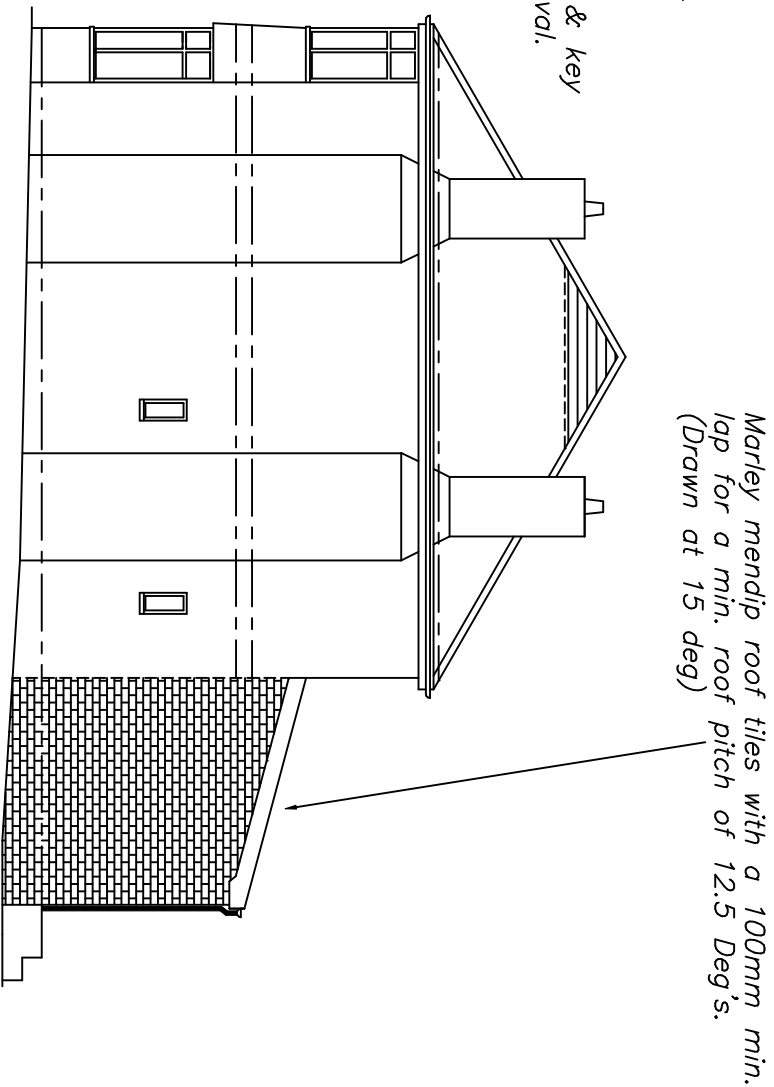
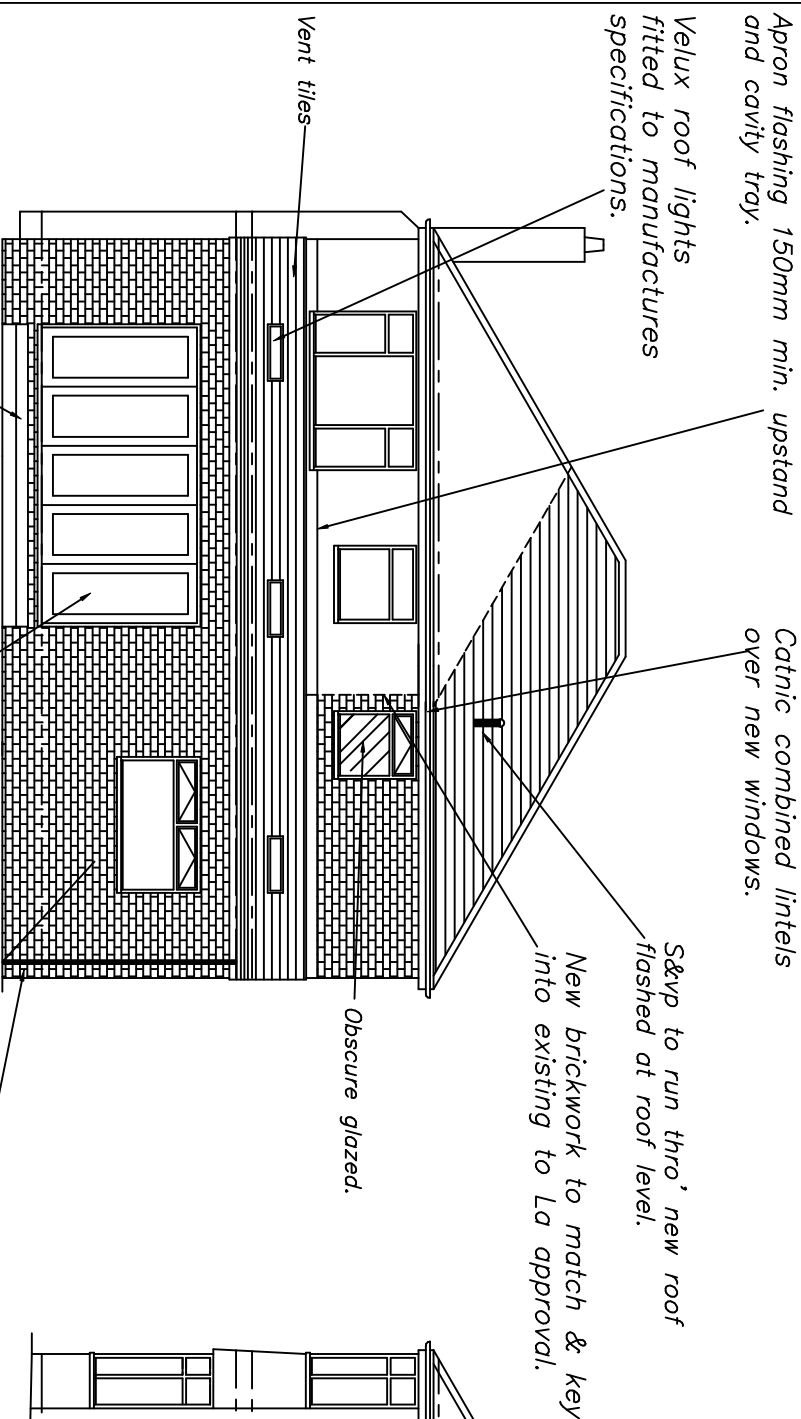
BUILDING
DESIGN CONSULTANTS

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



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



Steps formed in concrete.
PROPOSED REAR ELEVATION

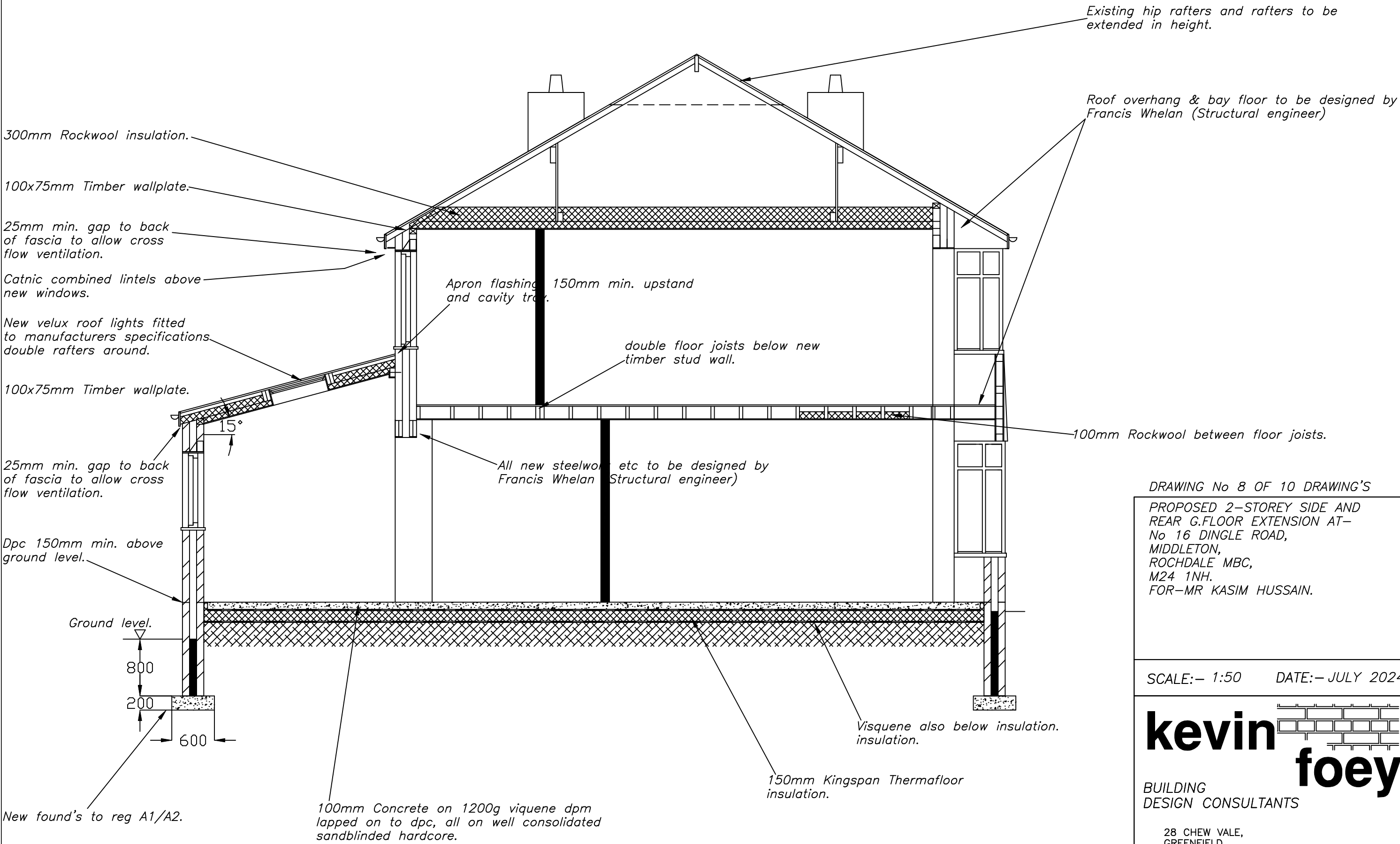
PROPOSED SIDE ELEVATION

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.



DRAWING No 8 OF 10 DRAWING'S

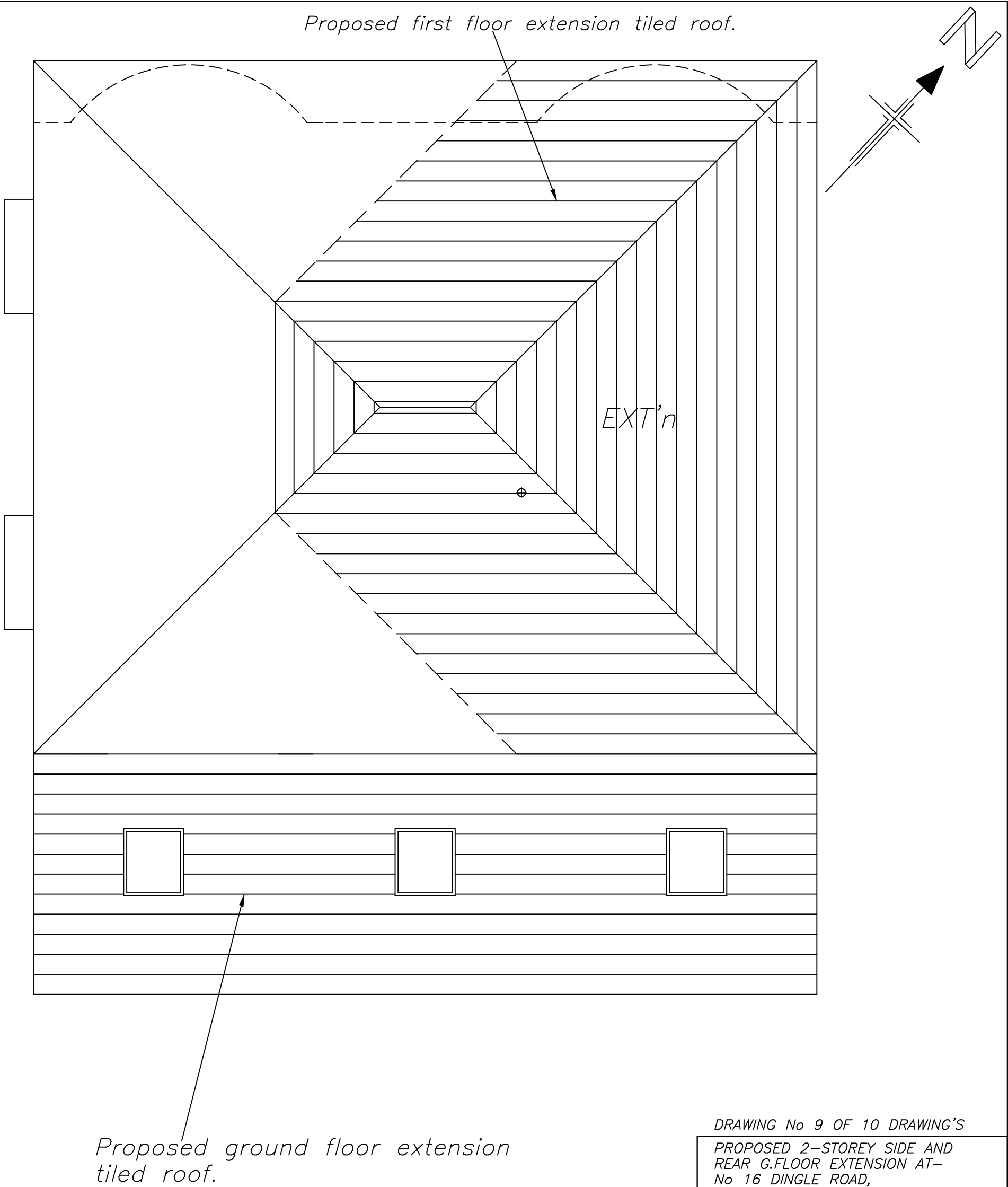
PROPOSED 2-STOREY SIDE AND
REAR G.FLOOR EXTENSION AT-
No 16 DINGLE ROAD,
MIDDLETON,
ROCHDALE MBC,
M24 1NH.
FOR-MR KASIM HUSSAIN.

SCALE:- 1:50 DATE:- JULY 2024

kevin foey

BUILDING
DESIGN CONSULTANTS

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



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

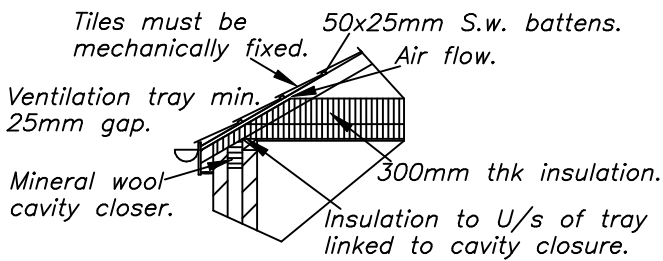
WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity with 90mm celotex thermaclass cavity wall 21 board (t&g) A 10mm gap between inner face of brickwork & celotex, to be kept clean of snots etc. Inner leaf 100mm plasmor fibolite walling blocks finished internally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

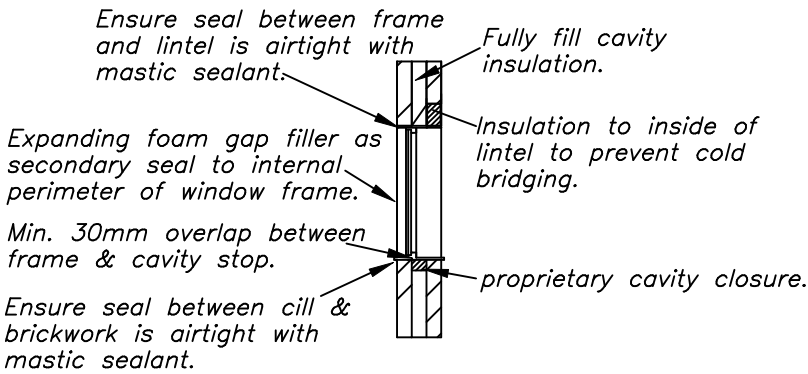
ROOF CONSTRUCTION (1st floor extension roof)
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on traditional roof of purlins, rafters and ceiling joists.
150mm Rockwool insulation between & 150mm over ceiling joists, u/s to be finished with 12.5mm plasterboard and skim. Roof 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.

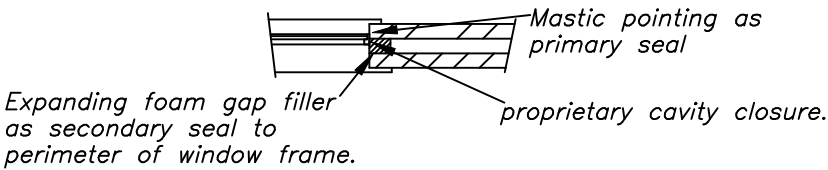
NEW FIRST FLOOR CONSTRUCTION
20mm thick flooring grade chipboard on 225 x 50mm timber joists at 400mm. Chipboard used on bathroom floors to be moisture resistant to BS 7331. 100mm Rockwool insulation to be included. Ceiling finished with 12.5mm Fireline plasterboard & skim.



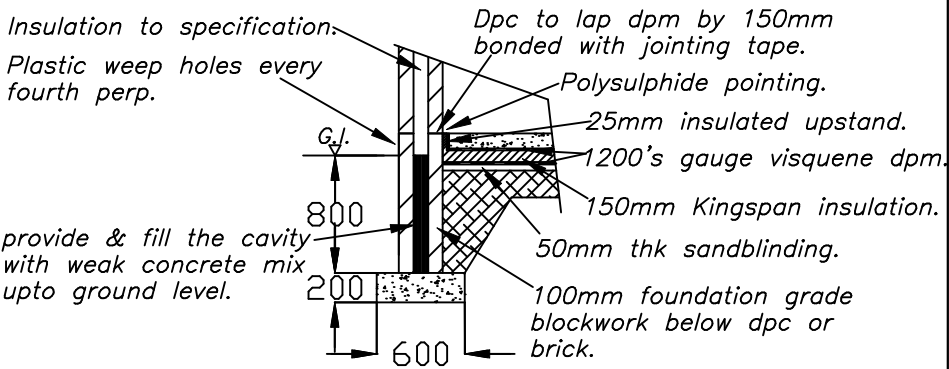
EAVES DETAIL



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