

WEAVERS DRIVE

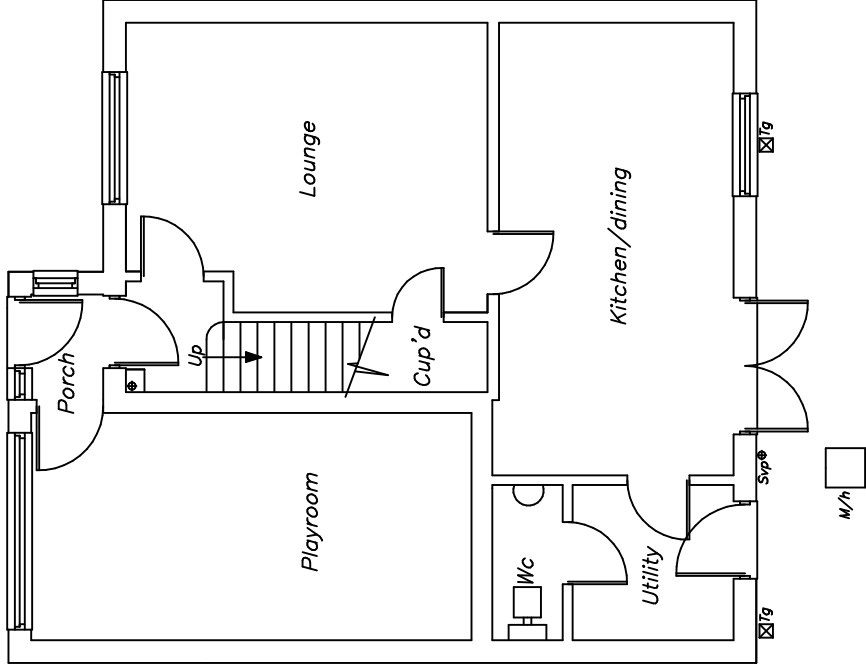
Pavement

Front boundary

Front garden & drive

Side boundary

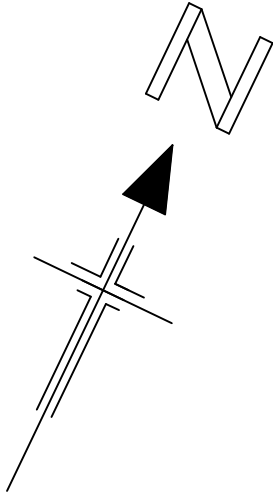
Side boundary



GENERAL NOTES

- Vertical and horizontal dpc's to all cavity closures
- Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 8000mm². 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.
- Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
- New brickwork to match and key into existing
- Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
- R.C. lintels over drains passing through walls
- Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
- Brick infill between joists 25mm clearance from underside of roof
- Foundations to regulation A1/A2
- Exterior quality timber to facias
- All cavities to be continuous
- Air bricks ducted through wall cavity
- Padstones to all steelwork
- All plumbing to comply with B.S.5572
- Cavity barriers (9mm masterboard or brick on edge
- Foundations within 900mm of drains to be taken down to drain invert level
- Depth of foundations to be taken to suitable sub–stratum irrespective of dimensions shown on drawing
- Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1
- Gas proof membrane to be used under floor insulation if build is within 250M of a landfill site.
- Background ventilation to be in accordance with Table 1.7 of Approved Document F.

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



DRAWING No 1 OF 9 DRAWING'S

PROPOSED REAR 2–STOREY EXTENSION AT–
No 9 WEAVERS DRIVE,
ROCHDALE,
OL11 3FU.
FOR–MR SOIFUR RAHMAN.

SCALE:– 1:100 DATE:– AUG 2026

kevin foey

BUILDING DESIGN CONSULTANTS

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

EXISTING GROUND FLOOR & SITE PLAN

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).

Side boundary

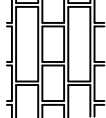
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Rear boundary

PROPOSED GROUND FLOOR & SITE PLAN

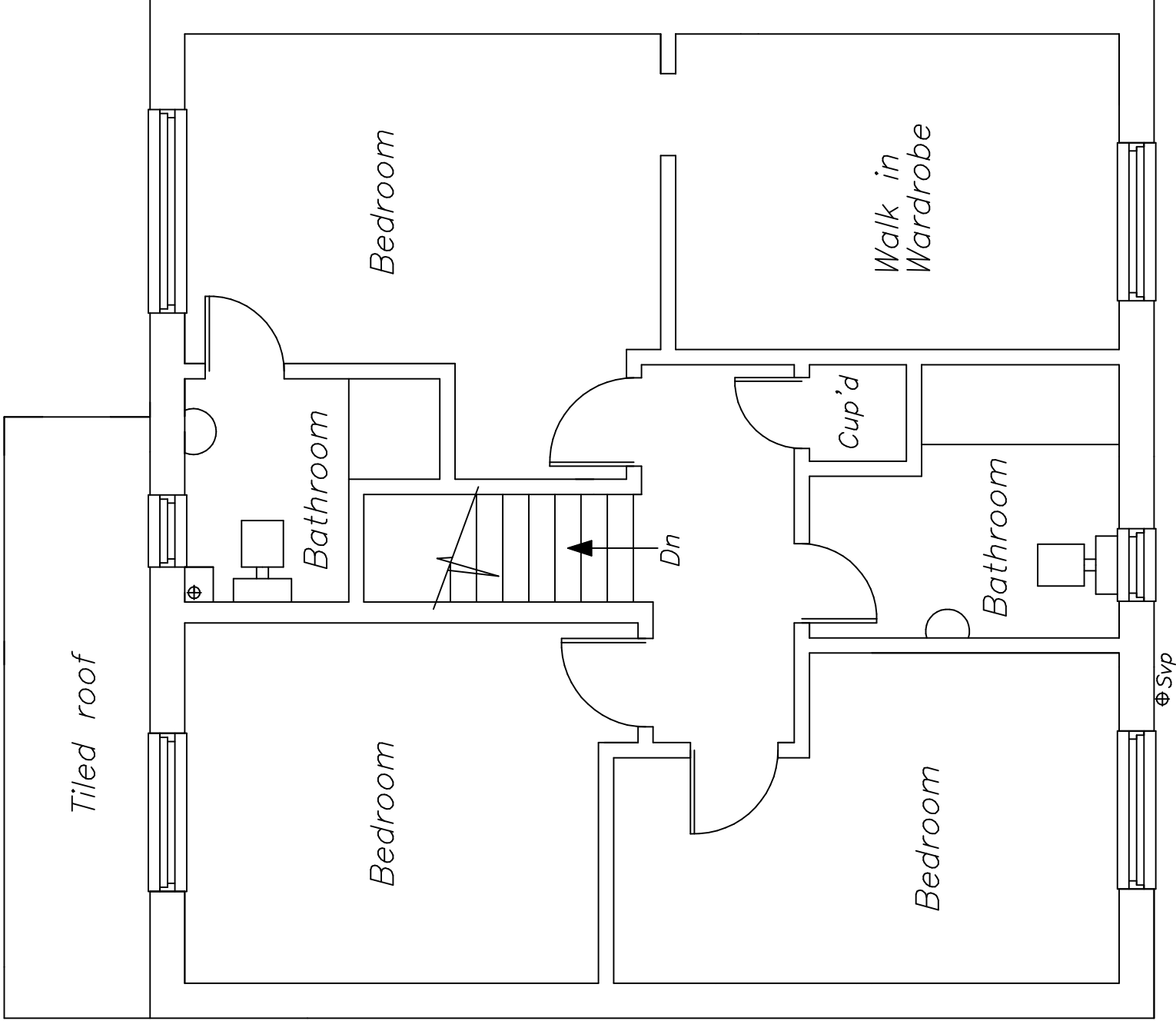
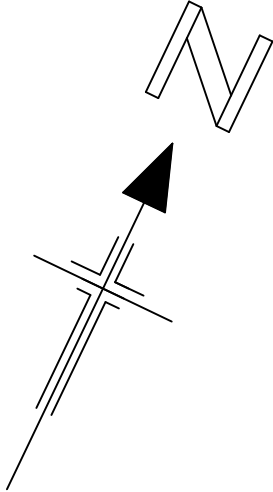
OUTLINE OF EXTENSION IN RED

DRAWING No 2 OF 9 DRAWING'S	PROPOSED REAR 2-STOREY EXTENSION AT- No 9 WEAVERS DRIVE, ROCHDALE, OL11 3FU. FOR-MR SOIFUR RAHMAN.
SCALE:- 1:100	DATE:- AUG 2026
 kevin foey BUILDING DESIGN CONSULTANTS	

SCALE:— 1:100 DATE:— AUG 2026

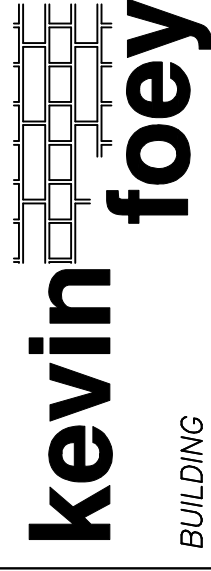
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DRAWING No 3 OF 9 DRAWING'S
PROPOSED REAR 2-STOREY EXTENSION
AT-
No 9 WEAVERS DRIVE,
ROCHDALE,
OL11 3FU.
FOR-MR SOIFUR RAHMAN.

SCALE:- 1:50 DATE:- AUG 2026

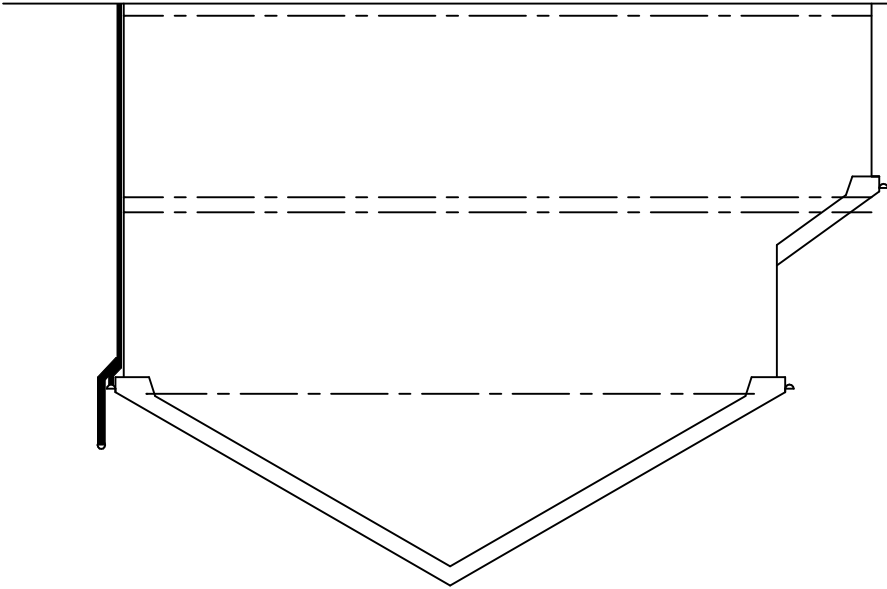


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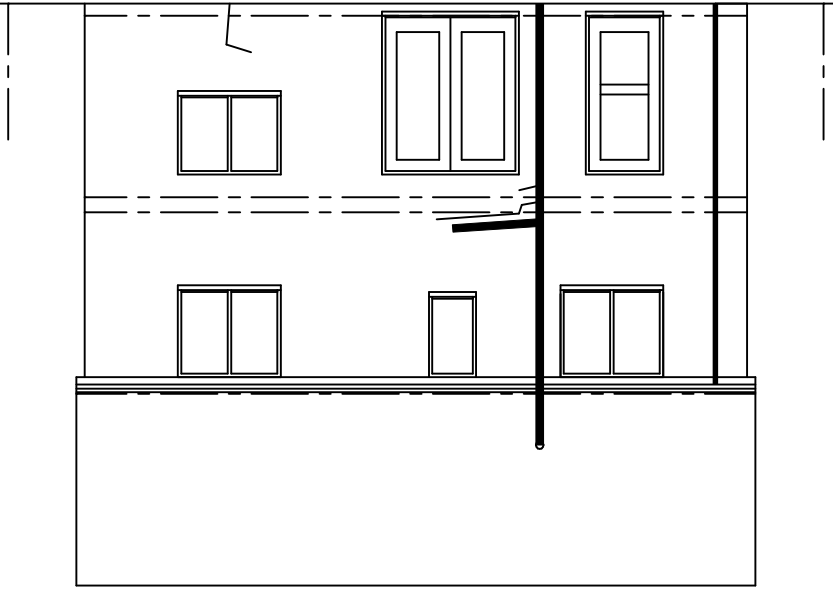
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EXISTING FIRST FLOOR PLAN

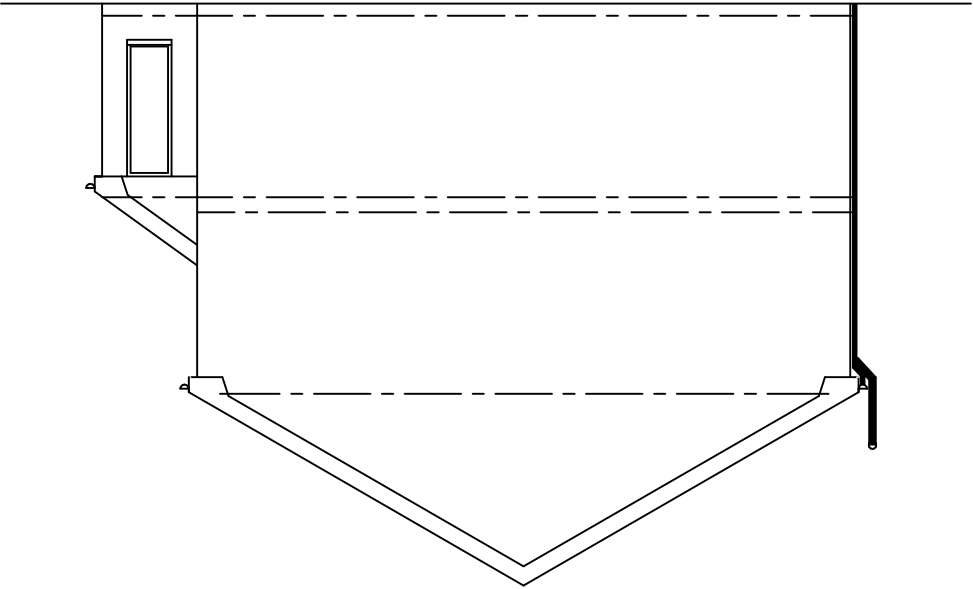
EXISTING SIDE ELEVATION



EXISTING REAR 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.

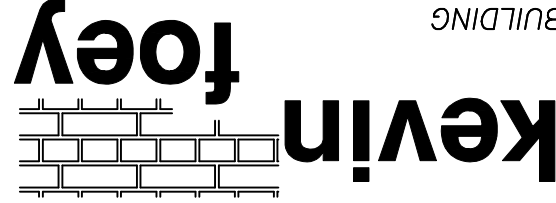
The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostats, either the heat source or the storage visual, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

Habitable rooms require 8000mm2 background ventilation.

PROPOSED REAR 2-STOREY EXTENSION
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FOR-MR SOIFUR RAHMAN.

DRAWING No 4 OF 9 DRAWING'S

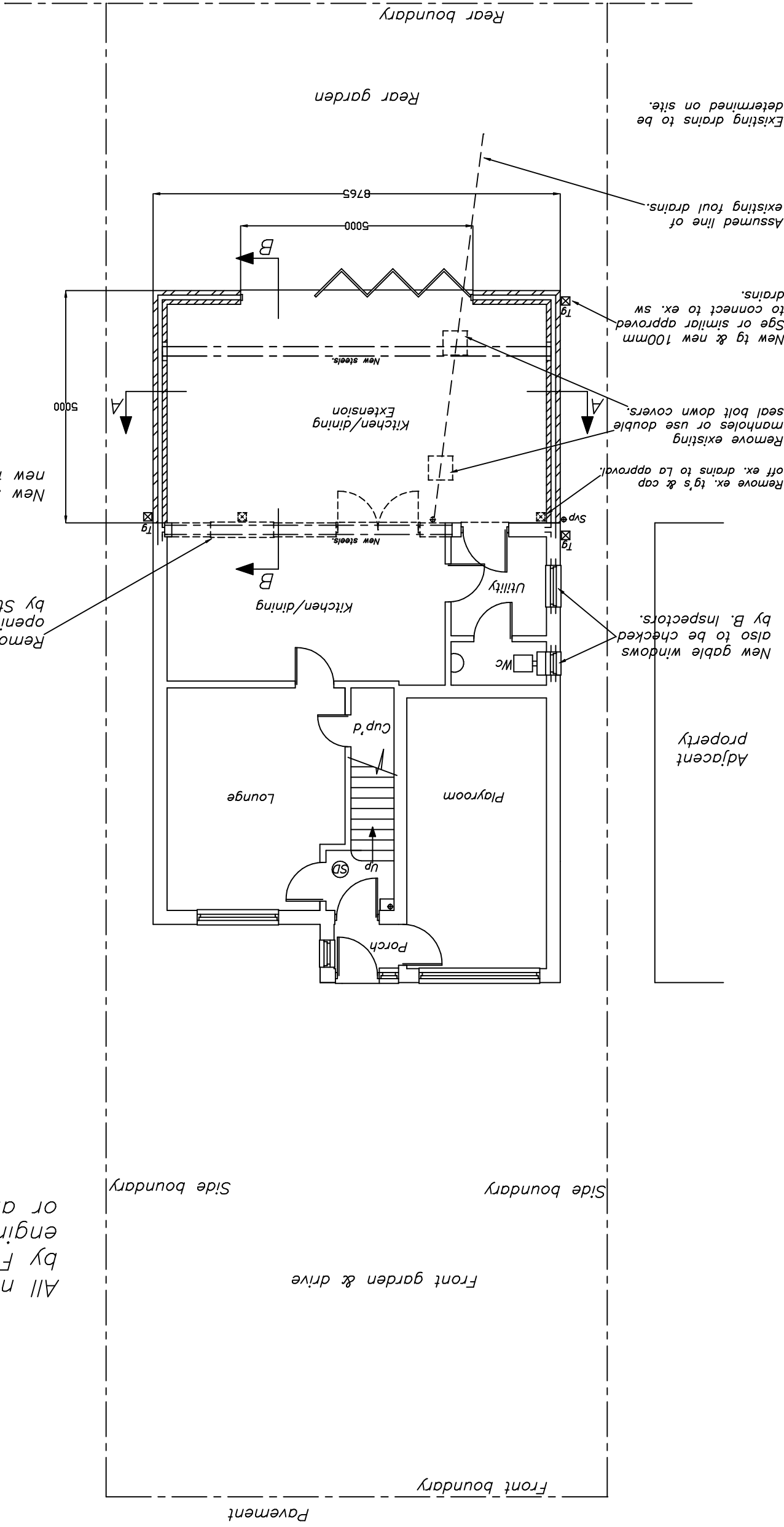
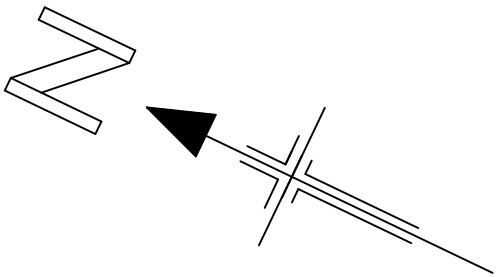
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All new steels etc to be designed by Francis Whelan (Structural engineer) at building regs stage or another engineer of choice.



PROPOSED REAR 2-STORY EXTENSION
AT-
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DRAWING No 5 OF 9 DRAWING'S

New sw drains to connect to existing sw drains & new foul drains to connect to existing foul drains.

Remove existing wall, door & window to form opening, new steels over to support designed by Structural engineer.

Adjacent property

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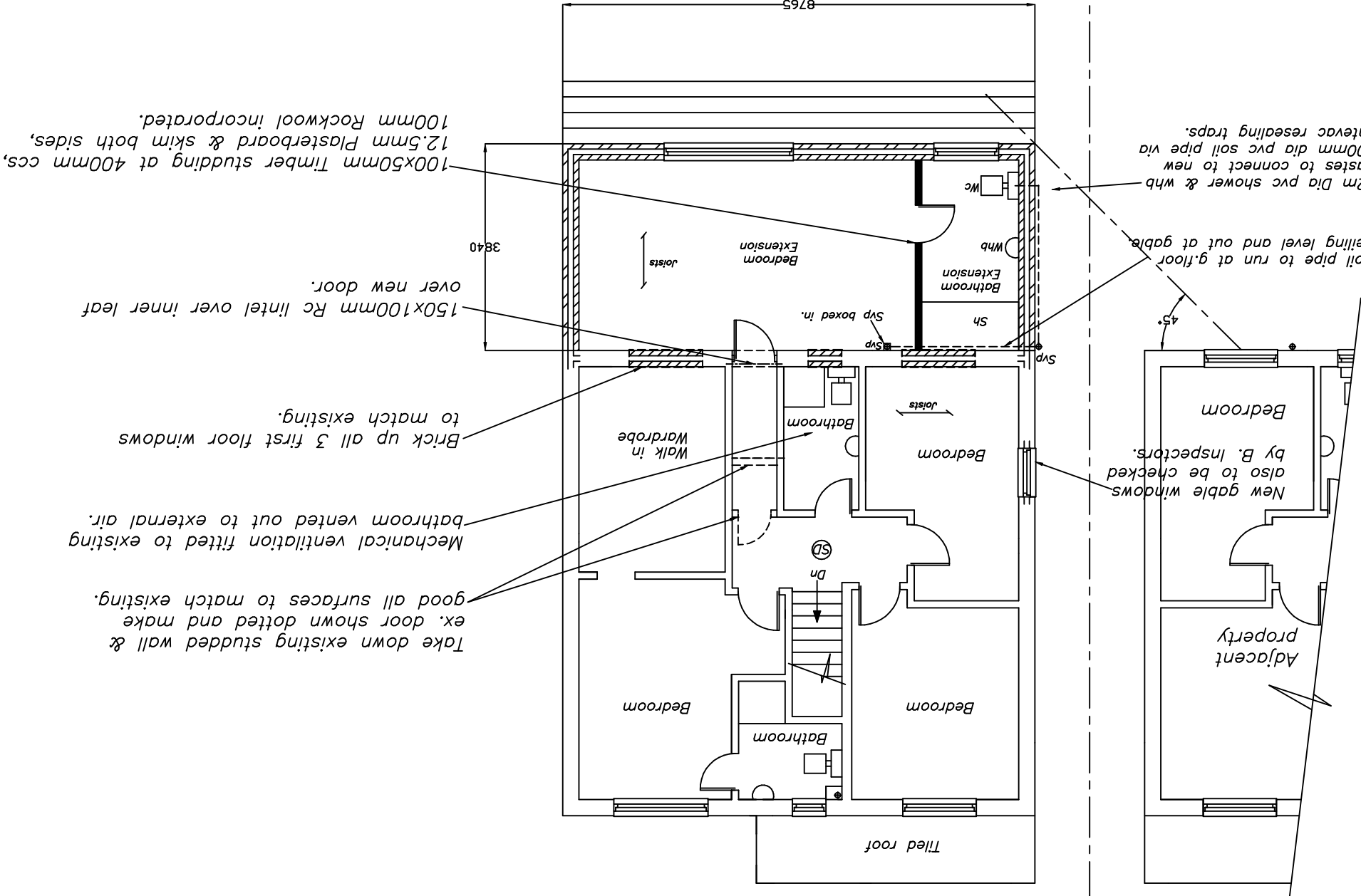
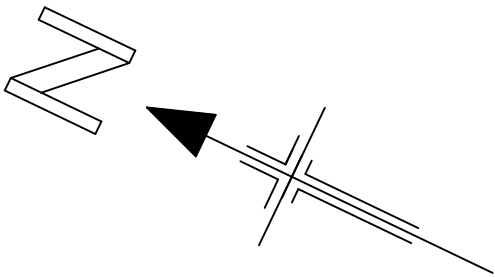
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Kevin's Toy

Mains hard wired interlinked (with battery back up) smoke detector 

All new steels etc to be designed by Francis Whelan (Structural engineer) at building regs stage or another engineer of choice.



Mechanical ventilation fitted to new bathrooms to work in conjunction with the light switch & vented out to external air.

PROPOSED 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 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 1.4
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 CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS TO BS6206

If boiler is moved or replaced, details are to be provided to Building inspectors by contractor.
Rooms with new combustion appliances require carbon monoxide detection.
Electrical work to be designed, installed tested and certified by a Part P registered electrical contractor, Certificate to be provided.
Drainage (if there is any new drainage)
New 100mm Sge or Pvc laid in pea shingle at a min. gradient of 1:80.
back filled with soil free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material & vegetable matter.

DRAWING No 6 OF 9 DRAWING'S

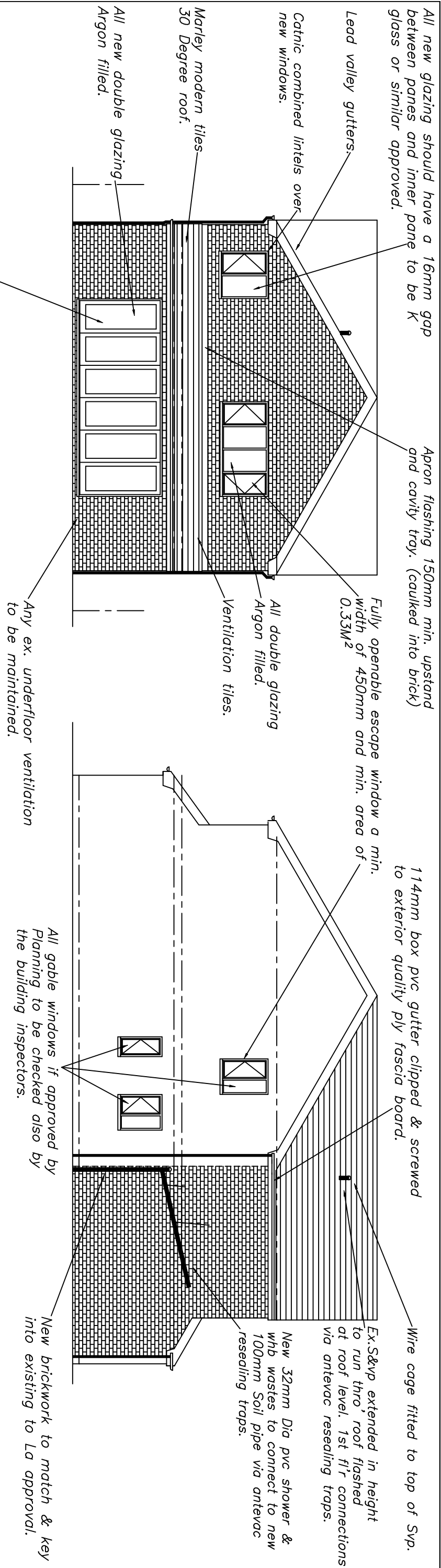
PROPOSED REAR 2-STOREY EXTENSION
AT-
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FOR-MR SOIFUR RAHMAN.

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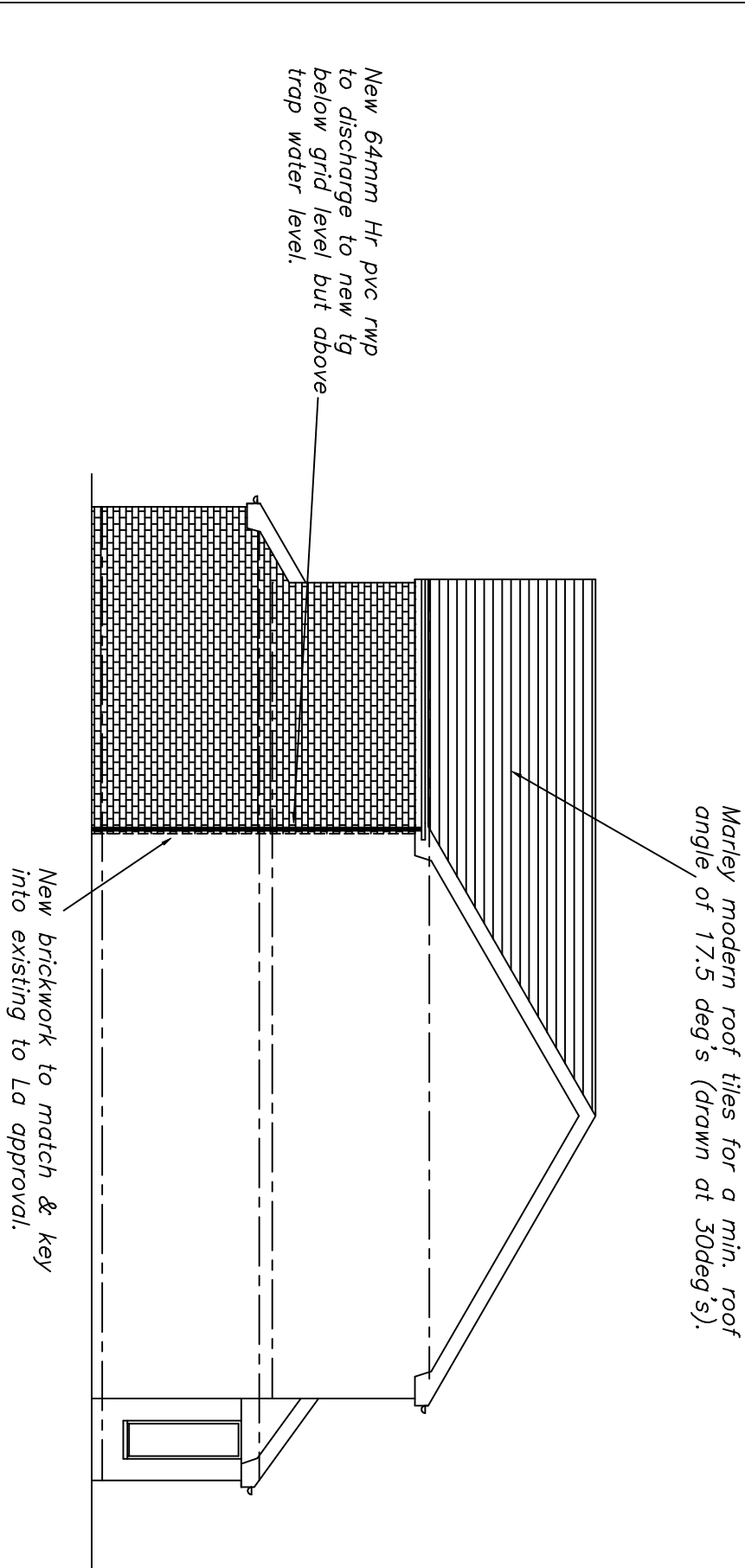
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PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

DRAWING No 7 OF 9 DRAWING'S

PROPOSED REAR 2-STOREY EXTENSION AT—

No 9 WEAVERS DRIVE,

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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 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.

GROUND FLOOR CONSTRUCTION (Solid) U Value=0.18

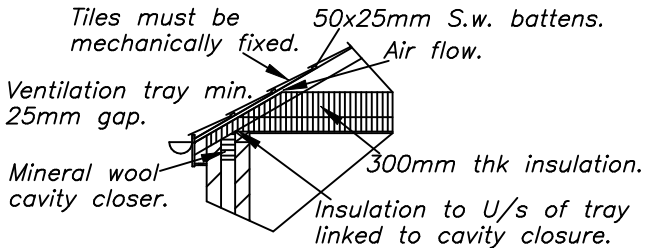
100mm concrete slab on 150mm Kingspan TF70 Kingspan TF70 Thermafloor on Gas proof/Radon barrier lapped onto dpc on sandblinded well consolidated hardcore. insulated upstand.

ROOF CONSTRUCTION (TRUSS)

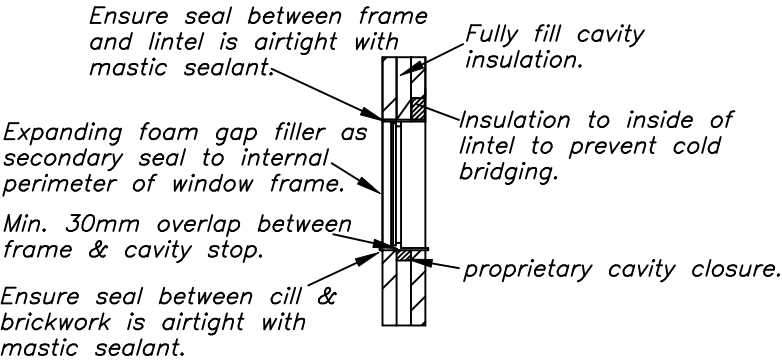
Tiles to L.A. approval on 25 x 50 mm sw timber battens on breathable felt on purpose designed gang nailed trusses at mm ccs trusses to be cross braced, 150mm Rockwool insulation between and 150mm over ceiling joists joists. u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.15 U-value.

FIRST FLOOR CONSTRUCTION

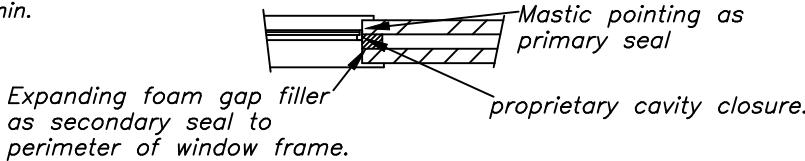
20mm thick flooring grade chipboard on x 50mm timber joists at 400mm ccs underdrawn 12.5mm plasterboard and skim. chipboard used on bathroom floors to be moisture resistant to BS 7331.100mm Rockwool insulation to be included.



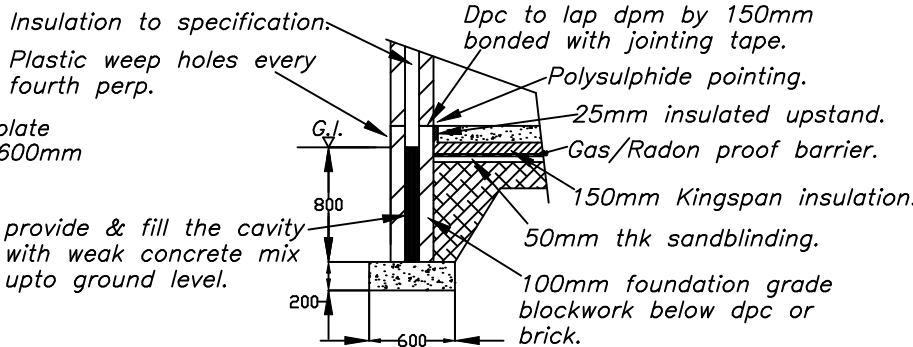
EAVES DETAIL (If ceiling is used)



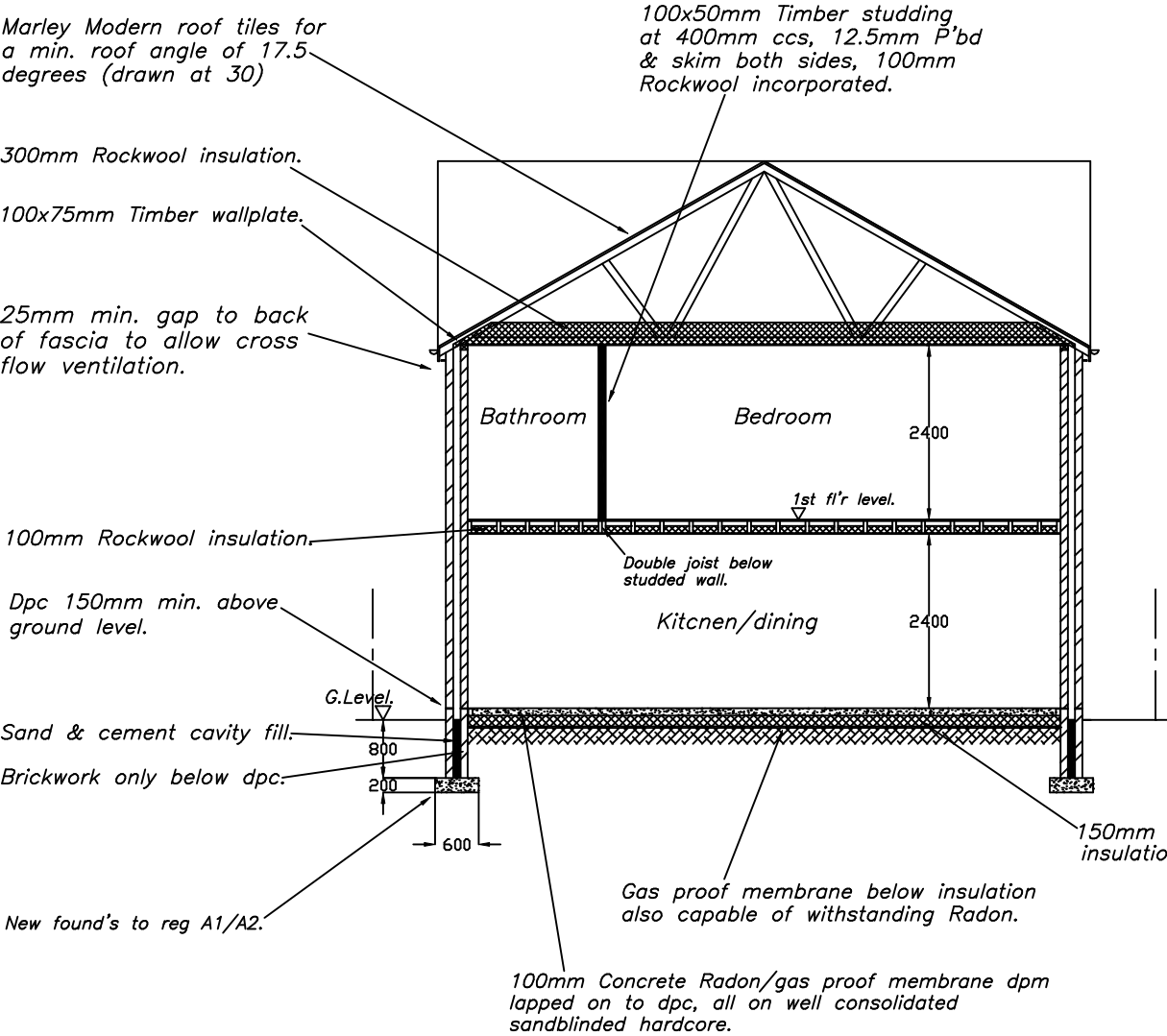
WINDOW HEAD & CILL DETAIL



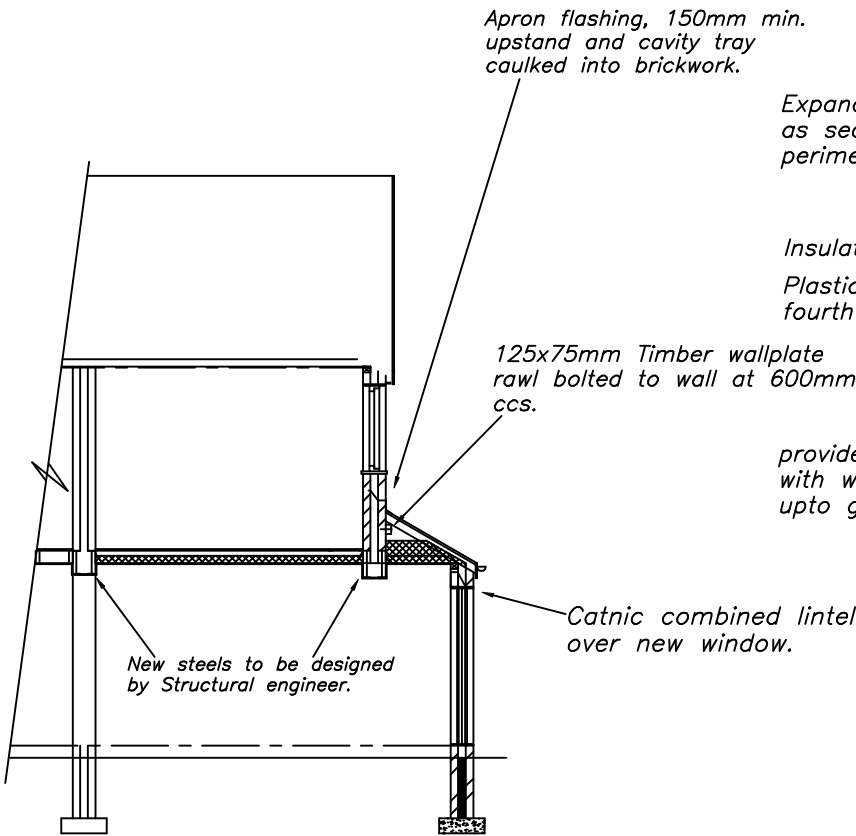
WINDOW JAMB DETAIL



FOUNDATION DETAIL (If concrete)



SECTION A-A



SECTION B-B

DRAWING No 8 OF 9 DRAWING'S

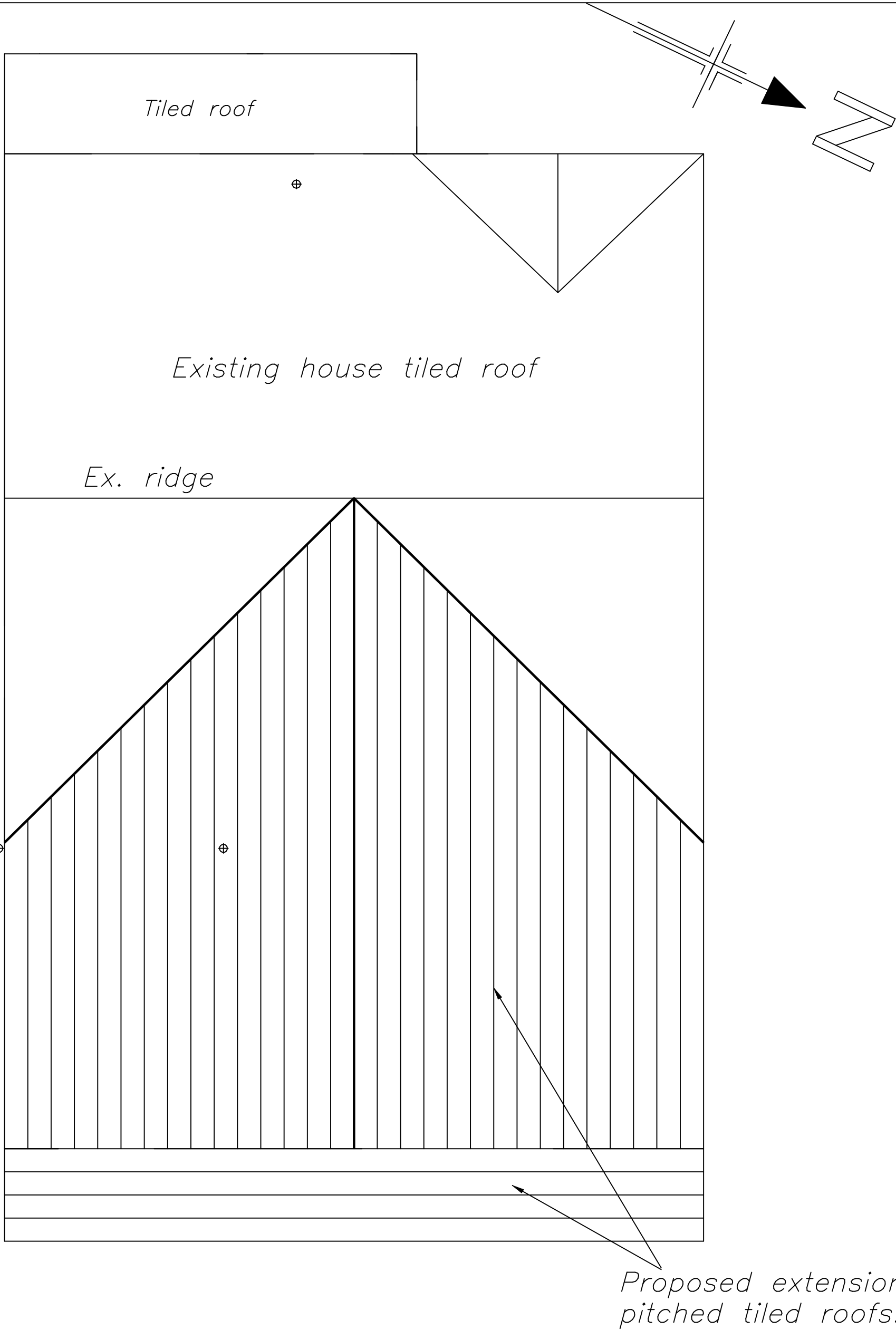
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PROPOSED REAR 2-STOREY EXTENSION
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PROPOSED ROOF PLAN

DRAWING No 9 OF 9 DRAWING'S

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PROPOSED REAR 2—STOREY EXTENSION
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