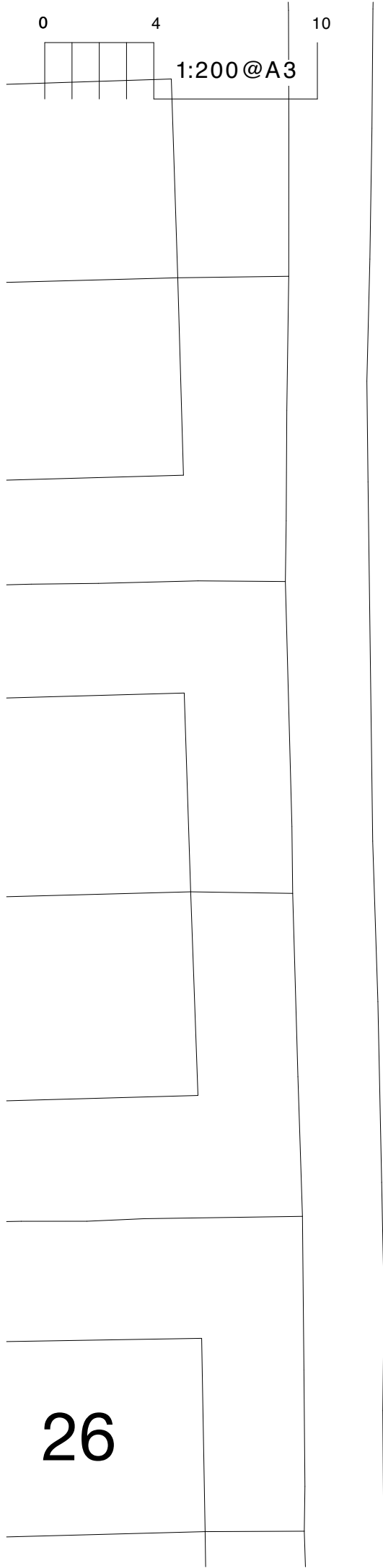
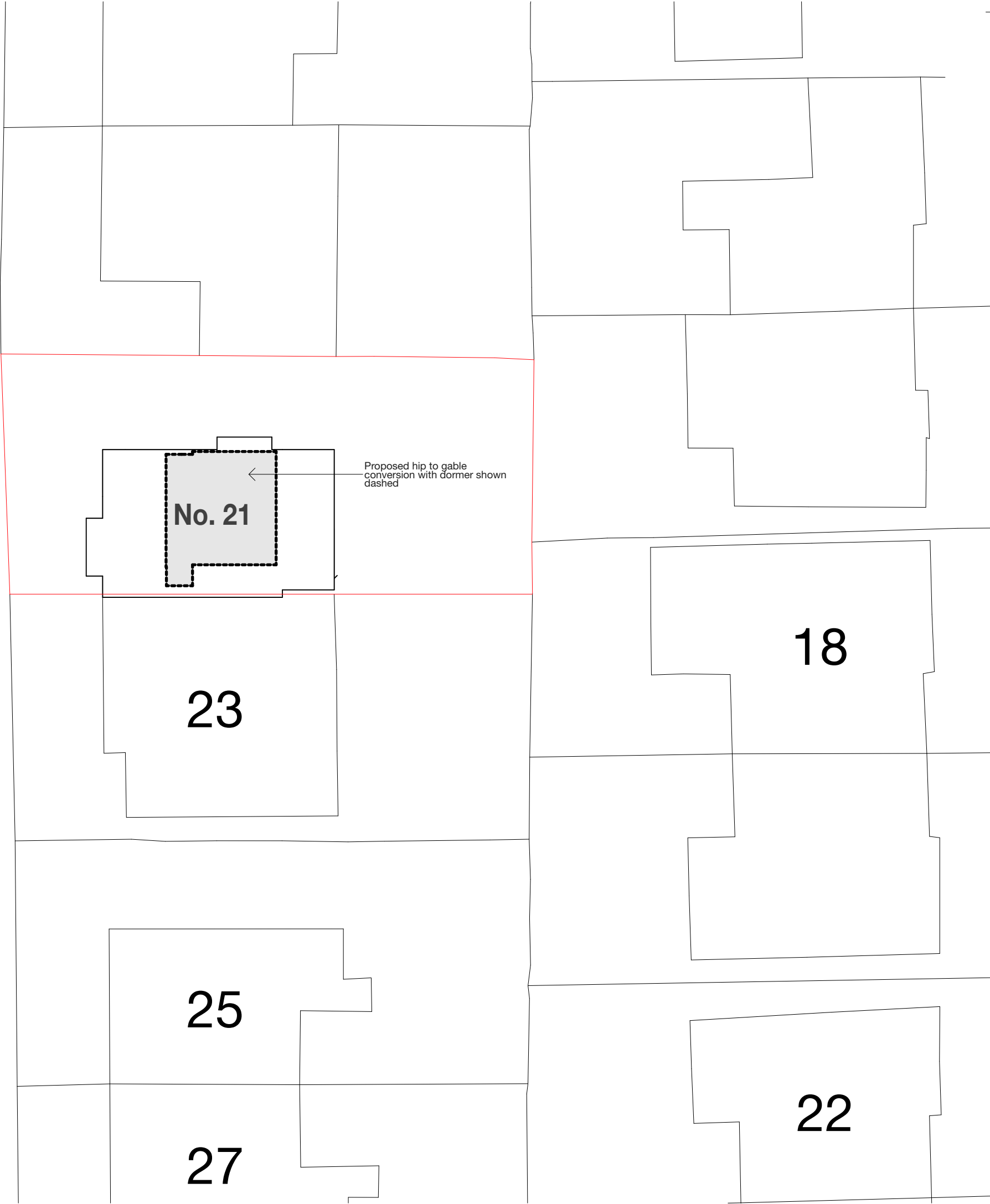




ADRIA ROAD



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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	15.08.25

FOR PLANNING/
BUILDING CONTROL
APPROVAL



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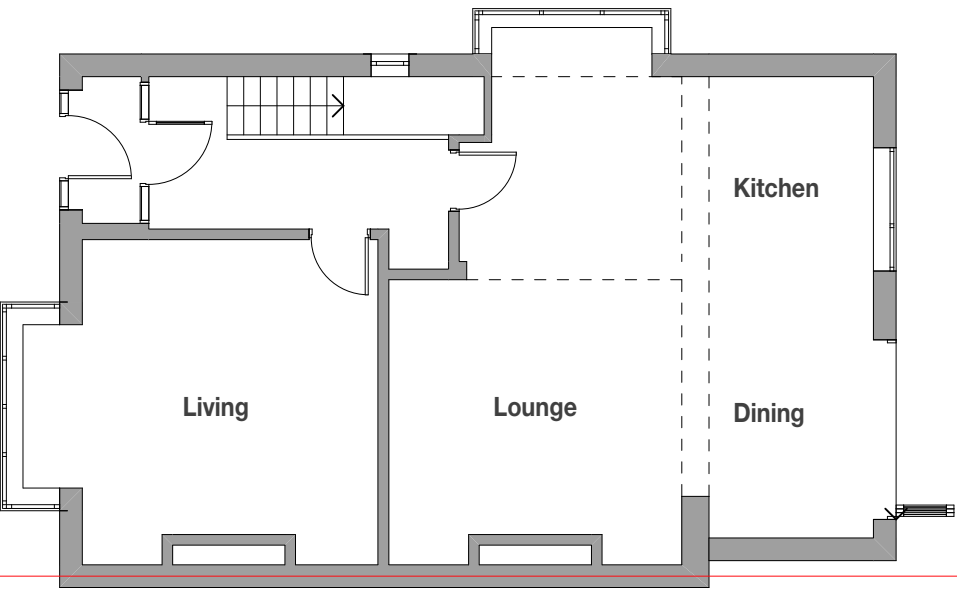
Client
Sarah & Scott Heaton

Project Description
21 Adria Road, Manchester

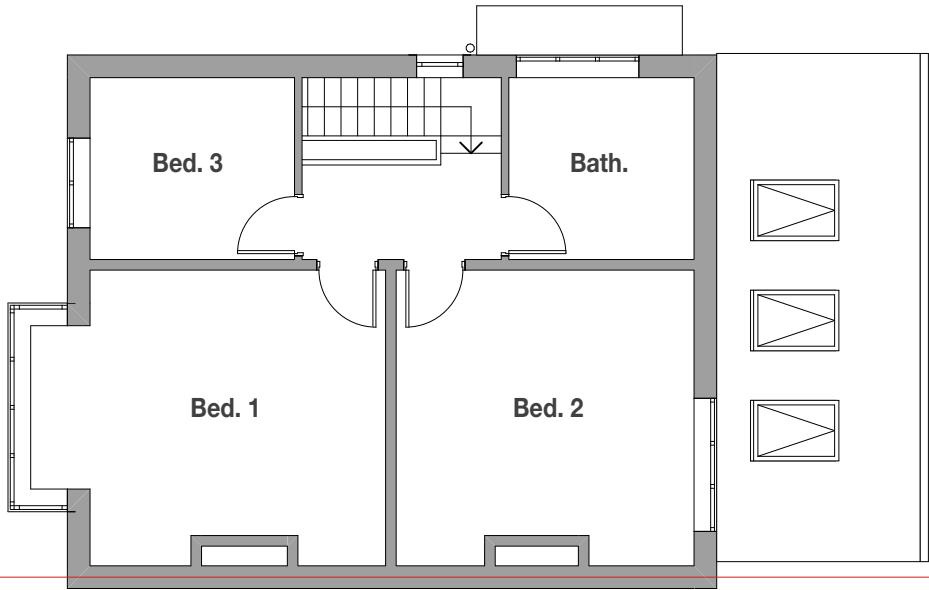
Project Number **ADR021**

Drawing Title
Site Plan - Proposed

Drawing Number **WD2.2** Scale **1:200 @ A3**



Existing - Ground Floor Plan



Existing - First Floor Plan

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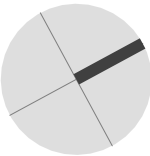
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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	15.08.25

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Client
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Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

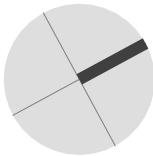
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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	15.08.25

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Project Number **ADR021**
Drawing Title

Plans - Proposed Ground Floor Plan

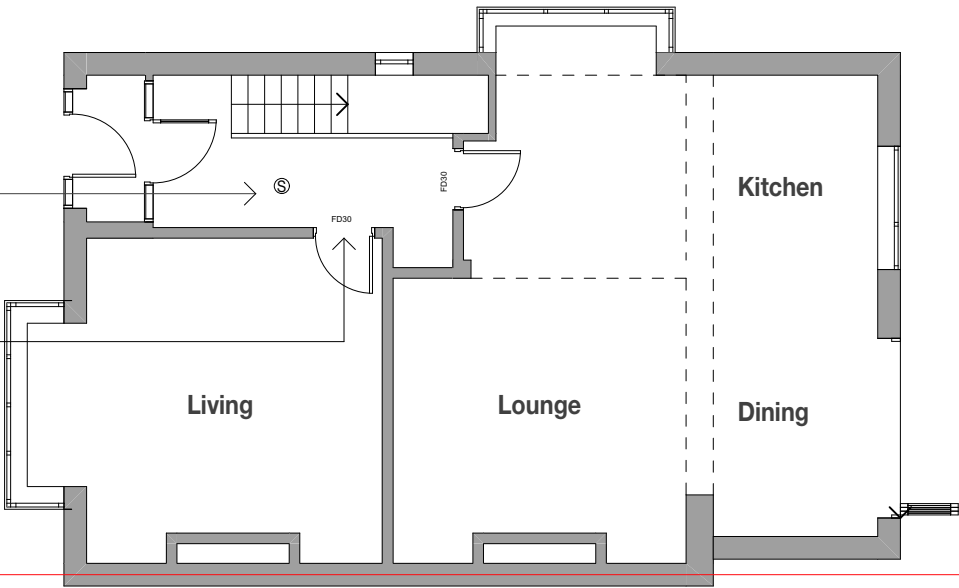
Drawing Number Scale

WD3.2 **1:100 @ A3**

Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas.

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels. Skim and make good to surrounding wall



Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Legend					
ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter
Refer to General Notes For Details					
All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing					

Notes
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- All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.
- Confirm all finishes and materials with owner.
All works to be constructed in accordance with accredited construction details

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer
 (w) x (h) FR	 (w) x (h) sill height above FFL TH = Threshold height above FFL
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	15.08.25

FOR PLANNING/
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Client
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Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

Plans - Proposed First Floor Plan
Drawing Number Scale

WD3.3 **1:100 @ A3**

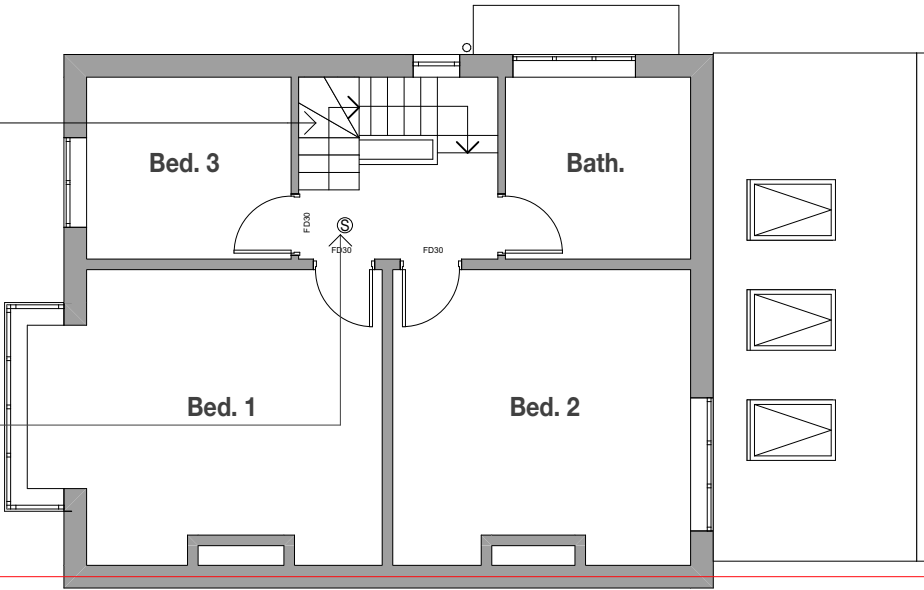
Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 of the Building Regulations - Private Stair. Stair construction generally in accordance with Approved Document K, Section 1: Stairs and ladder:

Rise – Min. 150mm Max. 220mm
Going - Min. 220mm Max. 300mm
Max pitch for stairs is 42°

Maintain 2m head clearance.

Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas.



Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

Legend					
ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter
Refer to General Notes For Details					
All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing					

Notes	Notes on setting out	Brickwork
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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	18.08.25

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Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

Plans - Proposed Loft Level

Drawing Number Scale

WD3.4 **1:100 @ A3**

Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

(R1) roof tiles to match existing. Contractor to ensure selected roof tile is suitable for noted pitch and site geographical location.

Provide handrail to new dormer stairs. Final details of handrail and staircase as developed by the specialist fabricator to be submitted for comment / approval to building control prior to fabrication. Ensure all balustrades to stair flights are min. 900mm above the pitch line of the stairs and 1100mm above the finished floor level on landings. Balustrades are to be designed to comply with BS6180 and be capable of resisting the forces set out in table 4 BS6399 to suit escape routes within the building.

1140(w) x 698 (l) velux roof window. Confirm blind and opening requirements with owner

Provide acoustic insulation along party wall line

All bathrooms should be provided with controllable background ventilation giving a minimum of 4000mm2 free area. These should be positioned a minimum of 1.7m from the finished floor level to mitigate issues with drafts. Mechanical ventilation to ensuite bathrooms Mechanical extraction should be provided to ensuites and bathrooms with a minimum of 15 litres/second. The extractor should be linked to the light and be provided with a 15-minute over-ride. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.

Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas.

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

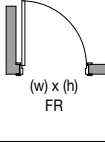
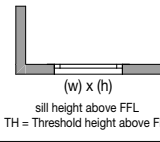
Existing external walls below shown grey dashed

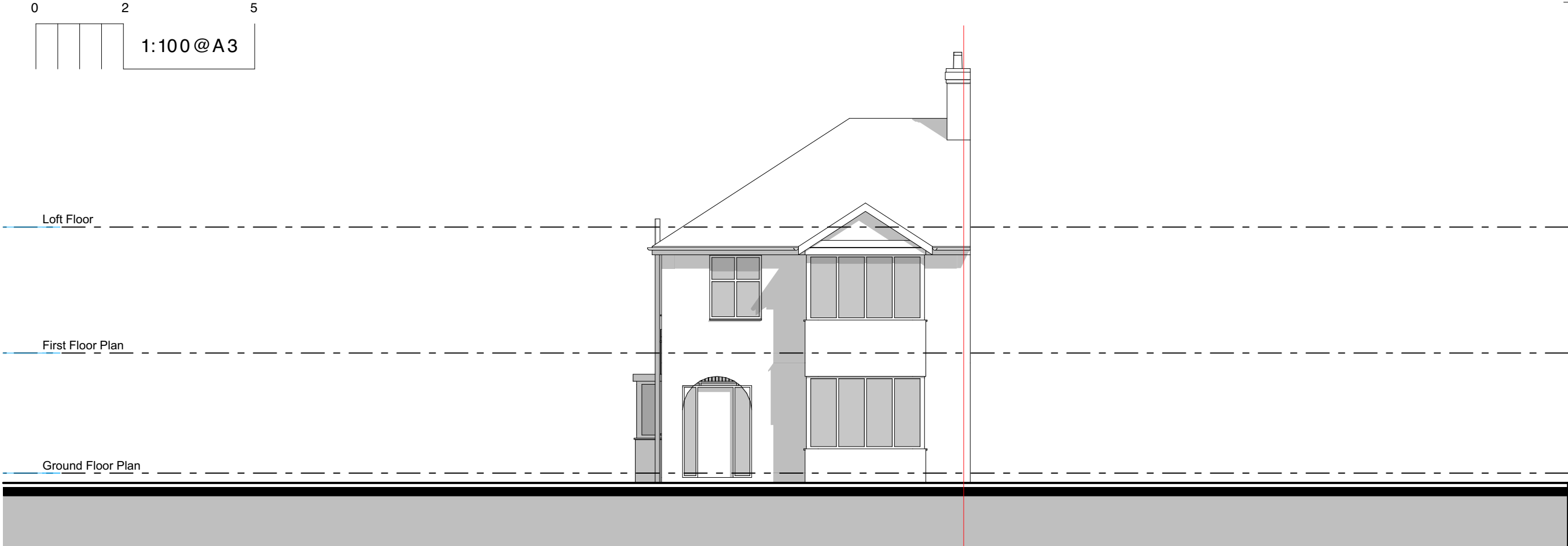
External walls within 1.0m of a boundary should achieve a minimum of 30 minutes fire resistance from both the inside and outside independently – suggest Supalux/Magply or similar Cementitious board to the external face of external walls installed as per manufacturer's specification. Internal fire resistance is usually achieved with 12.5mm fire-lined plaster board. In addition to this the cladding on the outside should be Class B-s3, d2 or better in relation to the reaction to fire. For example timber and plastics are not permitted. Exact details of proposed cladding to be provided to building control for approval prior to installation.

Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

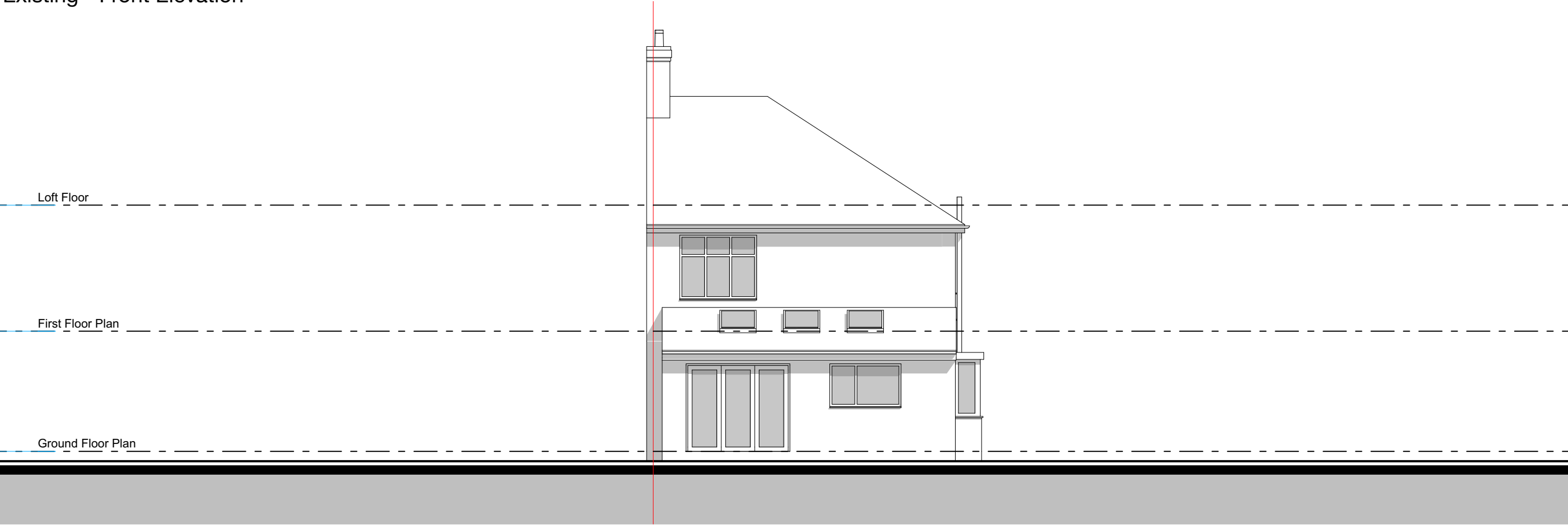
Legend					
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wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter
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All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing					

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Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer
	
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings



Existing - Front Elevation



Existing - Rear Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	15.08.25

**FOR PLANNING/
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Sarah & Scott Heaton

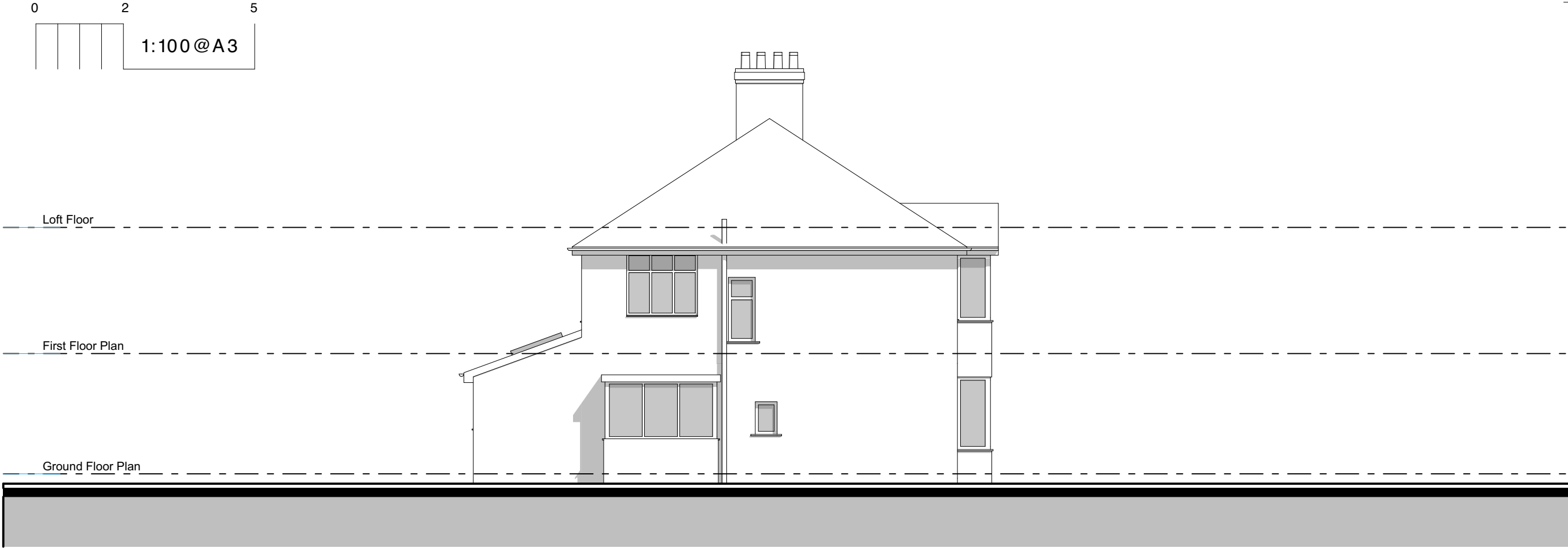
Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

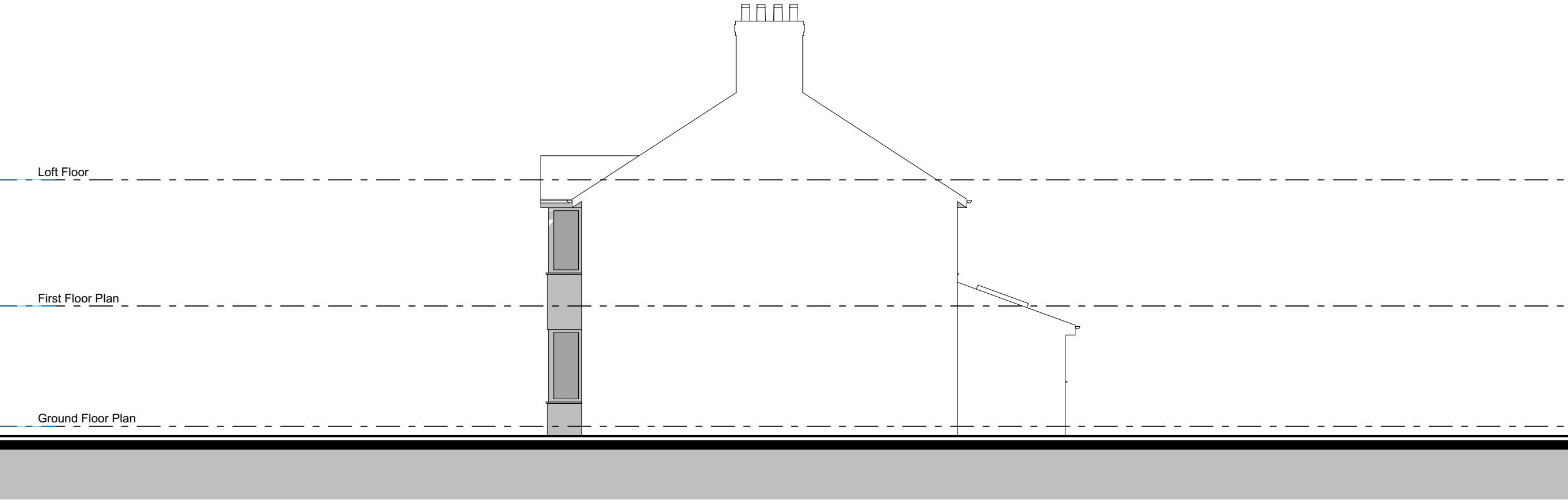
Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3



Existing - Side Elevation



Existing - Side Elevation

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#	Initial Issue	23.12.24
A	Dormer size reduced, additional notes for building regs added	15.08.25

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Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

Elevations - Existing

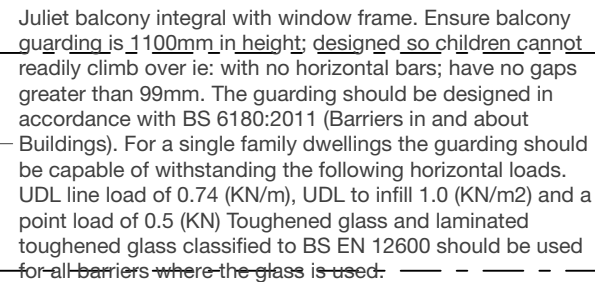
Drawing Number Scale

WD5.2 1:100 @ A3

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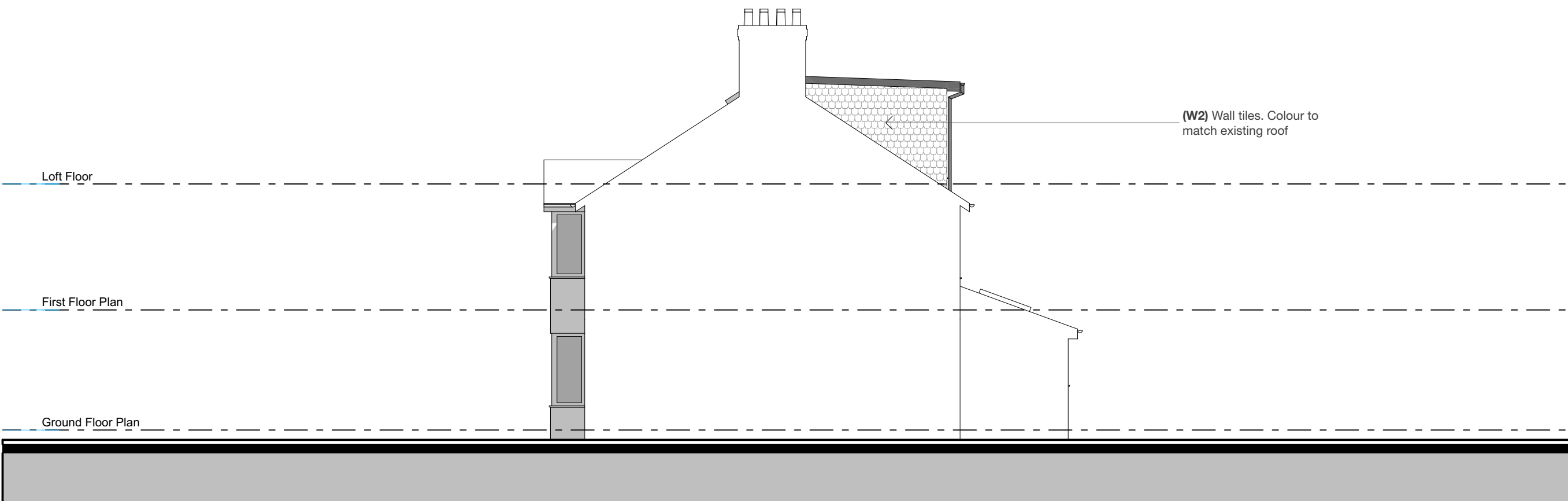
flocc

WD5.3 1:100 @ A3



Proposed - Rear Elevation

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required  (w) x (h) FR  (w) x (h) sill height above FFL TH = Threshold height above FFL	windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer  <665 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

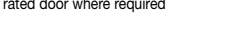
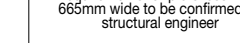


Legend						Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
ref.	refrigerator	B	boiler	OP	overflow	
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dw	dishwasher	W2	wall type 2	UTY	Utility	
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st	store	PS	plumbing stack	SVP	soil vent pipe	
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out ***All opening sizes are to structural openings*** FR = Fire rated door where required  (w) x (h) FR  sill height above FFL TH = Threshold height above FFL	Brickwork windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer  <665 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings
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[illegible]

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Client

Sarah & Scott Heaton

Project Description

21 Adria Road, Manchester

Project Number **ADR021**

Drawing Title

Elevations - Proposed

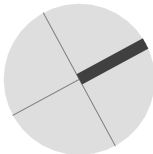
Drawing Number	Scale
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WD5.4 1:100 @ A

1:100 @ A

Issue/ Rev	Description	Date
#	Initial Issue	12.08.25

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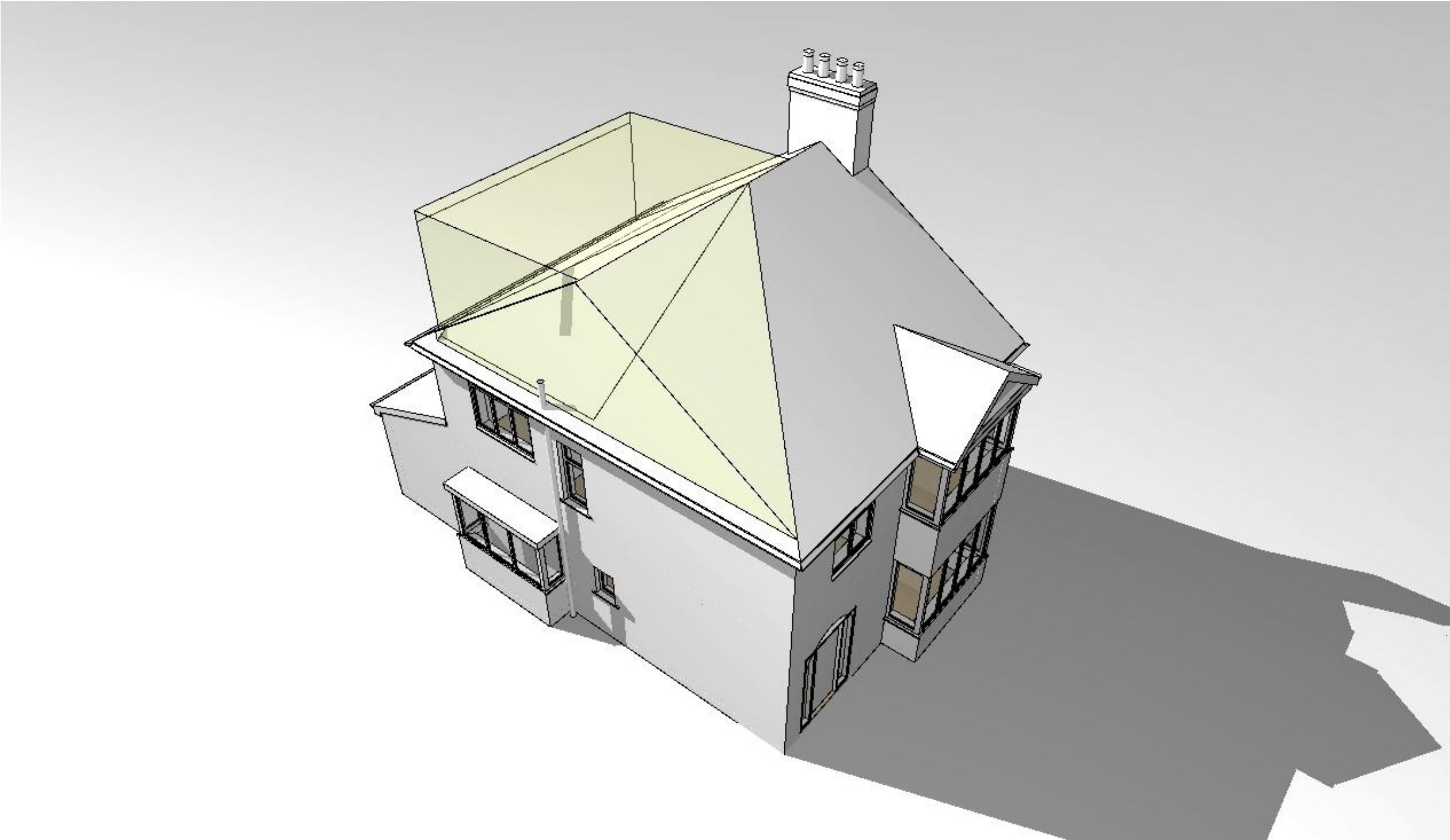
Client
Sarah & Scott Heaton

Project Description
21 Adria Road, Manchester

Project Number **ADR021**
Drawing Title

Volume Calculations

Drawing Number	Scale
WD5.5	1:144.66 @ A3



Volume Calculation

Existing single storey roof addition	5.081m³ (as per calculations provided by MCC)
Proposed hip to gable + rear facing dormer	43.69m³ (please see yellow shaded elements in above 3D model)
Total	48.771m³