

0	4		10
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1:200 @ A3

13

CHANDOS ROAD SOUTH

16

No. 10

— Proposed loft conversion shown dashed

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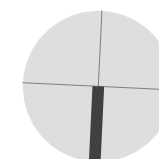
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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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Client

Paul Griffiths

Project Description

**10 Chandos Road South,
Chorlton**

Project Number **CHA010**

Drawing Title

Site Plan - Proposed

Drawing Number

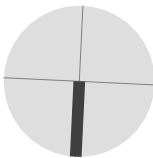
Scale

WD2.2

1:200 @ A3

Issue/ Rev	Description	Date
#	Initial Issue	22.07.25

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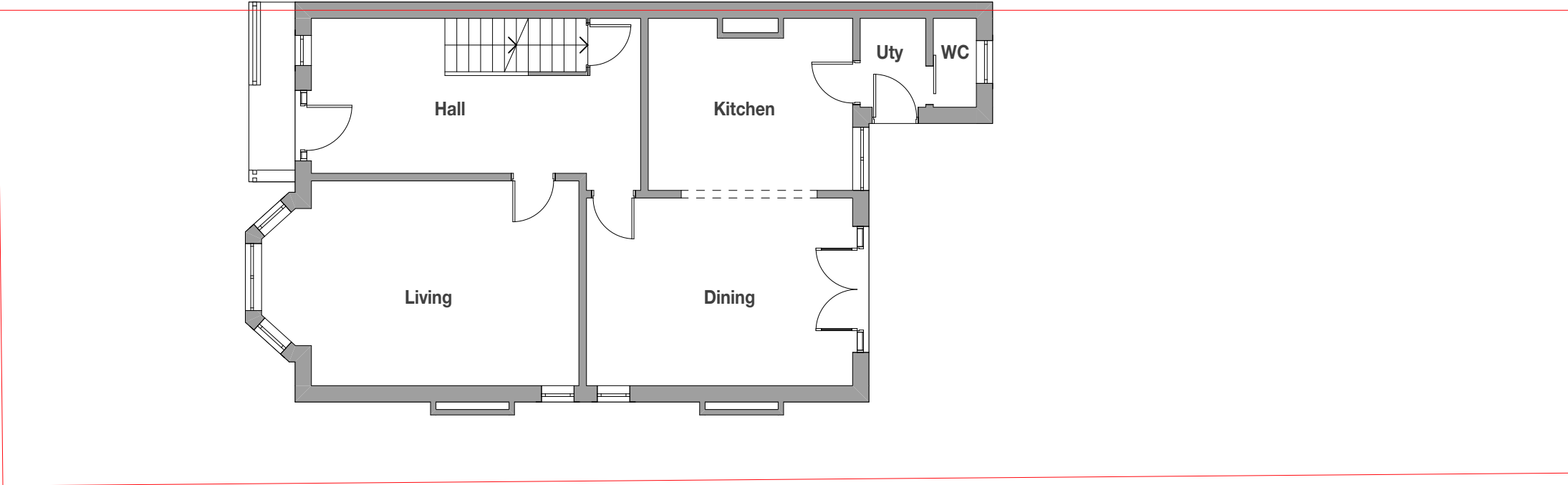
Project Description
**10 Chandos Road South,
Chorlton**

Project Number **CHA010**
Drawing Title

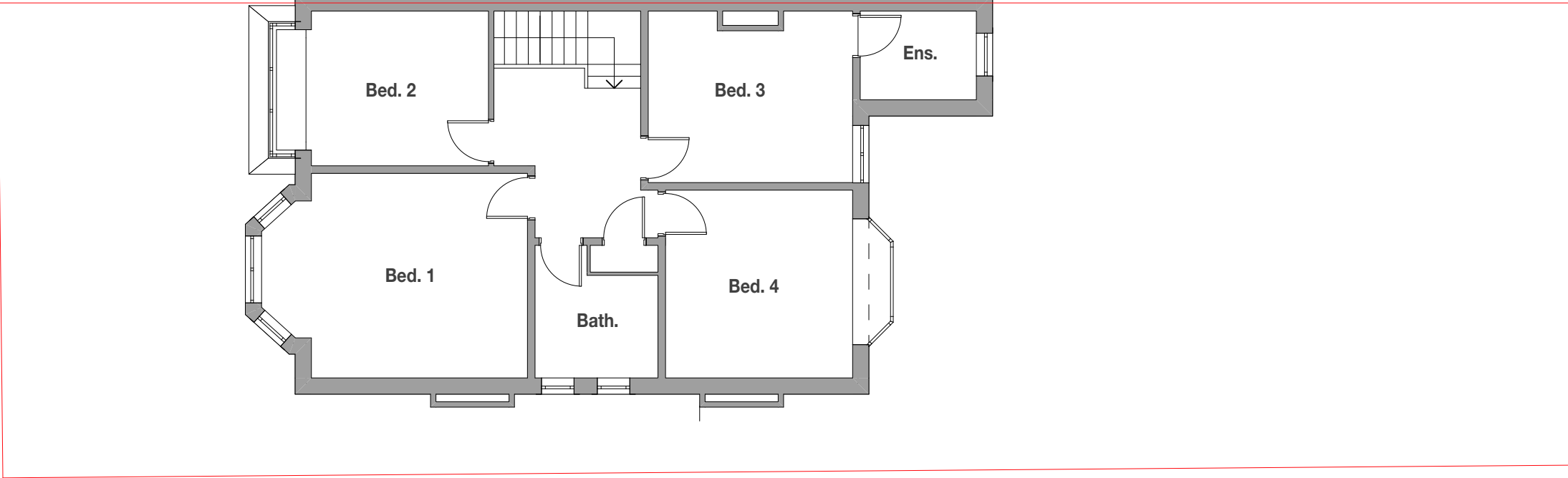
Plans - Existing

Drawing Number Scale

WD3.1 1:100 @ A3



Existing - Ground Floor Plan

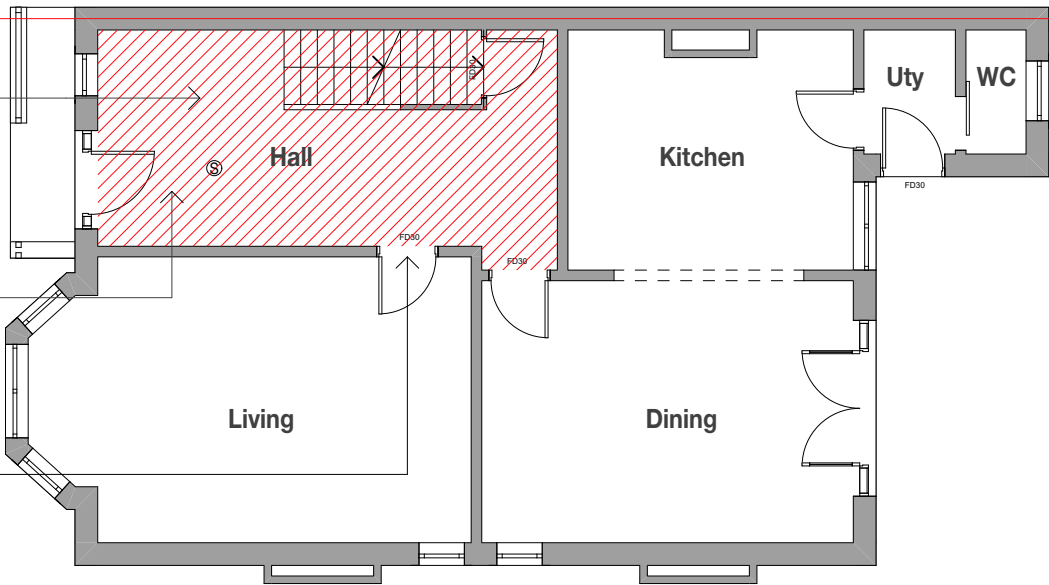


Existing - First Floor Plan

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 fire-rated lining to the basement ceiling in the area shown hatched to ensure the ground floor hallway above achieves 30 minutes' fire resistance from basement level. Install a mains-wired, interlinked smoke alarm in the basement

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

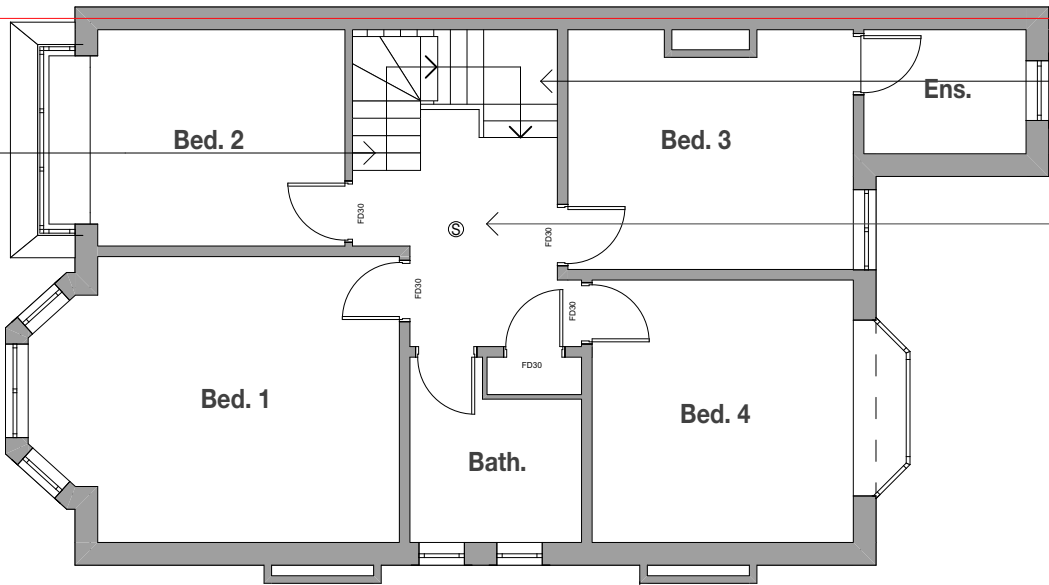
Proposed Ground Floor Plan

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.

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



Contractor to carry out condition survey of existing internal walls within stairwell forming the protected escape route and upgrade as required to achieve half hour fire protection, typical for all levels

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

Proposed First Floor Plan

Legend						Refer to General Notes For Details
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	
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						

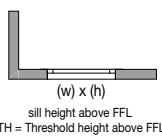
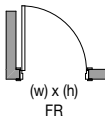
Notes

- All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- **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



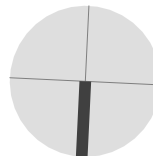
Brickwork

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

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Project Description

**10 Chandos Road South,
Chorlton**

Project Number **CHA010**

Drawing Title

Plans - Proposed

Drawing Number

Scale

WD3.2

1:100 @ A3

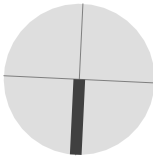
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[illegible]

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Client

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Project Description	
10 Chandos Road South, Chorlton	
Project Number CHA010	
Drawing Title	
Plans - Proposed	
Drawing Number	Scale

WD3.3 1:100 @ A3

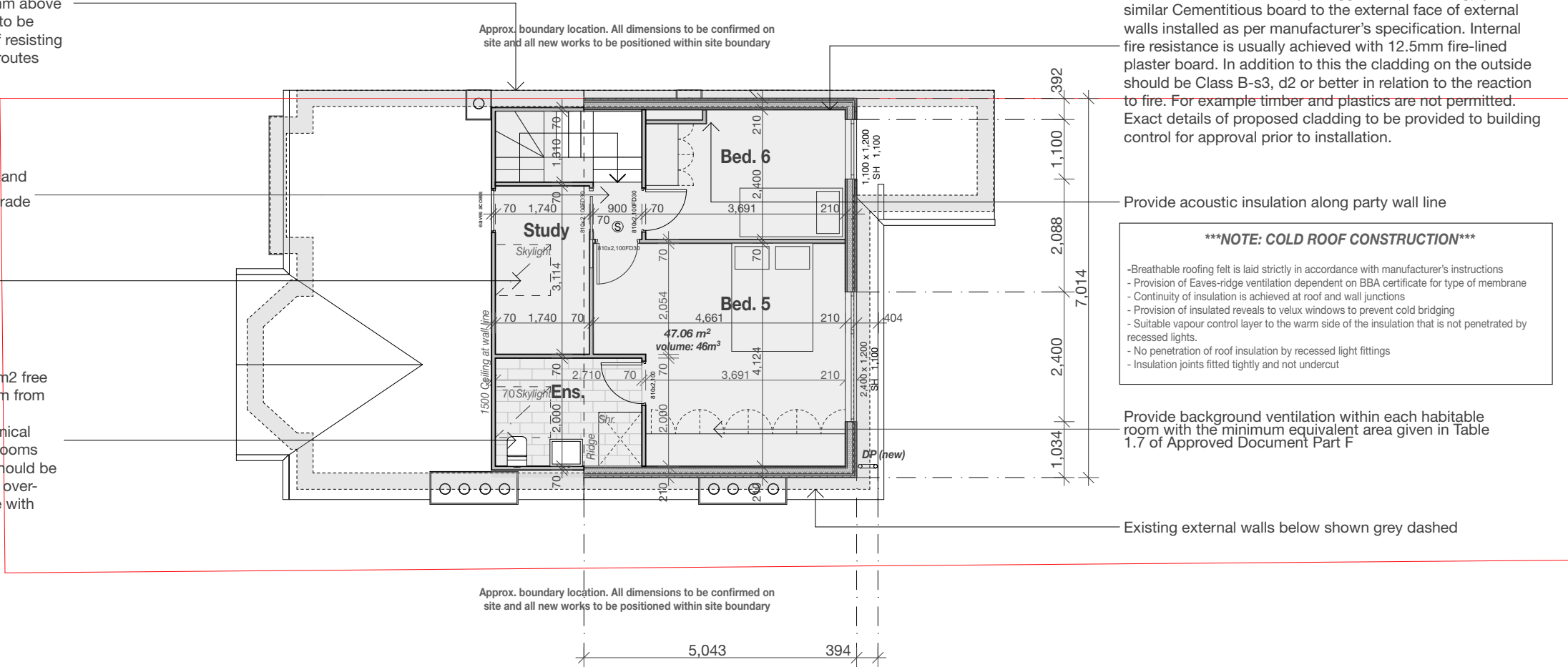
Proposed Loft Floor Plan

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.

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.

942(w) x 1178 (l) velux roof window.
Confirm blind and opening requirements
with owner

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 override. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.



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.

Provide acoustic insulation along party wall line

*****NOTE: COLD ROOF CONSTRUCTION*****

- Breathable roofing felt is laid strictly in accordance with manufacturer's instructions
- Provision of Eaves-ridge ventilation dependent on BBA certificate for type of membrane
- Continuity of insulation is achieved at roof and wall junctions
- Provision of insulated reveals to velux windows to prevent cold bridging
- Suitable vapour control layer to the warm side of the insulation that is not penetrated by recessed lights.
- No penetration of roof insulation by recessed light fittings
- Insulation joints fitted tightly and not undercut

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

Legend						
ref.	refrigerator	B	boiler	OP	overflow	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***
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	

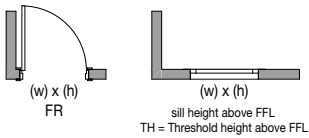
Notes

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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

All opening sizes are to structural openings
FR = Fire rated door where required



Brickwork

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

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[illegible]

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Project Number **CHA010**

Drawing Title

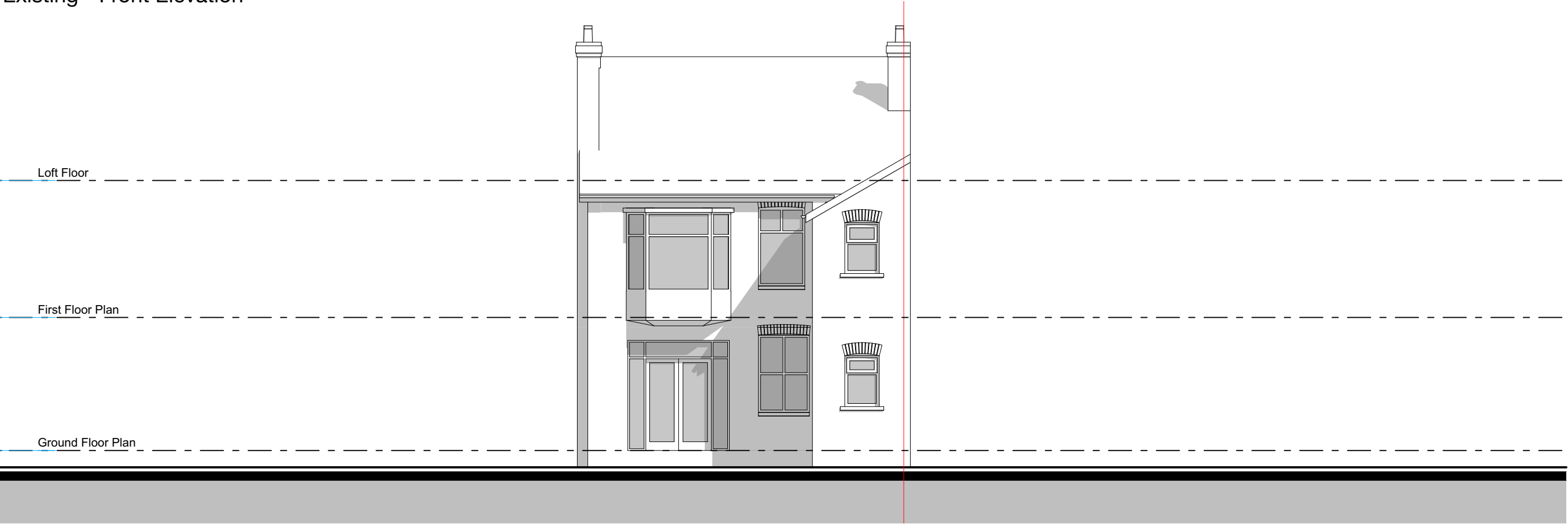
Elevations - Existing

Drawing Number	Scale
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WD5.1 1:100 @ A

WD5.1 1:100 @ A

Existing - Front Elevation



Existing - Rear Elevation

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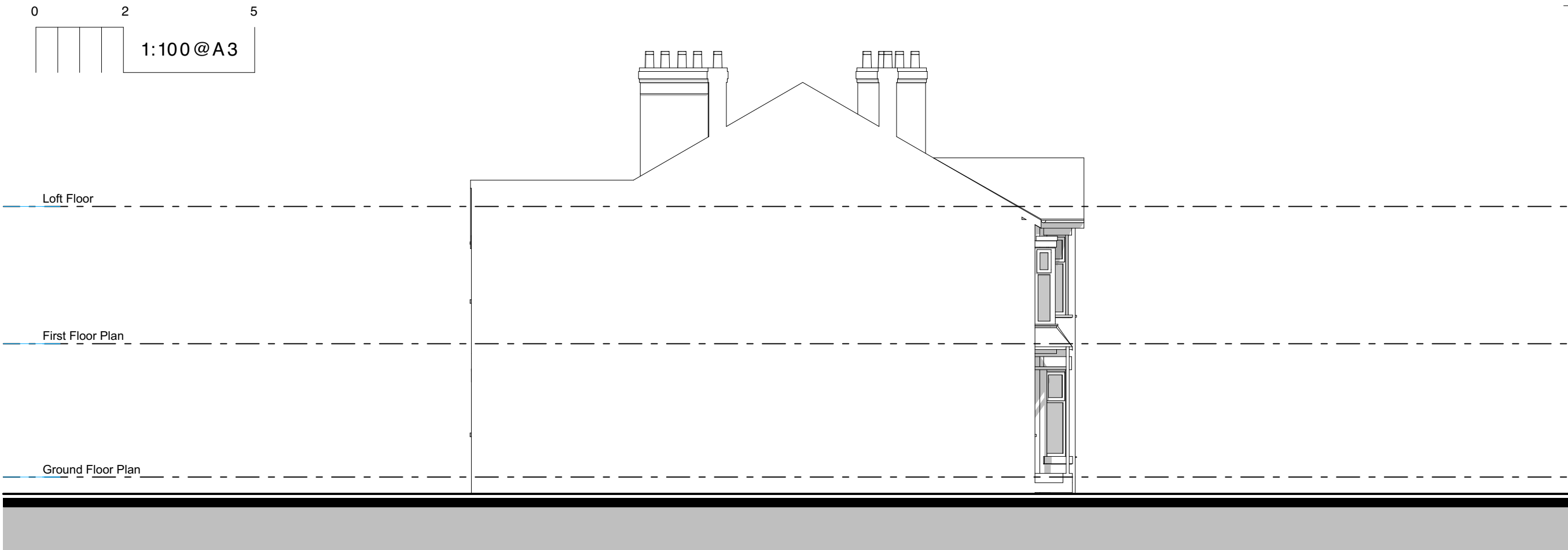
Drawing Title

Elevations - Existing

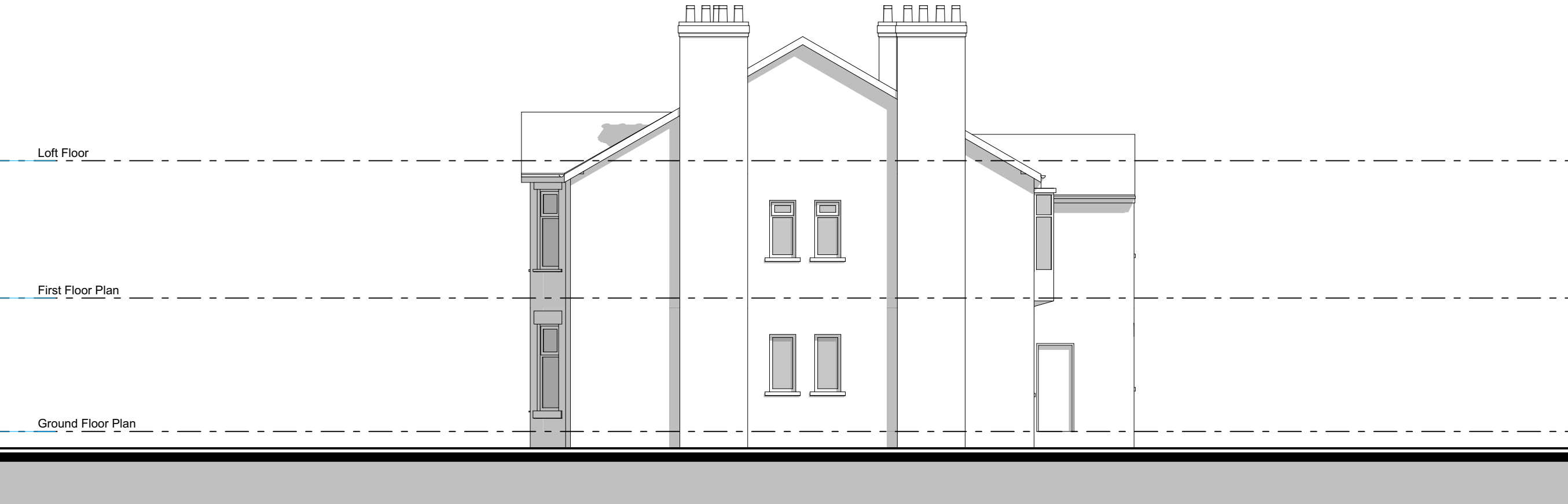
Drawing Number	Scale
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WD5.2 1:100 @ A

1:100 @ A3



Existing - Side Elevation



Existing - Side Elevation



New roof lights. Contractor to ensure that the rooflights do not protrude more than 0.15 metres beyond the plane of the slope of the original roof, when measured – perpendicularly from the external surface of the original roof to comply with paragraph C.1(b) of the GPDO

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Issue/ Rev	Description	Date
#	Initial Issue	22.07.25
A	See clouded areas	09.09.25

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Project Description

**10 Chandos Road South,
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Project Number **CHA010**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
----------------	-------

WD5.3 1:100 @ A

1:100 @ A3

Proposed - Front Elevation



Proposed - Rear Elevation

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***
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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) still 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

