

85 Ripplingham Road, Manchester

alterations and additions to an existing residence

Schedule of Documentation

(A) Written Specification:

general notes & basic specification

(B) Drawings:

drawing no. drawing title

- WD2.1 Location Plan
- WD2.2 Site Plan - Proposed
- WD3.1 Plans - Existing
- WD3.2 Plans - Proposed Basement
- WD3.3 Plans - Proposed Ground Floor Plan
- WD3.4 Plans - Proposed First Floor Plan
- WD4.1 Section A - A
- WD5.1 Elevations - Existing
- WD5.2 Elevations - Existing

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Client:

Jill McKnight & Timothy Foulds

GENERAL NOTES & SPECIFICATIONS:

ALTERATIONS AND ADDITIONS TO AN EXISTING PROPERTY

DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDINGS REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE REQUIREMENTS. ALL MATERIALS TO BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OR SPECIFICATIONS. ALL MATERIALS SHALL BE SUITABLE FOR THEIR PURPOSE. THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, TO THE SATISFACTION OF THE BE APPROVED BY CLIENT.

ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS
https://www.planningportal.co.uk/info/200135/approved_documents/74/part_1_-_conservation_of_fuel_and_power/6

REFER TO THE FOLLOWING DETAILS AND REPORTS FOR ADDITIONAL INFORMATION CONCERNING THIS PROJECT:

- STRUCTURAL ENGINEERING DRAWINGS
- TOWN PLANNING PERMIT

STRUCTURAL:

- Refer structural engineer's details for all wall / roof / floor framing, suspended timber frame floor and footing details to new and existing structure.
- All foundations and walls subjected to increased loadings to be exposed for inspection prior to commencement on site and structural engineer contacted.

DEMOLITION:

- Refer to existing floor plans for details. All walls, roofs and elements of structure to be confirmed by structural engineer prior to removal.

SOFFITS/EAVES:

- N/A

EXTERNAL STYLE AND DETAILING:

- Refer to drawings.

INTERNAL STYLE & DETAILING:

- Confirm all finishes with owner.

SKIRTINGS AND ARCHITRAVES:

- To match existing.

DOORS & WINDOWS/GLAZING:

- All new windows and doors to be site measured prior to ordering. All windows to achieve the minimum U values specified in the British Standards.
- Provide EPDM to perimeter of all new window and door openings.
- Provide insulation to perimeter of all new window openings.
- All glazing to critical zones to be toughened or laminated to BS6206. i.e. glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5msq in doors, and to screens/windows within 800mm of finished floor level.

FLOORING:

- Refer to drawings.
- Confirm selection with owner.

FLOOR TILING & FLOOR SUBSTRATE

TO WET AREAS / SHOWER BASES & FLOOR WASTES:

- All selected floor finishes to be slip resistant finish.
- Install tiles over liquid membrane over 'Knauf Aquapanel Floor Tile Underlay' or approved similar. Ensure all substrates and flashings are to manufacturer's details. Provide set down to joists, refer to engineering drawings.

INTERNAL WALL AND CEILING LININGS:

- Ceiling coving to match existing.
- Ceilings Generally: 12.5mm thick 'Knauf' plasterboard.
- Unless otherwise indicated, install 12.5mm thick Knauf plasterboard on dabs over blockwork.
- Wet Areas: 12.5mm thick 'Knauf' Aquapanel interior cement panel wall board.

WALL TILING:

- All tiled walls to have 12.5mm thick 'Knauf' Aquapanel interior cement panel wall board substrate.
- Min areas for tiling are 2100mm above shower, 300mm above bath, 200mm above basin, 200mm above laundry trough & 200mm above sink (unless other suitable splash back material proposed).

EXTERNAL CLADDING:

- Marked W1 (Wall Cladding type 1):**
 - Brickwork** to match existing.
 - Rendered Masonry.** Contractor to use a through render.
- Marked W2 (Wall Cladding type 2):**
 - Wall tiles.** Colour to match existing roof.
 - Weathboard Cladding.** Install in accordance with manufacturers recommendations.
 - Brick Slip Cladding.** Install in accordance with manufacturers recommendations.
 - Timber Cladding.** Install in accordance with manufacturers recommendations.
 - Upvc Cladding.** Install in accordance with manufacturers recommendations.

ROOF DRAINAGE / GUTTERS / STORMWATER DRAINAGE:

- Marked R1 (Roof type 1):** Roof tiles to match existing.
- Marked R2 (Roof type 2):** GRP installed in accordance with manufacturers details.

ROOF LIGHTS:

- Velux roof windows installed in accordance with manufacturers recommendations.

STEPS & STAIRS & BALUSTRADES:

Refer to drawings. All details to be in accordance with approved document part K. Contractor to provide specialist stair drawings to building control for approval prior to ordering.

ENTRY PORCH:

- Refer to drawings.

PAINTING:

- Confirm colours, extent and gloss level with owner.

- Use external grade paints for all external work.

FRONT FENCE / DRIVEWAY:

- N/A

EXHAUST FANS & FLUES:

- Ensure all flues are ducted externally and not just into roof space.
- Soil and vent pipes to be taken up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding eyes or removable traps to give access to all runs of the soil system.

SMOKE DETECTORS:

- Install smoke detectors/heat detection.

SERVICES:

- Cooling: Confirm requirements with owner.
- Heating: Confirm requirements with owner.
- Garden taps: N/A
- Boiler: Confirm requirements with owner.
- All pipework incorporated in the water/ heating system, that is situated in an unheated space is to be surrounded in 40mm of insulated material (min conductivity 0.045W/mK).

JOINERY:

- Design by others.

WET AREA FIXTURES & FITTINGS:

- Confirm selection with owner.

LANDSCAPING:

- N/A

THERMAL INSULATION:

- The following U values should be achieved by the 'envelope' of the new parts of the building:-

- a. External walls 0.18 W/(m2.K)
 - b. Floors 0.18 W/(m2.K)
 - c. Roof 0.15 W/(m2.K)
 - d. Windows 1.4 or window Energy Rating ⁽¹⁰⁾Band B minimum
- With replacement windows, if more than 30% are being replaced, trickle ventilation will be required to all windows.

All insulation products and U values to be provided to Building Control for approval.

DESIGNERS CONSTRUCTION MANAGEMENT STATEMENT:

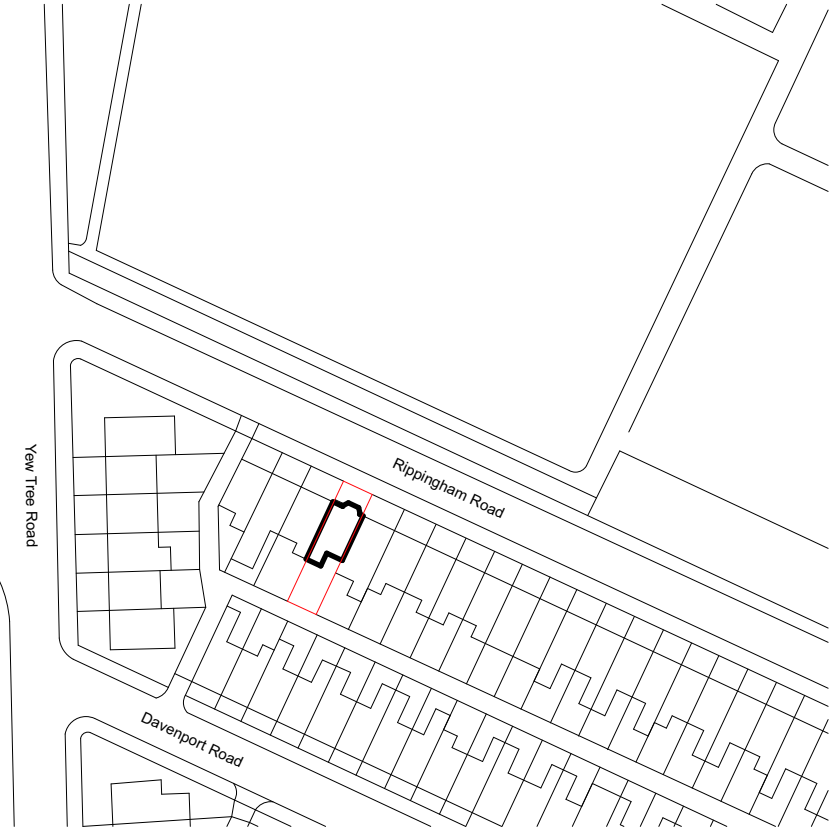
The client is respectfully reminded of his or her duties under the Construction (Design and Management) Regulations 2015 (CDM 2015).

- The designs encompassed on the drawings provided are classed as simple construction using traditional methods and materials available to general builders. As such they do not present any unusual circumstances in their execution or risks which a competent builder could not be reasonably expected to know.
- For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the Building Research Establishment Good Building Guides No.'s 15 & 20 providing temporary support during work on openings in external walls and removing internal load bearing walls in older dwellings.
- The Contractor shall ensure that they and all visitors to site are fully aware of these regulations and ensure full compliance with same and shall include for all necessary documentation.
- Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to

- adjoining properties along site boundary.
- All necessary safety precautions to be taken when working at high level. i.e. using safety harness.
- Contractor to investigate possible live or redundant services within the site and any hazardous material that may be present. Refer to Avoiding danger from underground services, HSG 47. Control of Asbestos at Work Regulations 2002. Control of Substances Hazardous to Health Regulations 2002 and Dangerous Substances and Explosive Atmospheres Regulations 2002.
- All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Work Regulations 1992 (as amended.)
- Cleaning of windows to be accessible from inside if they are unable to be accessed from exterior.
- All necessary propping and support required for excavation of trenches, retaining walls and underpinning to be installed in accordance with a structural engineers details and specifications.
- Contractor to provide all necessary support to maintain stability of existing or neighbouring structures.
- Contractor to be aware and take precautions to dangers of collapse to trenches caused by heavy machinery above or near.
- Contractor to be aware and take precautions to dangers of persons falling into trenches.
- For use of power tools and equipment. Refer to Provision and of Work Equipment Regulations 1998 and Electricity at Work Regulations 1989 Electricity Safety Quality and Continuity Regulations 2002.
- Avoid chasing of walls for services.
- Contractor to be aware and take precautions to dangers of working with glass, working at height and from falling objects.
- Risks of working with dust/ cement/ - Protective gear/breathing protection to be used. Refer to Control of Substances Hazardous to Health Regulations 2002
- Precautions to be taken when lifting heavy materials/ objects and beams into position above 20kg- use adequate lifting machinery. Refer to Lifting Operations and Lifting Equipment Regulations 1998. Manual Handling Operations Regulations 1992.
- Covering of roots. All work to be carried out with due regard to health and safety requirements.
- Risk of overhead power cables within and around the site.
- Installation and storage of flammable materials. Refer to Fire Precautions(Workplace) Regulations 1997.
- Precautions to be taken when working in confirmed spaces. Refer to Confined Spaces Regulations 1997 And Safe Work in Confined Spaces. Approved Code of Practice. Regulations and Guidance. L 101.
- Party Wall Act 1996. Client to serve all necessary notices on neighbours prior to works commencing. Refer to <https://www.gov.uk/party-walls-building-works/when-how-tell-them>

THE CONTRACTOR IS ADVISED OF THE FOLLOWING REGULATIONS APPLICABLE

- Construction Design and Management Regulations 2015
- Health & Safety (First Aid) Regulations 1981.
- Health & Safety (Young Persons) Regulations 1997.
- Ionising Radiations Regulations 1997.
- Management of Health and Safety at Work Regulations 1999.
- Noise at Work Regulations 1989.
- Pipelines Safety Regulations 1996.
- Pressure Systems Safety Regulations 2000.
- Reporting of Injuries Diseases and dangerous Occurrences Regulations 1995.
- Supply of Machinery (Safety) Regulations 1992 (as amended).
- Workplace (Health, Safety and Welfare) Regulations 1992 Guidance.
- Managing Health and Safety in Construction. Approved Code of Practice and Guidance. HSE 224.
- Successful health and safety management. HSG 65 Vibration Solutions. HSG 170
- Party Wall Act 1996.



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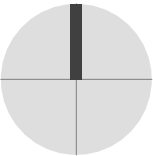
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Issue/ Rev	Description	Date
#	Initial Issue	15.12.23

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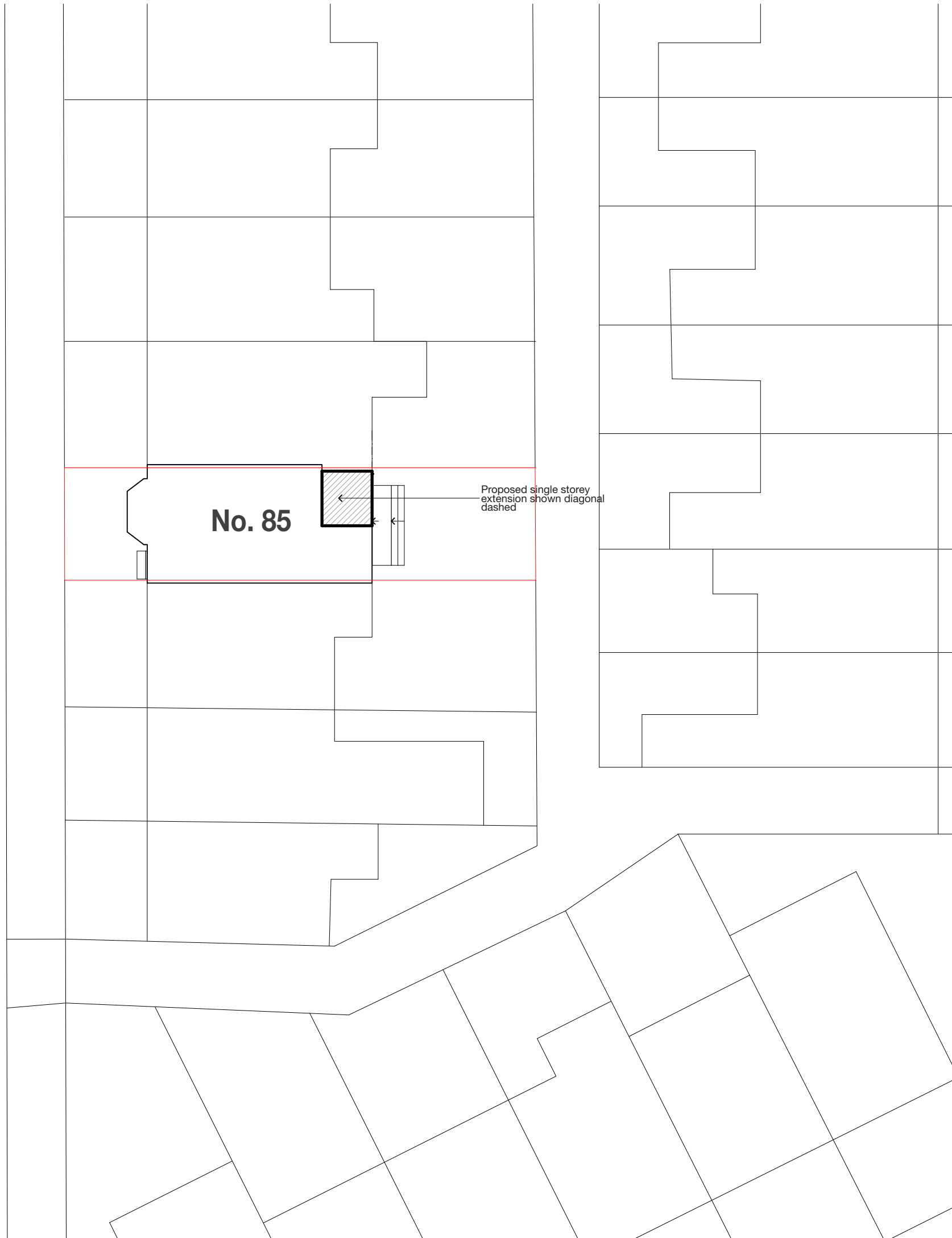
Project Description
85 Ripplingham Road,
Manchester
Project Number RIP085
Drawing Title

Location Plan

Drawing Number Scale

WD2.1 1:1250 @ A3

Ripplingham Road



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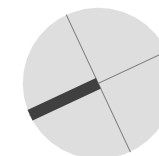
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Project Description

**85 Rippingham Road,
Manchester**

Project Number **RIP085**

Drawing Title

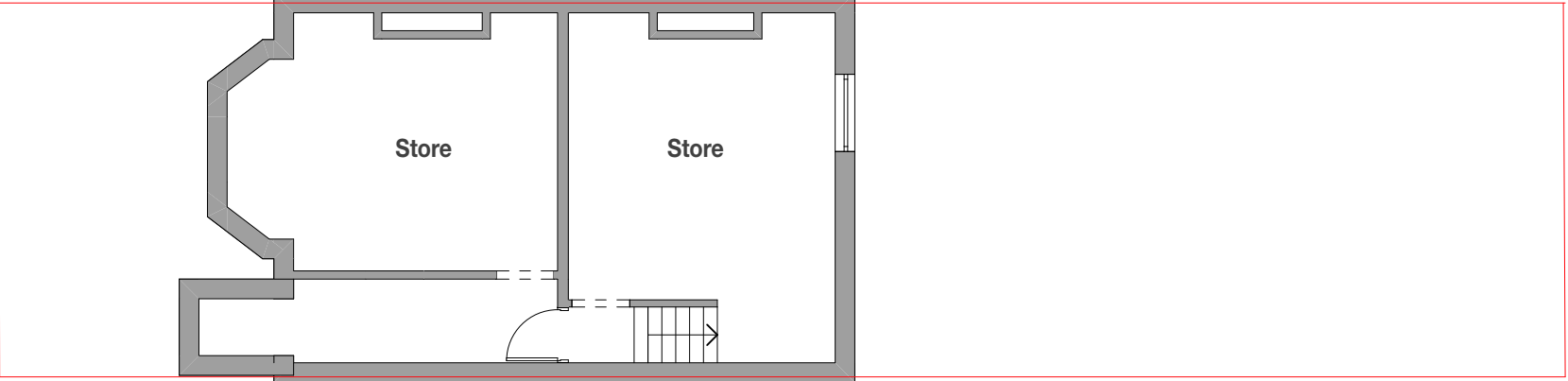
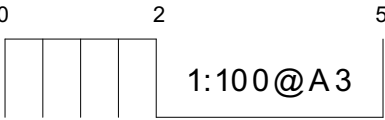
Site Plan - Proposed

Drawing Number

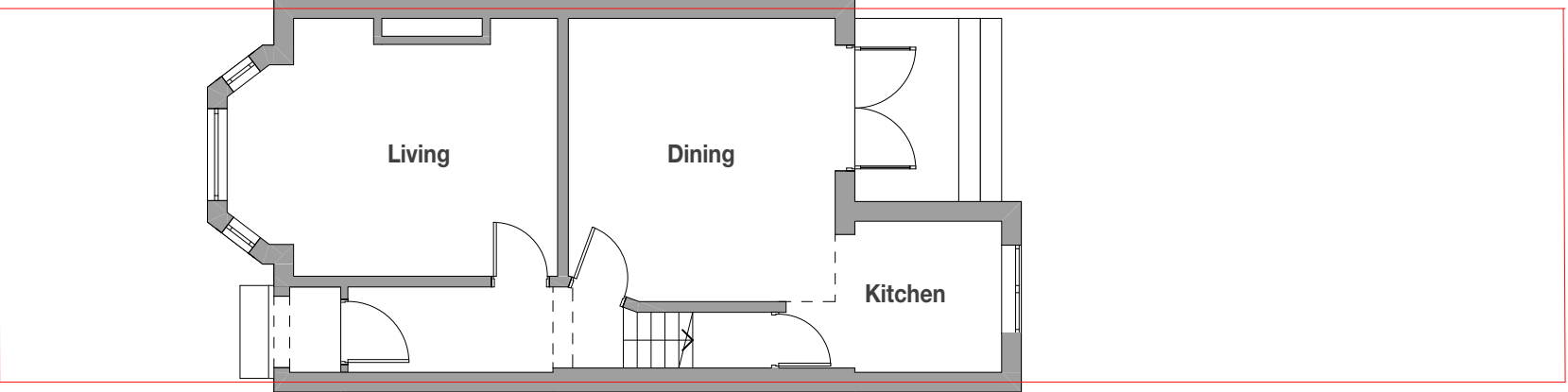
Scale

WD2.2

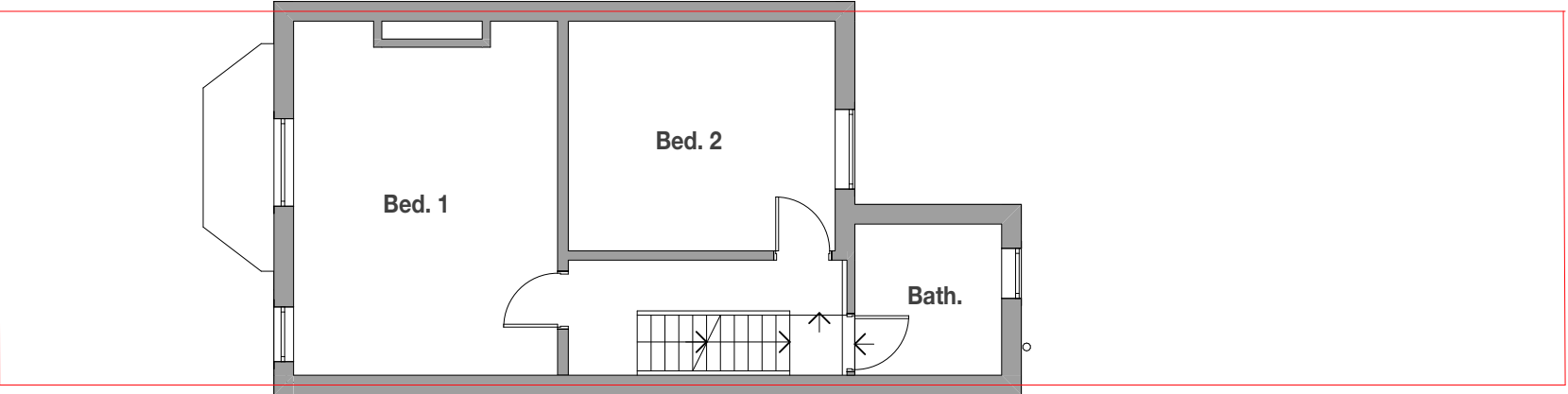
1:200 @ A3



Existing - Basement Floor Plan



Existing - Ground Floor Plan



Existing - First Floor Plan

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Client
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Project Description
85 Ripplingham Road,
Manchester

Project Number
Drawing Title

Plans - Existing

Drawing Number Scale

WD3.1 1:100 @ A3

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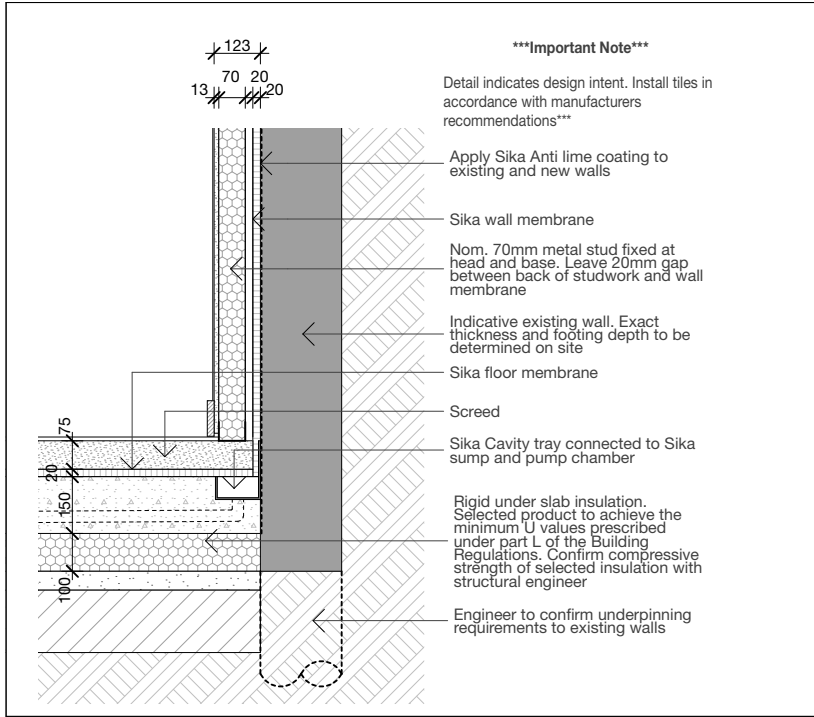
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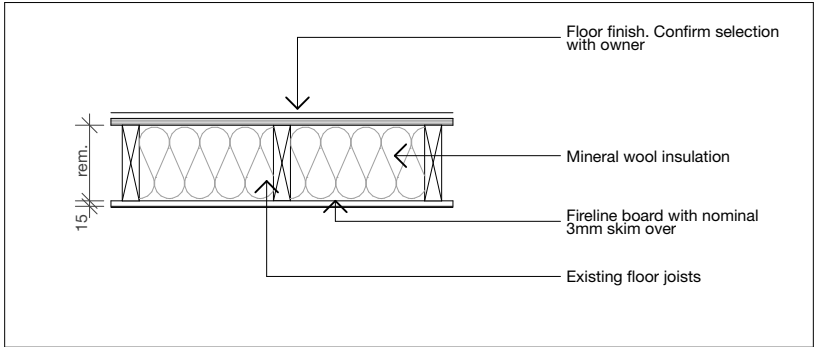
Jill McKnight & Timothy Foulds

Project Description	
85 Ripplingham Road, Manchester	
Project Number RIP085	
Drawing Title	
Plans - Proposed Basement	
Drawing Number	Scale

WD3.2 **1:100, 1:**



Basement Wall/Floor Detail (Scale 1:20)



Basement Ceiling Detail

(Scale 1:20)

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	FG	floor gully	
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 - Do not scale this drawing. 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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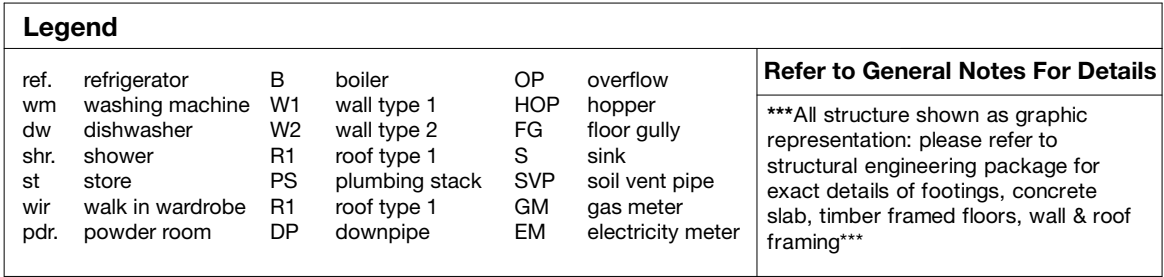
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Project Description	
85 Rippingham Road, Manchester	
Project Number	RIP085
Drawing Title	
Plans - Proposed Ground Floor Plan	
Drawing Number	Scale

WD3.3 1:100 @ A3



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

The left diagram illustrates a door swing. It shows a vertical door frame on the left and a door panel swinging outwards to the right. The dimensions are labeled as (w) x (h). Below the diagram is the label 'FR'. The right diagram illustrates a door sill. It shows a vertical door frame on the left and a horizontal sill extending to the right. The dimensions are labeled as (w) x (h). Below the diagram is the label 'sill height above FFL'.

Brickwork

windpost and restraint requirements: piers less than 665mm wide to be confirmed by structural engineer



The diagram shows a cross-section of a brick pier. It is a rectangular block with a hatched pattern. Above the block, there are two vertical lines with arrows pointing outwards, and the text "<665" is written between them, indicating the width of the pier.

- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings



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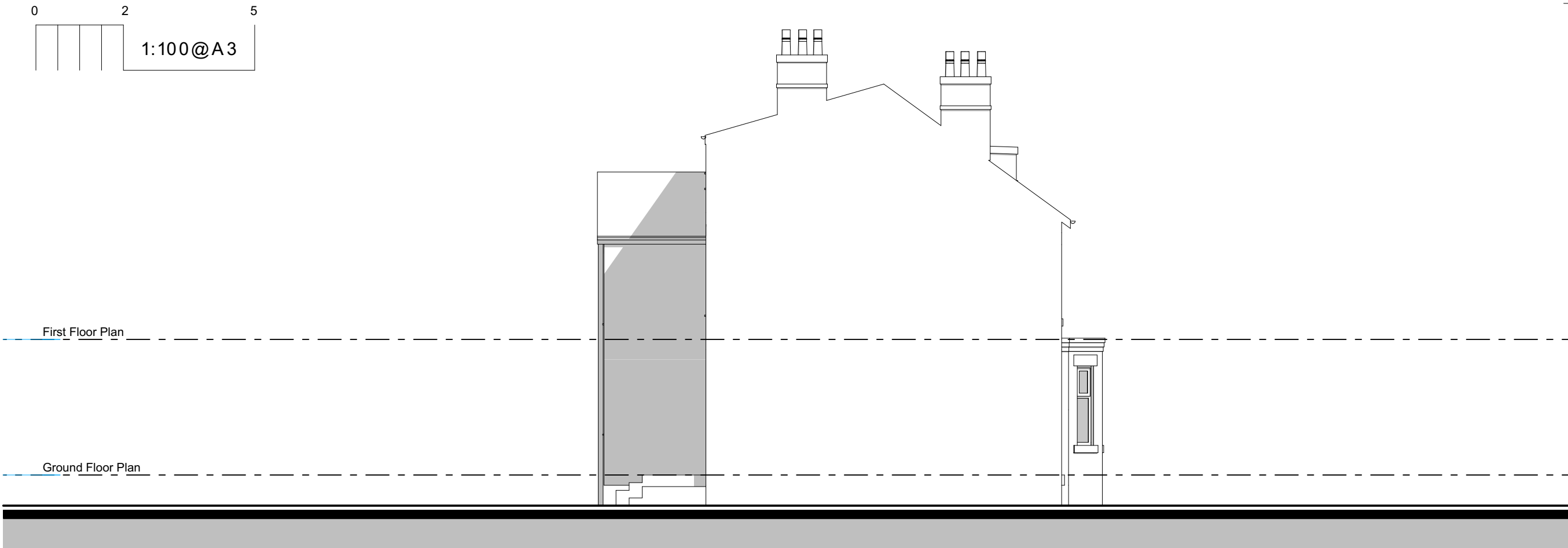
Project Number **RIP085**

Drawing Title

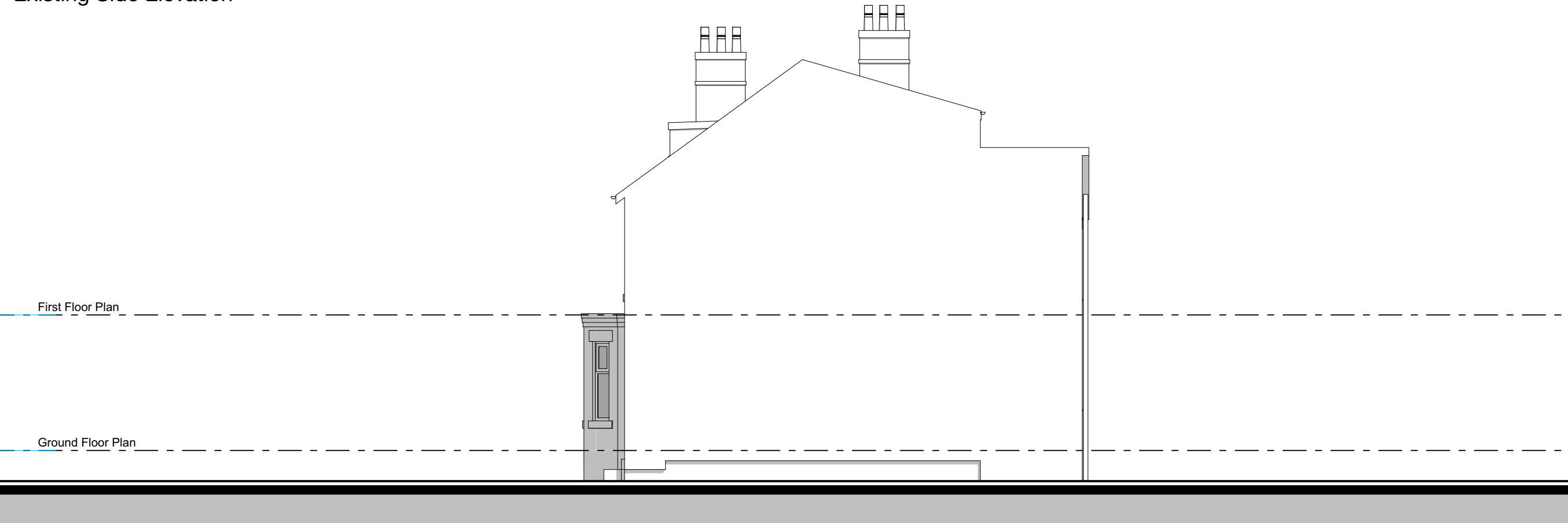
Elevations - Existing

Drawing Number	Scale
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WD5.2 1:100 @ A3



Existing Side Elevation



Existing Side Elevation

0 2 5

1:100@A3

General Note:
All new materials shown hatched for clarity

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Project Description

**85 Rippingham Road,
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Project Number **RIP085**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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WD5.3 1:100 @ A

0 2 5

1:100@A3

First Floor Plan

Ground Floor Plan

New basement window

General Note:
All new materials shown hatched for clarity

Proposed Front Elevation

Proposed Front Elevation

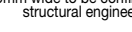
First Floor Plan

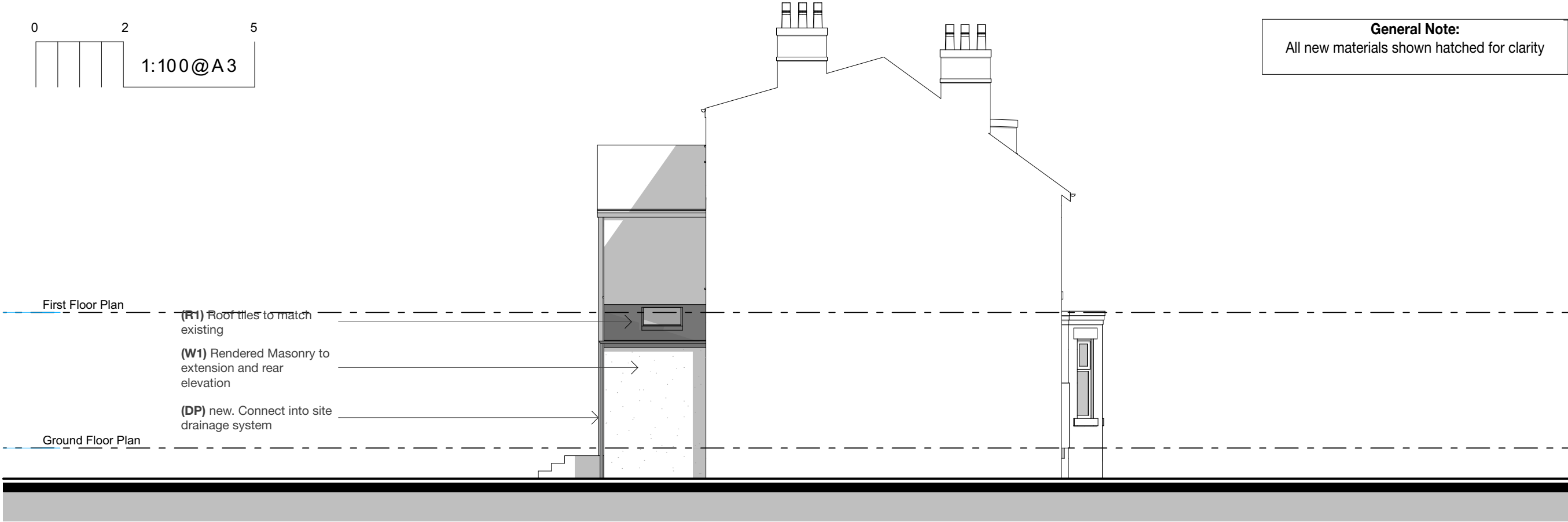
Ground Floor Plan

(W1) Rendered Masonry to extension and rear elevation

(DP) new. Connect into site drainage system

Proposed Rear Elevation

Legend						Notes	Notes on setting out	Brickwork	
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***	***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	
wm	washing machine	W1	wall type 1	HOP	hopper				
dw	dishwasher	W2	wall type 2	FG	floor gully				
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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****NOTE****

- perspectives are provided for visual aid only. Refer to drawings for all information.



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Project Description
**85 Ripplingham Road,
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Project Number **RIP085**

Drawing Title
Perspective 01

Drawing Number Scale
WD9.1 @ A3

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Issue/ Rev	Description	Date
#	Initial Issue	15.12.23

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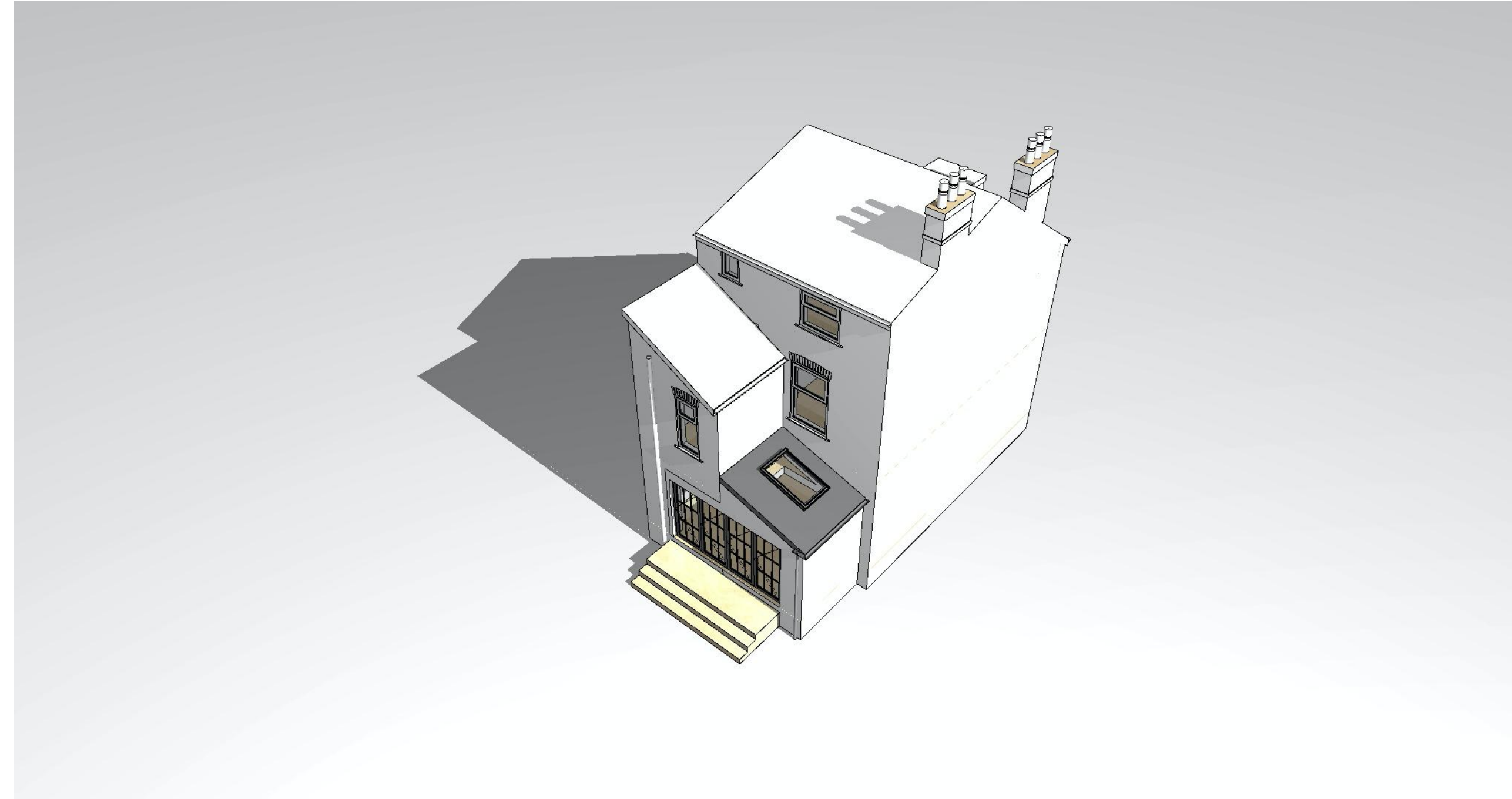
Client
Jill McKnight & Timothy Foulds

Project Description
85 Ripplingham Road,
Manchester
Project Number RIP085
Drawing Title
Perspective 02

Drawing Number Scale
WD9.2 @ A3

****NOTE****

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Client
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Project Description
**85 Ripplingham Road,
Manchester**

Project Number **RIP085**

Drawing Title
Perspective 03

Drawing Number Scale
WD9.3 @ A3

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[illegible]

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Project Description

**85 Rippingham Road,
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Project Number **RIP085**

Drawing Title

Perspective 04

Drawing Number	Scale
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WD9.4 @ A3

