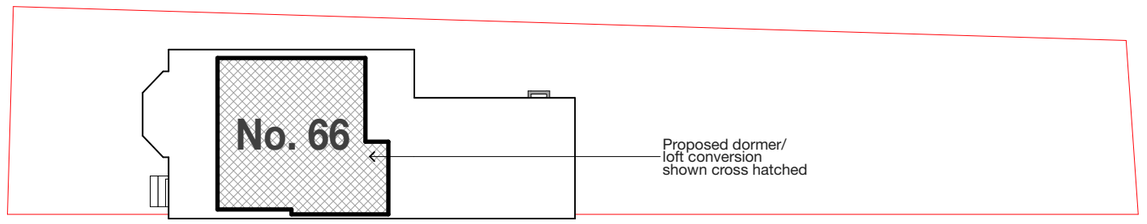
0 4 10

1:200@A3

ASHFORD ROAD



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Issue/ Rev	Description	Date
#	Initial Issue	11.08.23

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

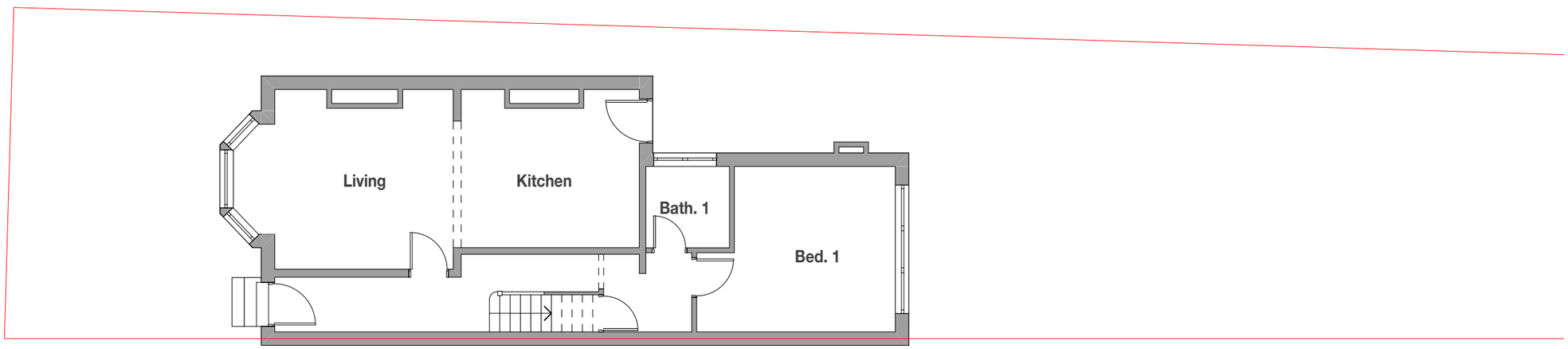
Site Plan - Proposed

Drawing Number **WD2.2**

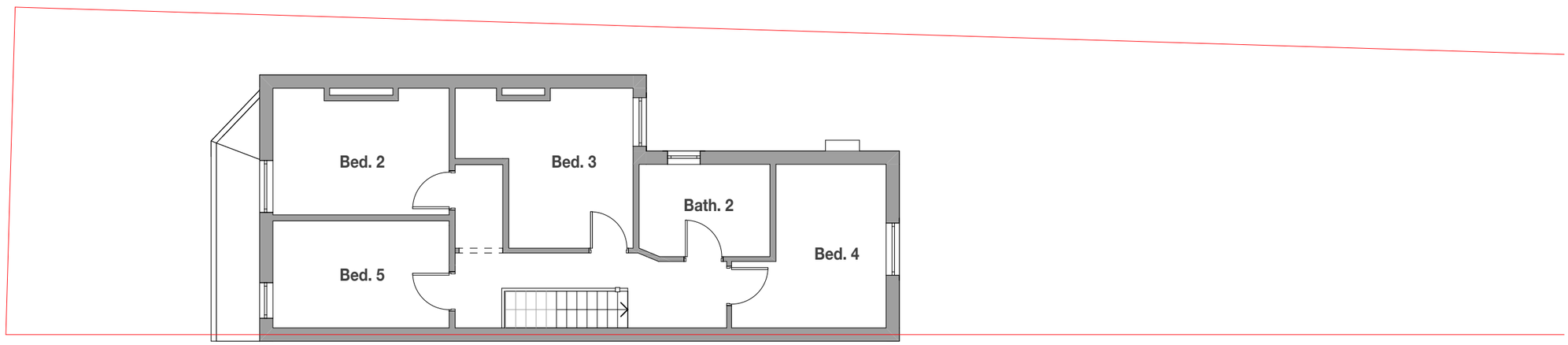
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0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

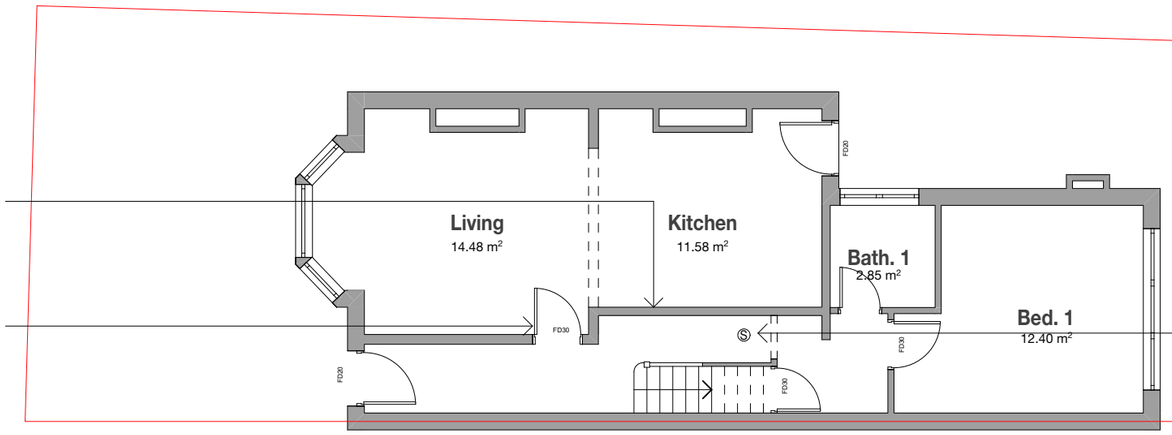
Scale **1:100 @ A3**

0 2 5

1:100@A3

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

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels



Provide interconnected and hard wired to mains smoke alarms at each landing level

A121
WD4.1

Legend

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

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

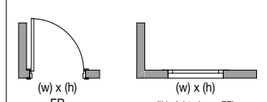
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

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

Notes on setting out

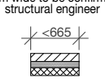
All opening sizes are to structural openings

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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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number **WD3.2**

Scale **1:100 @ A3**

0 2 5

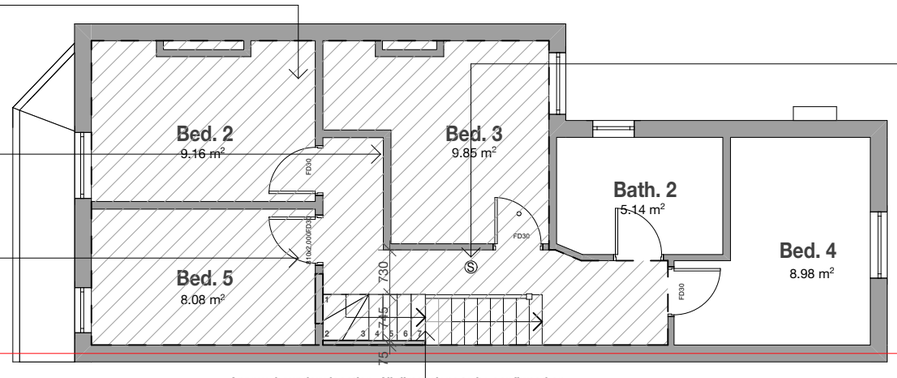
1:100@A3

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

Extent of lowered ceiling shown diagonal hatched

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

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels



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

Provide interconnected and hard wired to mains smoke alarms at each landing level

A121
WD4.1

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.

Legend

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

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

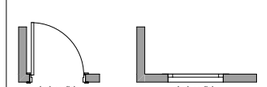
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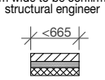
All opening sizes are to structural openings

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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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

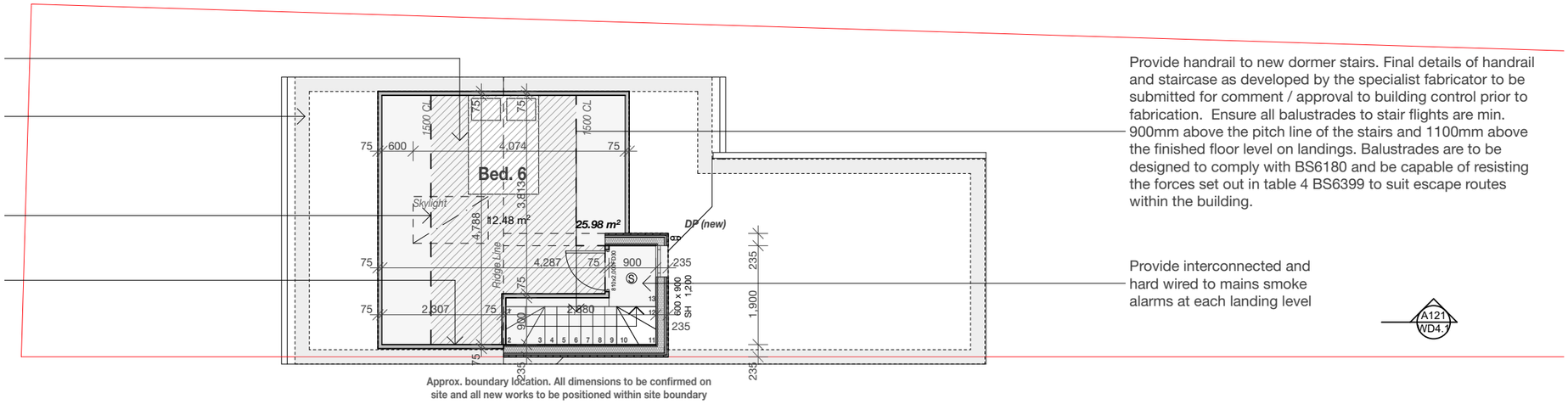
Plans - Proposed First Floor Plan

Drawing Number	Scale
WD3.3	**1:100 @ A3**

0 2 5

1:100@A3

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



Area with a ceiling height 1500mm or greater shown hatched

Existing external walls shown dashed

940(w) x 1600 (l) velux roof window. Confirm blind and opening requirements with owner

Provide acoustic insulation on party wall line

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.

Provide interconnected and hard wired to mains smoke alarms at each landing level

A121
WD4.1

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	FG	floor gully
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
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pdr.	powder room	DP	downpipe	EM	electricity meter

Refer to General Notes For Details

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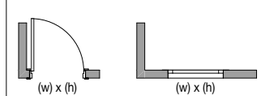
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Notes on setting out

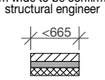
All opening sizes are to structural openings

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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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

Plans - Proposed Loft Level

Drawing Number **WD3.4**

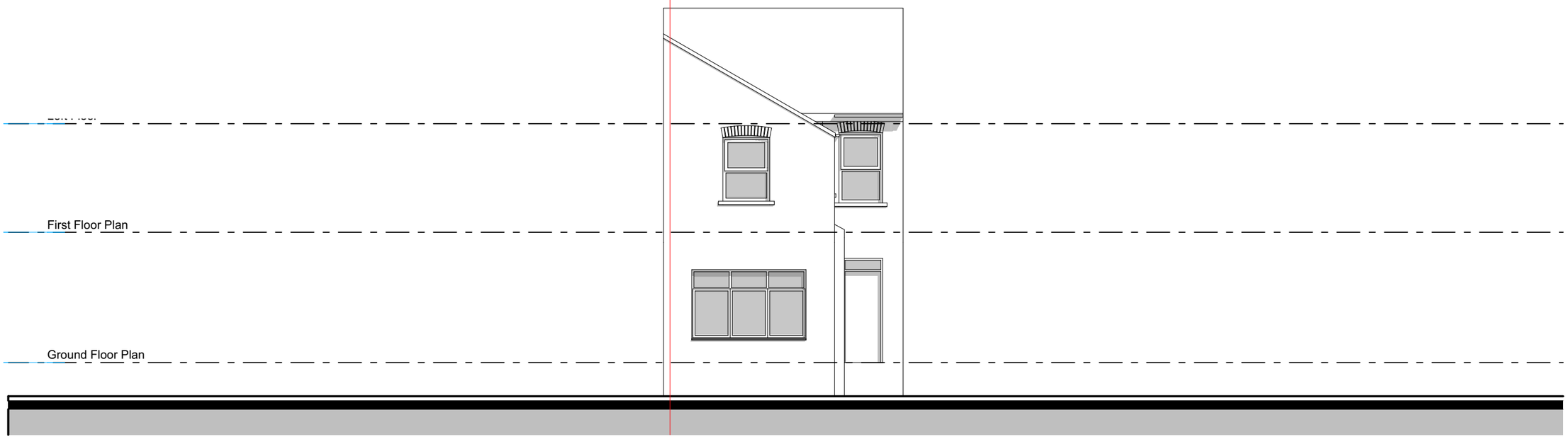
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing Front Elevation



Existing Rear Elevation

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Drawing Title

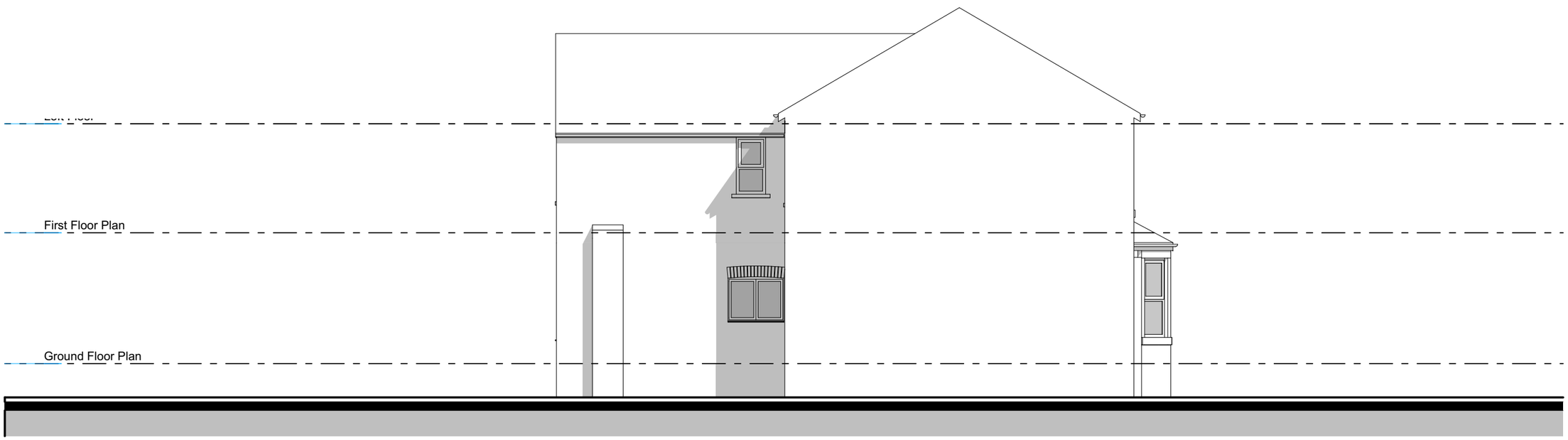
Elevations - Existing

Drawing Number **WD5.1**

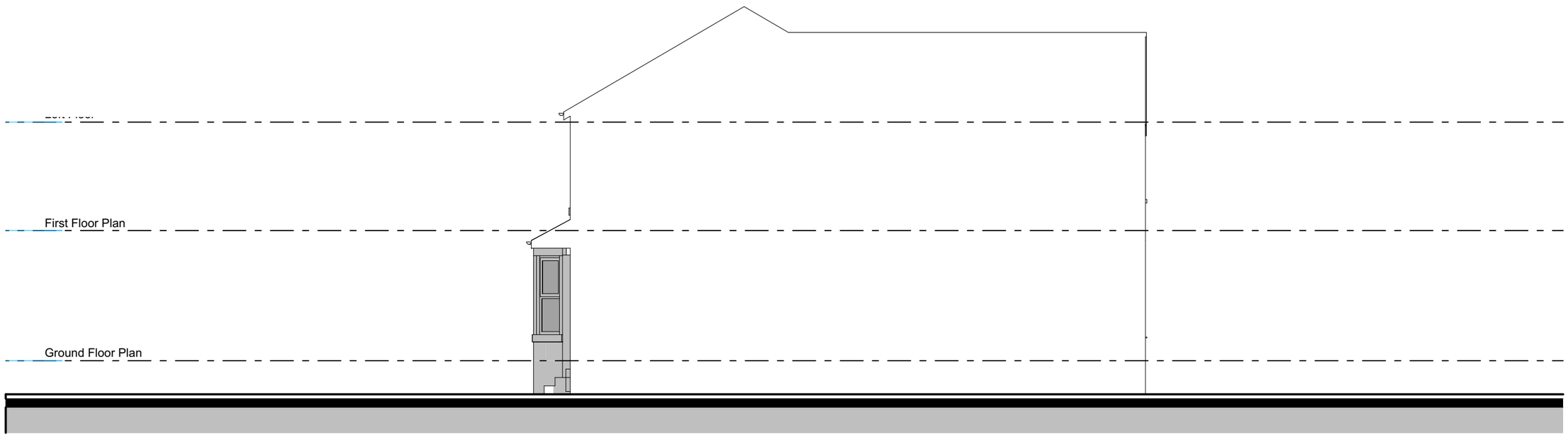
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing Side Elevation



Existing Side Elevation

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Client

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Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

Elevations - Existing

Drawing Number **WD5.2**

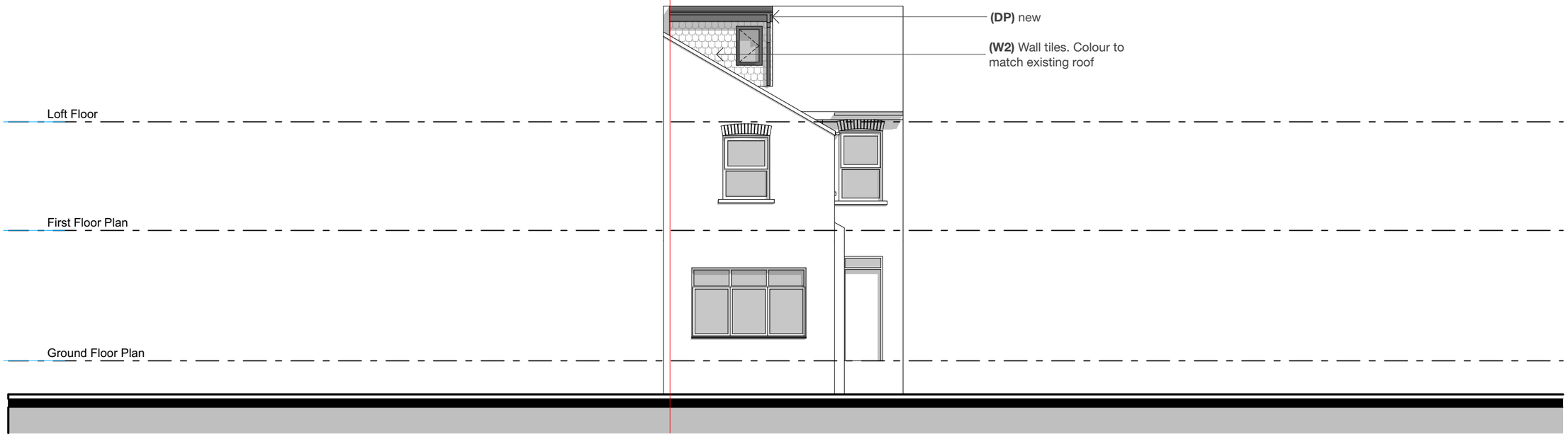
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed Front Elevation



Proposed Rear Elevation

Legend

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

Refer to General Notes For Details

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Notes on setting out

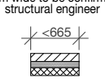
All opening sizes are to structural openings

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

General Note:
All new materials shown hatched for clarity

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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

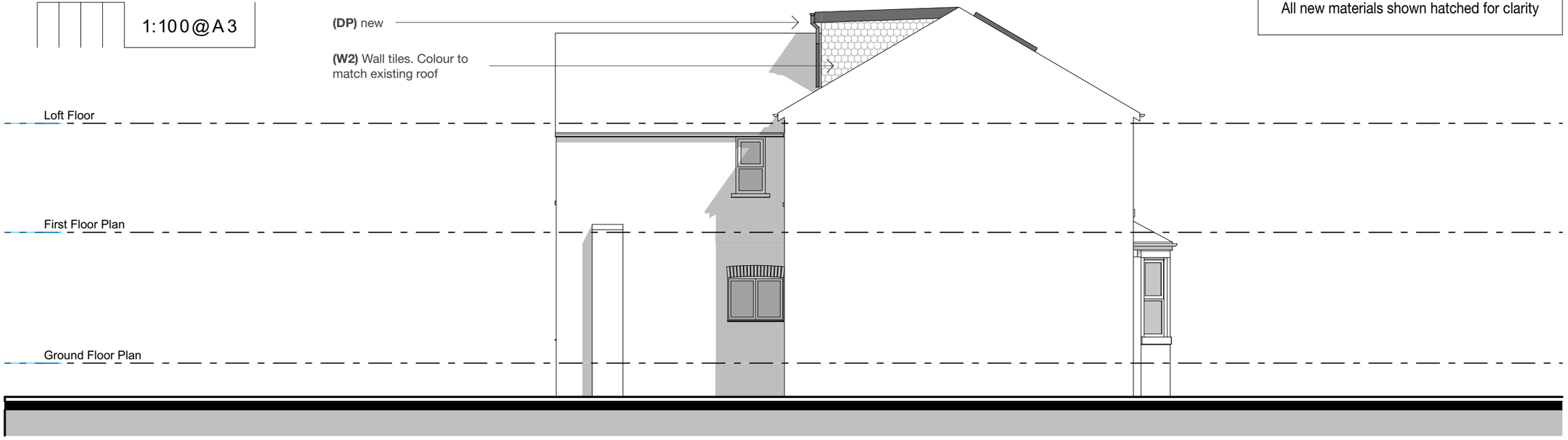
Elevations - Proposed

Drawing Number **WD5.3**

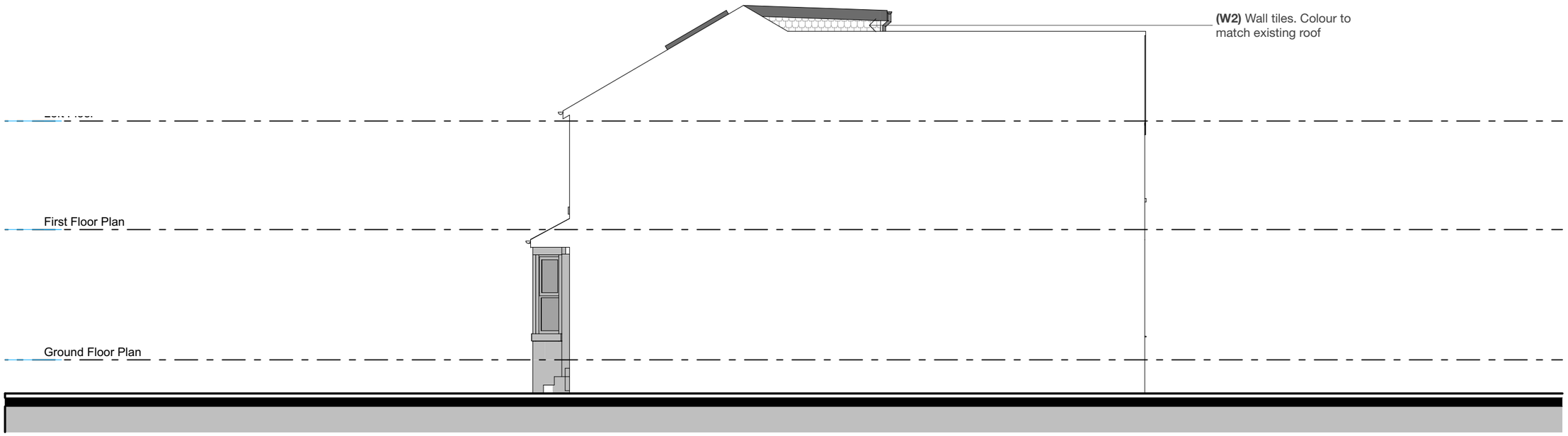
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed Side Elevation



Proposed Side Elevation

Legend

ref.	refrigerator	B	boiler	OP	overflow
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shr.	shower	R1	roof type 1	S	sink
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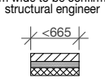
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Issue/ Rev	Description	Date
#	Initial Issue	11.08.23

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Stephen Sowerby

Project Description

66 Ashford Road, Manchester

Project Number **ASH066**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**