15 Burrows Ave, 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 Ground Floor Plan
WD3.3 Plans - Proposed First Floor Plan
WD3.4 Plans - Proposed Roof Plan
WD4.1 Section A - A
WD5.1 Elevations - Existing
WD5.2 Elevations - Existing

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Client:

Mavis Henry

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_l_-_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
  - **Stonework** to match existing.
- **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.
  - **Metal 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.
- **Marked R3 (Roof type 2):** VM zinc roof cladding. Install in accordance with manufacturers details.

ROOF LIGHTS:
- Refer to drawings. Install 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.

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:
- Confirm requirements with owner.

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.

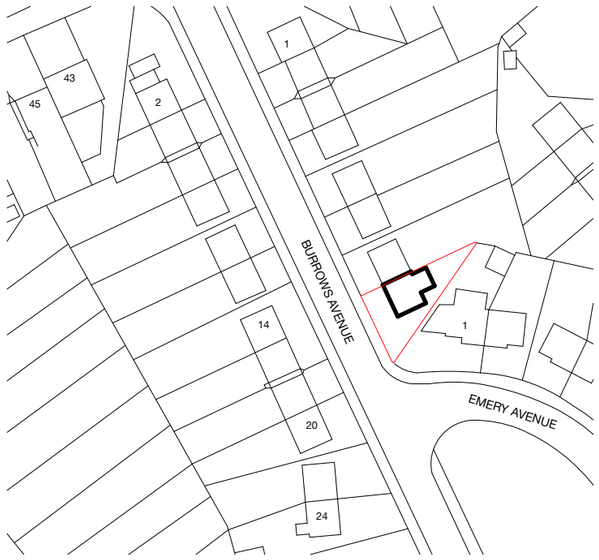
- Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris. Also to provide protection to adjoining properties along site boundary.
- All necessary safety precautions to be taken when working at high level. i.e. using safety harness.
- Contractor 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 20012.
- All persons entering site to have all necessary protective clothing and head protection compliant with health and safety. Refer to Personal Protective Equipment at Works 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 Works 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.

0 25 62.5

1:1250@A3



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Issue/ Rev	Description	Date
#	Initial Issue	17.02.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

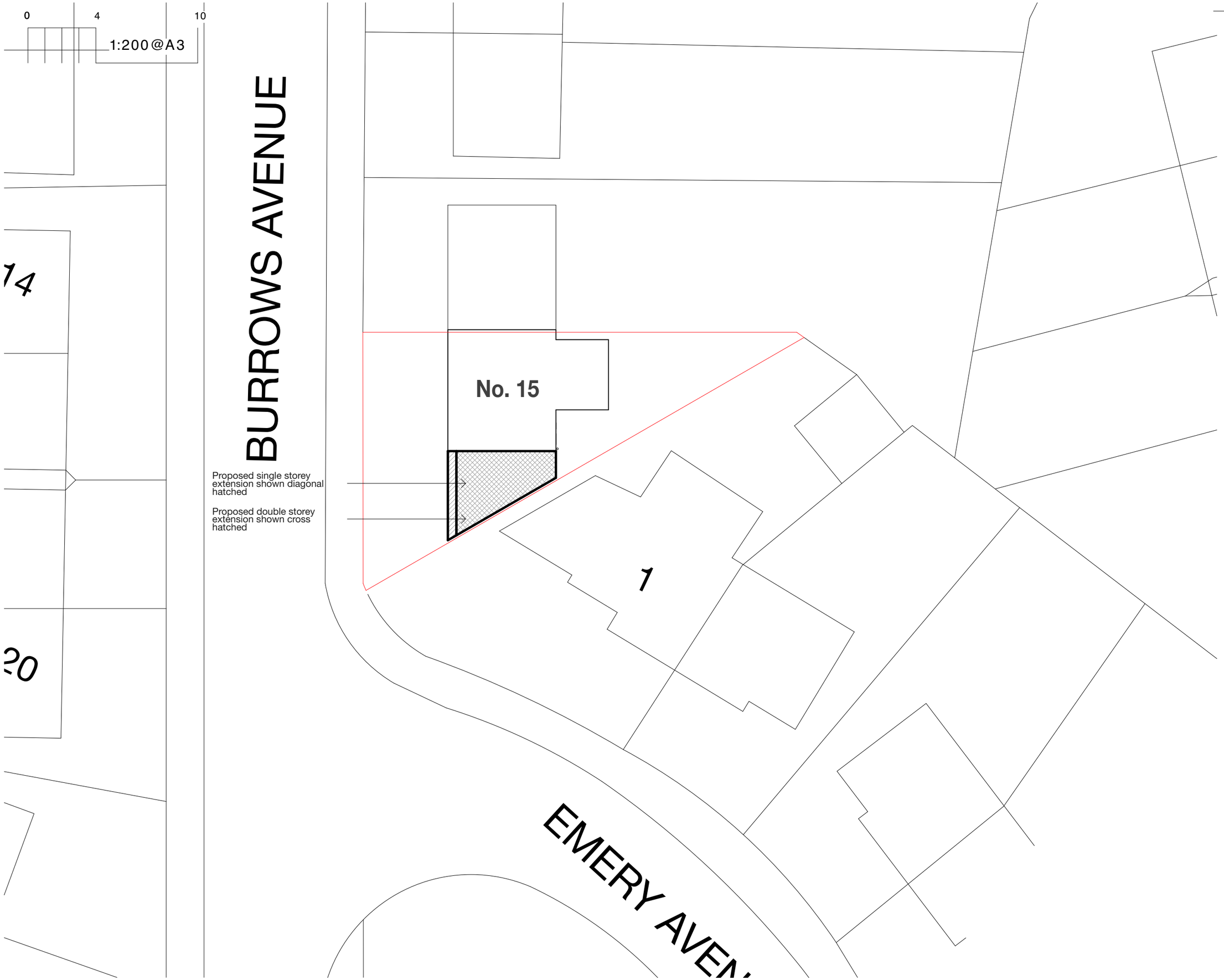
Project Number **BUR015**

Drawing Title

Location Plan

Drawing Number **WD2.1**

Scale **1:1250 @ A3**



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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

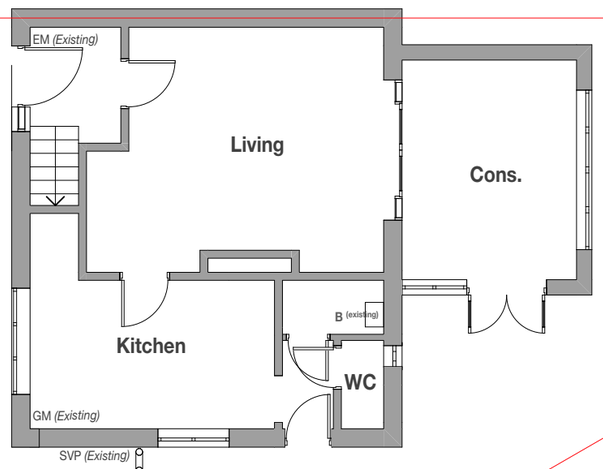
Drawing Title

Site Plan - Proposed

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

0 2 5

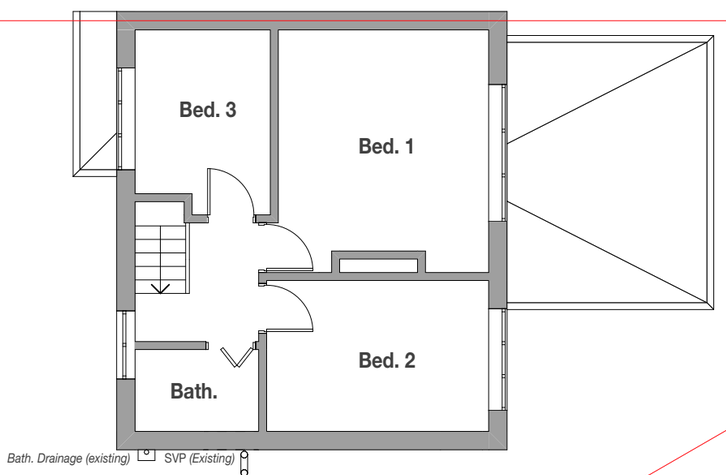
1:100@A3



Legend

B (existing)	Boiler existing
SVP (existing)	Soil vent pipe existing
EM (existing)	Electricity meter existing
GM (existing)	Gas meter existing
DP (existing)	Downpipe existing

Existing - Ground Floor Plan



Existing - First Floor Plan

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all 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 marked 'H'.

Duct new boiler externally and ensure flue terminates min. 300mm from any openable window in accordance with approved document part J

IMPORTANT NOTE
Ensure new floor is set down so that the new FFL finishes flush with the existing

Kitchen design and detail by others. Confirm exact requirements with owner prior to setting out

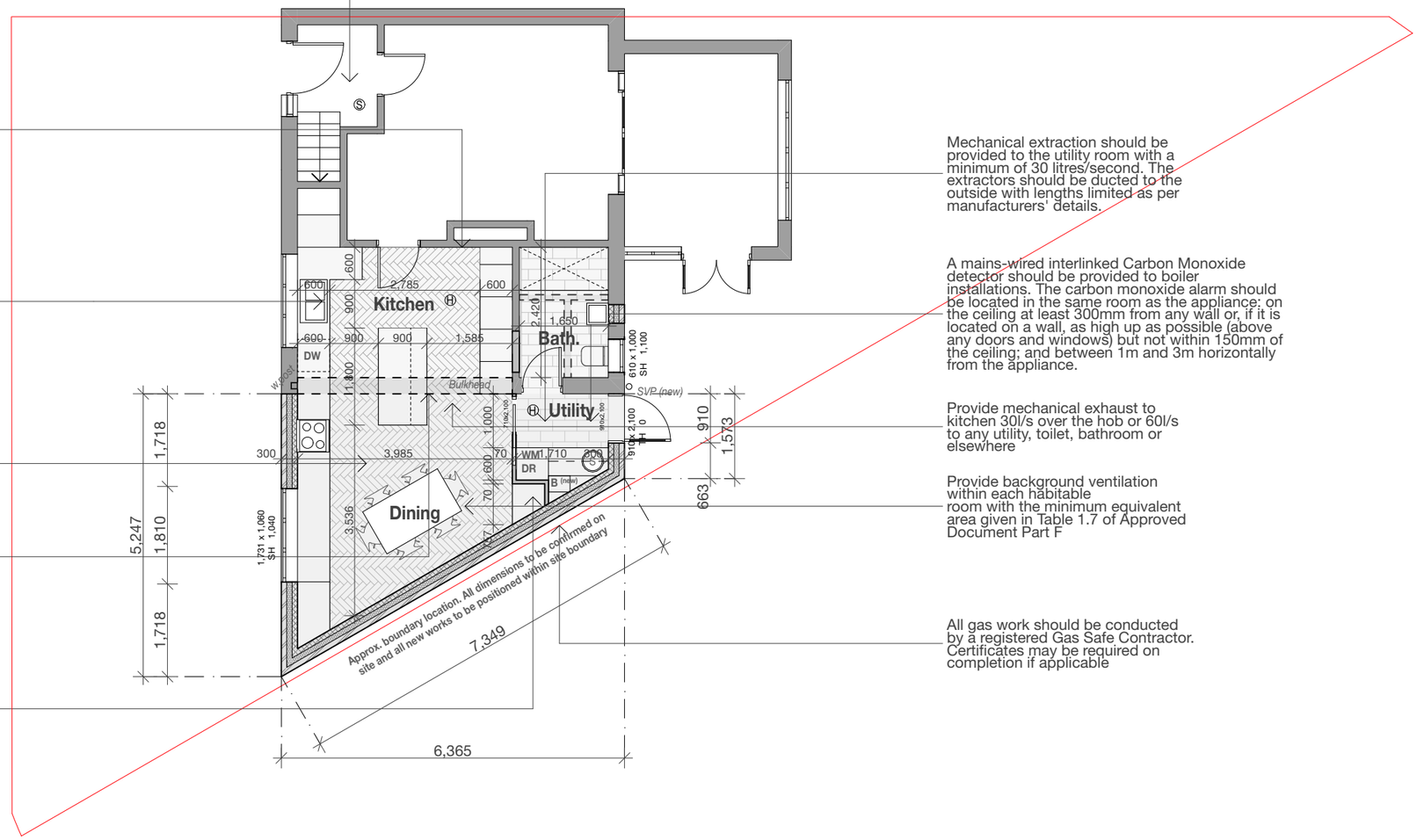
Confirm floor finishes with owner. All products to have slip resistant finishes

Existing walls to be demolished shown grey dashed. Refer to structural engineering drawings

New Area: 21.70 m²

Renovated Area: 39.67 m²

Duct new boiler externally and ensure flue terminates min. 300mm from any openable window in accordance with approved document part J



Mechanical extraction should be provided to the utility room with a minimum of 30 litres/second. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.

A mains-wired interlinked Carbon Monoxide detector should be provided to boiler installations. The carbon monoxide alarm should be located in the same room as the appliance: on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance.

Provide mechanical exhaust to kitchen 30l/s over the hob or 60l/s to any utility, toilet, bathroom or elsewhere

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

All gas work should be conducted by a registered Gas Safe Contractor. Certificates may be required on completion if applicable

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

- 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 for quotation purposes, to structural opening sizes 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*****

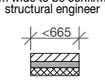
Notes on setting out

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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#	Initial Issue	17.02.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Plans - Proposed Ground Floor Plan

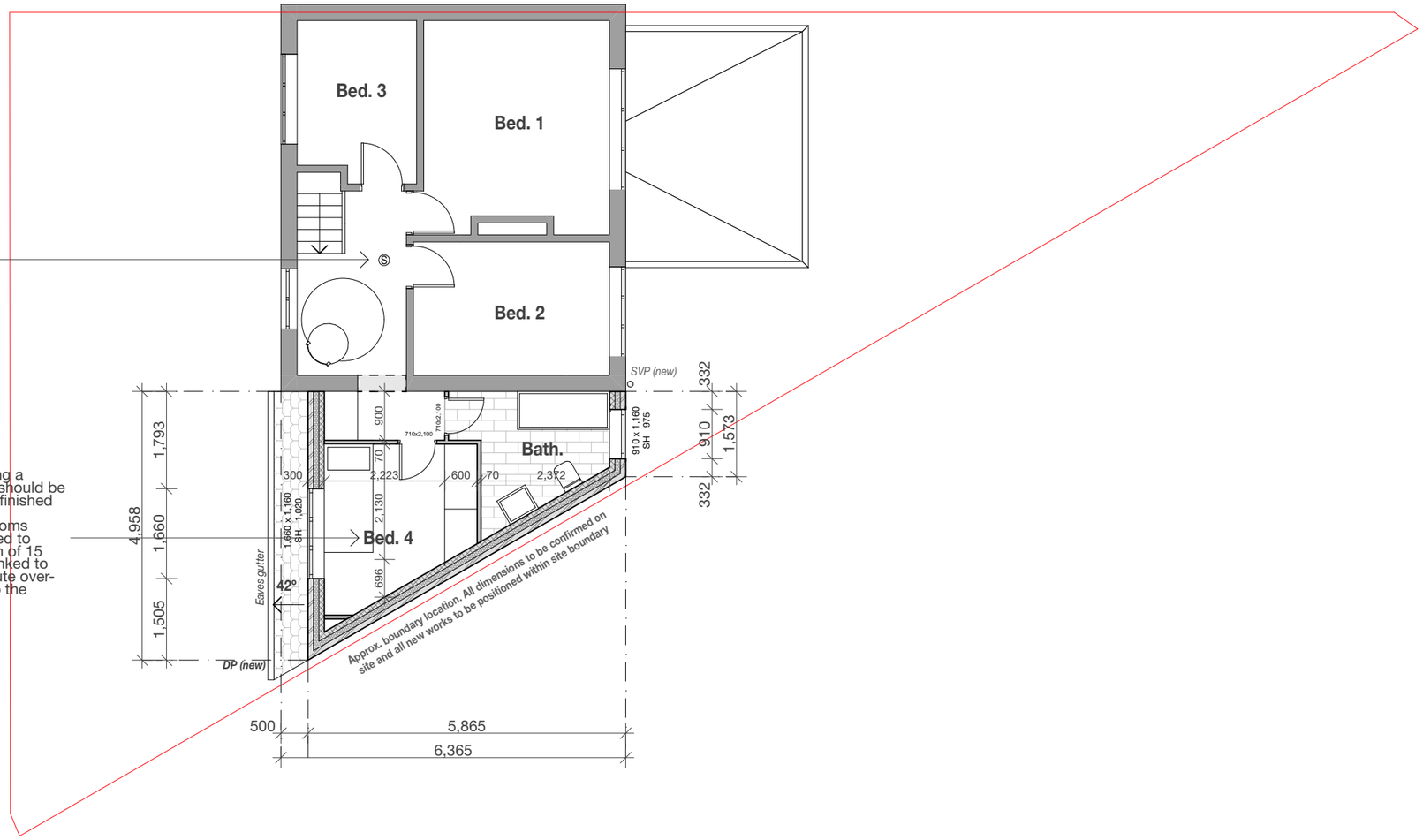
Drawing Number	Scale
WD3.2	**1:100 @ A3**

0 2 5

1:100@A3

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all 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 marked 'H'.

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.



Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
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shr.	shower	R1	roof type 1	S	sink
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wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter

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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

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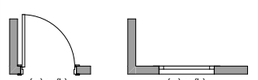
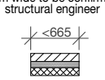


Brickwork

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

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

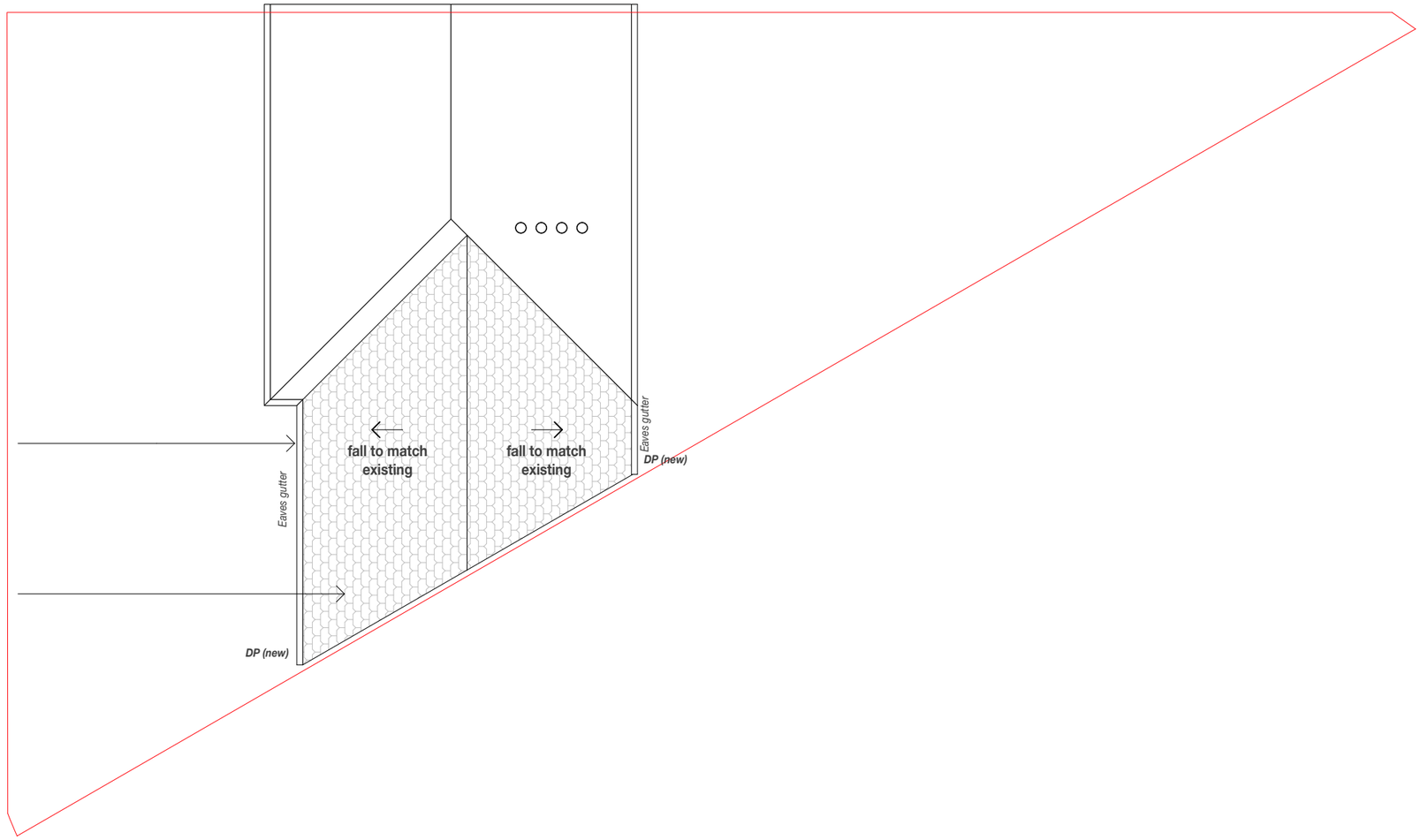
Plans - Proposed First Floor Plan

Drawing Number **WD3.3**

Scale **1:100 @ A3**

0 2 5

1:100@A3



Connect new downpipes to existing site drainage system

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

Legend

ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
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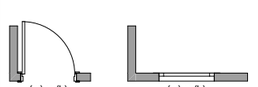
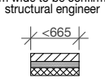


Brickwork

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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Issue/ Rev	Description	Date
#	Initial Issue	17.02.26

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Plans - Proposed Roof Plan

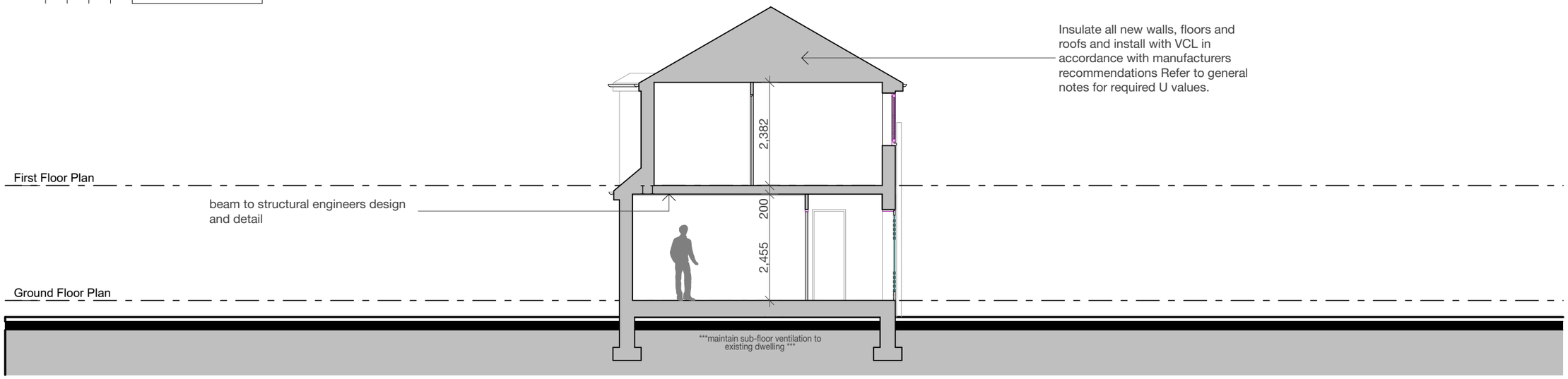
Drawing Number **WD3.4**

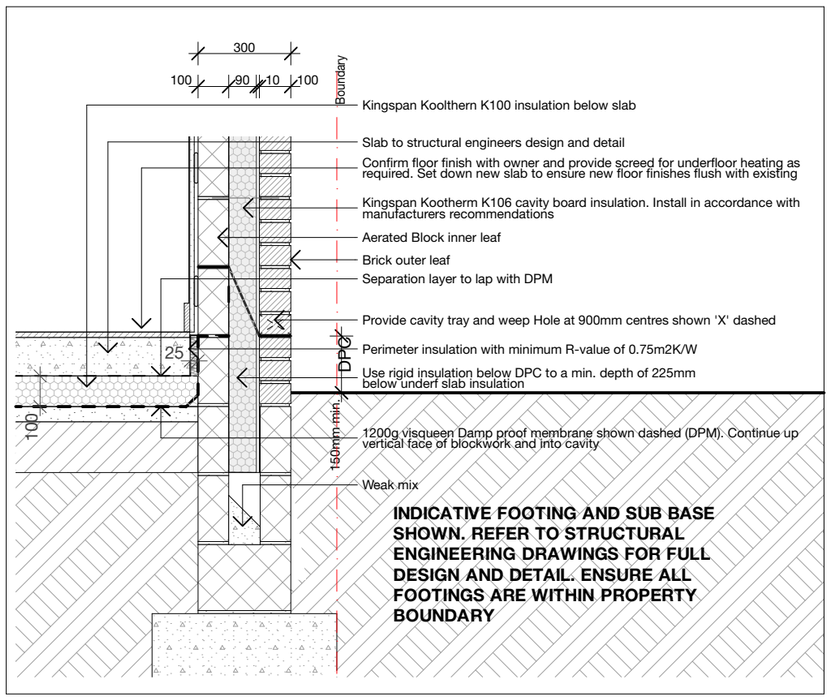
Scale **1:100 @ A3**

0 2 5

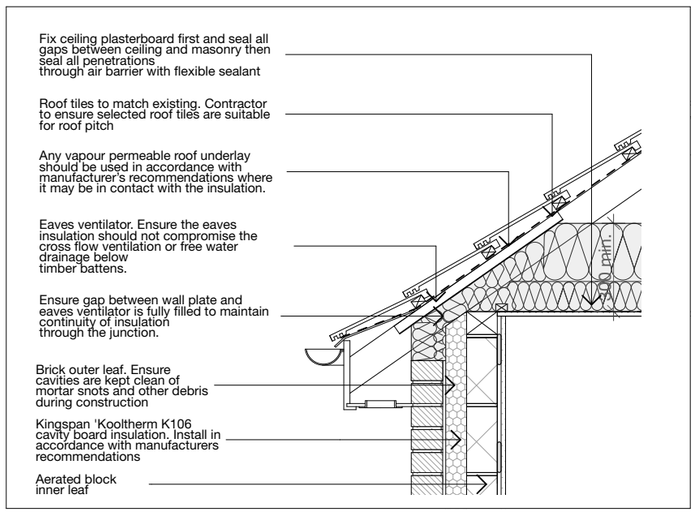
1:100@A3

*****ALL DETAILS ARE SUBJECT TO APPROVAL BY APPOINTED BUILDING INSPECTOR*****



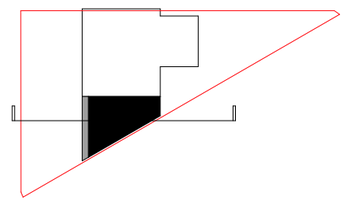


Typical Wall Detail
(Scale 1:20)



Typical Roof Detail
(Scale 1:20)

*****ALL DETAILS ARE SUBJECT TO APPROVAL BY APPOINTED BUILDING INSPECTOR*****



key plan
scale 1:500

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 new windows and doors sizes indicated are for quotation purposes, to structural opening sizes 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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FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

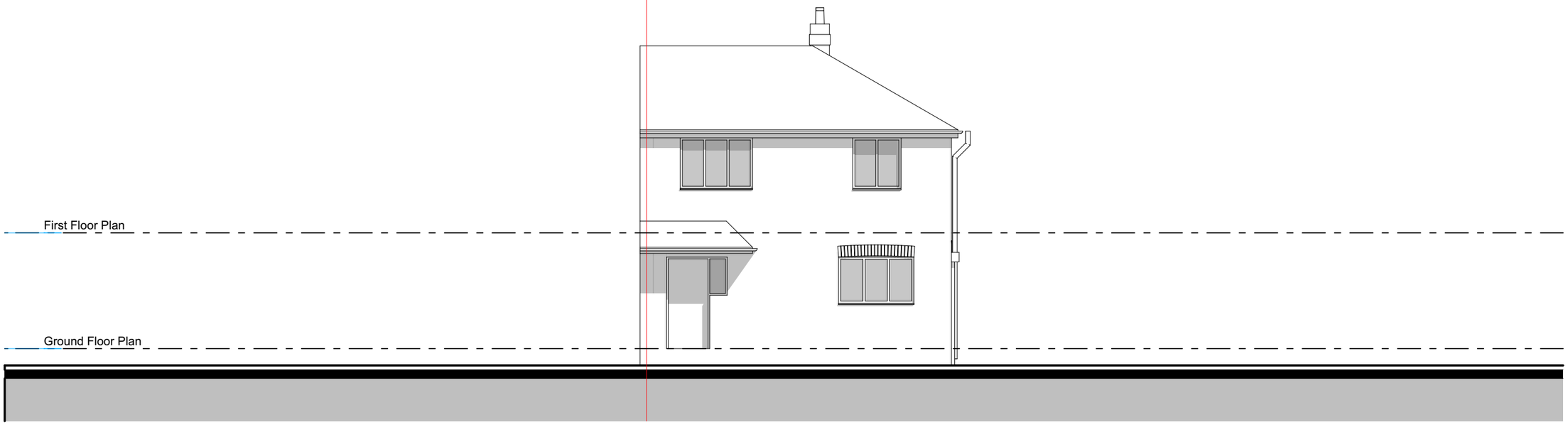
Section A - A

Drawing Number **WD4.1**

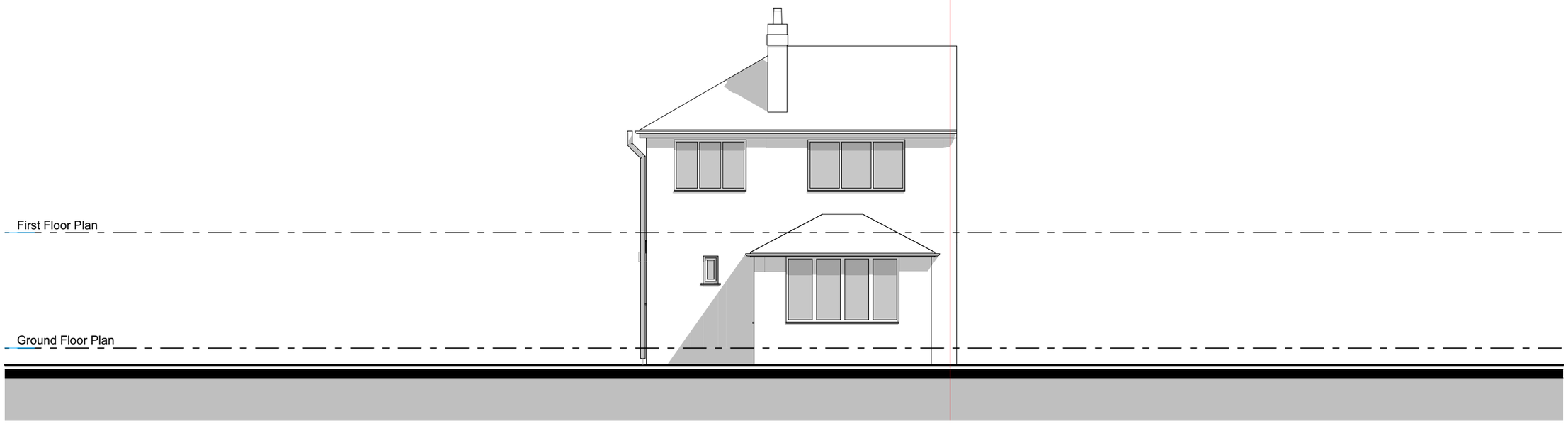
Scale **1:100, 1:20 @**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

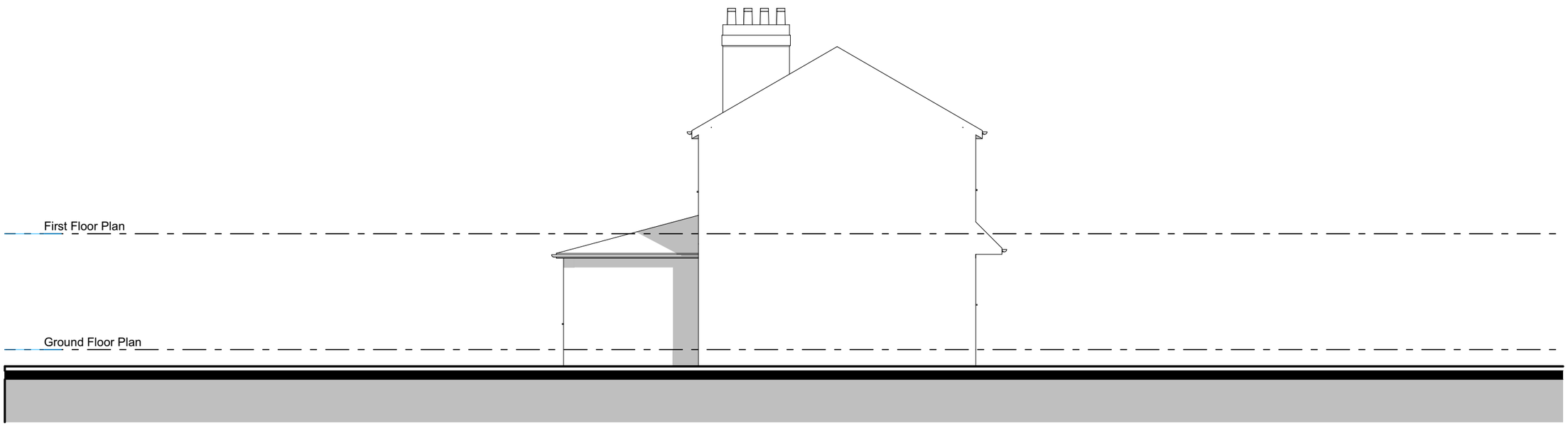
Elevations - Existing

Drawing Number **WD5.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation

Existing - Side Elevation

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Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

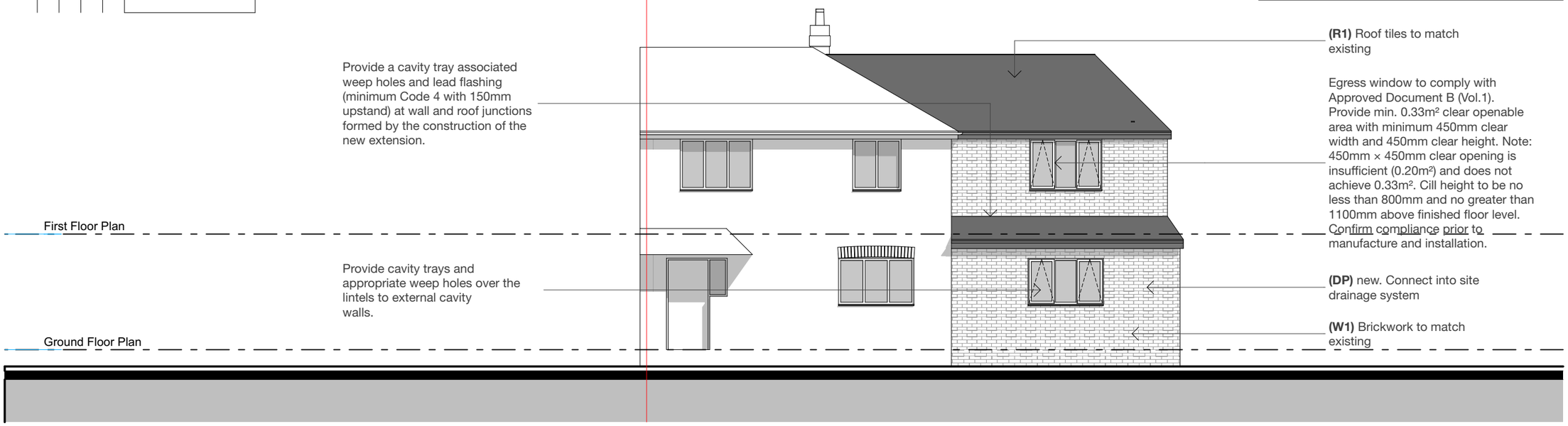
Elevations - Existing

Drawing Number **WD5.2**

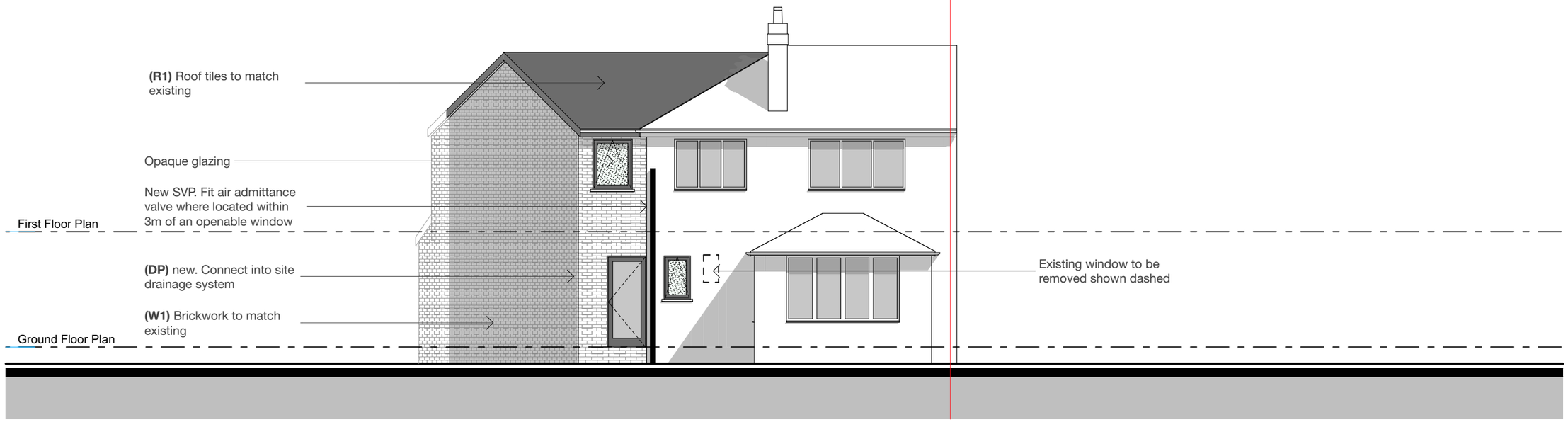
Scale **1:100 @ A3**

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	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

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Notes

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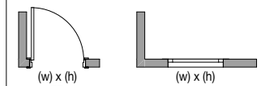
*****All works to be constructed in accordance with accredited construction details*****

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
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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.3**

Scale **1:100 @ A3**

0 2 5

1:100@A3

General Note:
All new materials shown hatched for clarity

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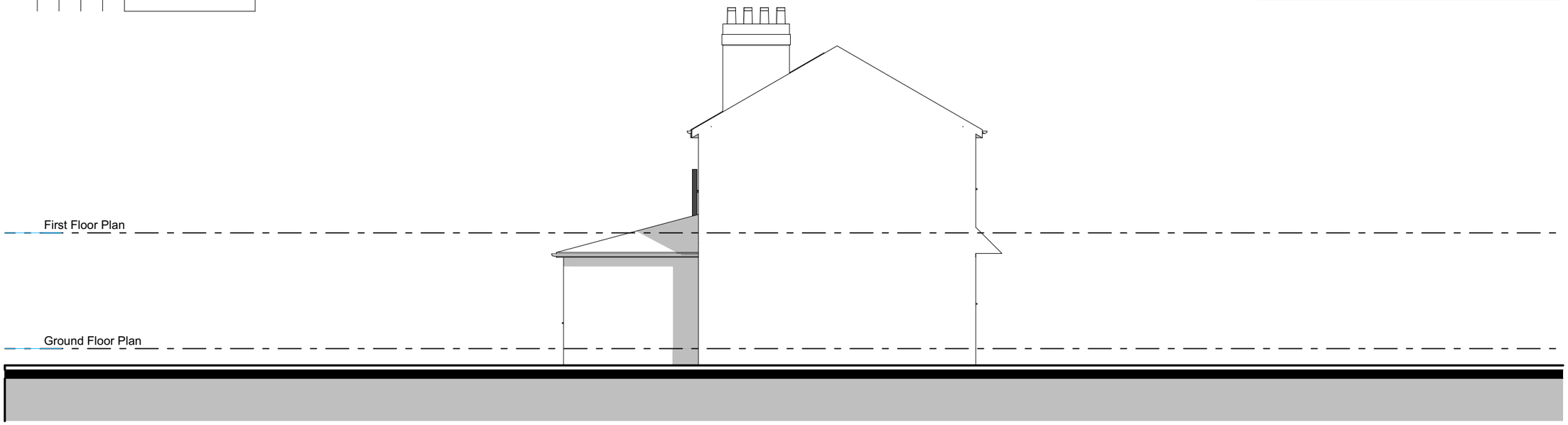

Proposed - Side Elevation

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FOR PLANNING/ BUILDING CONTROL APPROVAL

Proposed - Side Elevation

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
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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**

******NOTE******

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Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Perspective 01

Drawing Number **WD9.1**

Scale **@ A3**

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Client

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Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Perspective 02

Drawing Number

WD9.2

Scale

@ A3

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Client

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Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Perspective 03

Drawing Number **WD9.3**

Scale **@ A3**

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Client

Mavis Henry

Project Description

15 Burrows Ave, Manchester

Project Number **BUR015**

Drawing Title

Perspective 04

Drawing Number

WD9.4

Scale

@ A3