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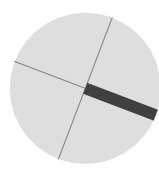
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Issue/ Rev	Description	Date
#	Initial Issue	31.05.25

FOR PLANNING/
BUILDING CONTROL
APPROVAL



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Client
Stuart Treacy

Project Description
7 Malvern Road, Middleton

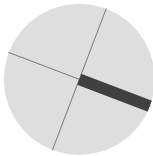
Project Number **MAL007**

Drawing Title
Site Plan - Proposed

Drawing Number	Scale
WD2.2	1:200 @ A3

Issue/ Rev	Description	Date
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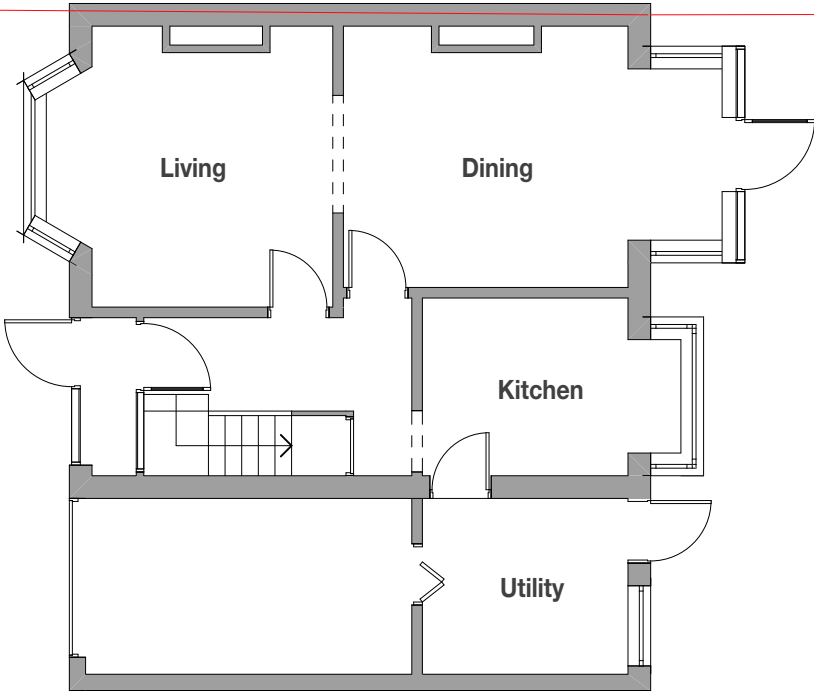
Client
Stuart Treacy

Project Description
7 Malvern Road, Middleton

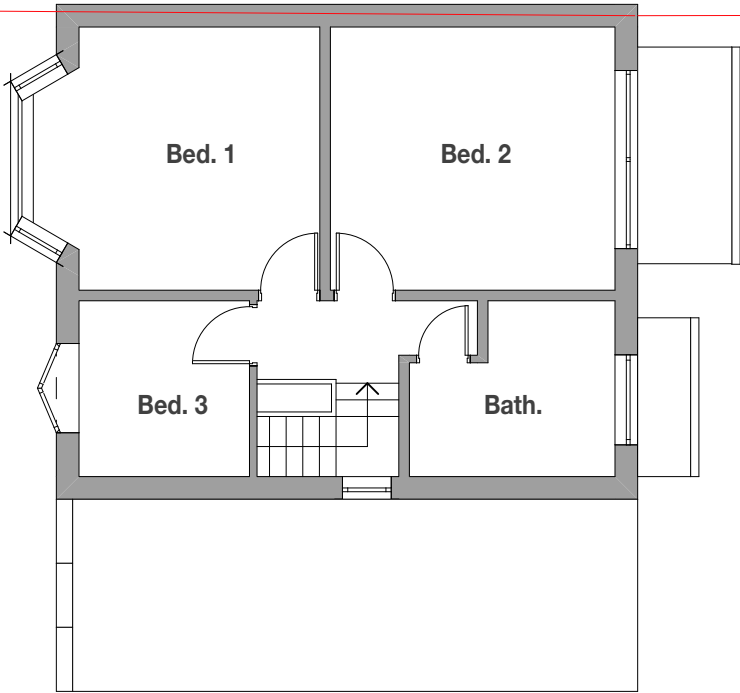
Project Number **MAL007**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

Existing - Ground Floor Plan



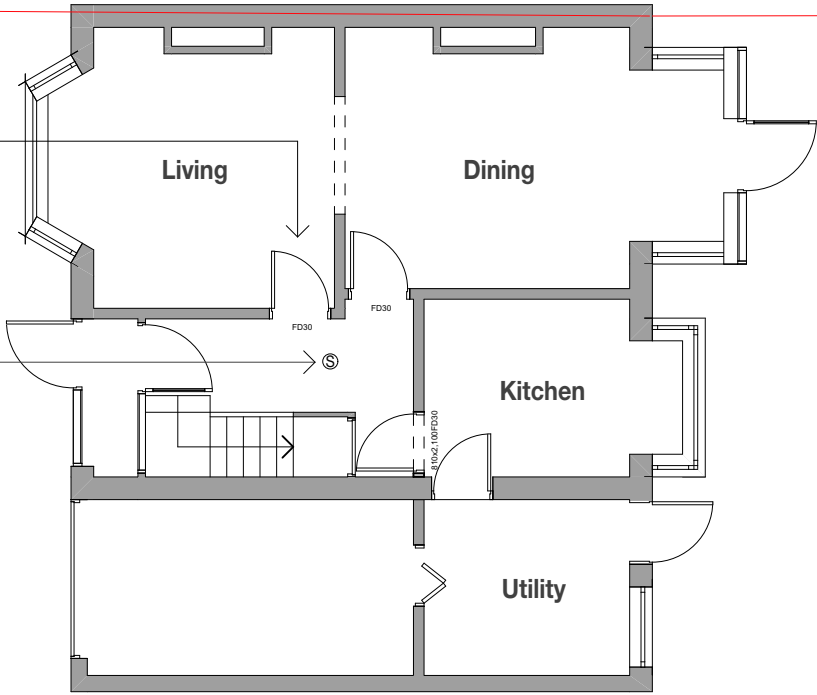
Existing - First Floor Plan



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

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



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

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Client
Stuart Treacy

Project Description
7 Malvern Road, Middleton

Project Number **MAL007**
Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number Scale

WD3.2 1:100 @ A3

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 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	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	 <665
 (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

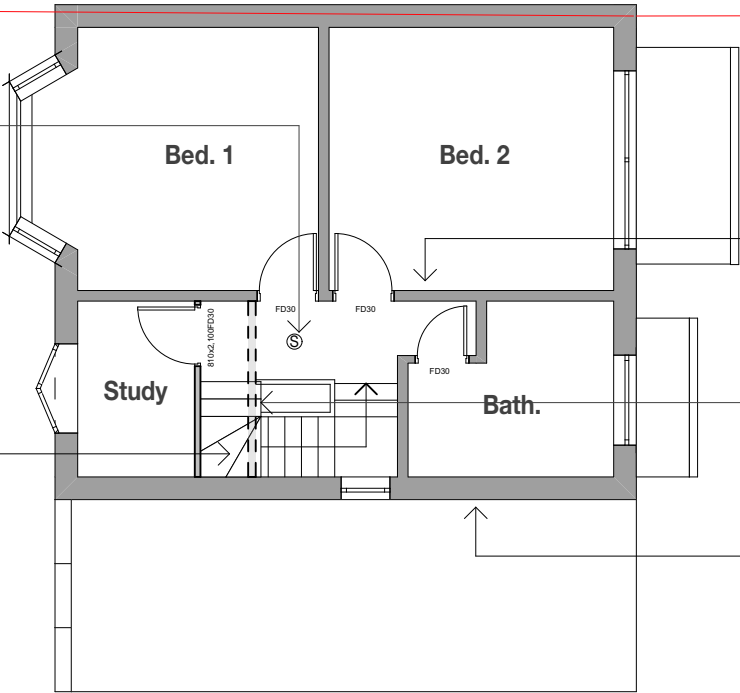
Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas.

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

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

Fit air admittance valve to existing SVP

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

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Stuart Treacy

Project Description

7 Malvern Road, Middleton

Project Number MAL007

Drawing Title

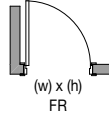
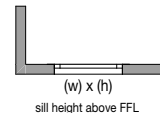
Plans - Proposed First Floor
Plan

Drawing Number Scale

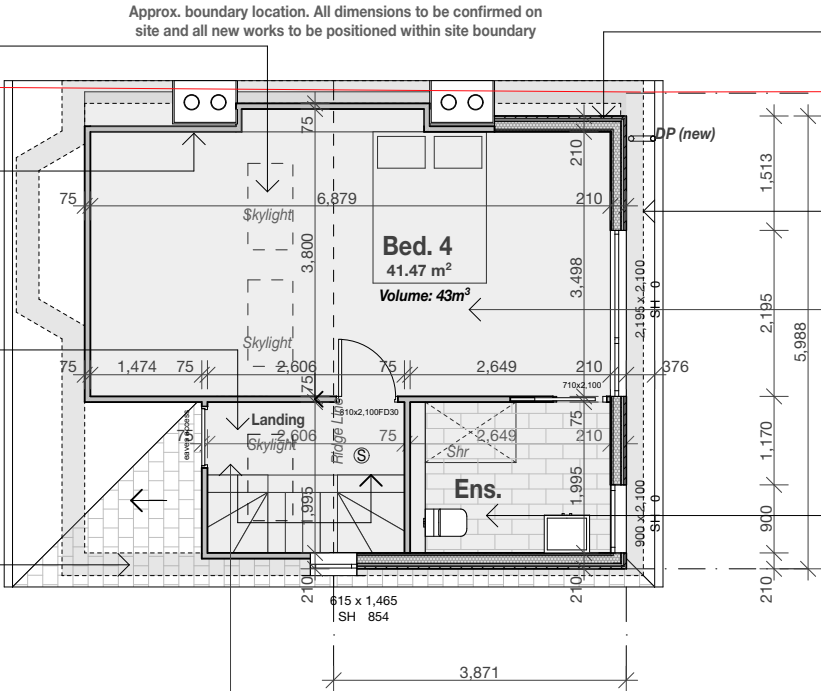
WD3.3 1:100 @ A3

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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wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity meter
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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

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.



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.

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

Stuart Treacy

7 Malvern Road, Middleton

Drawing Title

Drawing Number	Scale
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WD3.4 1:100 @ A

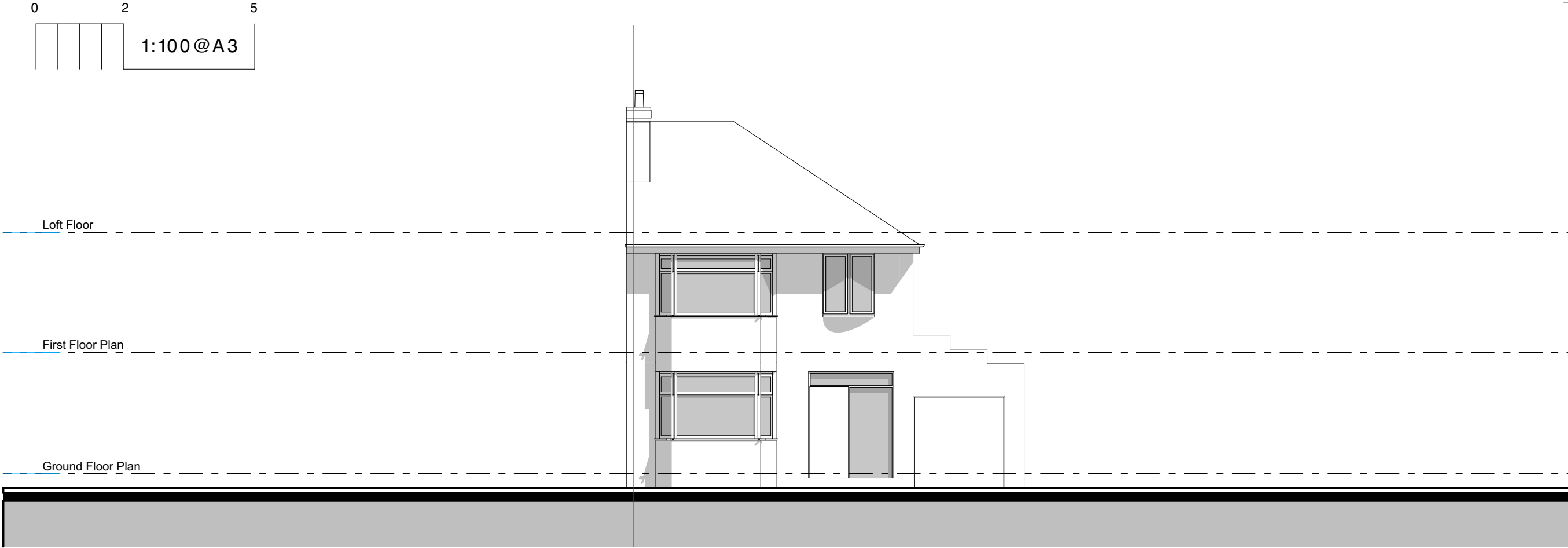
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st	store	PS	plumbing stack	SVP	soil vent pipe	
wir	walk in wardrobe	R1	roof type 1	GM	gas meter	
pdr.	powder room	DP	downpipe	EM	electricity meter	

Notes

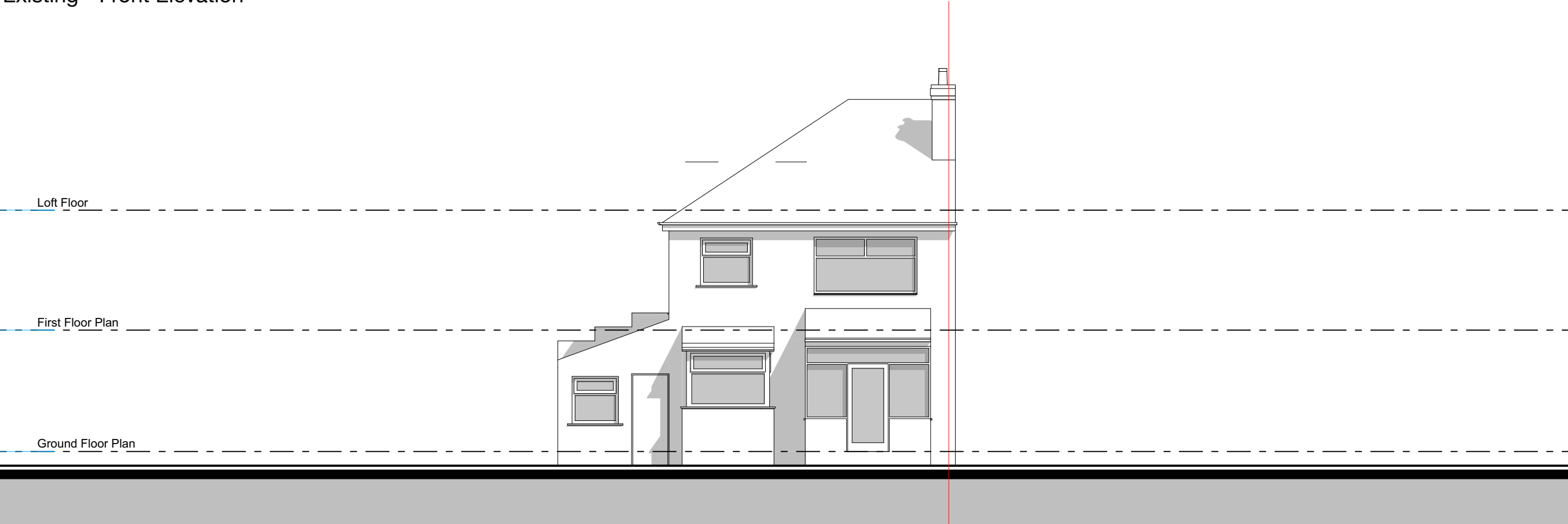
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*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out	Brickwork
All opening sizes are to structural openings FR = Fire rated door where required (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



Existing - Front Elevation



Existing - Rear Elevation

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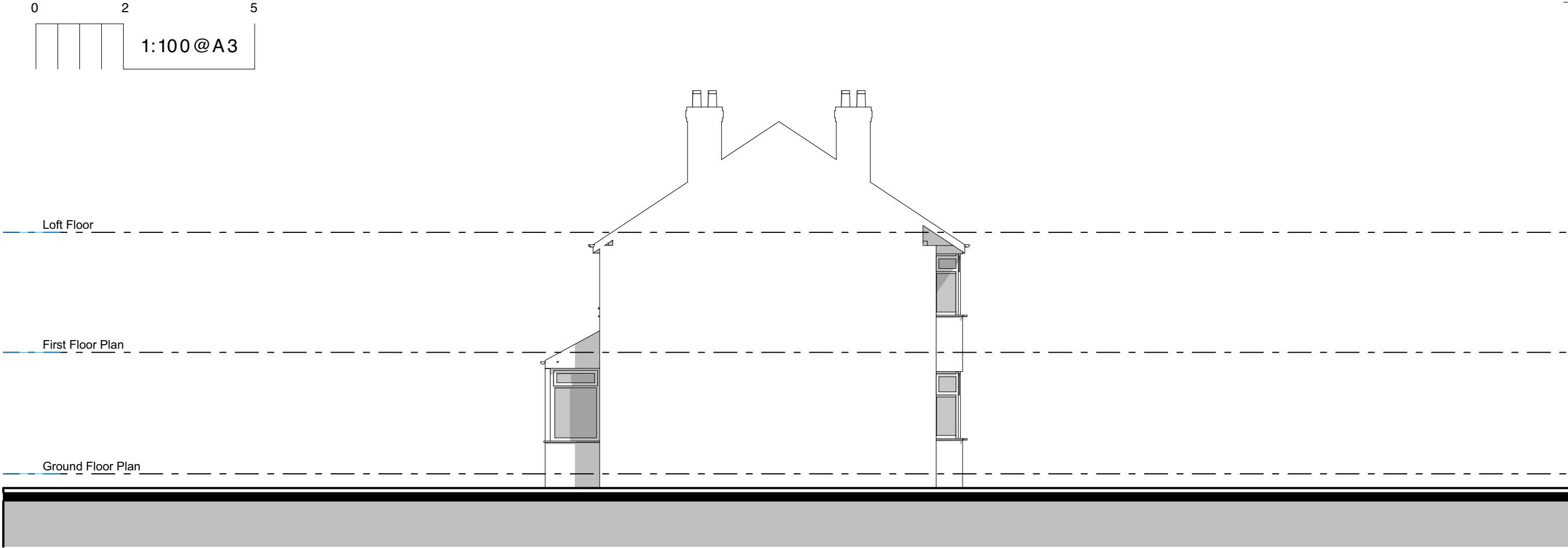
Client
Stuart Treacy

Project Description
7 Malvern Road, Middleton

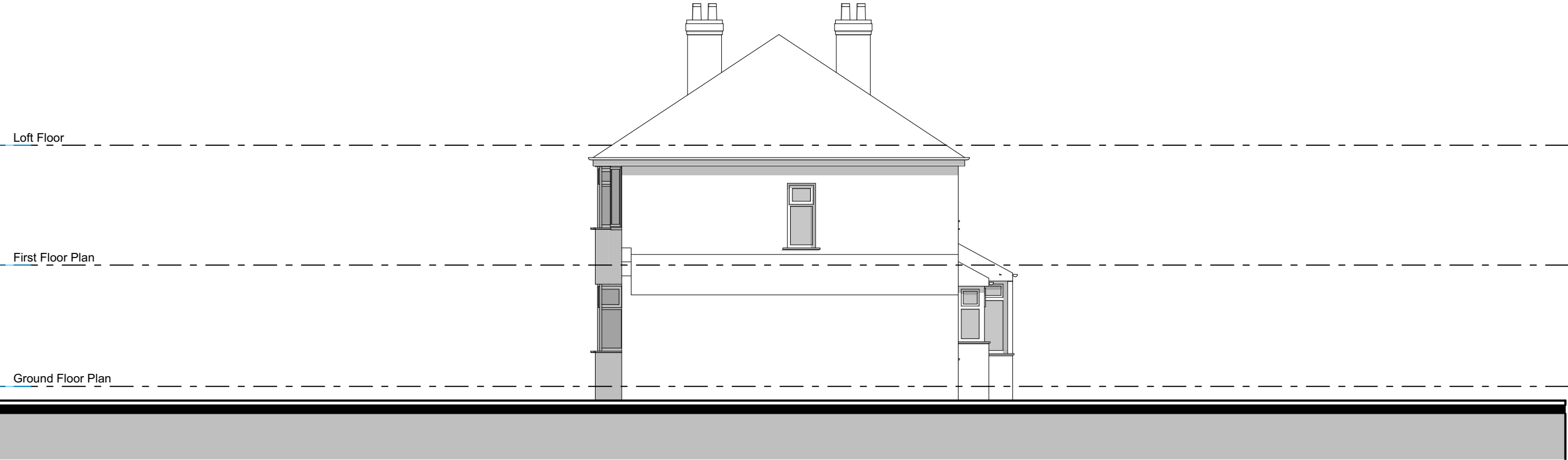
Project Number **MAL007**
Drawing Title

Elevations - Existing

Drawing Number Scale
WD5.1 1:100 @ A3



Existing - Side Elevation



Existing - Side Elevation

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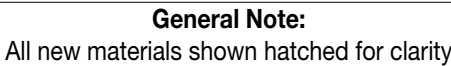
Project Description
7 Malvern Road, Middleton

Project Number **MAL007**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



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[illegible]

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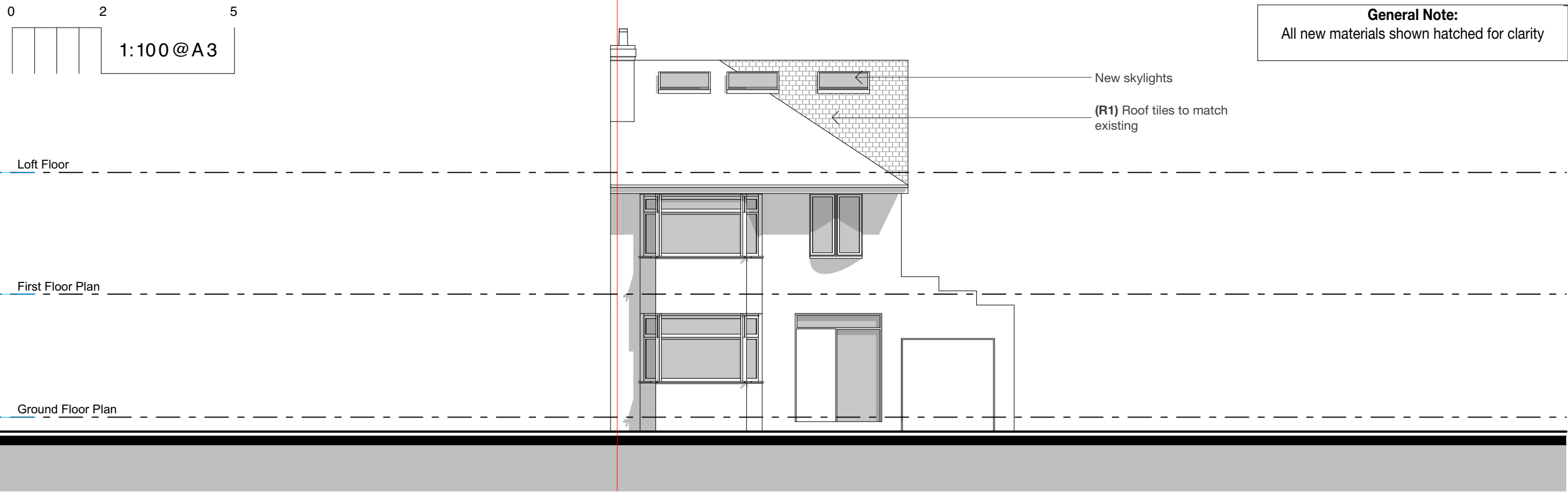
Drawing Title

Elevations - Proposed

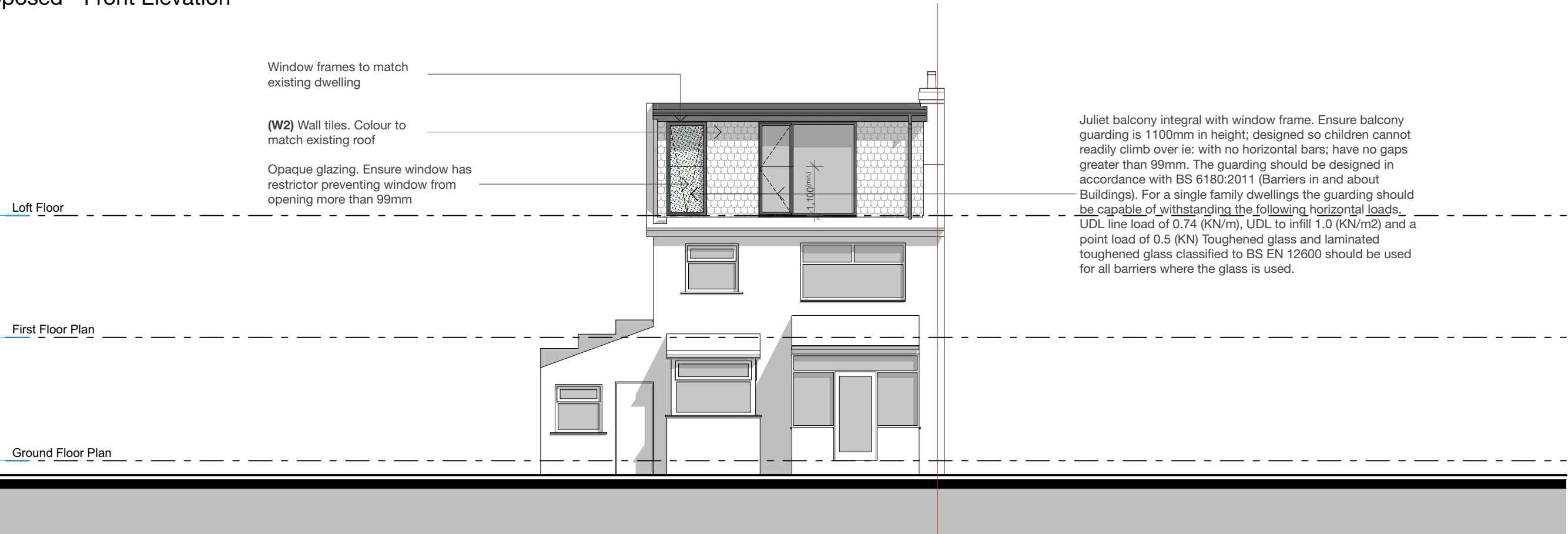
Drawing Number	Scale
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WD5.3 1:100 @ A

1:100 @ A3

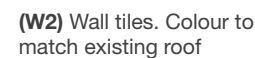


Proposed - Front Elevation



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		 (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
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				



General Note:
All new materials shown hatched for clarity

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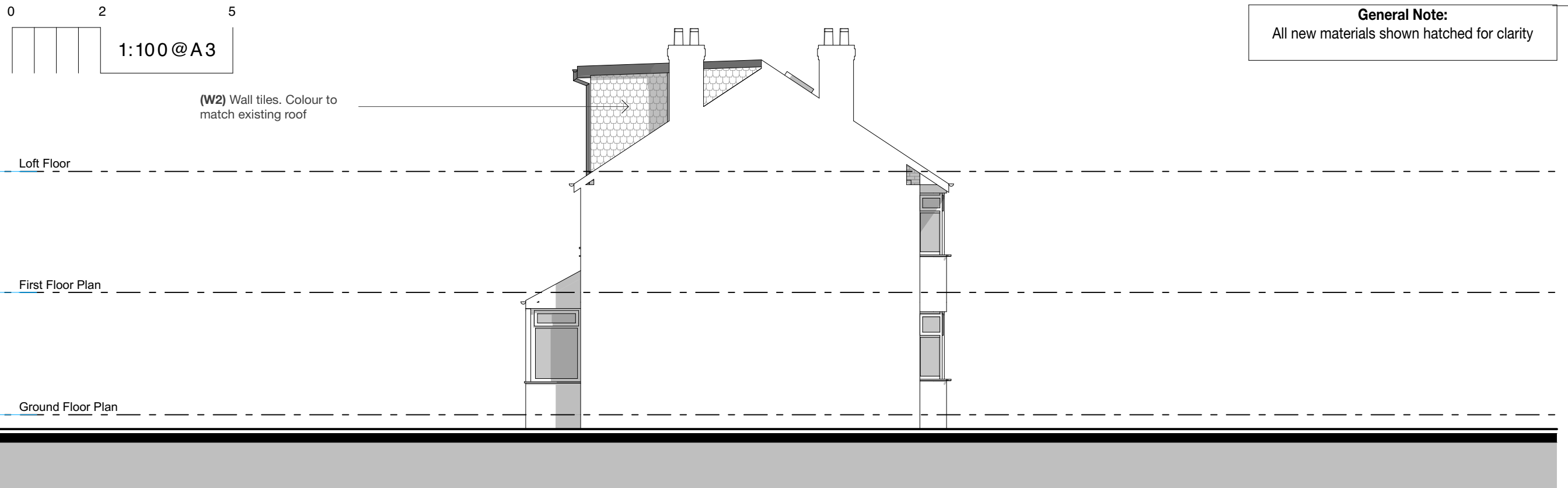
Elevations - Proposed

Drawing Number	Scale
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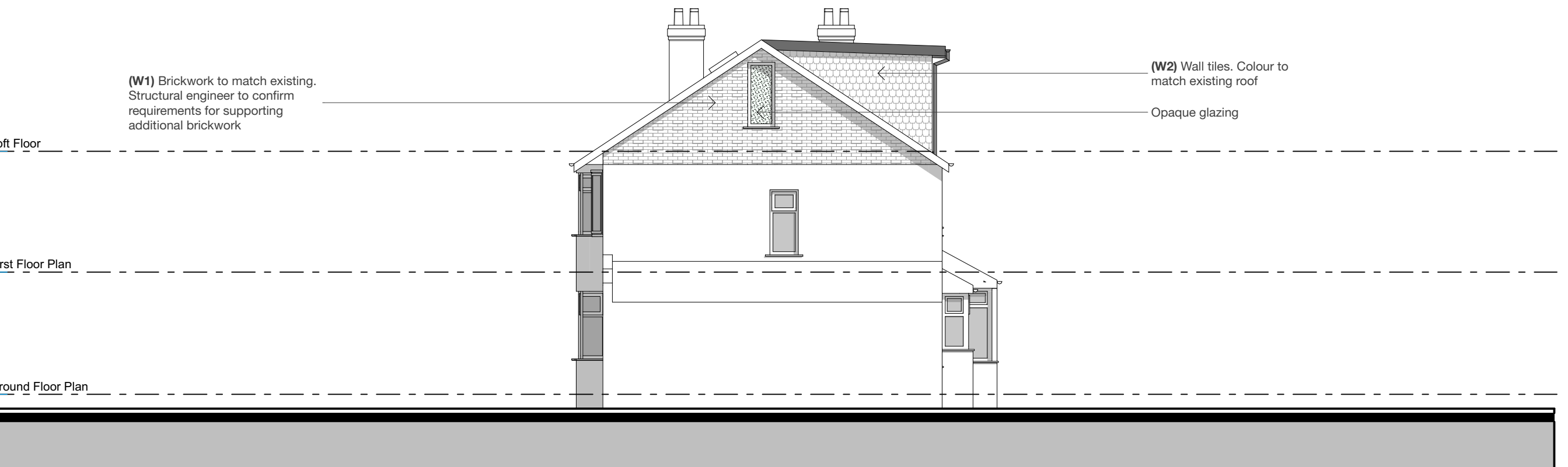
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WD5.4 1:100 @ A3

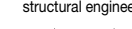
1:100 @ A3



Proposed - Side Elevation



Proposed - Side 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		
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