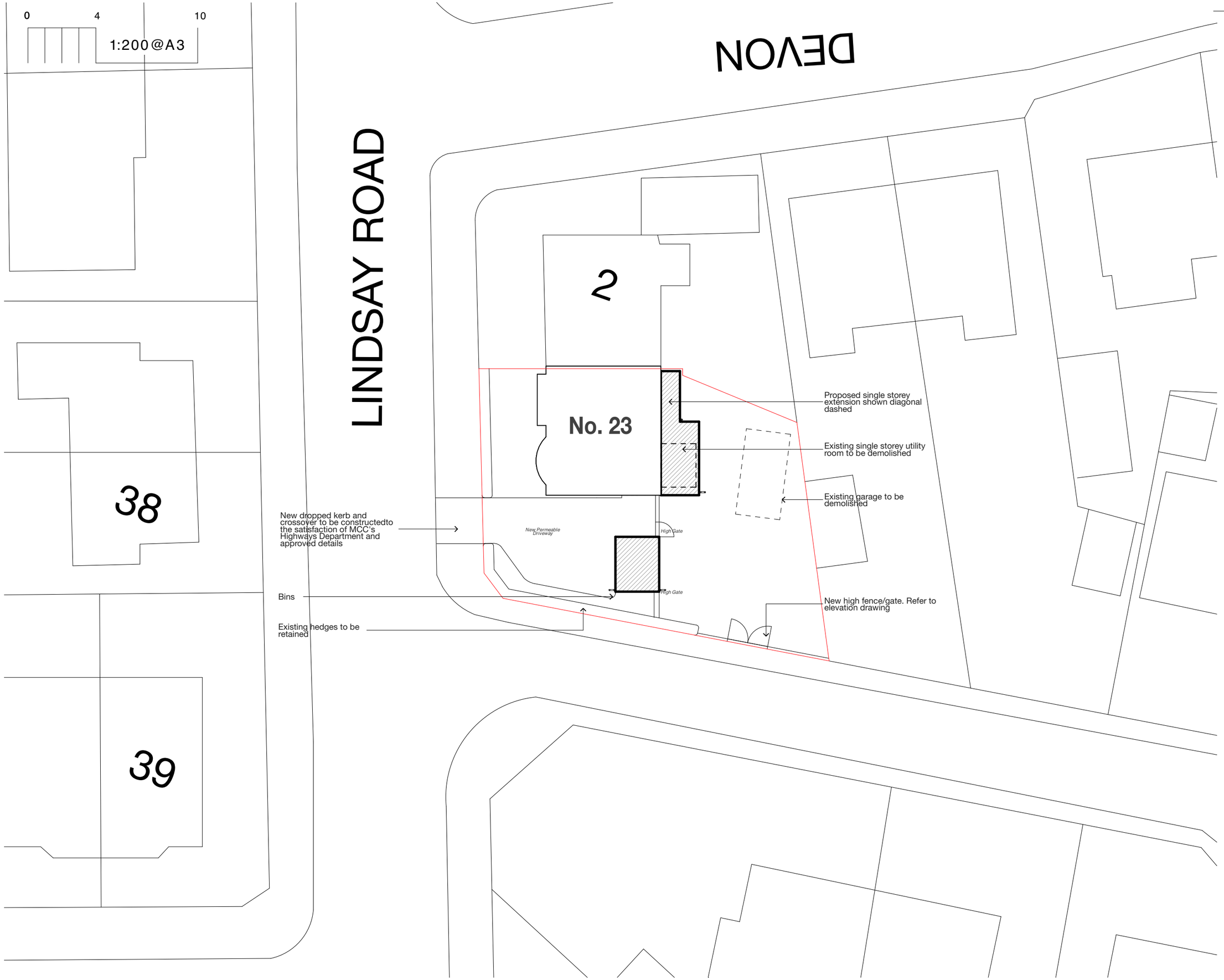

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24
A	See clouded areas	12.11.24
B	See clouded areas	07.03.25
C	Single storey rear extension reduced	03.05.25

FOR PLANNING/ BUILDING CONTROL APPROVAL

flocc

Flocc Studio Ltd.

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+44 161 307 1766
info@floccstudio.co.uk

Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

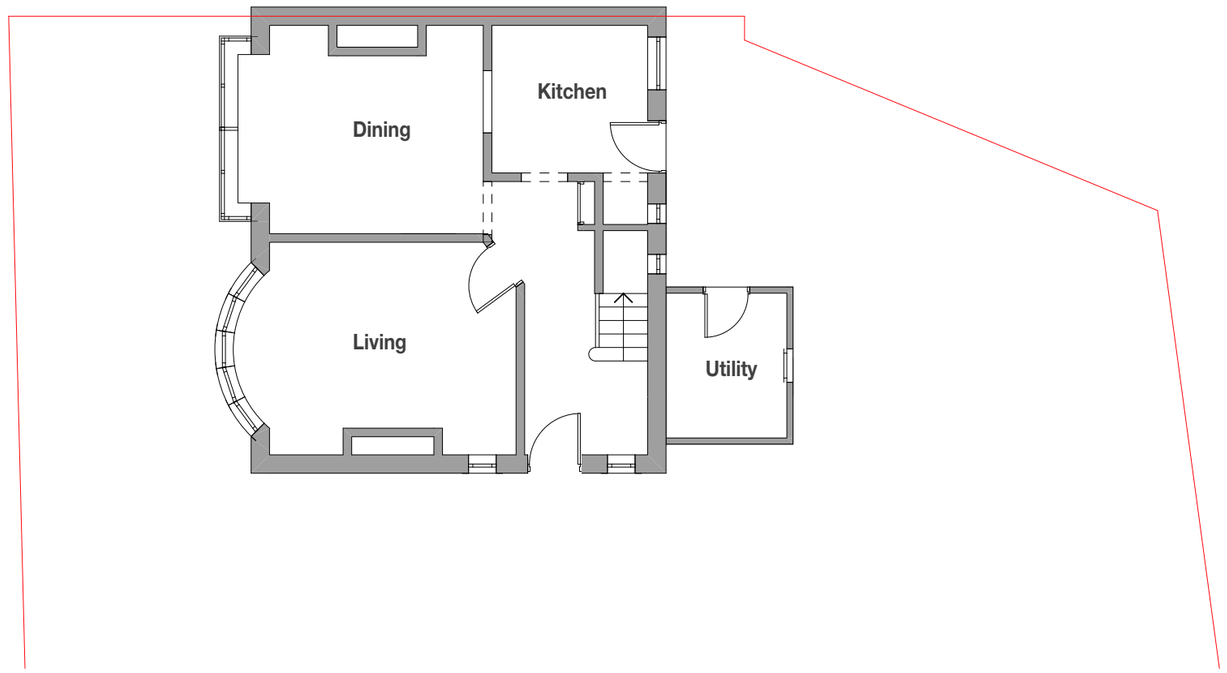
Site Plan - Proposed

Drawing Number **WD2.2**

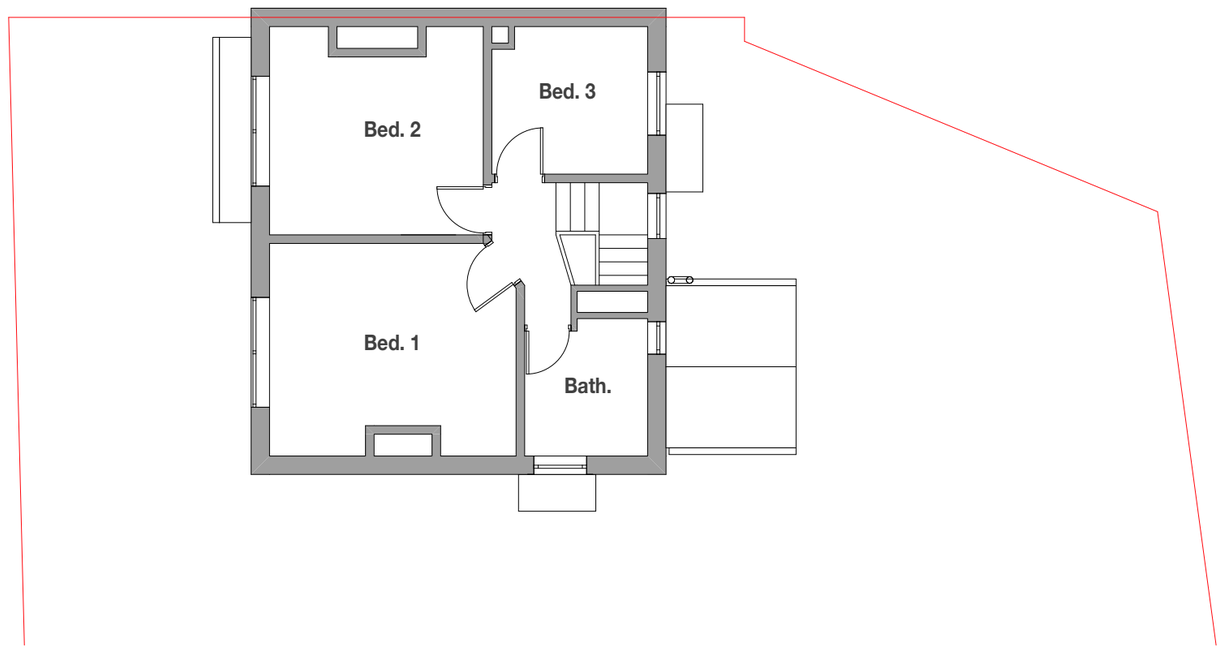
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

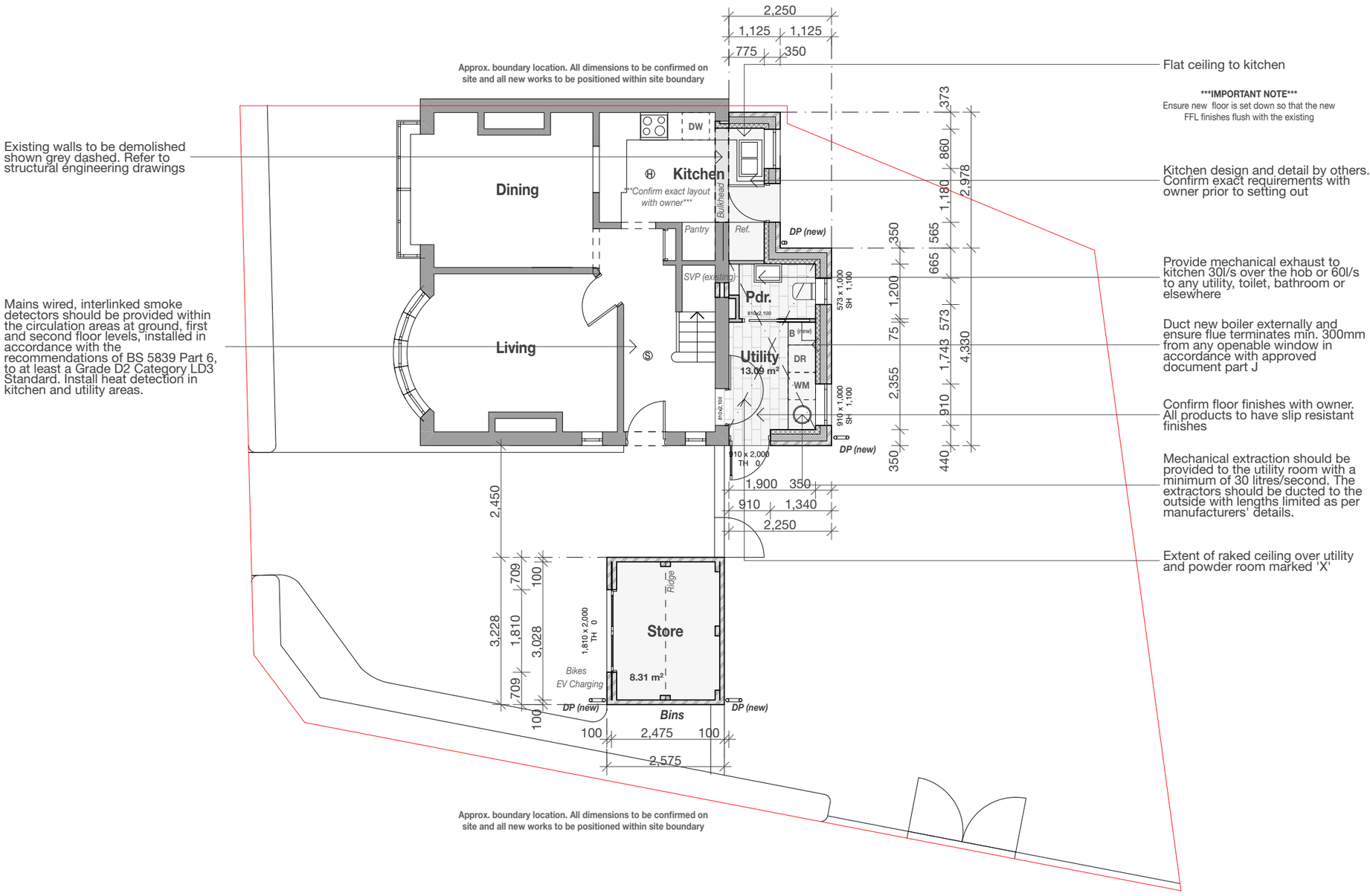
Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

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

- 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
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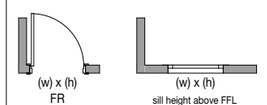
- Confirm all finishes and materials with owner.

*****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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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24
A	See clouded areas	07.03.25
B	Single storey rear extension reduced	03.05.25

FOR PLANNING/ BUILDING CONTROL APPROVAL

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info@floccstudio.co.uk

Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

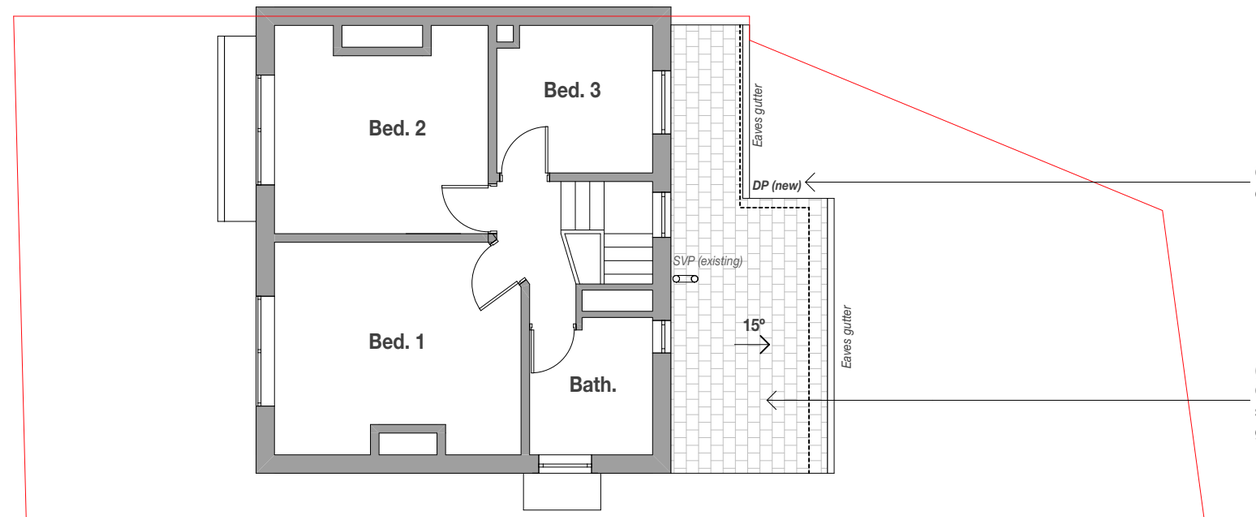
Drawing Title

Plans - Proposed Ground Floor Plan

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

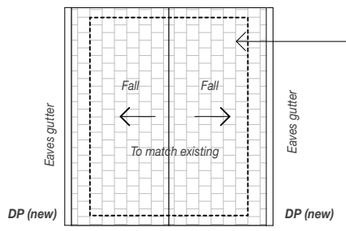
0 2 5

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.



Expose rafters to eaves

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

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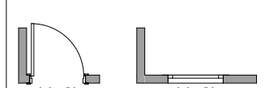
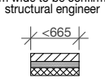


Brickwork

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	06.11.24
A	See clouded areas	07.03.25
B	Single storey rear extension reduced	03.05.25

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

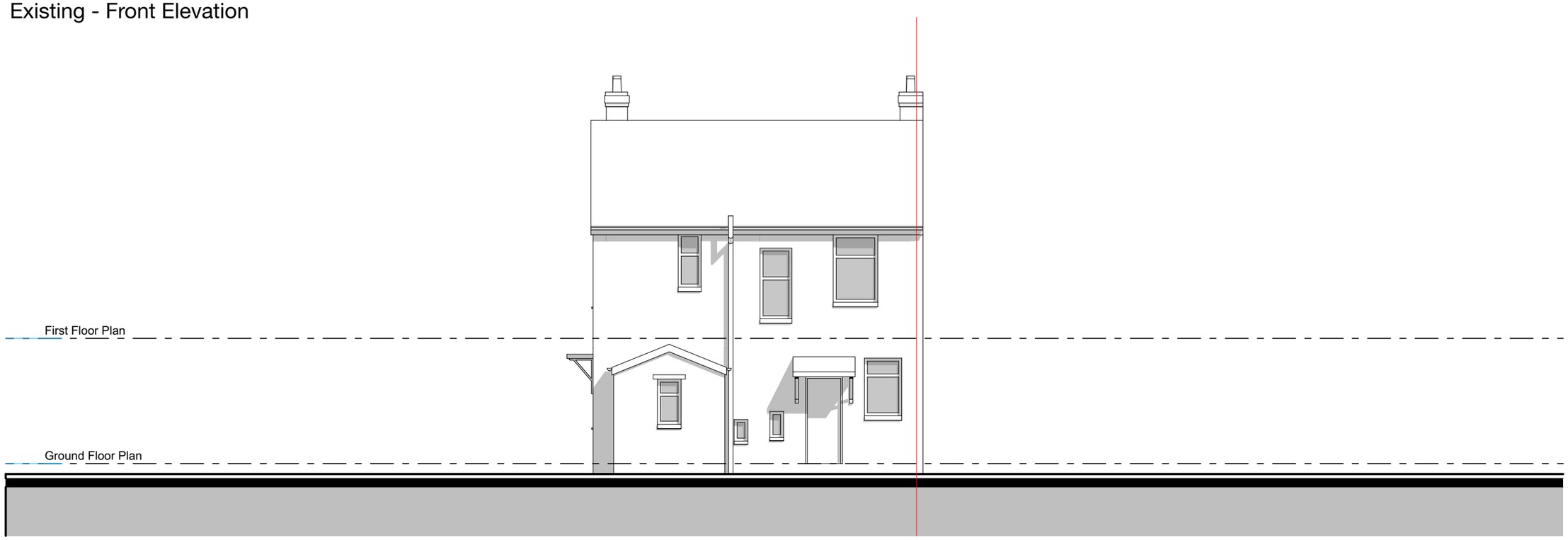
Plans - Proposed First Floor Plan

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

0 2 5

1:100@A3

Existing - Front Elevation



Existing - Rear Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

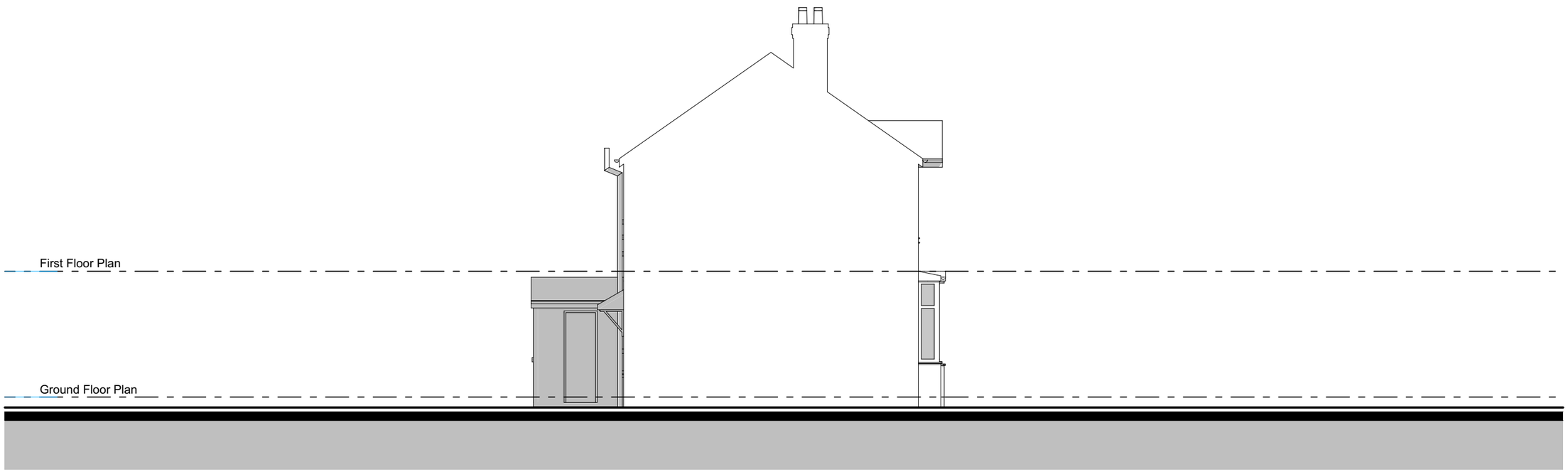
Elevations - Existing

Drawing Number **WD5.1**

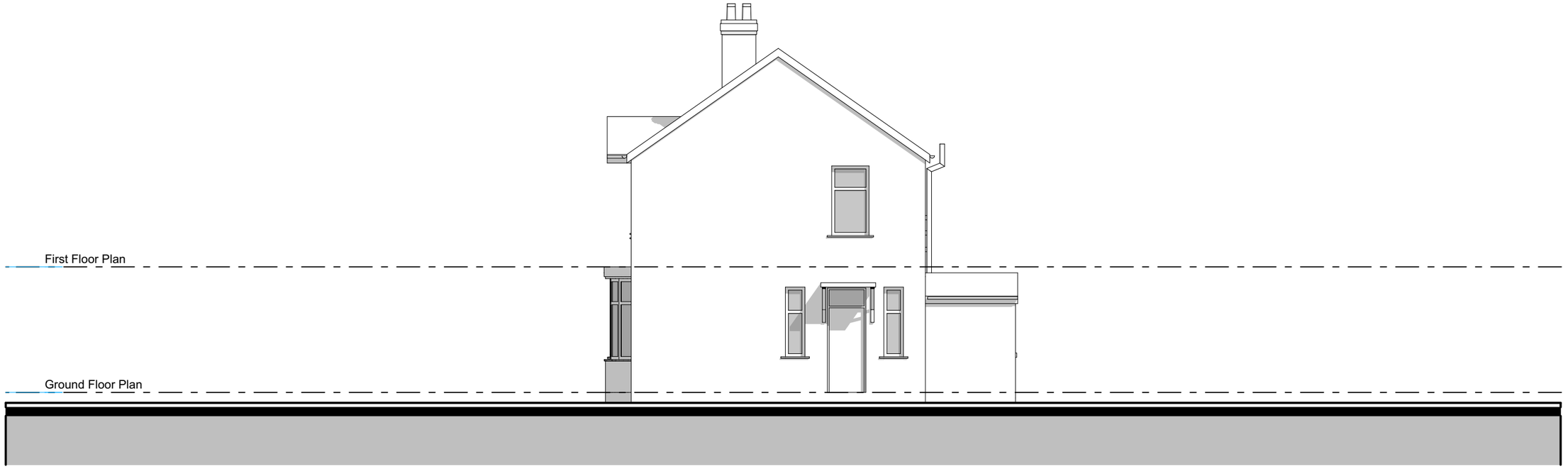
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Elevations - Existing

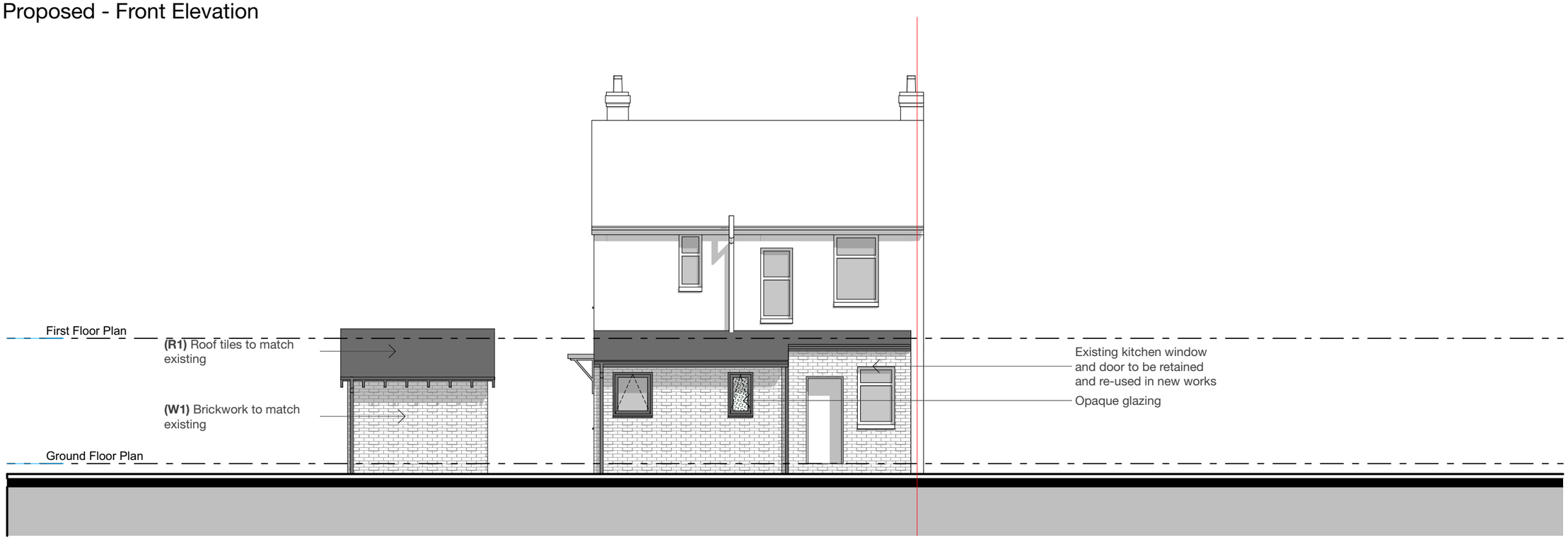
Drawing Number **WD5.2**

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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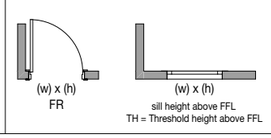
- Confirm all finishes and materials with owner.

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

Notes on setting out

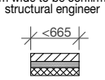
All opening sizes are to structural openings

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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General Note:
All new materials shown hatched for clarity

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24
A	See clouded areas	07.03.25
B	Single storey rear extension reduced	03.05.25

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

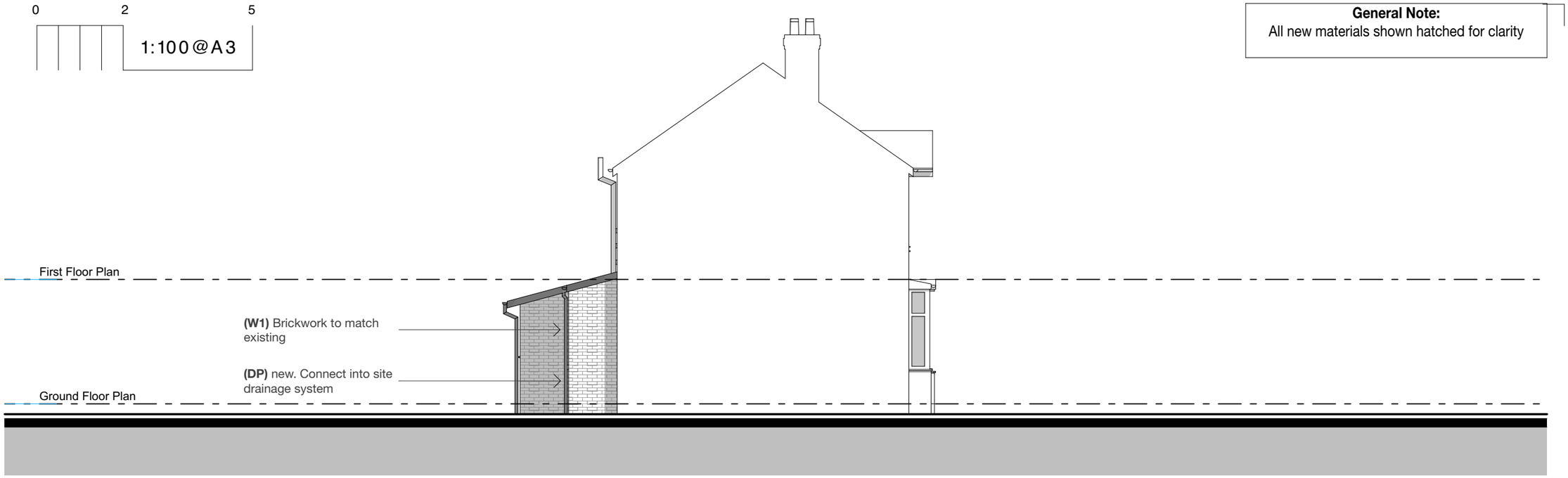
Elevations - Proposed

Drawing Number **WD5.3**

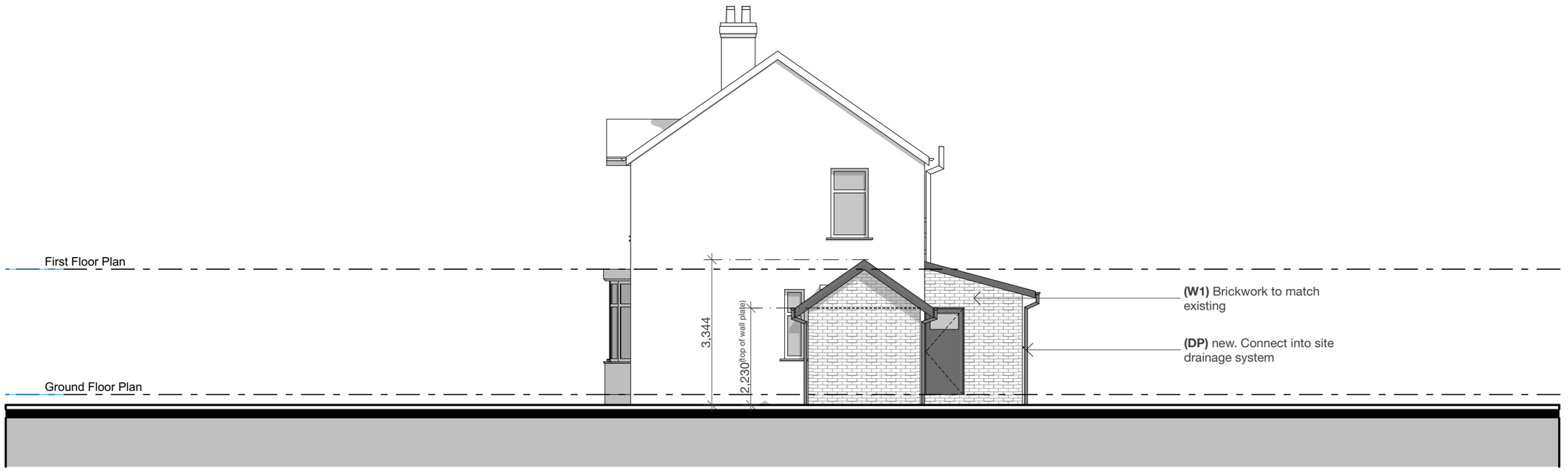
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Side Elevation



Proposed - Side Elevation

Legend

ref.	refrigerator	B	boiler	OP	overflow
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
- Provide weep holes at 900mm centers above all openings

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General Note:
All new materials shown hatched for clarity

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24
A	See clouded areas	07.03.25
B	Single storey rear extension reduced	03.05.25

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

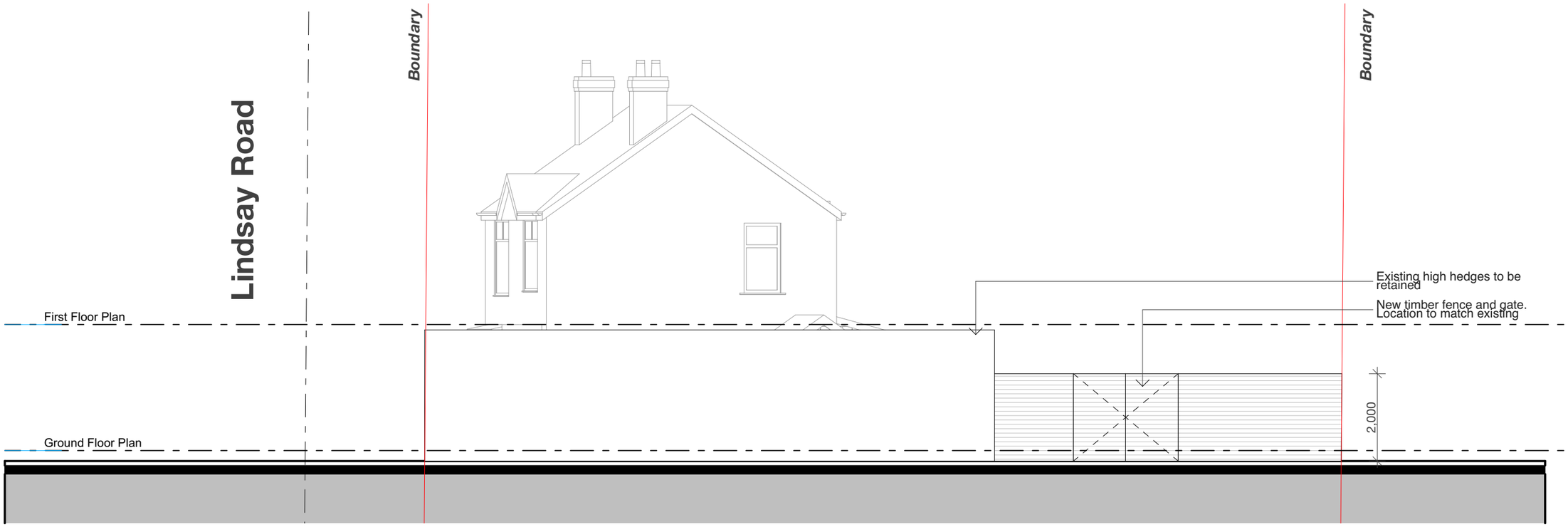
Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**

0 2 5

1:100@A3



Fence Elevation

General Note:
All new materials shown hatched for clarity

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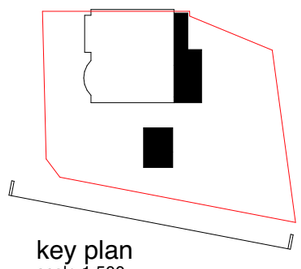
Issue/ Rev	Description	Date
#	Initial Issue	12.11.24

FOR PLANNING/ BUILDING CONTROL APPROVAL



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
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Notes on setting out

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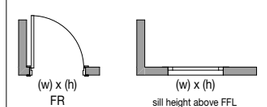
FR = Fire rated door where required



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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.5**

Scale **1:100 @ A3**