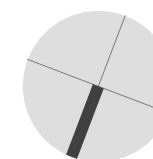


Issue/ Rev	Description	Date
#	Initial Issue	06.11.17
A	See clouded areas	12.11.17
B	See clouded areas	07.03.18
C	Single storey rear extension reduced	03.05.18

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulm

Project Number **LIN023**

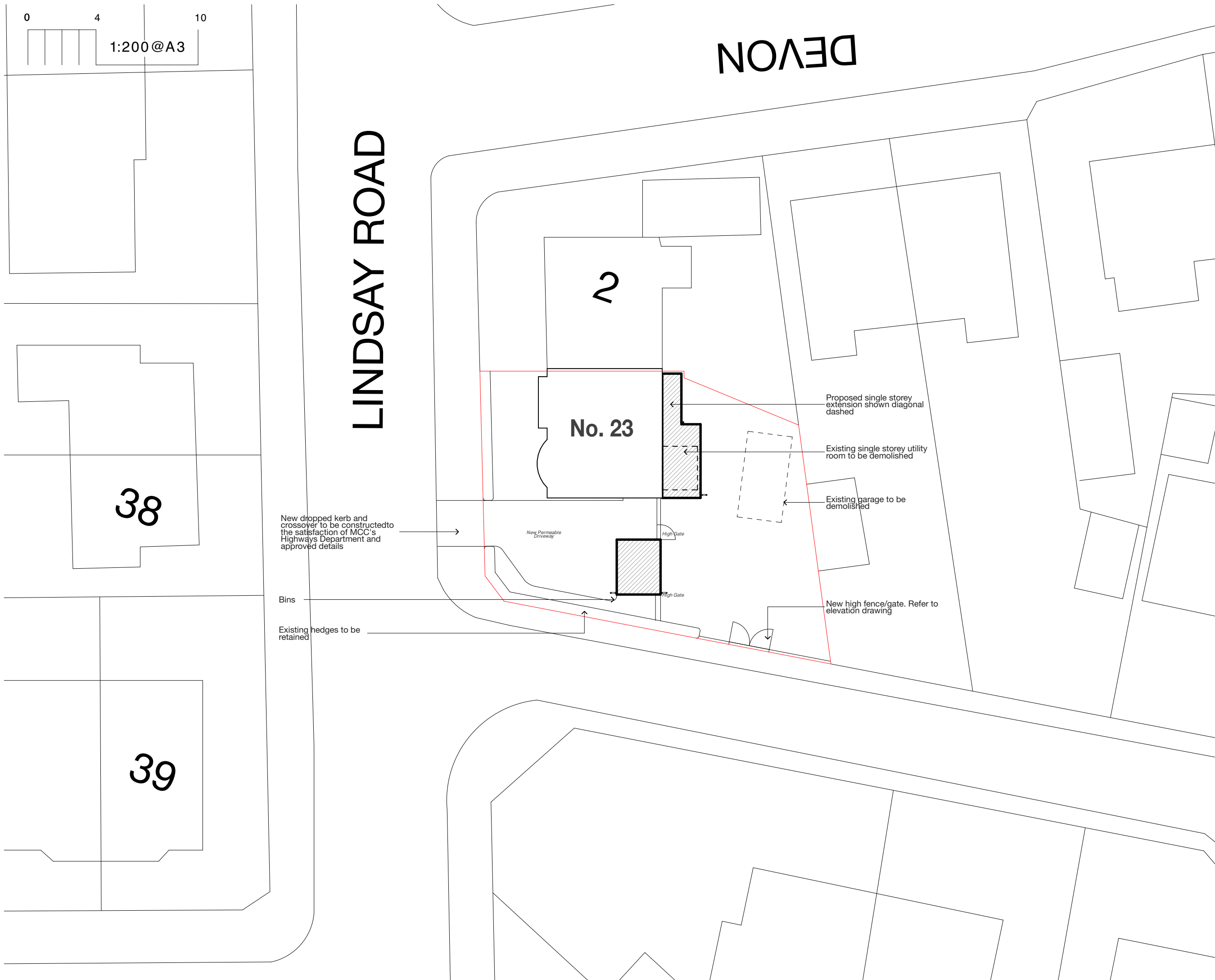
Drawing Title

Site Plan - Proposed

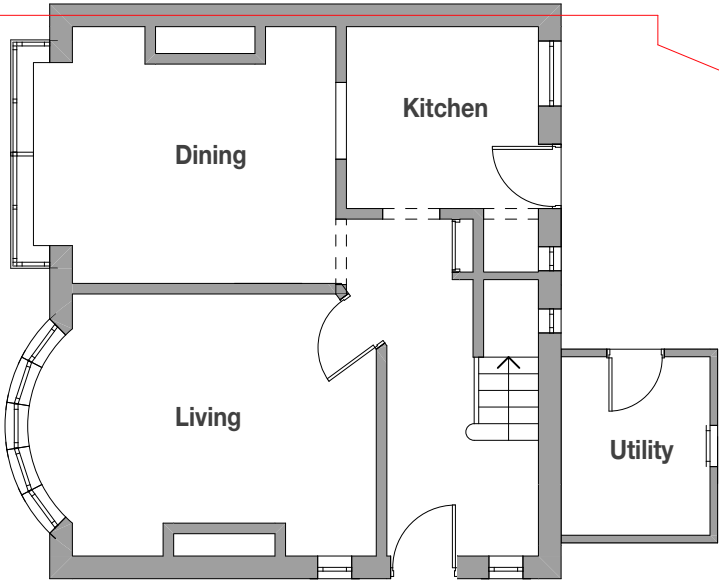
Drawing Number	Scale
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WD2.2 1:200 ©

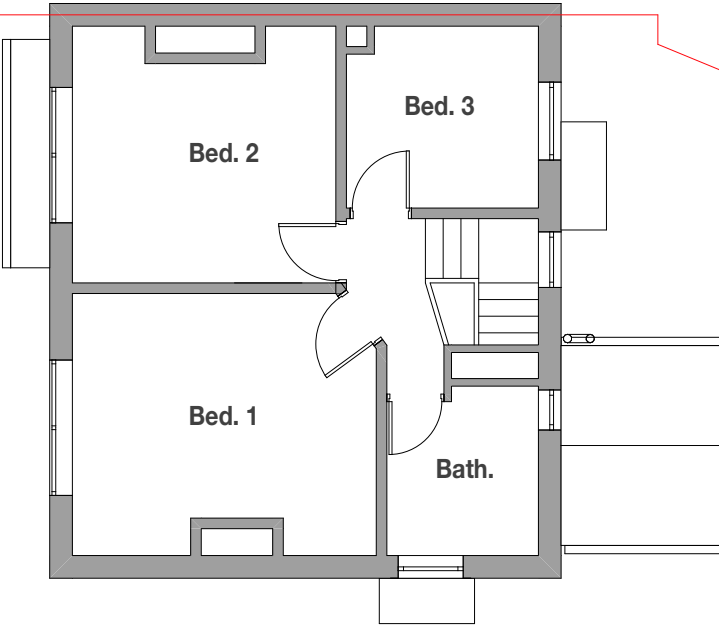
WD2.2 1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan



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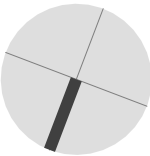
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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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Client	Gill Biddle & Ross Phillips
Project Description	23 Lindsay Road, Levenshulme
Project Number	LIN023
Drawing Title	Plans - Existing
Drawing Number	WD3.1
Scale	1:100 @ A3

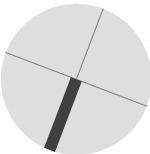
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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24
A	See clouded areas	07.03.25
B	Single storey rear extension reduced	03.05.25

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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

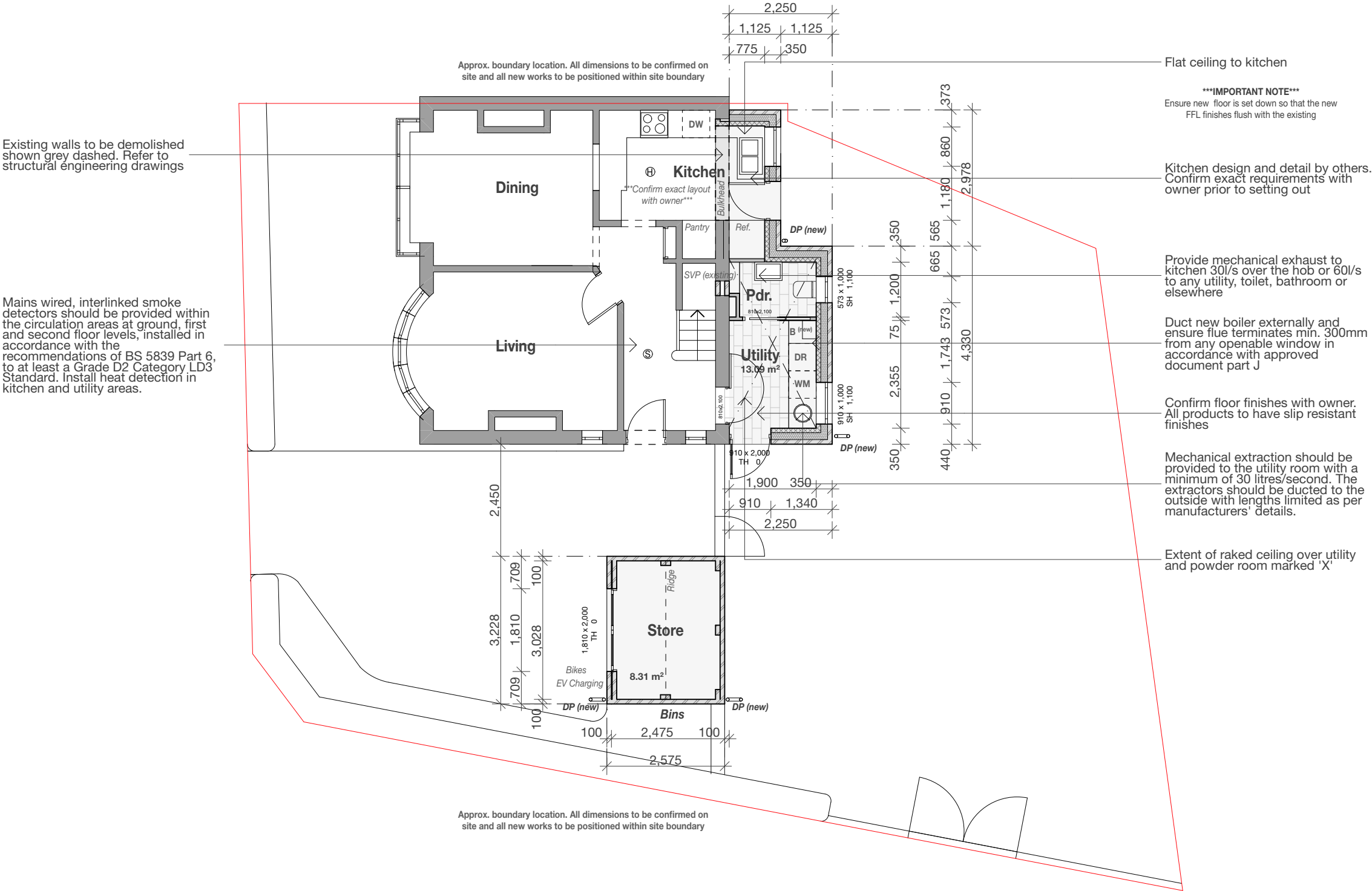
Legend					
ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity 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

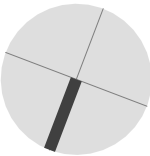
Notes
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- Confirm all finishes and materials with owner.
All works to be constructed in accordance with accredited construction details

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	 (w) x (h) TH = Threshold height above FFL
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings



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

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Gill Biddle & Ross Phillips

Project Description
23 Lindsay Road, Levenshulme

Project Number LIN023
Drawing Title

Plans - Proposed First Floor
Plan

Drawing Number Scale

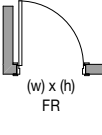
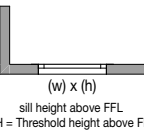
WD3.3 1:100 @ A3

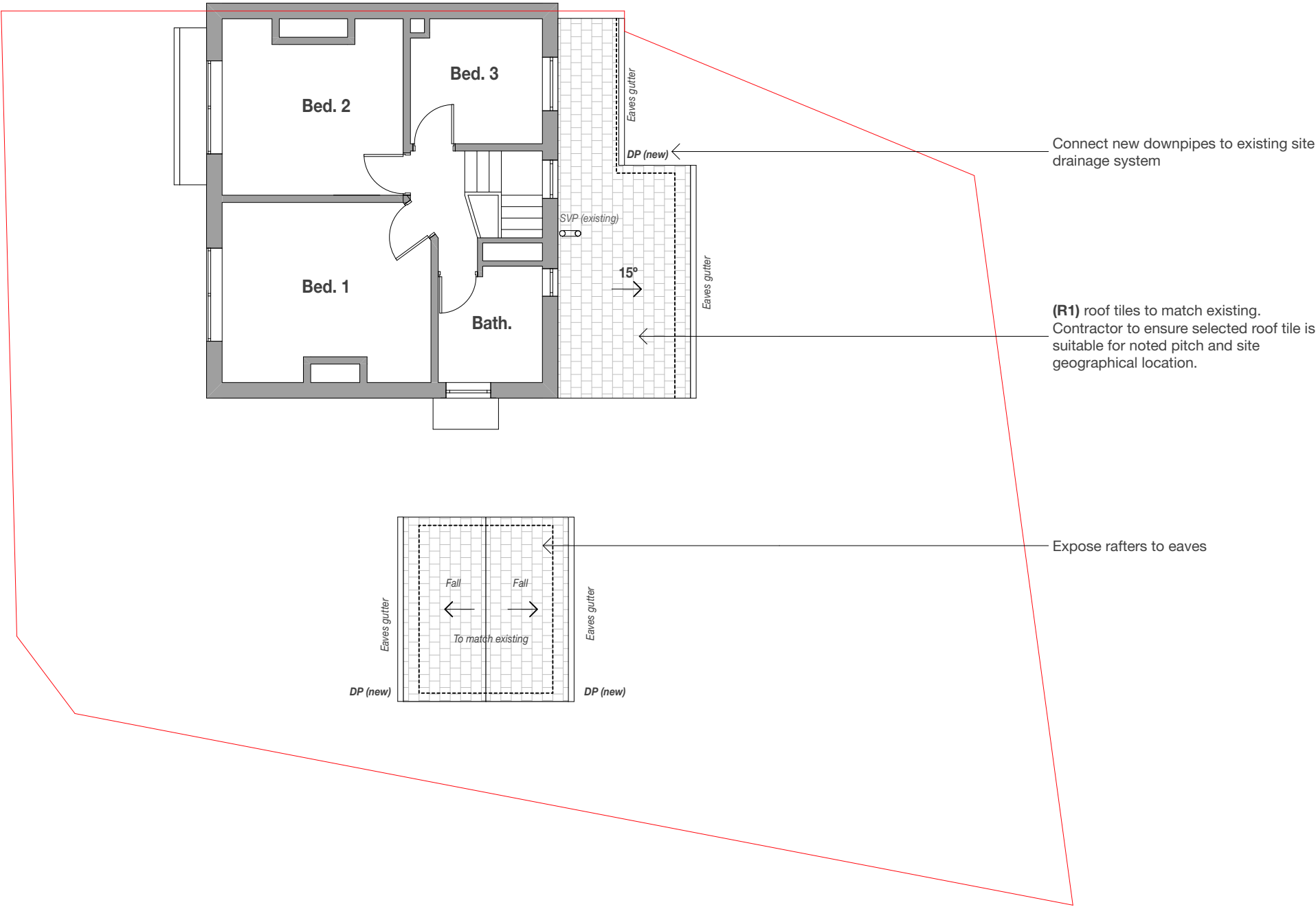
Legend					
ref.	refrigerator	B	boiler	OP	overflow
wm	washing machine	W1	wall type 1	HOP	hopper
dw	dishwasher	W2	wall type 2	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
wir	walk in wardrobe	R1	roof type 1	GM	gas meter
pdr.	powder room	DP	downpipe	EM	electricity 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

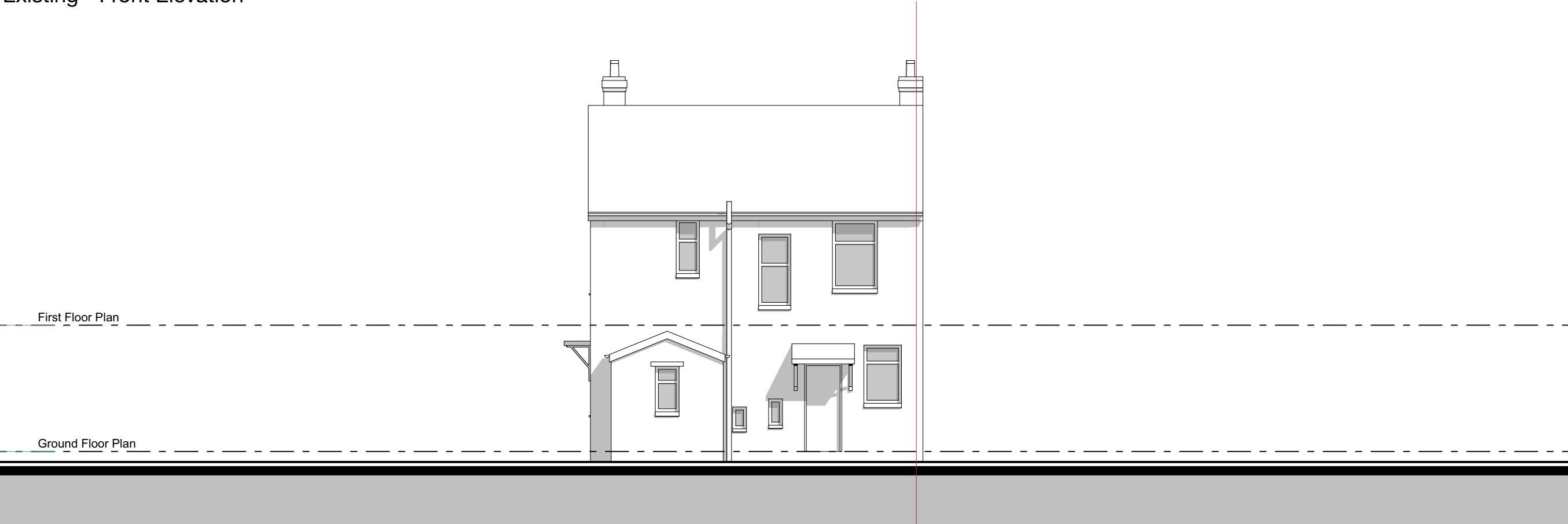
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- Confirm all finishes and materials with owner.
All works to be constructed in accordance with accredited construction details

Notes on setting out	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





Existing - Front Elevation



Existing - Rear Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

FOR PLANNING/
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Client
Gill Biddle & Ross Phillips

Project Description
23 Lindsay Road, Levenshulme

Project Number LIN023
Drawing Title

Elevations - Existing

Drawing Number Scale
WD5.1 1:100 @ A3

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[illegible]

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BUILDING CONTROL
APPROVAL**

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Elevations - Existing

Drawing Number	Scale
----------------	-------

WD5.2 1:100 @ A

The image displays two architectural drawings of a building, labeled 'First Floor Plan' and 'Ground Floor Plan'. The 'First Floor Plan' is a top-down view showing a rectangular structure with a central door and a small triangular extension on the right side. The 'Ground Floor Plan' is a side elevation showing the building's profile, including a large window and a small triangular extension on the right side. The drawings are rendered in black lines on a white background, with a dashed line indicating the building's footprint. The 'Ground Floor Plan' is positioned below the 'First Floor Plan'.

Existing - Side Elevation

This architectural drawing shows the front elevation of a house, divided into two horizontal sections by dashed lines. The upper section, labeled 'First Floor Plan', shows a gabled roof with a chimney on the left and a single window in the center. The lower section, labeled 'Ground Floor Plan', shows a front porch with a central door and two side windows, a small side extension on the right, and a taller structure on the left. The ground is represented by a solid grey area at the bottom.

Existing - Side Elevation

[illegible]

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Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
----------------	-------

WD5 3 1:100 @ 1000

WD5.3 1:100 @ A

Proposed - Front Elevation



Proposed - Rear Elevation

Legend						
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***
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	

<h3>Notes</h3> <ul style="list-style-type: none"> - 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. <p>***All works to be constructed in accordance with accredited construction details***</p>	<h3>Notes on setting out</h3> <p>***All opening sizes are to structural openings*** FR = Fire rated door where required</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p> (w) x (h) FR </p> <p> (w) x (h) sill height above FFL TH = Threshold height above FFL </p> <h3>Brickwork</h3> <p>windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer</p>  <p> - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings </p>
---	--

[illegible]

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

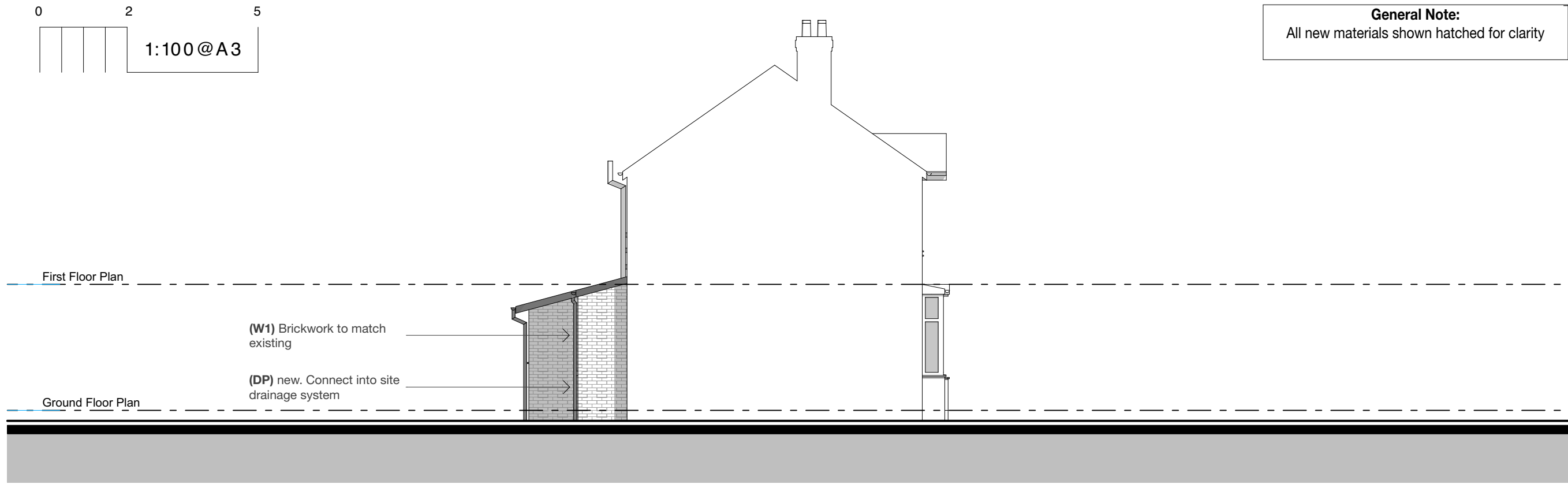
Drawing Title

Elevations - Proposed

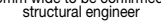
Drawing Number	Scale
----------------	-------

WD5.4 1:100 @ A

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	
wm	washing machine	W1	wall type 1	HOP	hopper		<ul style="list-style-type: none">- 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***	 (w) x (h) FR	 - 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			 (w) x (h) sill height above FFL TH = Threshold height above FFL	
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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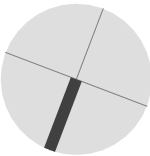
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[illegible]

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
----------------	-------

WD5 5 1:100 ©

WD5.5 1:100 @ A

First Floor Plan

Ground Floor Plan

Fence Elevation

Existing high hedges to be retained

New timber fence and gate.
Location to match existing

2,000 ✕

key plan
scale 1:500

Legend						
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***
wm	washing machine	W1	wall type 1	HOP	hopper	
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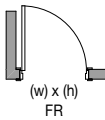
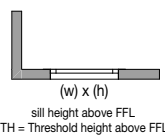
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*****All works to be constructed in accordance with accredited construction details*****

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