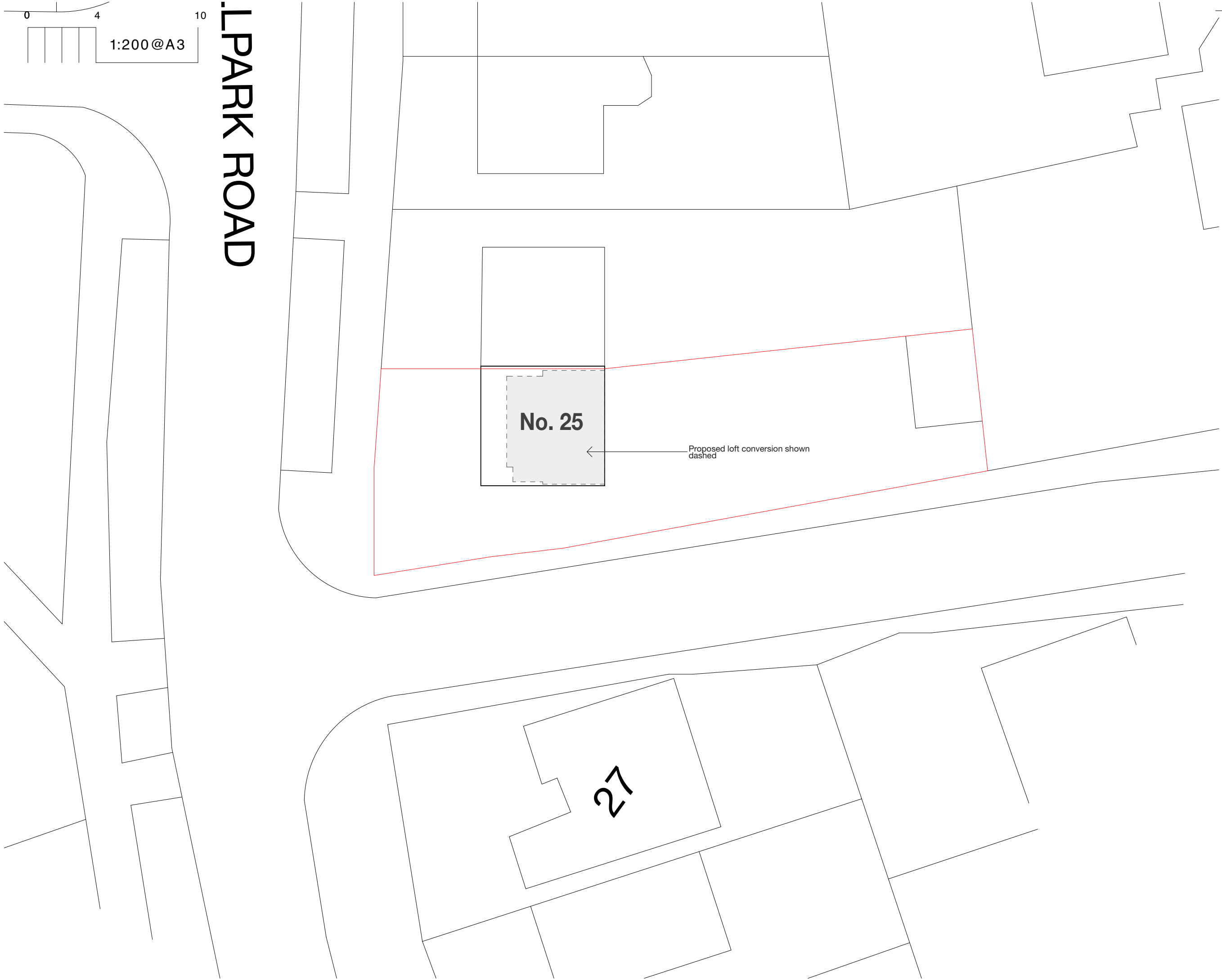


L PARK ROAD



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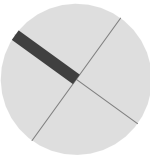
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Issue/ Rev	Description	Date
#	Initial Issue	01.08.25

FOR PLANNING/
BUILDING CONTROL
APPROVAL



flocc

Flocc Studio Ltd.
963 Stockport Rd Levenshulme
Manchester M19 3NP.
+44 161 307 1766
info@floccstudio.co.uk

Client	Minu Thandasseril Joy
Project Description	25 Fellpark Road, Brooklands
Project Number	FEL025
Drawing Title	Site Plan - Proposed
Drawing Number	WD2.2
Scale	1:200 @ A3

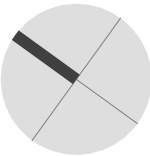
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flocc

Flocc Studio Ltd.
963 Stockport Rd Levenshulme
Manchester M19 3NP.
+44 161 307 1766
info@floccstudio.co.uk

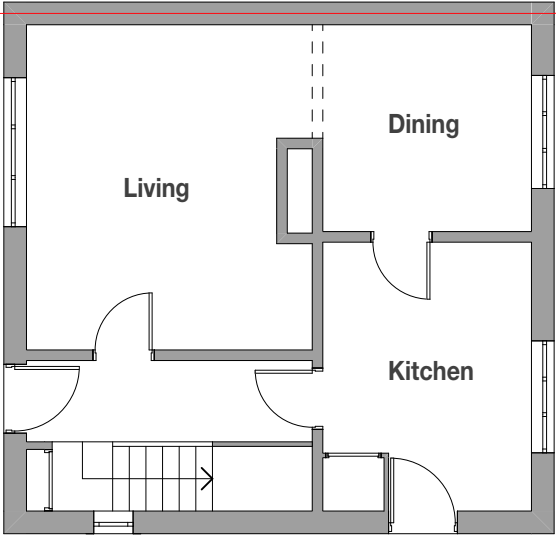
Client
Minu Thandasseril Joy

Project Description
25 Fellpark Road, Brooklands

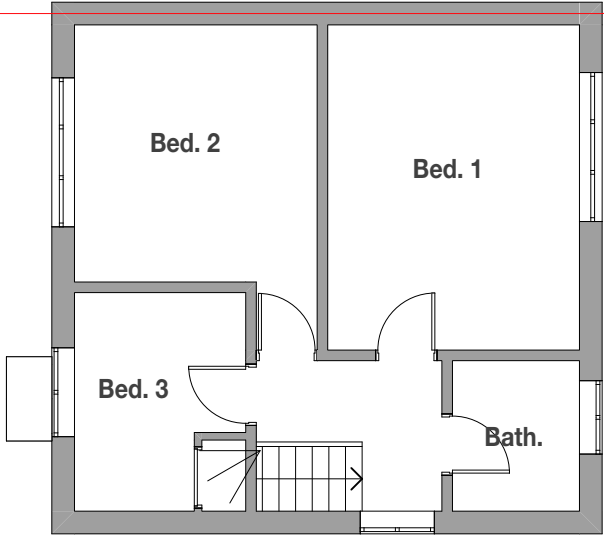
Project Number **FEL025**
Drawing Title
Plans - Existing

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

Existing - Ground Floor Plan



Existing - First Floor Plan



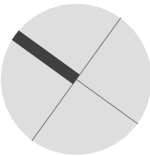
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[illegible]

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BUILDING CONTROL
APPROVAL**



flocc

floc Studio Ltd.
63 Stockport Rd Levenshulme
Manchester M19 3NP.
0161 44 161 307 1766
info@flocstudio.co.uk

Client

Minu Thandasseril Joy

Project Description

25 Fellpark Road, Brooklands

Project Number **FEL025**

Drawing Title

Plans - Proposed

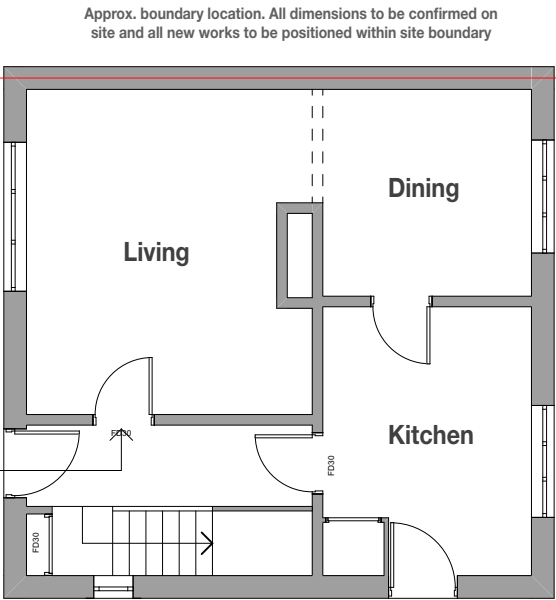
Drawing Number	Scale
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WD3 2 1:100 ©

WD3.2 1:100 @ A

Proposed Ground 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



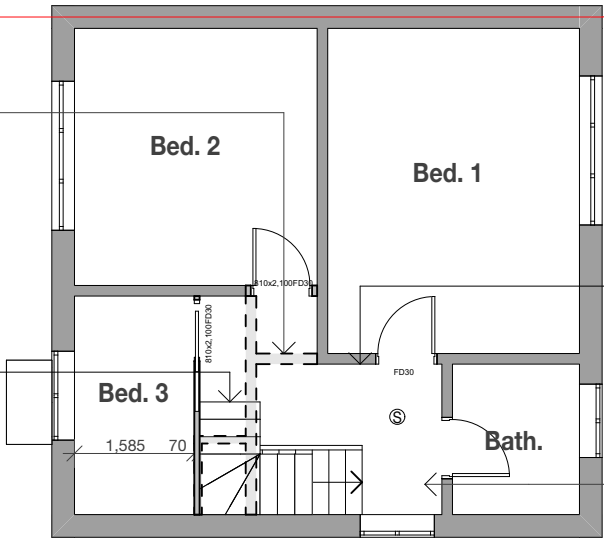
Approx. boundary location. All dimensions to be confirmed on site and all new works to be positioned within site boundary

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

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°

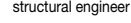
Maintain 2m head clearance.



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

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.

Proposed First Floor Plan

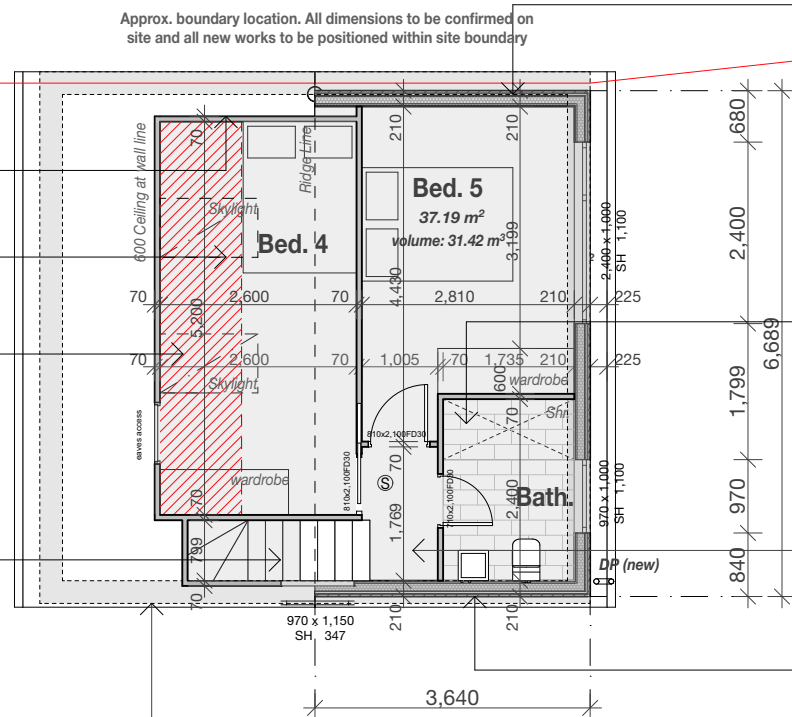
Legend						Notes	Notes on setting out	Brickwork
ref.	refrigerator	B	boiler	OP	overflow	Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***	***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			
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			

- Breathable roofing felt is laid strictly in accordance with manufacturer's instructions
- Provision of Eaves-ridge ventilation dependent on BBA certificate for type of membrane
- Continuity of insulation is achieved at roof and wall junctions
- Provision of insulated reveals to velux windows to prevent cold bridging
- Suitable vapour control layer to the warm side of the insulation that is not penetrated by recessed lights.
- No penetration of roof insulation by recessed light fittings
- Insulation joints fitted tightly and not undercut

Floor area under with a ceiling height under 1500mm
hatched red

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



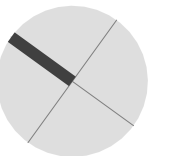
External walls within 1.0m of a boundary should achieve a minimum of 30 minutes fire resistance from both the inside and outside independently – suggest Supalux/Magply or similar Cementitious board to the external face of external walls installed as per manufacturer's specification. Internal fire resistance is usually achieved with 12.5mm fire-lined plaster board. In addition to this the cladding on the outside should be Class B-s3, d2 or better in relation to the reaction to fire. For example timber and plastics are not permitted. Exact details of proposed cladding to be provided to building control for approval prior to installation.

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.

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.

— Existing external walls below shown grey dashed

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

**963 Stockport Rd Levenshulme
Manchester M19 3NP.**

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

Minu Thandasseril Joy

25 Fellpark Road, Brooklands

Drawing Title

Plans - Proposed

Drawing Number	Scale
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WD3 3 1-10

1:100 @ A3

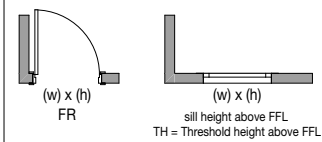
Proposed Loft Floor Plan

Legend						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***
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	

- 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.

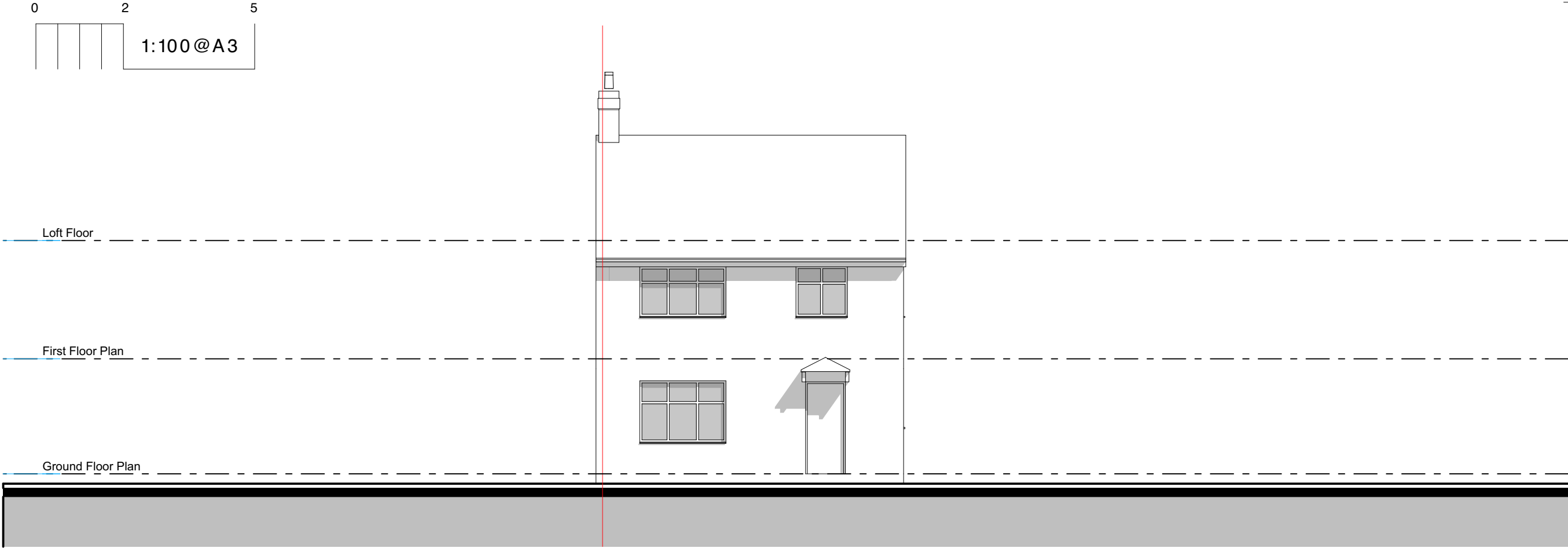
*****All works to be constructed in accordance with accredited construction details*****

All opening sizes are to structural openings
FR = Fire rated door where required

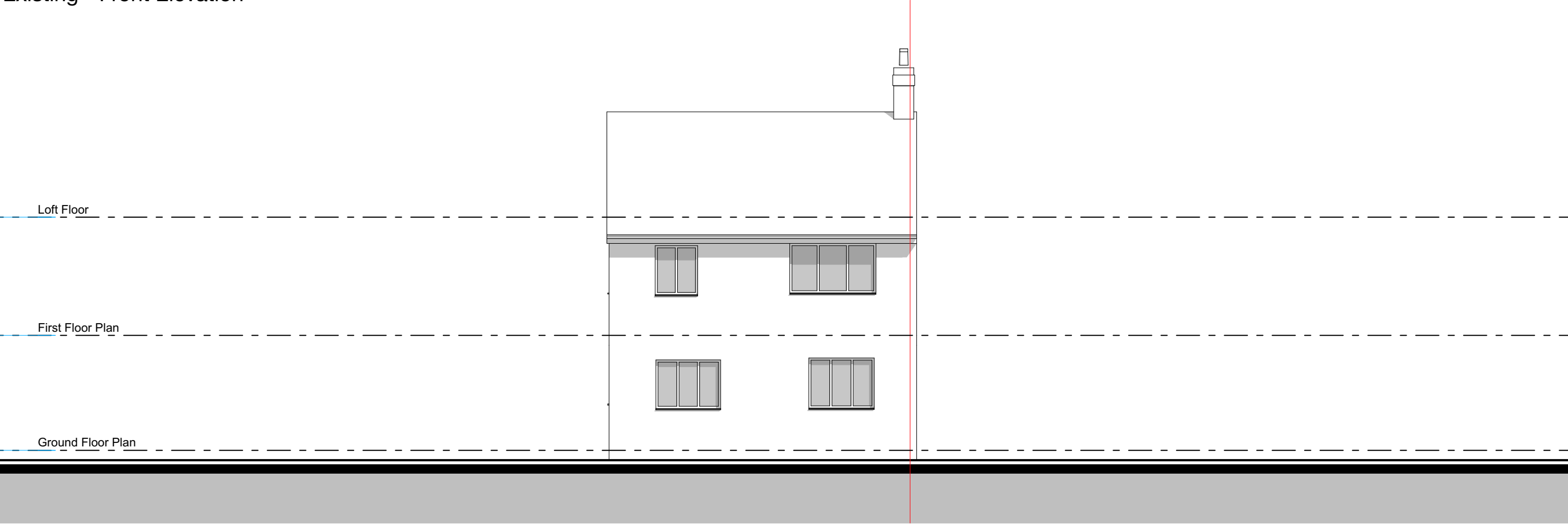


windpost and restraint
requirements for piers less than
665mm wide to be confirmed by
structural engineer

- 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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flocc

Flocc Studio Ltd.
963 Stockport Rd Levenshulme
Manchester M19 3NP.
+44 161 307 1766
info@floccstudio.co.uk

Client
Minu Thandasseril Joy

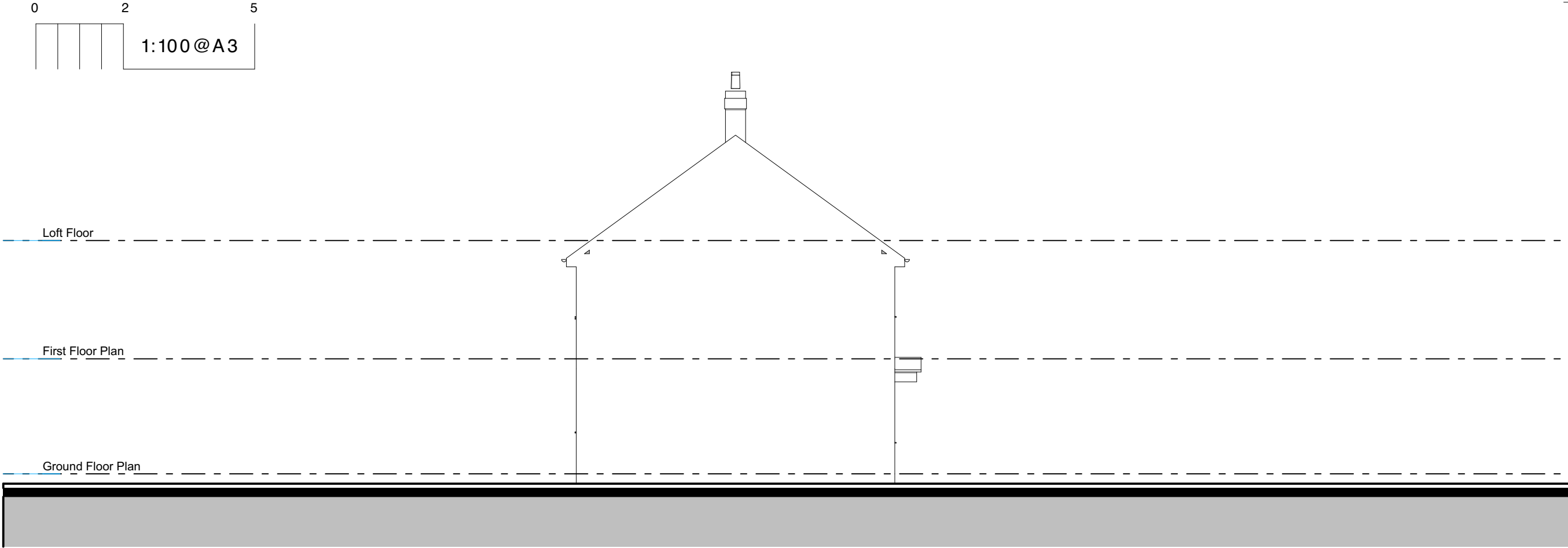
Project Description
25 Fellpark Road, Brooklands

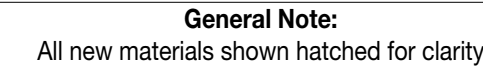
Project Number **FEL025**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3





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BUILDING CONTROL
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flocc

floc Studio Ltd.
63 Stockport Rd Levenshulme
Manchester M19 3NP.
0161 307 1766
info@flocstudio.co.uk

Client

Minu Thandasseril Joy

Project Description

25 Fellpark Road, Brooklands

Project Number **FEL025**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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WD5.3 1:100 @ A3



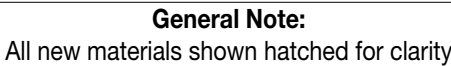
Legend						Refer to General Notes For Details ***All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing***
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall 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	

Notes

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- 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 (w) x (h) FR (w) x (h) sill 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



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[illegible]

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BUILDING CONTROL
APPROVAL**



floc Studio Ltd.
63 Stockport Rd Levenshulme
Manchester M19 3NP.
0161 307 1766
info@flocstudio.co.uk

Client

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Project Description

25 Fellpark Road, Brooklands

Project Number **FEL025**

Drawing Title

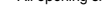
Elevations - Proposed

Drawing Number	Scale
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WD5.4 1:100 @ A3



Legend				Refer to General Notes For Details	
refrigerator	W1	OP	overflow	***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	W2	HOP	hopper		
dw dishwasher	R1	UTY	Utility		
shr. shower	PS	S	sink		
st store	R1	SVP	soil vent pipe		
wir walk in wardrobe	R1	GM	gas meter		
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