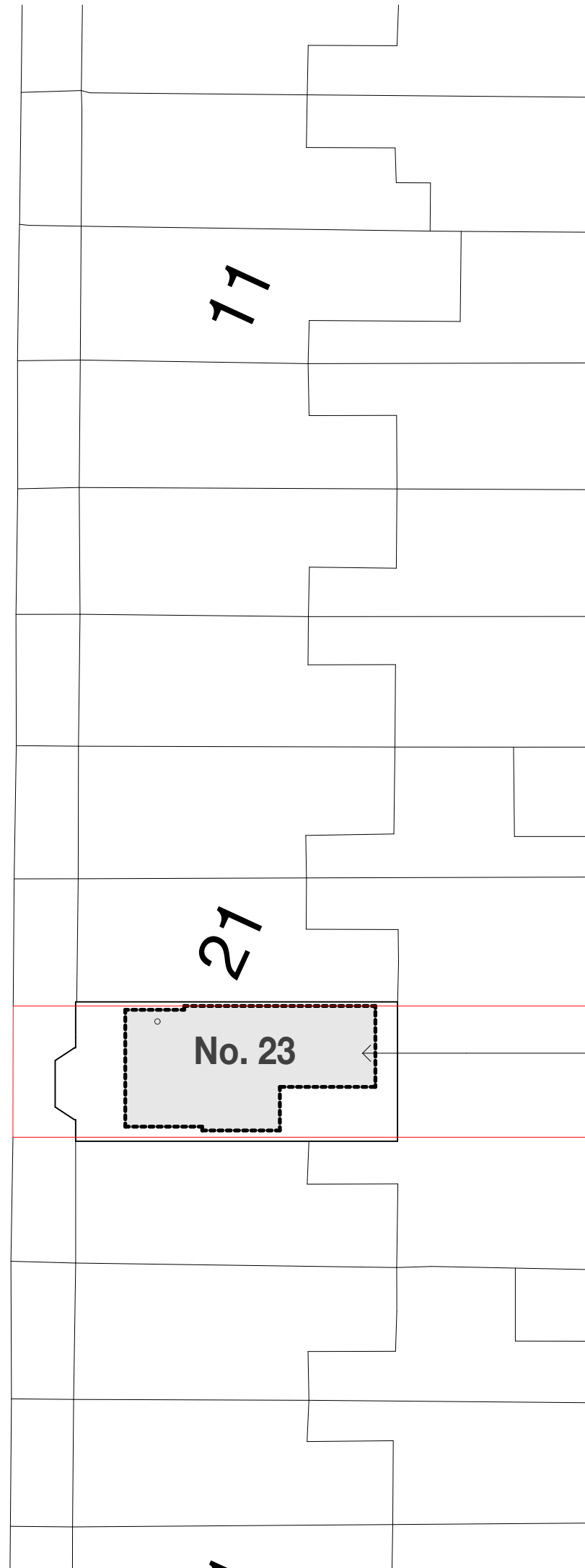




POPLAR AVENUE



— Proposed L shaped dormer loft conversion

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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

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

Client

Fouzia Choukairi & Amer Hussain

Project Description

23 Poplar Ave, Levenshulme

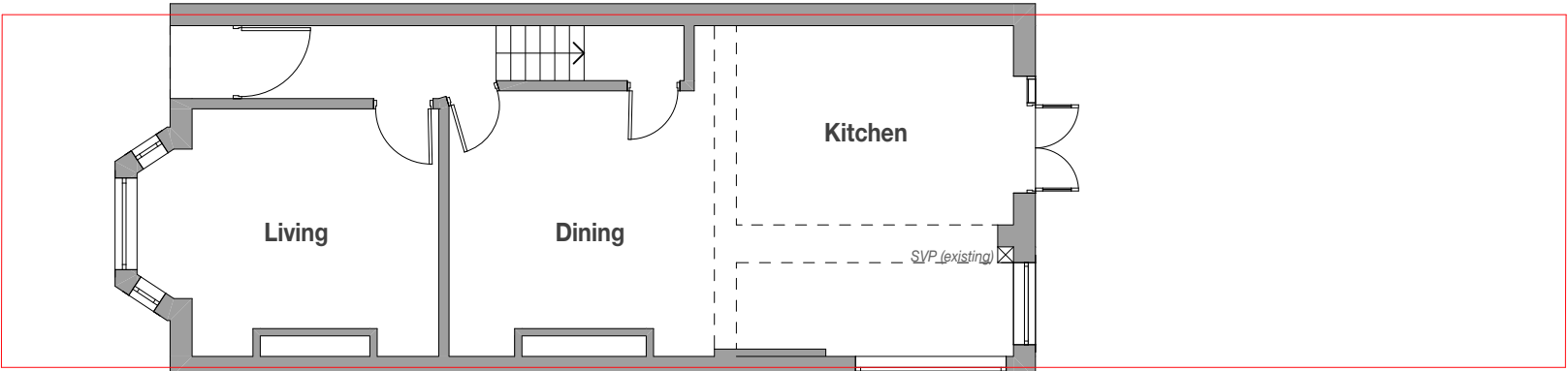
Project Number **POP023**

Drawing Title

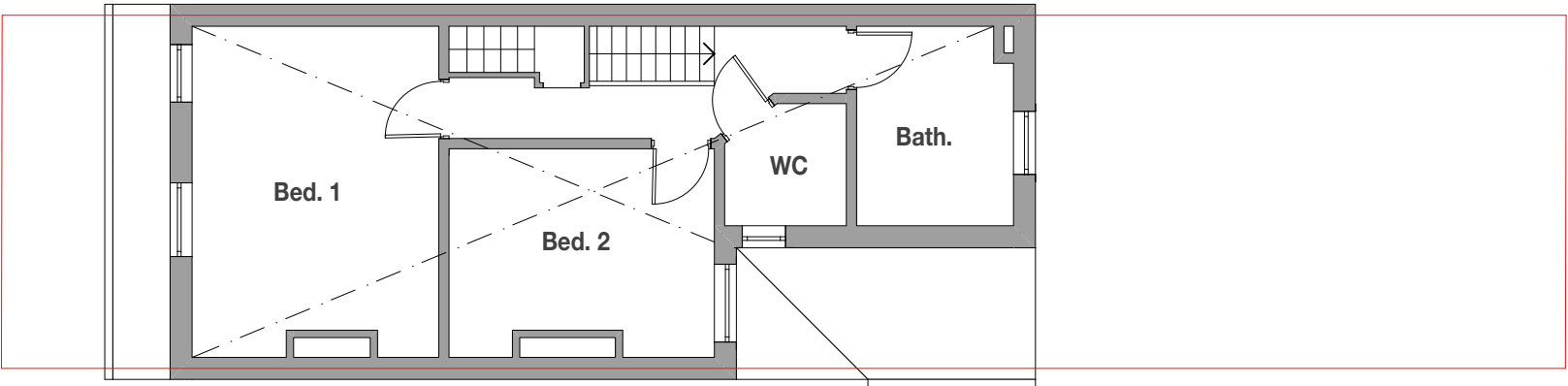
Site Plan - Proposed

Drawing Number Scale

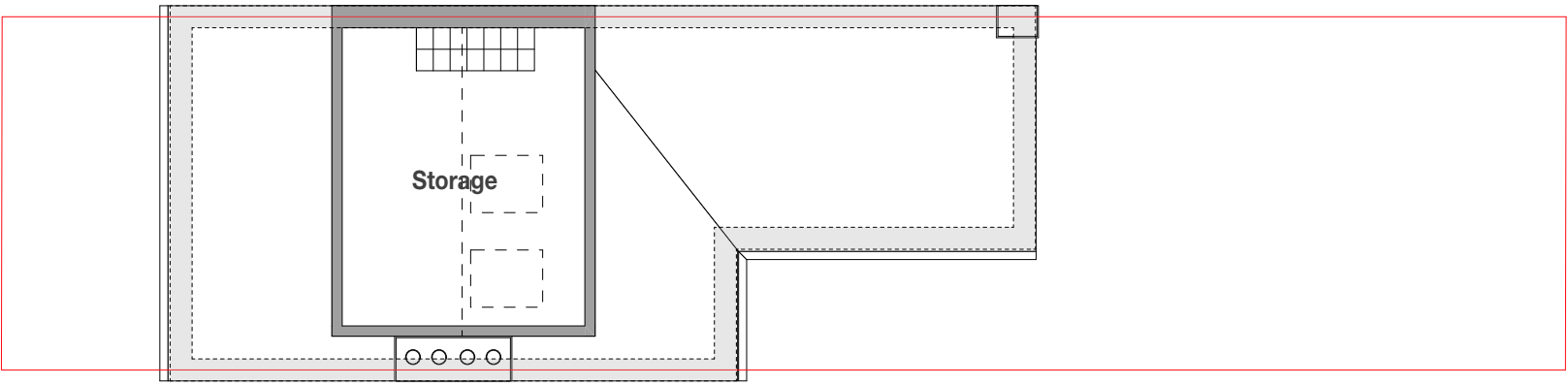
WD2.2 **1:200 @ A3**



Existing - Ground Floor Plan



Existing - First Floor Plan



Existing - Loft Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	18.03.25

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
Fouzia Choukairi & Amer Hussain

Project Description
23 Poplar Ave, Levenshulme

Project Number **POP023**
Drawing Title

Plans - Existing

Drawing Number Scale

WD3.1 1:100 @ A3

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flocc

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

Client

Fouzia Choukairi & Amer Hussain

Project Description

23 Poplar Ave, Levenshulme

Project Number **POP023**

Drawing Title

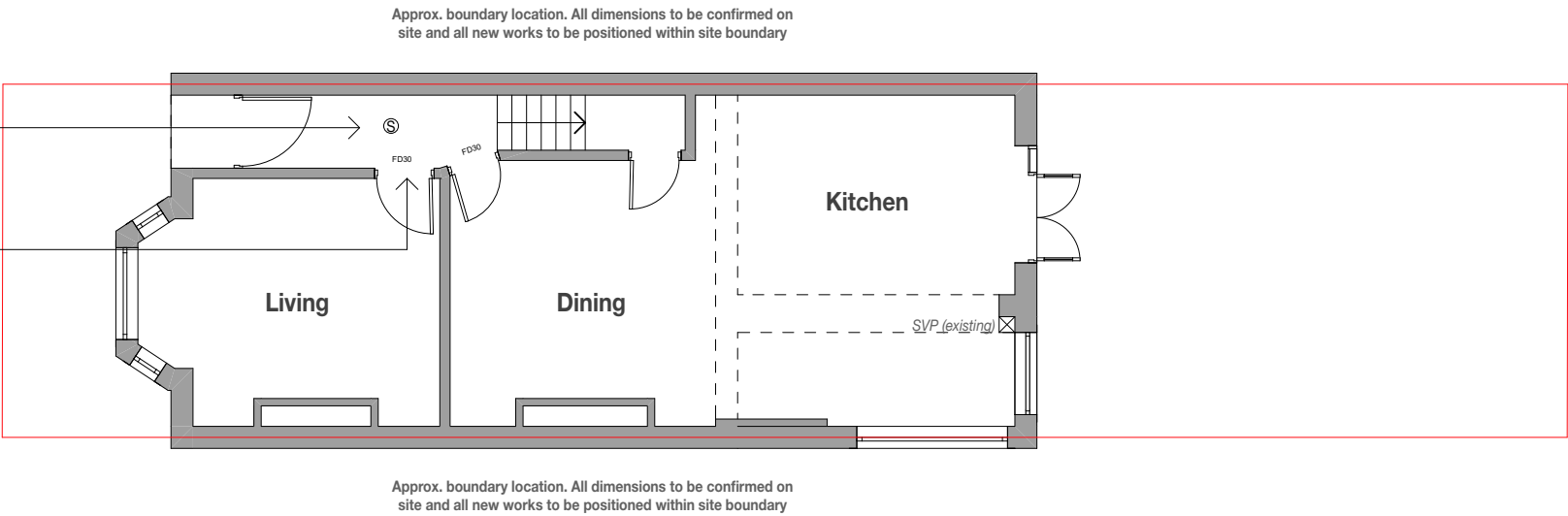
Plans - Proposed Ground & First Floor Plan	
Drawing Number	Scale

WD3.2 1:100 @ A

Proposed Ground Floor Plan

Provide interconnected and hard wired to mains smoke alarms at each landing level

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



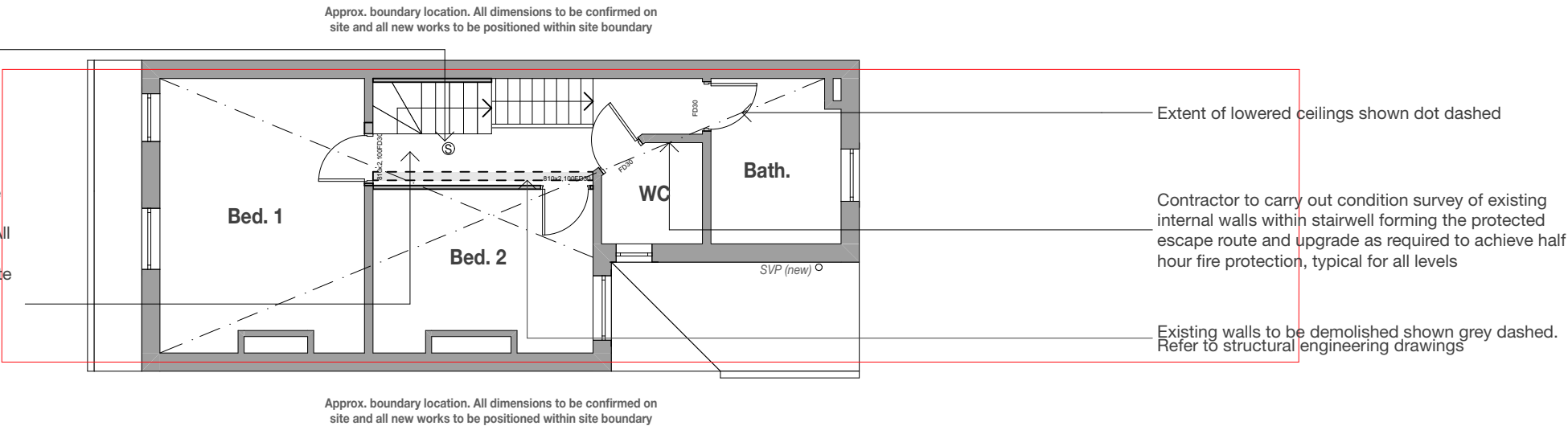
Proposed First Floor Plan

Provide interconnected and hard wired to mains smoke alarms at each landing level

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.



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	

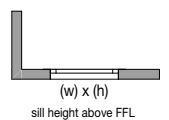
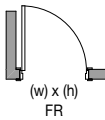
Notes

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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

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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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

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

Client

Fouzia Choukairi & Amer Hussain

Project Description

23 Poplar Ave, Levenshulme

Project Number **POP023**

Drawing Title

Plans - Proposed Loft Floor Plan

Drawing Number Scale

WD3.3 1:100 @ A

1:100 @ A3

Provide interconnected and hard wired to mains smoke alarms at each landing level

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 acoustic insulation along party wall line

780(w) x 978 (l) velux roof window.
Confirm blind and opening requirements
with owner

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

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 ensuite 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.

Existing external walls below shown grey dashed

Provide 60 l/s mechanical exhaust to bathroom

Indicative plumbing route to new SVP within roof shown thick dashed. Exact approach to be confirmed on site with contractor

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

Proposed Loft Floor Plan

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	

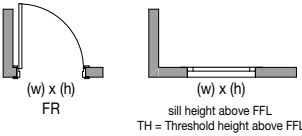
Notes

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

Notes on setting out

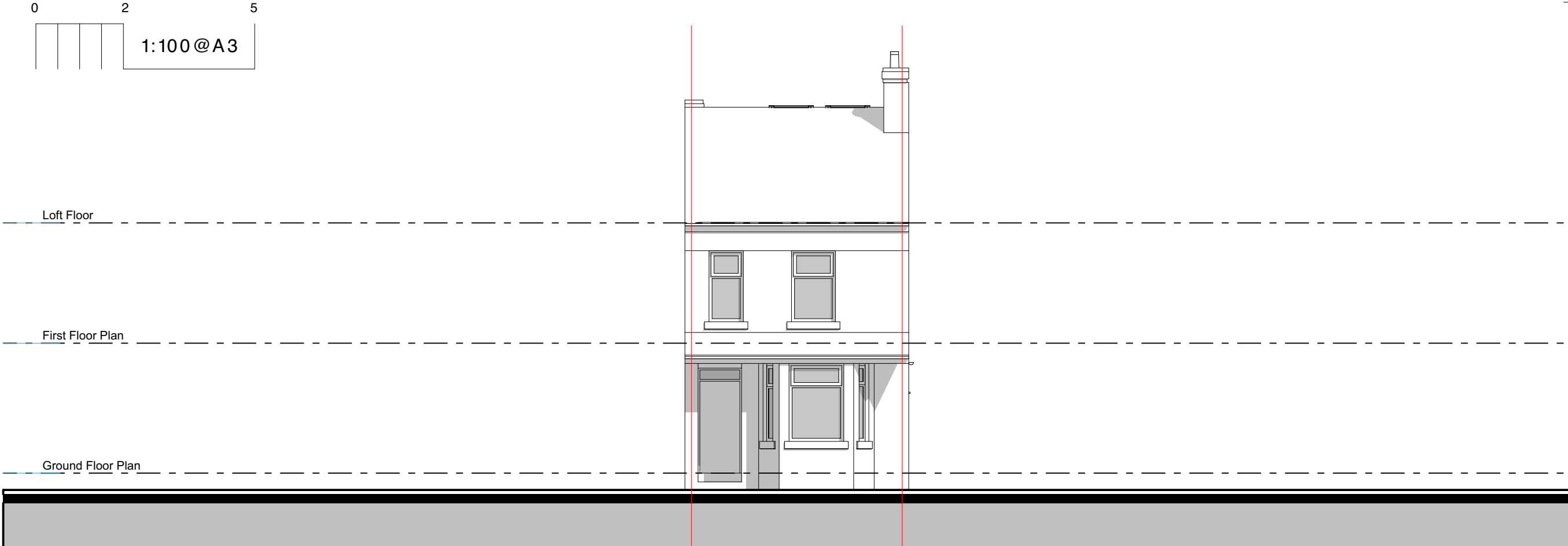
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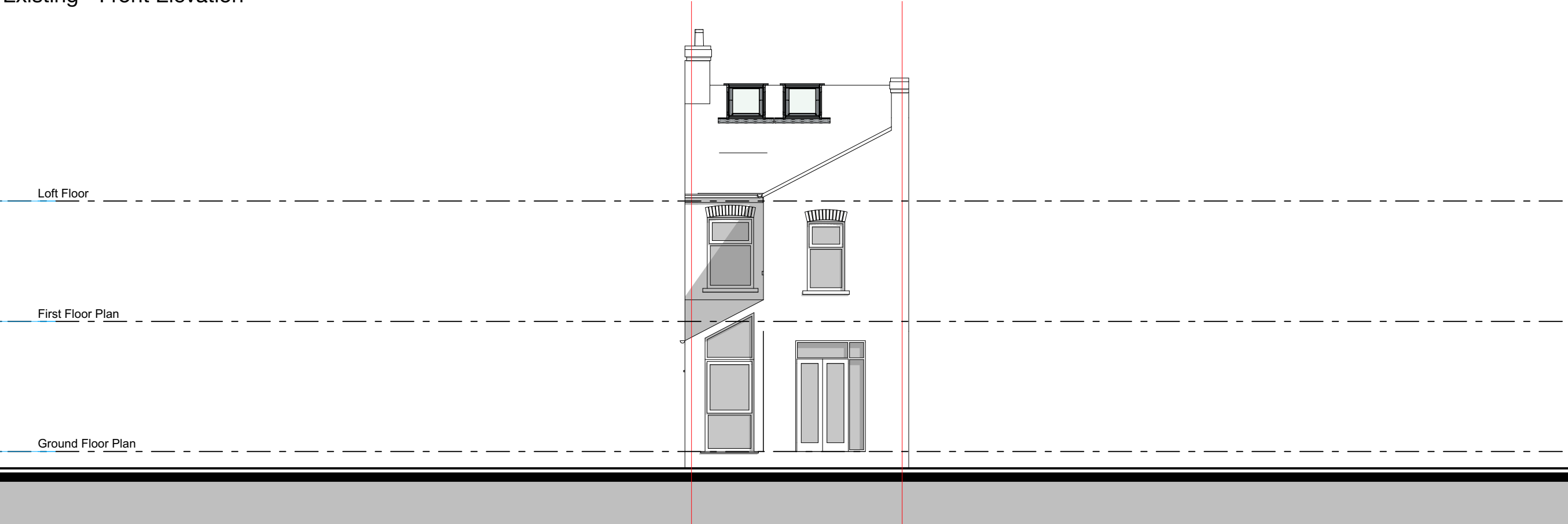
Brickwork

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



Existing - Front Elevation



Existing - Rear Elevation

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Issue/ Rev	Description	Date
#	Initial Issue	18.03.25

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
Fouzia Choukairi & Amer Hussain

Project Description
23 Poplar Ave, Levenshulme

Project Number **POP023**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3

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[illegible]

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APPROVAL**

flocc

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

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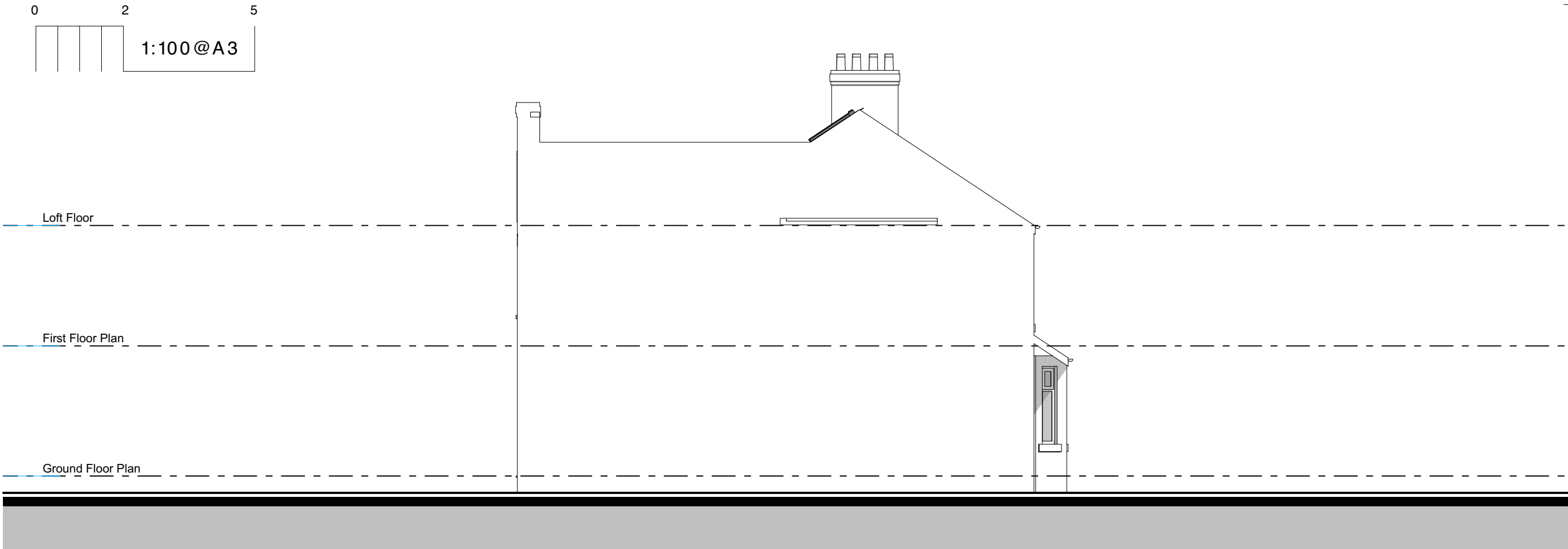
Drawing Title

Elevations - Existing

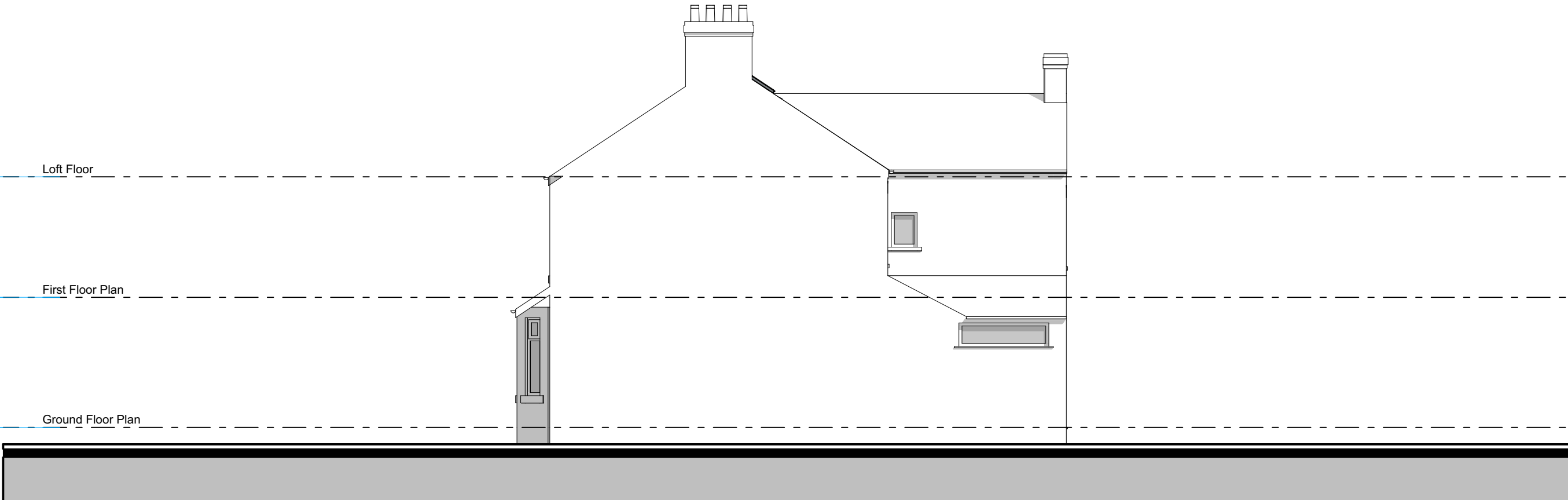
Drawing Number	Scale
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WD5.2 1:100 @ A

WD5.2 1:100 @ A



Existing - Side Elevation



Existing - Side Elevation



General Note:
All new materials shown hatched for clarity

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Issue/ Rev	Description	Date
#	Initial Issue	18.03.25
A	See clouded areas	04.06.25

**FOR PLANNING/
BUILDING CONTROL
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floc

Flocc Studio Ltd.
963 Stockport Rd Levenshulme
Manchester M19 3NP.

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

Client

Fouzia Choukairi & Amer Hussain

Project Description

23 Poplar Ave, Levenshulme

Project Number **POP023**

Drawing Title

Elevations - Proposed

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

Scale

WD5 ?

1-100

WD5.3

1:100 @ A3

Proposed - Front Elevation



(W2) Wall tiles to match existing roof

Loft Floor

First Floor Plan

Ground Floor Plan

Proposed - Rear Elevation

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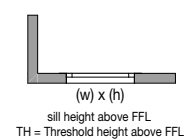
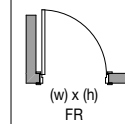
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*****All works to be constructed in accordance with accredited construction details*****

Notes on setting out

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

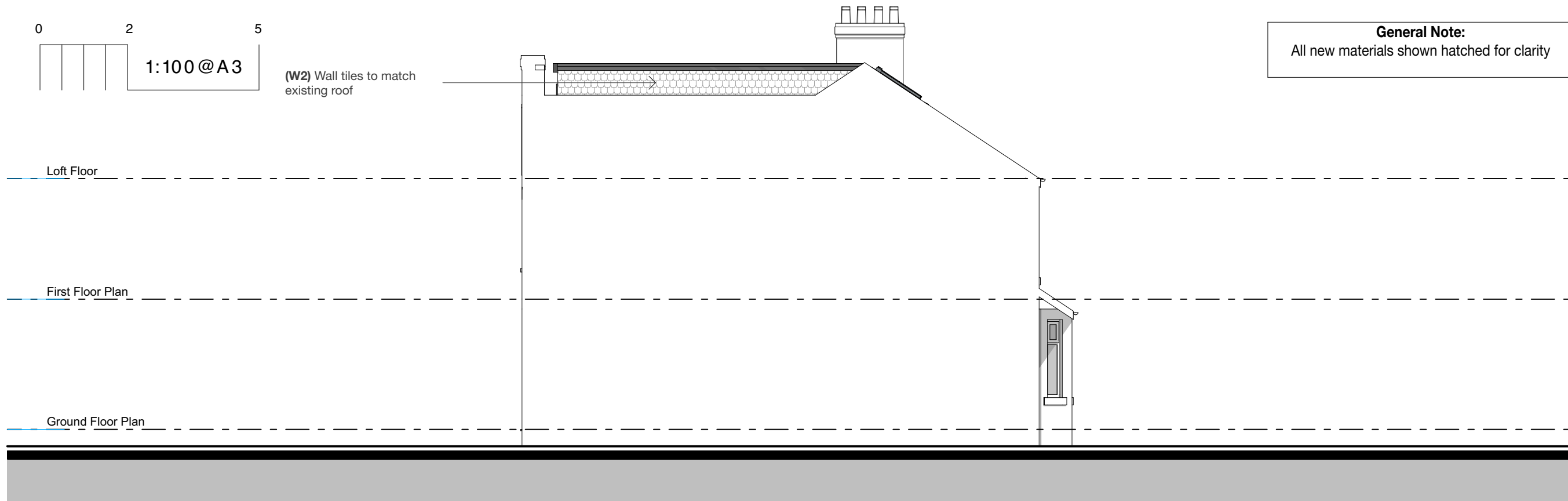


Brickwork

	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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General Note:
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BUILDING CONTROL
APPROVAL**

flocc

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

Client

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Project Description

23 Poplar Ave, Levenshulme

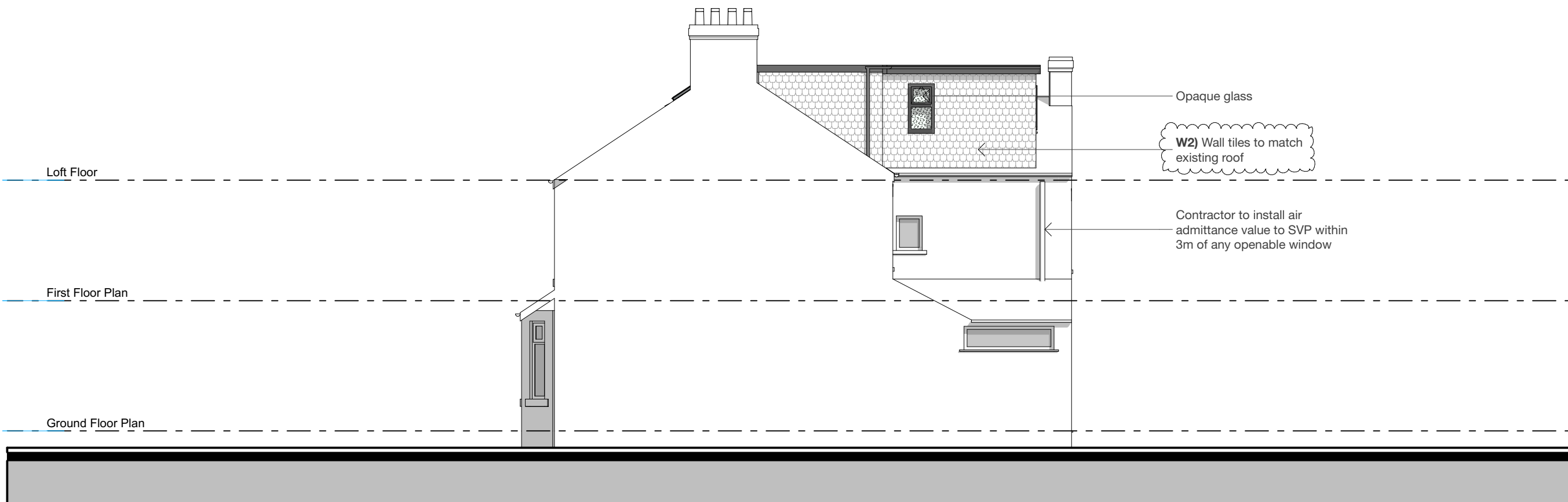
Project Number **POP023**

Drawing Title

Elevations - Proposed

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

WD5.4 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	
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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