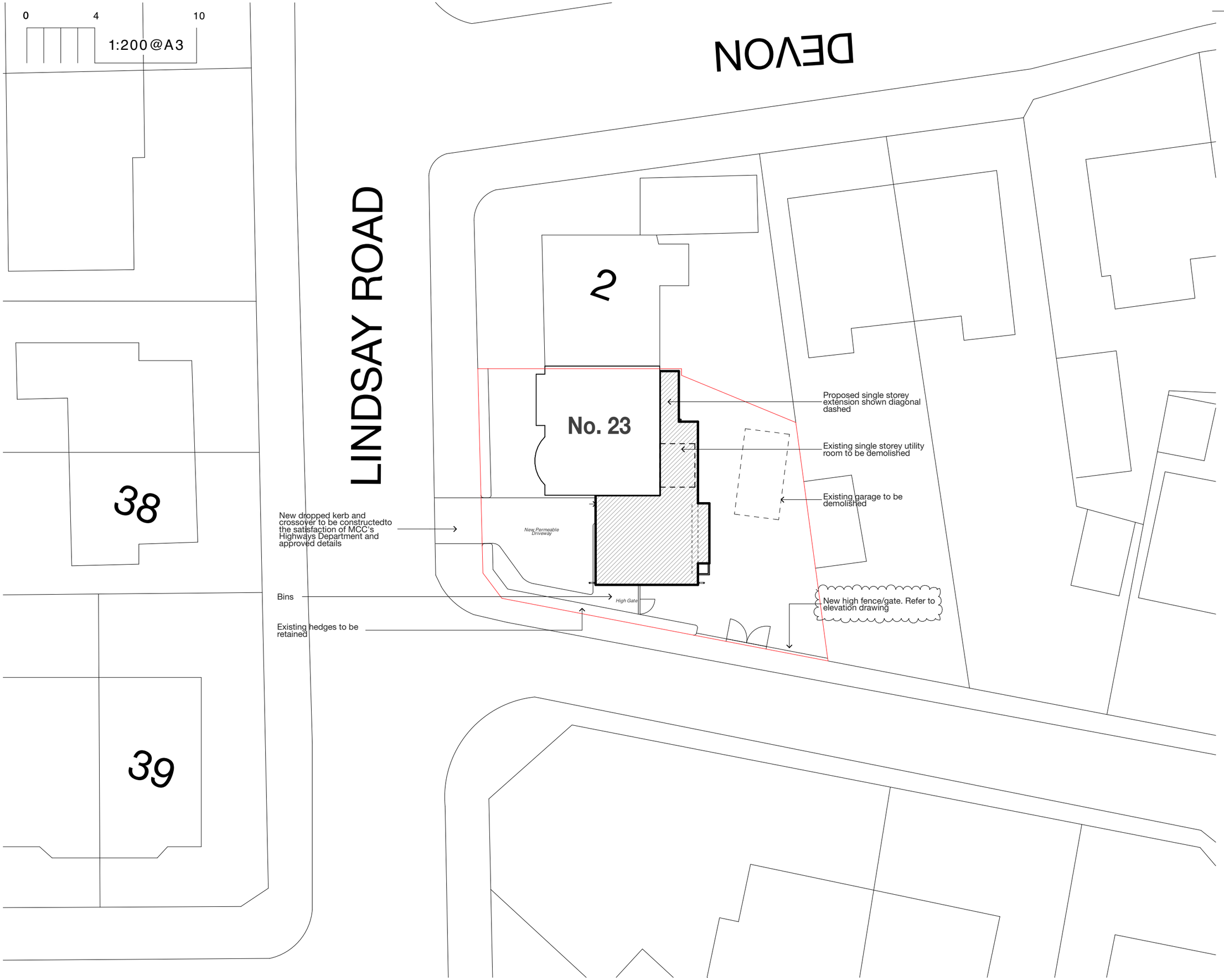


Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24
A	See clouded areas	12.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

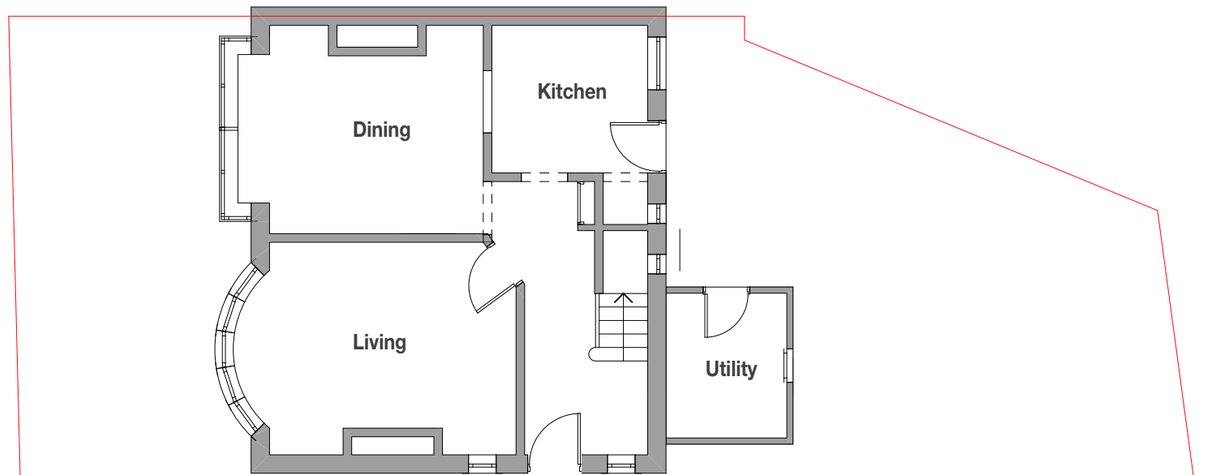
Site Plan - Proposed

Drawing Number **WD2.2**

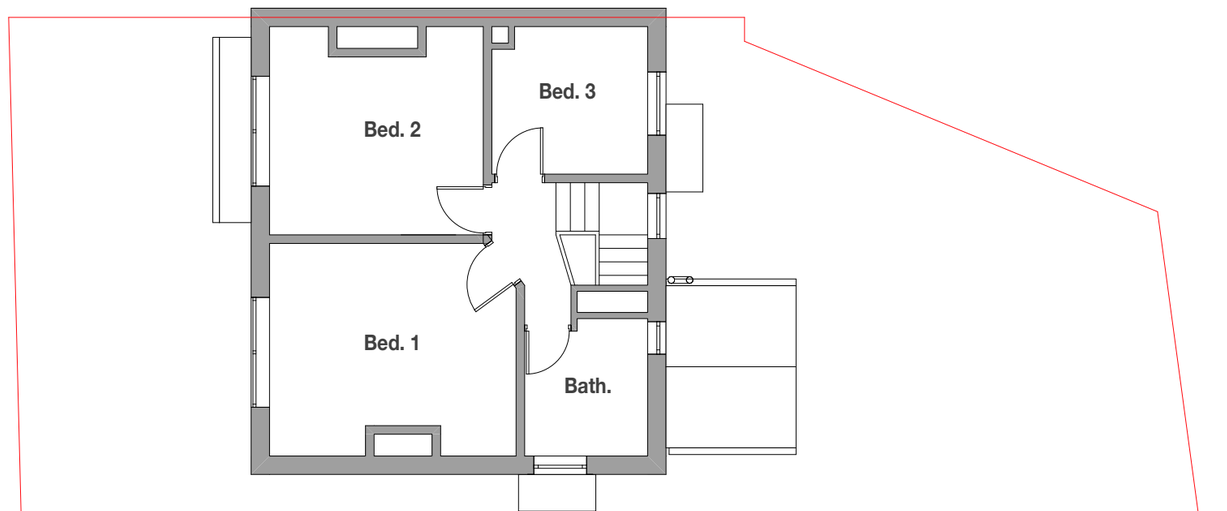
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

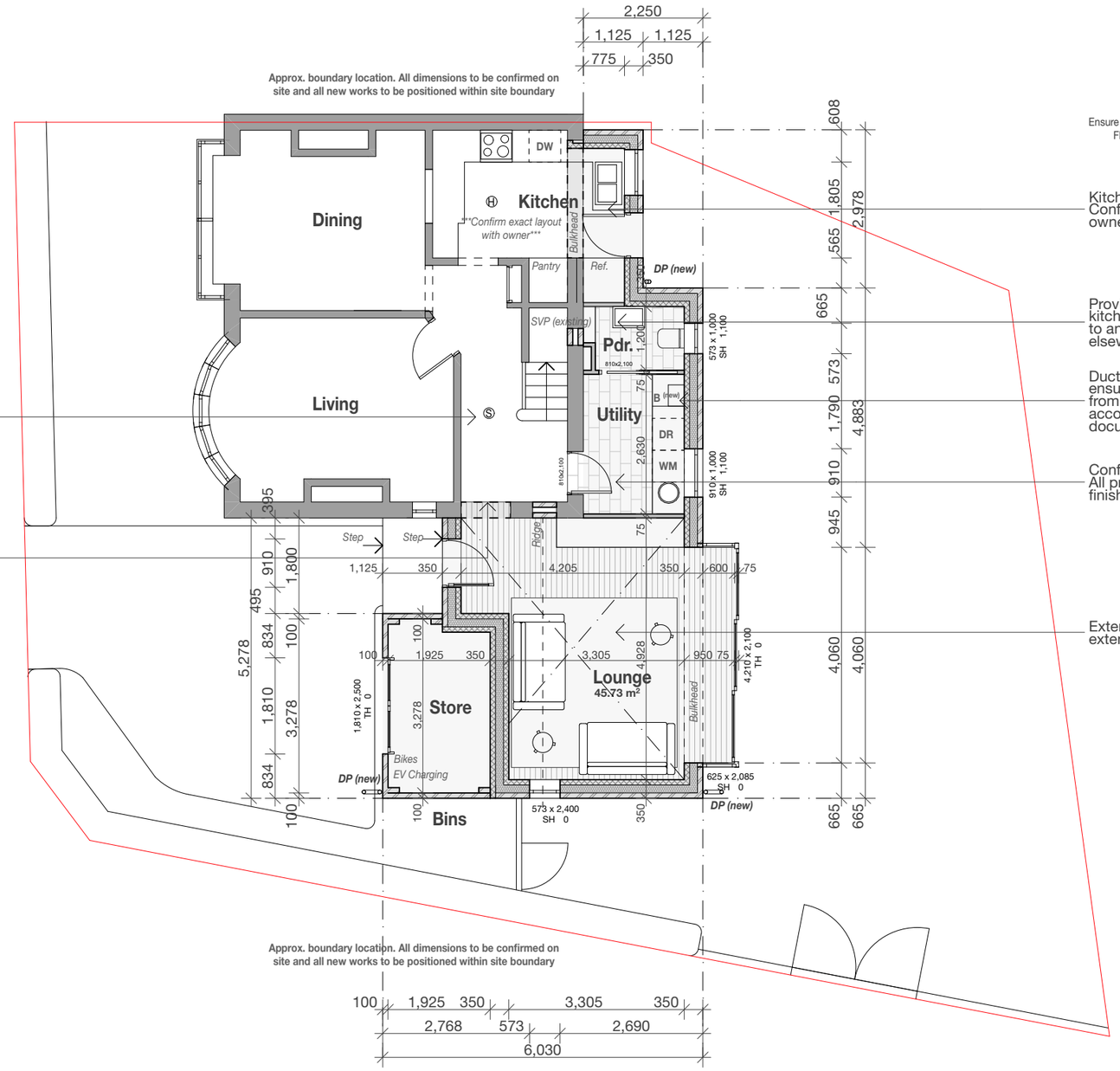
Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3



Provide interconnected and hard wired to mains smoke alarms at each landing level and heat detection marked 'H' to kitchen and utility areas

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

IMPORTANT NOTE
Ensure new floor is set down so that the new FFL finishes flush with the existing

Kitchen design and detail by others. Confirm exact requirements with owner prior to setting out

Provide mechanical exhaust to kitchen 30l/s over the hob or 60l/s to any utility, toilet, bathroom or elsewhere

Duct new boiler externally and ensure flue terminates min. 300mm from any openable window in accordance with approved document part J

Confirm floor finishes with owner. All products to have slip resistant finishes

Extent of raked ceiling to new extension marked 'X'

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

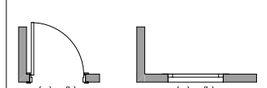
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to 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

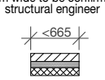
All opening sizes are to structural openings

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

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

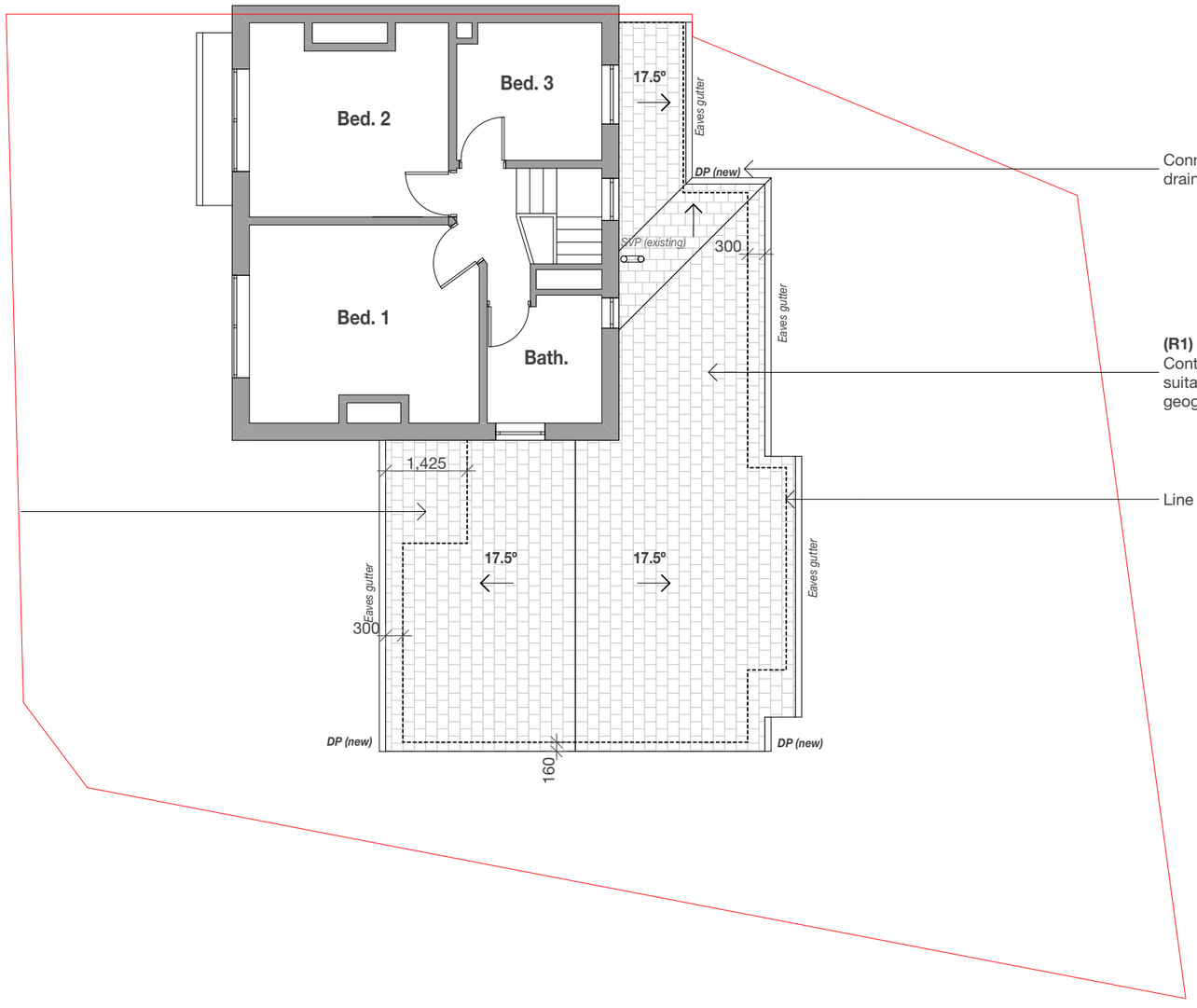
Plans - Proposed Ground Floor Plan

Drawing Number **WD3.2**

Scale **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.

Line of enclosure shown dashed

Expose rafters to porch area and front fascia

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

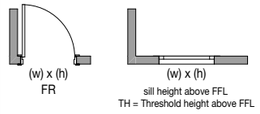
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to 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

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

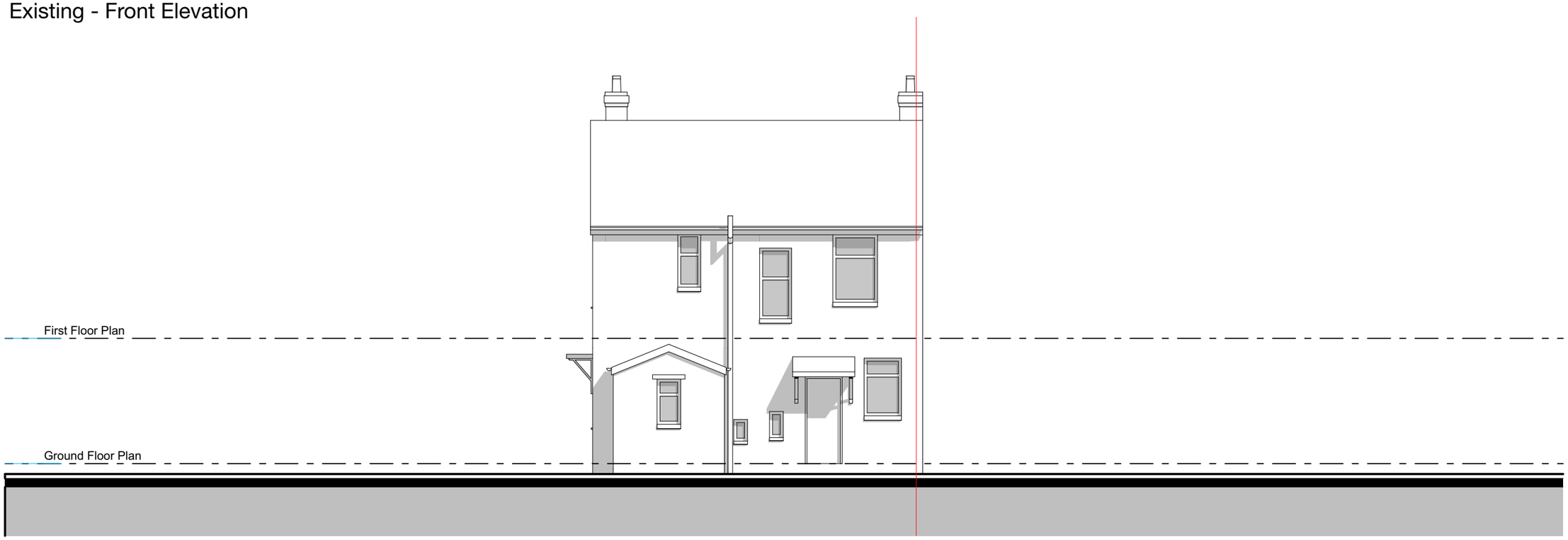
Plans - Proposed First Floor Plan

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

0 2 5

1:100@A3

Existing - Front Elevation



Existing - Rear Elevation

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

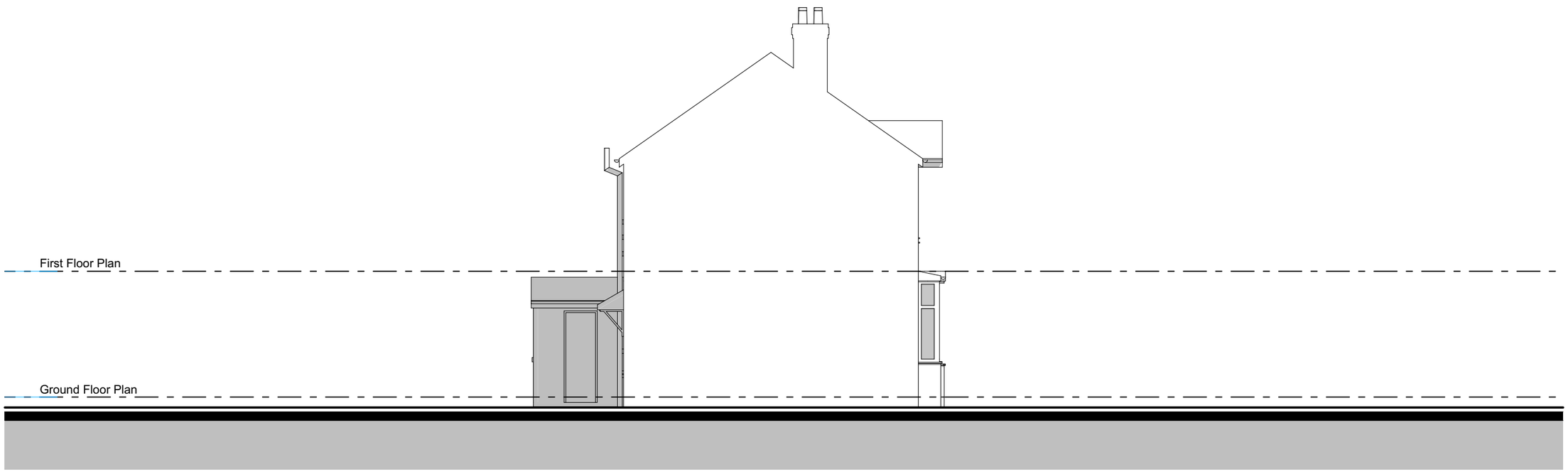
Elevations - Existing

Drawing Number **WD5.1**

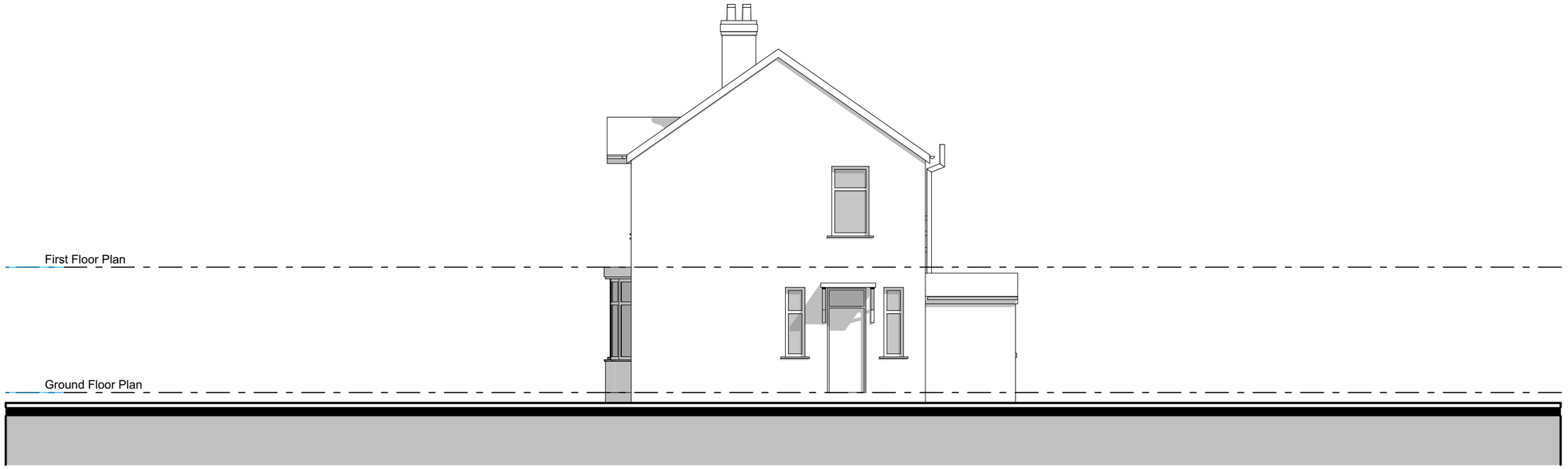
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

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

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
- 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*****

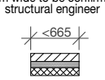
Notes on setting out

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

General Note:
All new materials shown hatched for clarity

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

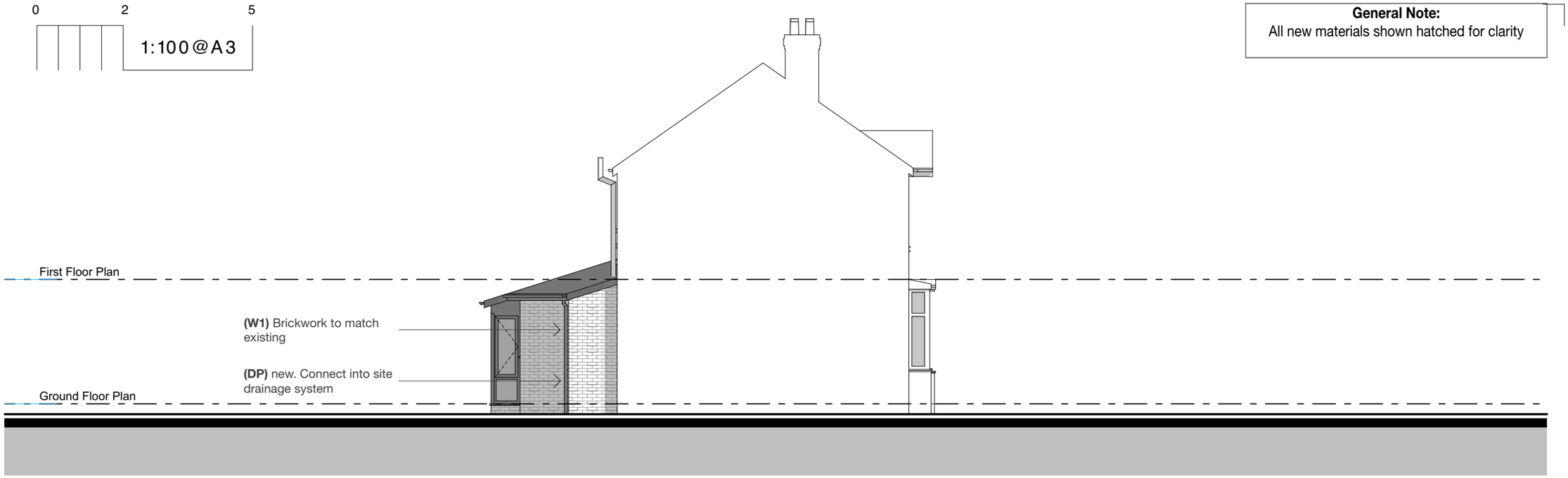
Elevations - Proposed

Drawing Number **WD5.3**

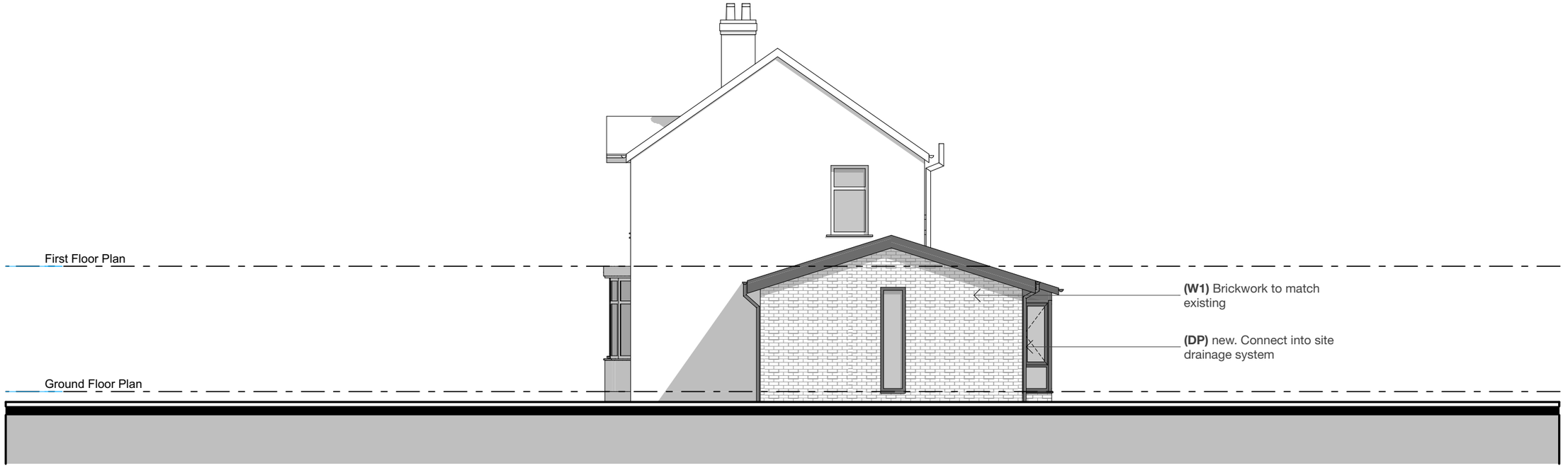
Scale **1:100 @ A3**

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

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
- 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*****

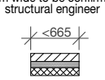
Notes on setting out

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

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

General Note:
All new materials shown hatched for clarity

Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

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

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

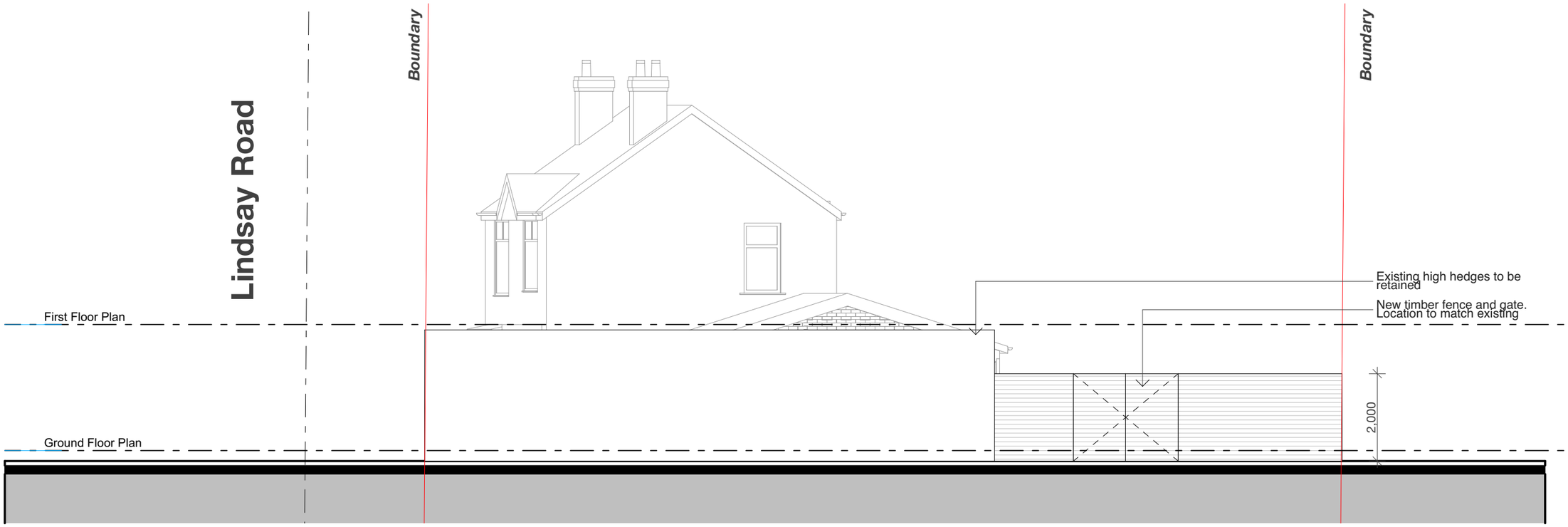
Elevations - Proposed

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

Copyright © FLOCC Studio Ltd. All rights reserved.

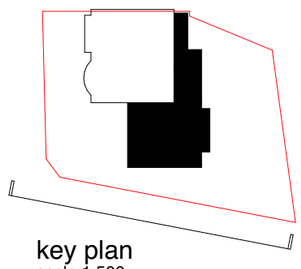
This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

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
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

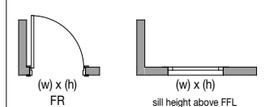
- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to 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

flocc

Flocc Studio Ltd.

963 Stockport Rd Levenshulme Manchester M19 3NP.

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

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**