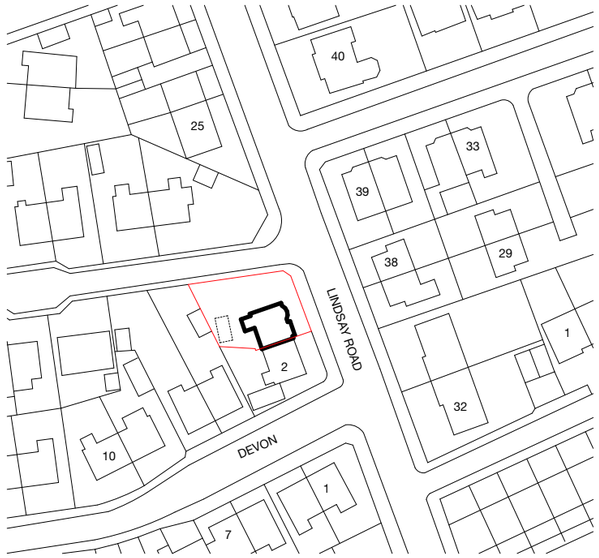
0 25 62.5

1:1250@A3



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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

FOR PLANNING/ BUILDING CONTROL APPROVAL

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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

Location Plan

Drawing Number **WD2.1**

Scale **1:1250 @ A3**

0 4 10

1:200@A3

LINDSAY ROAD

DEVON

38

39

2

No. 23

Proposed single storey extension shown diagonal dashed

Existing single storey utility room to be demolished

Existing garage to be demolished

New high fence

New dropped kerb and crossover to be constructedto the satisfaction of MCC's Highways Department and approved details

New Permeable Driveway

Bins

High Gate

Existing hedges to be retained

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

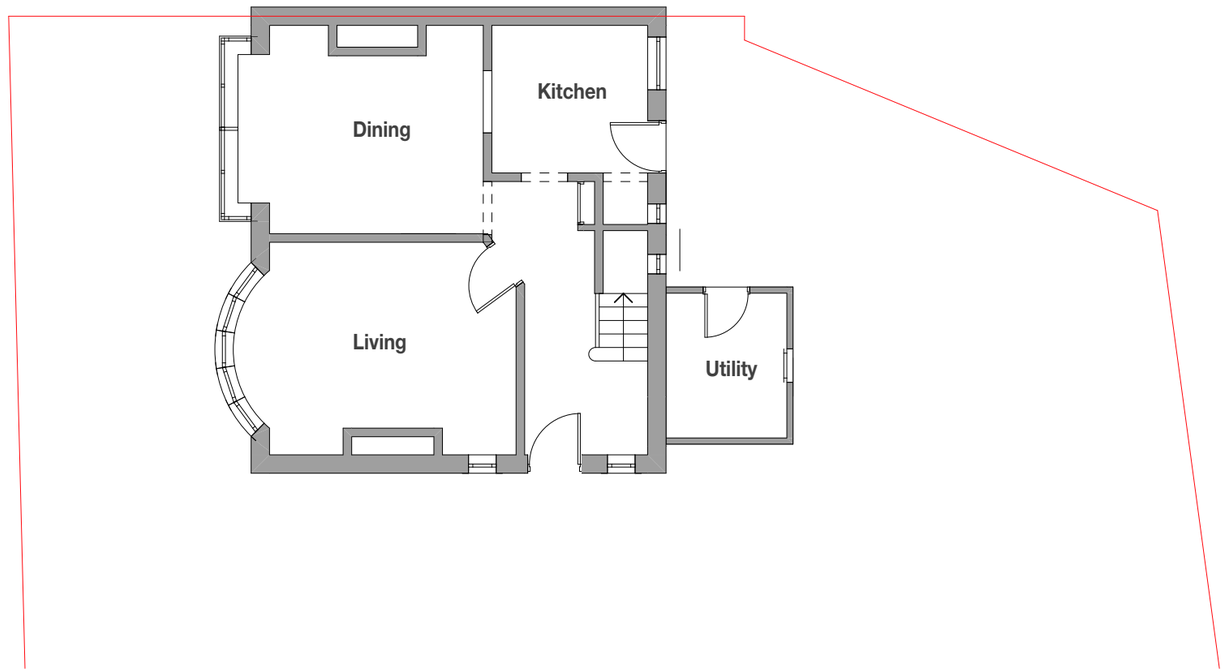
Site Plan - Proposed

Drawing Number **WD2.2**

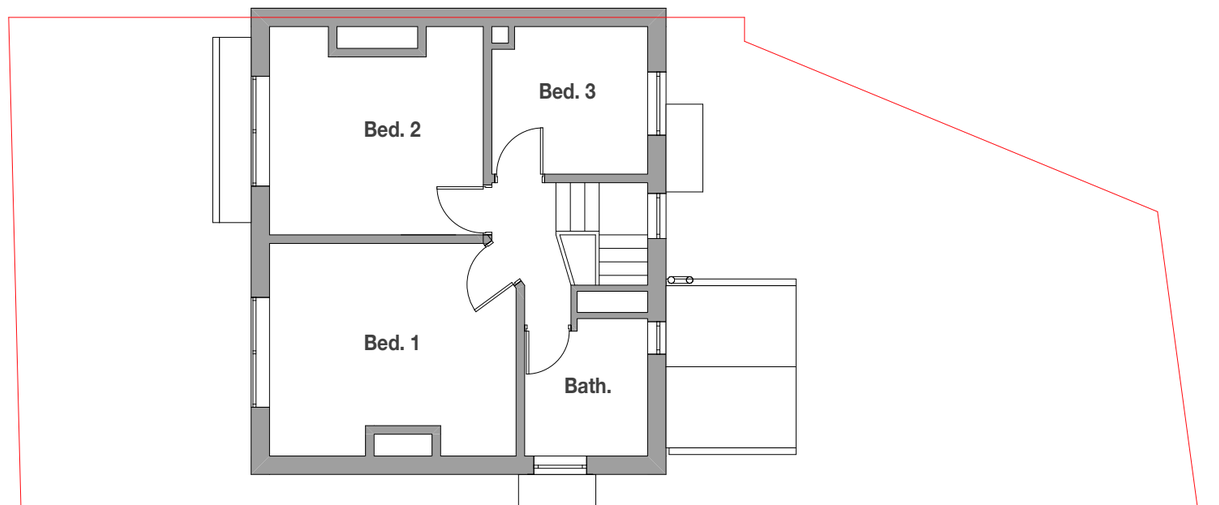
Scale **1:200 @ A3**

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

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

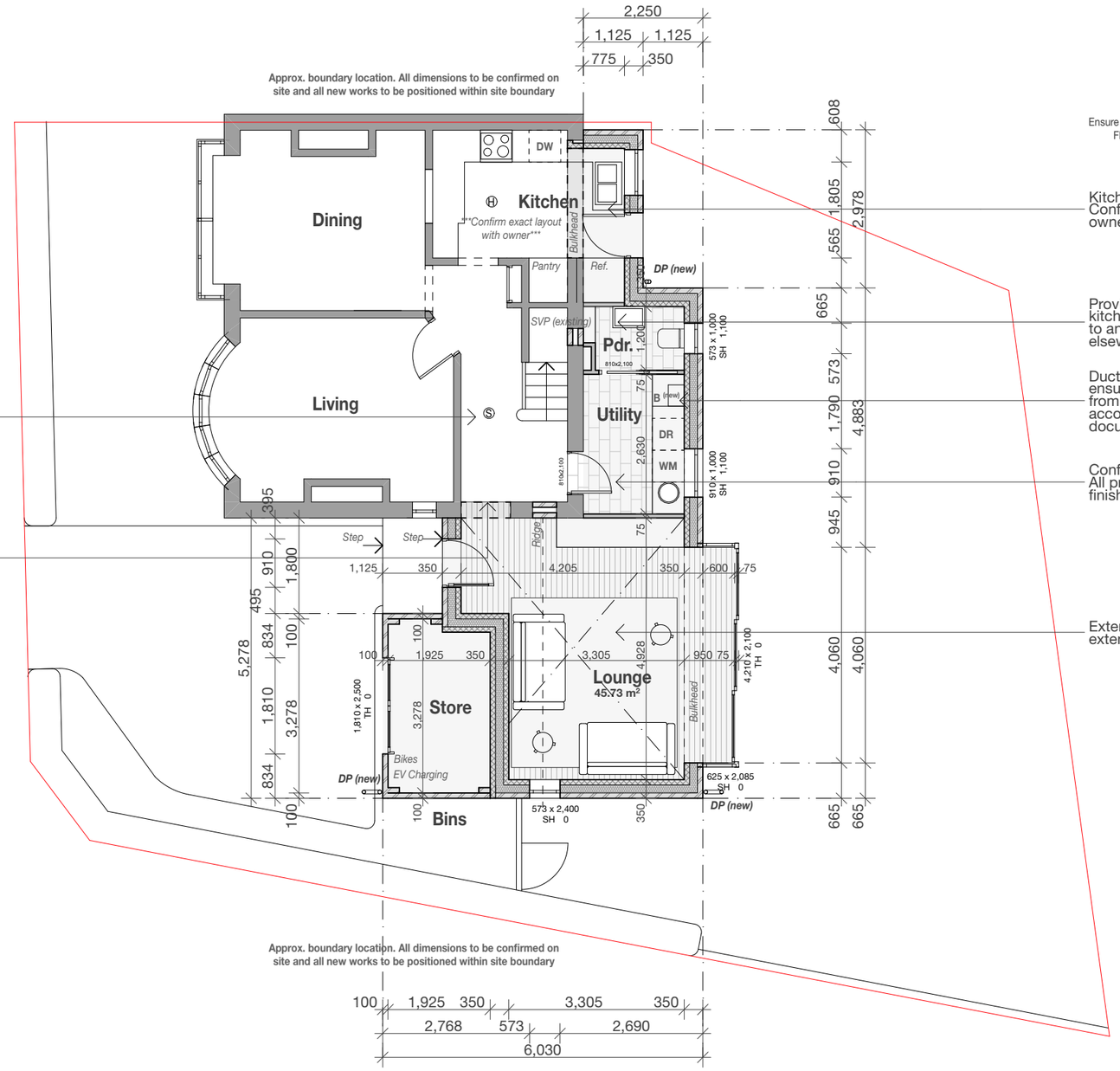
Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3



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

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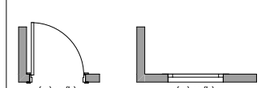
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at 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*****

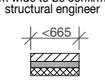
Notes on setting out

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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#	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

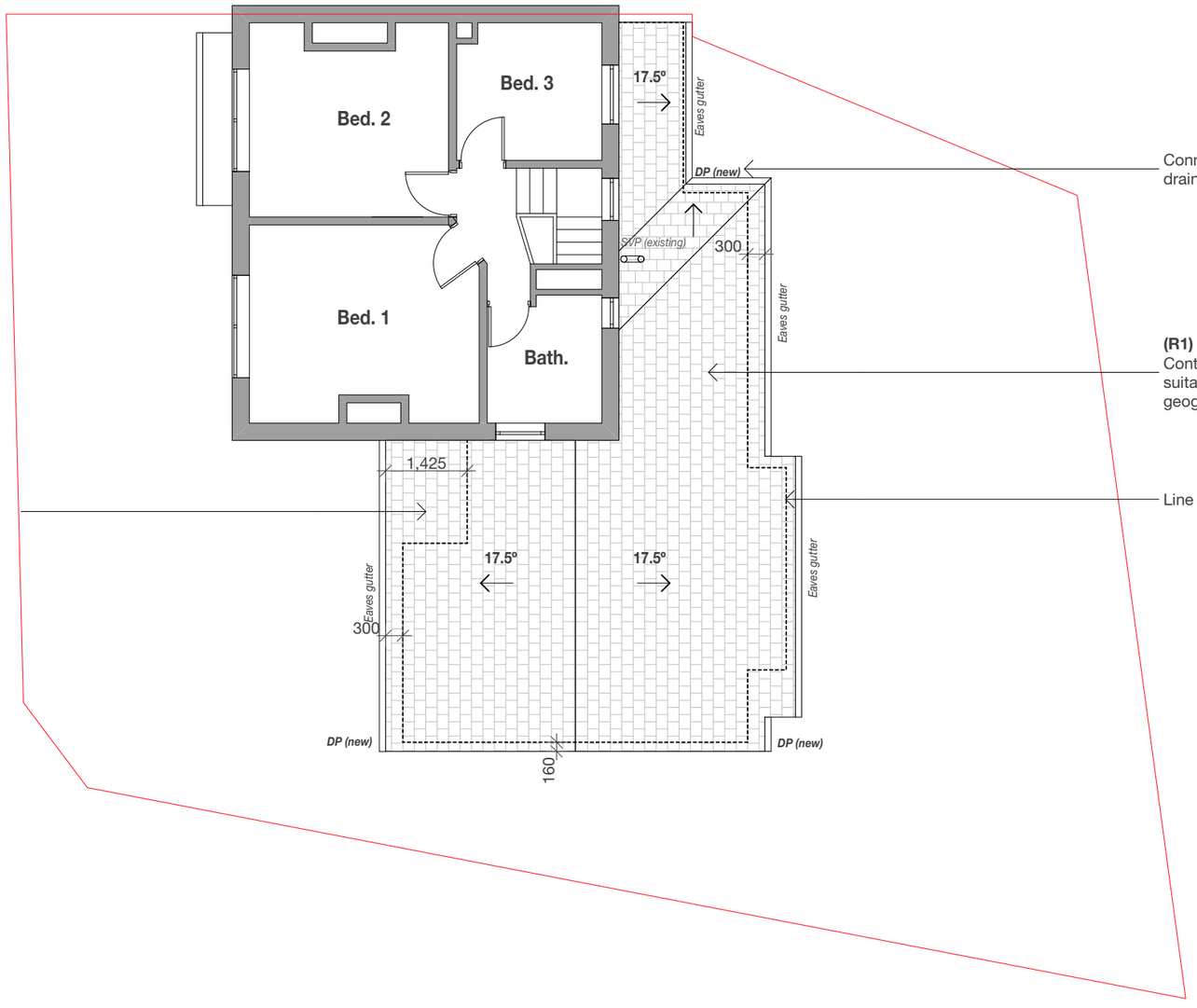
Plans - Proposed Ground Floor Plan

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

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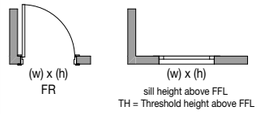

Brickwork

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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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

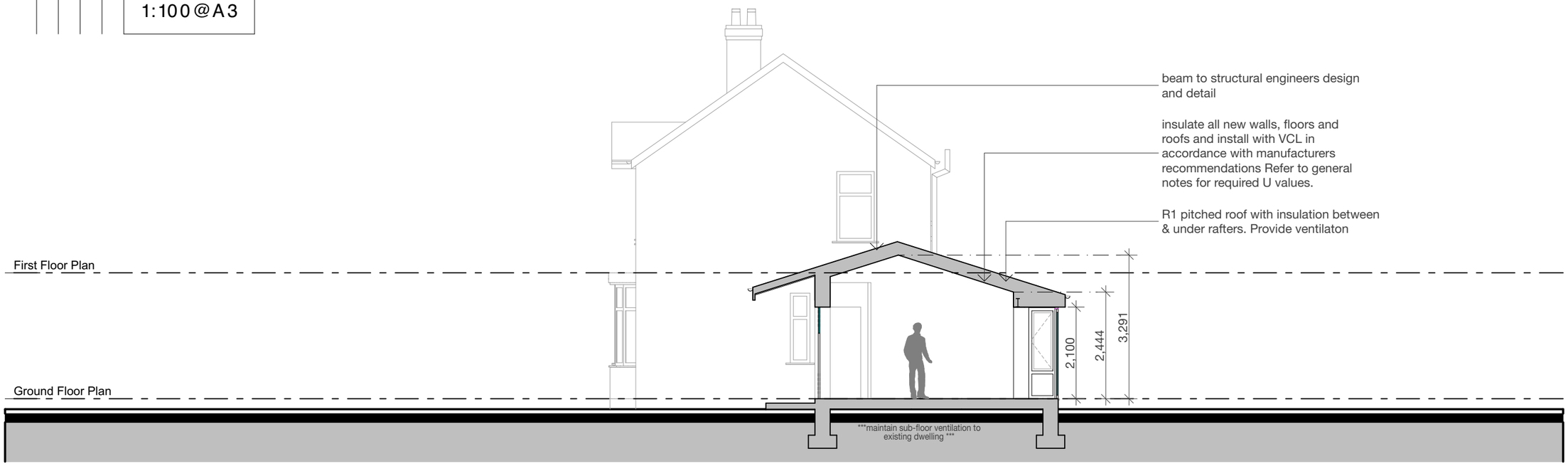
Drawing Title

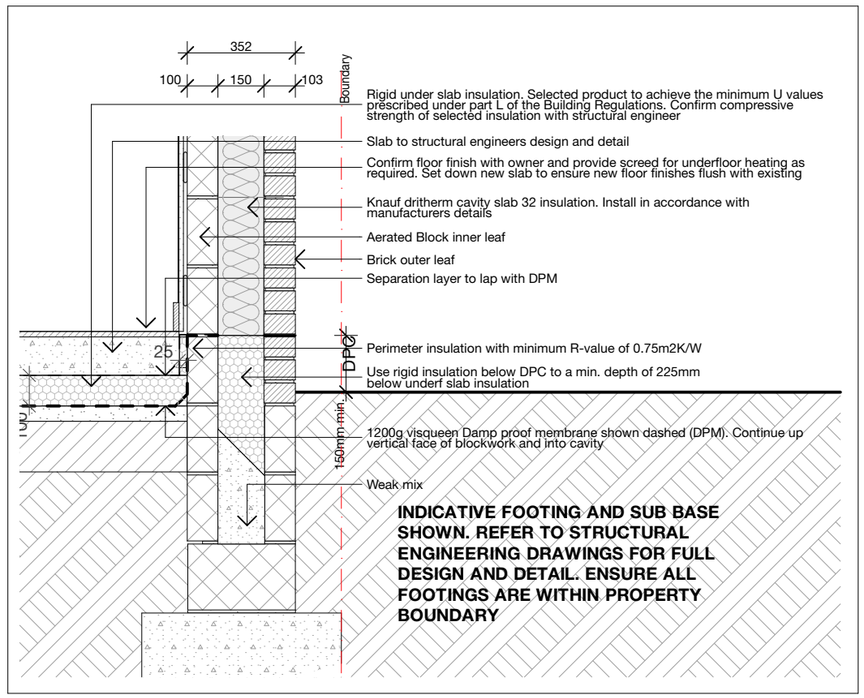
Plans - Proposed First Floor Plan

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

0 2 5

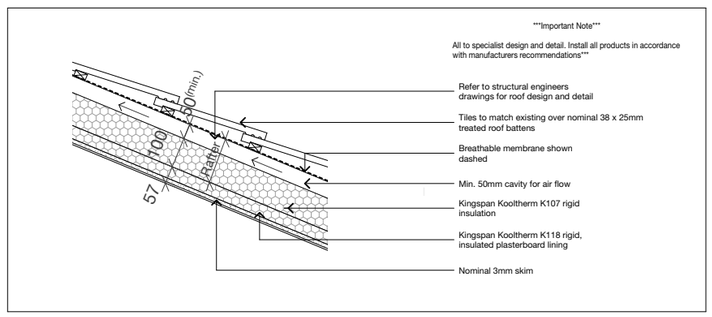
1:100@A3



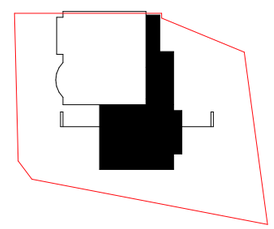


Typical Wall Detail
(Scale 1:20)

*****ALL DETAILS ARE SUBJECT TO APPROVAL BY APPOINTED BUILDING INSPECTOR*****



Typical Ventilated Tiled Roof Detail
(Scale 1:20)



key plan
scale 1:500

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.24

FOR PLANNING/ BUILDING CONTROL APPROVAL

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

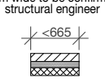
Notes on setting out

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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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Section A - A

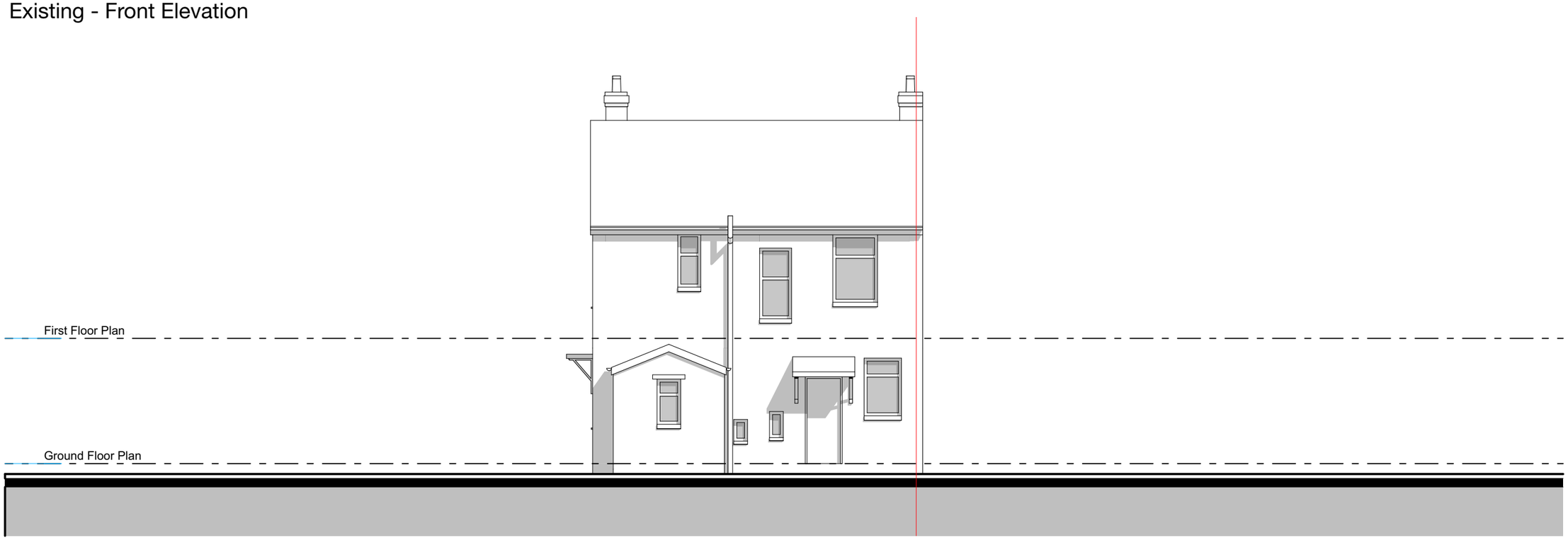
Drawing Number **WD4.1**

Scale **1:20, 1:100 @**

0 2 5

1:100@A3

Existing - Front Elevation



Existing - Rear Elevation

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

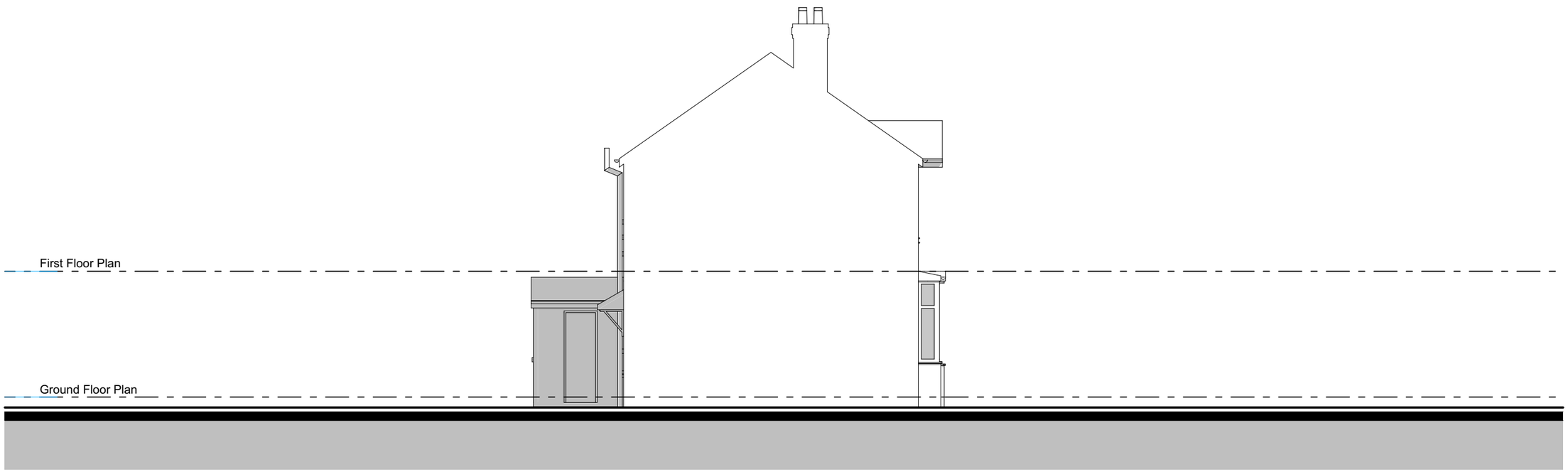
Elevations - Existing

Drawing Number **WD5.1**

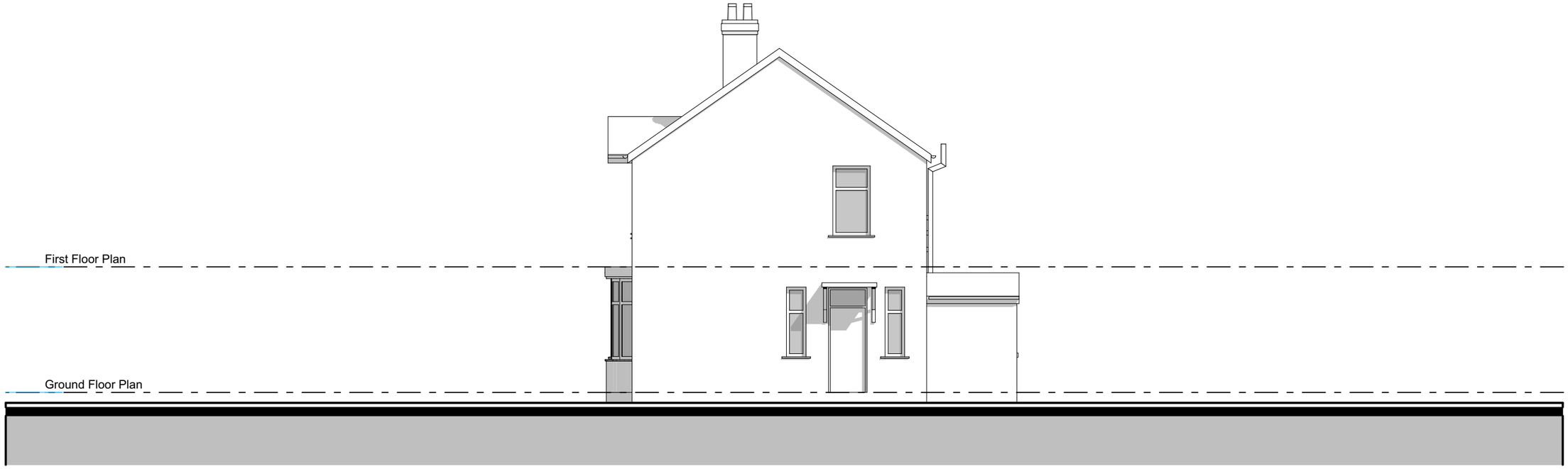
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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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 on setting out

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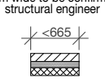
FR = Fire rated door where required

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
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General Note:
All new materials shown hatched for clarity

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Client

Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

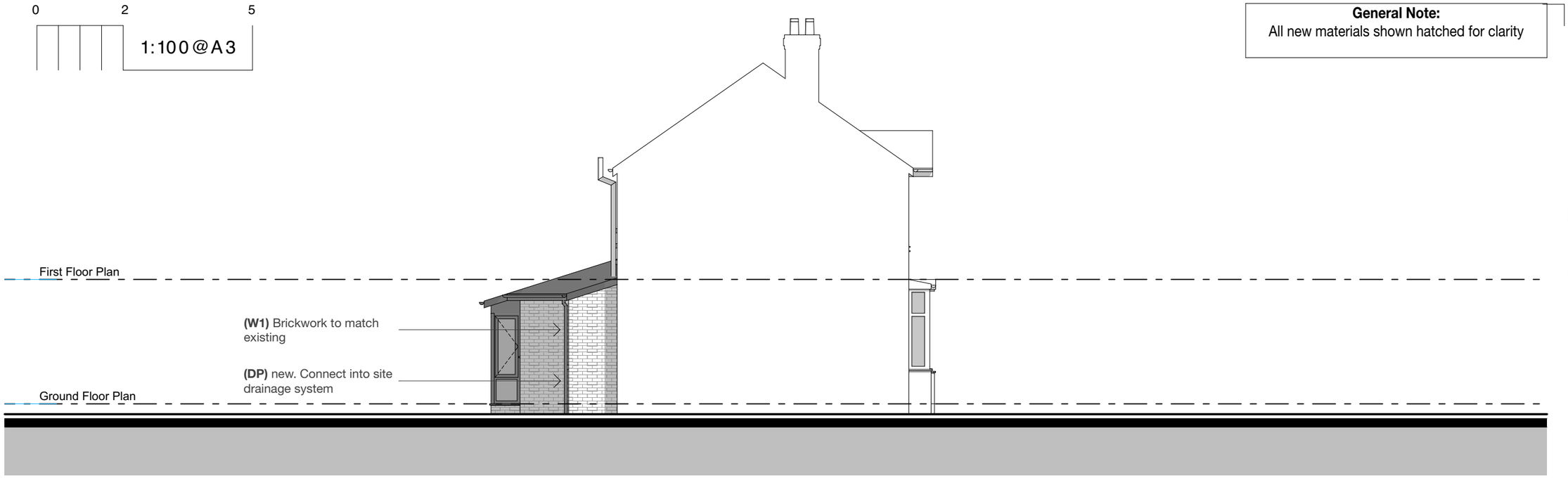
Elevations - Proposed

Drawing Number **WD5.3**

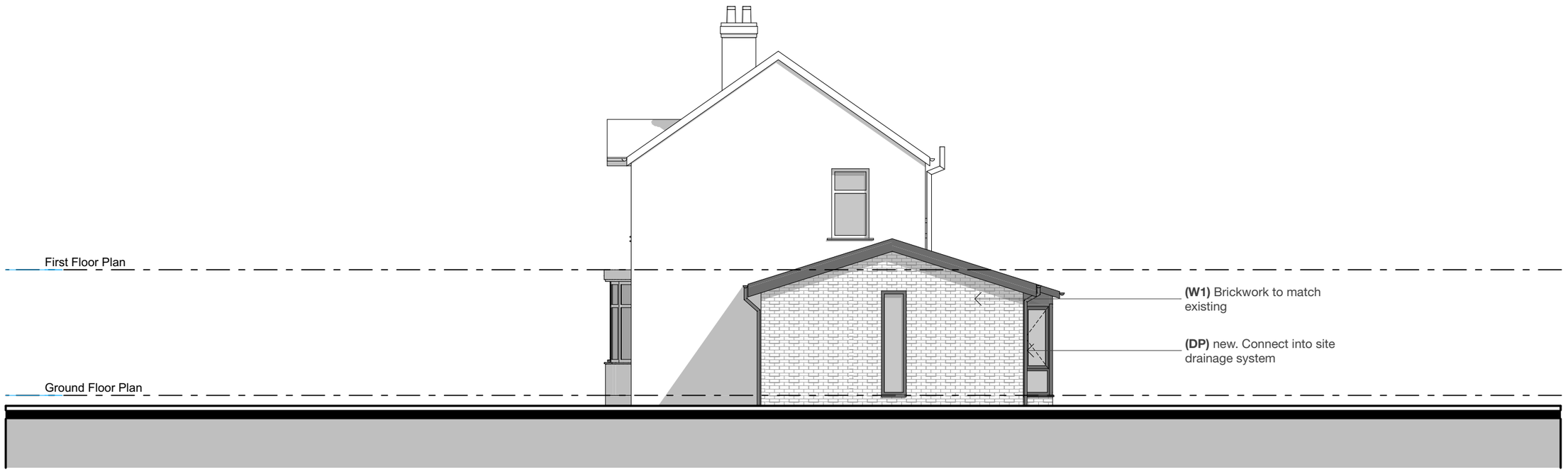
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed - Side Elevation



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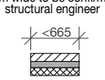
FR = Fire rated door where required

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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General Note:
All new materials shown hatched for clarity

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

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**

******NOTE******

- perspectives are provided for visual aid only. Refer to drawings for all information.

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Gill Biddle & Ross Phillips

Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Perspective 01

Drawing Number **WD9.1**

Scale **@ A3**

******NOTE******

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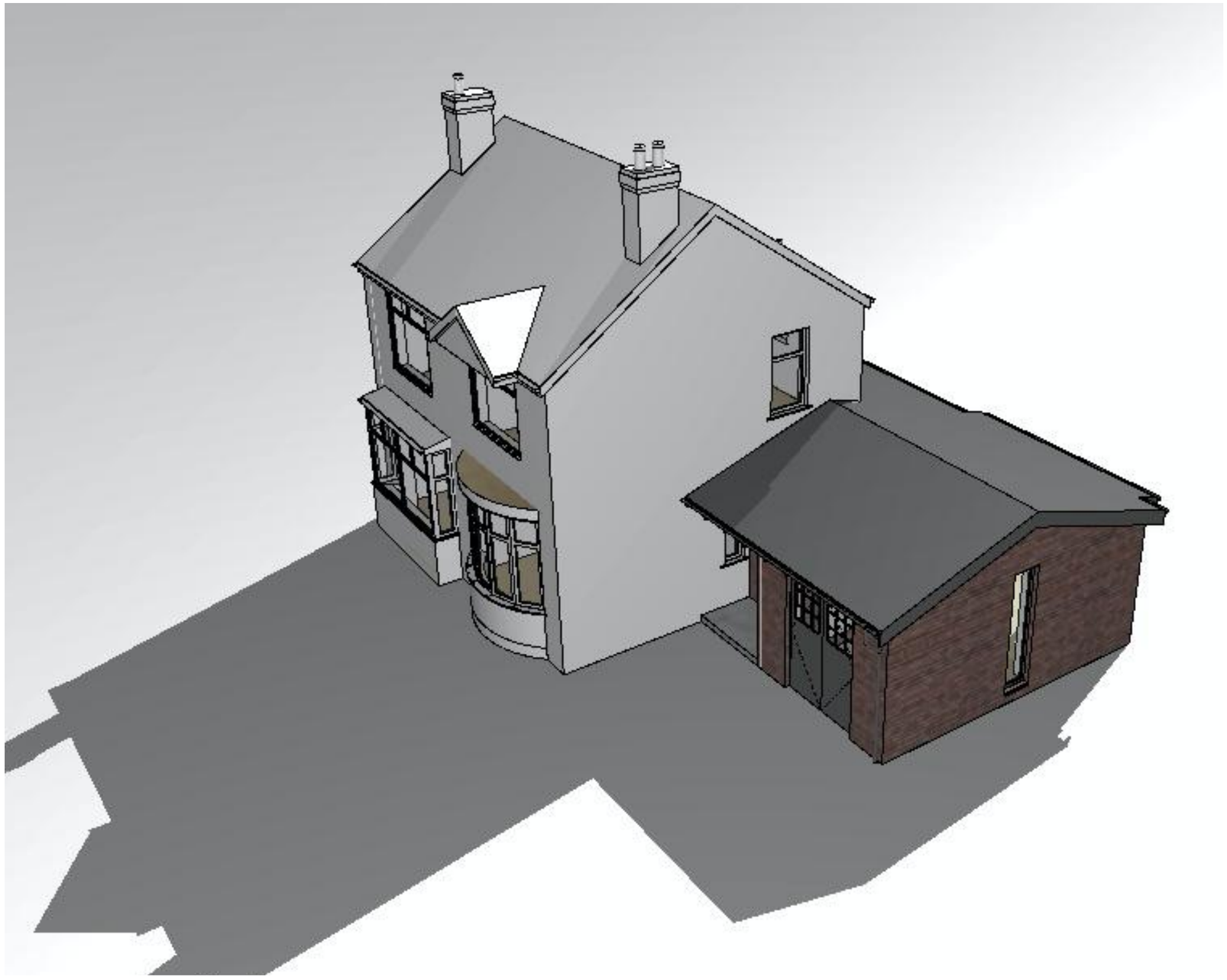

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Project Number **LIN023**

Drawing Title

Perspective 02

Drawing Number **WD9.2**

Scale **@ A3**

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Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Perspective 03

Drawing Number **WD9.3**

Scale **@ A3**

******NOTE******

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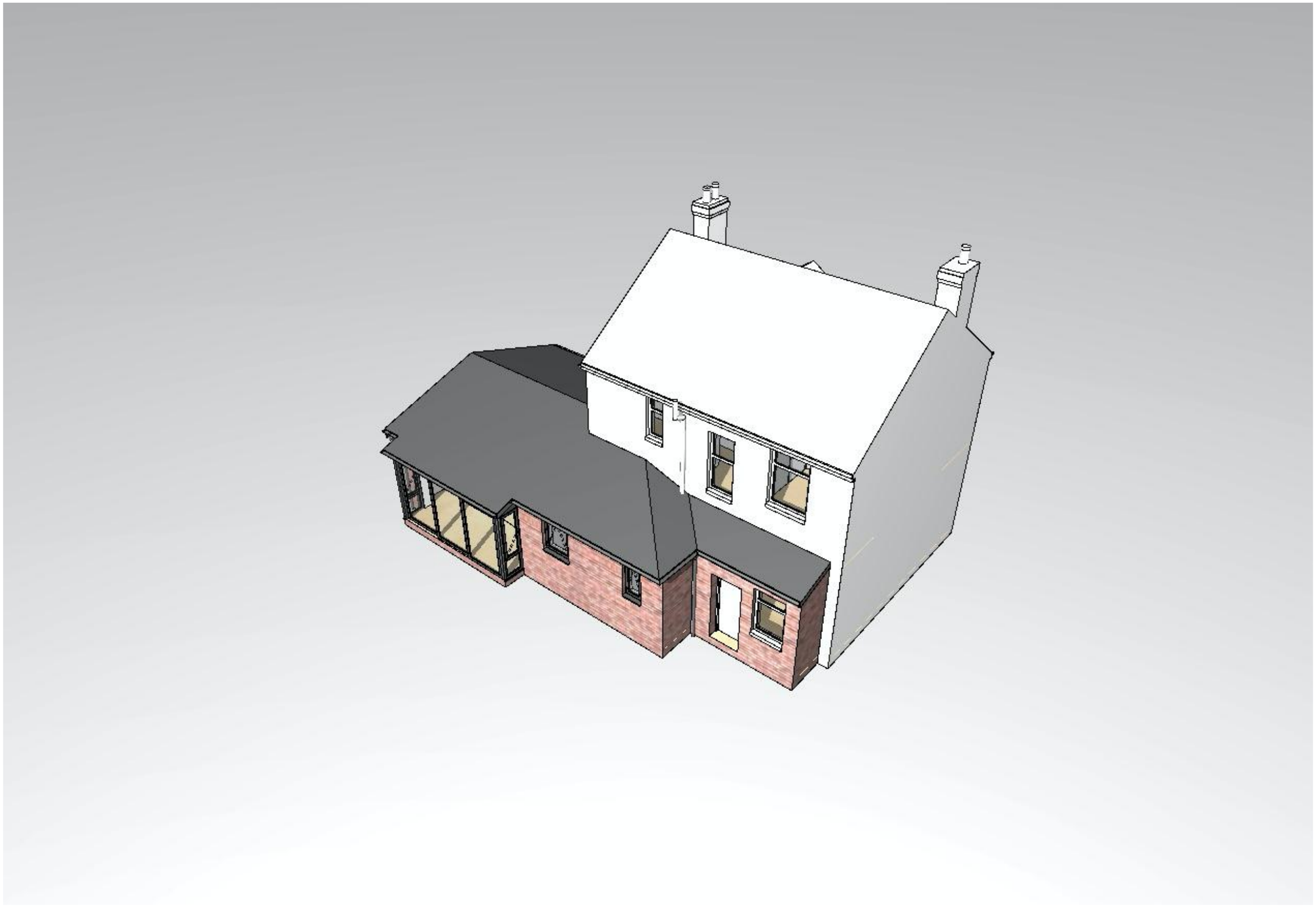

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Project Description

23 Lindsay Road, Levenshulme

Project Number **LIN023**

Drawing Title

Perspective 04

Drawing Number

WD9.4

Scale

@ A3