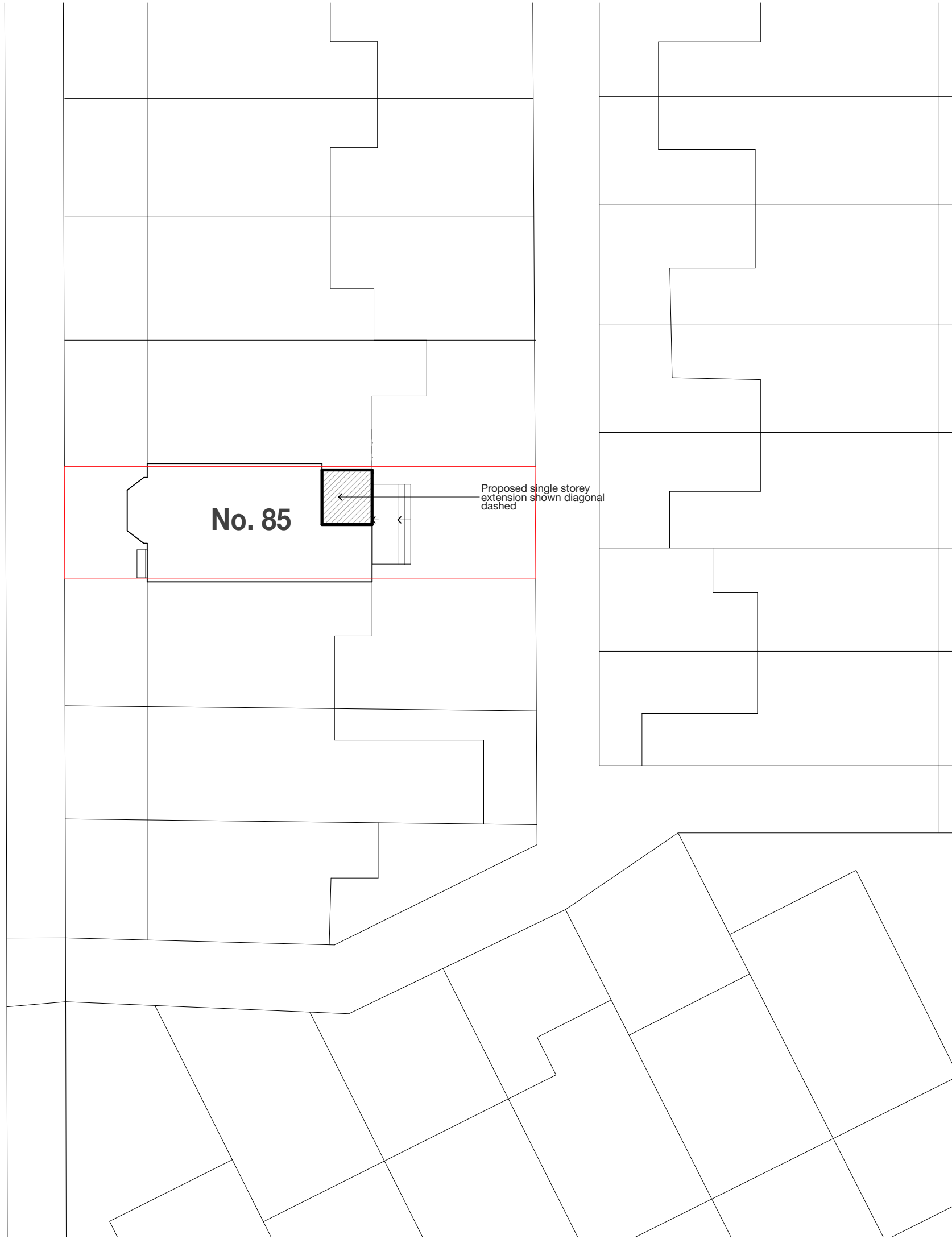


Rippingham Road



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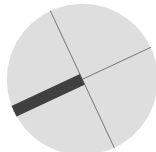
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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

Flocc Studio Ltd.

**157 Harcourt Street
Stockport SK56UP**

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

Client

Jill McKnight & Timothy Foulds

Project Description

**85 Rippingham Road,
Manchester**

Project Number **RIP085**

Drawing Title

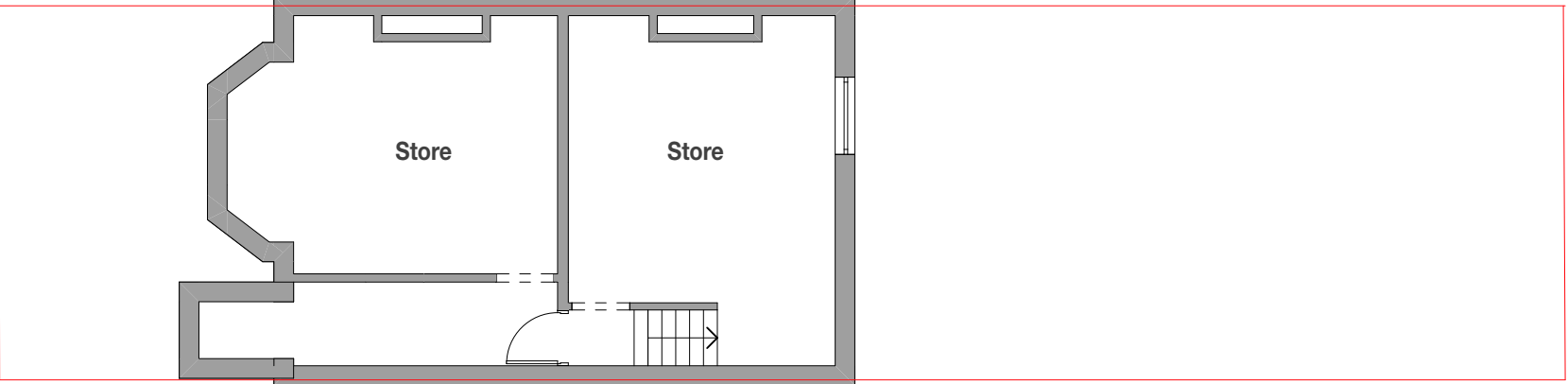
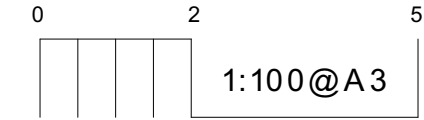
Site Plan - Proposed

Drawing Number	Scale
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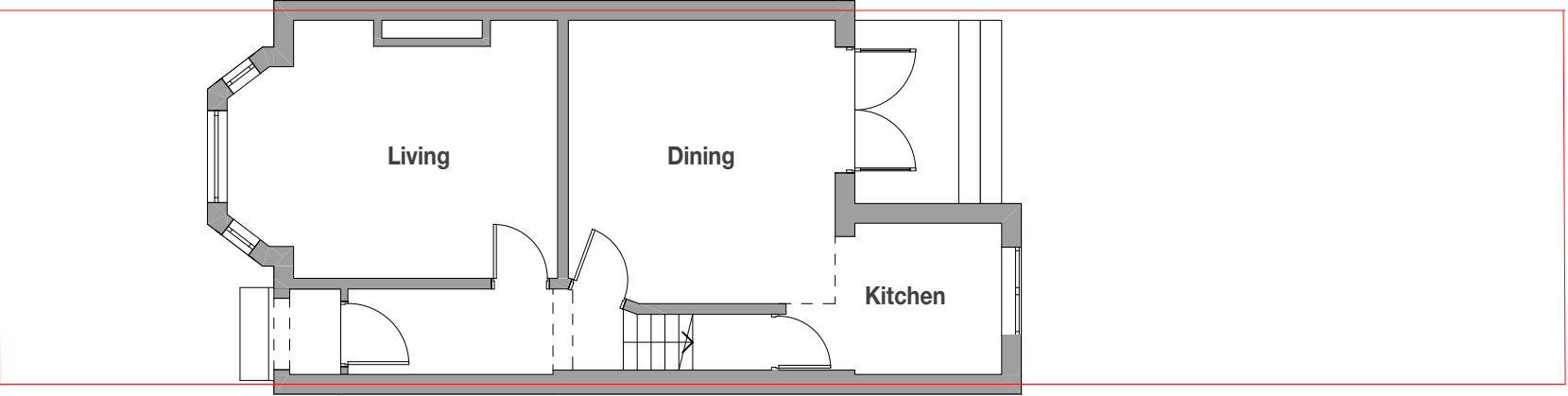
Scale

WD2.2

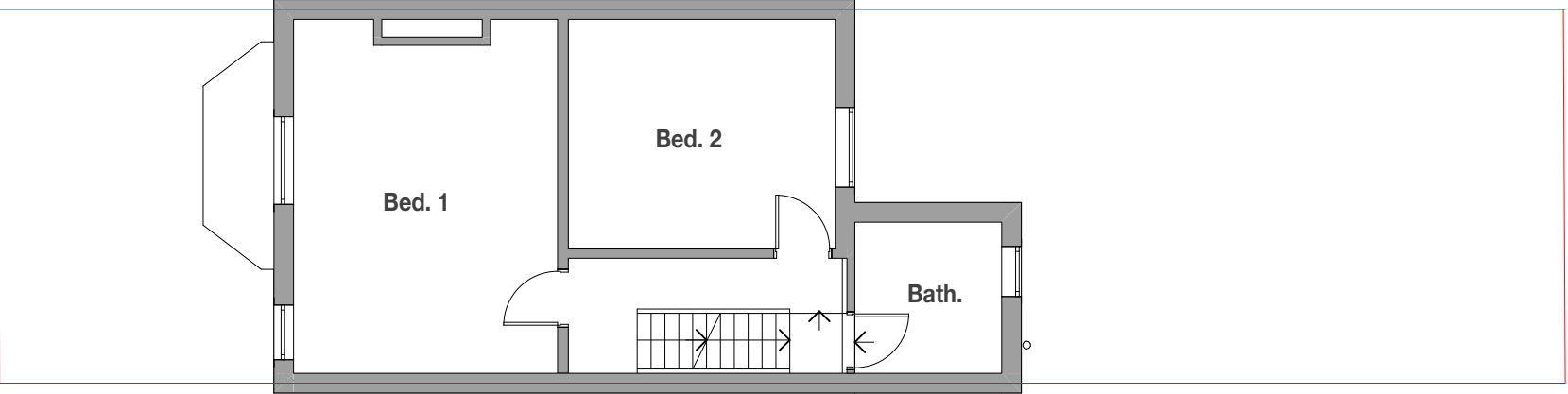
1:200 @ A3



Existing - Basement Floor Plan



Existing - Ground Floor Plan



Existing - First Floor Plan

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Issue/ Rev	Description	Date
#	Initial Issue	15.12.23

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flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client
Jill McKnight & Timothy Foulds

Project Description
85 Ripplingham Road,
Manchester

Project Number RIP085
Drawing Title

Plans - Existing

Drawing Number Scale

WD3.1 1:100 @ A3

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]

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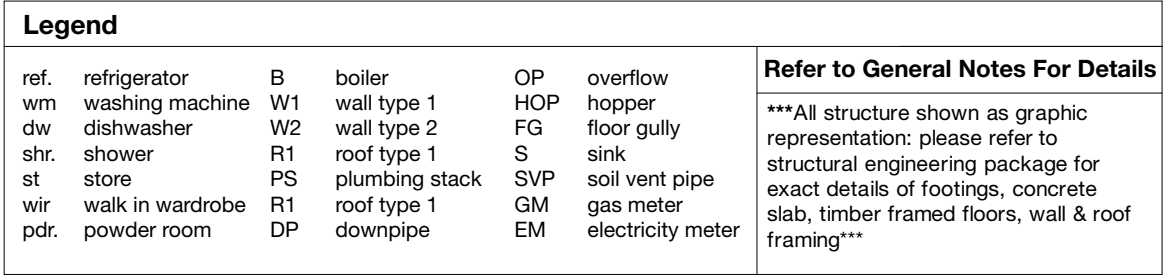
Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client

Jill McKnight & Timothy Foulds

Project Description	
85 Rippingham Road, Manchester	
Project Number RIP085	
Drawing Title	
Plans - Proposed Ground Floor Plan	
Drawing Number	Scale

WD3.3 1:100 @ A3



Notes

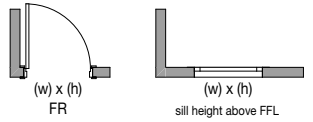
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- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style, detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with 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

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

Issue/ Rev	Description	Date
#	Initial Issue	15.12.23

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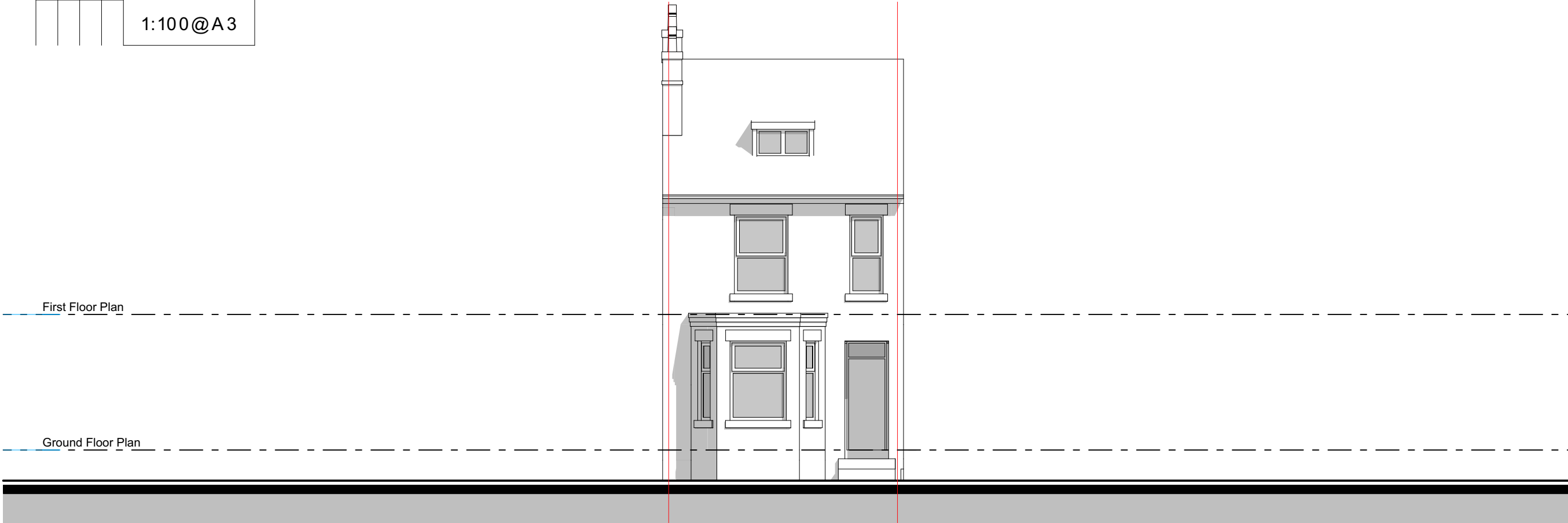
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Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

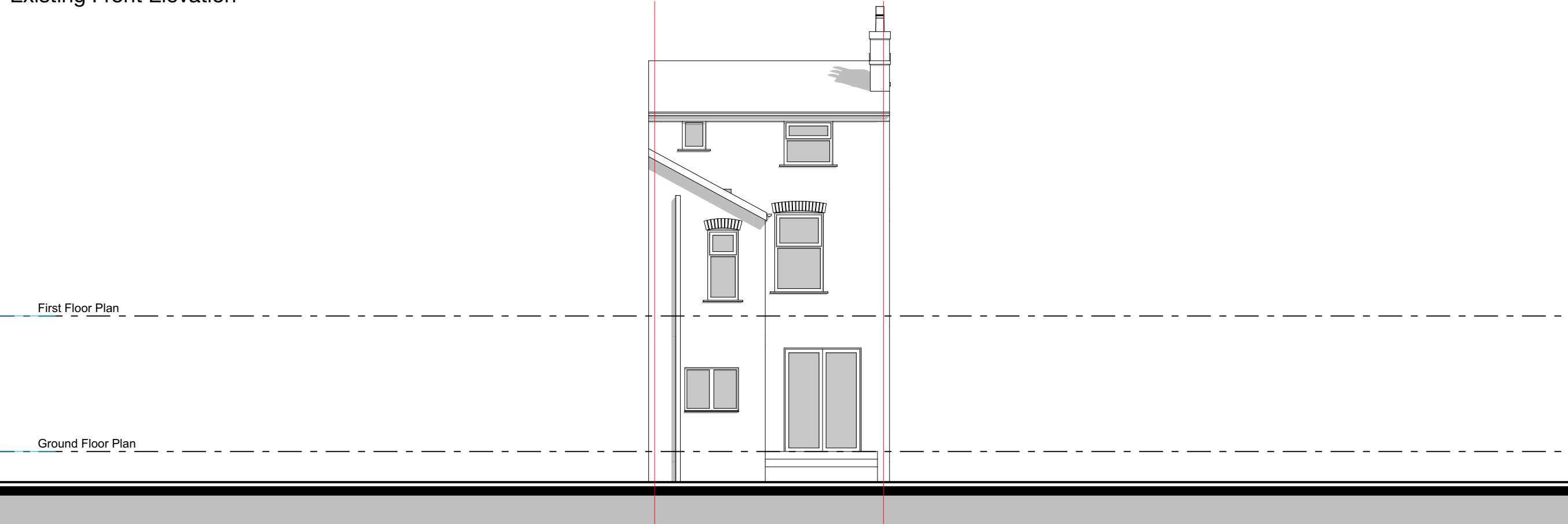
Client
Jill McKnight & Timothy Foulds

Project Description
85 Ripplingham Road,
Manchester
Project Number RIP085
Drawing Title
Elevations - Existing

Drawing Number Scale
WD5.1 1:100 @ A3



Existing Front Elevation



Existing Rear Elevation

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[illegible]

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flocc

Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client

Jill McKnight & Timothy Foulds

Project Description

**85 Rippingham Road,
Manchester**

Project Number **RIP085**

Drawing Title

Elevations - Existing

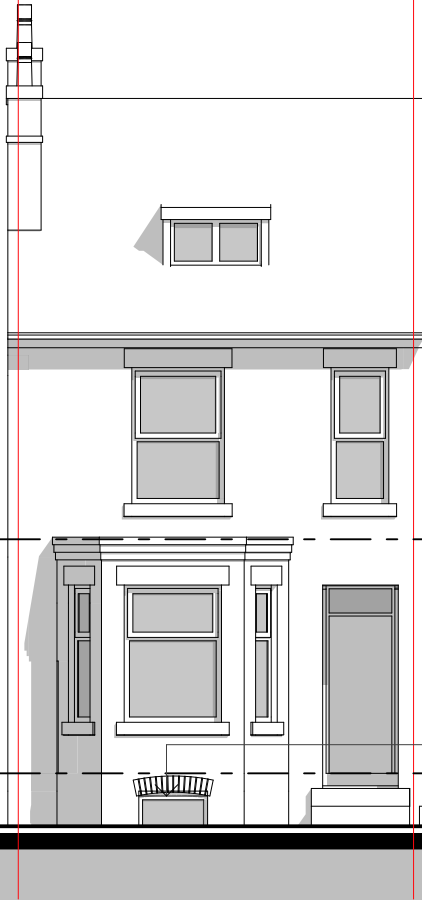
Drawing Number	Scale
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WD5.2 1:100 @ A

WD5.2 1:100 @ A

Existing Side Elevation

Existing Side Elevation



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[illegible]

**FOR PLANNING/
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APPROVAL**

This architectural elevation drawing depicts a building facade. At the top right, a chimney rises from the roofline, casting a shadow to the left. Below the roofline, there are two windows: a small square window on the left and a larger rectangular window on the right. Further down, a dormer window with a decorative, ribbed top is centered. Below the dormer, a large, multi-paned window with a grid pattern is shown. A red vertical line runs along the right side of the drawing, likely indicating a section line. The drawing uses simple lines and shading to represent the building's structure and features.

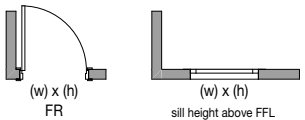
(DP) new. Connect into site drainage system

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall type 1	HOP	hopper	
dw	dishwasher	W2	wall type 2	FG	floor gully	
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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- 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

The diagram shows a cross-section of a pier. It is a rectangle with a width dimension line above it labeled "<665". The pier is divided into three horizontal layers: a top layer with diagonal hatching, a middle layer with a cross-hatch pattern, and a bottom layer with a brick pattern.

- Provide DPC min. 150mm above natural ground level
- Provide weep holes at 900mm centers above all openings

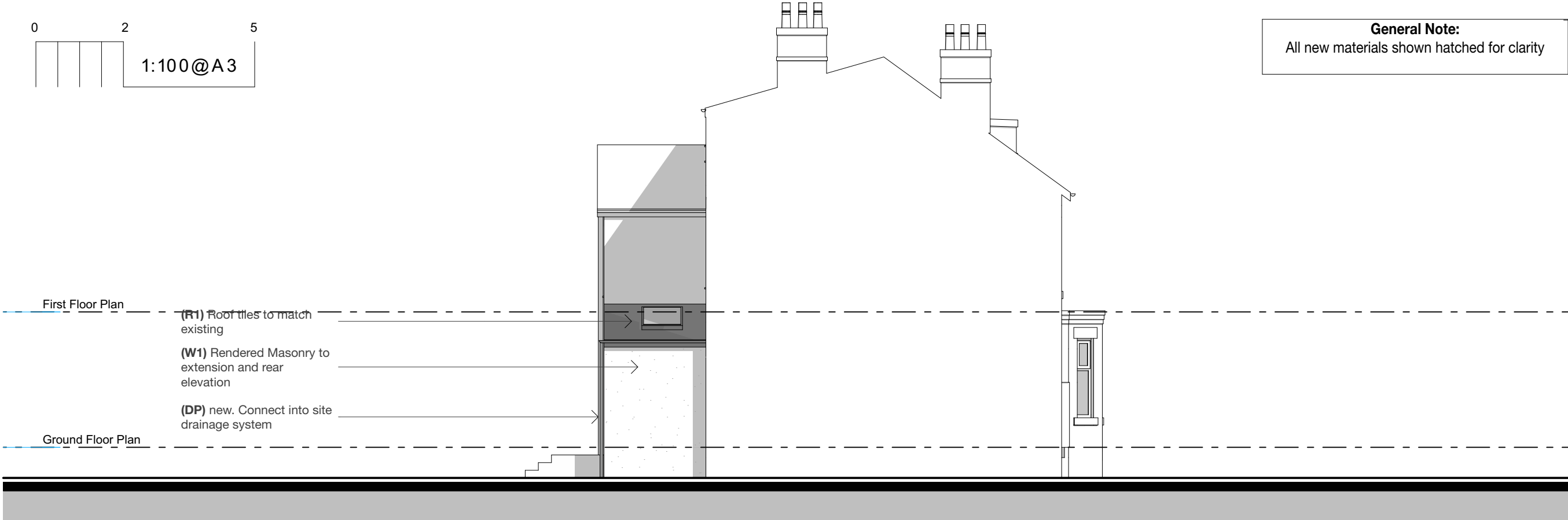
Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client

Jill McKnight & Timothy Foulds

Project Description	
85 Rippingham Road, Manchester	
Project Number	RIP085
Drawing Title	
Elevations - Proposed	
Drawing Number	Scale

WD5.3 1:100 @ A3



General Note:
All new materials shown hatched for clarity

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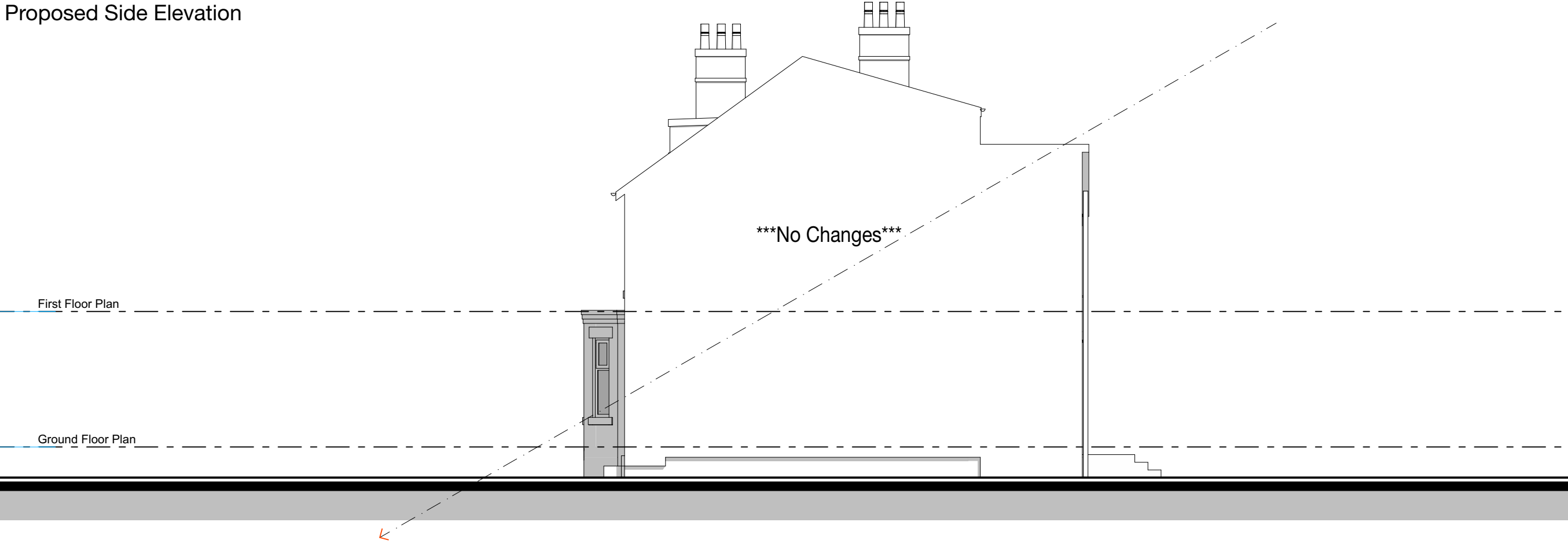
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Issue/ Rev	Description	Date
#	Initial Issue	15.12.23

Proposed Side Elevation



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BUILDING CONTROL
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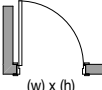
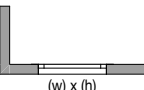
Flocc Studio Ltd.
157 Harcourt Street
Stockport SK56UP
+44 161 307 1766
info@floccstudio.co.uk

Client
Jill McKnight & Timothy Foulds

Proposed Side Elevation

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wm	washing machine	W1	wall type 1	HOP	hopper	***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***
dw	dishwasher	W2	wall type 2	FG	floor gully	
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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- 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) sill height above FFL
	- Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

Project Description
85 Rippingham Road,
Manchester
Project Number RIP085
Drawing Title
Elevations - Proposed
Drawing Number Scale
WD5.4 1:100 @ A3