0 4 10

1:200@A3

BIRCHFIELDS ROA

No. 1

Proposed loft conversion shown hatched

OAD

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Issue/ Rev	Description	Date
#	Initial Issue	06.11.23

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Flocc Studio Ltd.

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+44 161 307 1766
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Client

Kerrie Wynter

Project Description

1 Thoresway Road, Rusholme

Project Number **THO001**

Drawing Title

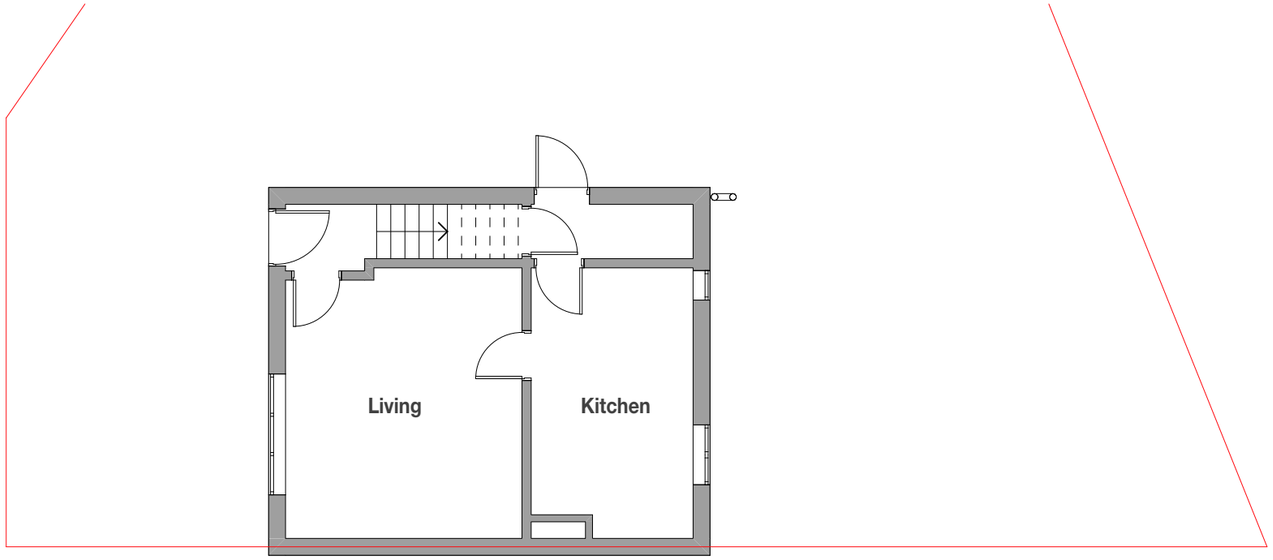
Site Plan - Proposed

Drawing Number **WD2.2**

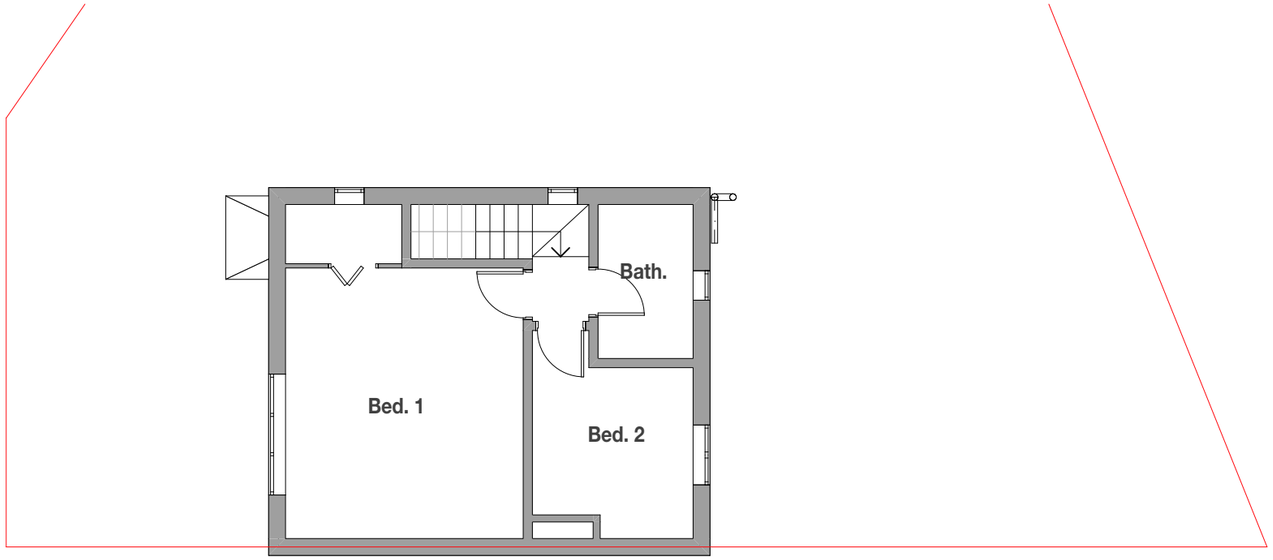
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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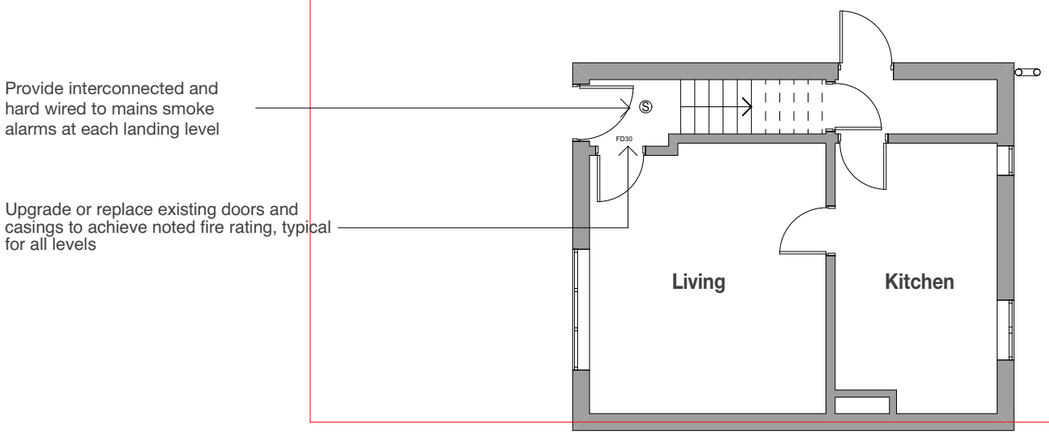
Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3



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

Legend

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

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

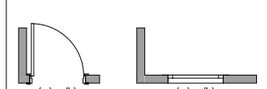
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

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

Notes on setting out

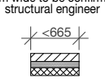
All opening sizes are to structural openings

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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Project Description

1 Thoresway Road, Rusholme

Project Number **THO001**

Drawing Title

Plans - Proposed Ground Floor Plan

Drawing Number	Scale
WD3.2	**1:100 @ A3**

0 2 5

1:100@A3

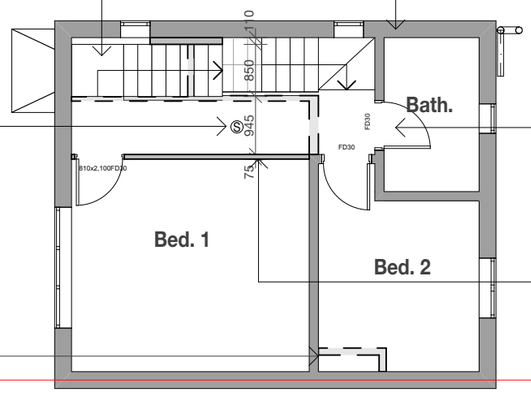
Refer to stair fabricators drawings for stair design and detail. Contractor to ensure final design complies with the requirements of Approved Documents K and M of the Building Regulations and the relevant British Standards. All stair risers and goings in accordance with Approved Document K, table 1.1 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.

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

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



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

Structural engineer to confirm whether existing wall can take the load of the new brickwork required for the hip to gable conversion.

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels

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

Legend

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
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Refer to General Notes For Details

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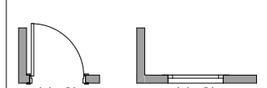
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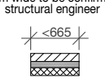
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Brickwork

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

Kerrie Wynter

Project Description

1 Thoresway Road, Rusholme

Project Number **THO001**

Drawing Title

Plans - Proposed First Floor Plan

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

0 2 5

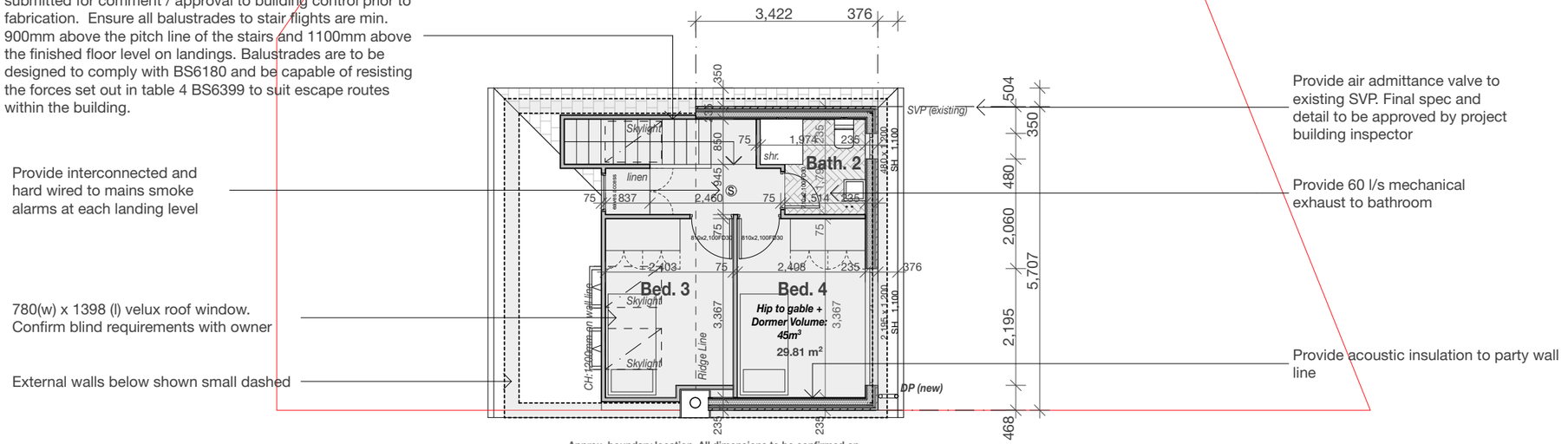
1:100@A3

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

780(w) x 1398 (l) velux roof window. Confirm blind requirements with owner

External walls below shown small dashed



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

Provide air admittance valve to existing SVP. Final spec and detail to be approved by project building inspector

Provide 60 l/s mechanical exhaust to bathroom

Provide acoustic insulation to party wall line

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FOR PLANNING/ BUILDING CONTROL APPROVAL

Legend

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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
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Refer to General Notes For Details

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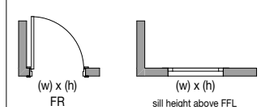
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Notes on setting out

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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



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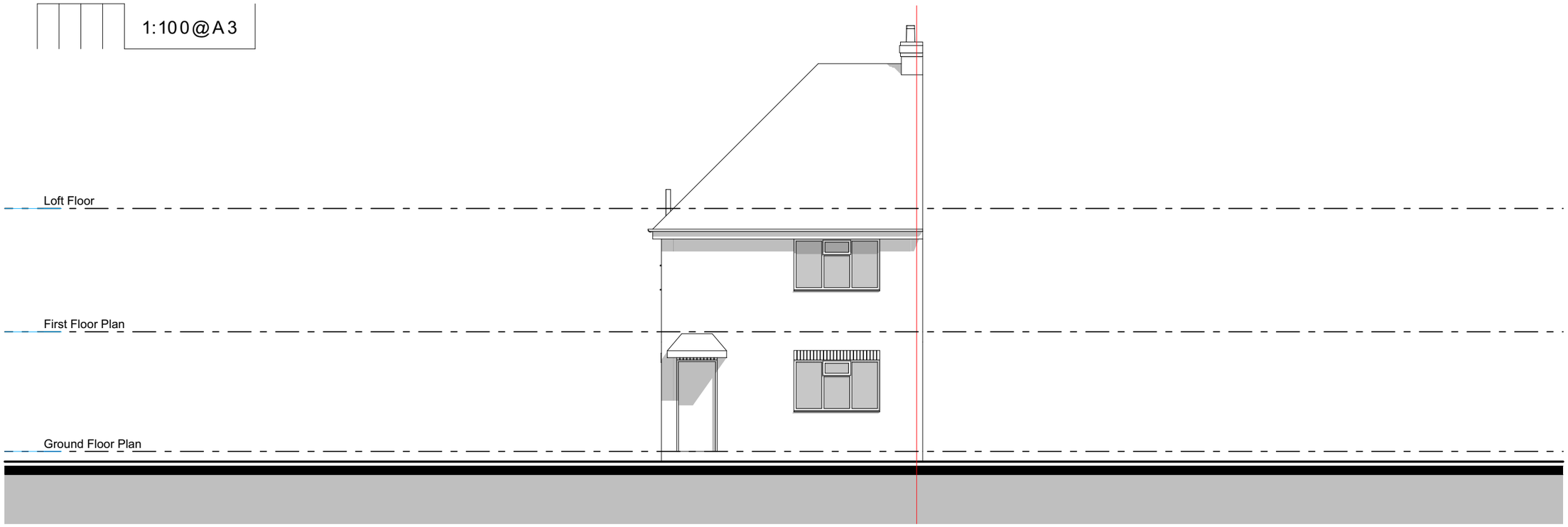
Plans - Proposed Loft Level

Drawing Number **WD3.4**

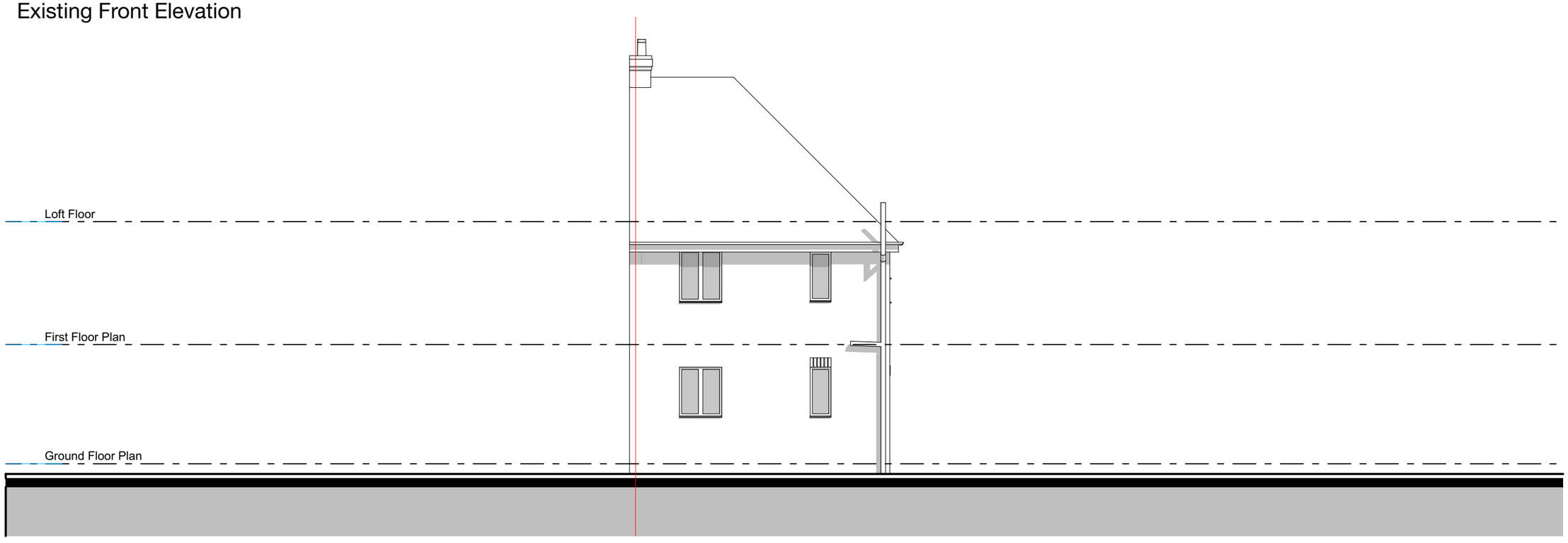
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing Front Elevation



Existing Rear Elevation

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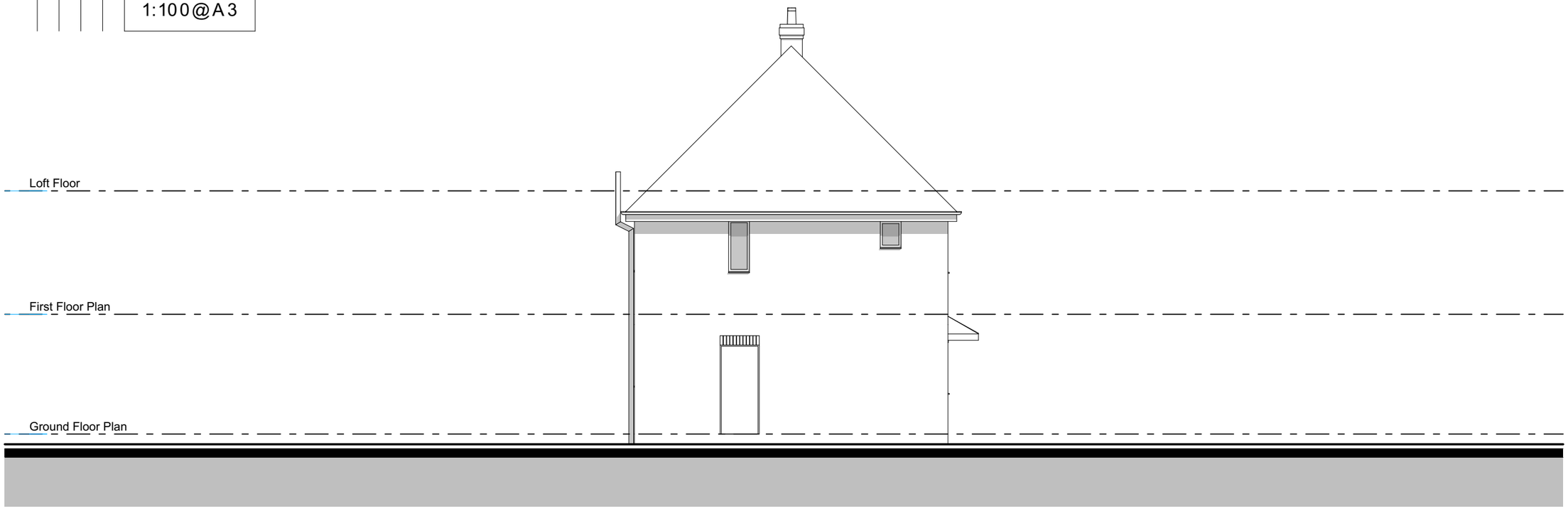
Elevations - Existing

Drawing Number **WD5.1**

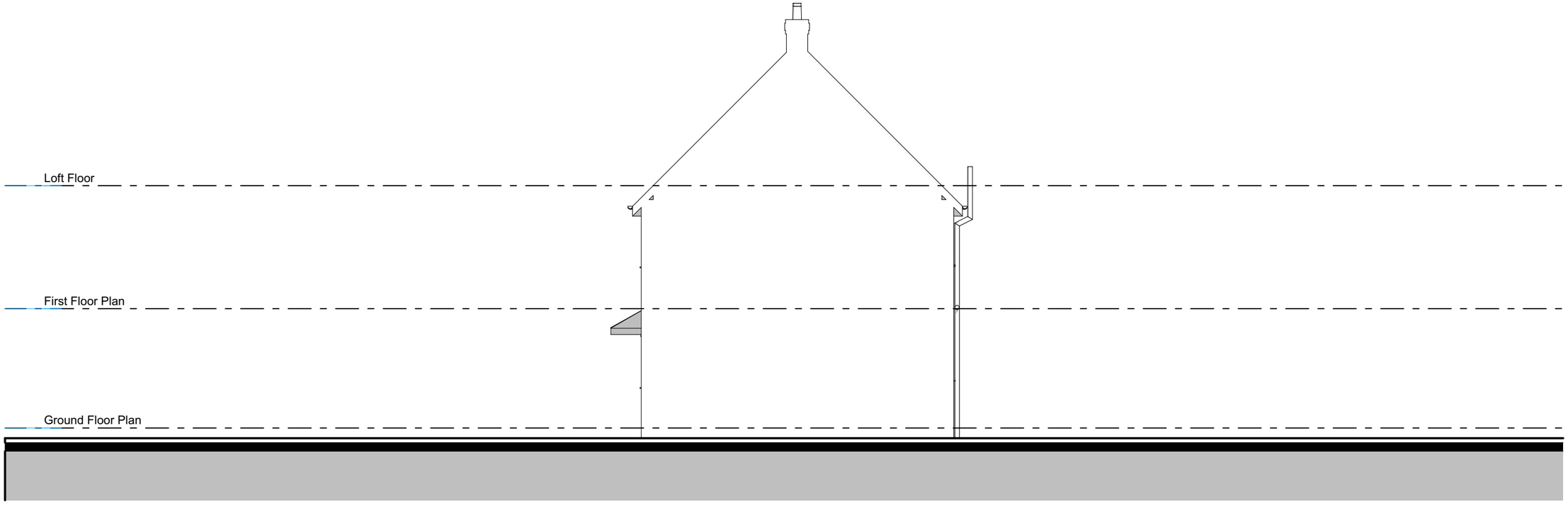
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing Side Elevation



Existing Side Elevation

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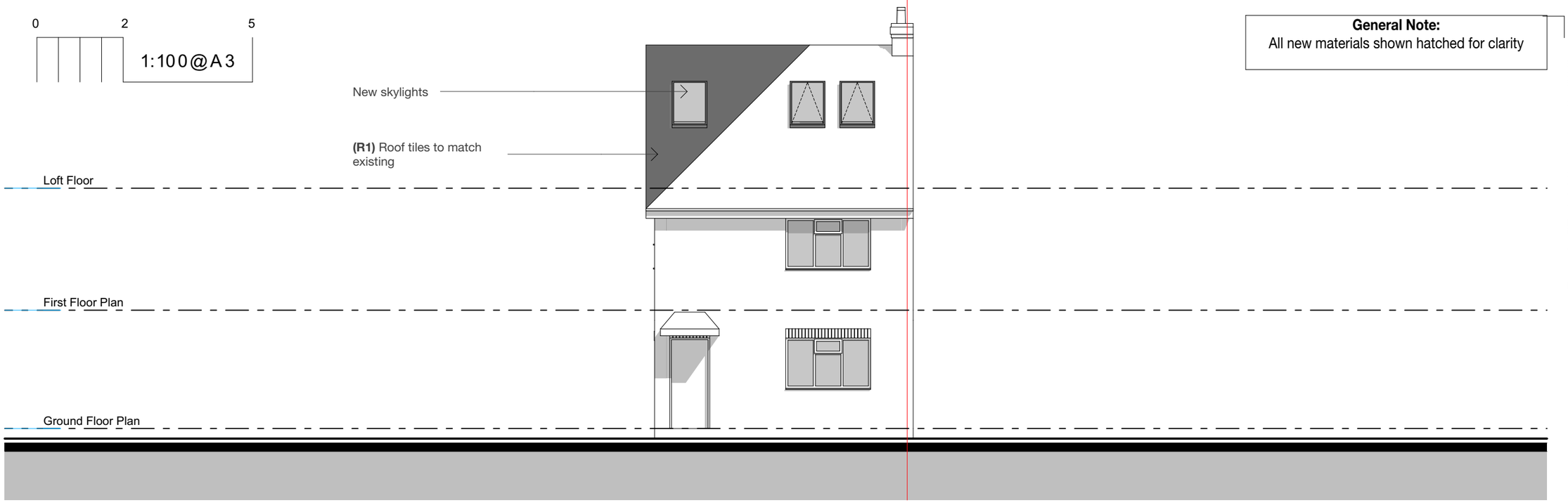
Elevations - Existing

Drawing Number **WD5.2**

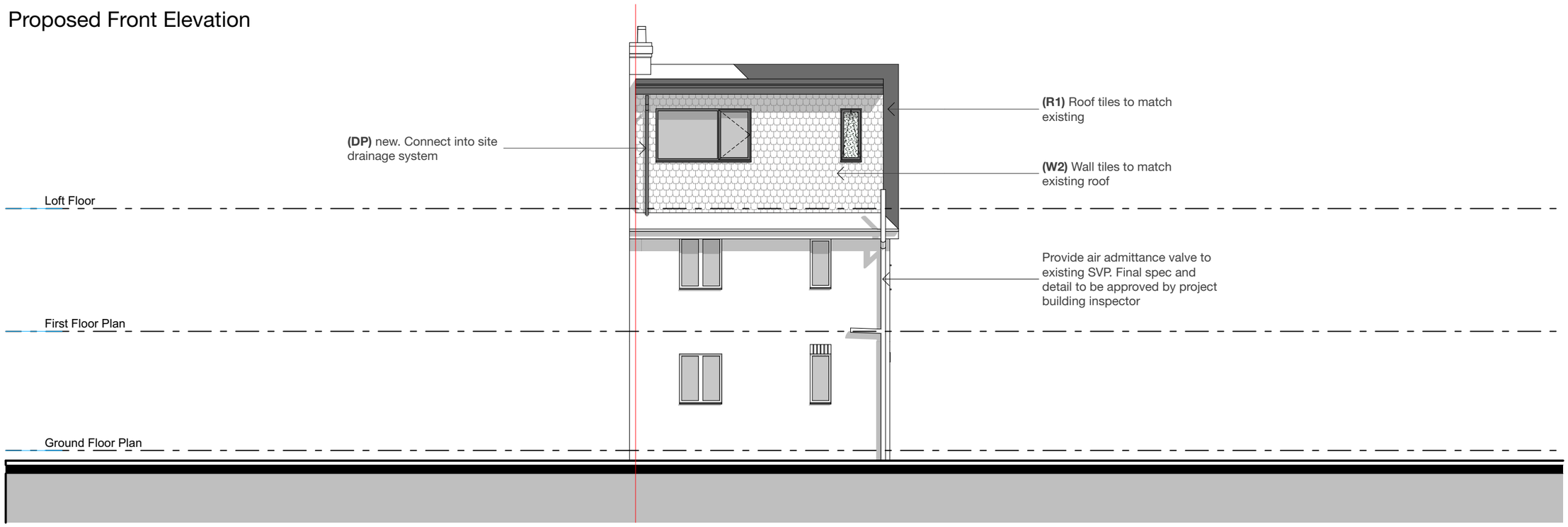
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed Front Elevation



Proposed Rear Elevation

Legend

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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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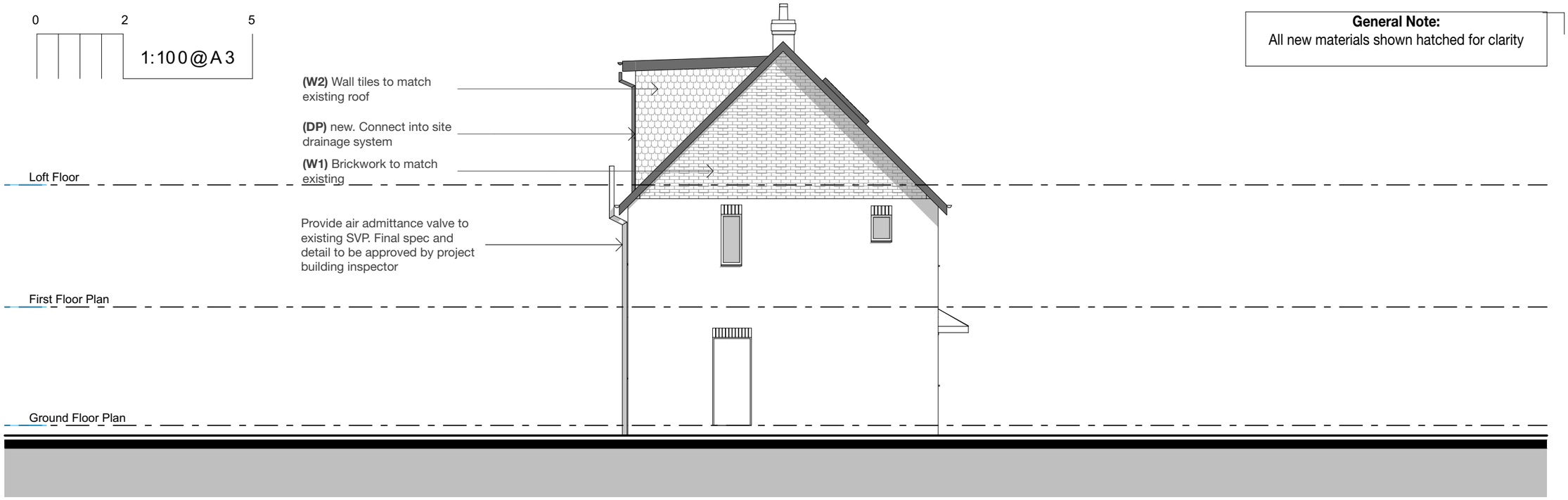
Elevations - Proposed

Drawing Number **WD5.3**

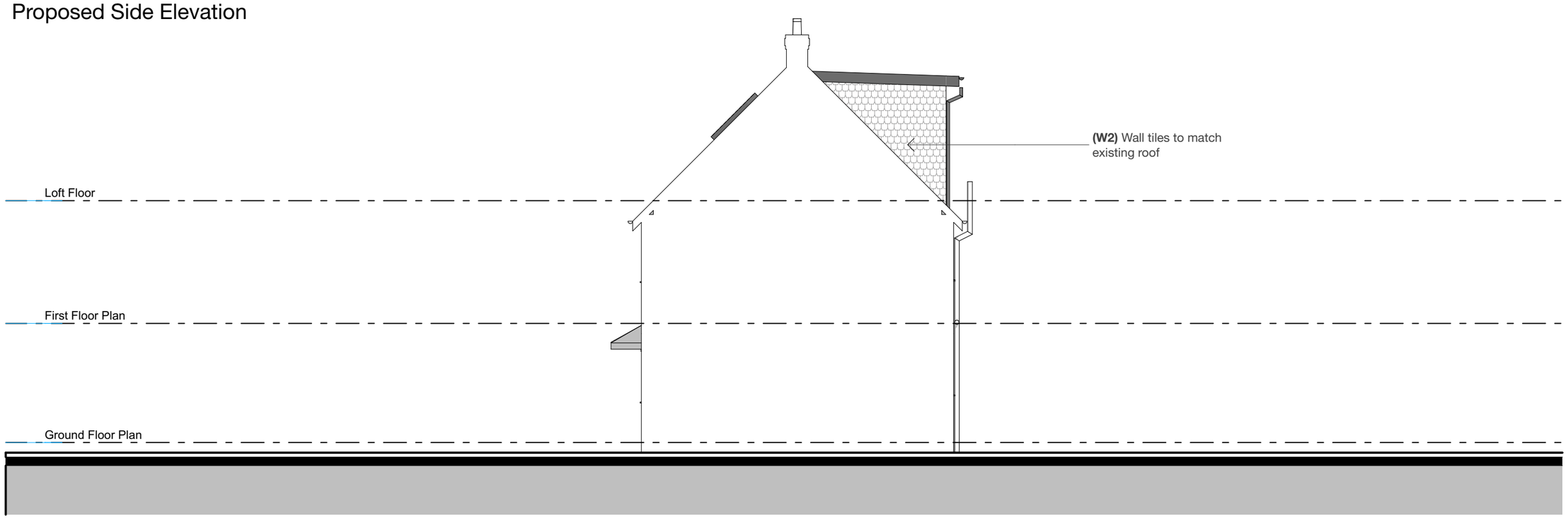
Scale **1:100 @ A3**

0 2 5

1:100@A3



Proposed Side Elevation



Proposed Side Elevation

Legend

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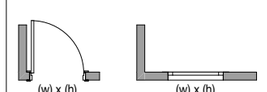
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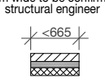
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Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	06.11.23

FOR PLANNING/ BUILDING CONTROL APPROVAL

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Client

Kerrie Wynter

Project Description

1 Thoresway Road, Rusholme

Project Number **THO001**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**