

37

25

13

THORN GROVE



29

14

No. 34

Proposed double storey extension shown cross hatched

23

31

CEDAR GROVE

24

→
2

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[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



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Client

Antigoni Pisari & Antonios Kartsakis

Project Description

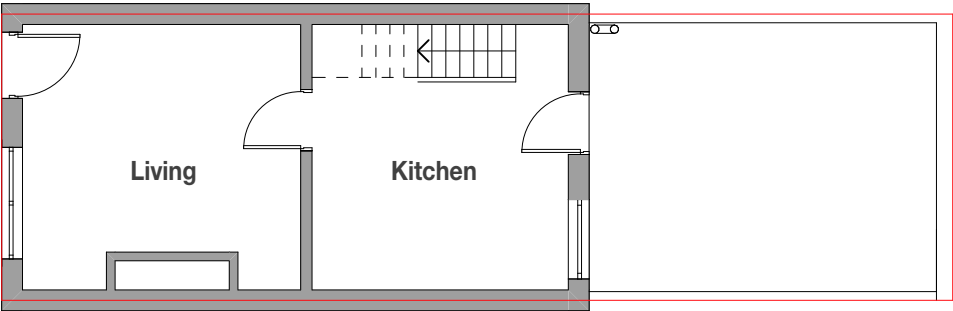
34 Thorn Grove, Withington

Project Number **TH0034**

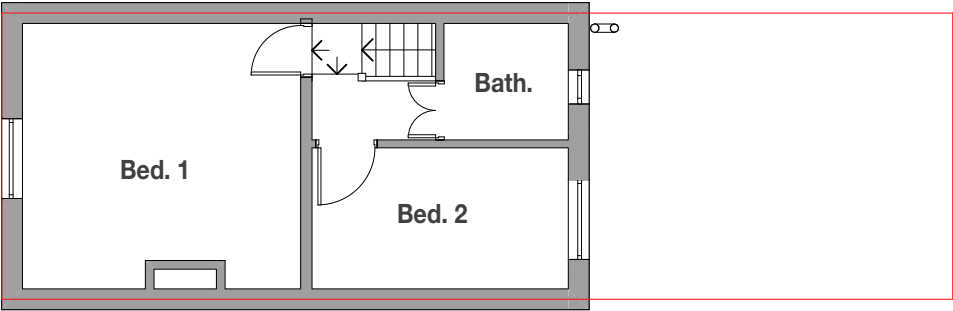
Drawing Title

Site Plan - Proposed

Drawing Number	Scale
WD2.2	1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

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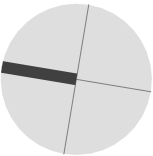
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Issue/ Rev	Description	Date
#	Initial Issue	03.07.23

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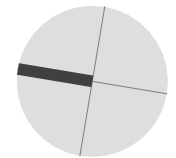
Project Description
34 Thorn Grove, Withington

Project Number **TH0034**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3



**FOR PLANNING/
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Client

Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

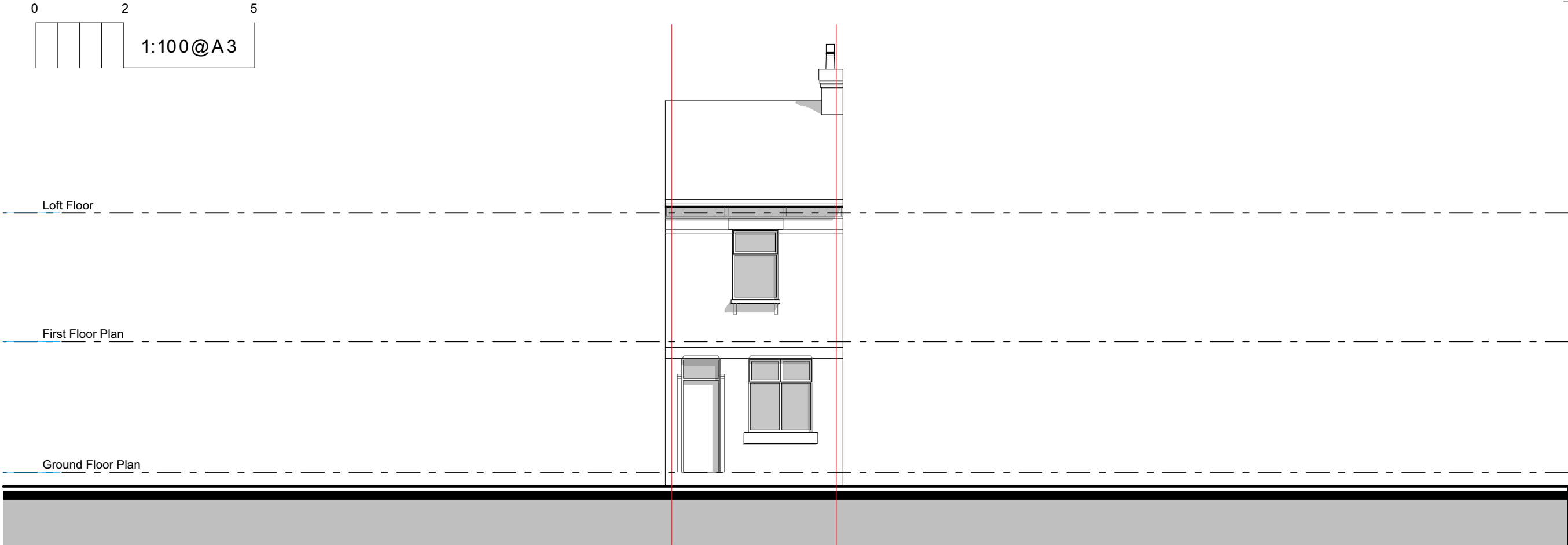
Plans - Proposed Plans

Drawing Number	Scale
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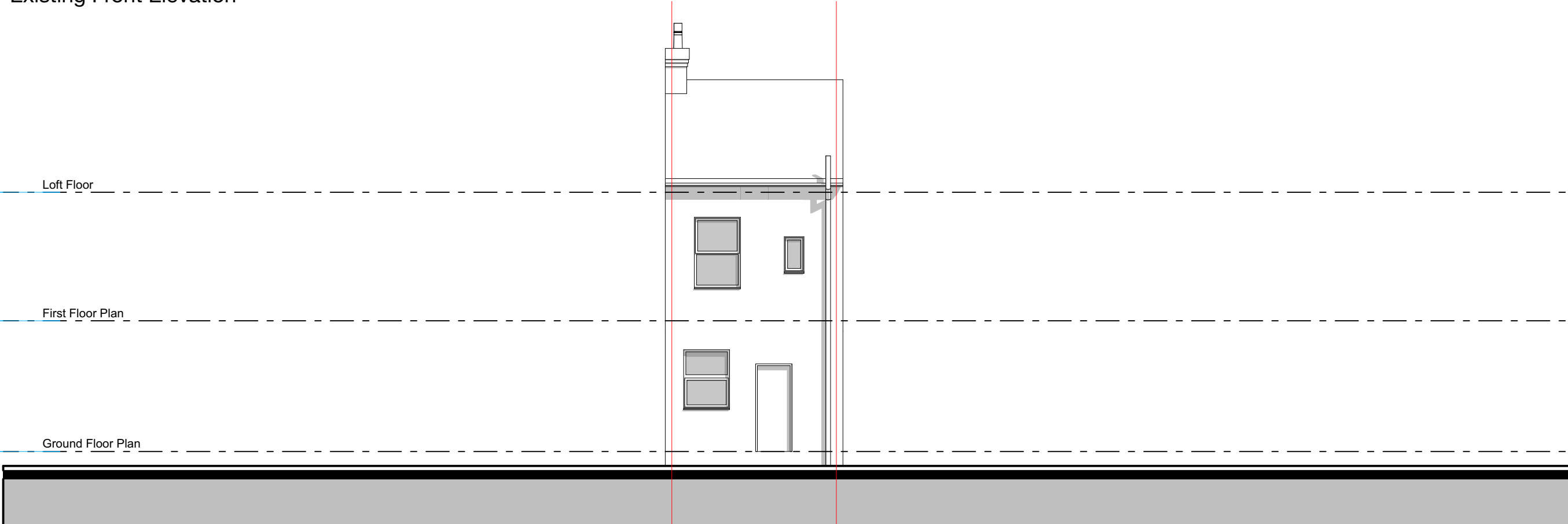
WD3 2 1:100 ©

WD3.2 1:100 @ A

Legend						Notes	Notes on setting out	Brickwork
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***	***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
wo.	wall oven	W1	wall type 1	HOP	hopper		(w) x (h) FR (w) x (h) sill height above FFL - 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***	- Provide DPC min. 150mm above natural ground level
dw	dishwasher	W2	wall type 2	FG	floor gully			- Provide weep holes at 900mm centers above all openings
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			



Existing Front Elevation



Existing Rear Elevation

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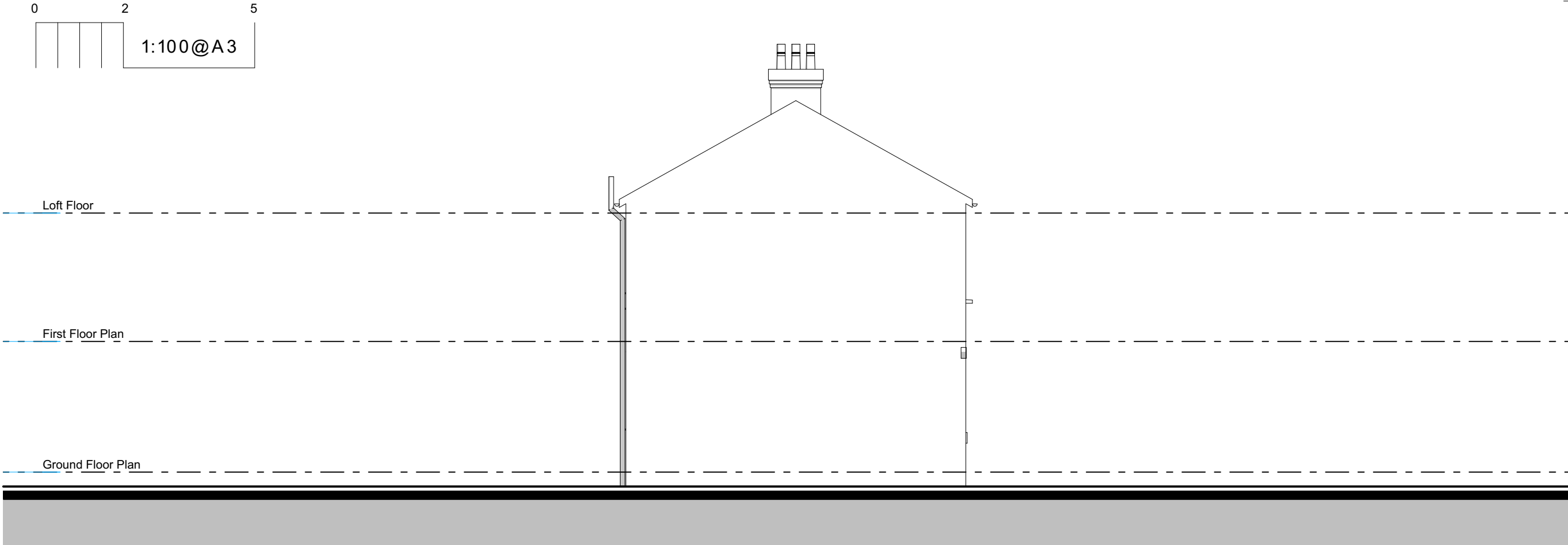
Project Description
34 Thorn Grove, Withington

Project Number TH0034
Drawing Title

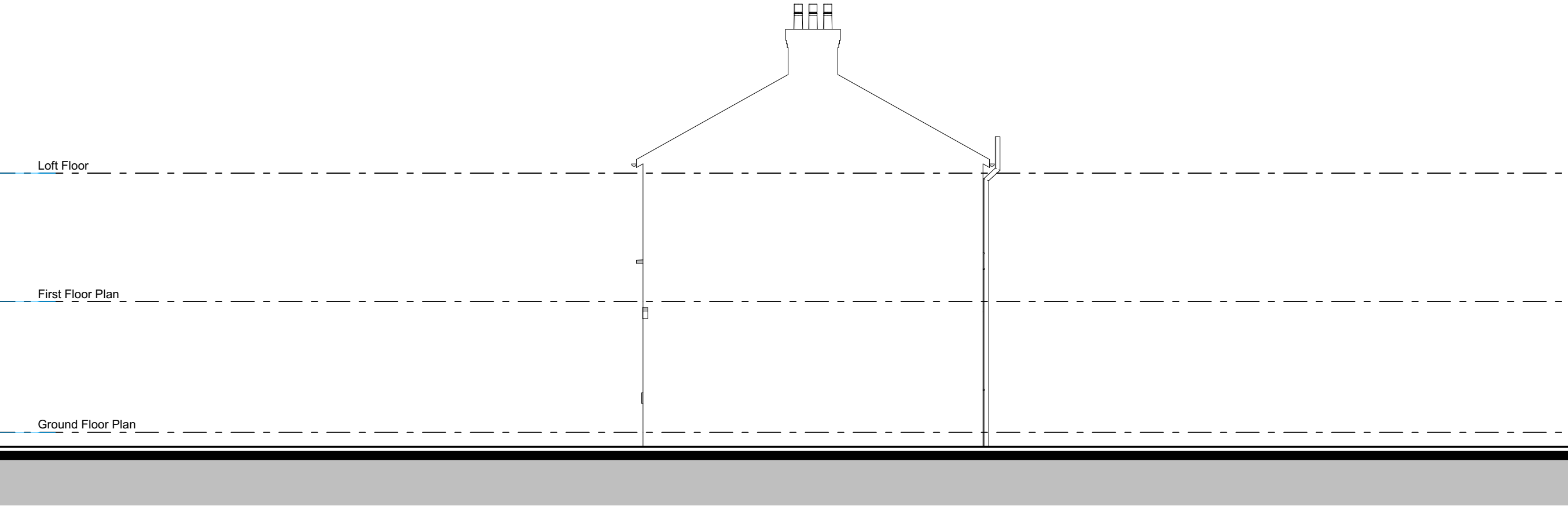
Elevations - Existing

Drawing Number Scale

WD5.1 1:100 @ A3



Existing Side Elevation



Existing Side Elevation

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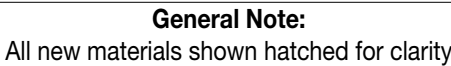
Project Description
34 Thorn Grove, Withington

Project Number TH0034
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



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Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

Elevations - Proposed

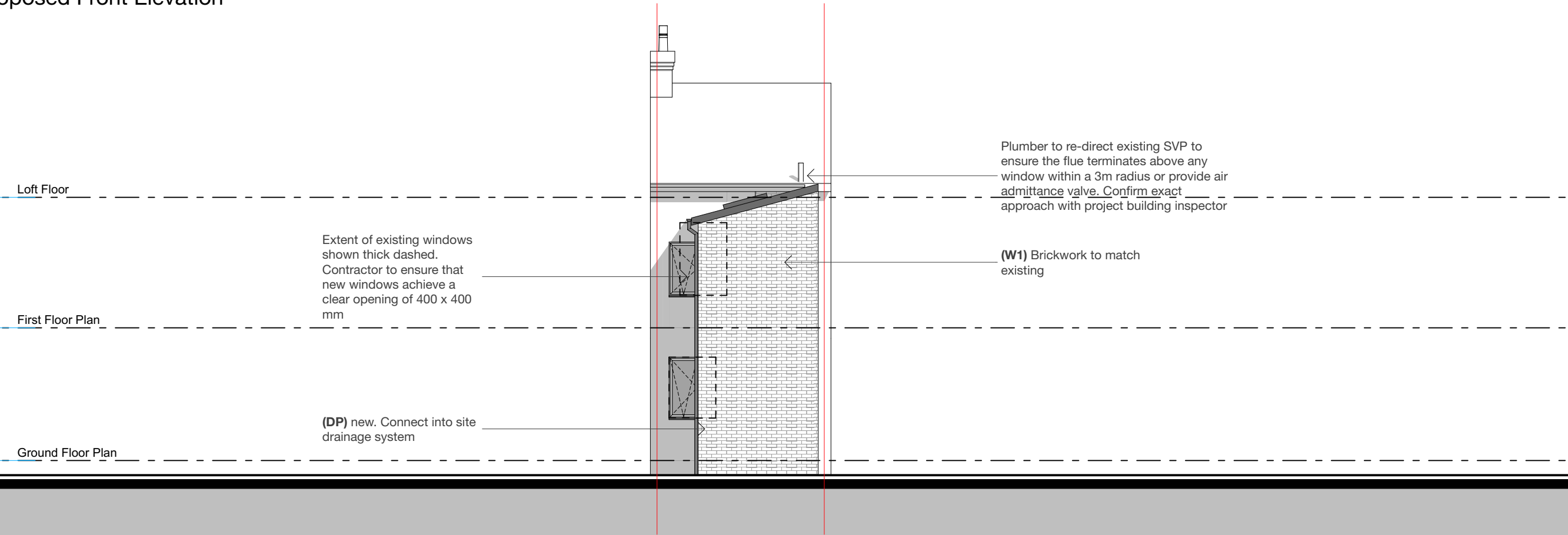
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Scale

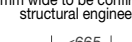
WD5.3

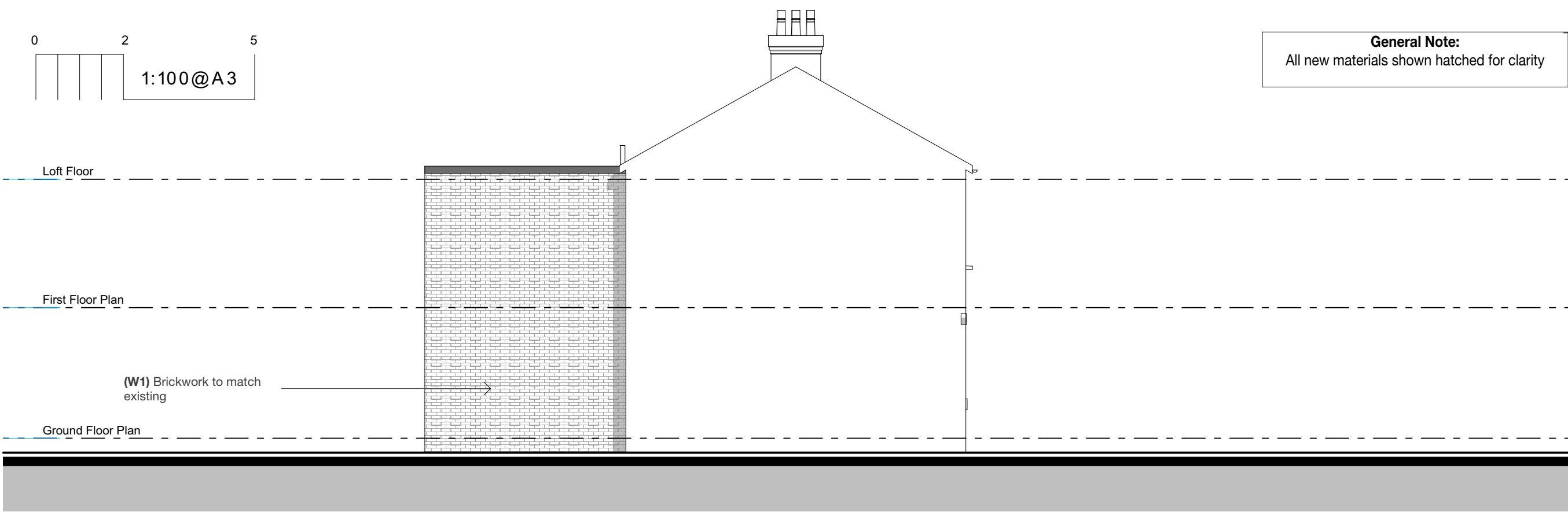
1:100 @ A3

Proposed Front Elevation



Proposed Rear Elevation

Legend						Notes	Notes on setting out	Brickwork	
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***	***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	
dw.	wall oven	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				
						- 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 escapes 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***			



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Project Description

34 Thorn Grove, Withington

Project Number **THO034**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
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WD5 4 1:100 ©

WD5.4 1:100 @ A

Loft Floor

First Floor Plan

Ground Floor Plan

(DP) new. Connect into site drainage system

(W1) Brickwork to match existing

Legend						Refer to General Notes For Details
ref.	refrigerator	B	boiler	OP	overflow	
wo.	wall oven	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	

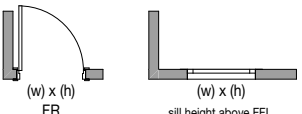
Notes

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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*****

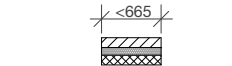
Notes on setting out

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