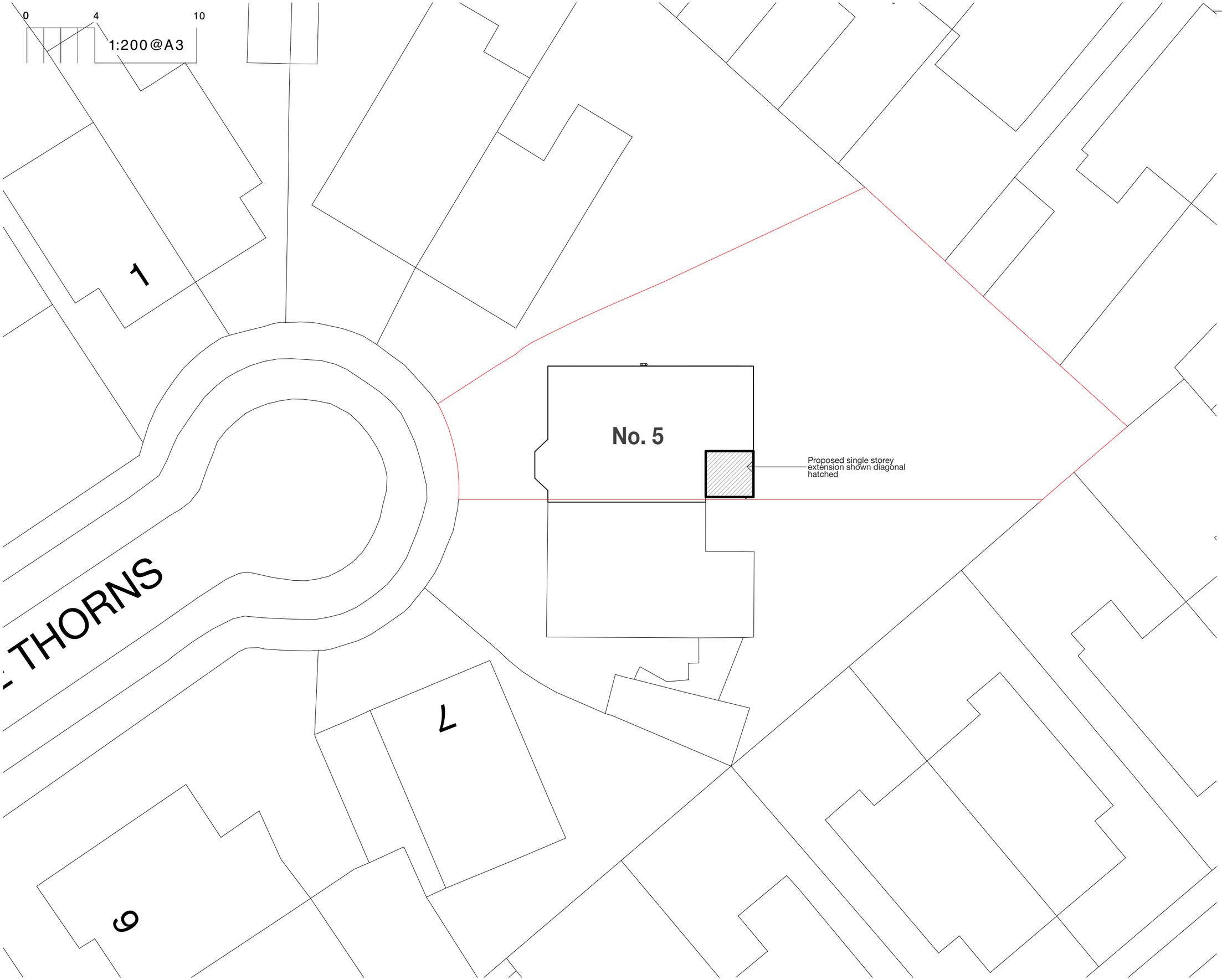


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Issue/ Rev	Description	Date
#	Initial Issue	25.07.26
A	Dormer removed from plans and details updated	28.09.26

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

Oliver Goldring

Project Description

5 The Thorns, Chorltonville

Project Number **THO005**

Drawing Title

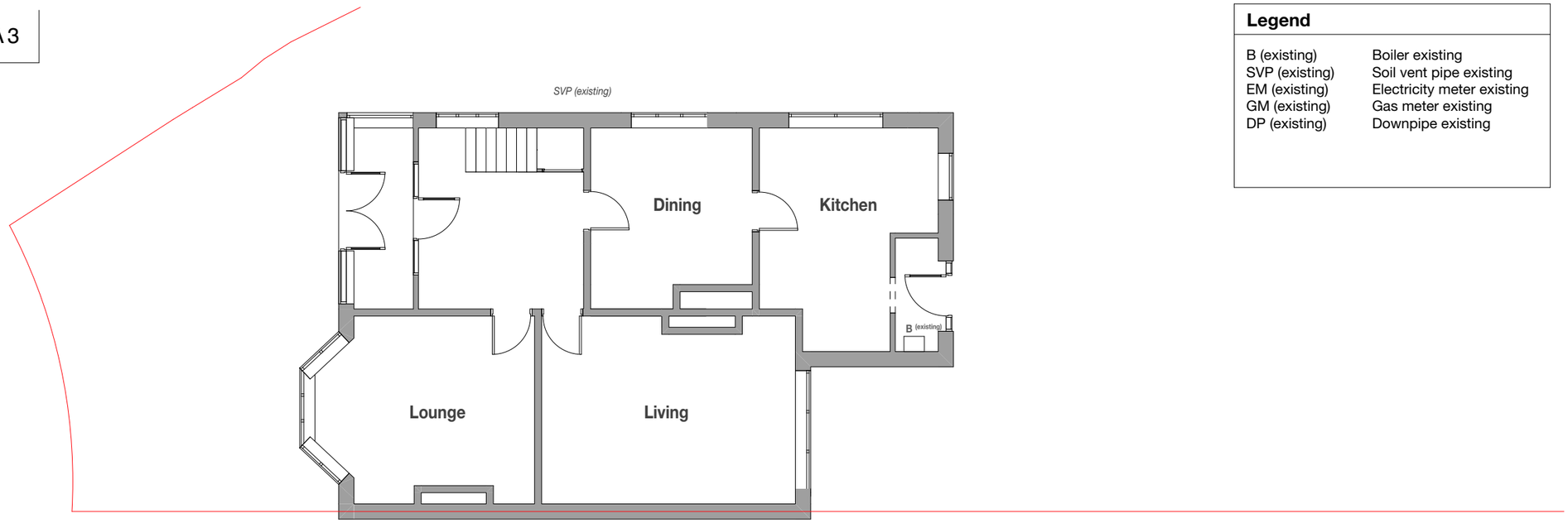
Site Plan - Proposed

Drawing Number **WD2.2**

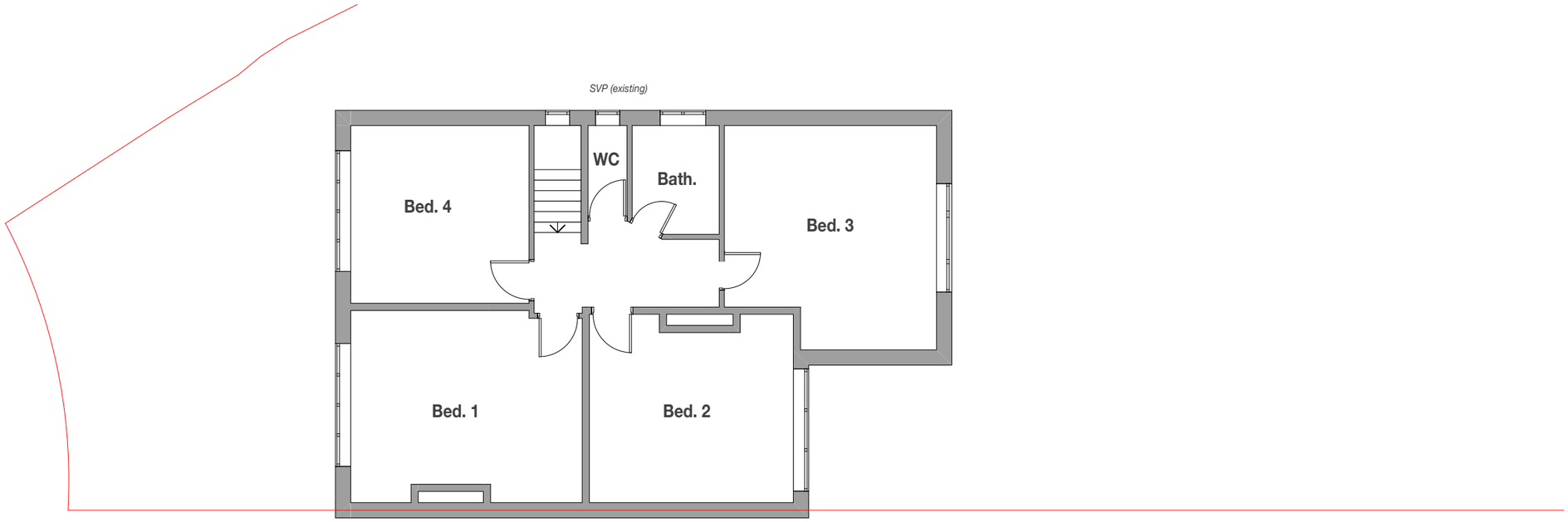
Scale **1:200 @ A3**

0 2 5

1:100@A3



Existing - Ground Floor Plan



Existing - First Floor Plan

Legend

B (existing)	Boiler existing
SVP (existing)	Soil vent pipe existing
EM (existing)	Electricity meter existing
GM (existing)	Gas meter existing
DP (existing)	Downpipe existing

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Manchester M19 3NP.

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

Client

Oliver Goldring

Project Description

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Project Number **THO005**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

0 2 5

1:100@A3

New Area: 7.61 m²

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

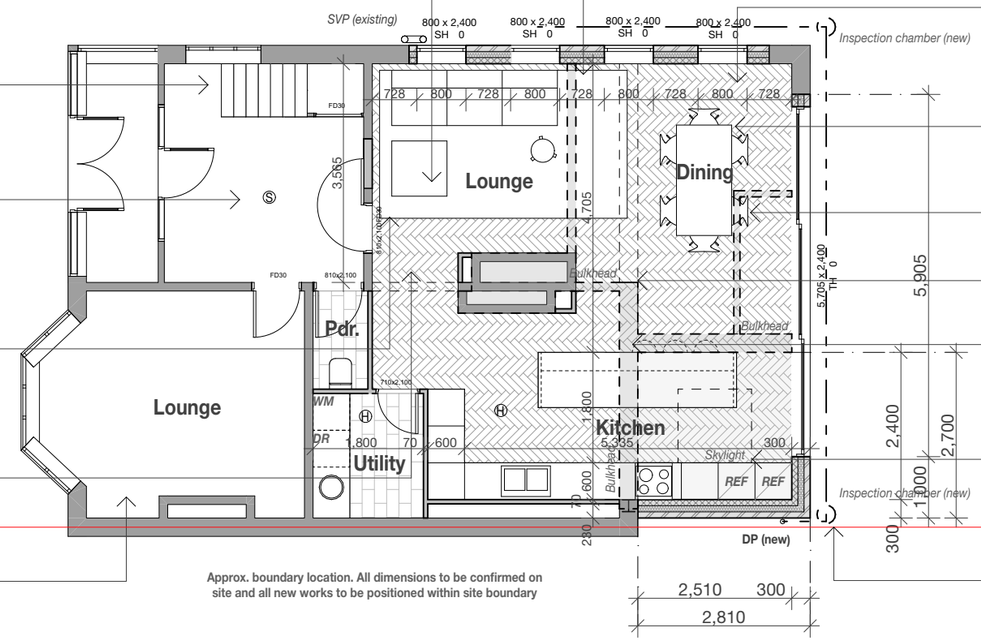
Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

A mains-wired interlinked Carbon Monoxide detector should be provided to boiler installations. The carbon monoxide alarm should be located in the same room as the appliance: on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance.

Mechanical extraction should be provided to the utility and powder room with a minimum of 30 litres/second. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.

All notifiable electrical works to comply with Part P of the Building Regulations and to be carried out and self-certified by a registered Competent Person.

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



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

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

All gas work should be conducted by a registered Gas Safe Contractor. Certificates may be required on completion if applicable

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

Provide background ventilation within each habitable room with the minimum equivalent area given in Table 1.7 of Approved Document Part F

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

Install feature lighting on bulkhead

Demolished elements shown grey dashed. Refer to structural engineering drawings

All notifiable electrical works to comply with Part P of the Building Regulations and to be carried out and self-certified by a registered Competent Person.

Indicative plumbing route from new downpipe into existing system , Exact layout to be confirmed on site

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 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

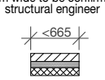
All opening sizes are to structural openings

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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flocc

Flocc Studio Ltd.

963 Stockport Rd Levenshulme Manchester M19 3NP.

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

Client

Oliver Goldring

Project Description

5 The Thorns, Chorltonville

Project Number **THO005**

Drawing Title

Plans - Proposed Ground Floor Plan

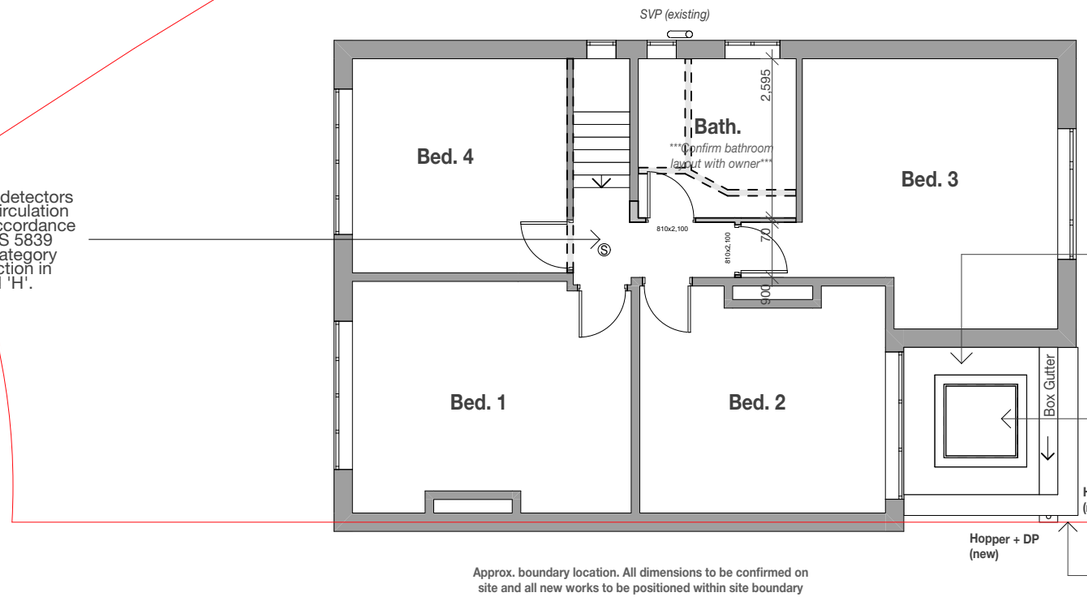
Drawing Number **WD3.2**

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



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

Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

(R2) 'Cure-it' GRP flat roof system installed in accordance with manufacturers recommendations. Confirm all required fillets, laps, sealants and details with manufacturers/approved installer prior to set-out. Ensure selected roof membrane achieves AA, AB or AC fire rating

1200 (w) x 1200 (l) Velux flat roof window. Install in accordance with manufacturers details and ensure sufficient fall is provided to glazing to prevent water pooling. Confirm blind requirements with owner

Connect all new downpipes to existing site drainage system

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

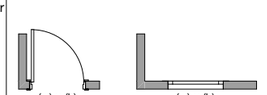
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- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.

*****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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flocc

Flocc Studio Ltd.

963 Stockport Rd Levenshulme Manchester M19 3NP.

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

Client

Oliver Goldring

Project Description

5 The Thorns, Chorltonville

Project Number **THO005**

Drawing Title

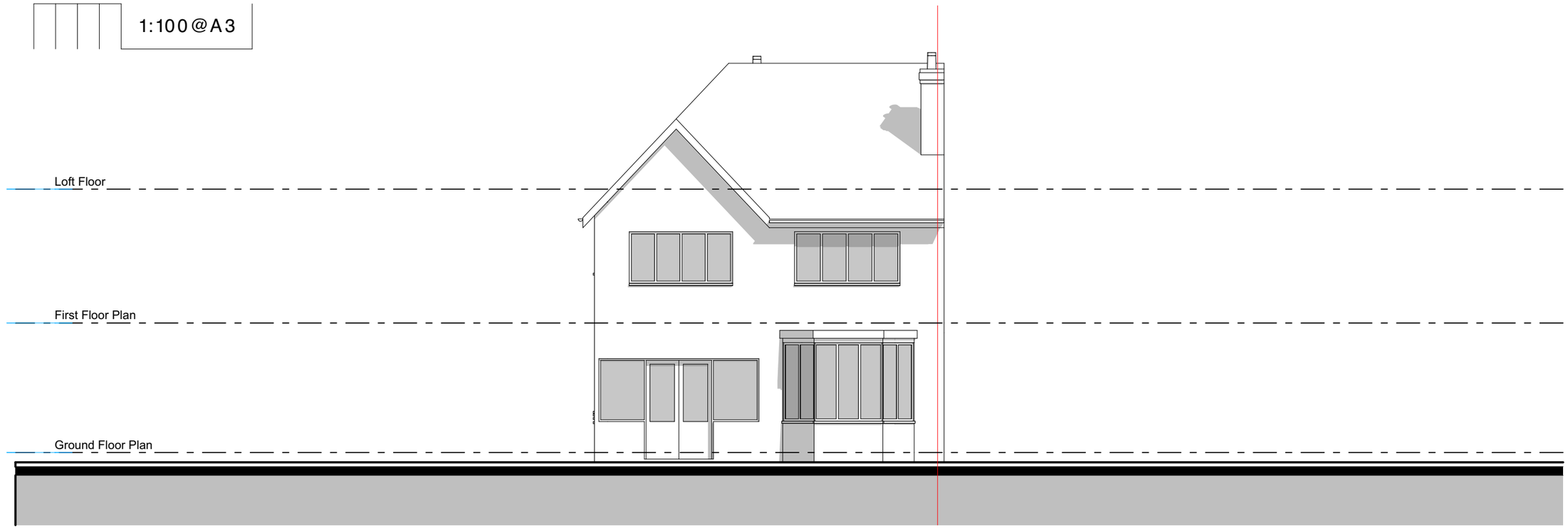
Plans - Proposed First Floor Plan

Drawing Number **WD3.3**

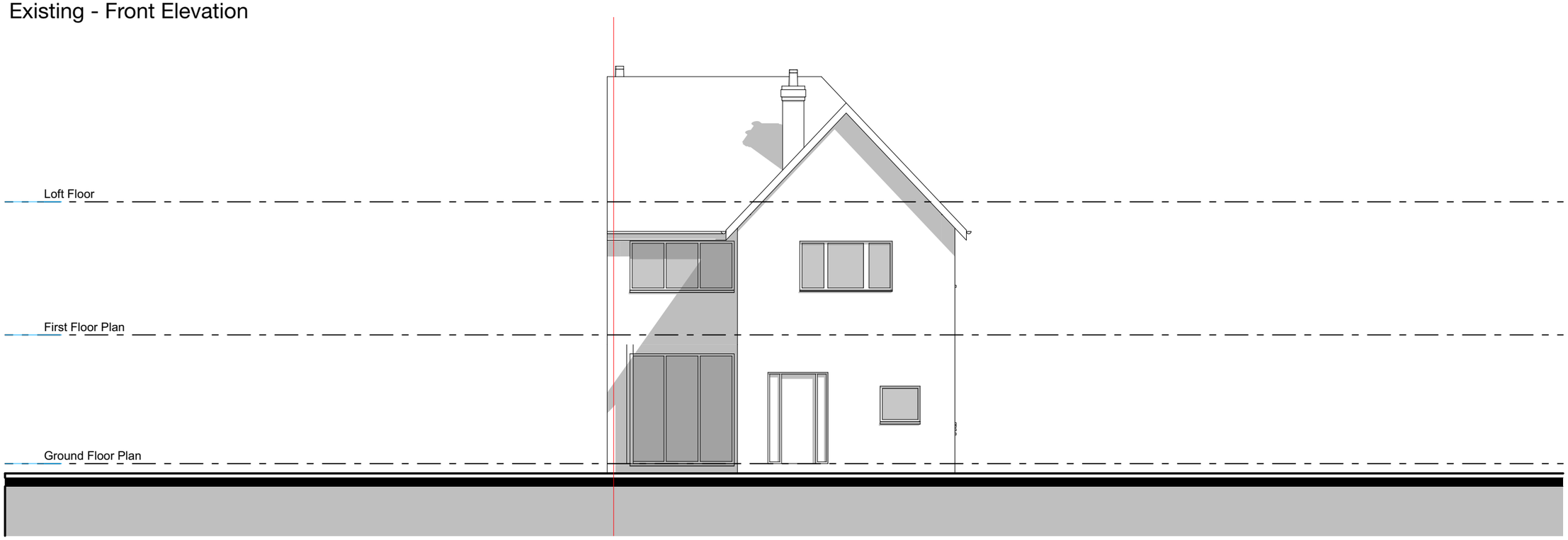
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0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

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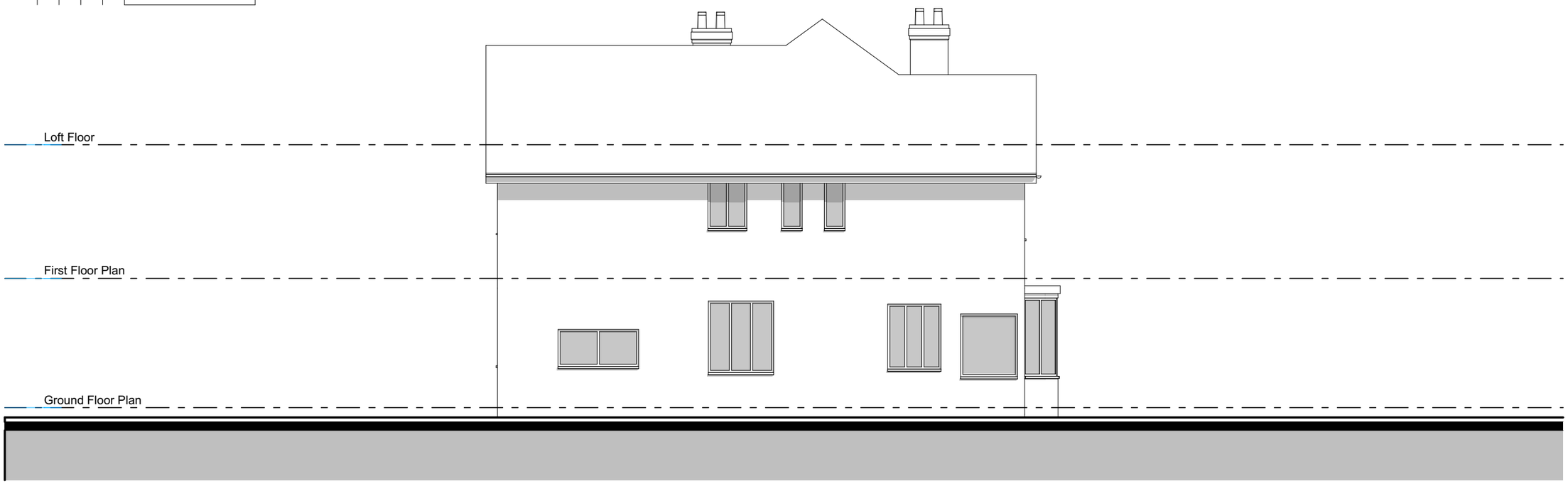
Elevations - Existing

Drawing Number **WD5.1**

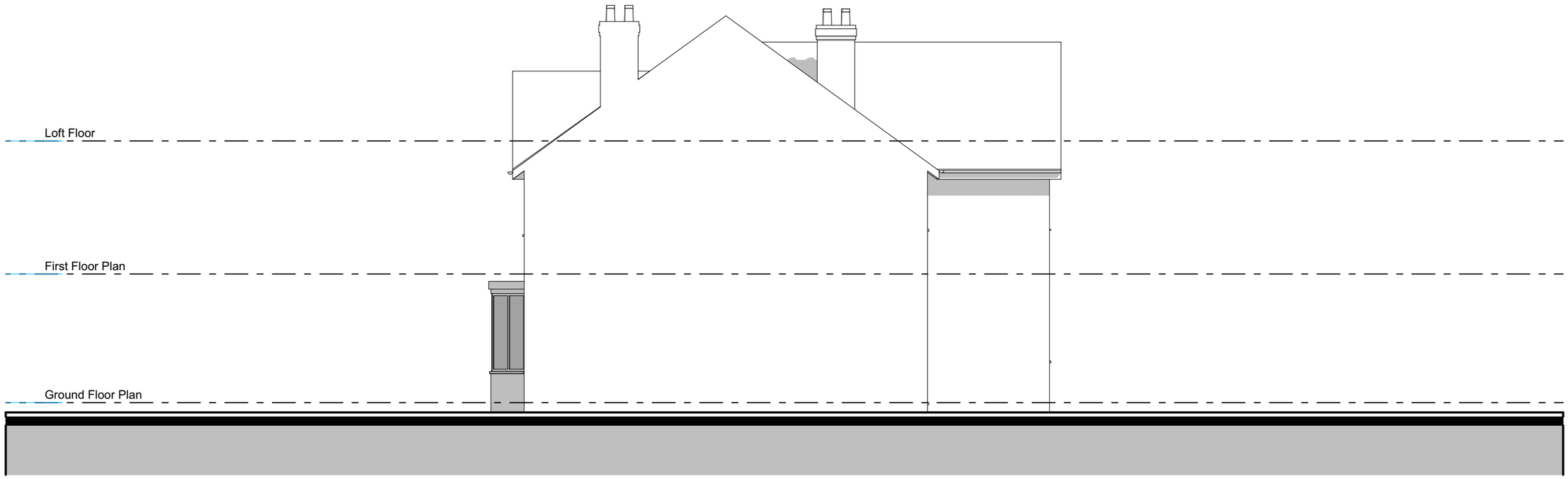
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

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flocc

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963 Stockport Rd Levenshulme Manchester M19 3NP.

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

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Project Number **THO005**

Drawing Title

Elevations - Existing

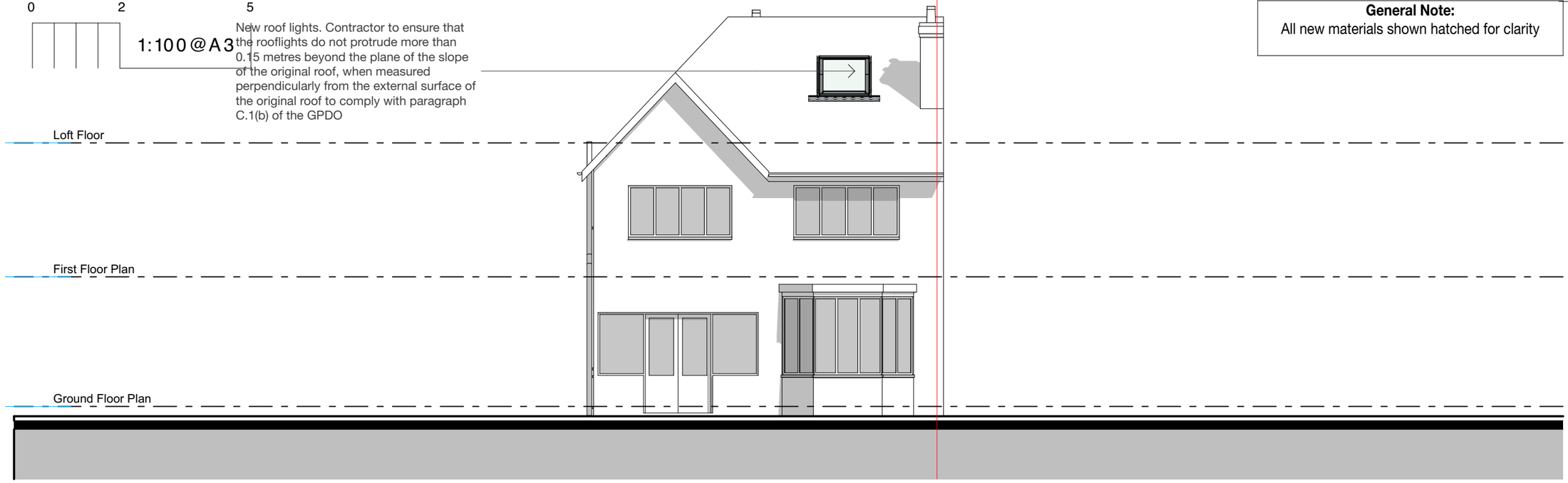
Drawing Number **WD5.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3

New roof lights. Contractor to ensure that the rooflights do not protrude more than 0.15 metres beyond the plane of the slope of the original roof, when measured perpendicularly from the external surface of the original roof to comply with paragraph C.1(b) of the GPDO



Proposed - Front Elevation

New roof lights. Contractor to ensure that the rooflights do not protrude more than 0.15 metres beyond the plane of the slope of the original roof, when measured perpendicularly from the external surface of the original roof to comply with paragraph C.1(b) of the GPDO

Provide lead flashing (minimum Code 4 with 150mm upstand) at wall and roof junctions formed by the construction of the new extension.

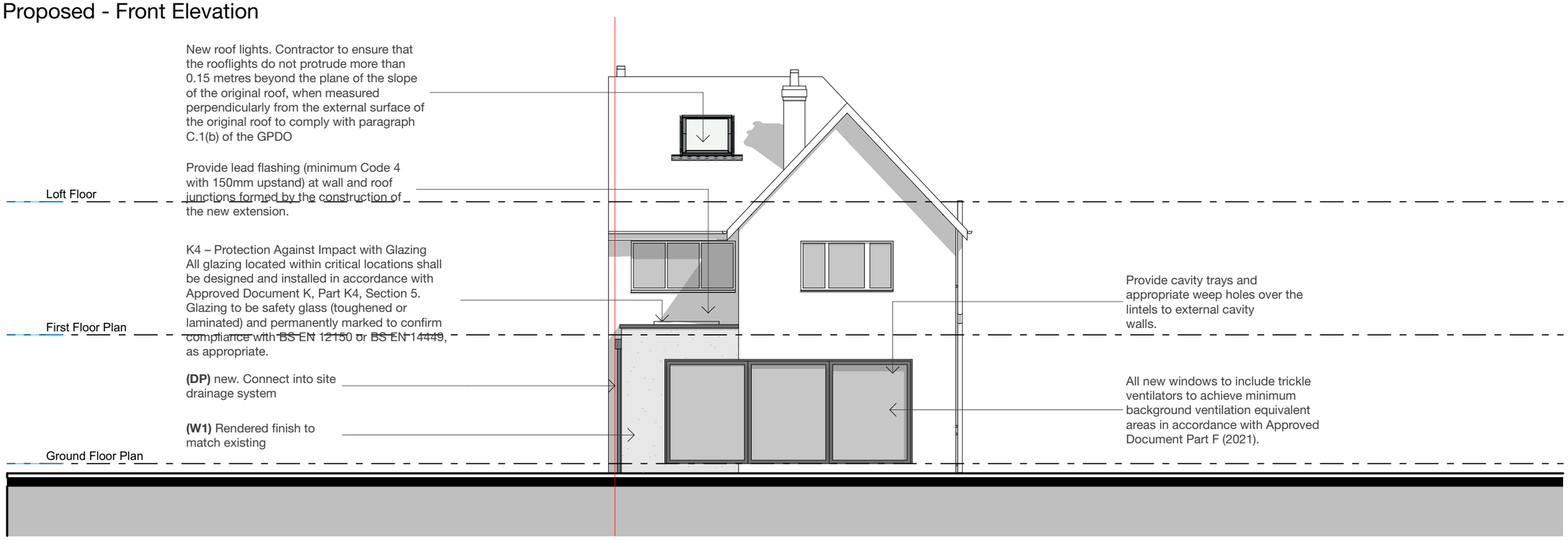
K4 – Protection Against Impact with Glazing
All glazing located within critical locations shall be designed and installed in accordance with Approved Document K, Part K4, Section 5. Glazing to be safety glass (toughened or laminated) and permanently marked to confirm compliance with ~~BS EN 12150 or BS EN 14449~~, as appropriate.

(DP) new. Connect into site drainage system

(W1) Rendered finish to match existing

Provide cavity trays and appropriate weep holes over the lintels to external cavity walls.

All new windows to include trickle ventilators to achieve minimum background ventilation equivalent areas in accordance with Approved Document Part F (2021).



Proposed - Rear Elevation

General Note:
All new materials shown hatched for clarity

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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	UTY	Utility
shr.	shower	R1	roof type 1	S	sink
st	store	PS	plumbing stack	SVP	soil vent pipe
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pdr.	powder room	DP	downpipe	EM	electricity meter

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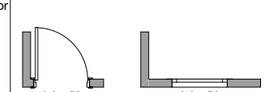
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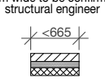
Notes on setting out

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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



- 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.

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Client

Oliver Goldring

Project Description

5 The Thorns, Chorltonville

Project Number **THO005**

Drawing Title

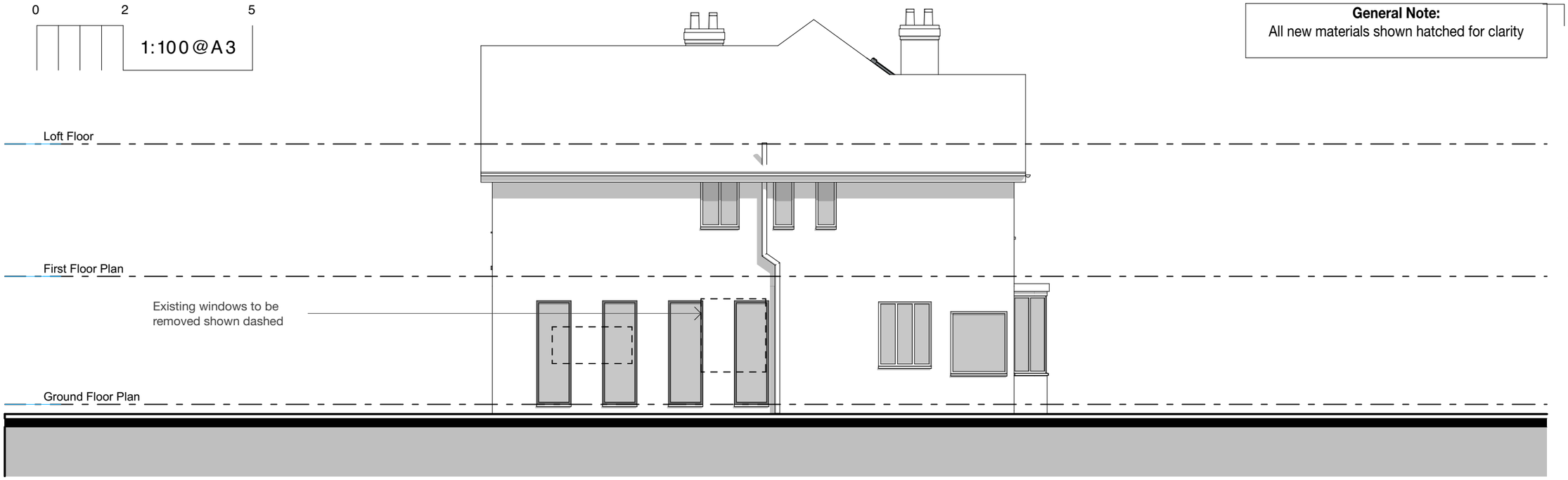
Elevations - Proposed

Drawing Number **WD5.3**

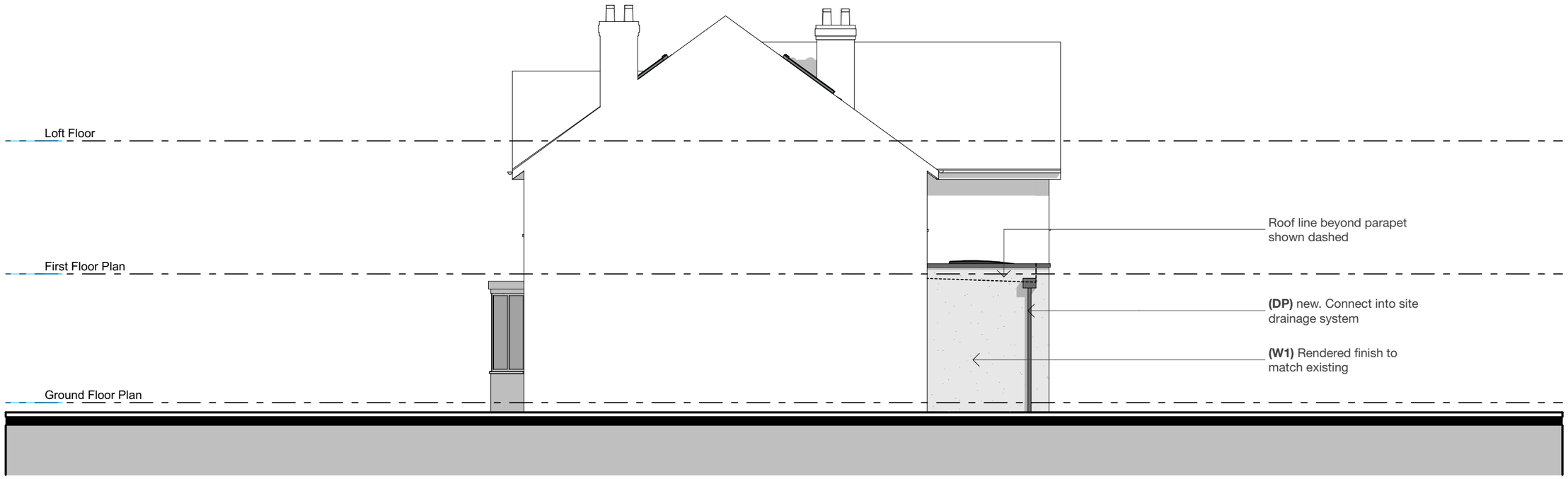
Scale **1:100 @ A3**

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
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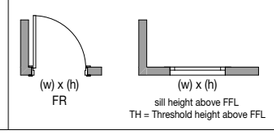
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Notes on setting out

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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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General Note:
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flocc

Flocc Studio Ltd.

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

Client

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Project Description

5 The Thorns, Chorltonville

Project Number **THO005**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**