

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

Drawing Title

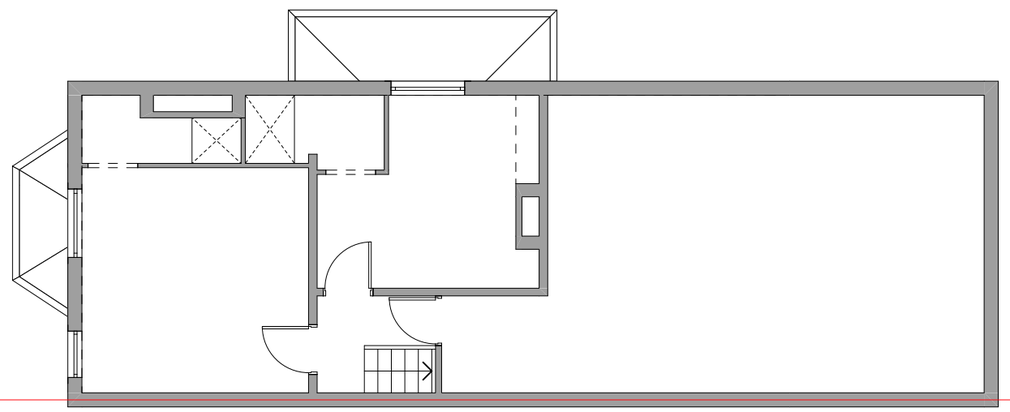
Site Plan - Proposed

Drawing Number **WD2.2**

Scale **1:200 @ A3**

0 2 5

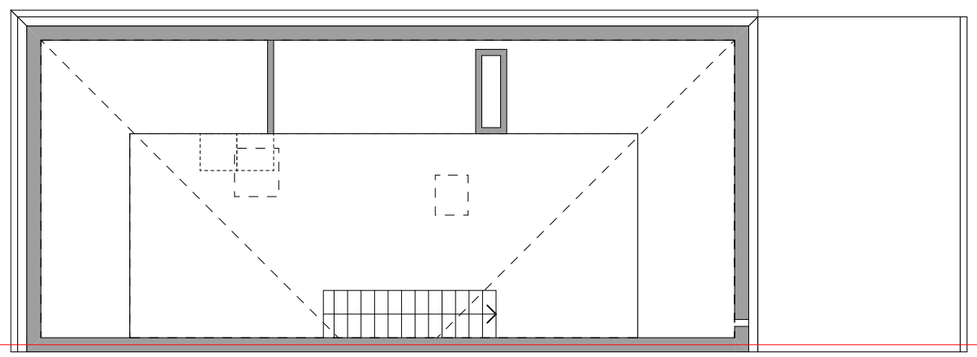
1:100@A3



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

Existing - First Floor Plan



Existing - Loft Floor Plan

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

Drawing Title

Plans - Existing

Drawing Number **WD3.1**

Scale **1:100 @ A3**

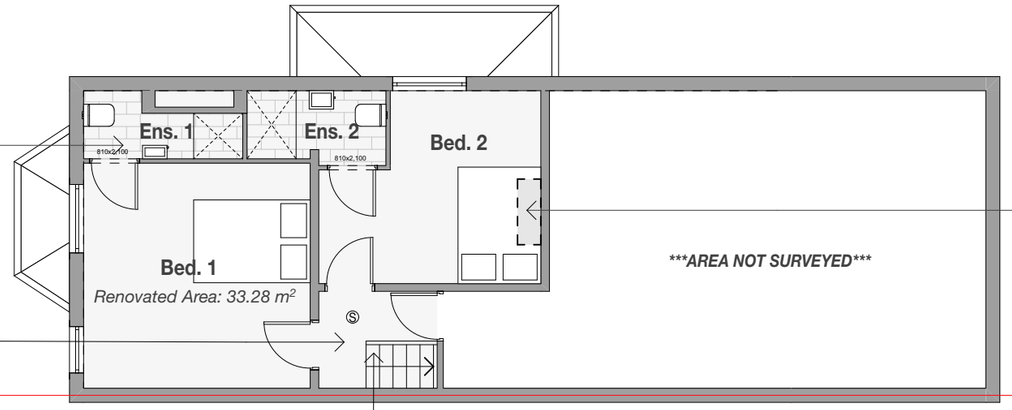
0 2 5

1:100@A3

All bathrooms should be provided with controllable background ventilation giving a minimum of 4000mm2 free area. These should be positioned a minimum of 1.7m from the finished floor level to mitigate issues with drafts. Mechanical ventilation to ensuite bathrooms Mechanical extraction should be provided to ensuites and bathrooms with a minimum of 15 litres/second. The extractor should be linked to the light and be provided with a 15-minute over-ride. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.

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'.

Existing glazed partition lining the stairs to be removed and replaced with a fire-rated partition to achieve 60 minutes' fire resistance on both sides.



Demolished elements shown grey dashed. Refer to structural engineering drawings

Proposed First Floor Plan

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

Existing skylights to be removed and replaced

Existing roof space to be insulating using min. 300mm thick mineral wool insulation. Refer to typical pitched roof detail.

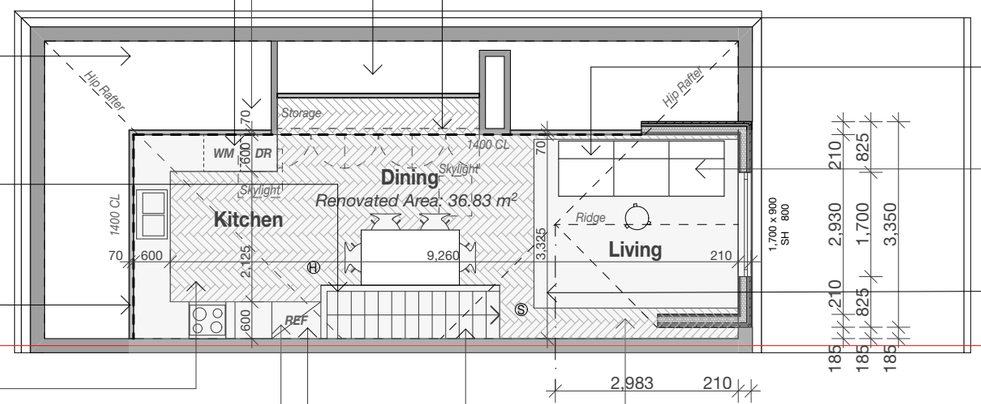
Provide solid plasterboard balustrade to edge of stairs with timber top rail. Allow for 10mm shadow gap between plasterboard and timber top rail. Ensure all balustrades are min. 1100mm above the finished floor level on landings. Balustrades are to be designed to comply with BS6180 and be capable of resisting the forces set out in table 4 BS6399 to suit escape routes within the building.

Insulate stud walls with rigid insulation. Refer to section for details

Confirm floor finishes with owner. All products to have slip resistant finishes

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

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



Maintain cross ventilation in roof space with ventilated eaves at opposing ends of dwelling. Refer to typical details

Existing underpurlin shown thick dashed to be retained

Install new insulated vaulted ceiling to entire level. Refer to section drawings for details

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

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'.

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.

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

Proposed Loft Floor Plan

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

- 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 for quotation purposes, to structural opening sizes 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

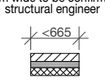
All opening sizes are to structural openings

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

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

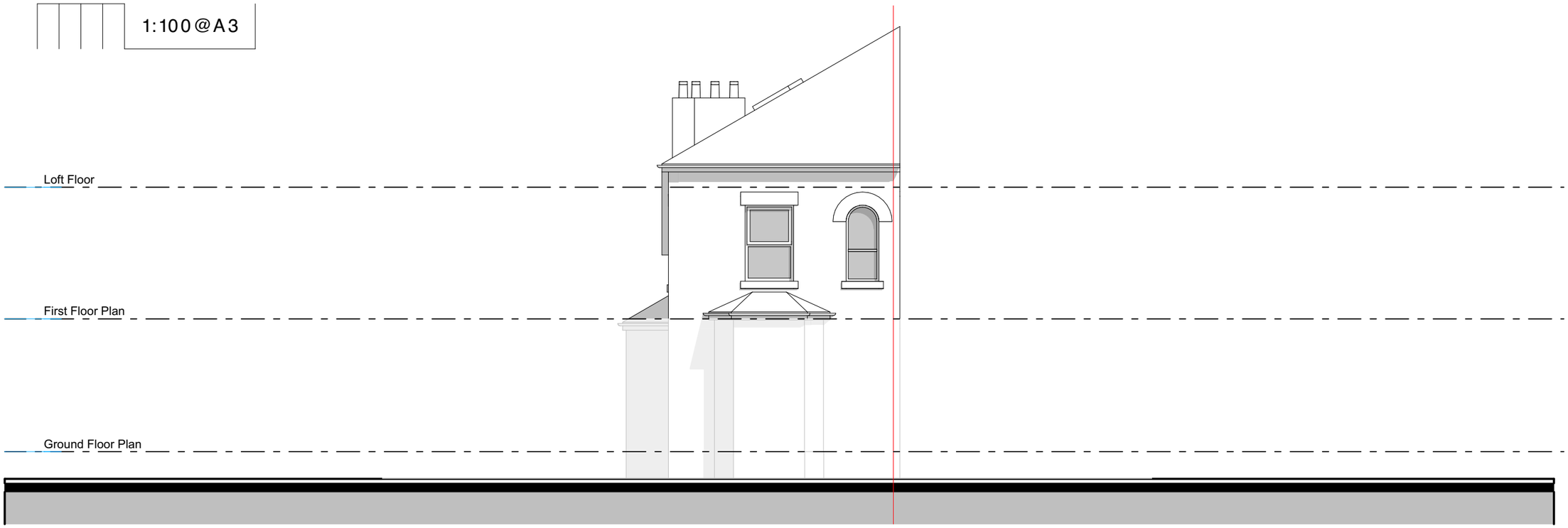
Drawing Title

Plans - Proposed

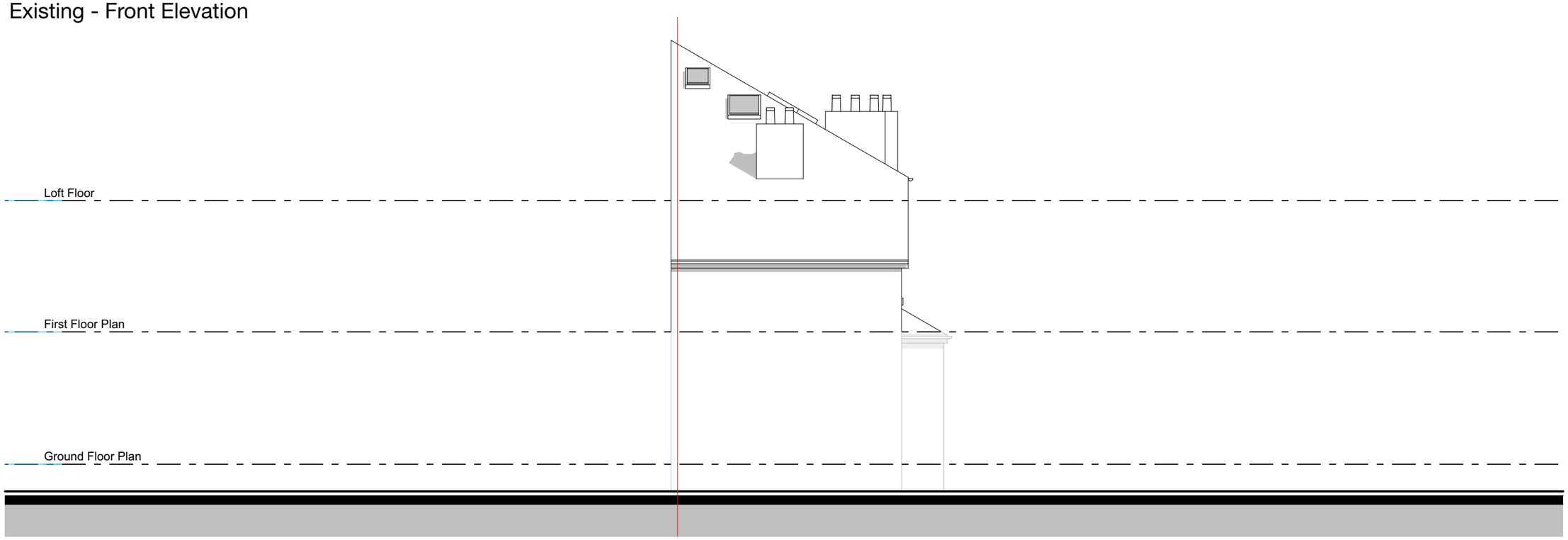
Drawing Number	Scale
WD3.2	**1:100 @ A3**

0 2 5

1:100@A3



Existing - Front Elevation



Existing - Rear Elevation

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

Drawing Title

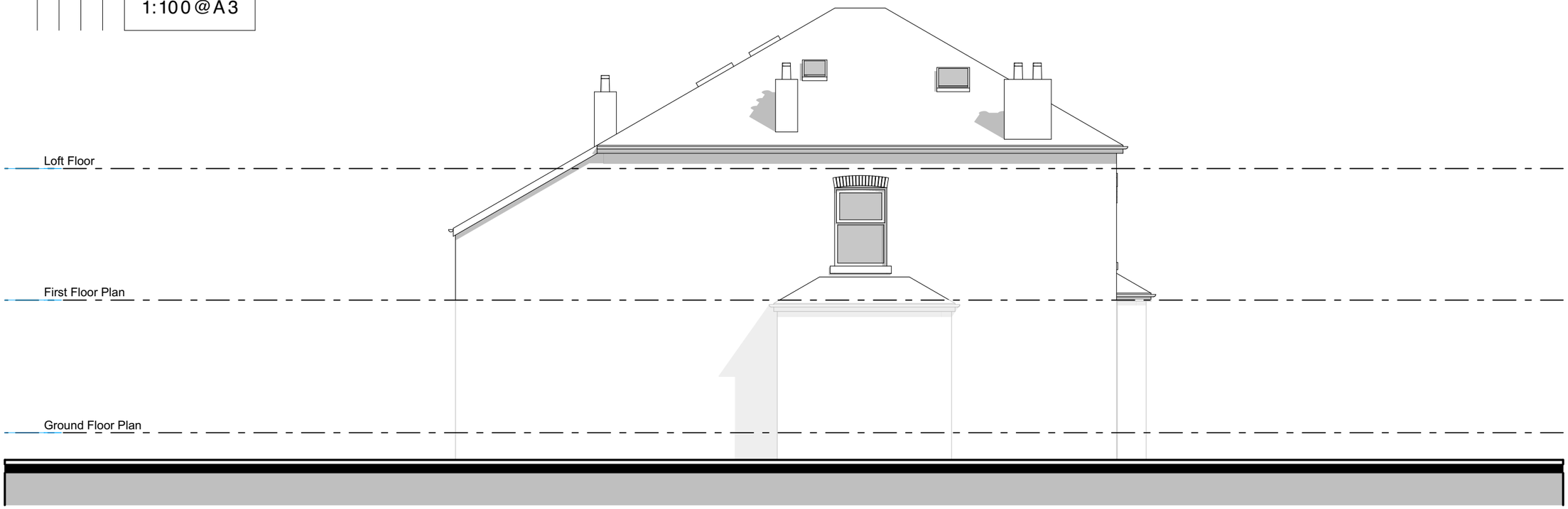
Elevations - Existing

Drawing Number **WD5.1**

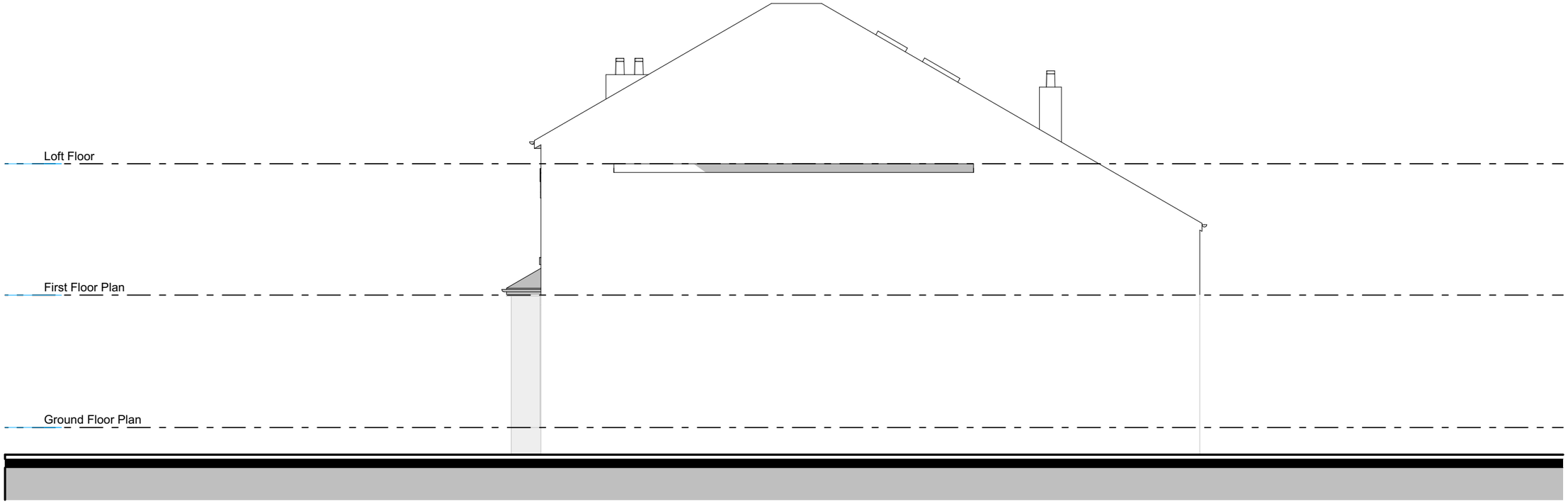
Scale **1:100 @ A3**

0 2 5

1:100@A3



Existing - Side Elevation



Existing - Side Elevation

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

Drawing Title

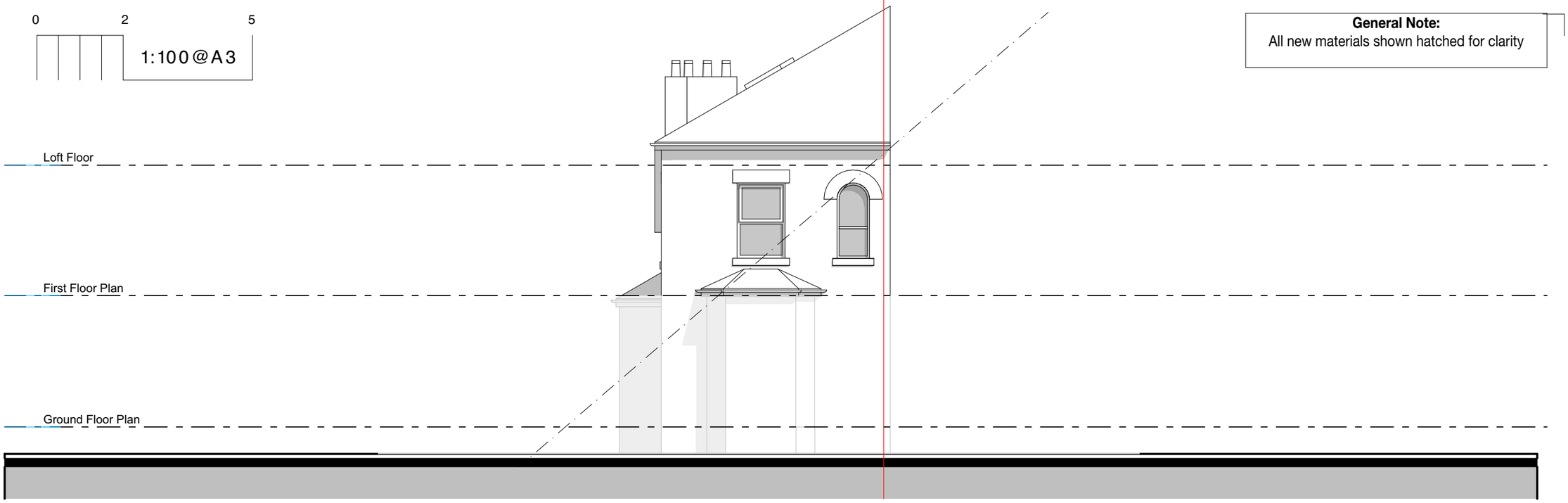
Elevations - Existing

Drawing Number **WD5.2**

Scale **1:100 @ A3**

0 2 5

1:100@A3

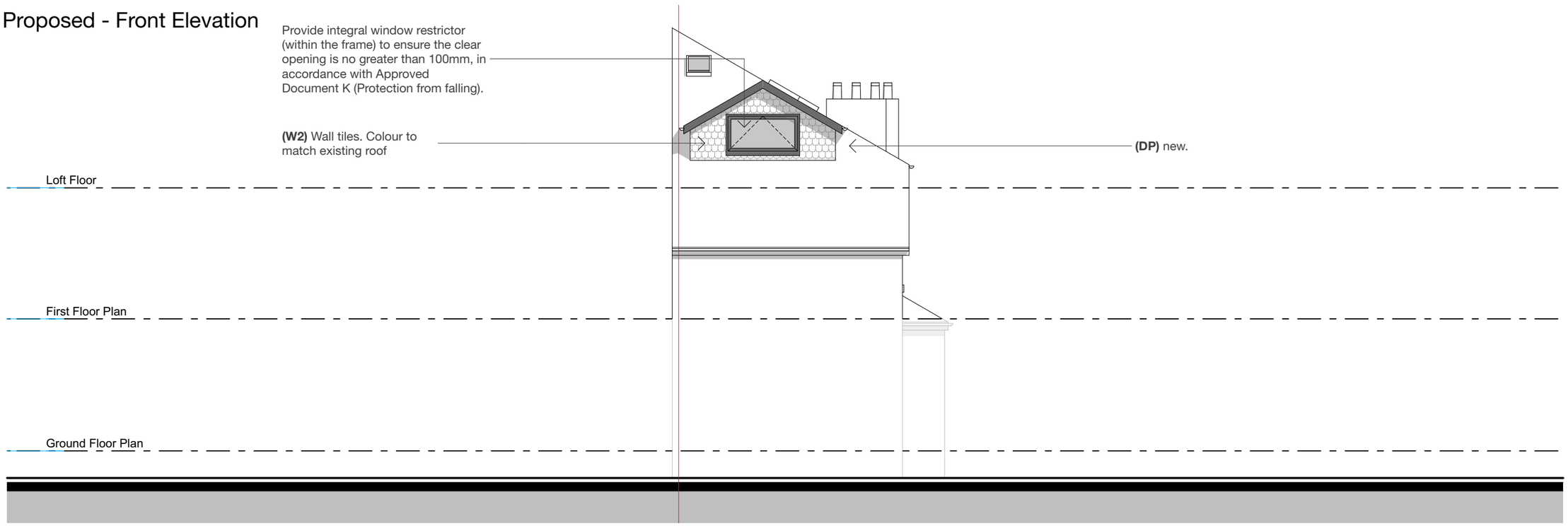


Proposed - Front Elevation

Provide integral window restrictor (within the frame) to ensure the clear opening is no greater than 100mm, in accordance with Approved Document K (Protection from falling).

(W2) Wall tiles. Colour to match existing roof

(DP) new.



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

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

- 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 for quotation purposes, to structural opening sizes 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

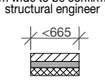
All opening sizes are to structural openings

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

General Note:
All new materials shown hatched for clarity

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

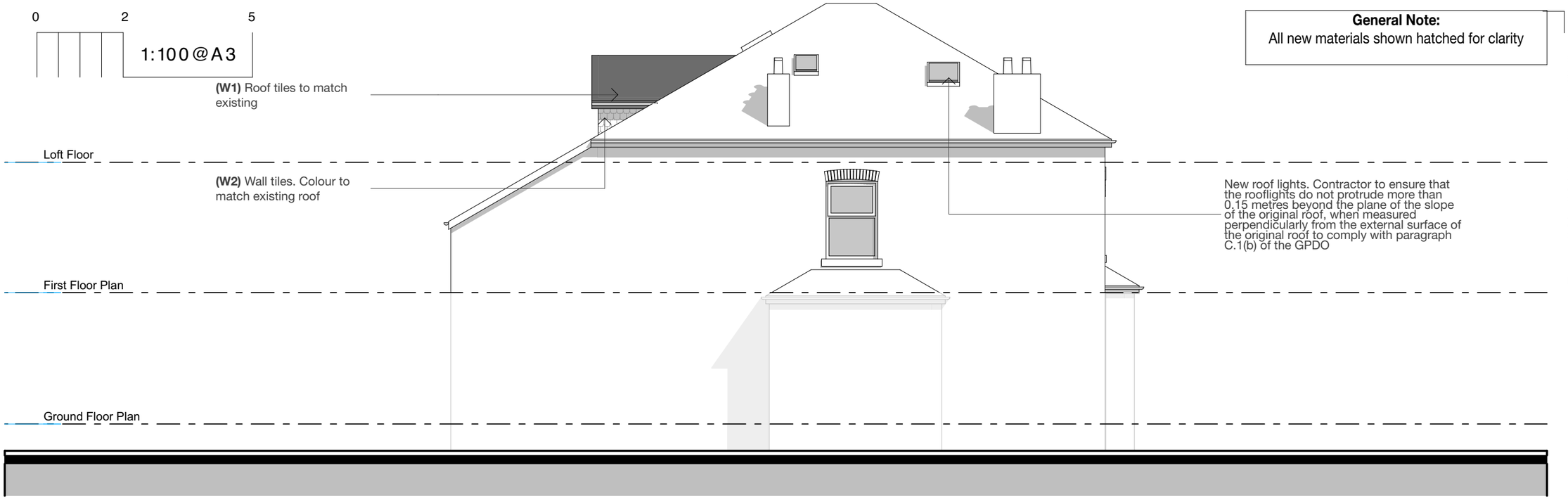
Drawing Title

Elevations - Proposed

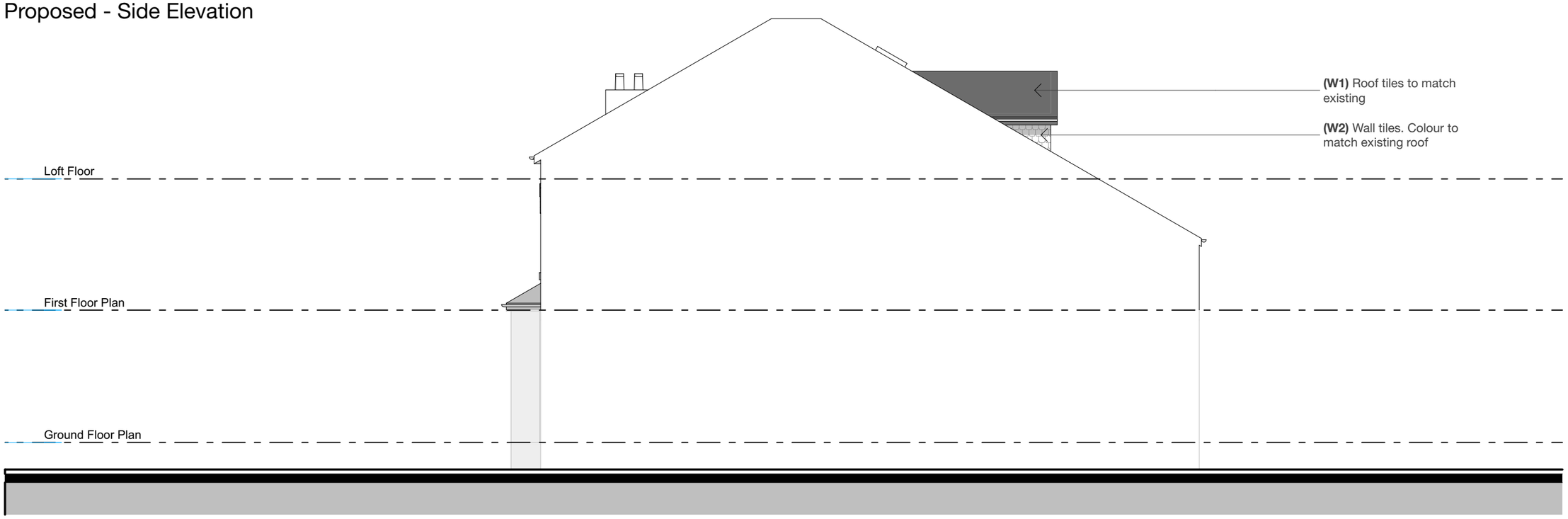
Drawing Number	Scale
WD5.3	**1:100 @ A3**

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
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

- 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 for quotation purposes, to structural opening sizes 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

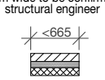
All opening sizes are to structural openings

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

General Note:
All new materials shown hatched for clarity

Copyright © FLOCC Studio Ltd. All rights reserved.

This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

These drawings are for the purpose of achieving planning and building regulations approval only and subject to final review/ approval by building control. All drawings must be read in conjunction with structural engineers design drawings and calculations. All products to be installed in accordance with manufacturers recommendation and details.

All dimensions are to be verified on site and any discrepancies reported before commencement of any work.

Issue/ Rev	Description	Date
#	Initial Issue	08.04.26
A	Dormer changed to pitched at the request of MCC	20.10.26

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

Beehive Living

Project Description

9 Burlington Ave, Withington

Project Number **BUR009**

Drawing Title

Elevations - Proposed

Drawing Number **WD5.4**

Scale **1:100 @ A3**