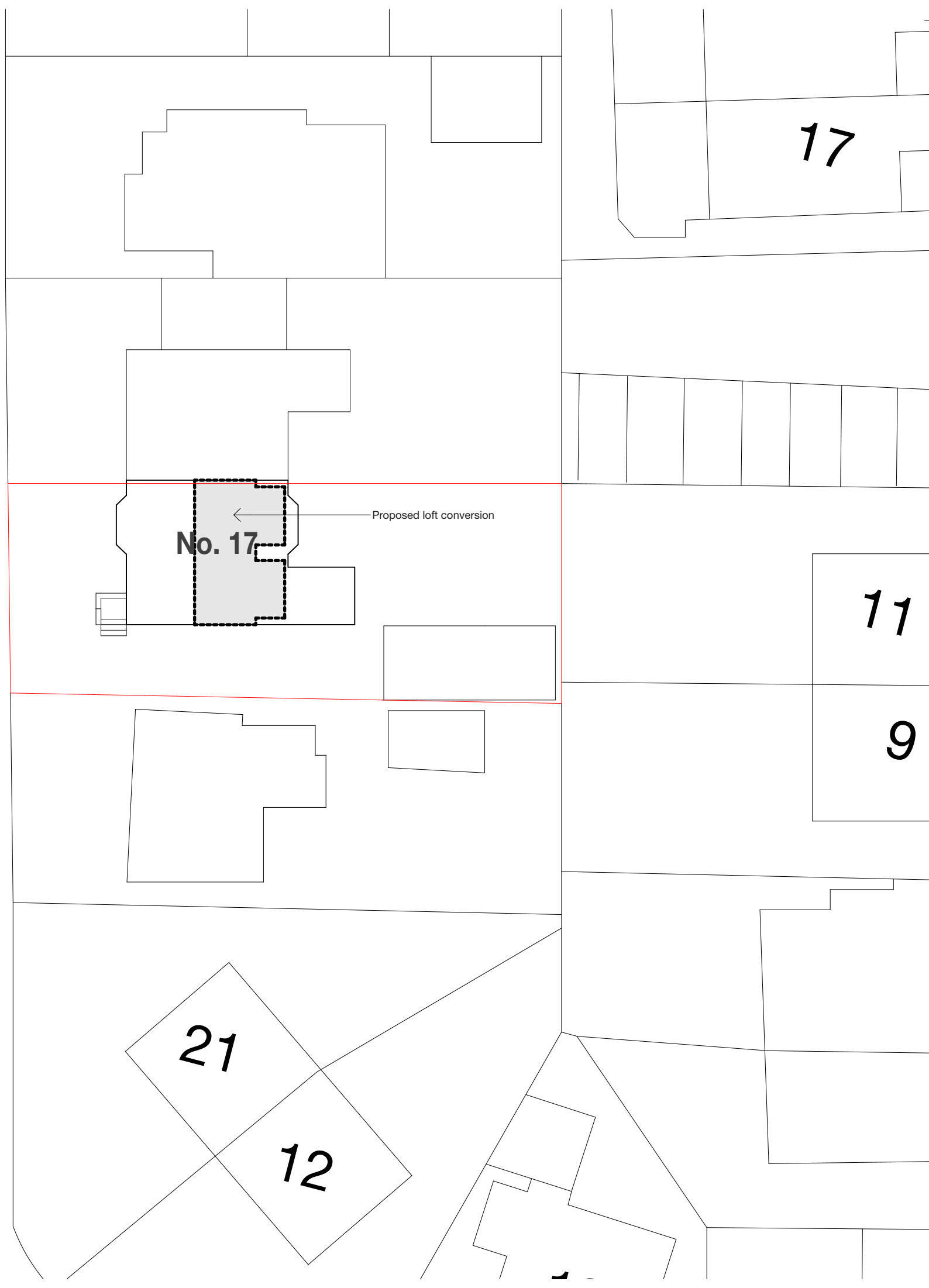




This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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

[illegible]

A pie chart with a small black slice representing 10% of the total.

flocc Studio Ltd.
63 Stockport Rd Levenshulme
Manchester M19 3NP.
0161 44 161 307 1766
info@floccstudio.co.uk

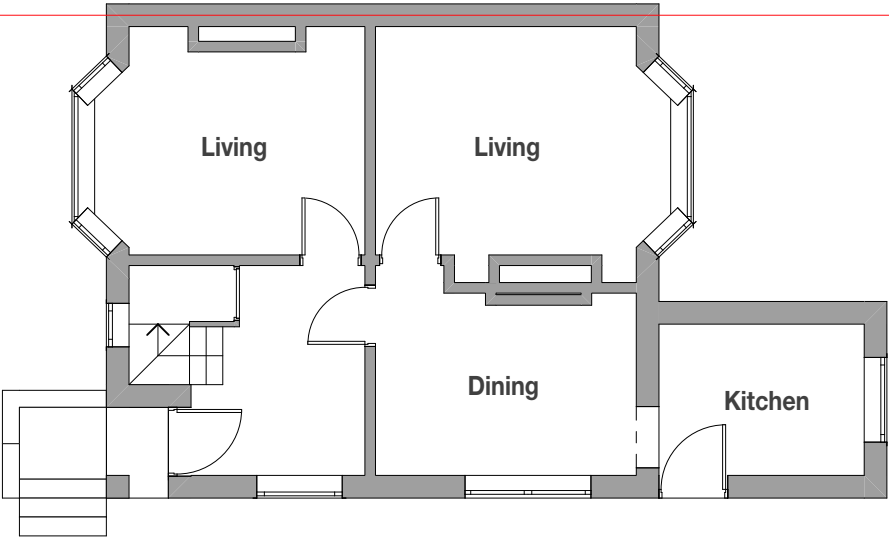
Project Description

17 Carlford Grove, Prestwich

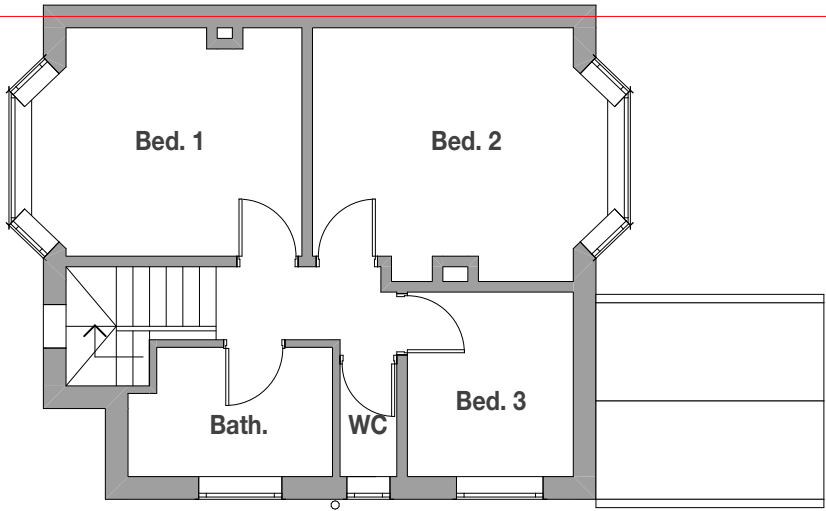
Site Plan - Proposed

Drawing Number Scale

WD2.2 **1:200 @ 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

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	06.02.26

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
Caoimhe Roddy & Paul Barrass

Project Description
17 Carlford Grove, Prestwich

Project Number **CAR017**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

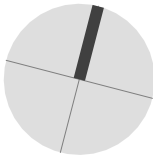
This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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	06.02.26
A	See clouded changes	25.03.26

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
Caoimhe Roddy & Paul Barrass

Project Description
17 Carlford Grove, Prestwich

Project Number **CAR017**
Drawing Title

Plans - Proposed

Drawing Number Scale

WD3.2 **1:100 @ A3**

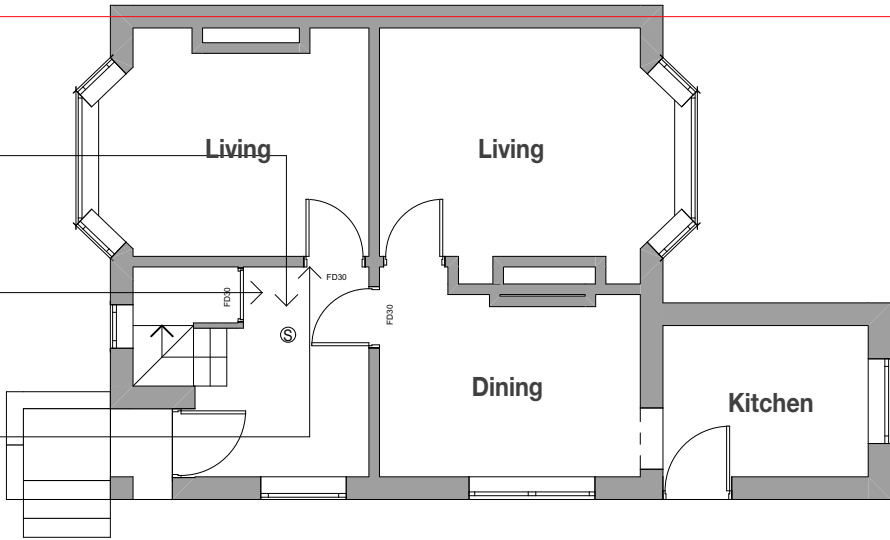
Proposed Ground Floor Plan

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'.

Contractor to undertake condition survey and upgrade existing wall linings to achieve 30min fire resistance

Upgrade or replace existing doors and casings to achieve noted fire rating, typical for all levels. All door casings to be upgraded to include intumescent strips fitted to frames. Skim and make good to surrounding wall. Typical for all levels.

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



All floors within the protected stair should be provided with a minimum of 30 minutes fire resistance. In addition, where the protected circulation route within the stair enclosure flies over rooms below, the floor should be upgraded to achieve a minimum of 30 minutes fire resistance if not already achieved.

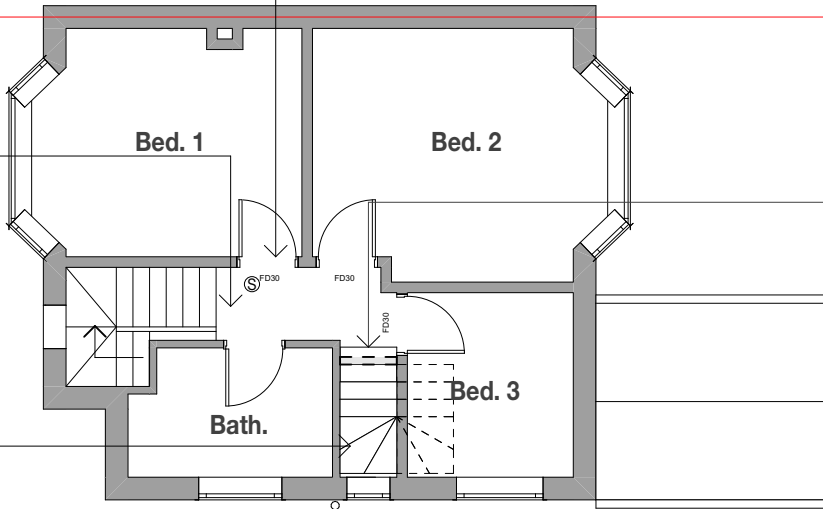
Mains wired, interlinked smoke detectors should be provided within the circulation areas at all levels, installed in accordance with the recommendations of BS 5839 Part 6, to at least a Grade D2 Category LD3 Standard. Install heat detection in kitchen and utility areas marked 'H'.

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.

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

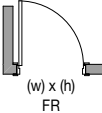
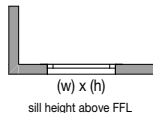


Existing walls to be demolished shown grey dashed. Refer to structural engineering drawings

Proposed First Floor Plan

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	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	

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

WD3.3 1:100 @ A

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	06.02.26

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
Caoimhe Roddy & Paul Barrass

Project Description
17 Carlford Grove, Prestwich

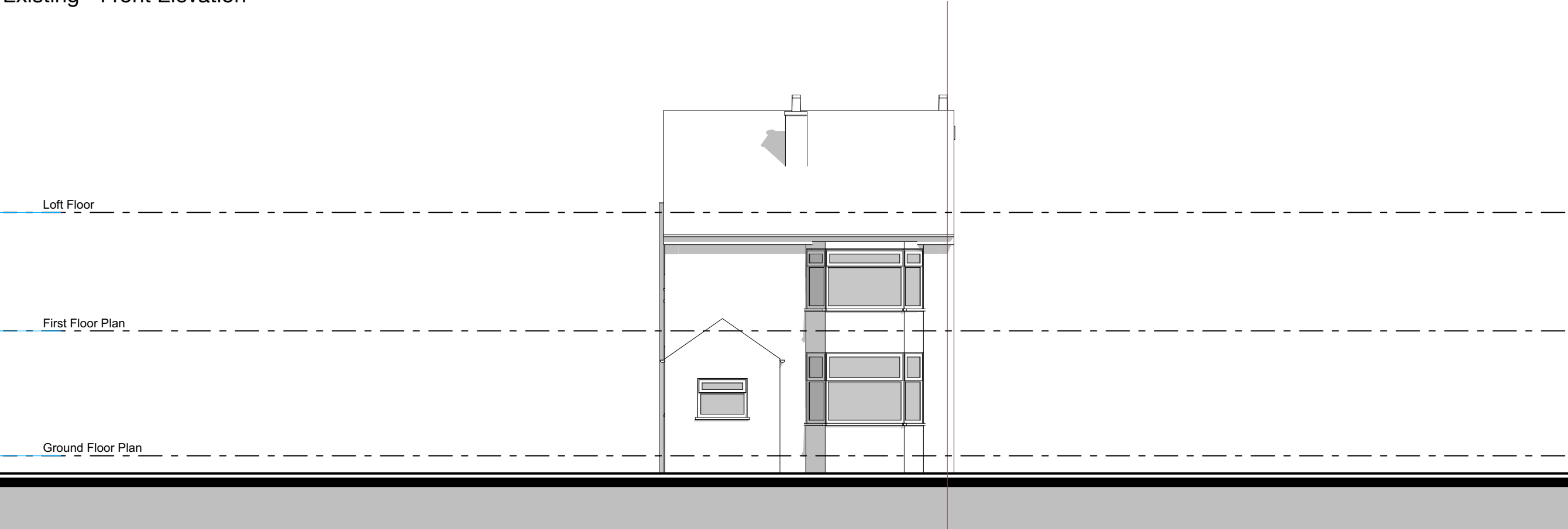
Project Number CAR017
Drawing Title

Elevations - Existing

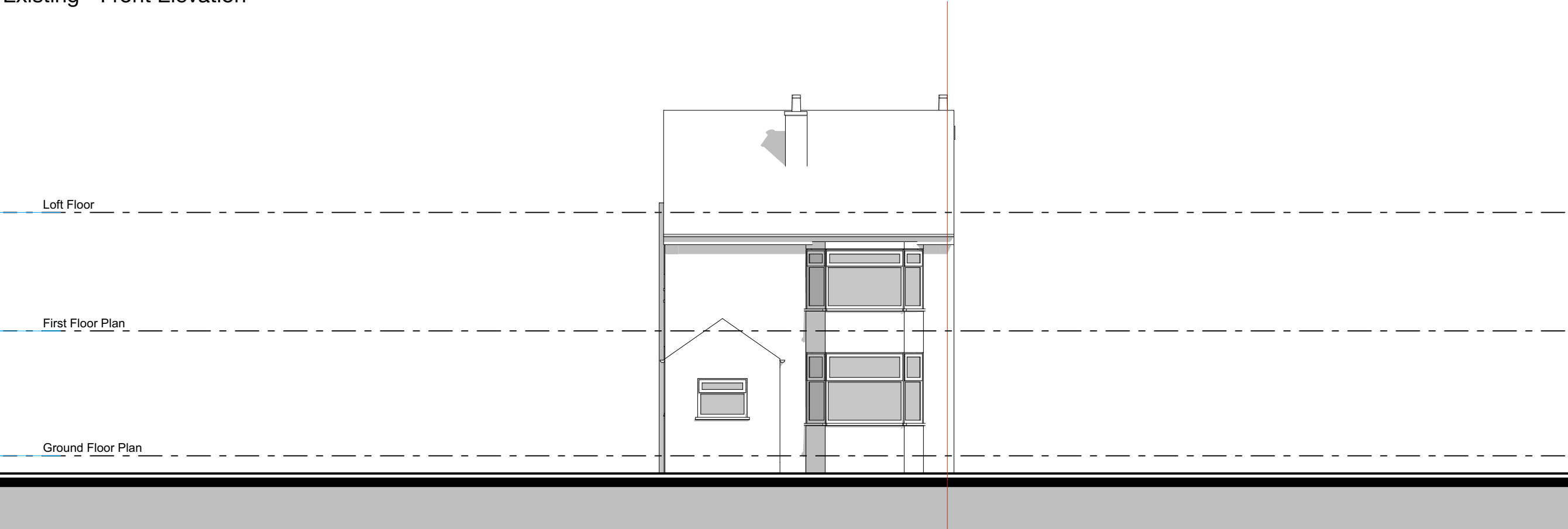
Drawing Number Scale

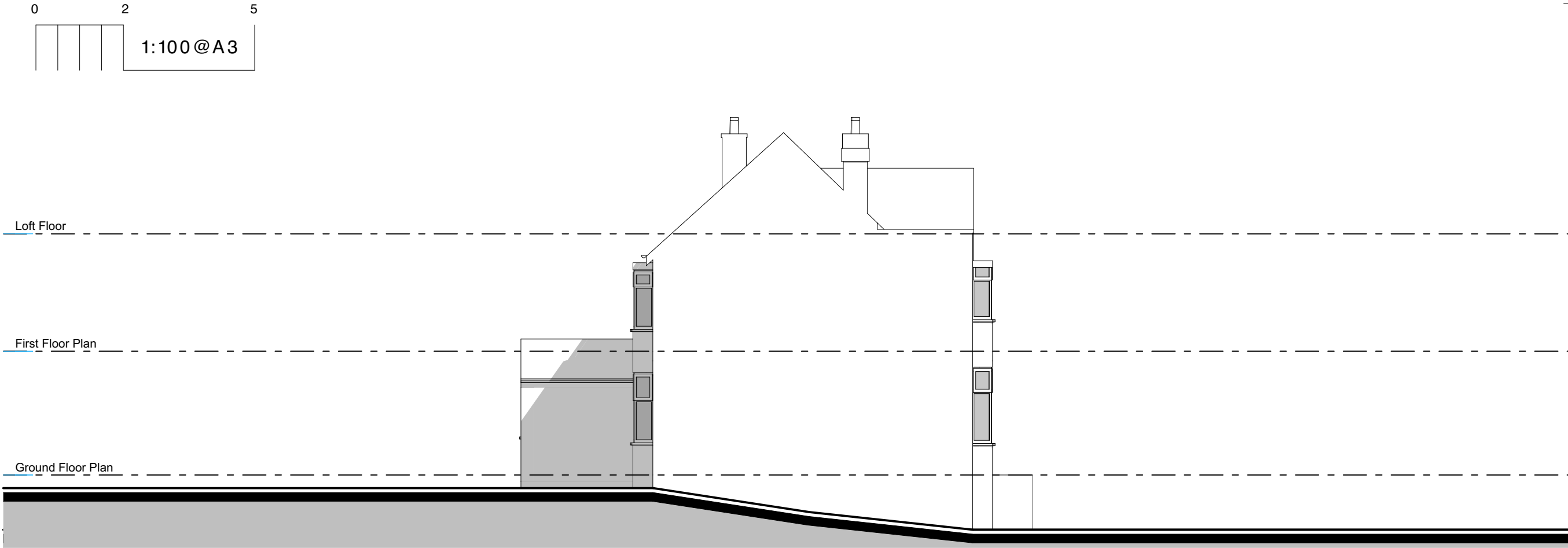
WD5.11:100 @ A3

Existing - Front Elevation



Existing - Rear Elevation





Existing - Side Elevation

Copyright © FLOCC Studio Ltd. All rights reserved.

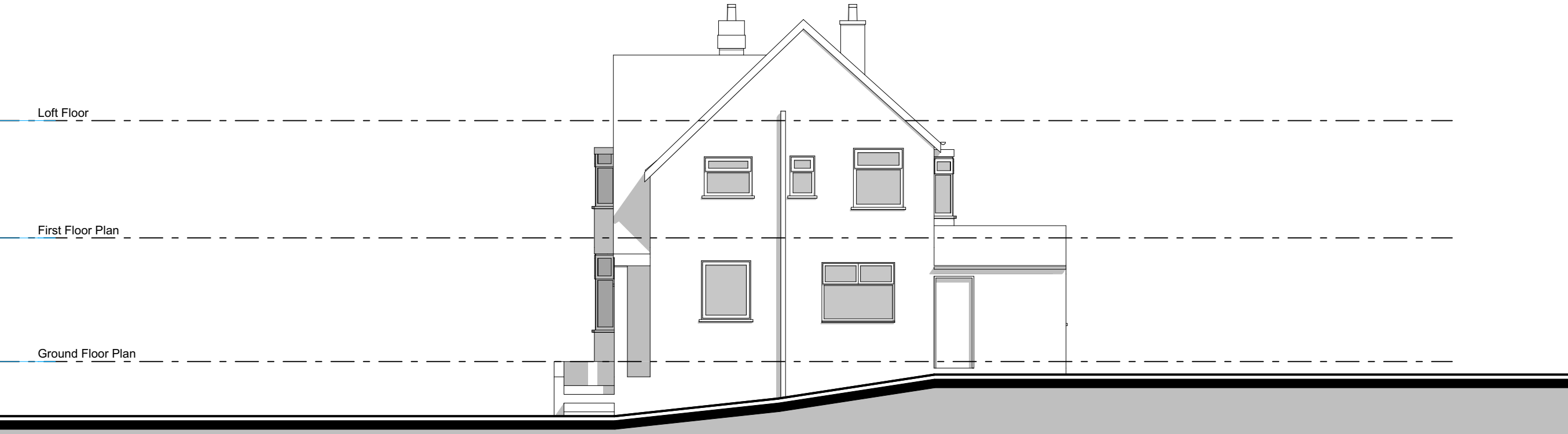
This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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	06.02.26

FOR PLANNING/
BUILDING CONTROL
APPROVAL



Existing - Side Elevation

flocc

Flocc Studio Ltd.
963 Stockport Rd Levenshulme
Manchester M19 3NP.
+44 161 307 1766
info@floccstudio.co.uk

Client
Caoimhe Roddy & Paul Barrass

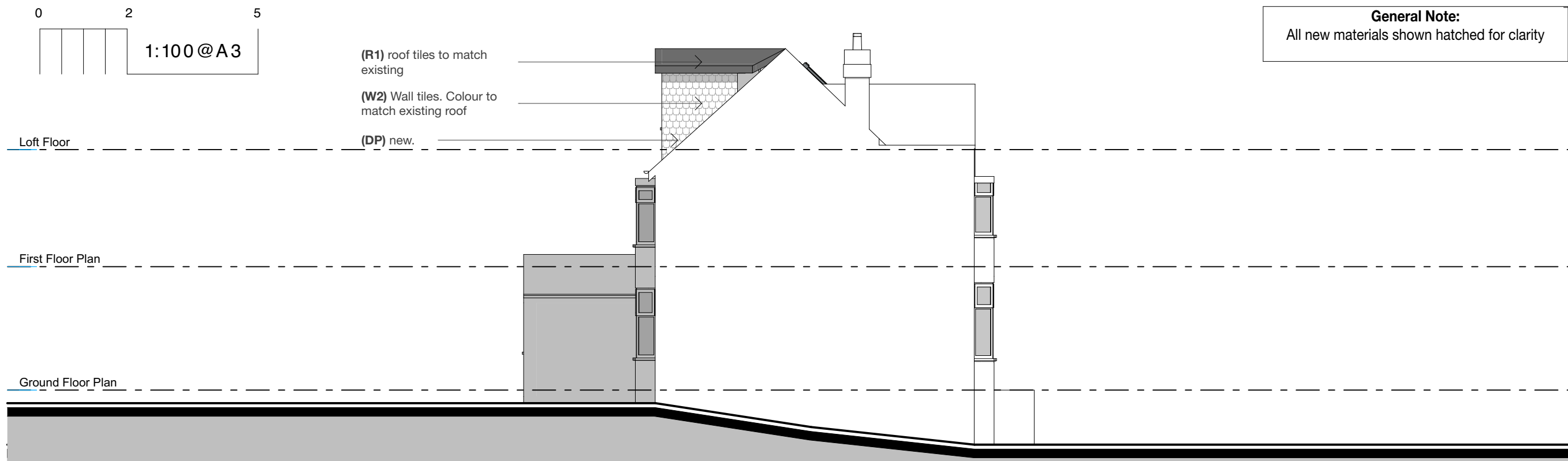
Project Description
17 Carlford Grove, Prestwich

Project Number **CAR017**
Drawing Title

Elevations - Existing

Drawing Number Scale

WD5.2 1:100 @ A3



General Note:
All new materials shown hatched for clarity

Copyright © FLOCC Studio Ltd. All rights reserved.

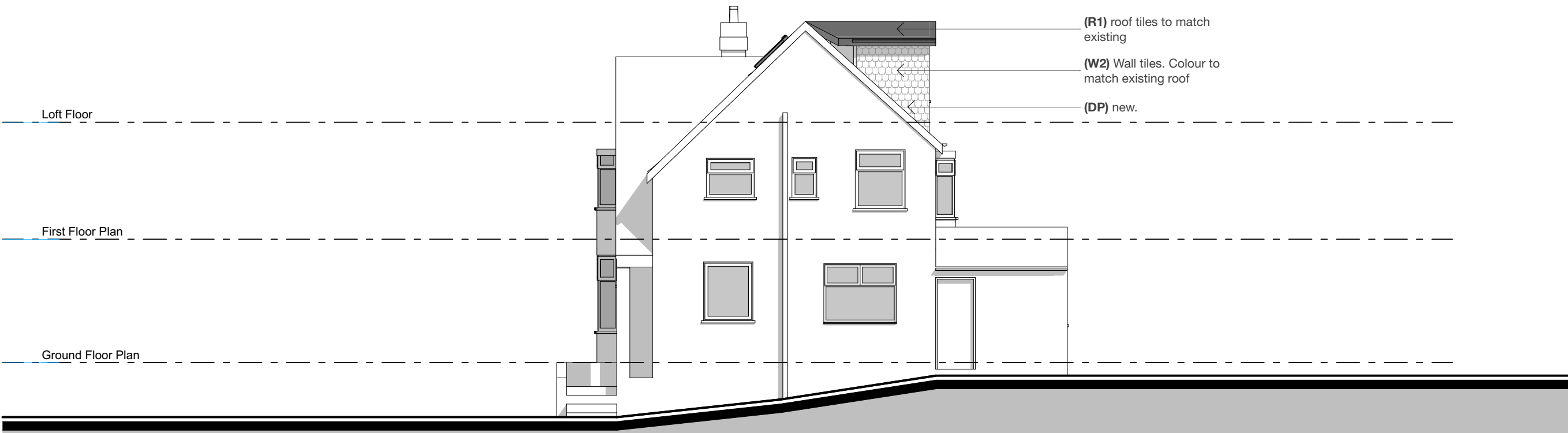
This drawing is the property of FLOCC Studio Limited therefore, will require the express written authorisation of FLOCC Studio Ltd. for its total or partial reproduction, as well as exploitation, distribution and marketing.

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.

[illegible]

**FOR PLANNING/
BUILDING CONTROL
APPROVAL**



flocc

63 Stockport Rd Levenshulme
Manchester M19 3NP.

44 161 307 1766
info@floccstudio.co.uk

Client

Caoimhe Roddy & Paul Barrass

Project Description

17 Carlford Grove, Prestwich

Project Number **CAR017**

Drawing Title

Elevations - Proposed

Drawing Number	Scale
----------------	-------

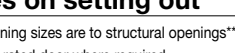
WD5.4 1:100 @ A3

Legend						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***
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	

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  FR TH = Threshold height above FFL	Brickwork windpost and restraint requirements for piers less than 665mm wide to be confirmed by structural engineer  <665 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings
---	--