

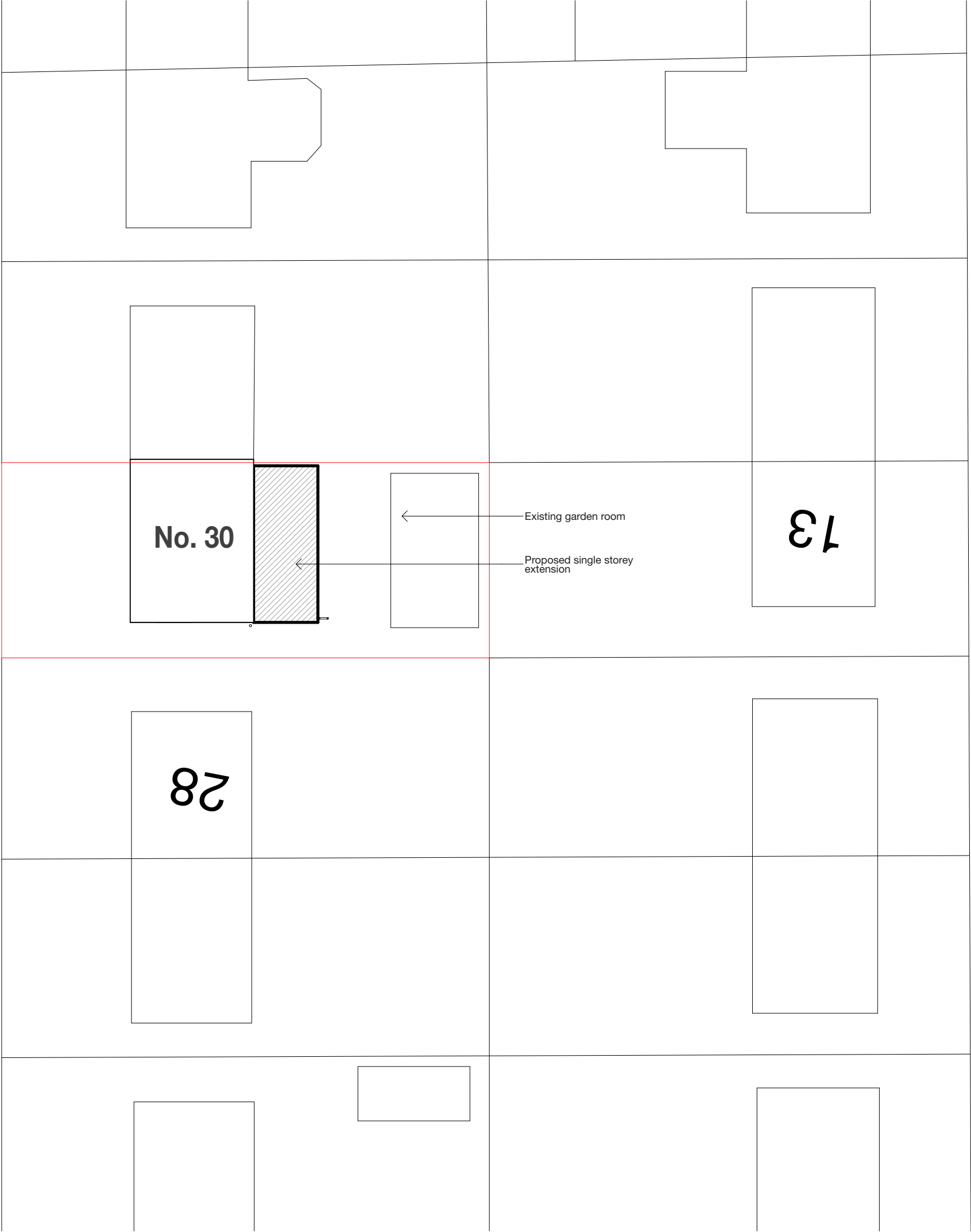
0410

1:200@A3

71

69

BRONTE AVE



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	18.04.25

flocc

Flocc Studio Ltd.

963 Stockport Rd Levenshulme
Manchester M19 3NP.

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

Client

Elmira Hayatbakhsh

Project Description

30 Bronte Ave, Bury

Project Number

BR0030

Drawing Title

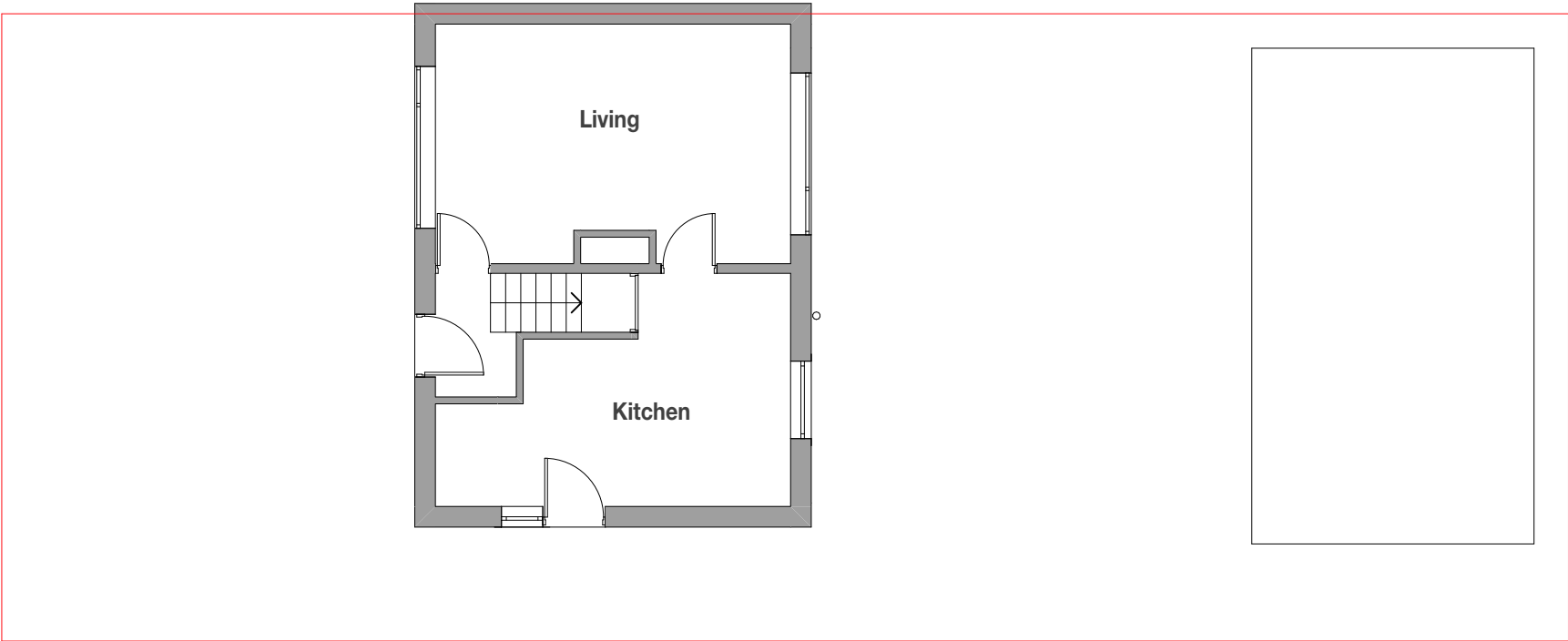
Site Plan - Proposed

Drawing Number

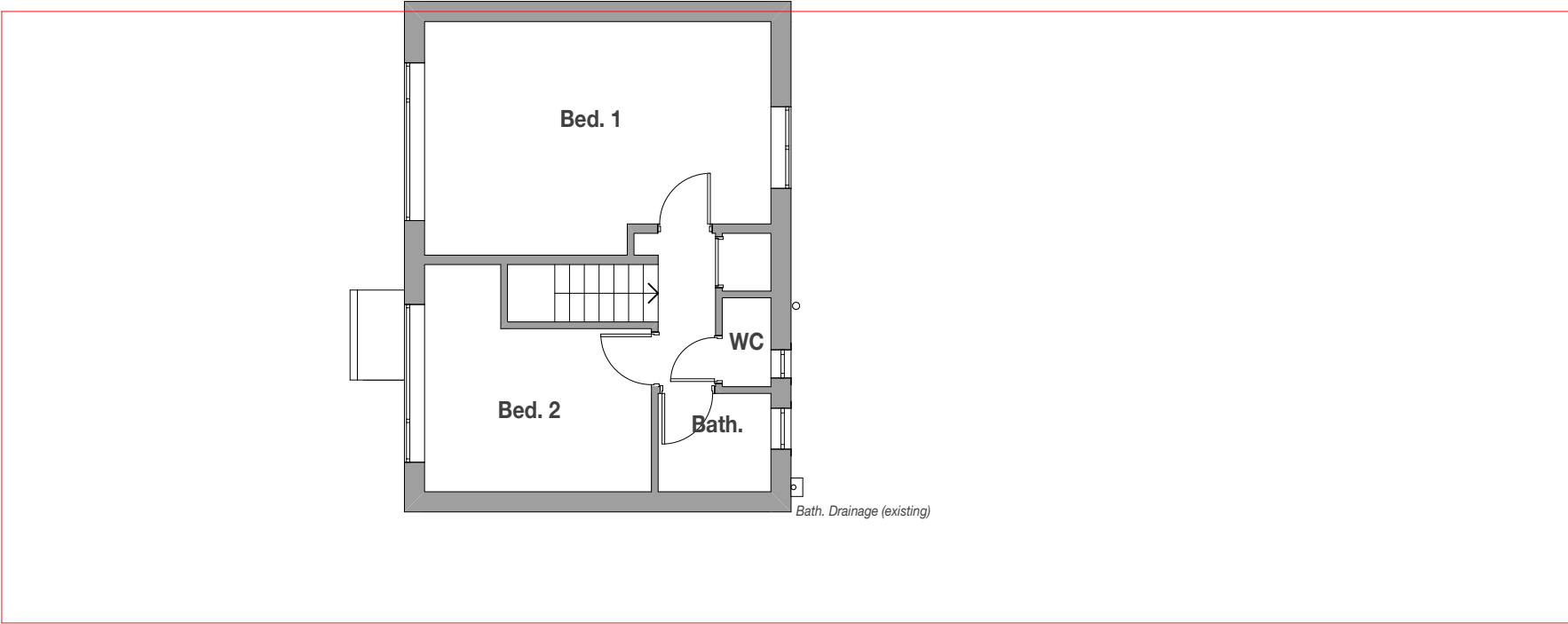
WD2.2

Scale

1:200 @ A3



Existing - Ground Floor Plan



Existing - First Floor Plan

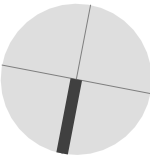
Copyright © FLOCC Studio Ltd. All rights reserved.

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	18.04.25



flocc

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

Client
Elmira Hayatbakhsh

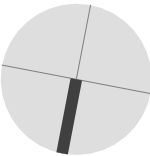
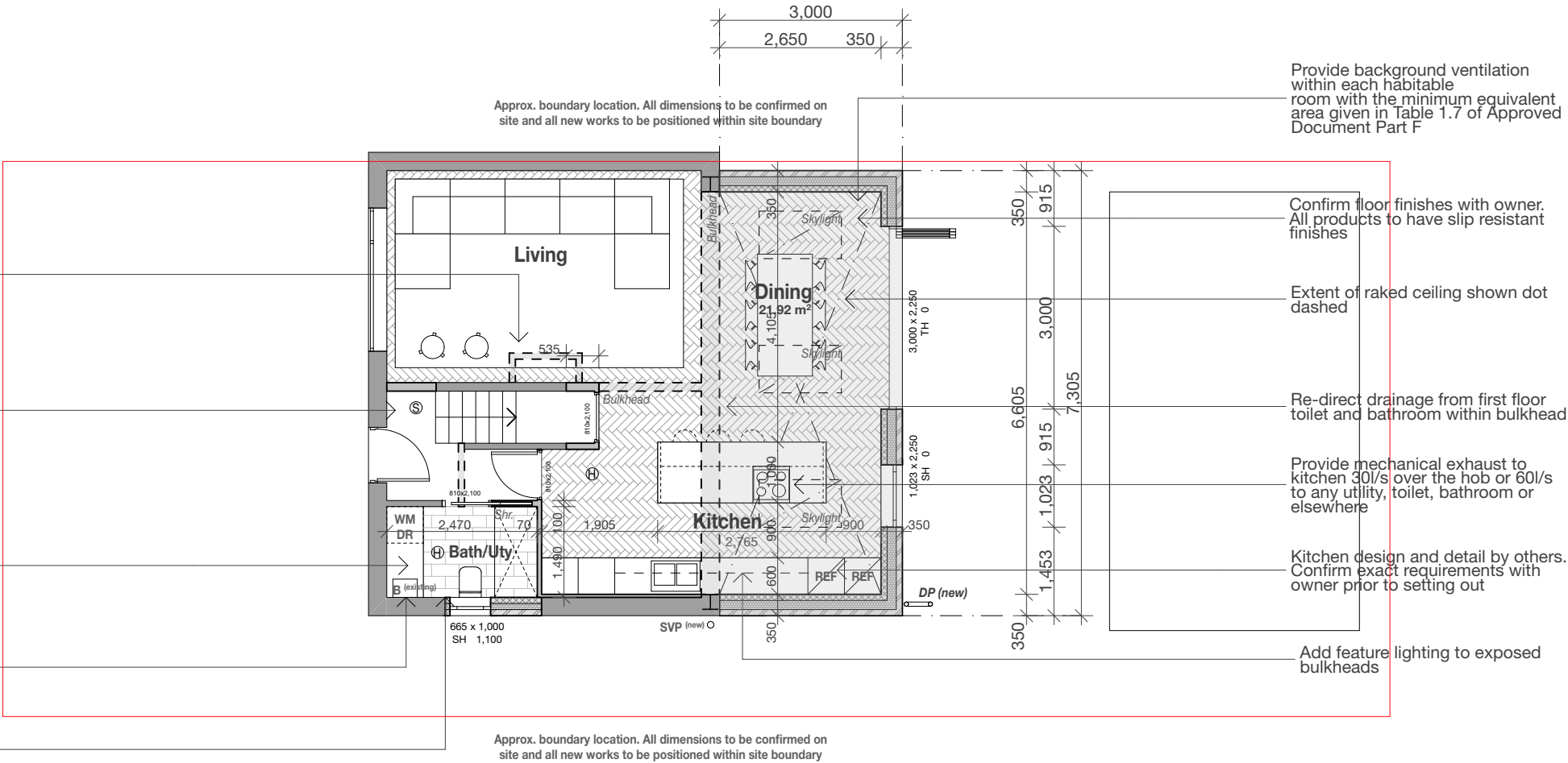
Project Description
30 Bronte Ave, Bury

Project Number **BR0030**
Drawing Title
Plans - Existing

Drawing Number Scale
WD3.1 1:100 @ A3

Issue/ Rev	Description	Date
#	Initial Issue	18.04.25

- ***IMPORTANT NOTE***
Ensure new floor is set down so that the new FFL finishes flush with the existing
- Existing walls to be demolished shown grey dashed. Refer to structural engineering drawings
- Mains wired, interlinked smoke detectors should be provided within the circulation areas at ground, first and second floor 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'.
- Mechanical extraction should be provided to the utility room with a minimum of 30 litres/second. The extractors should be ducted to the outside with lengths limited as per manufacturers' details.
- Combined utility and bathroom to be discussed and approved by building Inspector prior to first fix
- Ensure existing boiler terminates min. 300mm from any openable window in accordance with approved document part J



flocc

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

Client
Elmira Hayatbakhsh

Project Description
30 Bronte Ave, Bury

Project Number
Drawing Title

Plans - Proposed Ground Floor Plan
Drawing Number
Scale

WD3.2 1:100 @ A3

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

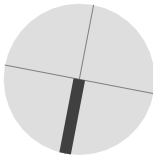
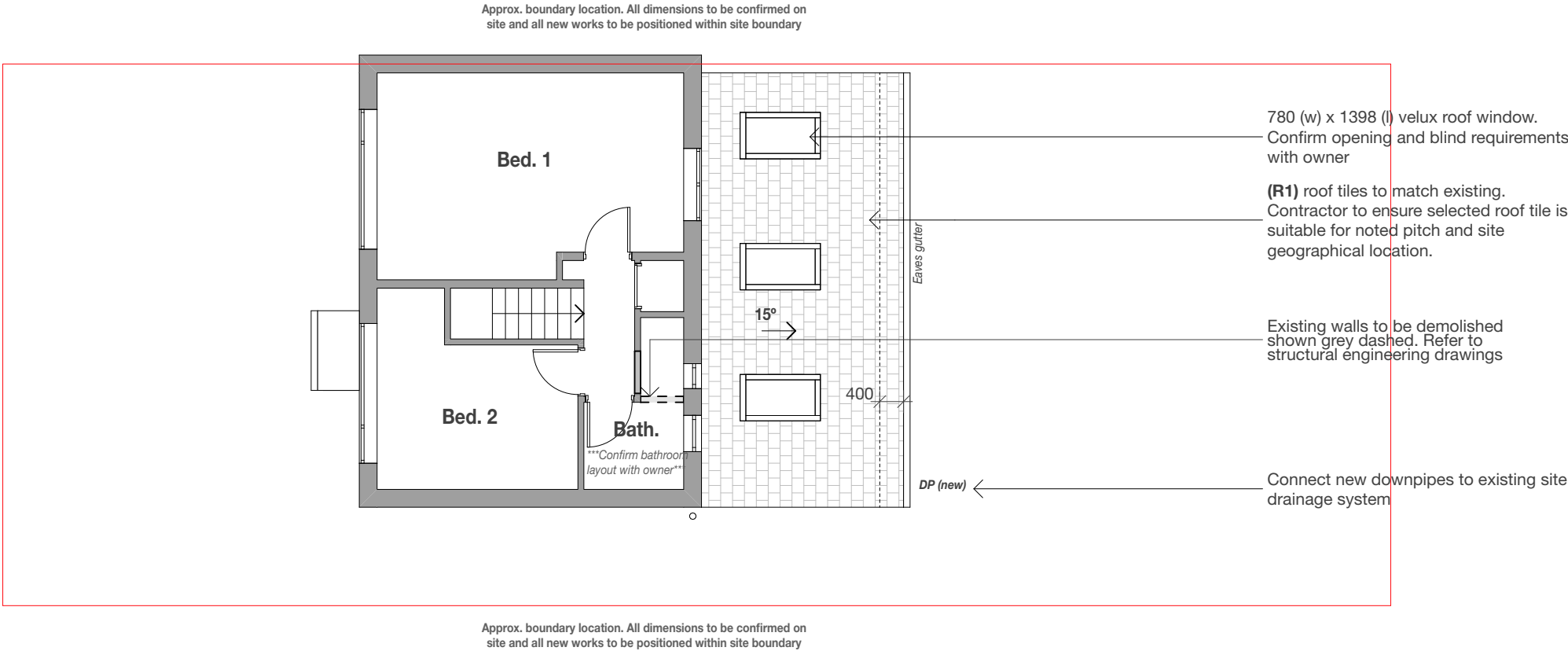
Refer to General Notes For Details

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 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***

Notes on setting out	Brickwork
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 - Provide DPC min. 150mm above natural ground level - Provide weep holes at 900mm centers above all openings

Issue/ Rev	Description	Date
#	Initial Issue	18.04.25



flocc

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

Client
Elmira Hayatbakhsh

Project Description
30 Bronte Ave, Bury

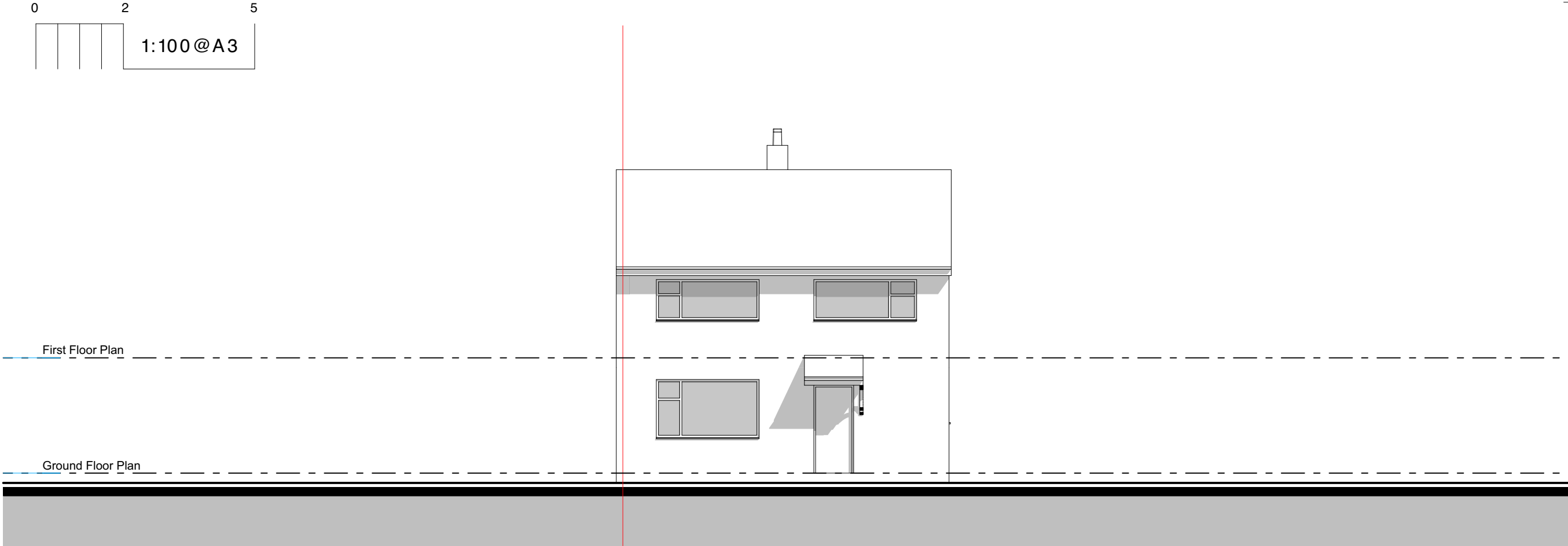
Project Number **BR0030**
Drawing Title

Plans - Proposed First Floor Plan
Drawing Number Scale

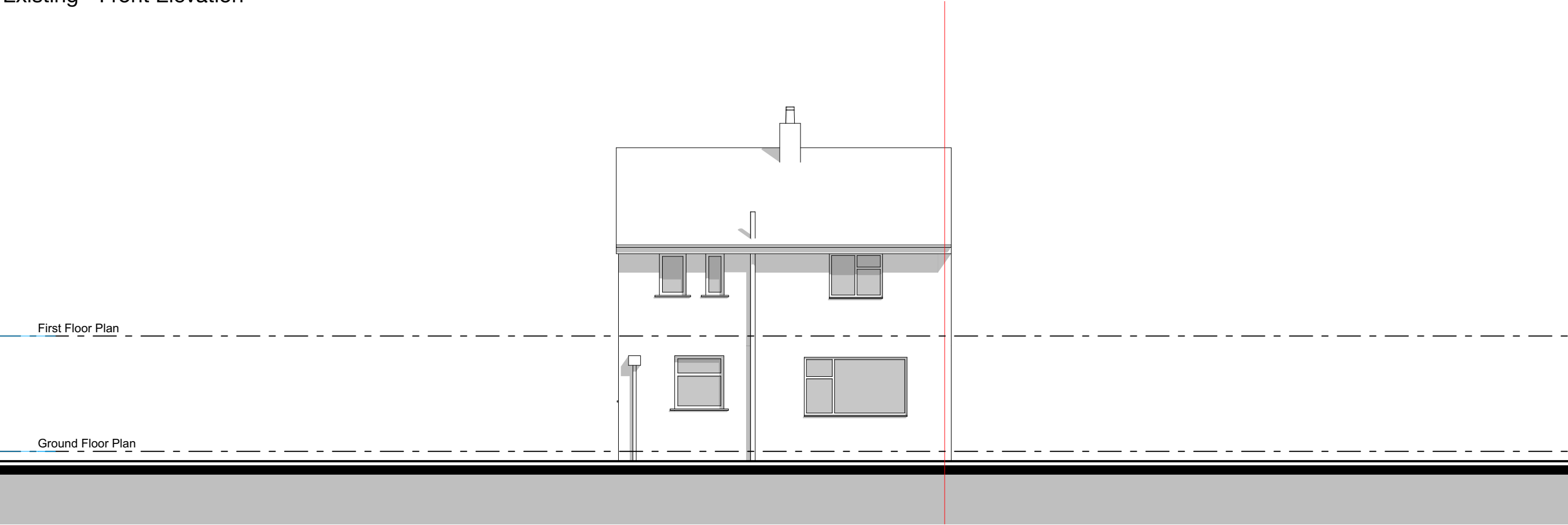
WD3.3 1:100 @ A3

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	Notes on setting out	Brickwork
- 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***	***All opening sizes are to structural openings*** FR = Fire rated door where required (w) x (h) FR (w) x (h) sill height above FFL TH = Threshold height above FFL	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



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	18.04.25

flocc

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

Client
Elmira Hayatbakhsh

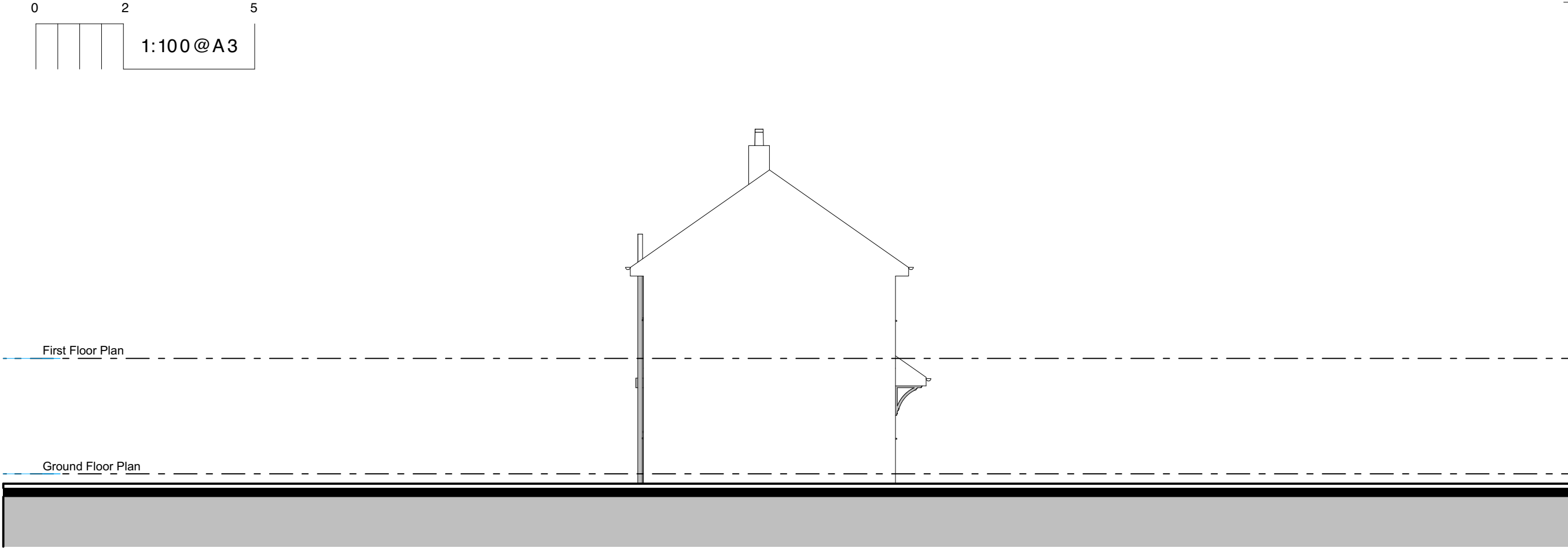
Project Description
30 Bronte Ave, Bury

Project Number **BR0030**
Drawing Title

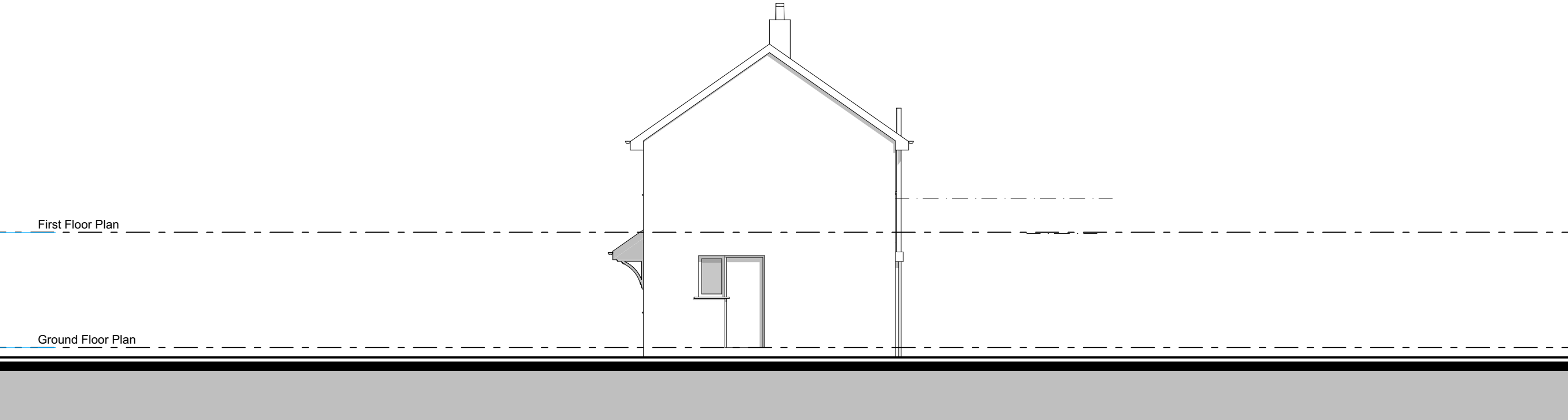
Elevations - Existing

Drawing Number Scale

WD5.1 **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	18.04.25

flocc

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

Client
Elmira Hayatbakhsh

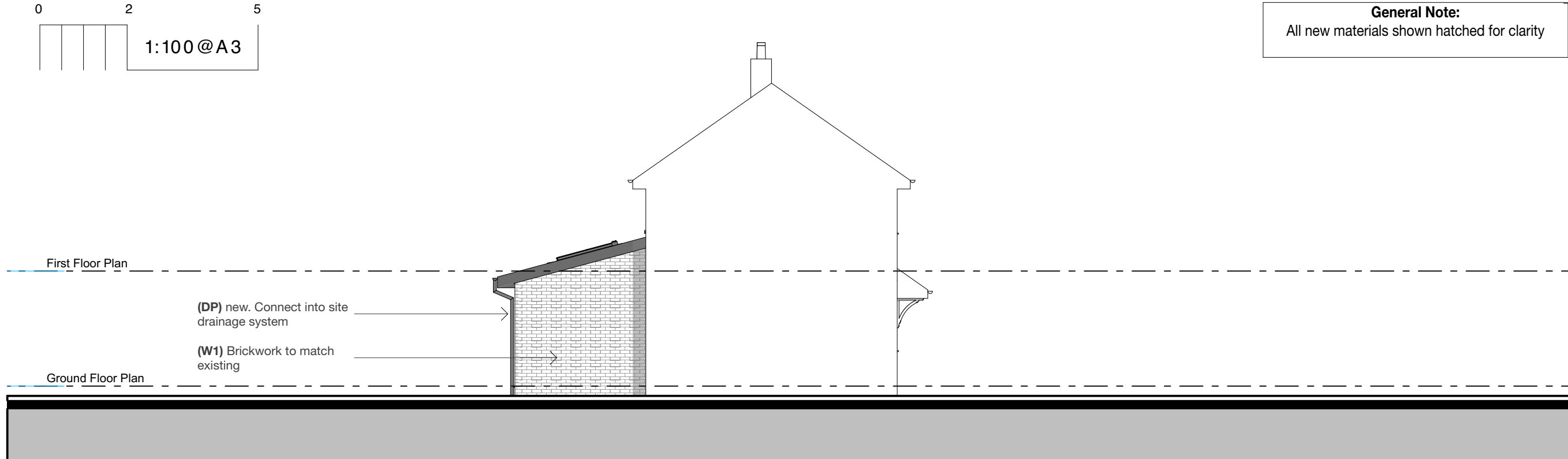
Project Description
30 Bronte Ave, Bury

Project Number **BR0030**
Drawing Title

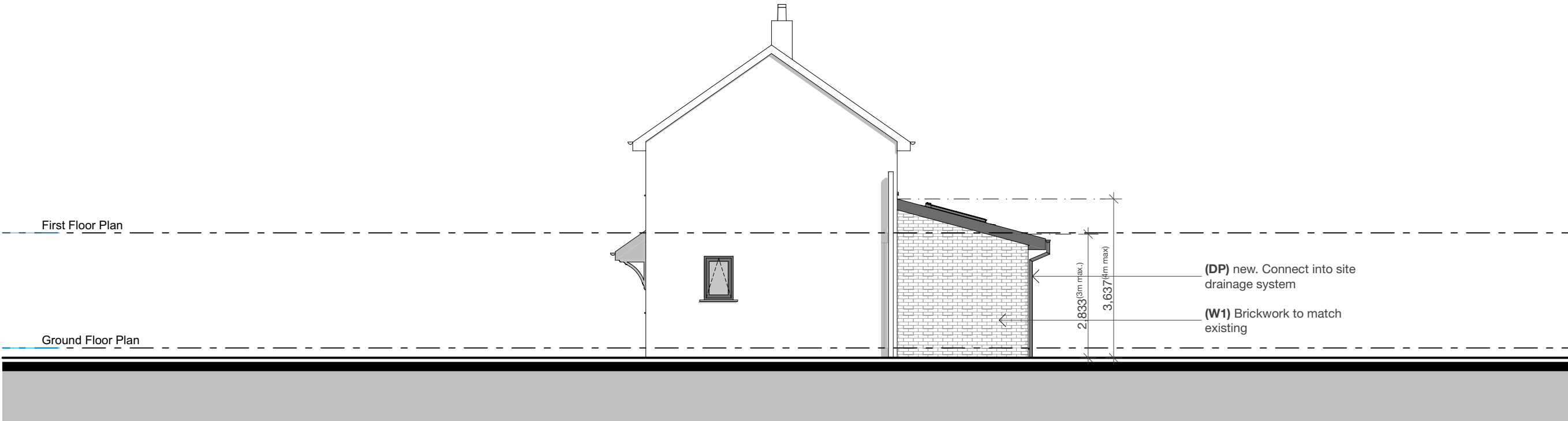
Elevations - Existing

Drawing Number Scale

WD5.2 **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 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

Notes on setting out	Brickwork
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
(w) x (h) FR (w) x (h) sill height above FFL TH = Threshold height above FFL	<665 - 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.
+44 161 307 1766
info@floccstudio.co.uk

Client
Elmira Hayatbakhsh

Project Description
30 Bronte Ave, Bury

Project Number
Drawing Title

Elevations - Proposed

Drawing Number
Scale

WD5.41:100 @ A3