Cameron Wilson
Project Services

EXISTING AND PROPOSED PLANS & ELEVATIONS SHOWING
INTERNAL AND EXTERNAL ALTERATION PROPOSALS FOR

Mr Paul Smart
23 Tuscan Road
DIDSBURY
MANCHESTER
M20 5GS

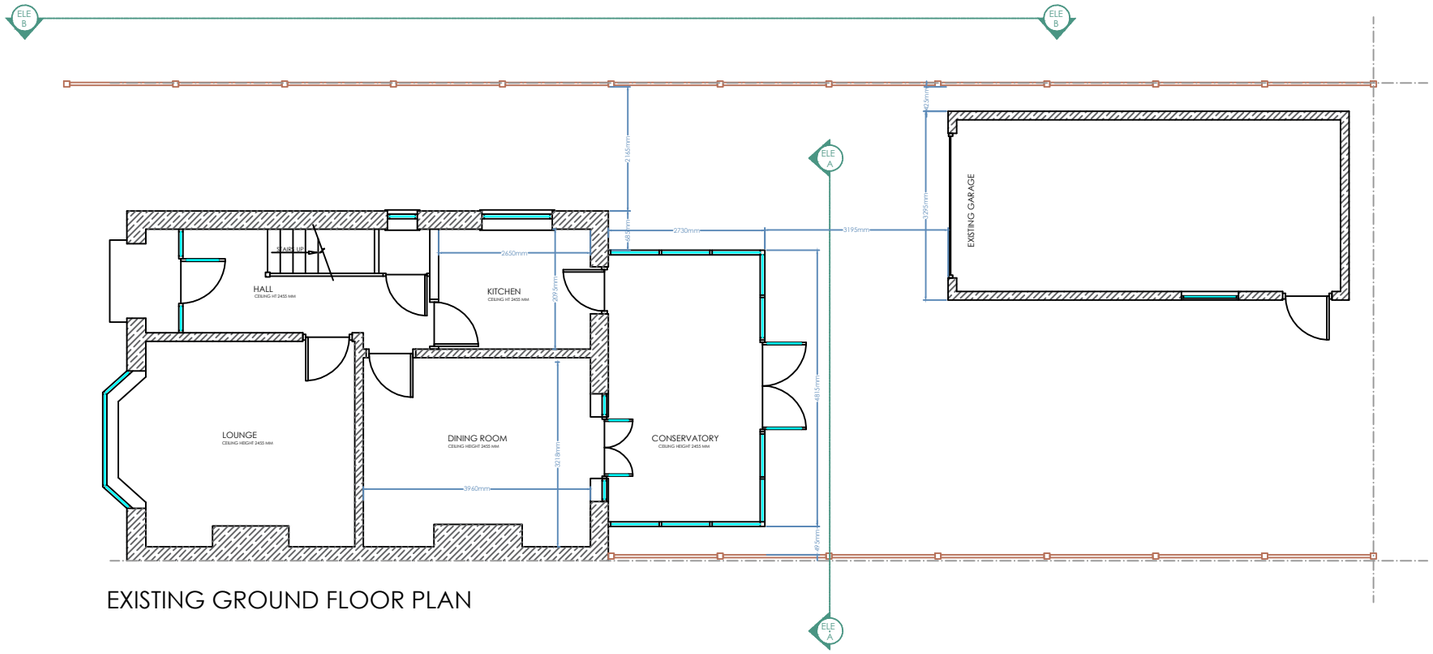
REV: A (08/07/2025)

DRAWINGS PREPARED BY: Cameron Wilson Project Services Limited

STRUCTURAL ENGINEERING DRAWINGS PREPARED BY : TBC

MAIN CONTRACTOR : TBC

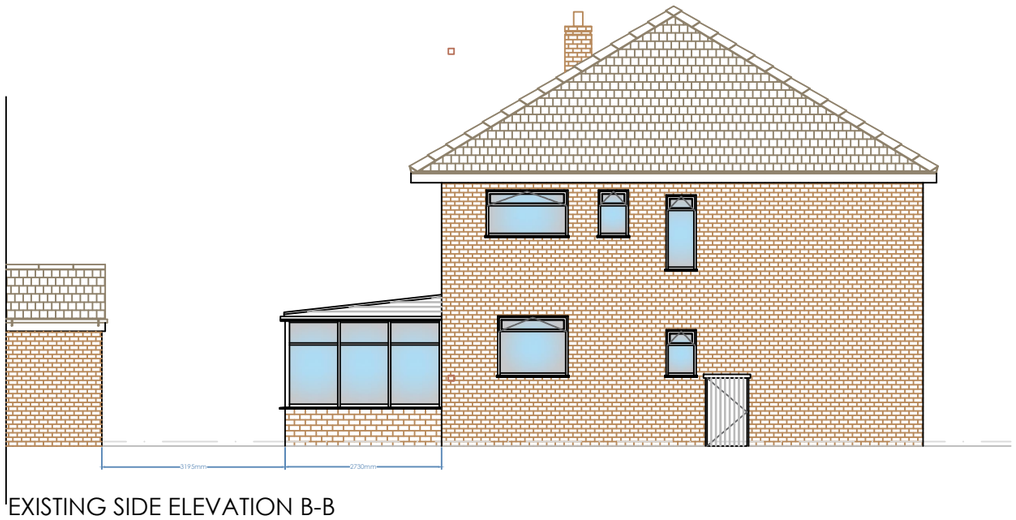
Cameron Wilson Project Services Lodge Drive Moulton Northwich cheshire CW9 8RQ
Tel: 07976-446772 Email: enquiries@cameronwilsonprojectservices.co.uk WEB: www.cameronwilsonprojectservices.co.uk:



EXISTING GROUND FLOOR PLAN

- EXISTING BRICK BUILT SEMI DETACHED HOUSE COMPLETE WITH EXISTING REAR CONSERVATORY
- ALL EXISTING EXTERNAL ELEVATIONS FINISHED IN COMMON HOUSE BRICK
- ALL EXISTING ROOF TILES GRAY FLAT SLATE TILES COMPLETE WITH SLATE CAP TILES
- EXISTING UPVC CONSERVATORY WITH BRICK BASE WALL.
- ALL EXISTING WINDOWS AND DOORS WHITE UPVC WITH CLEAR/ FROSTED GAZING
- EXISTING PATHWAYS AND PATIO AREAS FINISHED WITH SLABS
- INFILL SECTIONS OF HARD STANDING IN LOOSE PEBBLES
- EXISTING STAND ALONE SINGLE GARAGE LOCATED IN REAR GARDEN ARE

EXISTING REAR ELEVATION A-A



EXISTING SIDE ELEVATION B-B

0 1 2 3 4 5
1 : 50 Scale at A1

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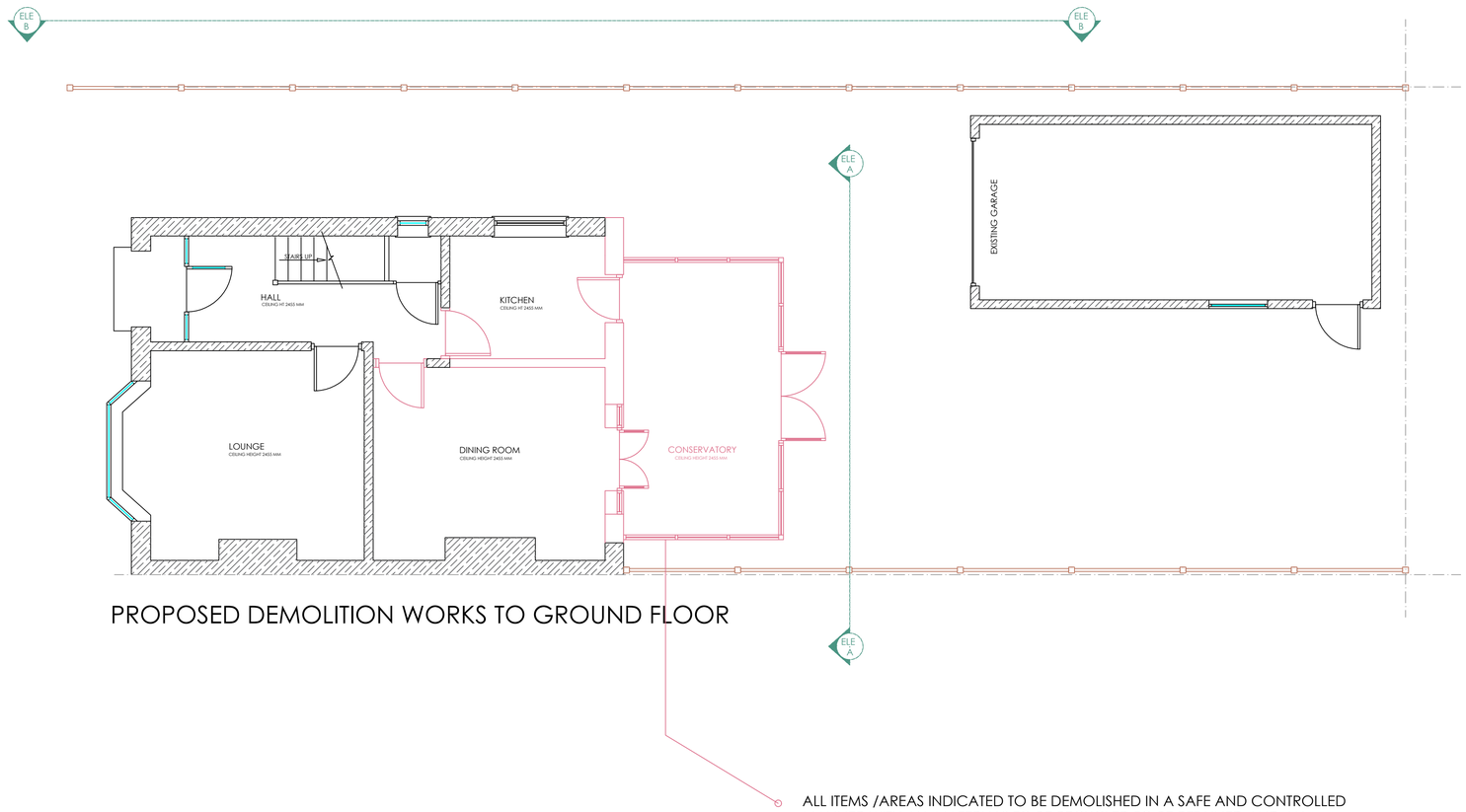
WEB: www.cameronwilsonprojectservices.co.uk:

CLIENT :	Mr Paul Smart
PROJECT :	
ADDRESS :	23 TUSCAN ROAD DIDSBURY MANCHESTER M20 5GS
AREAS	
TOTAL	
RETAIL	
BOH	
STORAGE	
OTHER	

DRAWING TITLE
EXISTING SURVEY PLANS

Dwg No : PS/DID/EXPL/0625	SCALE : 1: 75 @ A1
REVISION :	DRAWN : APW

Rev	Date	By	Description

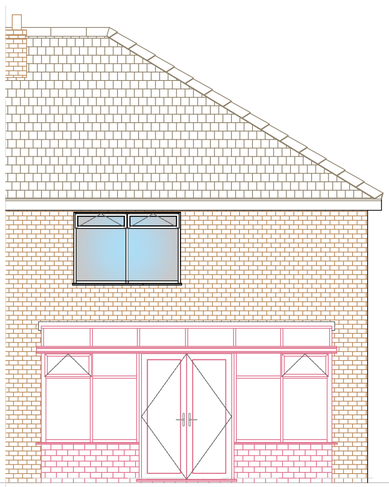


PROPOSED DEMOLITION WORKS TO GROUND FLOOR

- EXISTING BRICK BUILT SEMI DETACHED HOUSE COMPLETE WITH EXISTING REAR CONSERVATORY
- ALL EXISTING EXTERNAL ELEVATIONS FINISHED IN COMMON HOUSE BRICK
- ALL EXISTING ROOF TILES GRAY FLAT SLATE TILES COMPLETE WITH SLATE CAP TILES
- EXISTING UPVC CONSERVATORY WITH BRICK BASE WALL.
- ALL EXISTING WINDOWS AND DOORS WHITE UPVC WITH CLEAR/ FROSTED GAZING
- EXISTING PATHWAYS AND PATIO AREAS FINISHED WITH SLABS
- INFILL SECTIONS OF HARD STANDING IN LOOSE PEBBLES
- EXISTING STAND ALONE SINGLE GARAGE LOCATED IN REAR GARDEN ARE

ALL ITEMS /AREAS INDICATED TO BE DEMOLISHED IN A SAFE AND CONTROLLED MANNER WITH ALL MATERIALS TO BE RECYCLED TO BE RETAINED AND ALL MATERIALS NO LONGER REQUIRED TO BE DISPOSED OF IN A SAFE AND ENVIRONMENTALLY FREINDLY MANNER AND IN ACCORDANCE WITH LOCAL REGULATIONS

ALL OPENINGS ETC TO BE FORMED DURING DEMOLITION TO BE SECURED WITH ALL SURROUNDING STRUCTURES FULLY SUPPORTED DURING DEMOLITION AND CONSTRUCTION WITH ANY SUPPORTS REMOVED ONCE ALL NEW CONSTRUCTION IS COMPLETE AND SAFE TO TAKE THE UNSUPPORTED LOADS.



PROPOSED DEMOLITION- REAR ELEVATION A-A

EXISTING SIDE ELEVATION B-B

0 1 2 3 4 5
1 : 50 Scale at A1

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AREAS	
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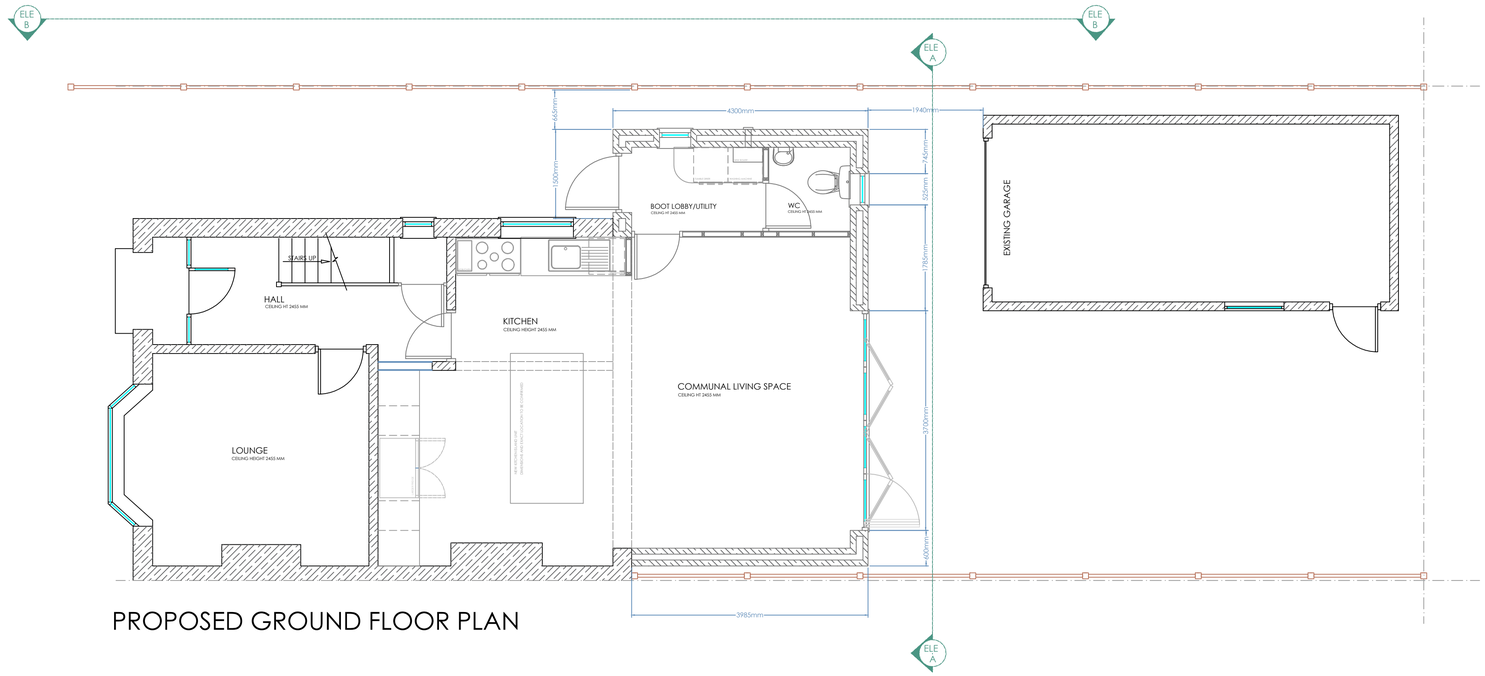
OTHER	

DRAWING TITLE
PROPOSED DEMOLITION WORKS

Dwg No : PS/DID/PRO/DW/0625	SCALE : 1: 50 @ A1
REVISION : A	DRAWN : APW

Rev	Date	By	Description
A	08-07-25	APW	DEMOLITIONS AREAS AMENDED TO SUIT NEW PLAN



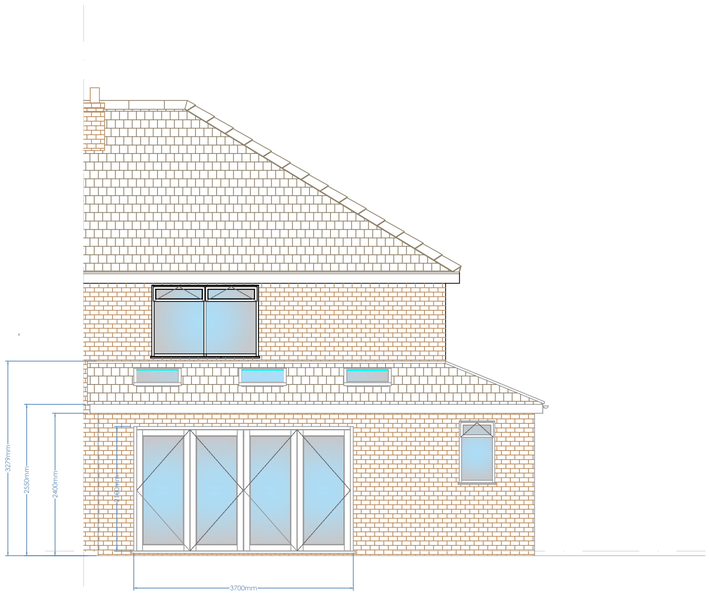
PROPOSED GROUND FLOOR PLAN

BUILDING DESCRIPTION

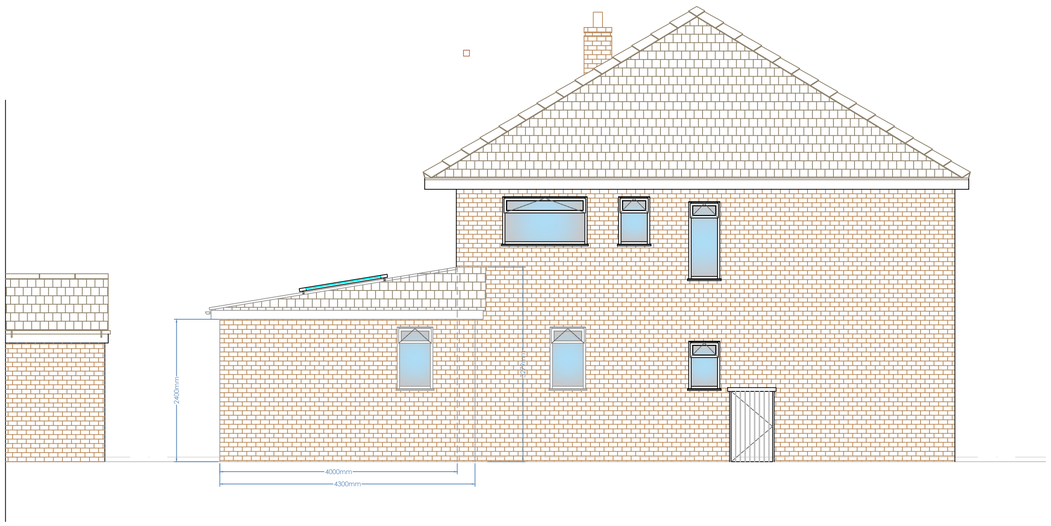
- EXISTING BRICK BUILT SEMI DETACHED HOUSE COMPLETE WITH EXISTING REAR CONSERVATORY
- ALL EXISTING EXTERNAL ELEVATIONS FINISHED IN COMMON HOUSE BRICK
- ALL EXISTING ROOF TILES GRAY FLAT SLATE TILES COMPLETE WITH SLATE CAP TILES
- EXISTING UPVC CONSERVATORY WITH BRICK BASE WALL.
- ALL EXISTING WINDOWS AND DOORS WHITE UPVC WITH CLEAR/ FROSTED GAZING
- EXISTING PATHWAYS AND PATIO AREAS FINISHED WITH SLABS
- INFILL SECTIONS OF HARD STANDING IN LOOSE PEBBLES
- EXISTING STAND ALONE SINGLE GARAGE LOCATED IN REAR GARDEN ARE

OUTLINE WORKS DESCRIPTION

- PROPOSED NEW SINGLE STOREY REAR/SIDE EXTENSION TO REPLACE EXISTING CONSERVATORY
- FORMATION OF NEW OFFSET PITCHED ROOF TO NEW EXTENSION TO MATCH EXISTING ROOF TILES TO SINGLE STOREY EXTENSION COMPLETE WITH INSET ROOF LIGHTS
- ALL NEW BRICKWORK TO MATCH AS CLOSE AS POSSIBLE TO EXISTING BRICK FINISH AND NEW ROOF TILES TO BE MATCHED AS CLOSE AS POSSIBLE TO EXISTING ROOF TILES
- NEW STRUCTURAL BEAMS TO BE INSTALLED WHERE REQUIRED IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCULATIONS AND INSTRUCTIONS
- NEW FLOOR /CEILING JOISTS TO BE INSTALLED IN ACCORDANCE WITH STRUCTRUAL CALCULATIONS AND TO COMPLY WITH CURRENT BUILDING REGULATIONS
- NEW WINDOW AND DOOR TO SIDE ELEVATION TO PROVIDE NEW ACCESS TO NEW EXTENSION WITH NEW FROSTED GLASS WINDOW TO REAR ELEVATION.
- NEW PARTITION WALLS TO CREATE NEW UTILITY ROOM AND GROUND FLOOR WC COMPLETE WITH ALL NEW SANITARY/WASH HARDWARE ALL CONNECTED TO EXISTING WATER AND DRAINAGE SYSTEM
- EXISTING REAR WALLS TO BE REMOVED INCLUDING ALL EXISTING PATIO DOORS NEW 4 SECTION BI-FOLD DOORS TO REAR ELEVATION OF PROPOSED NEW EXTENSION
- EXISTING UNDER STAIRS CUPBOARD DOOR AND EXISTING KITCHEN DOOR TO BE REPLACED WITH NEW
- ALL EXISTING RAINWATER AND FOUL DRAINS TO BE RE-ROUTED AND OR REPLACED TO SUIT NEW LAYOUT. ALL NEW RAINWATER TO RUN INTO EXISTING WATERCOURSE ALL FOUL DRAINS TO BE ROUTED IN TO EXISTING FOUL DRAIN OUTLET
- EXISTING KITCHEN TO BE REMOVED AND ALL SERVICES CAPPED OFF IN PREPARATION FOR NEW KITCHEN LOCATION AND DESIGN
- NEW DRAINAGE AND WATER SUPPLIES TO BE INSTALLED TO RELEVANT LOCATIONS TO PROPOSED NEW KITCHEN AND UTILITY ROOM AND NEW WC
- EXISTING BOILER TO BE REMOVED FROM EXISTING KITCHEN AREA AND NEW BOILER TO BE INSTALLED ON WALL AT HIGH LEVEL IN NEW BOOT/UTILITY ROOM
- EXISTING PATIO DOORS FROM DINING ROOM TO CONSERVATORY TO BE REMOVED AND EXISTING WALLS TO BE CUT BACK IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS FOR NEW STEELWORK TO CREATE CLEAR OPENING BETWEEN SPACE
- EXISTING CONSERVATORY FLOOR AND SUPPORT FOUNDATIONS TO BE REMOVED PRIOR TO INSTALLING NEW FOUNDATIONS FOR PROPOSED NEW EXTENSION AND NEW INSULATED CONCRETE FLOOR ALL IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS
- ALL ALTERATIONS TO BE UNDERTAKEN IN ACCORDANCE WITH ALL STRUCTURAL CALCULATIONS AND DETAILS PROVIDED BY STRUCTURAL ENGINEER AND IN ACCORDACE WITH CURRENT BUILDING REGULATIONS



PROPOSED REAR ELEVATION A-A



PROPOSED SIDE ELEVATION B-B

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DRAWING TITLE
PROPOSED PLAN AND ELEVATIONS

Dwg No : PS/DIB/PRO/PL/EL/0625
SCALE : 1: 50 @ A1
REVISION : A
DRAWN : APW

Rev	Date	By	Description
A	08-07-25	APW	WC/BOOT ROOM & UTILITY REARRANGED KITCHEN LAYOUT ADJUSTED DEMOLITION PLANS REVISED