

Cameron Wilson

Project Services

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

MR CHRIS SIDEBOTTOM
82 BANKSIDE ROAD
EAST DIDSBURY
MANCHESTER
M20 5DG

VERSION: FULL DORMA LOFT CONVERSION

REV: H 27/09/2024

DRAWINGS PREPARED BY: Cameron Wilson Project Services Limited

STRUCTURAL ENGINEERING DRAWINGS PREPARED BY : TBC

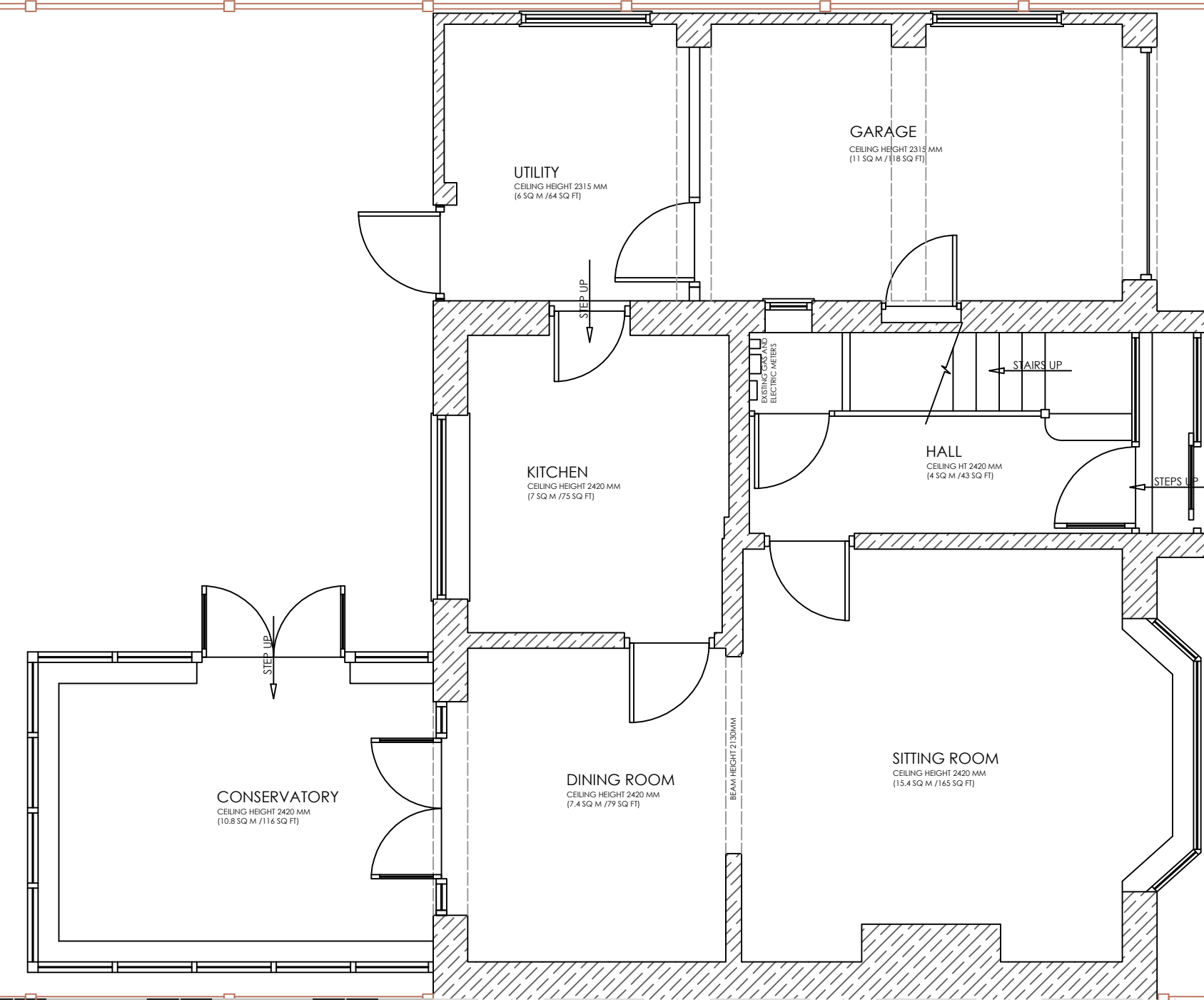
MAIN CONTRACTOR : TBC

Cameron Wilson Project Services Lodge Drive Moulton Northwich cheshire CW9 8RQ

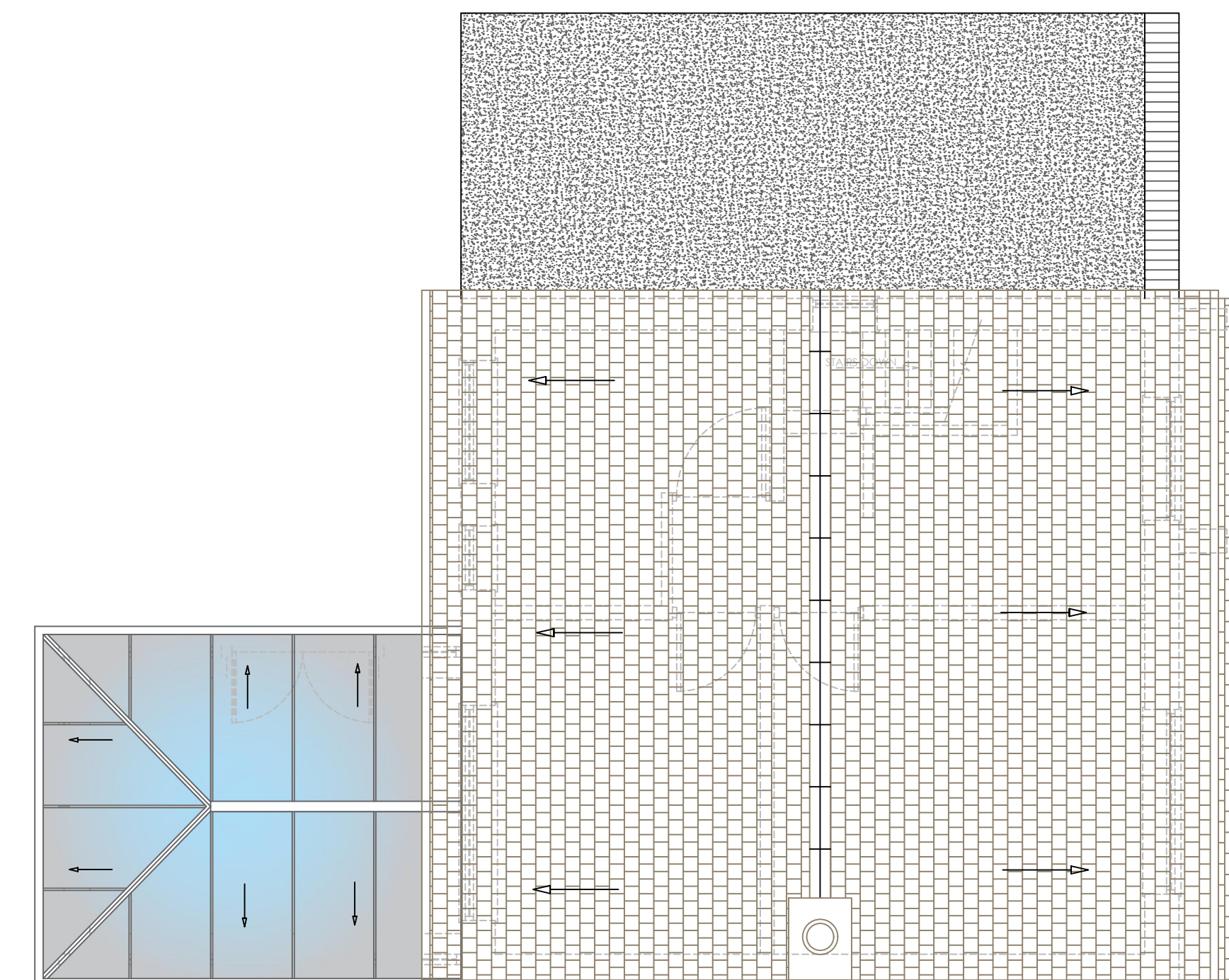
Tel: 07976-446772

Email: enquiries@cameronwilsonprojectservices.co.uk

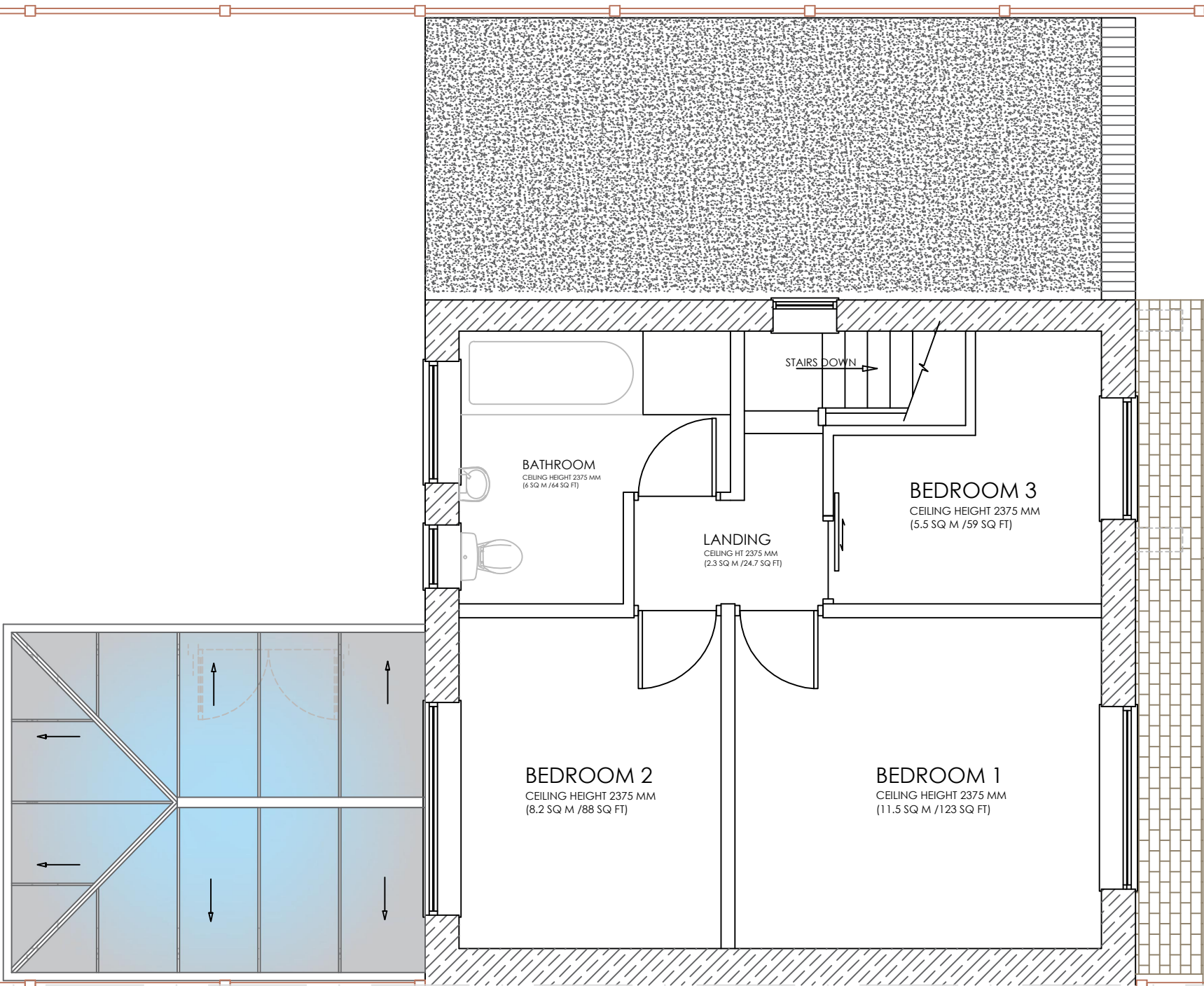
WEB: www.cameronwilsonprojectservices.co.uk



EXISTING GROUND FLOOR PLAN

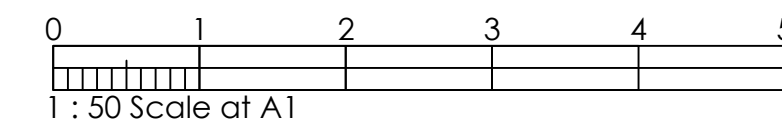


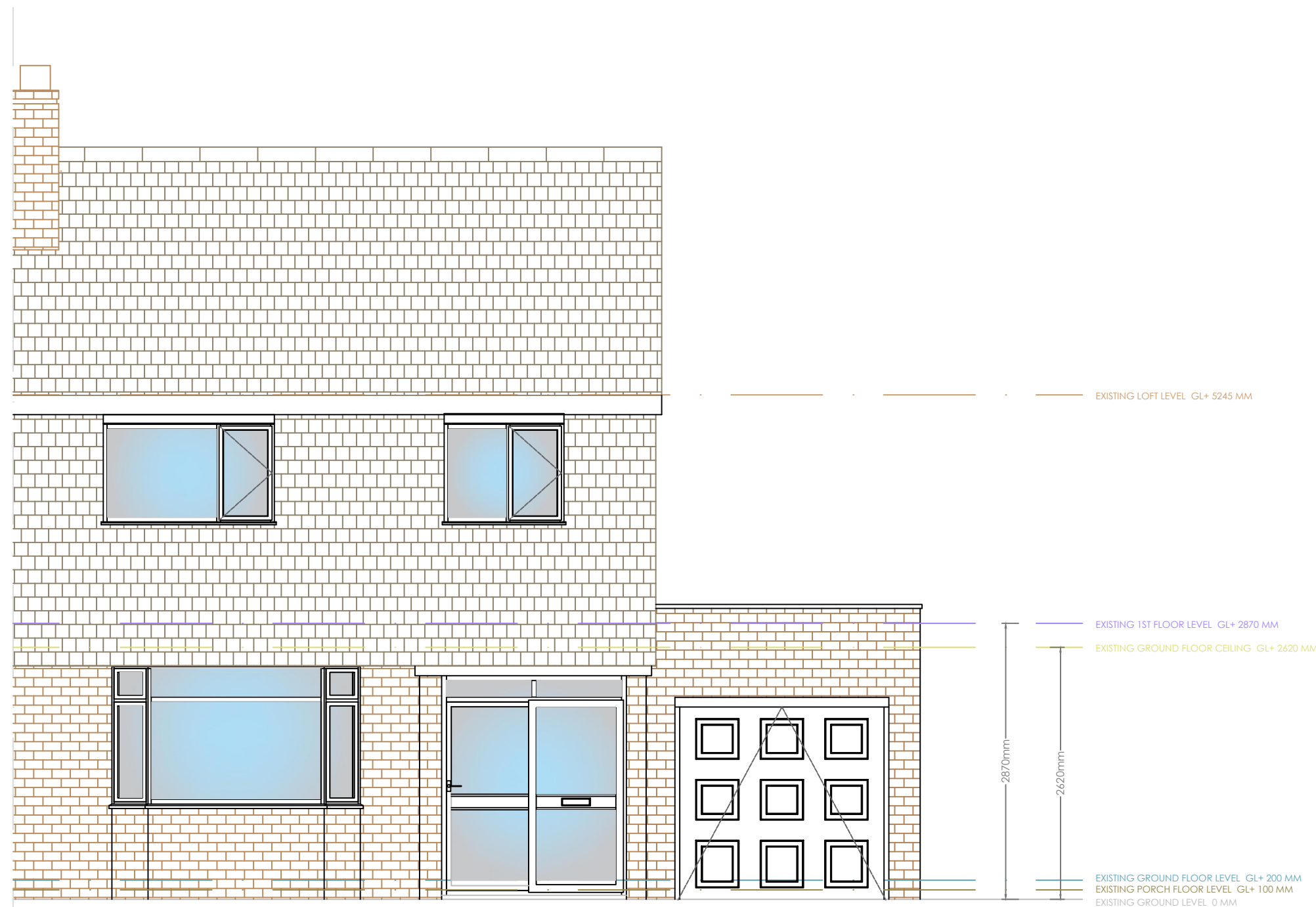
EXISTING ROOF PLAN



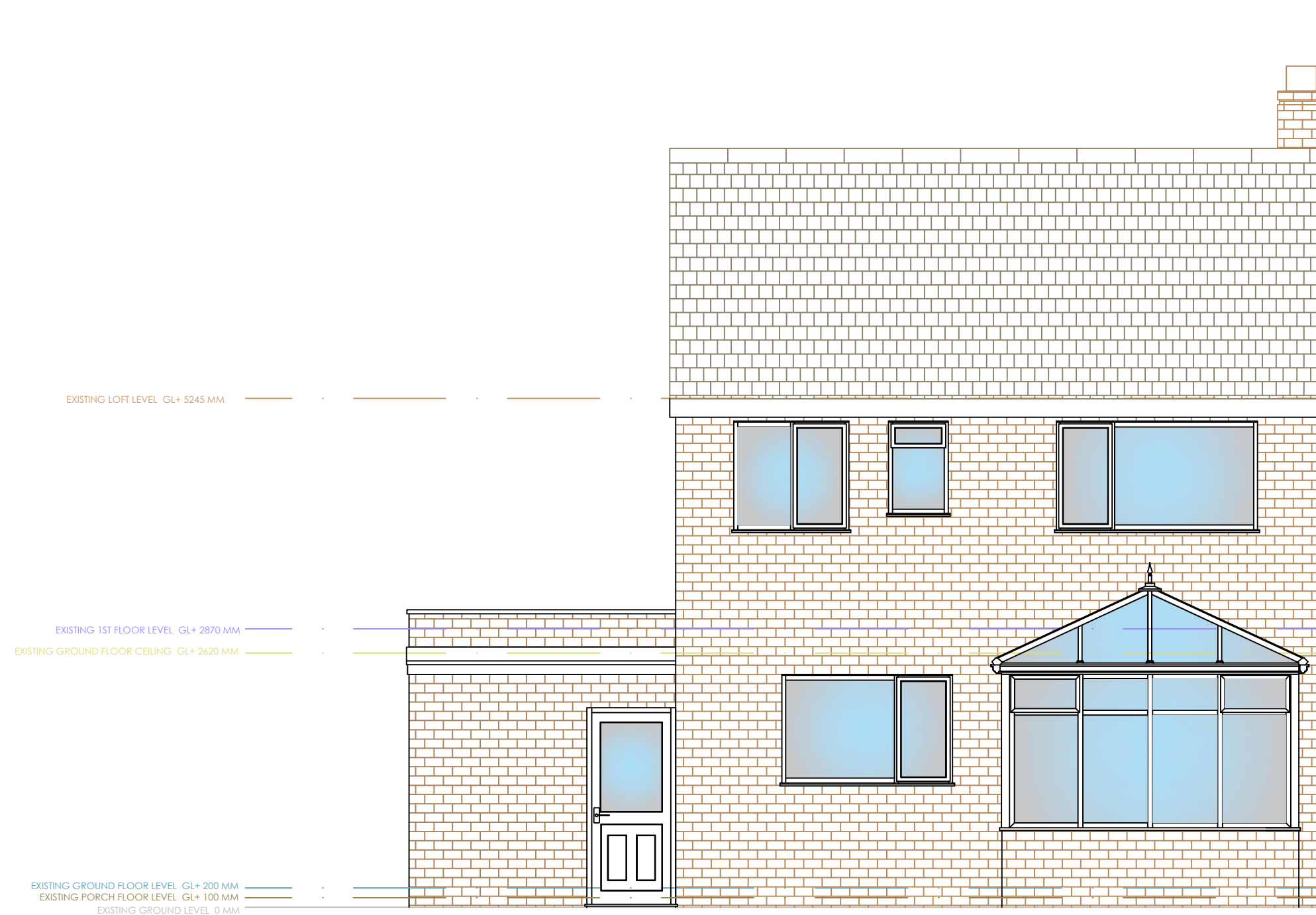
EXISTING FIRST FLOOR PLAN

- EXISTING BRICK BUILT DETACHED HOUSE COMPLETE WITH EXISTING SINGLE STOREY REAR EXTENSION
- ALL EXISTING EXTERNAL ELEVATIONS FINISHED IN COMMON HOUSE BRICK
- ALL EXISTING ROOF TILES GRAY FLAT SLATE TILES COMPLETE WITH SLATE CAP TILES
- EXISTING SINGLE MEMBRANE FLAT ROOF TO GROUND FLOOR EXTENSION
- ALL EXISTING WINDOWS AND DOORS WHITE UPVC WITH CLEAR/ FROSTED GLAZING
- EXISTING PATHWAYS AND PATIO AREAS FINISHED WITH SLABS
- INFILL SECTIONS OF HARD STANDING IN LOOSE PEBBLES
- EXISTING IN BUILT SINGLE GARAGE TO FRONT ELEVATION
- EXISTING LOFT ROOM TO SECOND LEVEL WITH SMALL DORMER WINDOW TO SIDE

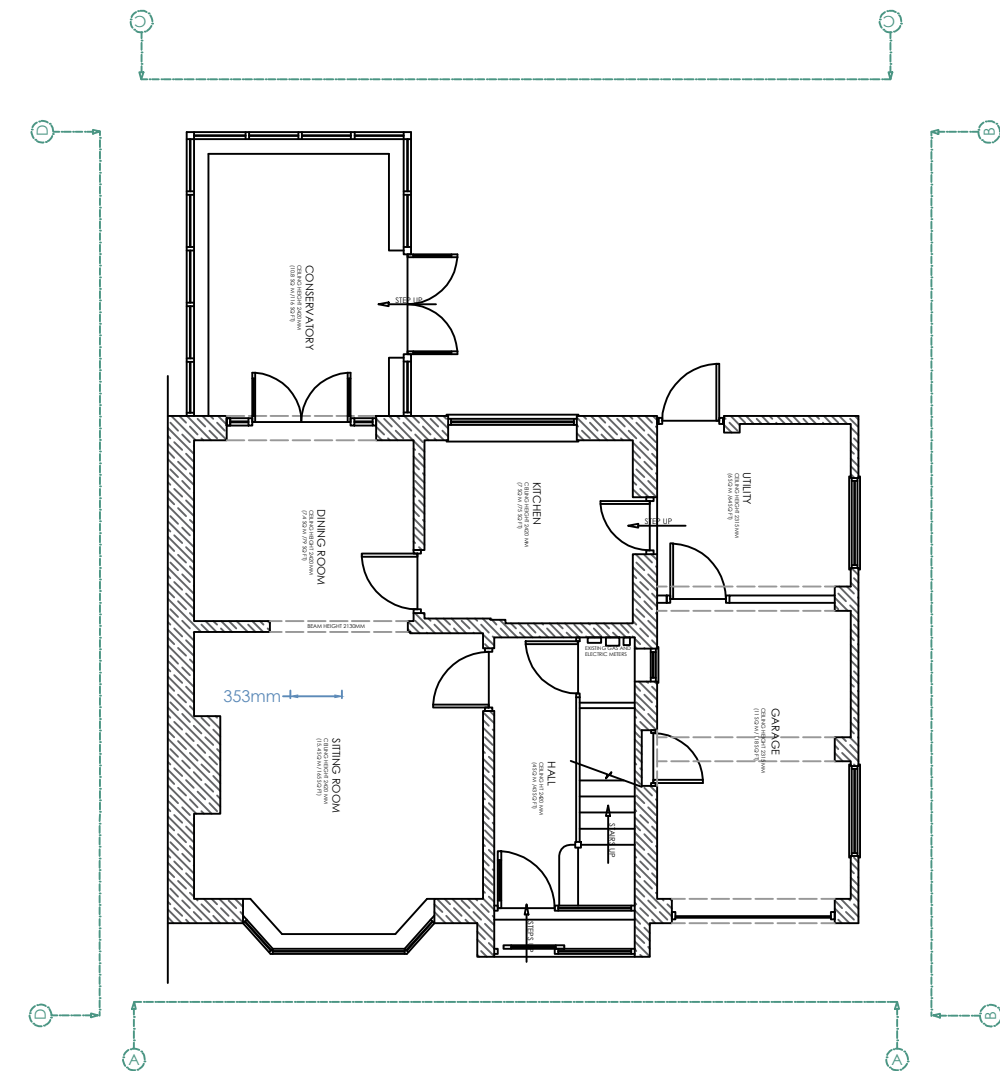
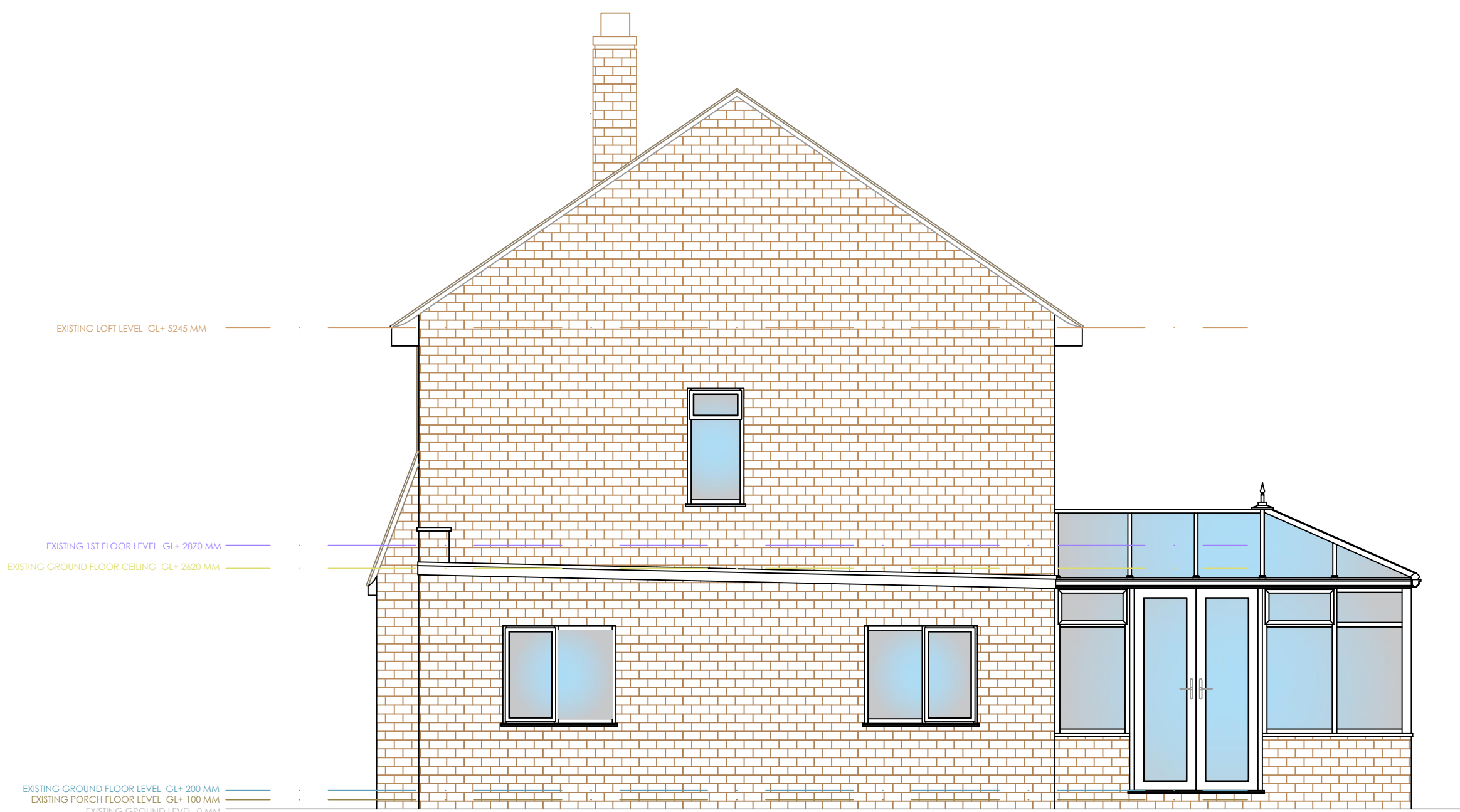
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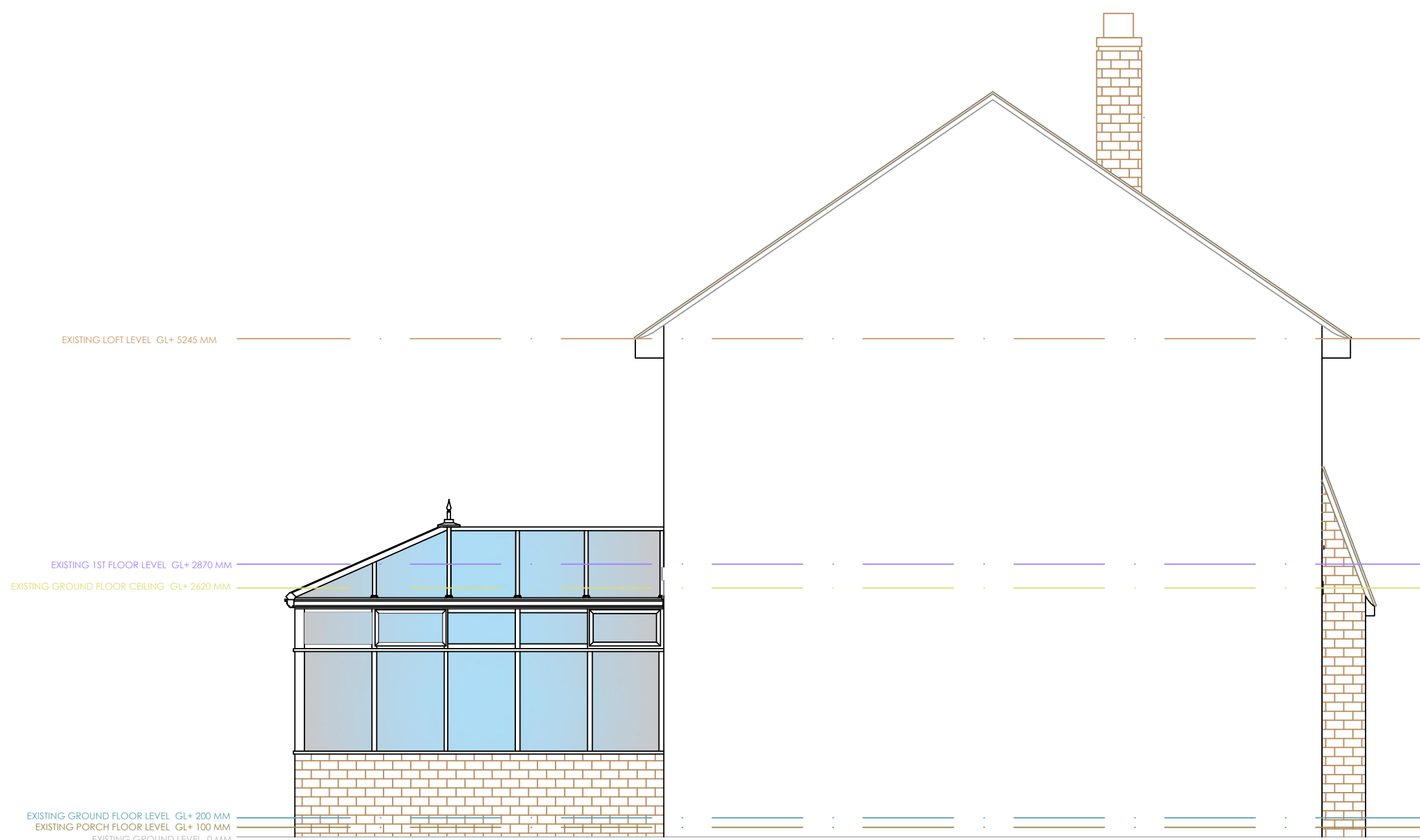
EXISTING FRONT ELEVATION A-A



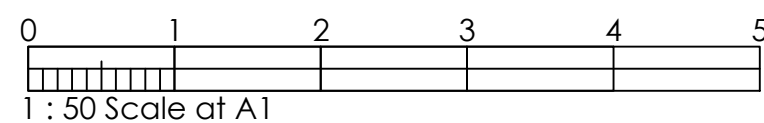
EXISTING REAR ELEVATION B-B



EXISTING SIDE ELEVATION C-C



EXISTING SIDE ELEVATION D-D



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CLIENT : MR CHRIS SIDEBOTTOM

PROJECT :

ADDRESS : 82 BANKSIDE ROAD
EAST DIDSBURY
MANCHESTER
M20 5DG

AREAS

TOTAL	
RETAIL	
BOH	
STORAGE	
OTHER	

DRAWING TITLE
EXISTING EXTERNAL ELEVATIONS

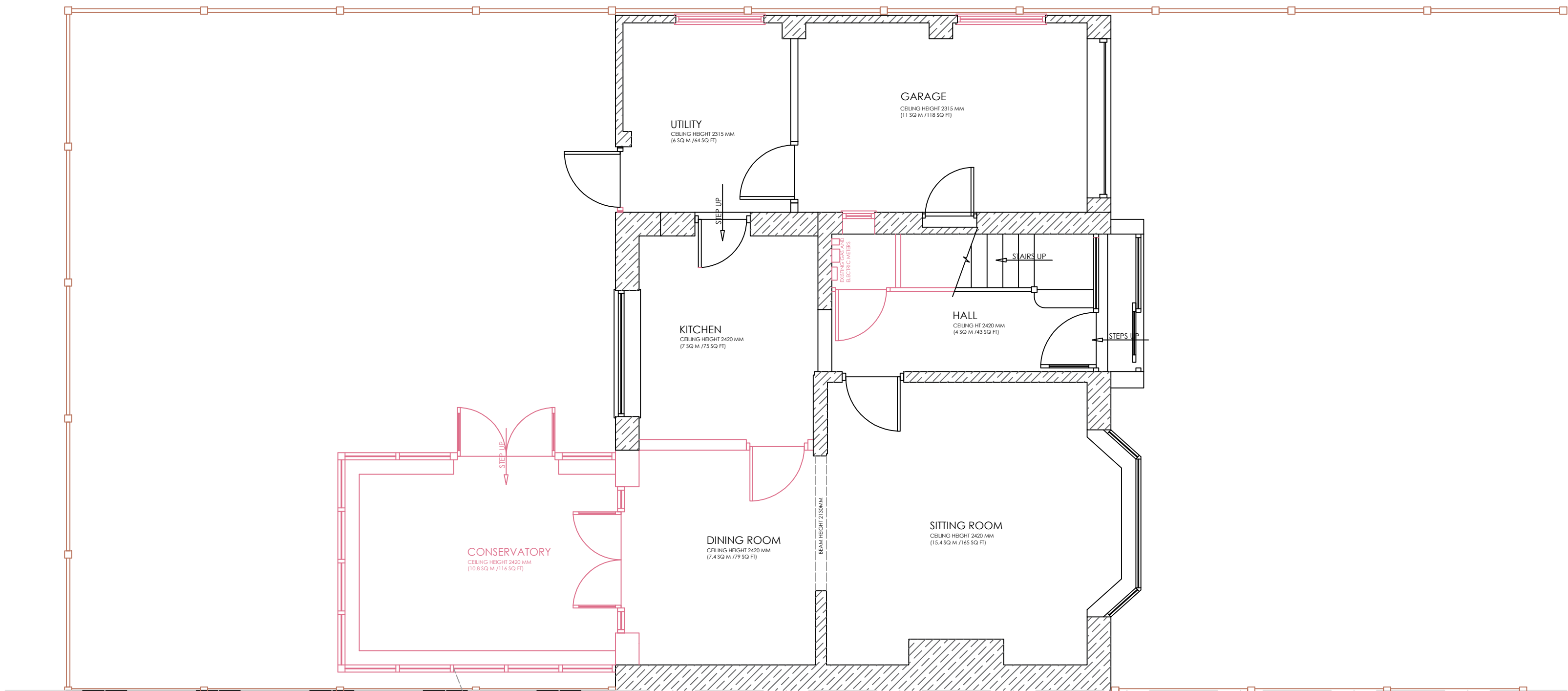
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SCALE : 1: 50 @ A1

REVISION : D

DRAWN : APW

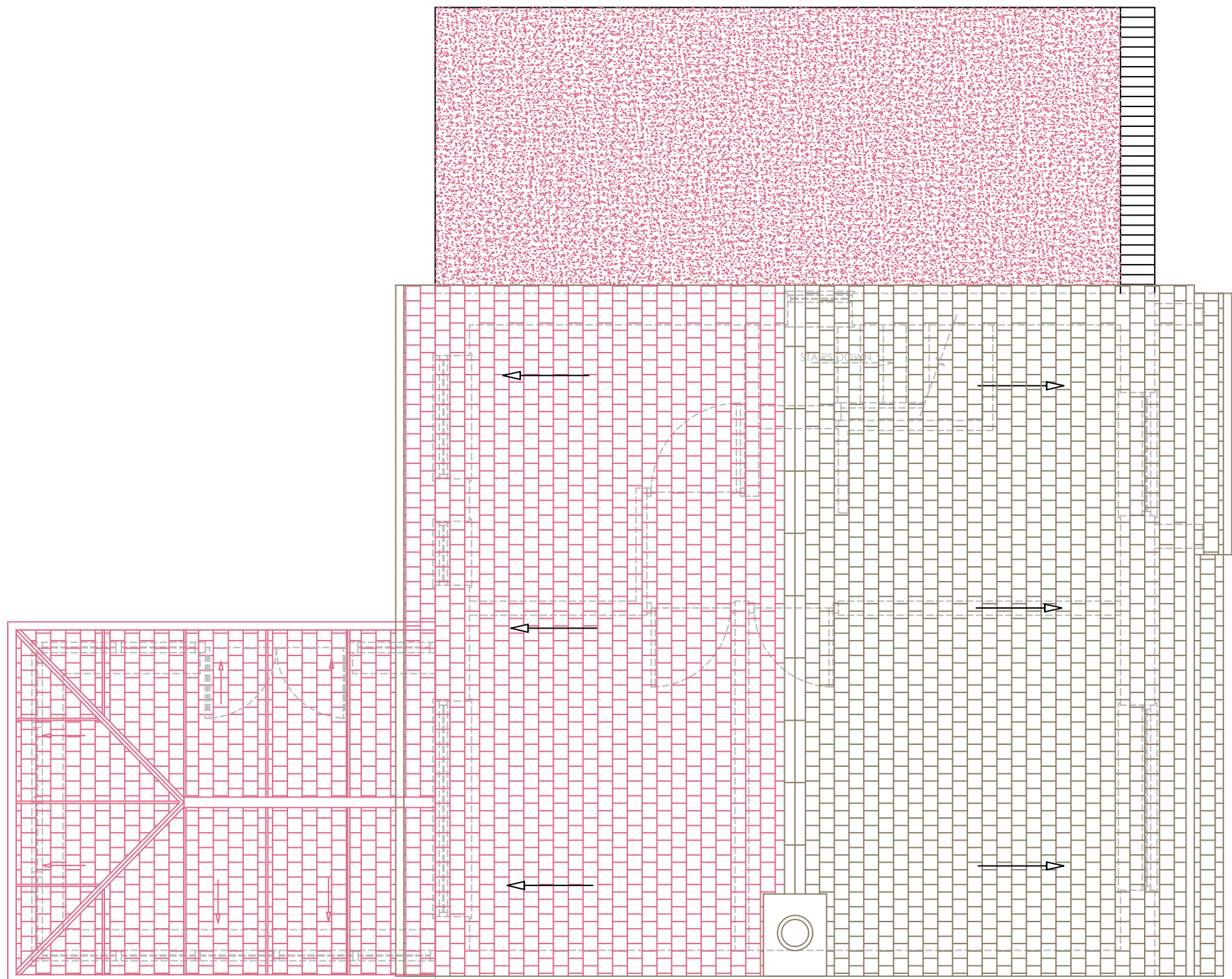
Rev	Date	By	Description
A	21-03-23	APW	LOFT SPACE STAIRCASE ADDED FLOOR LAYOUT ADJUSTED
B	19-04-23	APW	EXTERNAL LAYOUT CHANGES AND NOTES AMENDED
C	11-05-23	APW	VARIOUS LAYOUT CHANGES WITH EXISTING WALLS & DOORS ETC TO BE KEPT IN PLACE
D	08-06-23	APW	FLOOR LEVELS INDICATED AND ELEVATION D-D ADDED



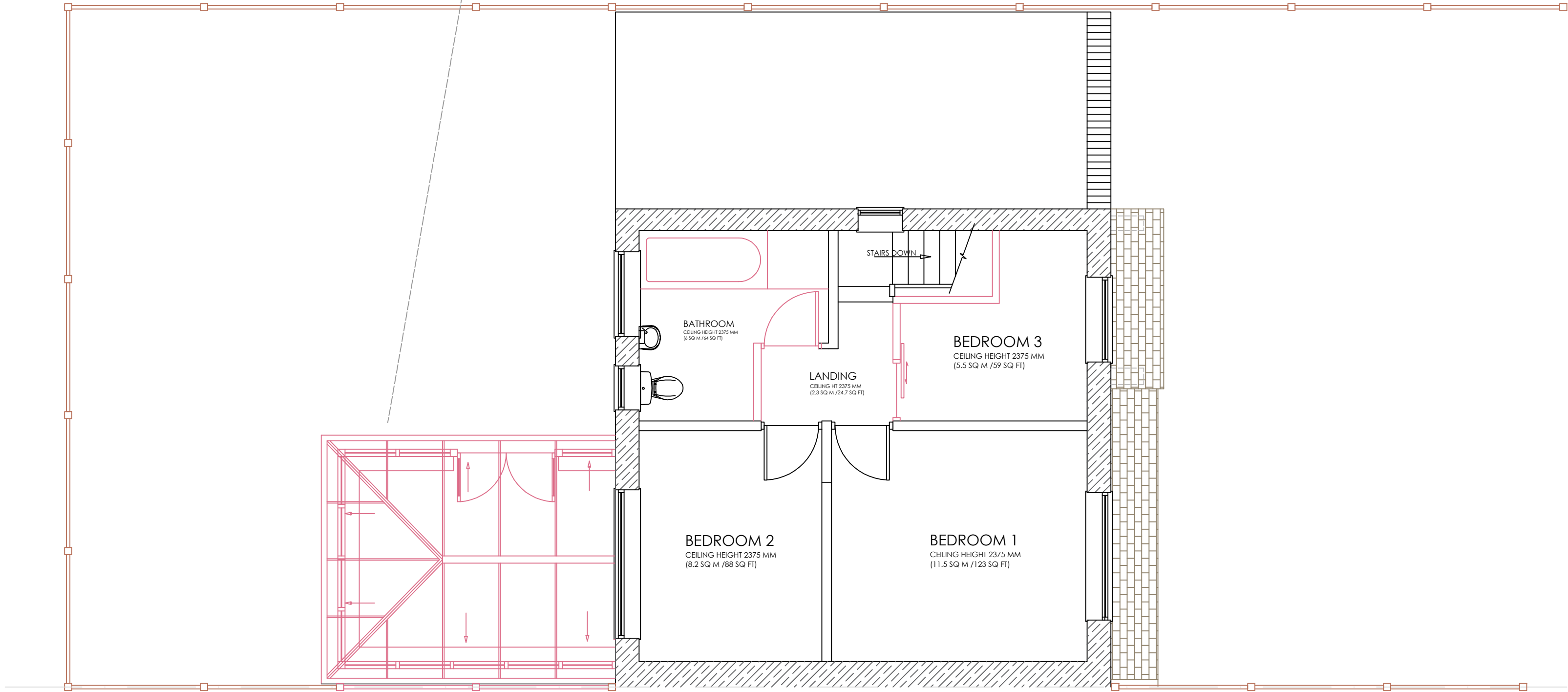
PROPOSED GROUND FLOOR DEMOLITION PLAN

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

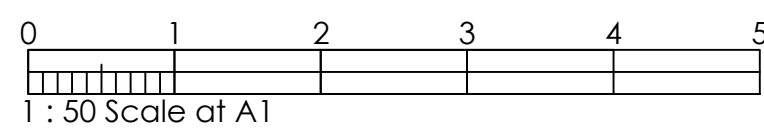
ALL OPENINGS ETC TO BE FORMED DURING DEMOLITION TO BE SECURED WITH ALL SURROUNDING STRUCTURES FULLY SUPPORTED DURING DEMOLITION AND CONSTRUCTION WITH ANY SUPPORTS REMOVED ONCE ALL NEW CONSTRUCTION IS COMPLETE AND SAFE TO TAKE THE UNSUPPORTED LOADS.



PROPOSED ROOF DEMILITION PLAN



PROPOSED FIRST FLOOR DEMOLITION PLAN



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AREAS

TOTAL	
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OTHER	

DRAWING TITLE
PROPOSED EMOLUTION PLANS

Dwg No : CS/ED/PRO/DEMOL/PL0223

SCALE : 1:75 @ A1

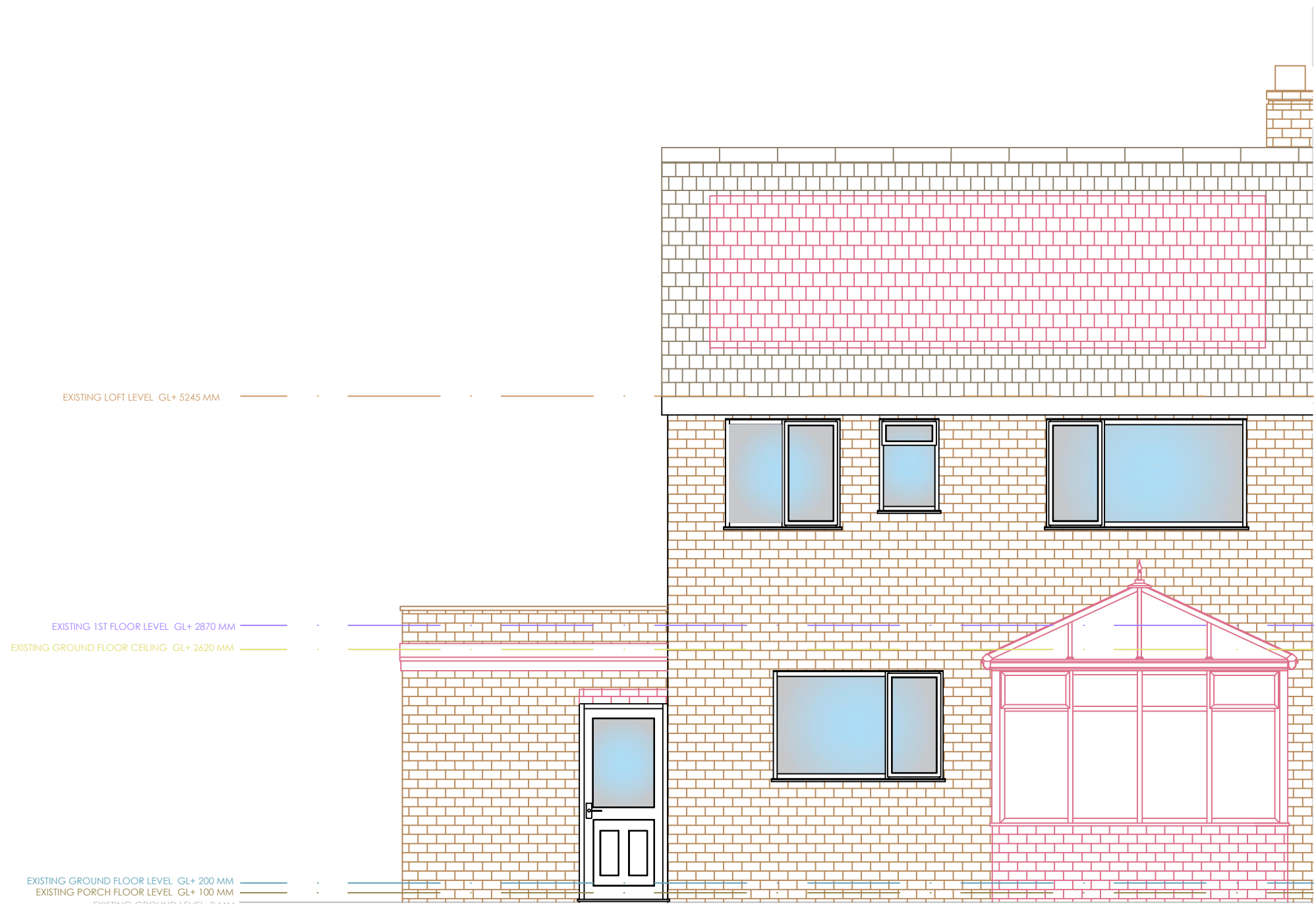
REVISION : E

DRAWN : APW

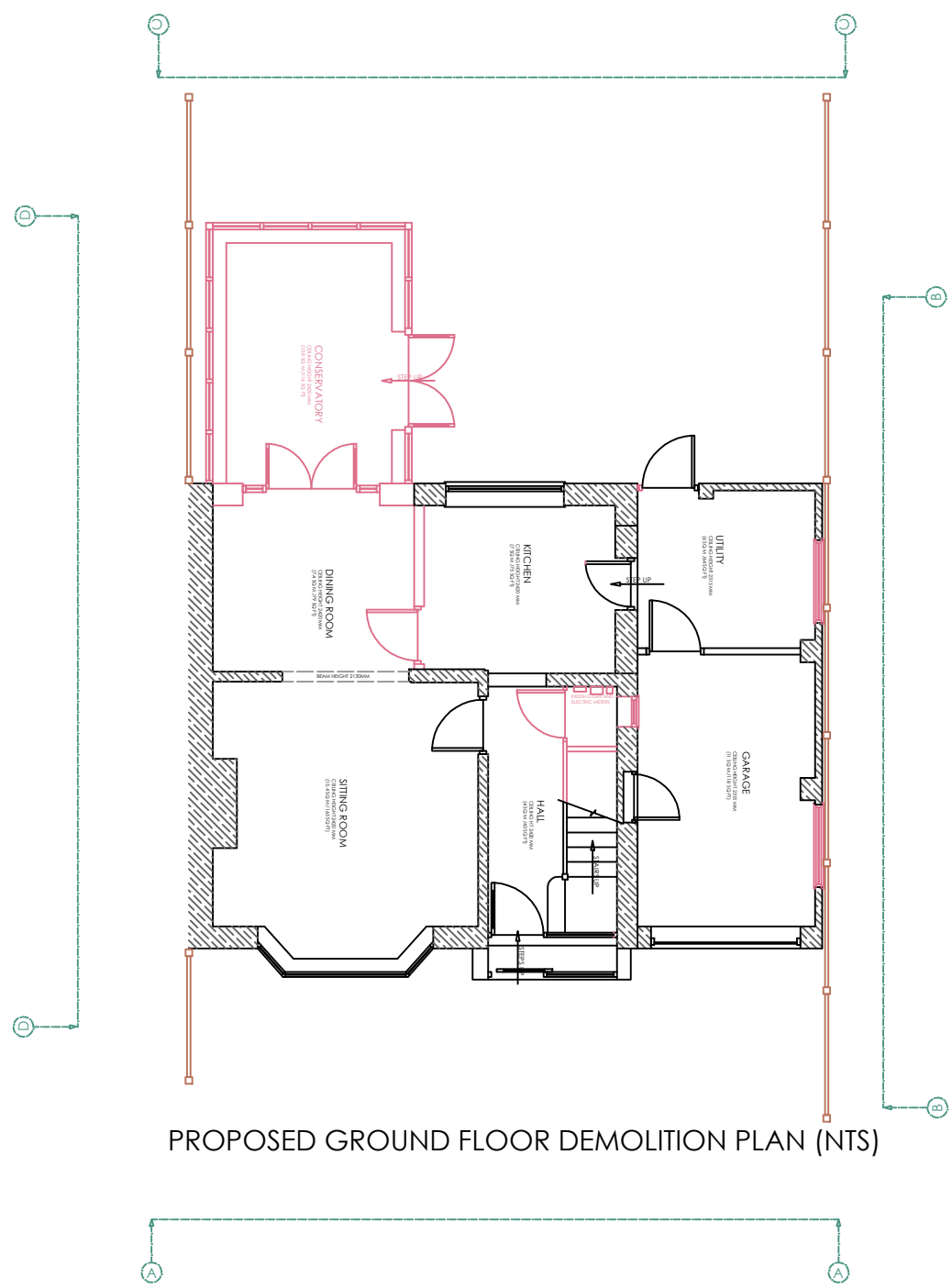
Rev	Date	By	Description
A	21-03-23	APW	LOFT SPACE STAIRCASE ADDED FLOOR LAYOUTS ADJUSTED
B	19-04-23	APW	GENERAL LAYOUT CHANGES AND NOTES AMENDED
C	11-05-23	APW	VARIOUS LAYOUT CHANGES WITH EXISTING WALLS & DOORS ETC TO BE KEPT IN PLACE
D	30-05-24	APW	LOFT ADDED AND REAR EXTENSION ADDED
E	27-10-24	APW	AMENDMENTS TO PORCH REMOVED FOR PLANNING APPLICATION



EXISTING FRONT ELEVATION A-A

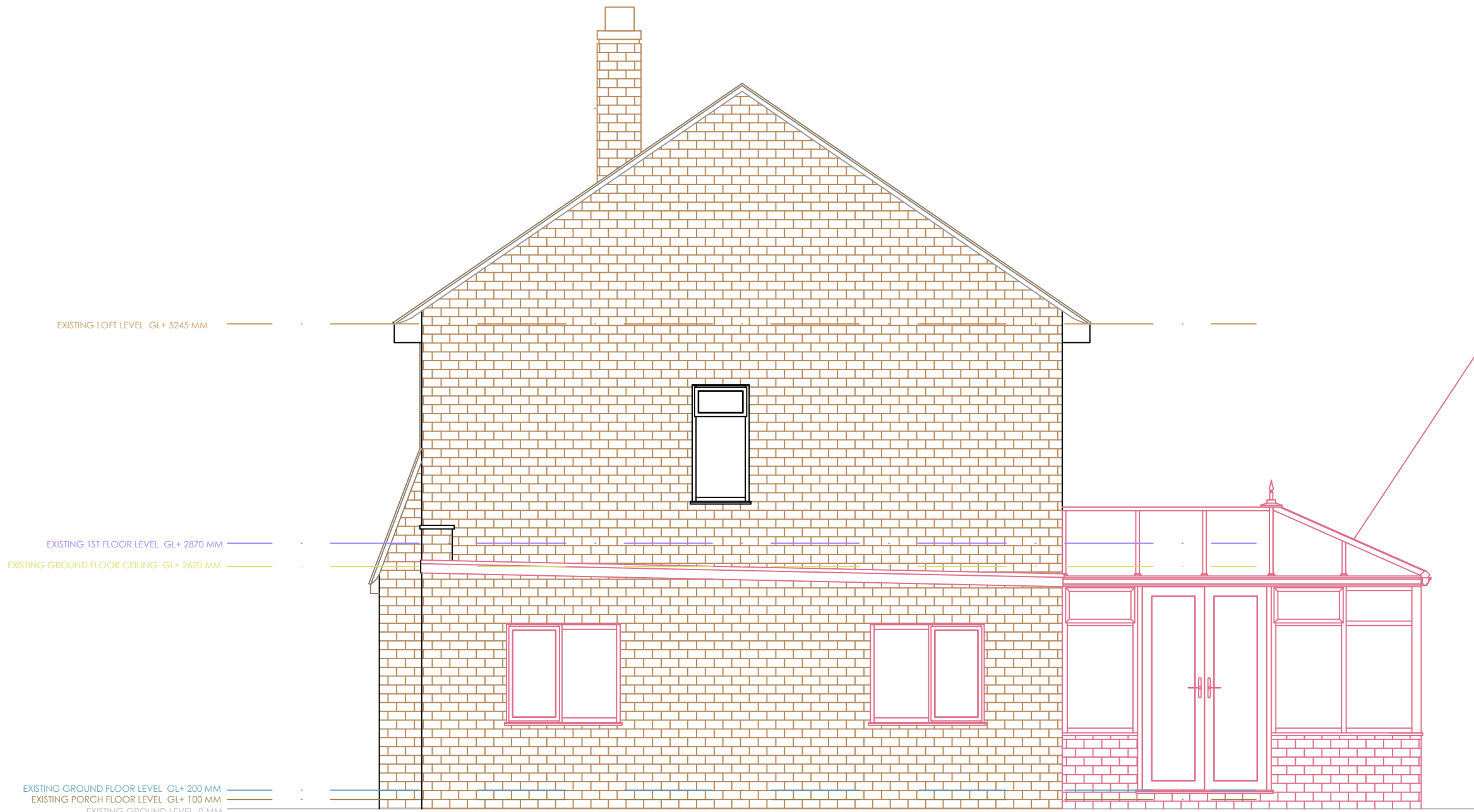


EXISTING REAR ELEVATION B-B

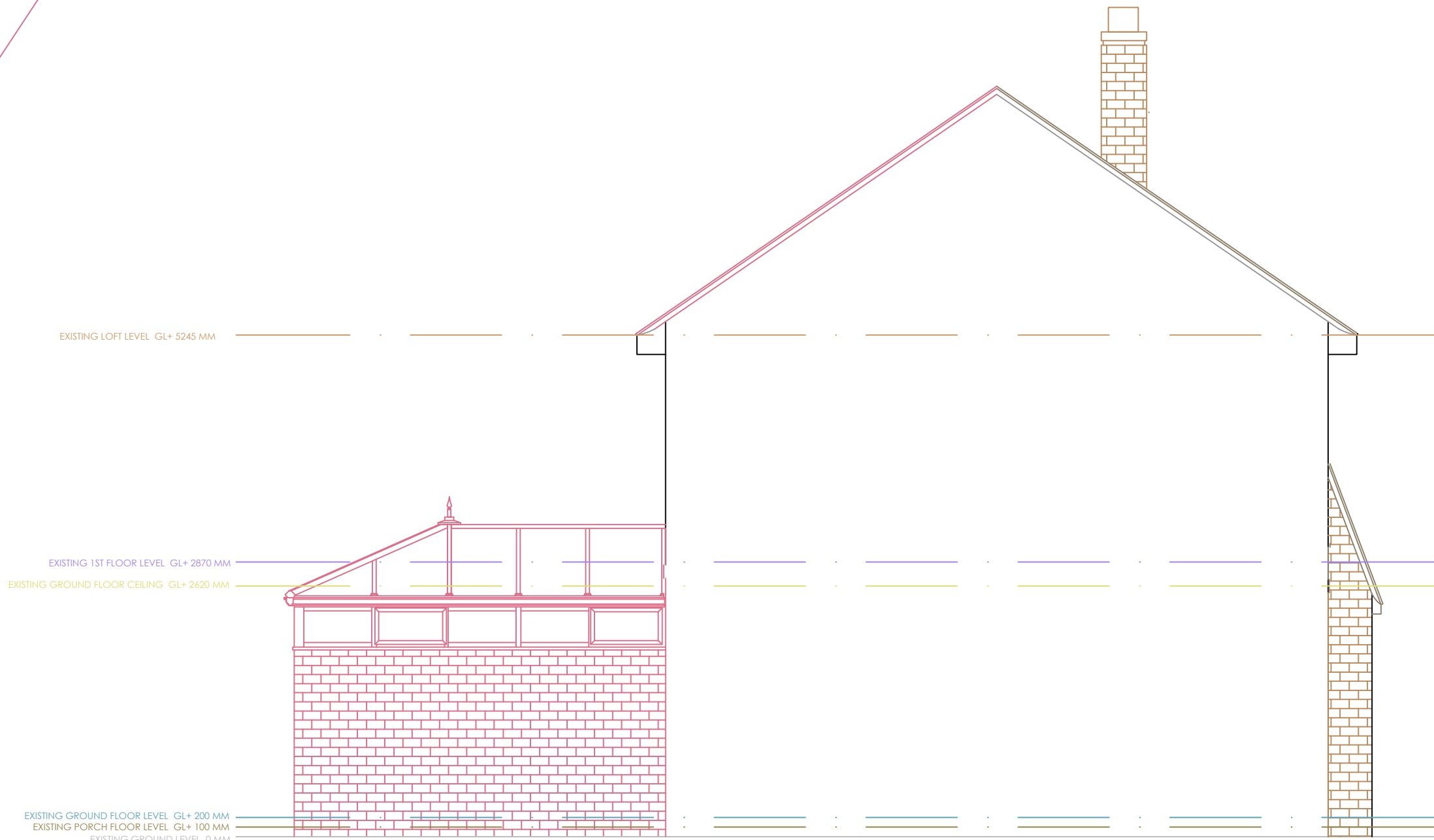


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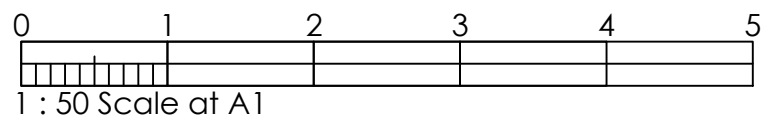
ALL OPENINGS ETC TO BE FORMED DURING DEMOLITION TO BE SECURED WITH ALL SURROUNDING STRUCTURES FULLY SUPPORTED DURING DEMOLITION AND CONSTRUCTION WITH ANY SUPPORTS REMOVED ONCE ALL NEW CONSTRUCTION IS COMPLETE AND SAFE TO TAKE THE UNSUPPORTED LOADS.



EXISTING SIDE ELEVATION C-C



EXISTING SIDE ELEVATION D-D



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AREAS

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DRAWING TITLE
PROPOSED DEMOLITION ELEVATIONS

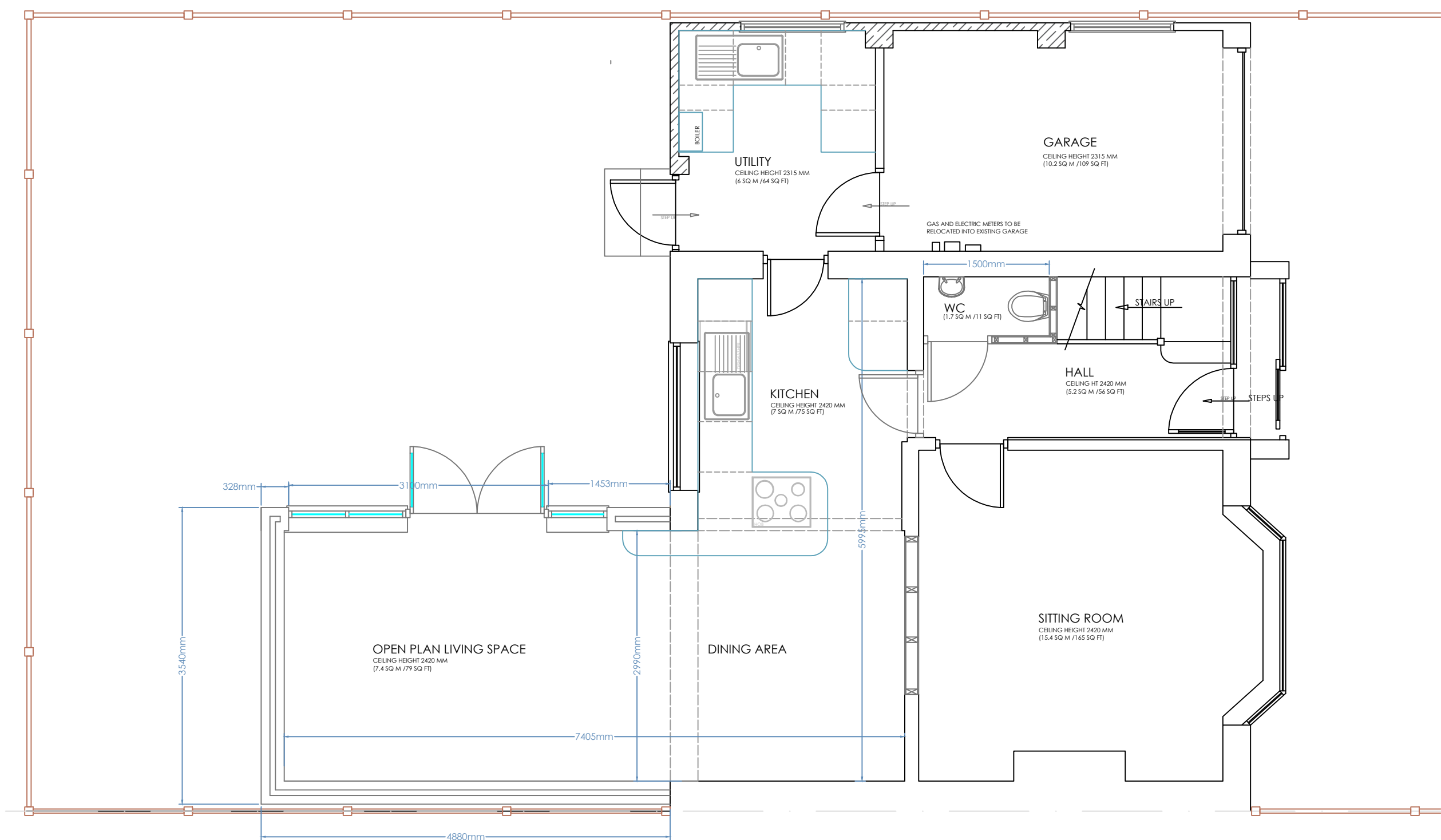
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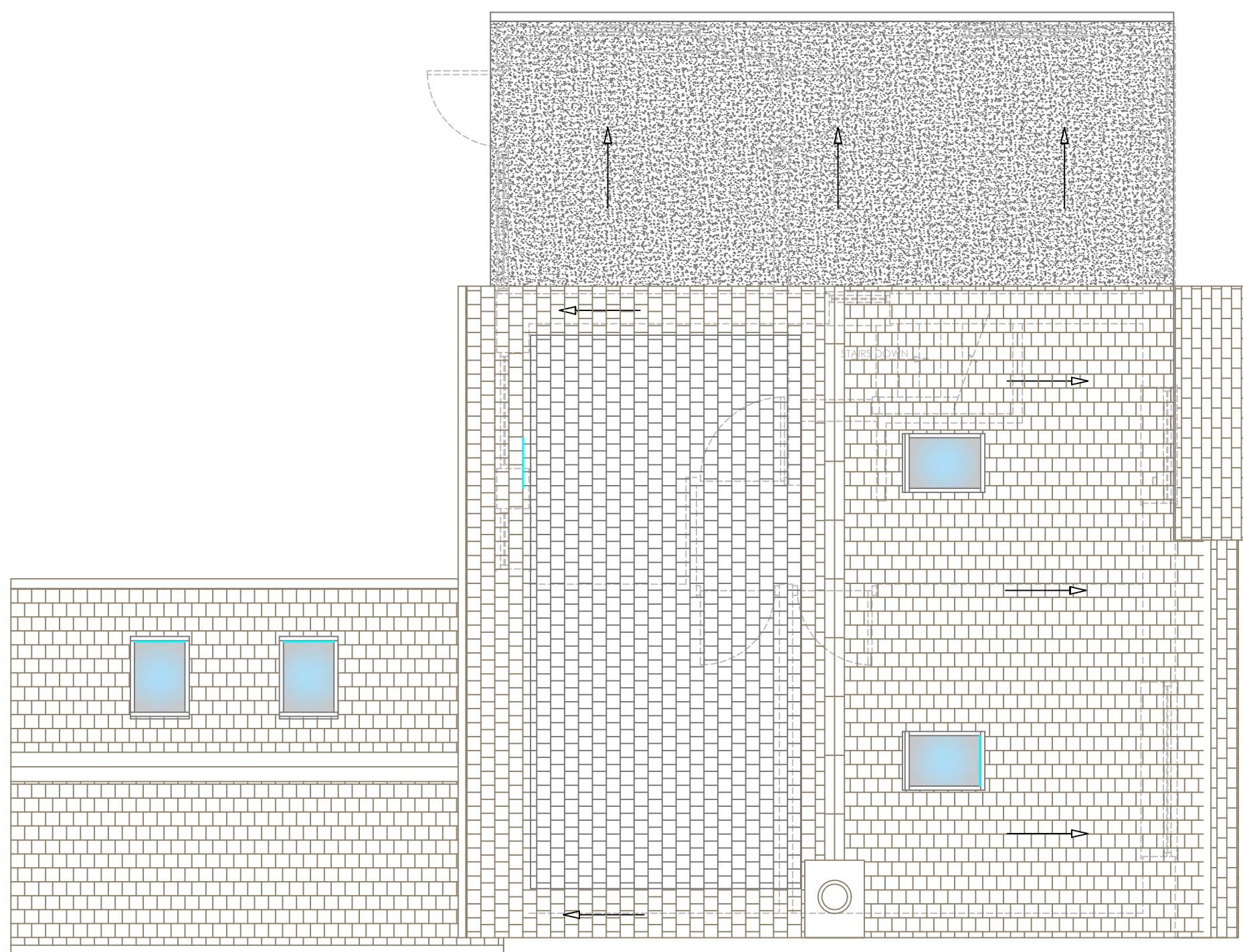
REVISION : E

DRAWN : APW

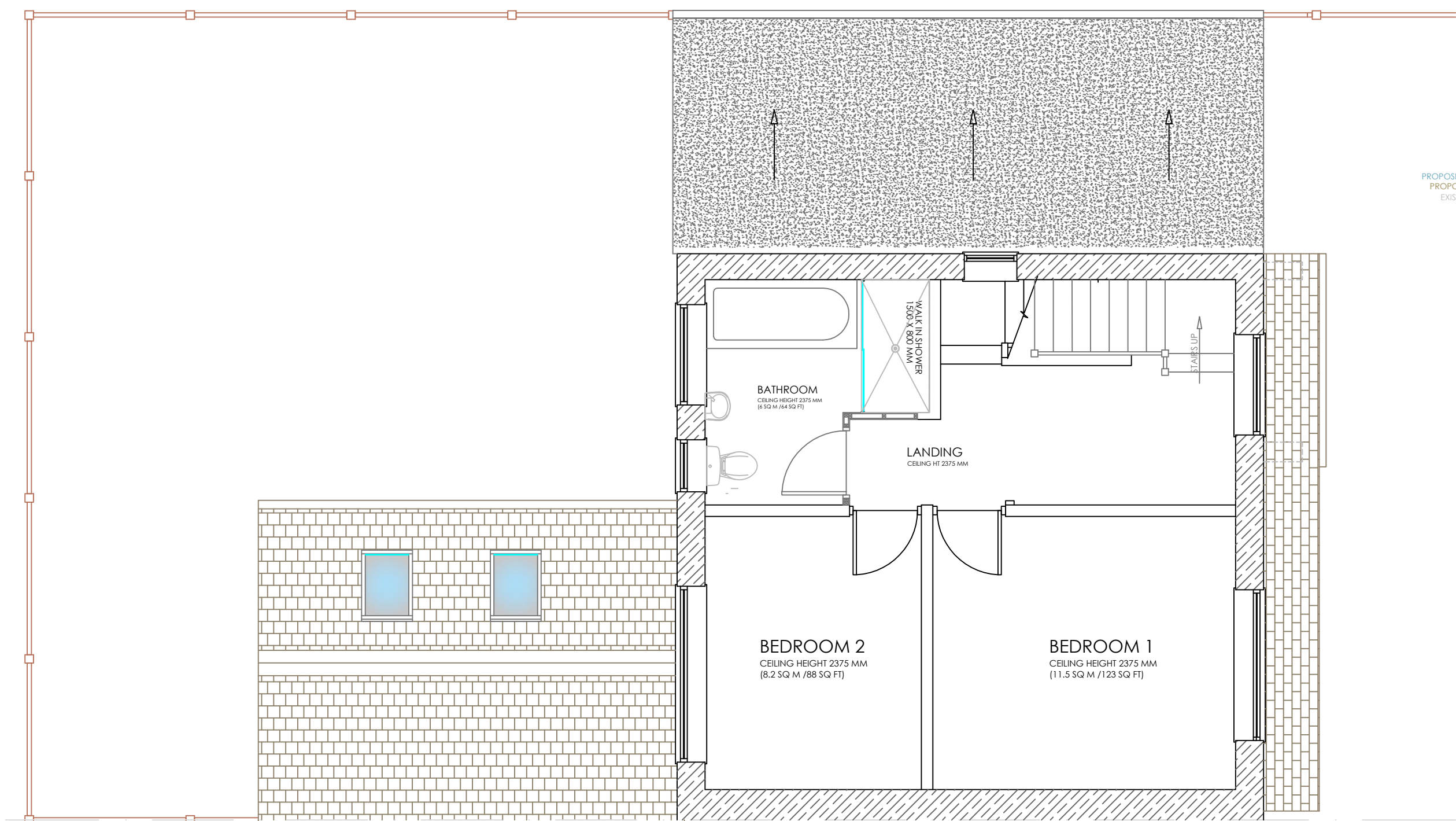
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D	06-09-23	APW	FLOOR LEVELS INDICATED AND ELEVATION D-D ADDED
E	27-10-24	APW	AMENDMENTS TO PORCH REMOVED FOR PLANNING APPLICATION



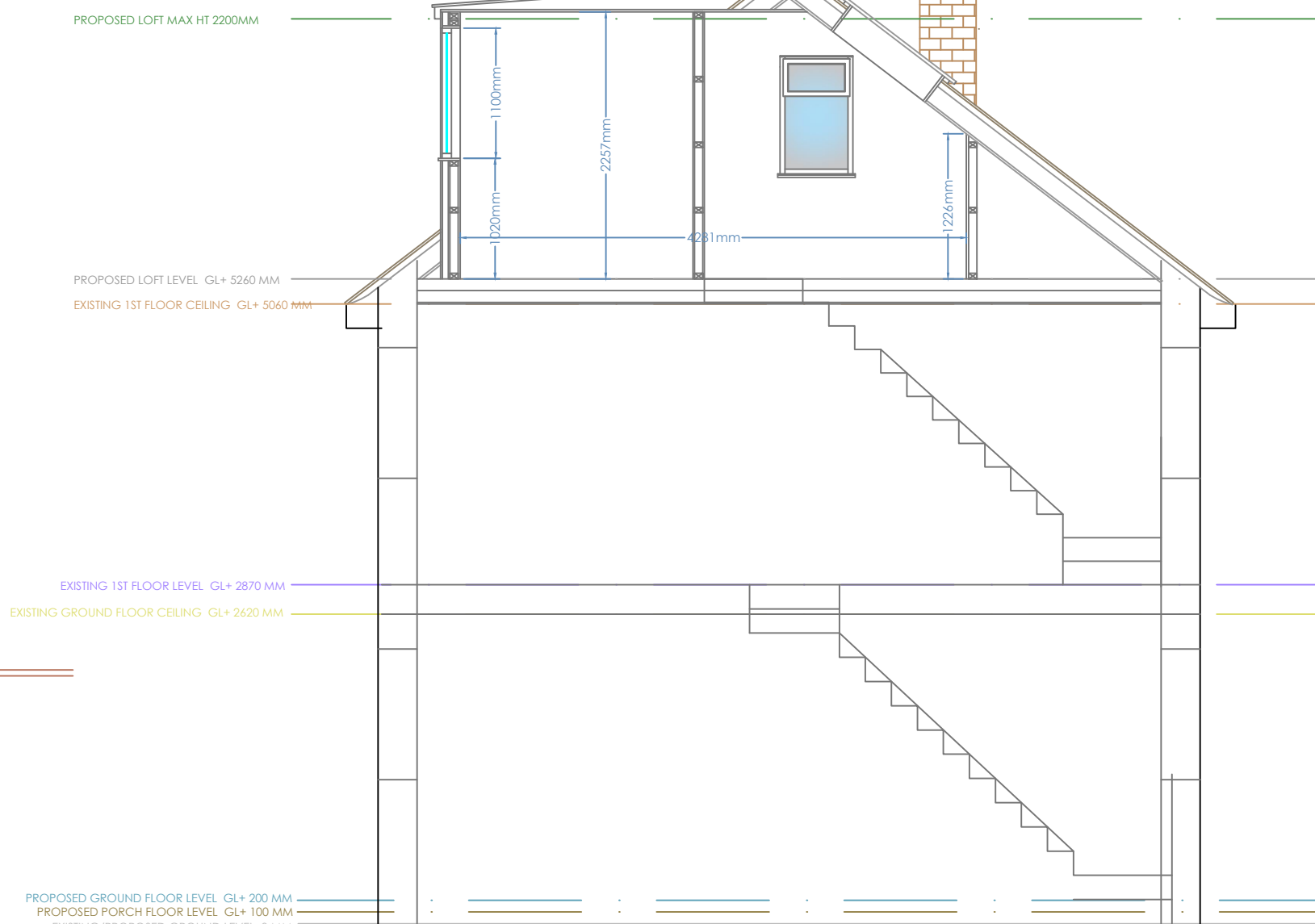
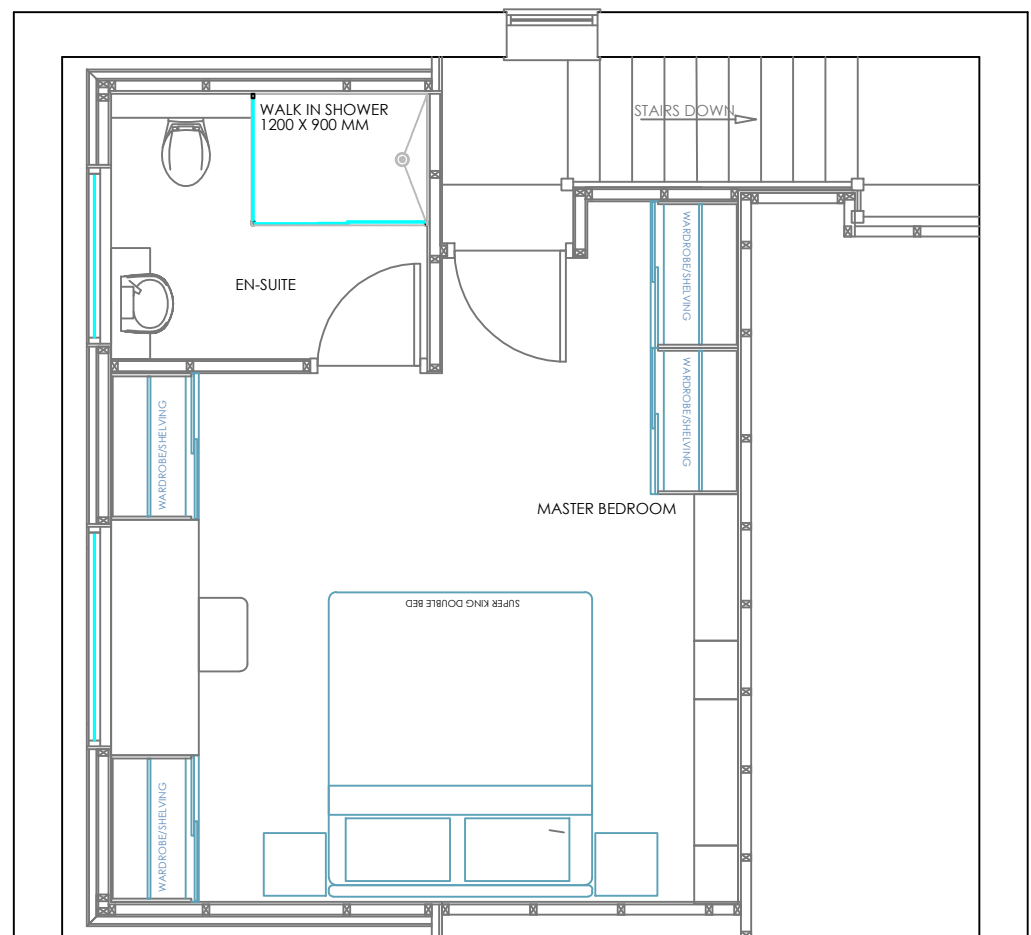
PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN

PROPOSED ADDITIONAL WORKS:

- NEW INTERNAL STUD WALLS COMPLETE WITH INSULATION TO ALL INTERNAL WALLS TO EXISTING GROUND AND FIRST FLOOR AREAS INCLUDING FORMATION OF NEW LARGE FAMILY BATHROOM INCLUDING ALL NEW INTERNAL DOORS AND FRAMES
- NEW WALLS AND DOOR TO CREATE NEW GROUND FLOOR WC TO UNDERSIDE OF NEW STAIRCASE COMPLETE WITH ALL NEW SANITARY WARE AND NEW FOUL DRAIN TO BE CONNECTED TO EXISTING WASTE OUTLETS
- EXISTING KITCHEN TO BE REMOVED AND ALL SERVICES CAPPED OFF IN PREPARATION FOR NEW KITCHEN LOCATION AND DESIGN
- EXISTING DOOR FROM EXISTING KITCHEN TO UTILITY ROOM TO BE REMOVED AND REPLACED WITH NEW INTERNAL DOOR. EXISTING FLOOR TO UTILITY ARE TO BE RAISED TO SAME LEVEL AS EXISTING KITCHEN
- EXISTING SITTING ROOM/DINING ROOM OPENING TO HAVE NEW GLAZED WINDOW AND DOOR INSTALLED TO CREATE SEPARATE SPACES
- 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
- ALL ALTERATIONS TO BE UNDERTAKEN IN ACCORDANCE WITH ALL STRUCTURAL CALCULATIONS AND DETAILS PROVIDED BY STRUCTURAL ENGINEER AND IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS

PROPOSED WORKS TO GARAGE:

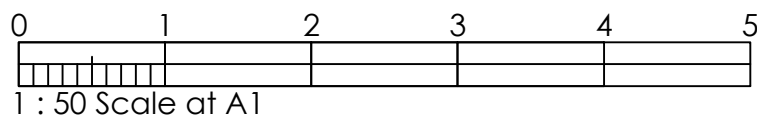
- EXISTING GROUND FLOOR GARAGE FLAT ROOF TO BE DEMOLISHED TO BE REPLACED WITH NEW RAISED FLAT ROOF 300 MM ABOVE EXISTING WITH SINGLE MEMBRANE FLAT ROOF
- NEW WINDOWS TO SIDE ELEVATION TO PROVIDE NEW VENTILATION AND LIGHT TO NEW KITCHEN & GARAGE TO MATCH EXISTING WINDOWS AND INSTALLED WITH OBSCURE GLAZING 300 MM HIGHER TO TAKE INTO ACCOUNT RAISED FLAT ROOF AND FLOOR
- ALL EXISTING RAINWATER GUTTERING AND DOWNPIPES TO BE RE-ROUTED AND OR REPLACED TO SUIT NEW LAYOUT. ALL NEW RAINWATER TO RUN INTO EXISTING WATERCOURSE
- NEW WALL & DOOR TO BE FORMED BETWEEN GARAGE WALL TO NEW KITCHEN TO CREATE ACCESS THROUGH THE HOUSE FROM FRONT TO BACK
- NEW CONCRETE SLOPING SCREED TO INTERNAL GARAGE SPACE COMPLETE WITH DPM
- EXISTING GAS AND ELECTRIC METERS TO BE RELOCATED INTO GARAGE AREA FROM EXISTING LOCATION UNDER INTERNAL STAIRS ON GROUND FLOOR

PROPOSED NEW REAR EXTENSION:

- EXISTING REAR CONSERVATORY TO BE DEMOLISHED AND REMOVED INCLUDING EXISTING PATIO DOORS INTO DINING AREA.
- EXISTING DIVIDING WALL BETWEEN KITCHEN AND DINING AREA TO BE REMOVED AND REAR WALL BETWEEN DINING AREA AND PROPOSED NEW EXTENSION TO BE REMOVED TO CREATE WIDER OPENING WITH NEW STEEL SUPPORT BEAMS IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.
- NEW REAR SINGLE STOREY REAR EXTENSION COMPLETE WITH ALL NEW GLAZING AND NEW PITCHED TILED ROOF COMPLETE WITH ALL NEW FOUNDATIONS AS REQUIRED BY BUILDING REGULATIONS
- 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 STRUCTURAL CALCULATIONS AND TO COMPLY WITH CURRENT BUILDING REGULATIONS
- ALL NEW WINDOWS AND DOORS TO MATCH EXISTING GLAZING WITH OPTIONAL NEW COLOUR (TBC)
- 2 NO FULLY OPENING GLAZED ROOF LIGHTS TO NEW EXTENSION ROOF (GARDEN ELEVATION) WITH OPTIONAL BUILT IN ELECTRIC BLINDS

PROPOSED LOFT CONVERSION:

- EXISTING FRONT BEDROOM WALLS AND DOOR TO BE REMOVED TO CREATE NEW LANDING AREA FOR INSTALLATION OF NEW STAIRCASE
- NEW TIMBER STAIRCASE TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH SETTING OUT DIMENSIONS AND TO COMPLY WITH BUILDING REGULATIONS. TO INCLUDE ALL HANDRAILS ETC
- EXISTING LOFT FLOOR/ BEDROOM CEILINGS JOISTS TO BE UPGRADED TO PROVIDE SUITABLE STRUCTURAL FLOOR TO PROPOSED LOFT SPACE INCLUDING INSULATION AND SOUNDPROOFING AS REQUIRED
- EXISTING ROOF TRUSSES TO BE MODIFIED AND NEW SUPPORTS INSTALLED AS REQUIRED TO CREATE OPEN LOFT SPACE WITH MAXIMUM HEIGHT AVAILABLE UP TO INTERNAL FACE OF EXISTING MAIN PITCHED ROOF
- EXISTING REAR ELEVATION ROOF TO BE OPENED UP AND NEW FULL WIDTH DORMA INSTALLED COMPLETE WITH SINGLE MEMBRANE FLAT ROOF AND NEW WINDOWS RTO REAR ELEVATION AS INDICATED AND EXTERNAL CLADDING (FINISH TO BE CONFIRMED)
- NEW WINDOW TO SIDE ELEVATION COMPLETE WITH FROSTED GLASS TO MATCH EXISTING WINDOWS
- 2 NO FULLY OPENING GLAZED ROOF LIGHTS TO EXISTING ROOF (FRONT ELEVATION) WITH OPTIONAL BUILT IN ELECTRIC BLINDS
- NEW INTERNAL STUD WALLS COMPLETE WITH INSULATION TO ALL INTERNAL WALLS TO NEW LOFT AREA INCLUDING INSTALLATION OF ALL NEW SANITARY WARE, PLUMBING AND ALL ELECTRICAL CONNECTIONS.
- NEW PLASTERBOARD FINISH TO ALL WALLS AND CEILINGS IN NEW LOFT SPACE COMPLETE WITH INSULATION AS REQUIRED. ACCESS DOOR TO STORAGE SPACE TO BOTH SIDES WITH FLOOR BOARDING THROUGHOUT



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AREAS

TOTAL	
RETAIL	
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STORAGE	
OTHER	

DRAWING TITLE
PROPOSED PLANS

Dwg No : CS/ED/PROPL/0223

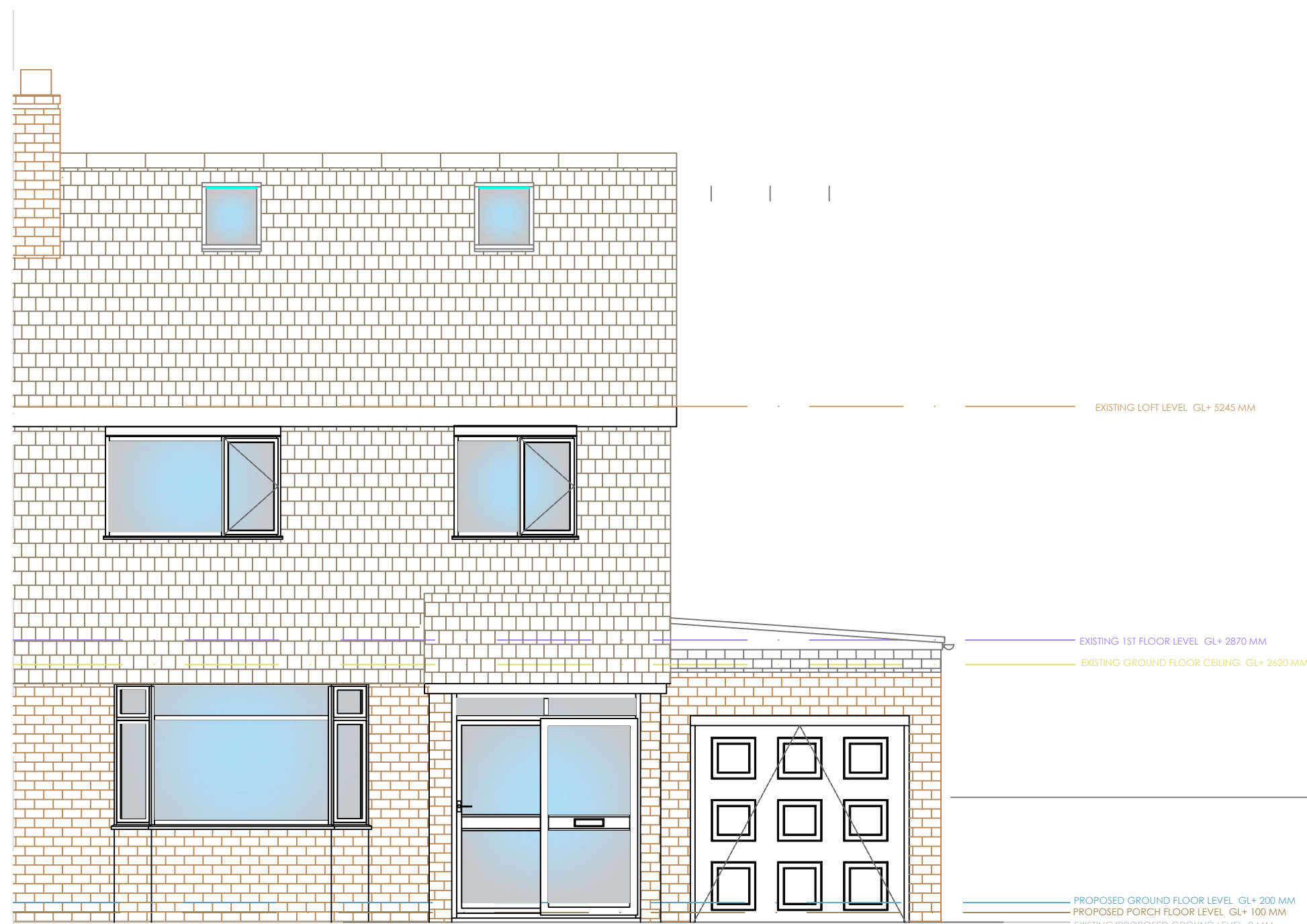
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REVISION : H

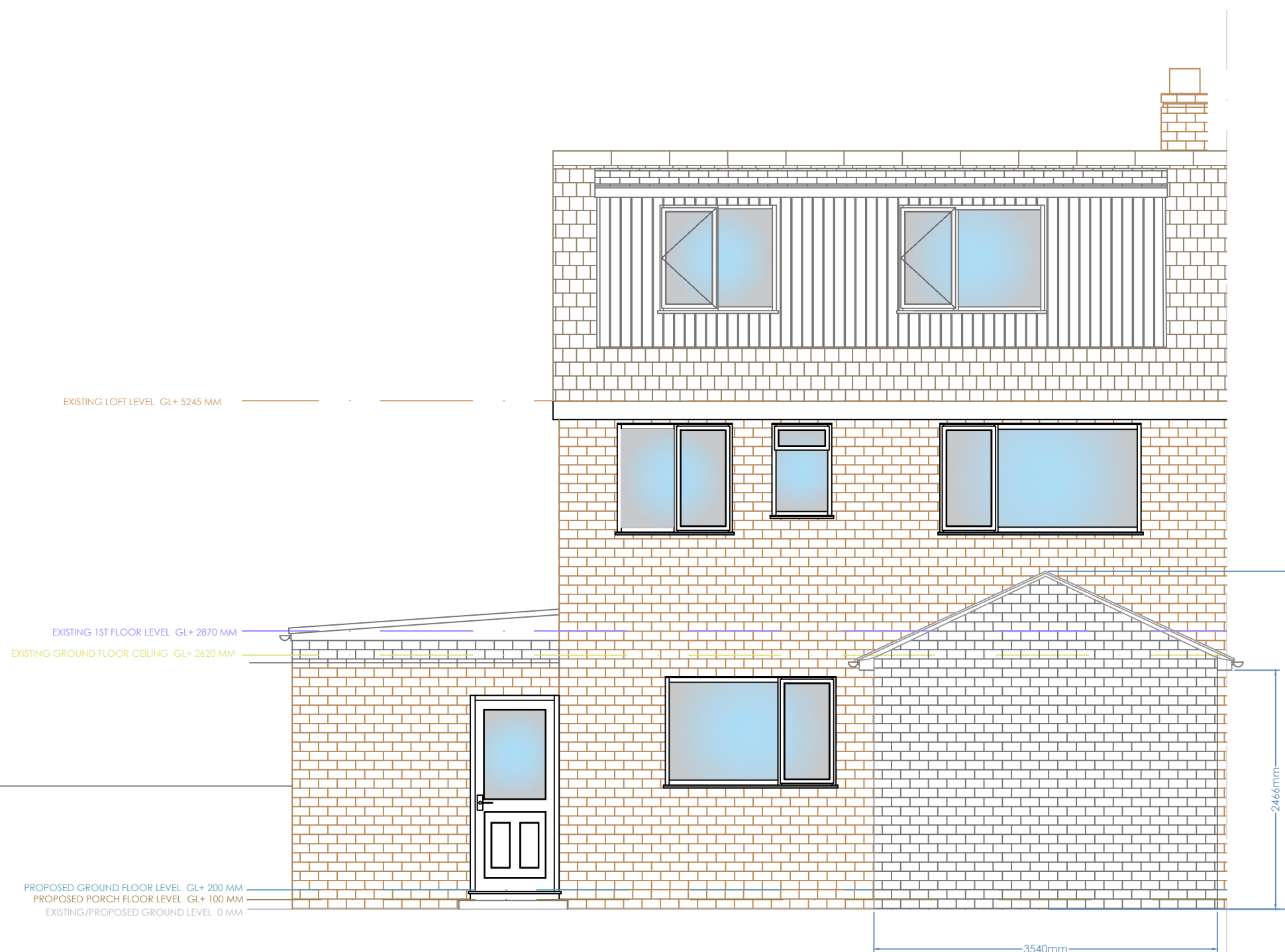
DRAWN : APW

Rev	Date	By	Description
A	21-03-23	APW	LOFT SPACE STAIRCASE ADDED FLOOR LAYOUTS ADJUSTED
B	19-04-23	APW	GENERAL LAYOUT CHANGES AND NOTES FORWARDED
C	11-05-23	APW	VARIOUS LAYOUT CHANGES WITH EXISTING WALLS & DOORS ETC TO BE KEPT IN PLACE
D	30-05-24	APW	LOFT ADDED AND REAR EXTENSION ADDED
E	30-05-24	APW	LOFT ADDED AND REAR EXTENSION ADDED
F	02-06-24	APW	GENERAL AMENDMENTS
G	05-07-24	APW	GENERAL AMENDMENTS
H	27-10-24	APW	AMENDMENTS TO PORCH REMOVED FOR PLANNING APPLICATION

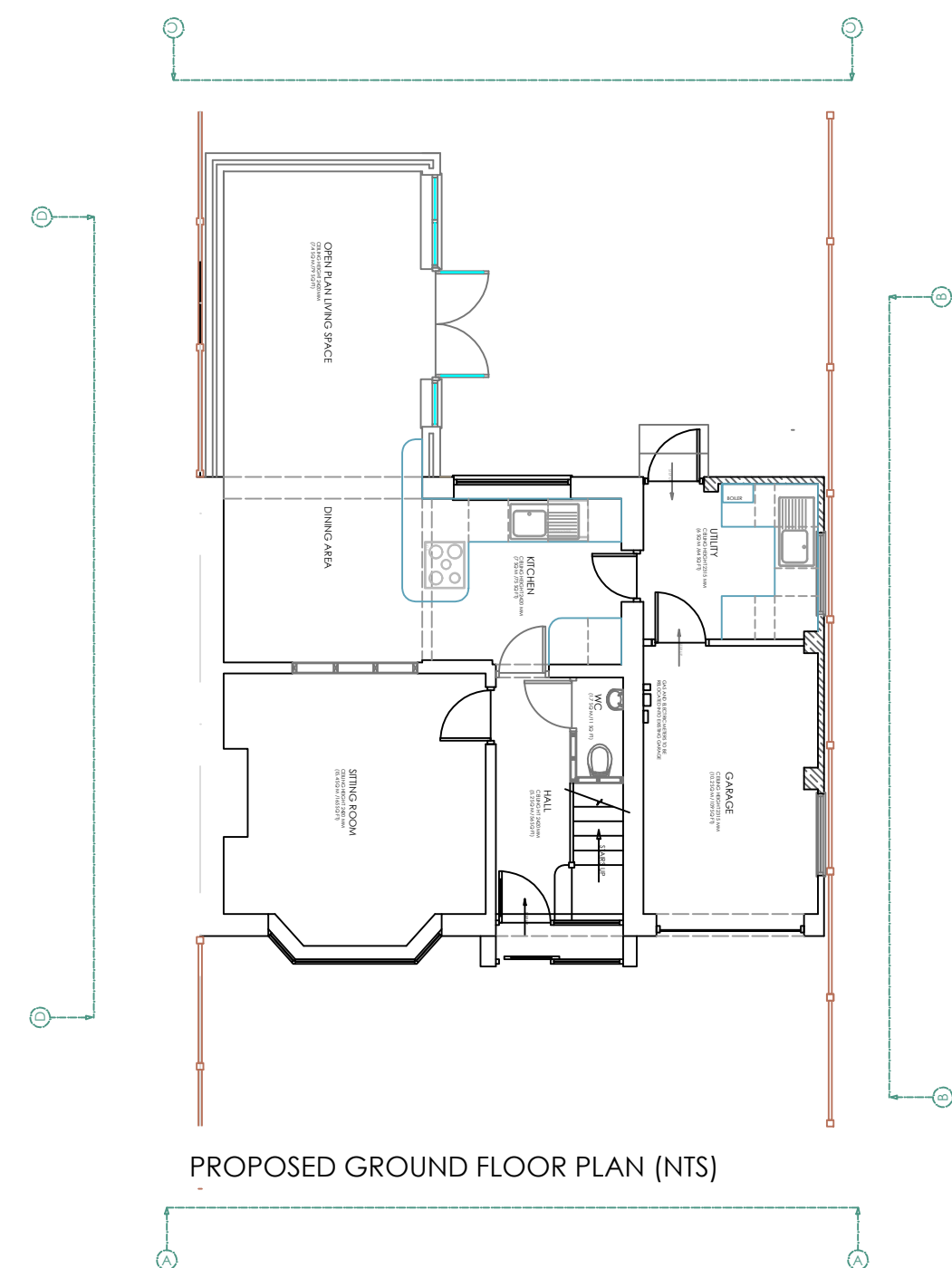
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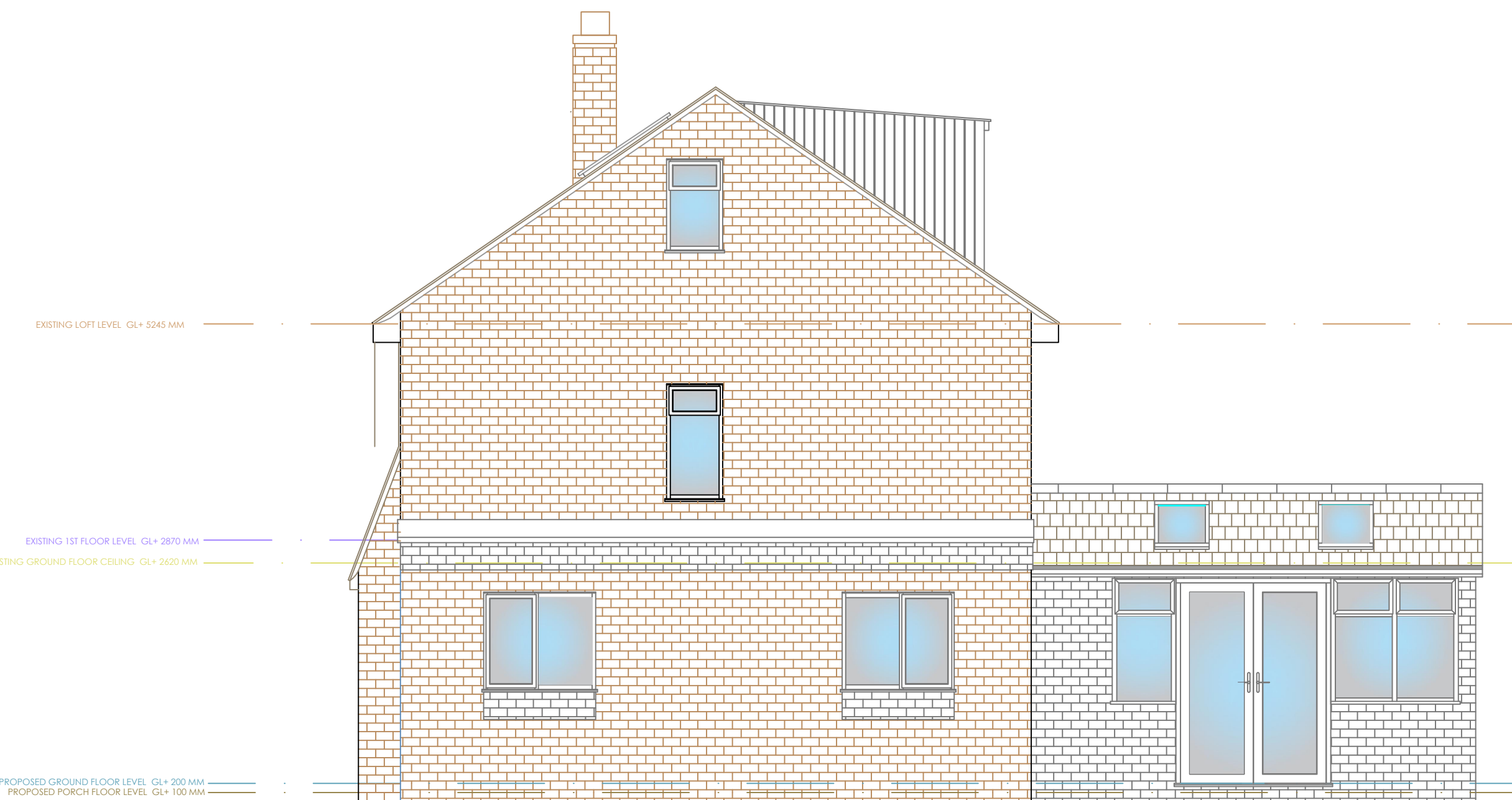
PROPOSED FRONT ELEVATION A-A



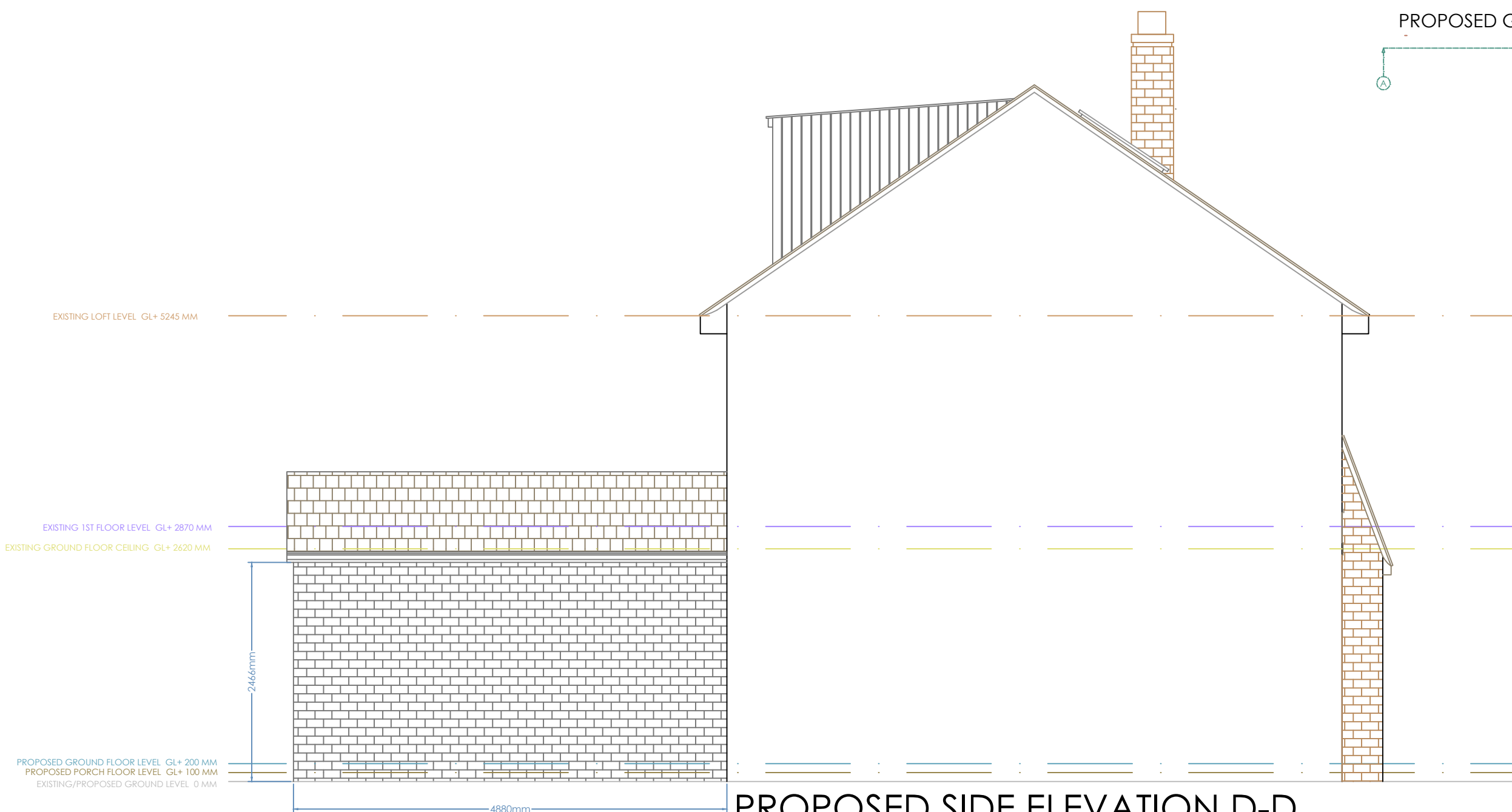
PROPOSED REAR ELEVATION B-B



PROPOSED GROUND FLOOR PLAN (NTS)



PROPOSED SIDE ELEVATION C-C



PROPOSED SIDE ELEVATION D-D

PROPOSED ADDITIONAL WORKS:

- NEW INTERNAL STUD WALLS COMPLETE WITH INSULATION TO ALL INTERNAL WALLS TO EXISTING GROUND AND FIRST FLOOR AREAS INCLUDING FORMATION OF NEW LARGE FAMILY BATHROOM INCLUDING ALL NEW INTERNAL DOORS AND FRAMES
- NEW WALLS AND DOOR TO CREATE NEW GROUND FLOOR WC TO UNDERSIDE OF NEW STAIRCASE COMPLETE WITH ALL NEW SANITARY WARE AND NEW FOUL DRAIN TO BE CONNECTED TO EXISTING WASTE OUTLETS
- EXISTING KITCHEN TO BE REMOVED AND ALL SERVICES CAPPED OFF IN PREPARATION FOR NEW KITCHEN LOCATION AND DESIGN
- EXISTING DOOR FROM EXISTING FLOOR TO UTILITY ROOM TO BE REMOVED AND REPLACED WITH NEW INTERNAL DOOR. EXISTING FLOOR TO UTILITY ARE TO BE RAISED TO SAME LEVEL AS EXISTING KITCHEN
- EXISTING SITTING ROOM/DINING ROOM OPENING TO HAVE NEW GLAZED WINDOW AND DOOR INSTALLED TO CREATE SEPARATE SPACES
- 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
- ALL ALTERATIONS TO BE UNDERTAKEN IN ACCORDANCE WITH ALL STRUCTURAL CALCULATIONS AND DETAILS PROVIDED BY STRUCTURAL ENGINEER AND IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS

PROPOSED WORKS TO GARAGE:

- EXISTING GROUND FLOOR GARAGE FLAT ROOF TO BE DEMOLISHED TO BE REPLACED WITH NEW RAISED FLAT ROOF 300 MM ABOVE EXISTING WITH SINGLE MEMBRANE FLAT ROOF
- NEW WINDOWS TO SIDE ELEVATION TO PROVIDE NEW VENTILATION AND LIGHT TO NEW KITCHEN & GARAGE TO MATCH EXISTING WINDOWS AND INSTALLED WITH OBSCURE GLAZING 300 MM HIGHER TO TAKE INTO ACCOUNT RAISED FLAT ROOF AND FLOOR
- ALL EXISTING RAINWATER GUTTERING AND DOWNPIPES TO BE RE-ROUTED AND OR REPLACED TO SUIT NEW LAYOUT. ALL NEW RAINWATER TO RUN INTO EXISTING WATERCOURSE
- NEW WALL & DOOR TO BE FORMED BETWEEN GARAGE WALL TO NEW KITCHEN TO CREATE ACCESS THROUGH THE HOUSE FROM FRONT TO BACK
- NEW CONCRETE SLOPING SCREED TO INTERNAL GARAGE SPACE COMPLETE WITH DPM
- EXISTING GAS AND ELECTRIC METERS TO BE RELOCATED INTO GARAGE AREA FROM EXISTING LOCATION UNDER INTERNAL STAIRS ON GROUND FLOOR

PROPOSED NEW REAR EXTENSION:

- EXISTING REAR CONSERVATORY TO BE DEMOLISHED AND REMOVED INCLUDING EXISTING PATIO DOORS INTO DINING AREA.
- EXISTING DIVIDING WALL BETWEEN KITCHEN AND DINING AREA TO BE REMOVED AND REAR WALL BETWEEN DINING AREA AND PROPOSED NEW EXTENSION TO BE REMOVED TO CREATE WIDER OPENING WITH NEW STEEL SUPPORT BEAMS IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.
- NEW REAR SINGLE STOREY REAR EXTENSION COMPLETE WITH ALL NEW GLAZING AND NEW PITCHED TILED ROOF COMPLETE WITH ALL NEW FOUNDATIONS AS REQUIRED BY BUILDING REGULATIONS
- 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 STRUCTURAL CALCULATIONS AND TO COMPLY WITH CURRENT BUILDING REGULATIONS
- ALL NEW WINDOWS AND DOORS TO MATCH EXISTING GLAZING WITH OPTIONAL NEW COLOUR (TBC)
- 2 NO FULLY OPENING GLAZED ROOF LIGHTS TO NEW EXTENSION ROOF (GARDEN ELEVATION) WITH OPTIONAL BUILT IN ELECTRIC BLINDS

PROPOSED LOFT CONVERSION:

- EXISTING FRONT BEDROOM WALLS AND DOOR TO BE REMOVED TO CREATE NEW LANDING AREA FOR INSTALLATION OF NEW STAIRCASE
- NEW TIMBER STAIRCASE TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH SETTING OUT DIMENSIONS AND TO COMPLY WITH BUILDING REGULATIONS. TO INCLUDE ALL HANDRAILS ETC
- EXISTING LOFT FLOOR/ BEDROOM CEILINGS JOISTS TO BE UPGRADED TO PROVIDE SUITABLE STRUCTURAL FLOOR TO PROPOSED LOFT SPACE INCLUDING INSULATION AND SOUNDPROOFING AS REQUIRED
- EXISTING ROOF TRUSSES TO BE MODIFIED AND NEW SUPPORTS INSTALLED AS REQUIRED TO CREATE OPEN LOFT SPACE WITH MAXIMUM HEIGHT AVAILABLE UP TO INTERNAL FACE OF EXISTING MAIN PITCHED ROOF
- EXISTING REAR ELEVATION ROOF TO BE OPENED UP AND NEW FULL WIDTH DORMA INSTALLED COMPLETE WITH SINGLE MEMBRANE FLAT ROOF AND NEW WINDOWS RTO REAR ELEVATION AS INDICATED AND EXTERNAL CLADDING (FINISH TO BE CONFIRMED)
- NEW WINDOW TO SIDE ELEVATION COMPLETE WITH FROSTED GLASS TO MATCH EXISTING WINDOWS
- 2 NO FULLY OPENING GLAZED ROOF LIGHTS TO EXISTING ROOF (FRONT ELEVATION) WITH OPTIONAL BUILT IN ELECTRIC BLINDS
- NEW INTERNAL STUD WALLS COMPLETE WITH INSULATION TO ALL INTERNAL WALLS TO NEW LOFT AREA INCLUDING INSTALLATION OF ALL NEW SANITARY WARE, PLUMBING AND ALL ELECTRICAL CONNECTIONS.
- NEW PLASTERBOARD FINISH TO ALL WALLS AND CEILINGS IN NEW LOFT SPACE COMPLETE WITH INSULATION AS REQUIRED. ACCESS DOOR TO STORAGE SPACE TO BOTH SIDES WITH FLOOR BOARDING THROUGHOUT

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AREAS

TOTAL

RETAIL

BOH

STORAGE

OTHER

DRAWING TITLE
PROPOSED EXTERNAL ELEVATIONS

Dwg No: CS/ED/PRO/EL/0223 SCALE: 1:50 @ A1

REVISION: H

DRAWN: APW

Rev	Date	By	Description
A	21-03-23	APW	LOFT SPACE STAIRCASE ADDED FLOOR LAYOUTS ADJUSTED
B	19-04-23	APW	GENERAL LAYOUT CHANGES AND NOTES AMENDED
C	11-05-23	APW	VARIOUS LAYOUT CHANGES WITH EXISTING WALLS & DOORS ETC TO BE KEPT IN PLACE
D	30-05-24	APW	LOFT ADDED AND REAR EXTENSION ADDED
E	05-06-24	APW	LOFT ADDED AND REAR EXTENSION ADDED
F	02-06-24	APW	GENERAL AMENDMENTS
G	23-07-24	APW	GENERAL AMENDMENTS
H	27-10-24	APW	AMENDMENTS TO PORCH REMOVED FOR PLANNING APPLICATION