



Proposed side elevation
Scale 1:100

Proposed front elevation
Scale 1:100

Proposed side elevation
Scale 1:100

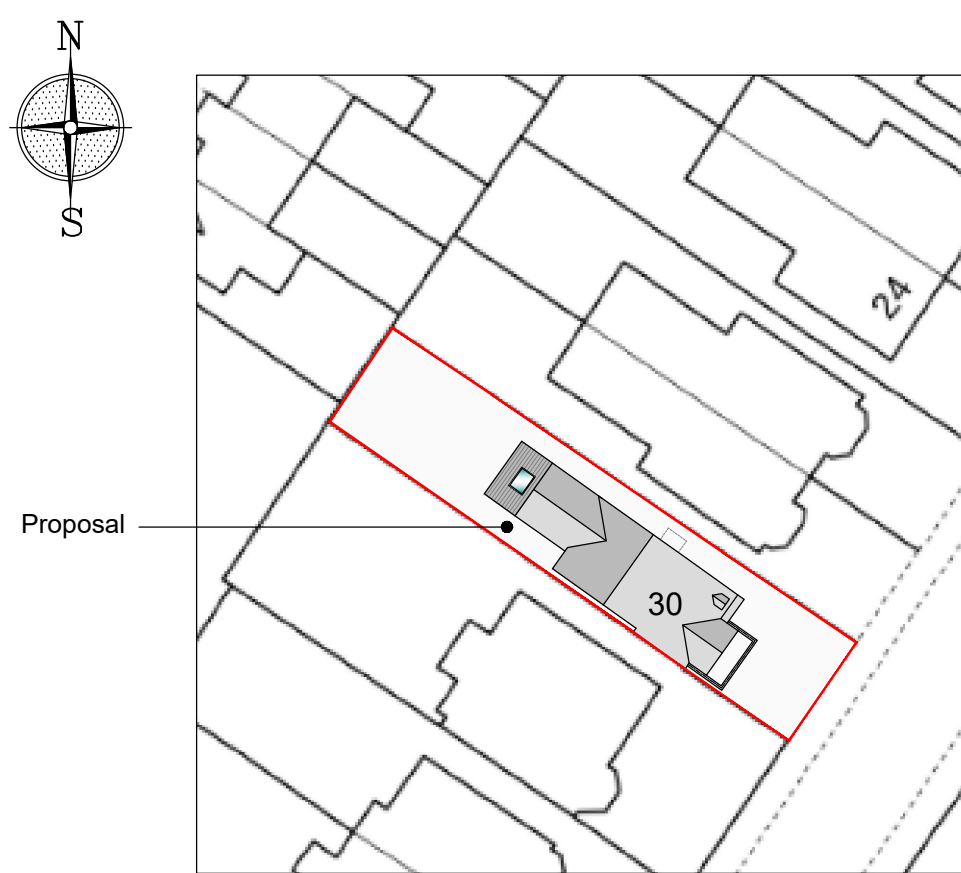
Proposed rear elevation
Scale 1:100



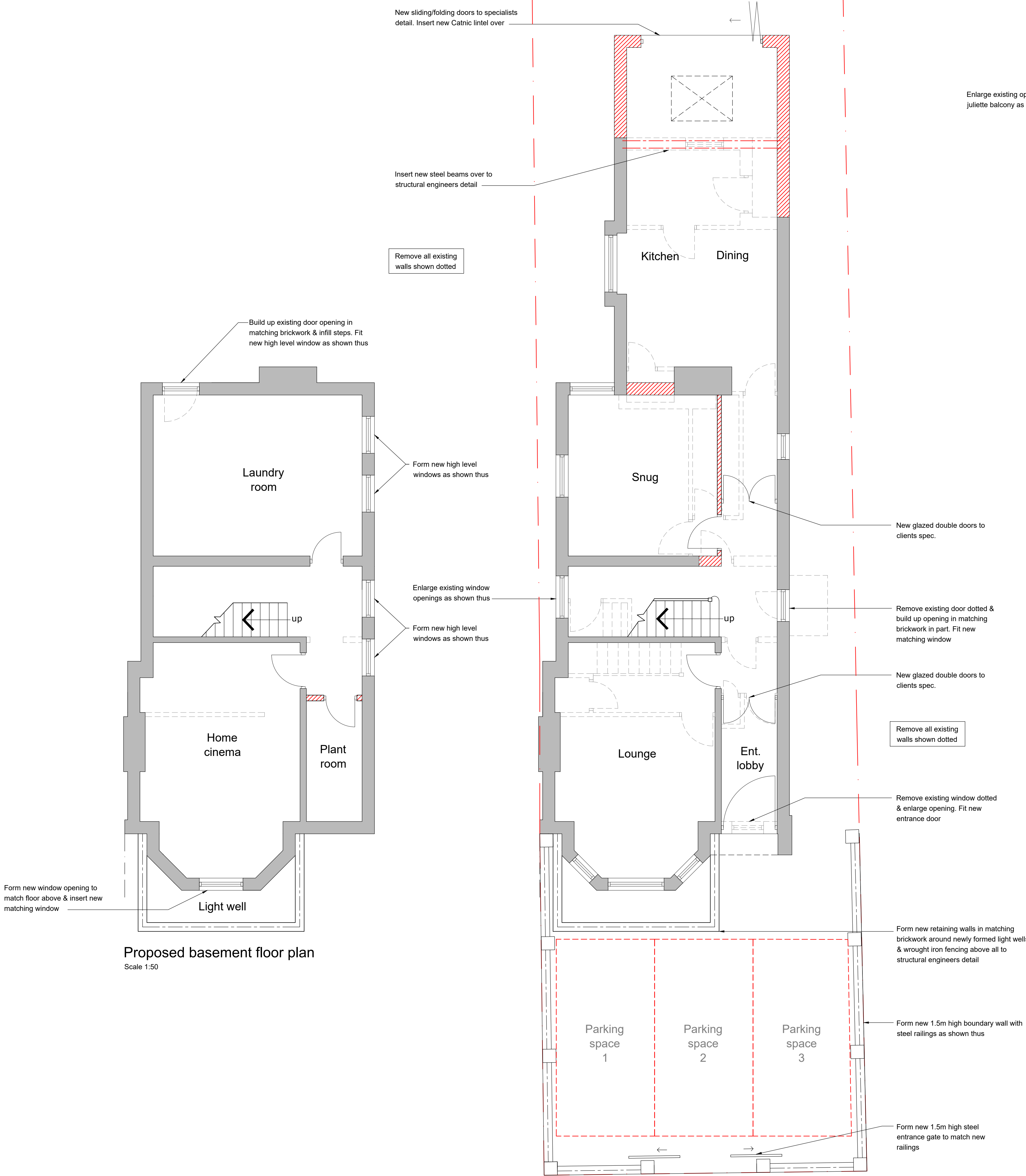
Proposed boundary wall elevation
Scale 1:100



Site location plan
Scale 1:1250

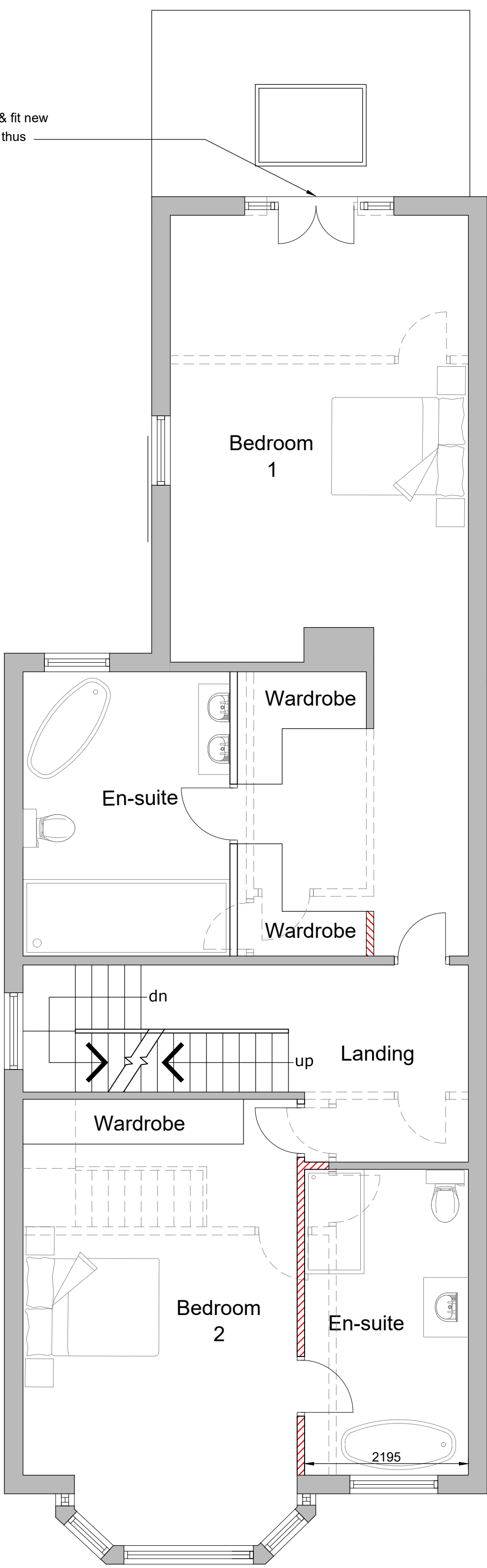


Site plan
Scale 1:500

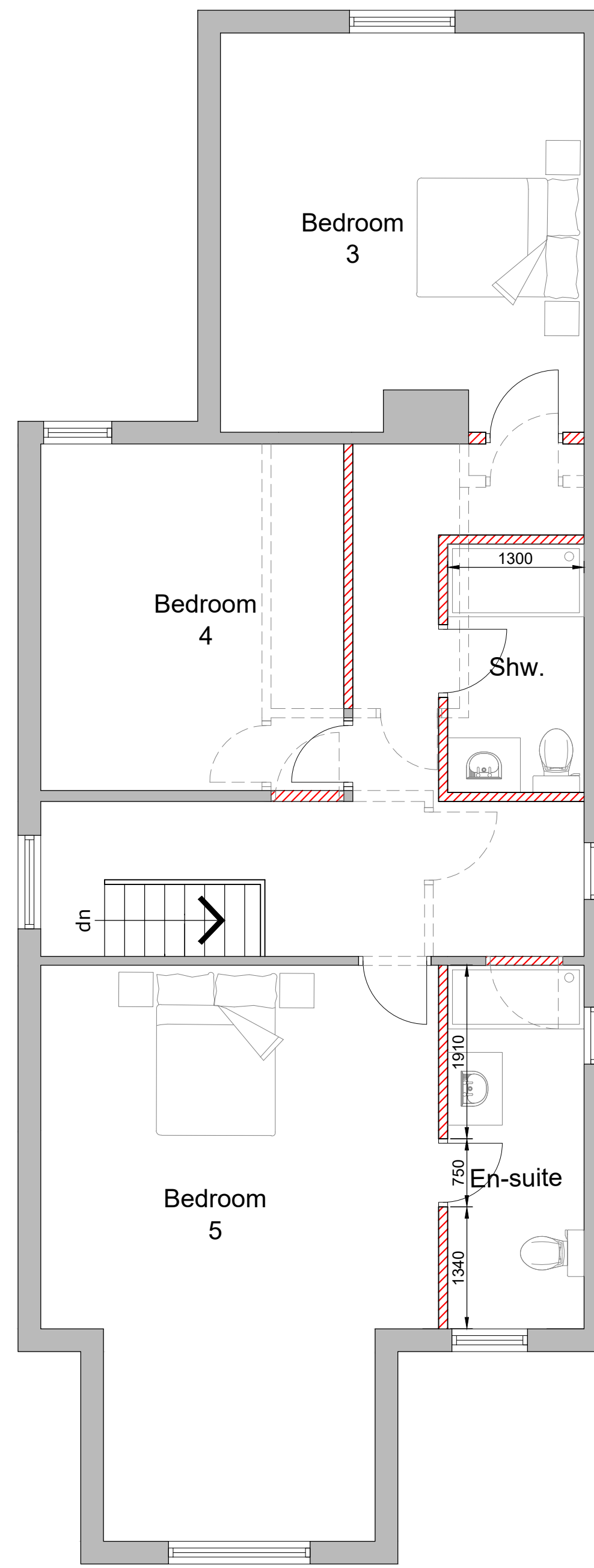


Proposed basement floor plan
Scale 1:50

Proposed ground floor plan
Scale 1:50



Proposed first floor plan
Scale 1:50



Proposed second floor plan
Scale 1:50

WINDOWS
All new windows to be glazed to achieve a max U value of 1.4 W/m² in accordance with BS6202 and for safety glazing BSEN 12150.
provide windows as schedule of drawings with background ventilation via trickle vents installed in head of windows - min 800mm² to all habitable rooms & 4000mm² to kitchen, bathroom, utility and wc.

REGULATION K4 (Safety Glazing)
Glazing in critical locations should be in accordance with the requirements outlined in Approved Doc. K4

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

GENERAL NOTES
All facing bricks to be free from defects, handled and not tipped, hand stacked and properly covered. Care shall be taken to ensure that the faces of bricks are kept free from mortar. No chipped or damaged bricks are to be used in the work.
All structural timber shall be C16 (unless stated) stress graded and pressure impregnated with an approved preservative.
Builder to ensure into the correct local statutory authority for the use of electric, gas and water services to allow for re-joining, encasing or stoppage as and when required.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance provided by that person to Building Control upon completion of the works.

Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works at carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client.

DAMP PROOF COURSE
Provide and fix new vertical and horizontal dpc's to all jamb and all beams.
DPC to BS743 to all walls min 150 mm above ground level. Alternatively provide 100mm mineral wool batts (10kg/m³) or quilt in the cavity with a single layer of plasterboard (10kg/m²) each side of the frame.

CONCRETE
Shall be in accordance with NHBC standards of as required by an Engineer or Control Officer.

LEAD
Cavity tray to be fixed in accordance with manufacturers recommendations.

STEELWORK
See Structural Engineer's drawing for all steelwork calculations and details if provided otherwise, all steelwork to sit on three course deep RC padstones min 450 mm long and encased in 12.5 mm plasterboard and skins. All beams as per drawings in not apply to have 100 x 75 mm wall plate bolted at max 600 mm c/c to beam.

EXISTING BASEMENT EXTERNAL WALLS
Install 12.5mm plasterboard over 20mm service void formed using 25 x 47mm timber battens all over 75mm the Colours. G44000 insulation boards with joints taped & sealed over breather membrane fixed to 200mm ventilated cavity battens fixed to existing masonry wall.

All remaining external walls to remainder of house to be fixed with 20mm insulated plasterboard

WATERPROOFING
Basement tanking to specialists detail

INTERIORS
Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 400 c/c. 75 x 50 mm softwood noggin fixed horizontally at max 600 mm c/c. Provide 25 mm thick bonded acoustic partition on (1200) insulation cut between and finish both sides with 12.5 mm thick gypsum wallboard ten plasterboard with filled and taped joints and seam finish.

The internal wall between bedrooms or a bedroom containing ensuite & any other room to be sound insulated in accordance with Approved Doc. E. Provide 2 or more layers of plasterboard (each layer having 10kg/m²) on each side of the frame with a min distance between fixings of 75mm. Alternatively provide 100mm mineral wool batts (10kg/m³) or quilt in the cavity with a single layer of plasterboard (10kg/m²) each side of the frame.

FOUNDATIONS
Contractor to expose existing foundations & check suitability. If found to be unsuitable then form new foundations as below.
Concrete strip foundations under external walls to be 400 x 225 mm. If ground conditions at foundation level are unsuitable then foundations should be laid at an increased depth or the use of one layer 450 reinforcement mesh with min 50 mm concrete cover in foundations to approval of Local Authority Building Control.

Build internal walls in positions shown to be of 100 mm concrete blocks built up off concrete common below ground off 450 x 225 mm foundations, where shown. Walls to be plastered both sides as required with lightweight Optimum plaster. Provide 3 no. courses of facing brickwork below ground level and concrete common brickwork for all walls below ground level with a weak mix concrete up to 150 mm below dpc in cavity.
New foundations shown on this drawing have been shown at min 150 mm below ground level.
If upon excavation it is found that ground conditions at this level are unsuitable then foundations shall be laid at an increased depth on adequate load bearing strata. Final depth of foundations to be approved by Local Authority Building Control Department & shall take into account any influencing effect of tree roots on or adjacent to site.

BASEMENT GROUND FLOOR
Existing basement ground floor to be excavated to a suitable depth & new slab-layed. Ground floor construction is to comprise of 35 mm liquid screed laid on 20mm tanking on 100 mm thick reinforced concrete ground floor slab designed by structural engineer on 150 gauge rebar all laid on 50 mm sand bedding on 100 mm well compacted sulphate free hardcore.

ROOF INSULATION
F8 30mm plasterboard ceiling
F8 400mm roof insulation

SANITARY
New sanitaryware to be Clients choice of wash hand basin and WC. Wash hand basin to have 32 mm dia pvc waste pipe with a 75 mm dia deep seal trap and WC to have 100 mm dia pvc waste pipe with a 50 mm deep seal trap. All to be connected into exp back inlet gully or manhole. See drawing for position and runs of pipework.
Also shower tray to have 75 mm deep seal trap with 50 mm dia pvc waste pipe.
Provide 40 mm upvc waste pipe to new kitchen sink to be connected to a back inlet gully via 75 mm deep seal trap.

Provide new 100 mm upvc in position shown to collect waste from sanitaryware.
Air admittance valves to be fitted to soil pipe in a position not liable to freezing, above the flood level of the highest sanitary fitting being served.

VENTILATION
Provide mechanical extract ventilation in kitchen capable of extracting at a min rate of 60 litres per second and trickle ventilation installed at head of windows capable of min 4000 mm² clear air opening. Also provide mechanical extract ventilation to bathroom capable of extracting at a min rate of 15 litres per second. Provide mechanical extract ventilation to utility to extract at a min rate of 30 litres per second. Where no opening light is available operated intermittently with light switch with a 15 mm overrun facility. Provide 100 mm dia upvc pipe terminating with grille built into external wall.

Copyright of this drawing is vested in the Designer and it must not be copied or reproduced without consent.
Contractor to check site for any utility locations that may affect any proposals prior to commencement on site.
Contractor to check any site dimensions prior to commencement on site.
Client responsible for arranging any party wall agreements.

Rev	Drawn	Comments	Date
A	ME	Boundary wall amended	Aug 26

Reproduced from the Ordnance Survey map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
Licence No. AL 100001834



Tel: 0739174280
Email: info@MEDesignsolutions.co.uk
www.MEDesignsolutions.co.uk

Client: PROFAL PROPERTIES & LETTINGS

Project: PROPOSED ALTERATIONS & EXTENSION AT 30 CLYDE ROAD, DIDSBURY, M20 2HN

Title: PROPOSED PLANS

Status: PLANNING PERMISSION

Date: NOVEMBER 2025

Scale: 640 AS SHOWN

Project No: 100-02A

Copyright ©ME Design Sol. 2019. All rights reserved.