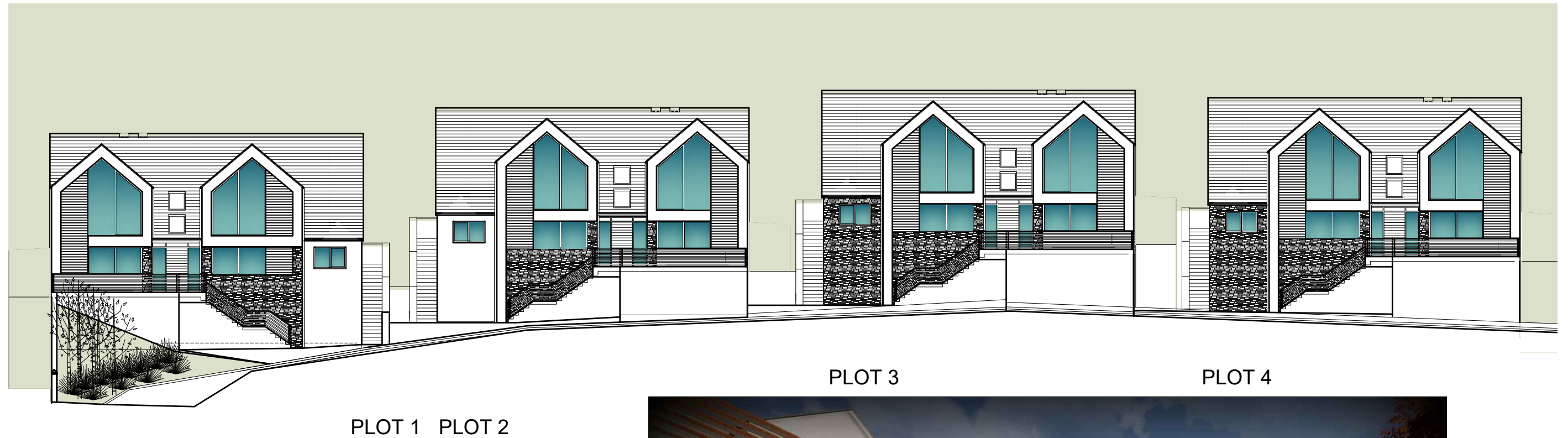
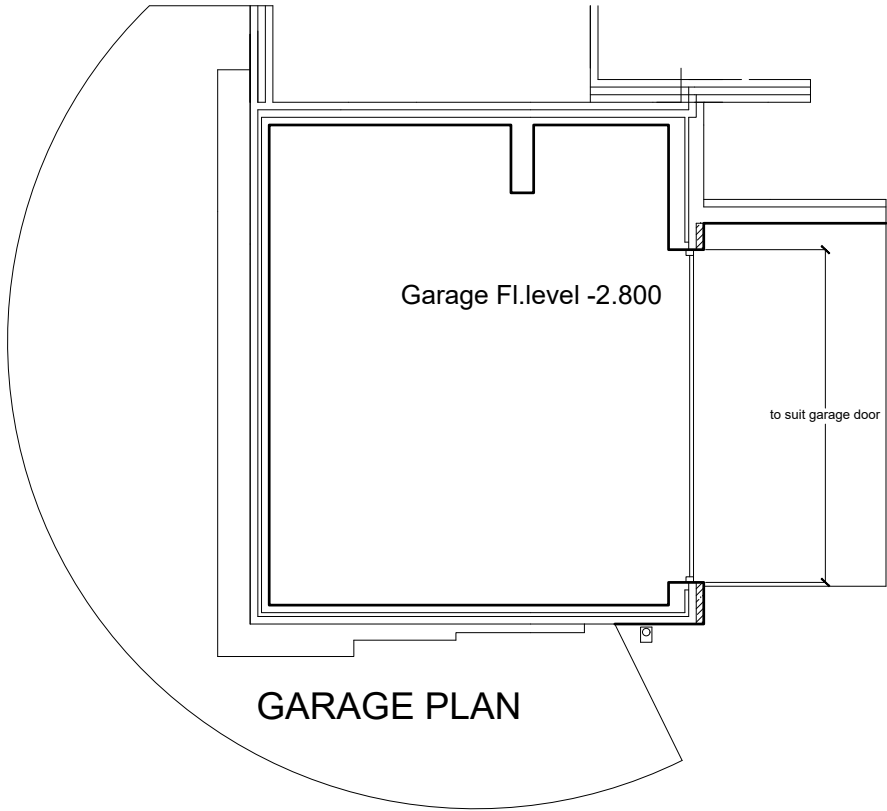
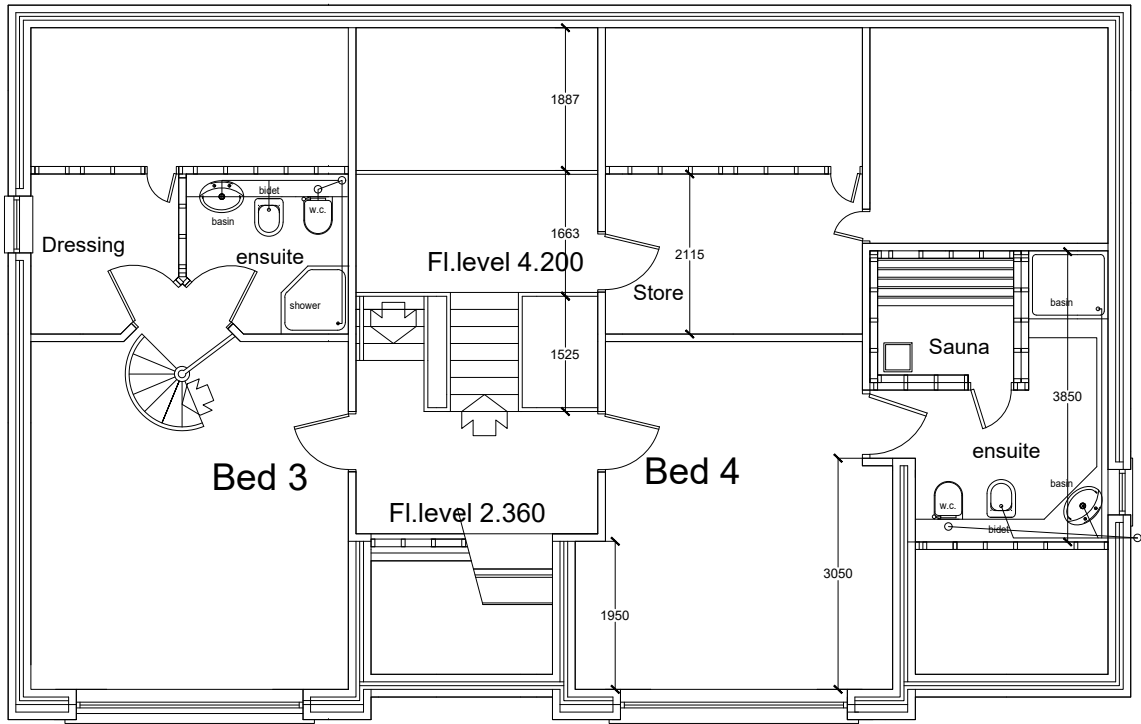
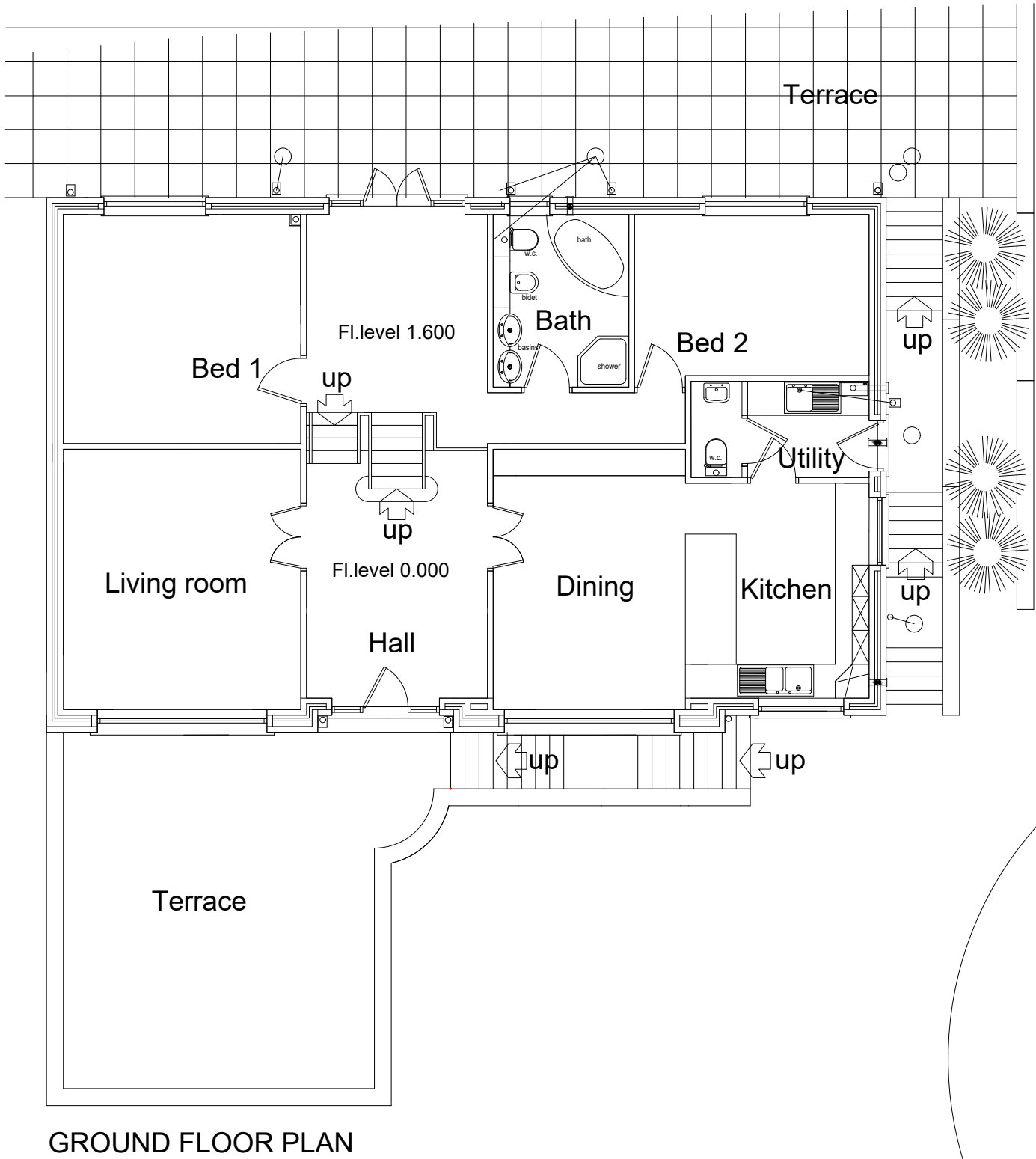




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**RESIDENTIAL DEVELOPMENT
 LAND AT THE REAR OF
 108 VICTORIA ROAD
 WHITEHAVEN CUMBRIA
 FOR ROY DONNAN ESQ.**

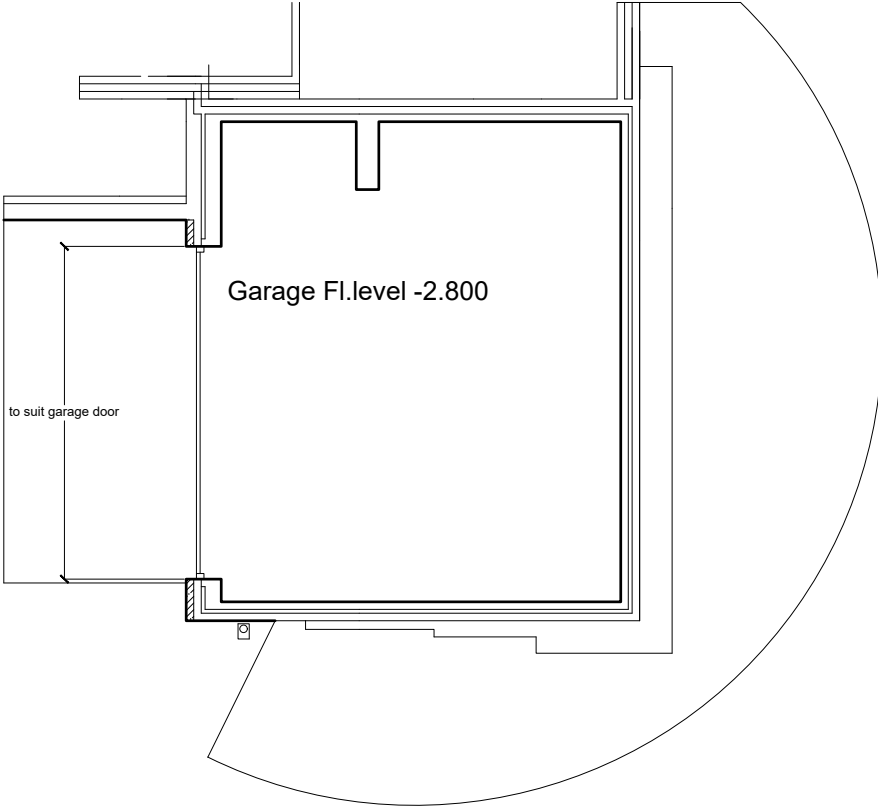
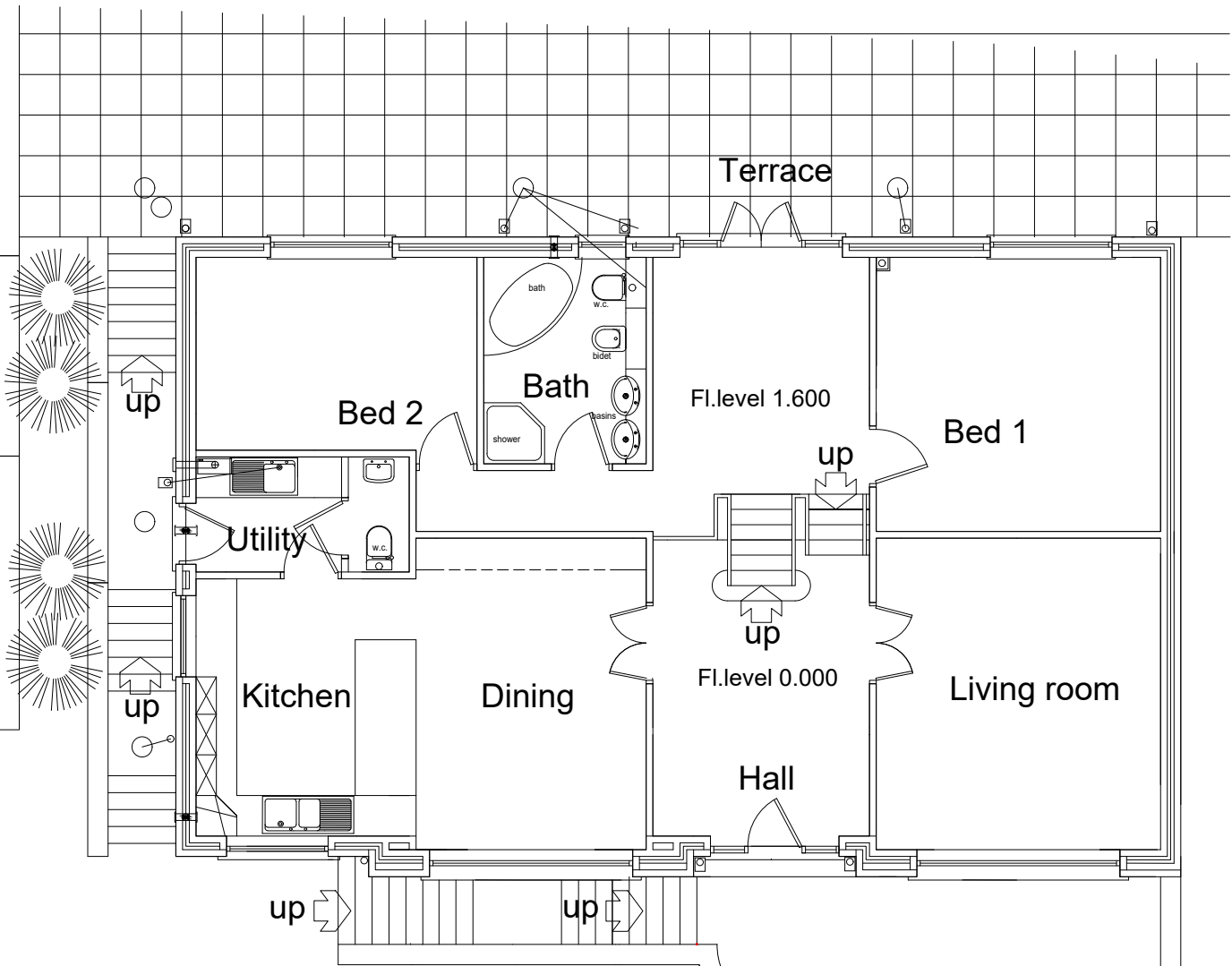
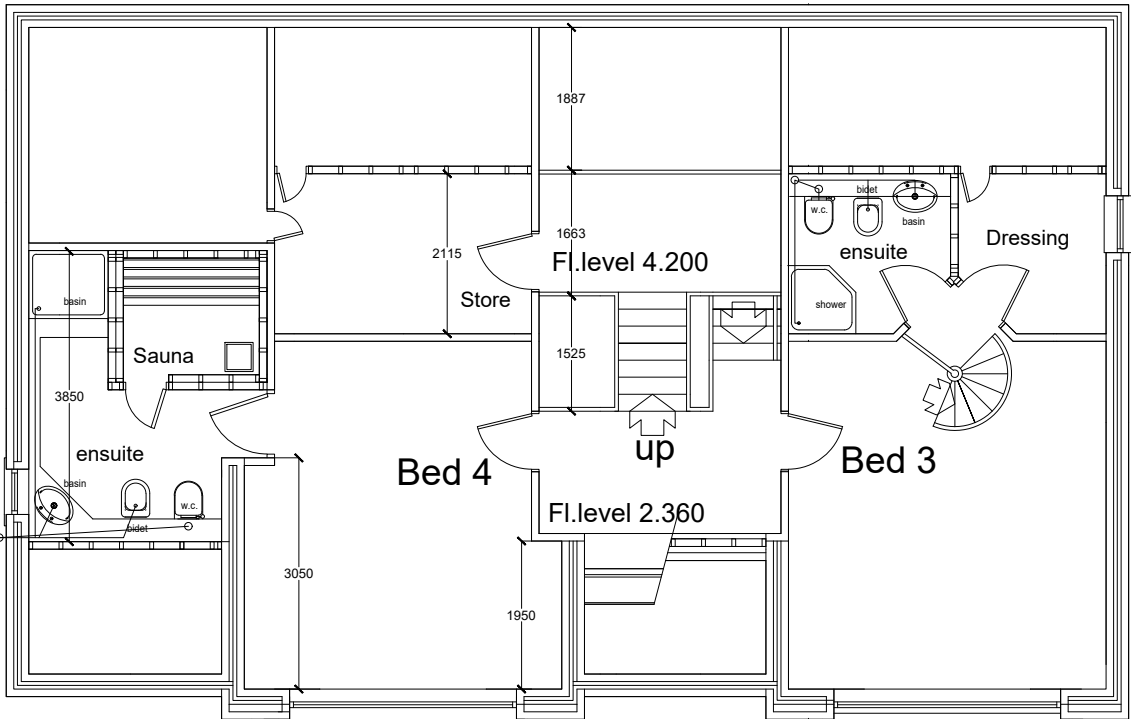
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Planning Details.
Finishes:
Proposed Roof: Marley Modern flat grey roofing tiles with proprietary matching ridge tiles and verge trims.
Proposed walls: Brick plinth, K render, and Mineral fibre cladding boards on battens.
Door and windows: Dark grey uPVC framed double/triple glazed windows with modern pattern doors to owners choice. All windows to be from one manufacturer for consistency.
Garage Doors: Vertical pattern timber of composite steel door colour to match front door and to be approved by the planning authority.
Boundaries: Natural larch single boarded timber fences not exceeding 2000 mm high from ground level.
Frontage: See Block Plan
Site Area: See Block Plan
Total House Height. Ground to Ridge 10.200 Metres
House Floor Areas:
Ground floor:.....123.30 Sq. M.
Garage:.....33.60 Sq. M.
First Floor:.....87.70 Sq. M.

Living Room:19.30 Sq. M.

Total including garage.....244.60 Sq. M.



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SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											

RESIDENTIAL DEVELOPMENT LAND AT THE REAR
OF 108 VICTORIA ROAD WHITEHAVEN CUMBRIA
FOR ROY DONNAN ESQ.

HOUSE TYPE A
(HANDED)
PLOT 2 3 AND 4

GARAGE,GROUND AND
FIRST FLOOR PLANS

Scale:
Date:
DWG No.

1/100 @ A3
OCT 2022
21/0302/2

REV
00/00/0000

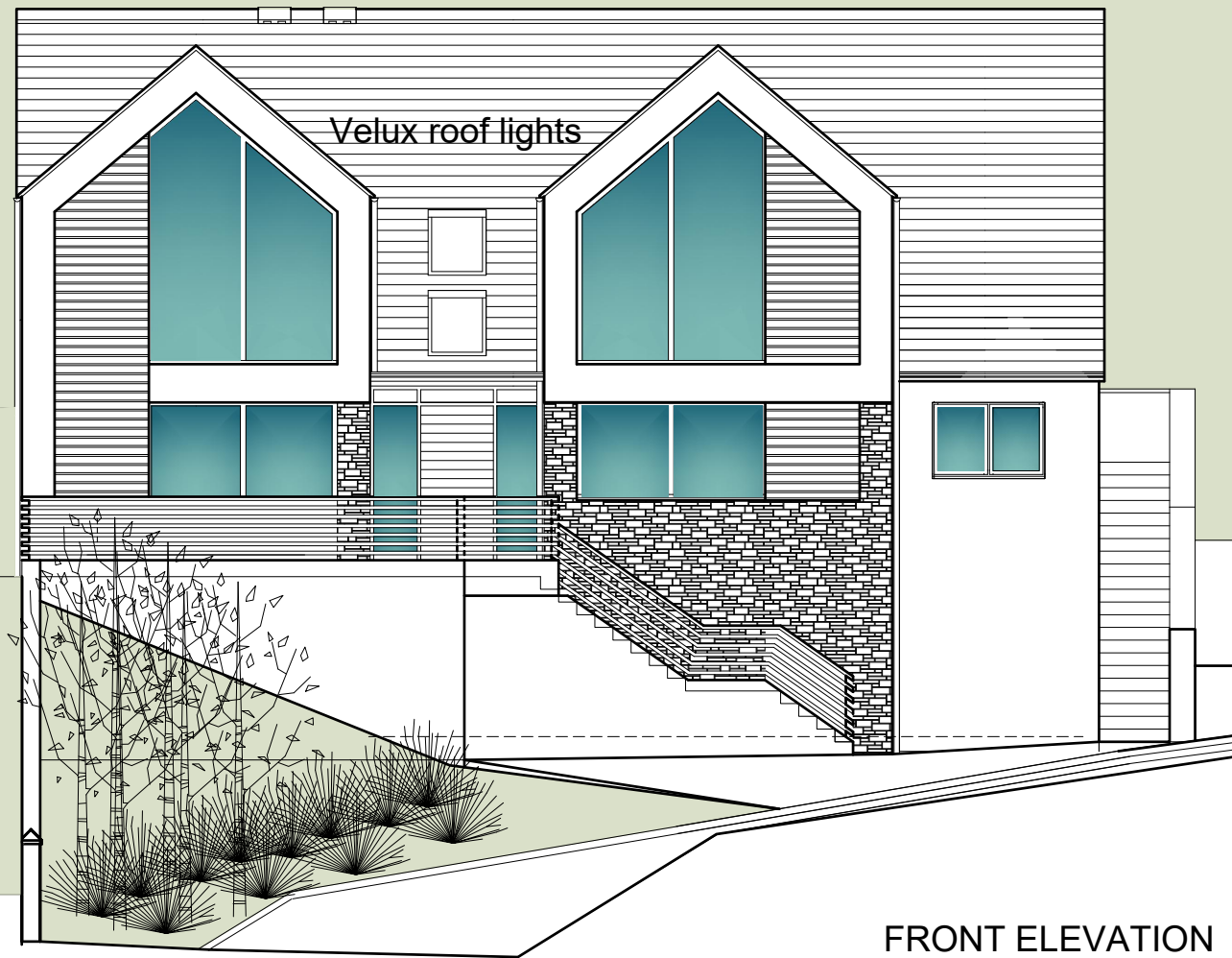
Geoffrey Wallace Limited

FCSD MCIAT

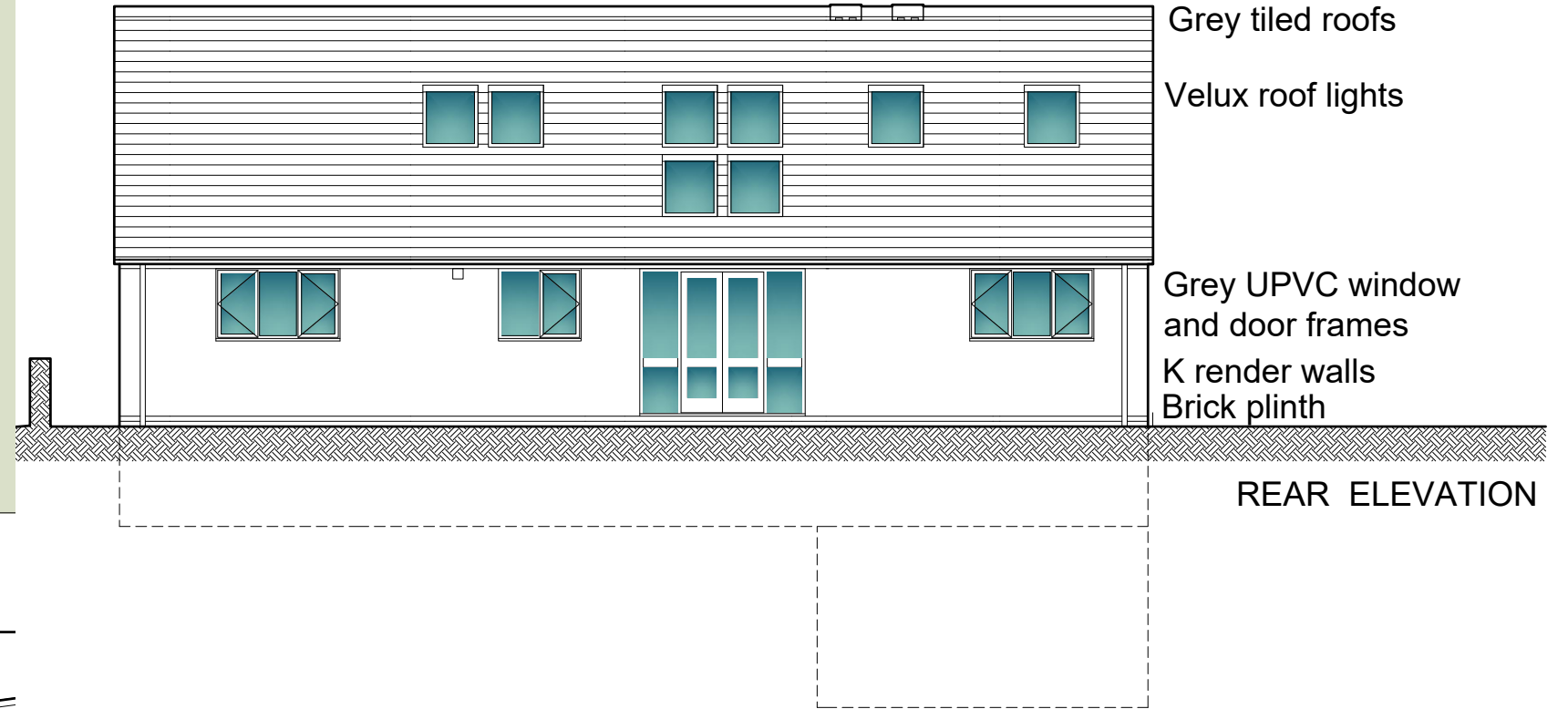
Architectural Design and Technology

Mobile 07816046756

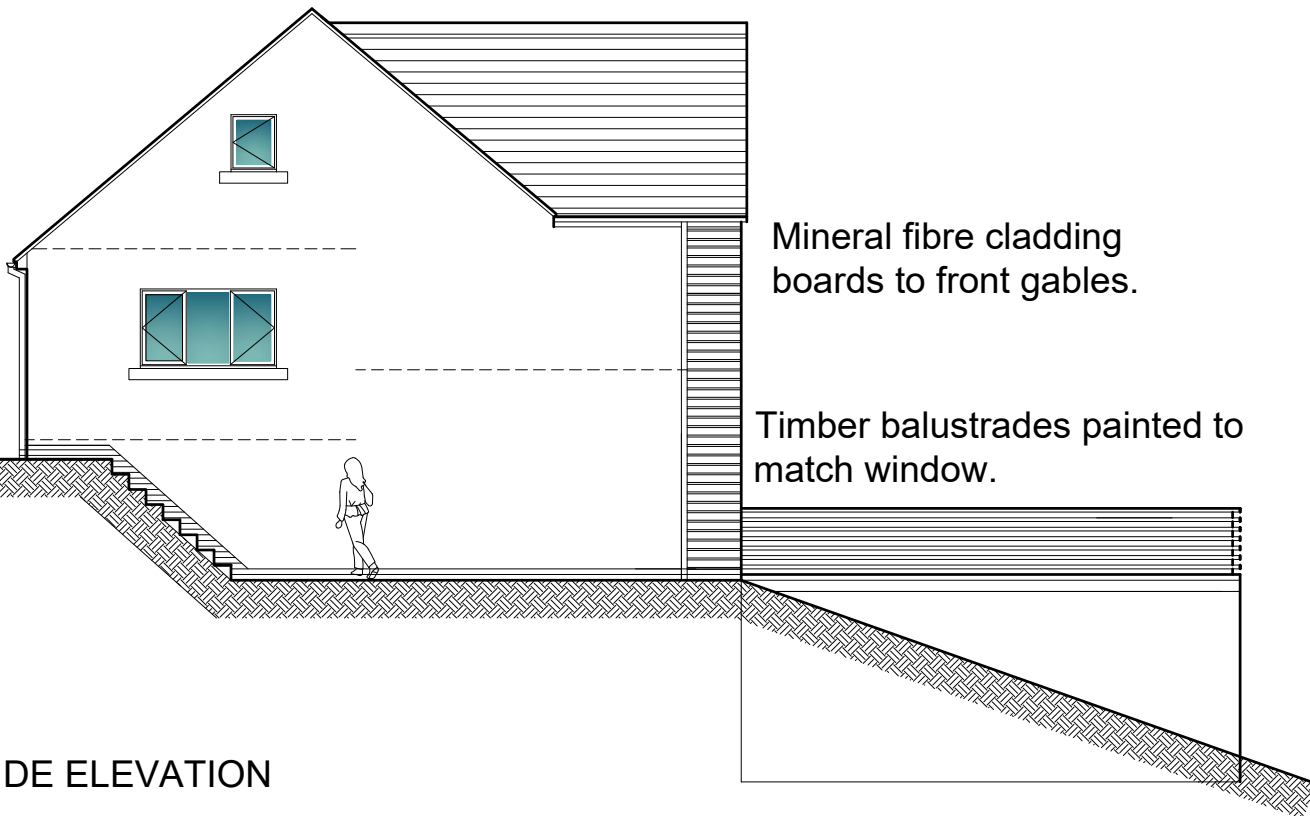
geoffreywallaceltd@gmail.com



FRONT ELEVATION

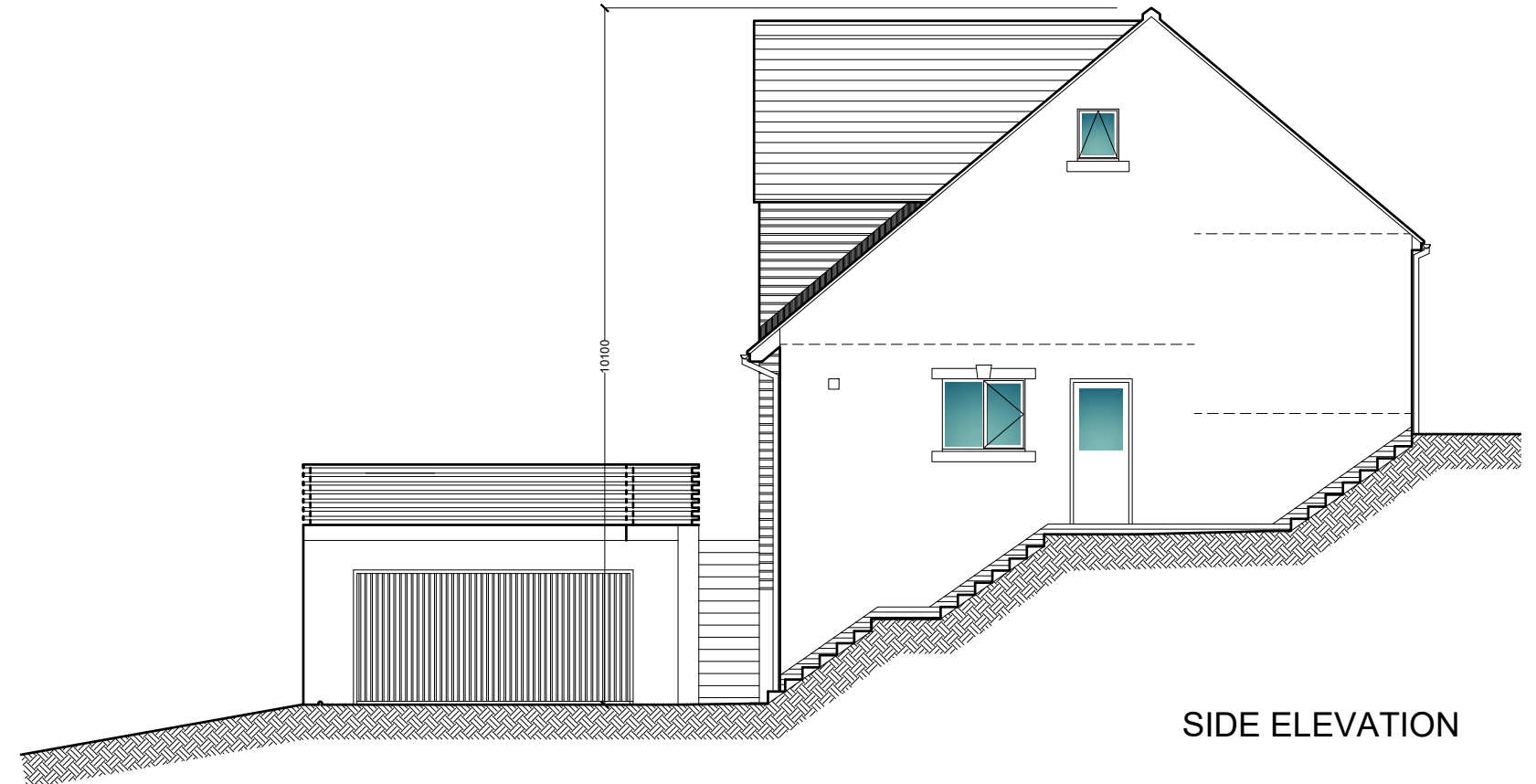


REAR ELEVATION



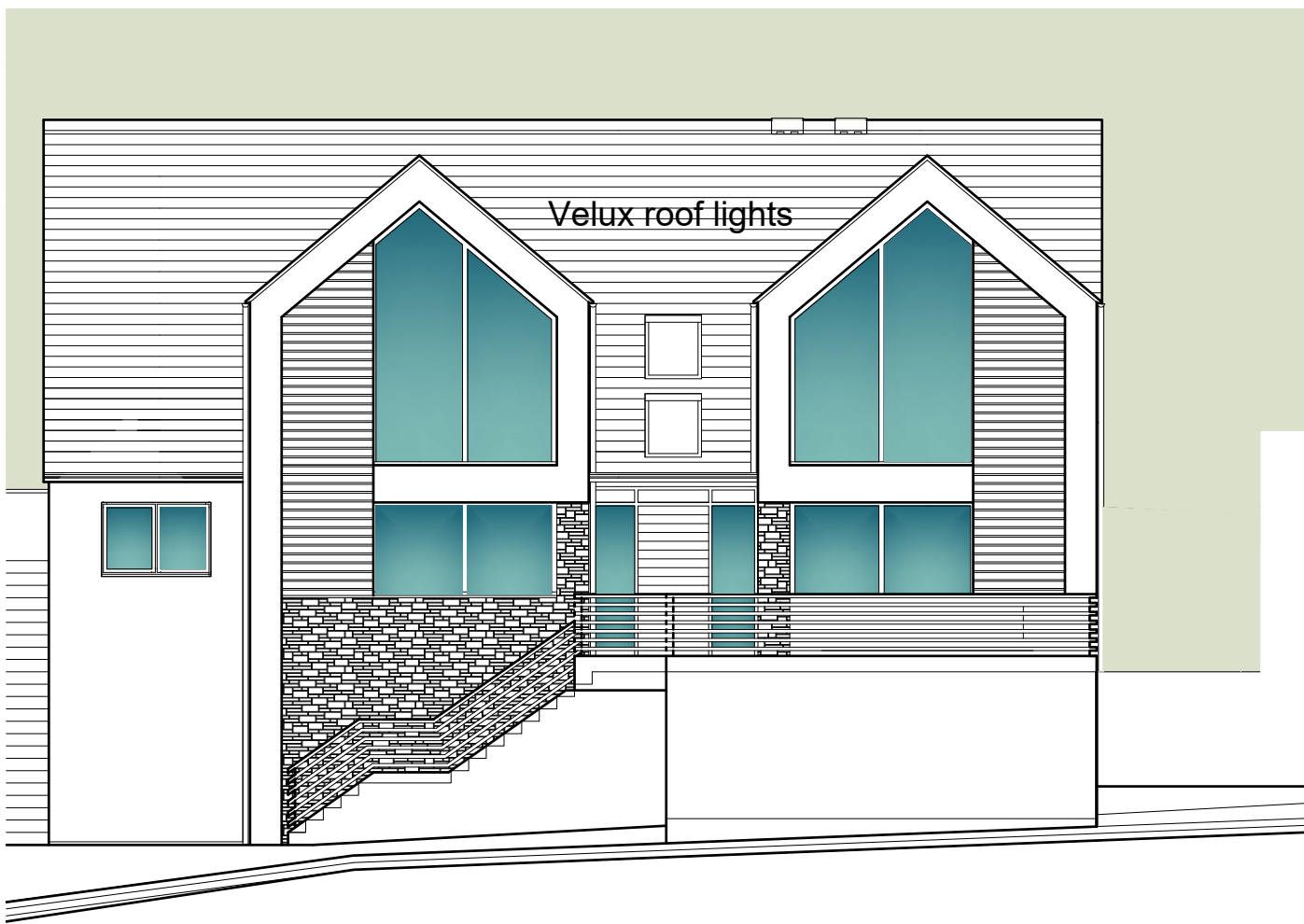
Mineral fibre cladding boards to front gables.

Timber balustrades painted to match window.

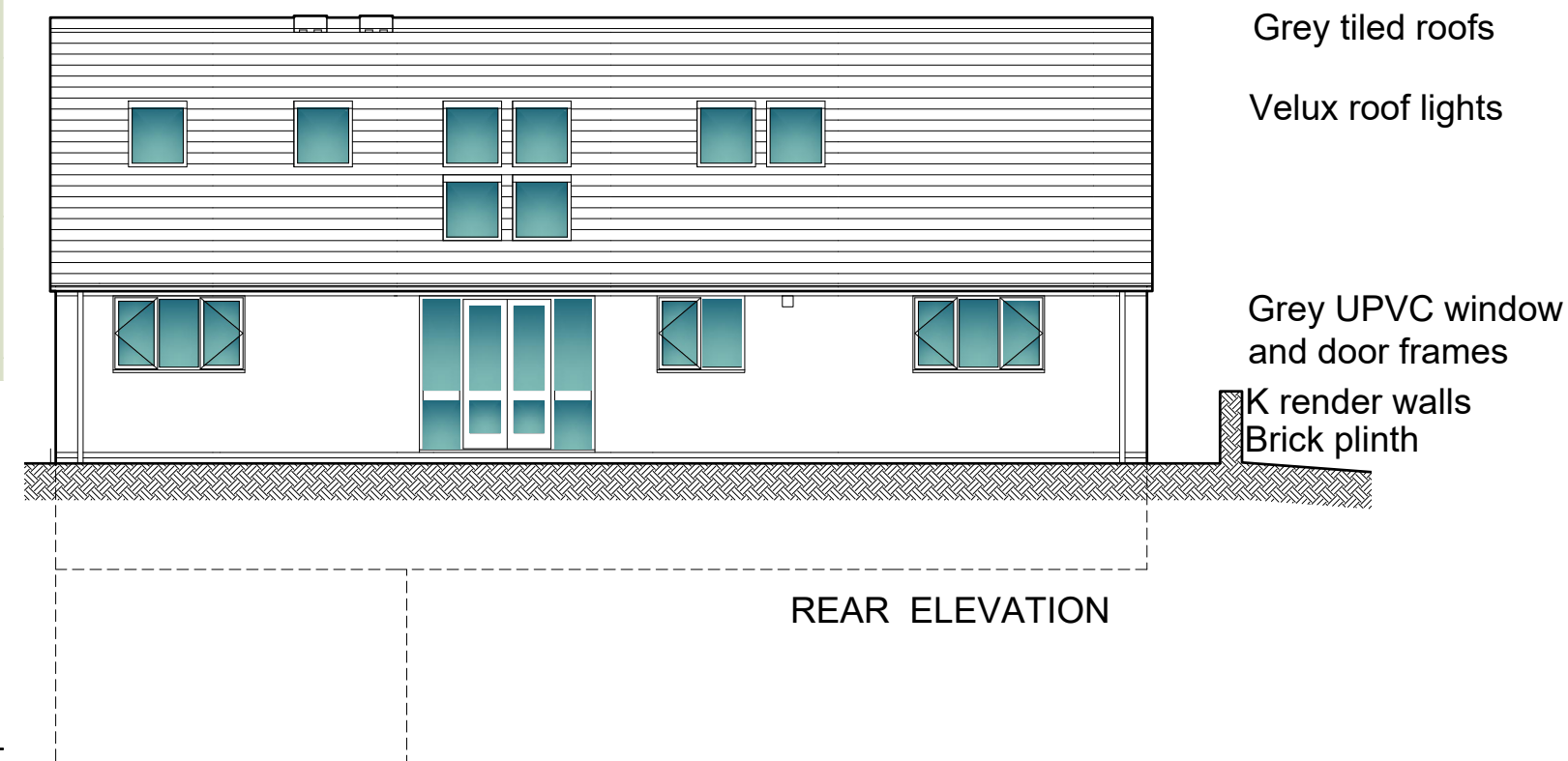


SIDE ELEVATION

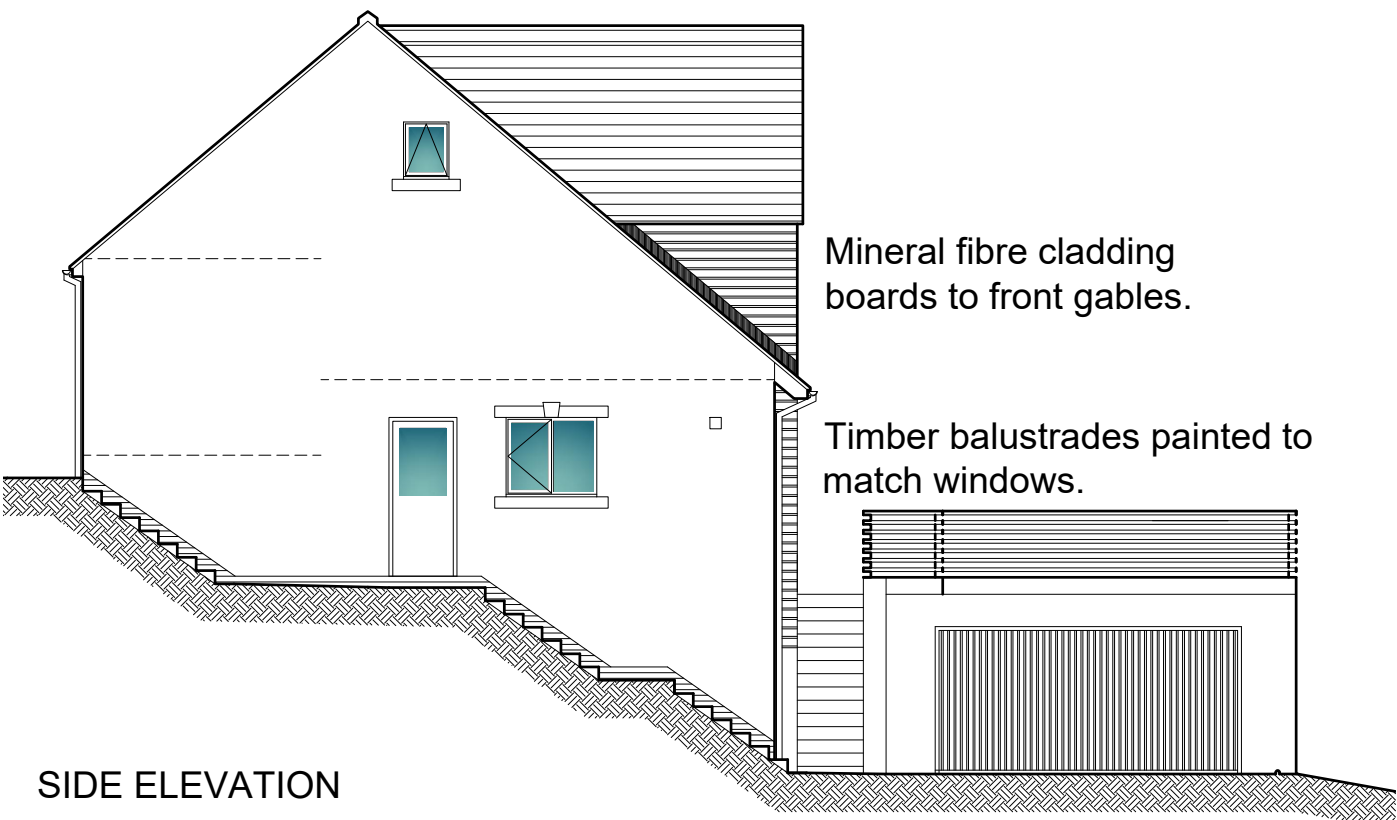
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											
RESIDENTIAL DEVELOPMENT LAND AT THE REAR OF 108 VICTORIA ROAD WHITEHAVEN CUMBRIA FOR ROY DONNAN ESQ.								HOUSE TYPE A PLOT 1			ELEVATIONS				Scale: 1/100 @ A3	Date: OCT 2022	DWG No. 21/0302/3	REV 00/00/0000	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			



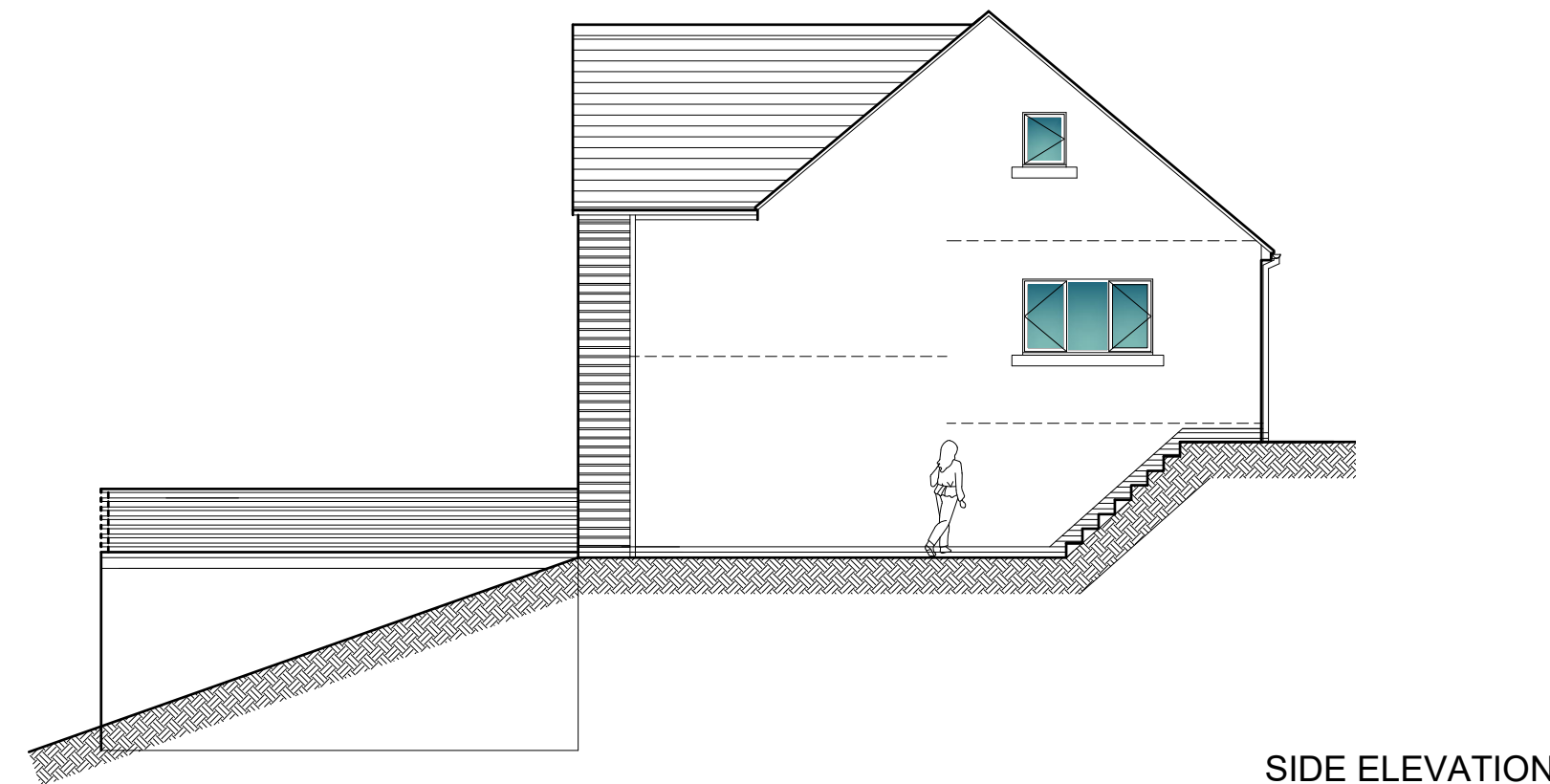
FRONT ELEVATION



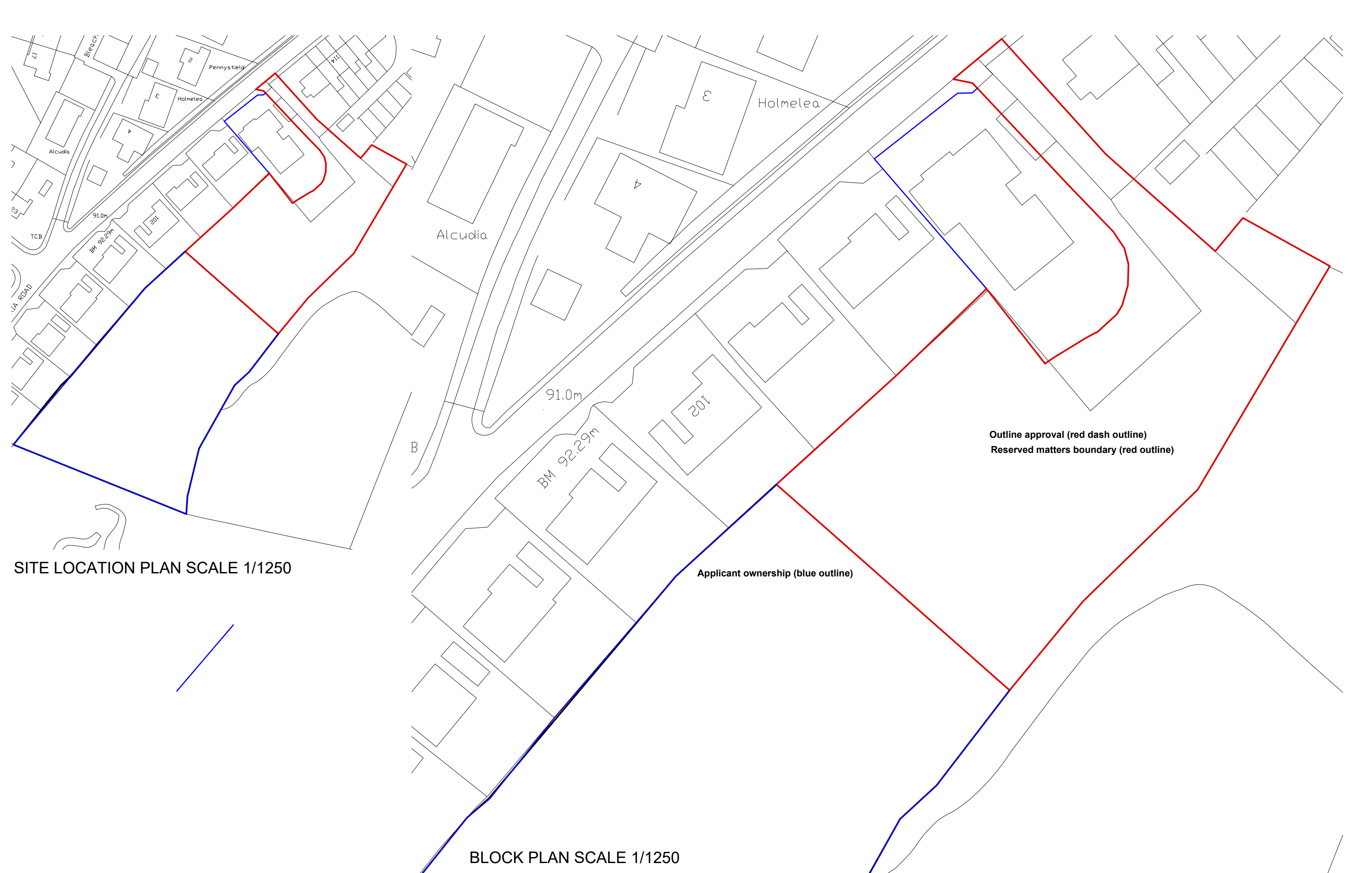
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SITE LOCATION PLAN SCALE 1/1250

BLOCK PLAN SCALE 1/1250

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											

RESIDENTIAL DEVELOPMENT LAND AT THE REAR
OF 108 VICTORIA ROAD WHITEHAVEN CUMBRIA
FOR ROY DONNAN ESQ.

EXISTING BLOCK PLAN
AND LOCATION PLAN

Scale:
Date:
DWG No.

1/500 @ A3
OCT 2022
21/0302/5

REV
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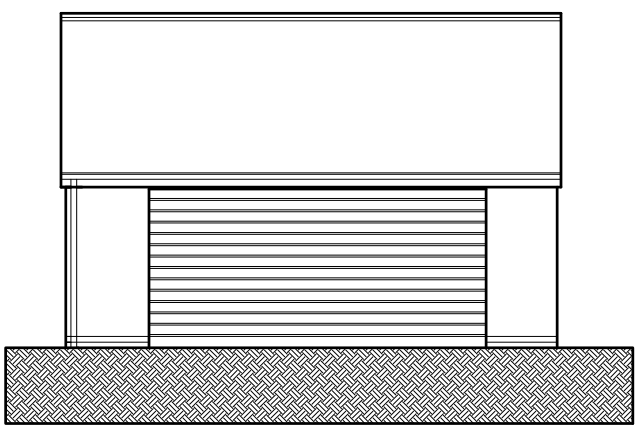


Adoptable Drainage (Foul Sewer and Surface water sewers)
To be designed and approved by the United Utilities service provider prior to the works commencement.

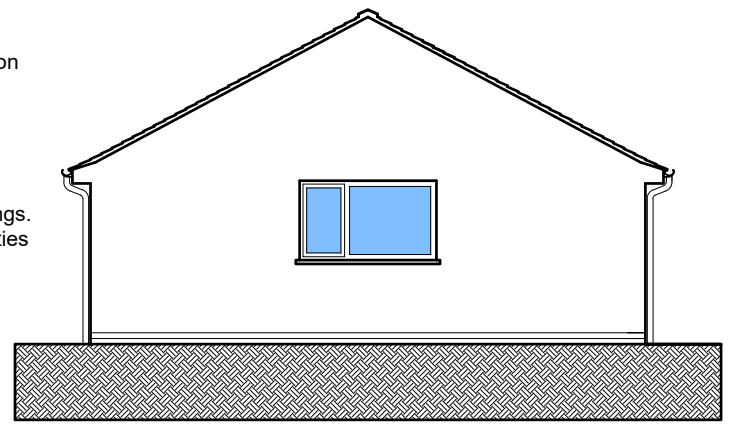
- 150mm - 300mm pipework to be Polysewer PVCu by Polypipe.
- 375mm - 450mm drainage to be Ridgisewer Polypropylene by Polypipe.
- All Adoptable drainage shall be constructed in accordance with United Utilities standard details, and all corresponding approved drawings.
- For detailed pipe bedding information please refer to United Utilities Standard details on UU STND/19/008 Rev A.

Adoptable Highway Drainage
To be designed and approved by the Cumbria County Highways Division prior to the works commencement.

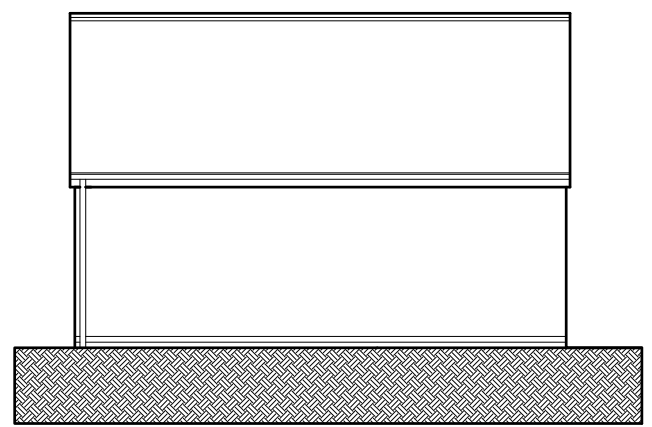
- 150mm - 300mm pipework to be Polysewer PVCu by Polypipe.
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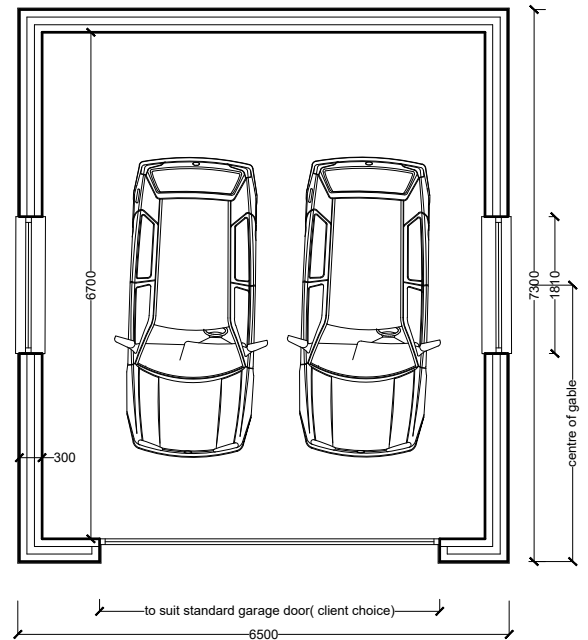
FRONT ELEVATION



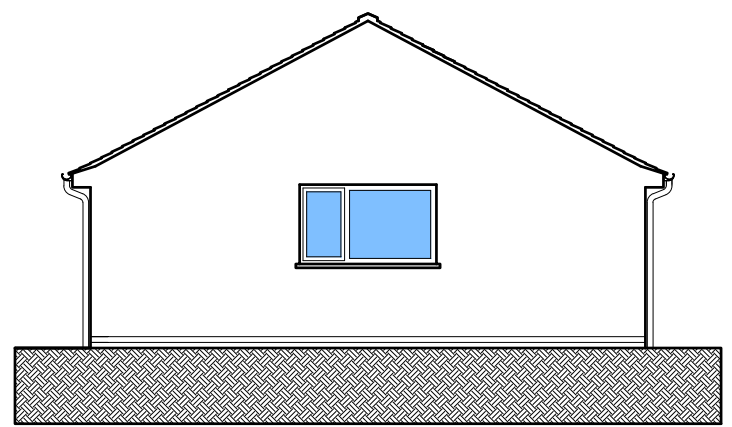
END ELEVATION



REAR ELEVATION



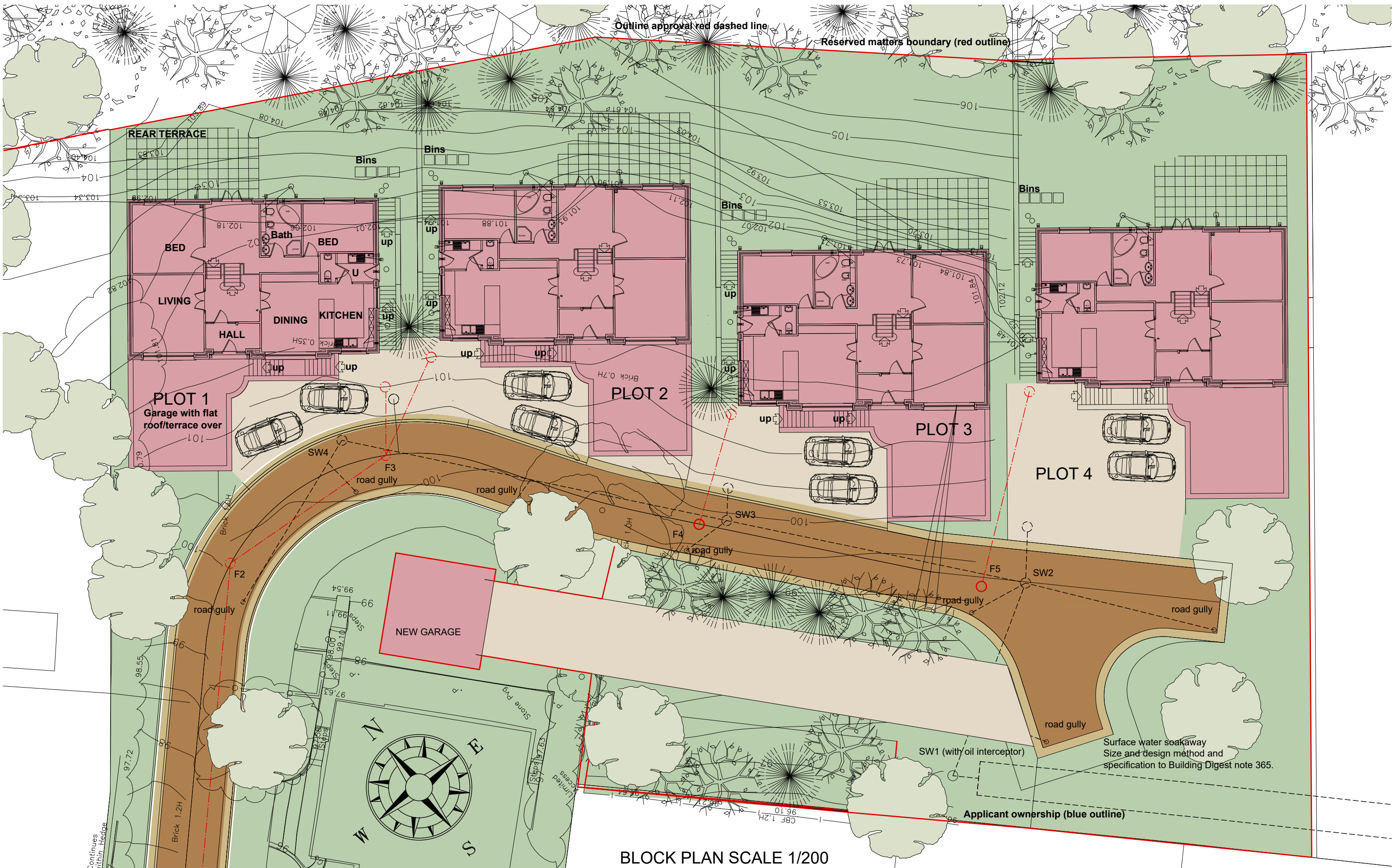
GARAGE PLAN AND ELEVATIONS



END ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											

RESIDENTIAL DEVELOPMENT LAND AT THE REAR OF 108 VICTORIA ROAD WHITEHAVEN CUMBRIA FOR ROY DONNAN ESQ.	PROPOSED BLOCK PLAN AND GARAGE	Scale: 1/500 @ A3	REV 00/00/0000	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
		Date: OCT 2022		
		DWG No. 21/0302/6		



BLOCK PLAN SCALE 1/200

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	40.0 metres	35.0	30.0	25.0	20.0	15.0	10.0	5.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/500	0.0	10.0	20.0	30.0	40.0	50.0 metres															

RESIDENTIAL DEVELOPMENT LAND AT THE REAR
OF 108 VICTORIA ROAD WHITEHAVEN CUMBRIA
FOR ROY DONNAN ESQ.

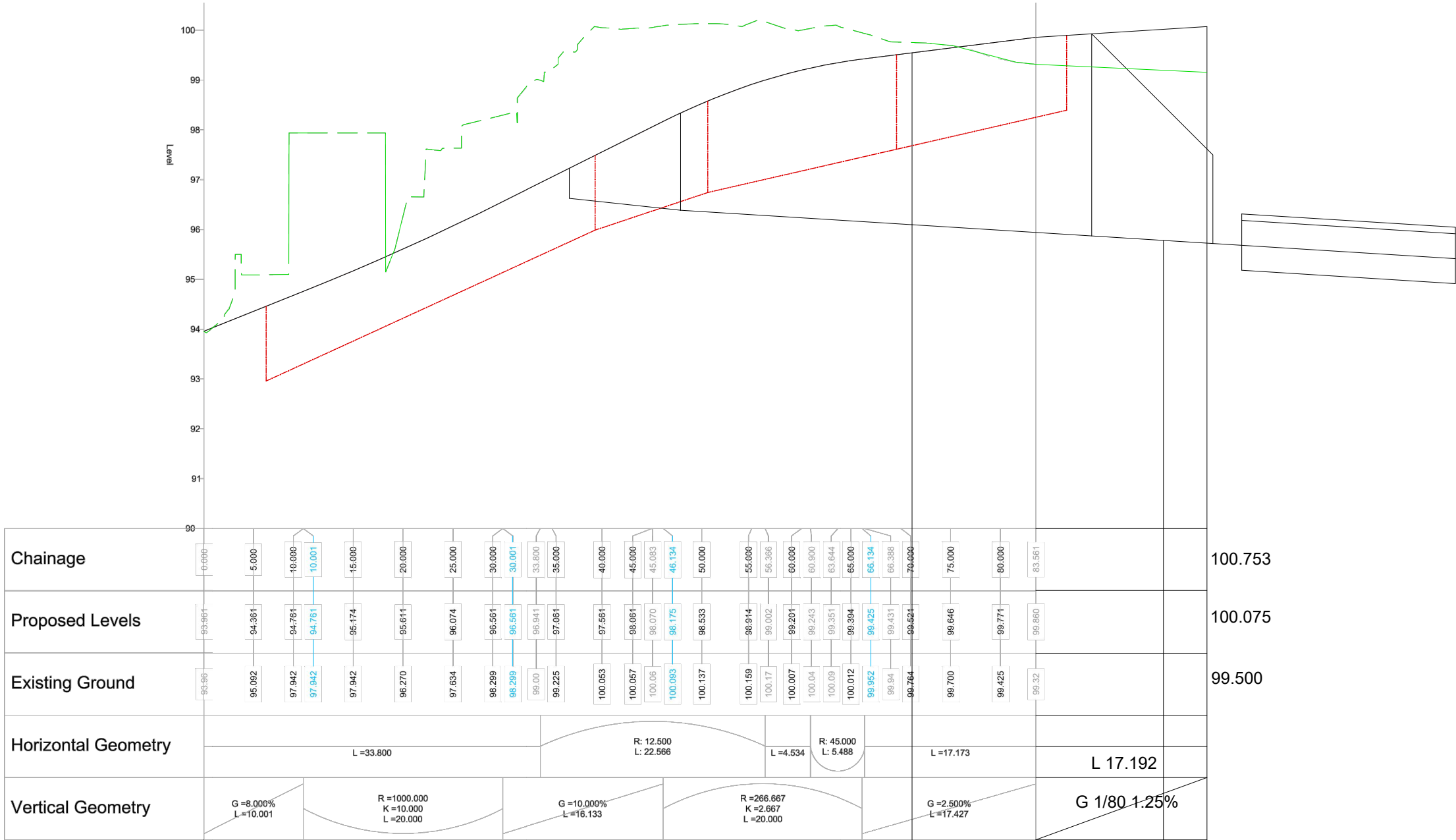
EXISTING BLOCK PLAN
ORTHOGONAL

Scale:
Date:
DWG No.

1/200 @ A3
OCT 2022
21/0302/7

REV
00/00/0000

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Chainage	0.000	5.000	10.000	10.001	15.000	20.000	25.000	30.000	30.001	33.800	35.000	40.000	45.000	45.083	46.134	50.000	55.000	56.366	60.000	60.900	63.644	65.000	66.134	66.388	70.000	75.000	80.000	83.561	100.753
Proposed Levels	95.561	94.361	94.761	94.761	95.174	95.611	96.074	96.561	96.561	96.941	97.061	97.561	98.061	98.070	98.175	98.533	98.914	99.002	99.201	99.243	99.351	99.394	99.425	99.431	99.521	99.646	99.771	99.860	100.075
Existing Ground	93.96	95.092	97.942	97.942	97.942	96.270	97.634	98.299	98.299	99.00	99.225	100.053	100.057	100.06	100.093	100.137	100.159	100.17	100.007	100.04	100.09	100.012	99.952	99.94	99.764	99.700	99.425	99.32	99.500
Horizontal Geometry	L =33.800						R: 12.500 L: 22.566										L =4.534		R: 45.000 L: 5.488		L =17.173			L 17.192					
Vertical Geometry	G =8.000% L =10.001		R =1000.000 K =10.000 L =20.000				G =10.000% L =16.133				R =266.667 K =2.667 L =20.000				G =2.500% L =17.427				G 1/80 1.25%										

Foul	FAC 1		FAC 2	FAC 3	FAC 4
Cover		94.462	97.491	98.575	99.518
Invert		92.962	95.991	96.746	98.018
Distance		0.0	33.038	44.397	63.308
Gradient		1 in 10.91	1 in 14.93		

Surface water		SW4	SW3	SW2	SW1
Cover		98.342	99.550	97.200	96.511
Invert		96.389	96.0990	95.926	95.783
Distance		48.500	25 258	11.374	0.0
Gradient		1 in 80			

Vertical scale 1 in1000 Horizontal Scale 1 in 200 Datum 90.000

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											

RESIDENTIAL DEVELOPMENT LAND AT THE REAR OF 108 VICTORIA ROAD WHITEHAVEN CUMBRIA FOR ROY DONNAN ESQ.								DRAINAGE SECTIONS				Scale: see above @ A3		Date: OCT 2022		DWG No. 21/0302/7		REV 00/00/0000		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			
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