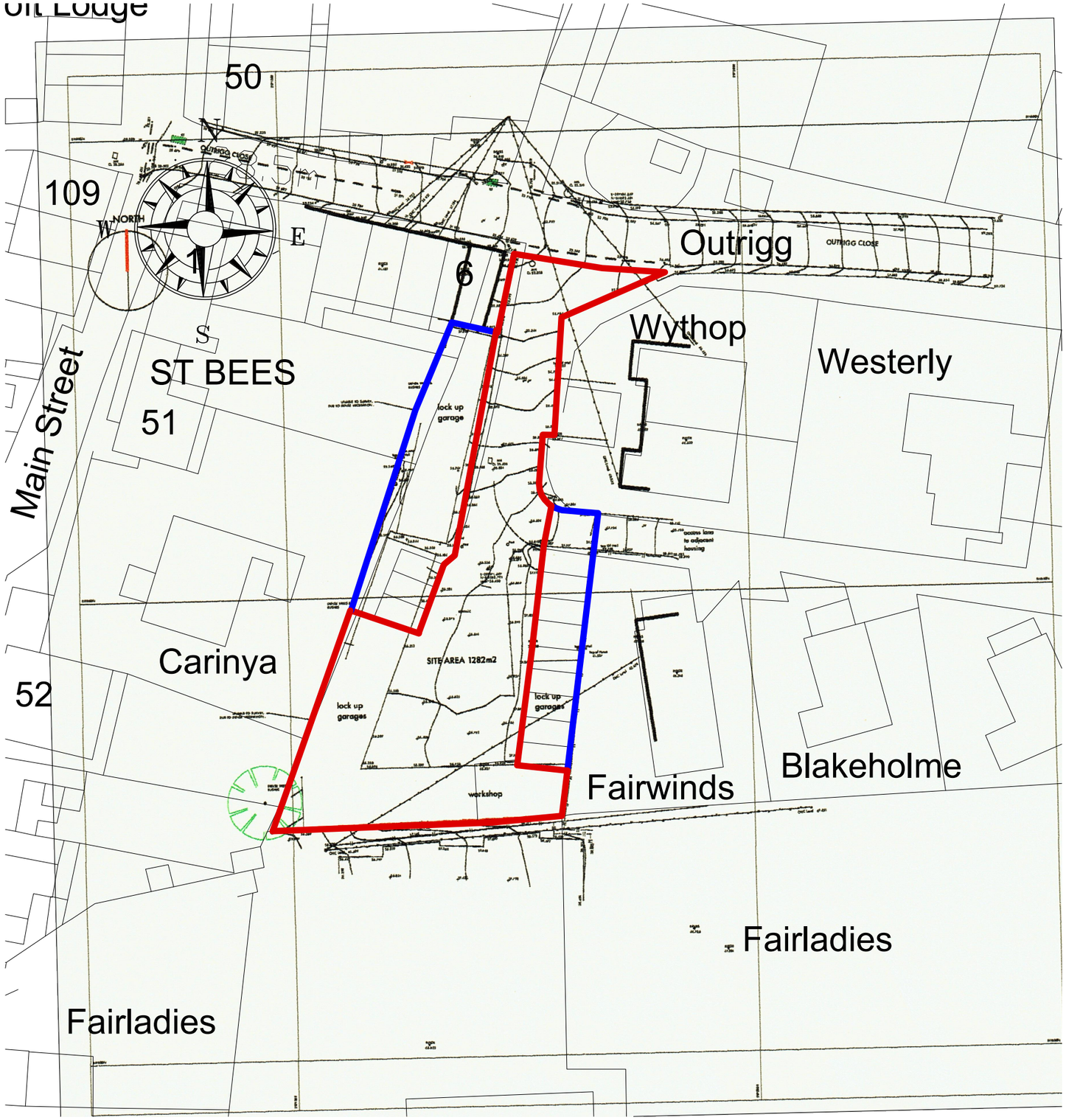
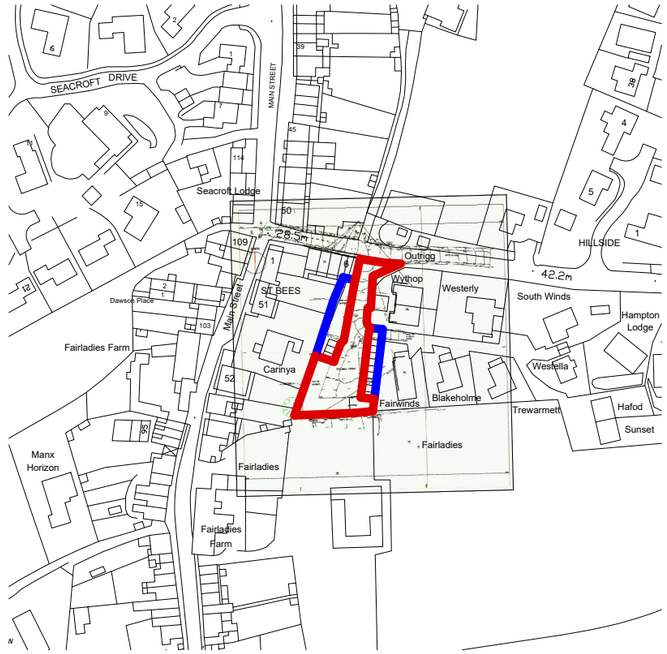




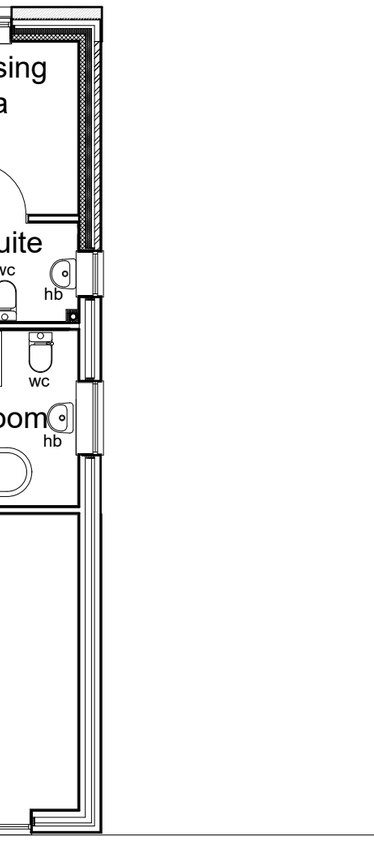
LOCATION PLAN Scale 1/2500

GRID REFERENCE E 297172, N 511558.

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 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

RESIDENTIAL DEVELOPMENT ONE DWELLING AT OUTRIGG GARAGES ST.BEES CUMBRIA CA28 8DN for JOHN R CARR and CHRISTINE CHADWICK	BLOCK AND LOCATION PLANS	Scale: 1/500 @ A3 Date: MAR 2024 DWG No. 24/0379/01	**Geoffrey Wallace Limited** FCSD MCIAT **Architectural Design and Technology** **Mobile 07816046756** **geoffreywallaceltd@gmail.com**

GROUND FLOOR PLAN E 297172 N 511558



FIRST FLOOR PLAN

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 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

RESIDENTIAL DEVELOPMENT ONE DWELLING AT OUTRIGG GARAGES ST.BEES CUMBRIA CA28 8DN for JOHN R CARR and CHRISTINE CHADWICK

GROUND FLOOR AND FIRST FLOOR PLANS

Scale: 1/100 @ A3
Date: MAR 2024
DWG No. 24/0397/02

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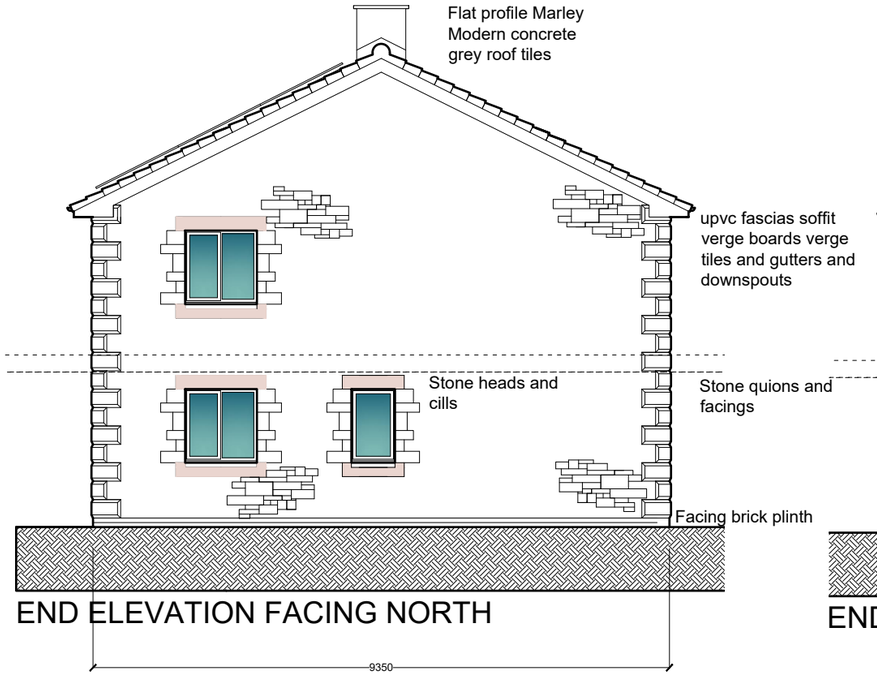
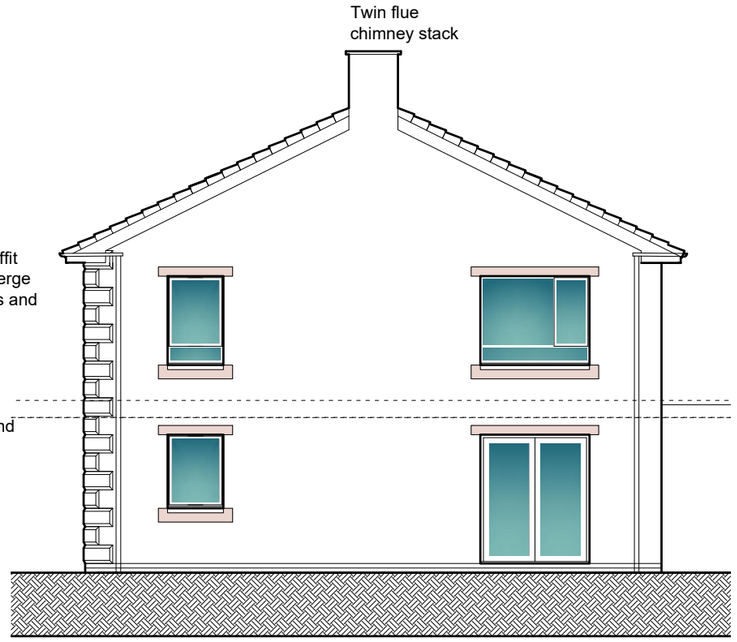
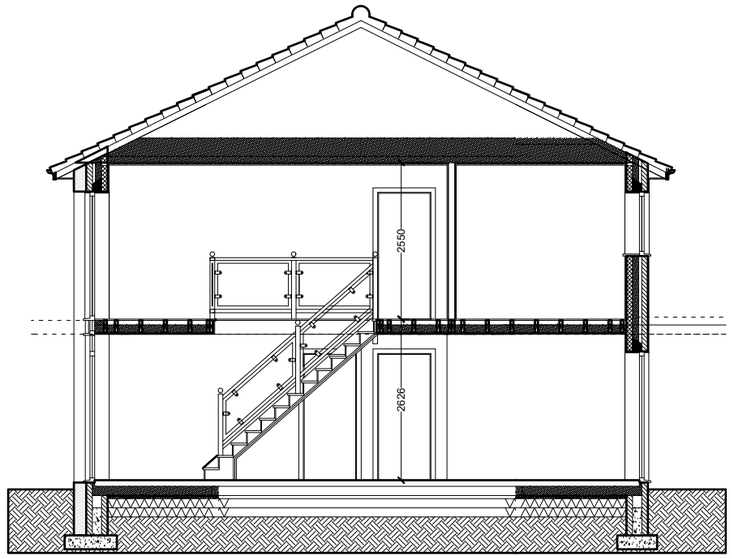


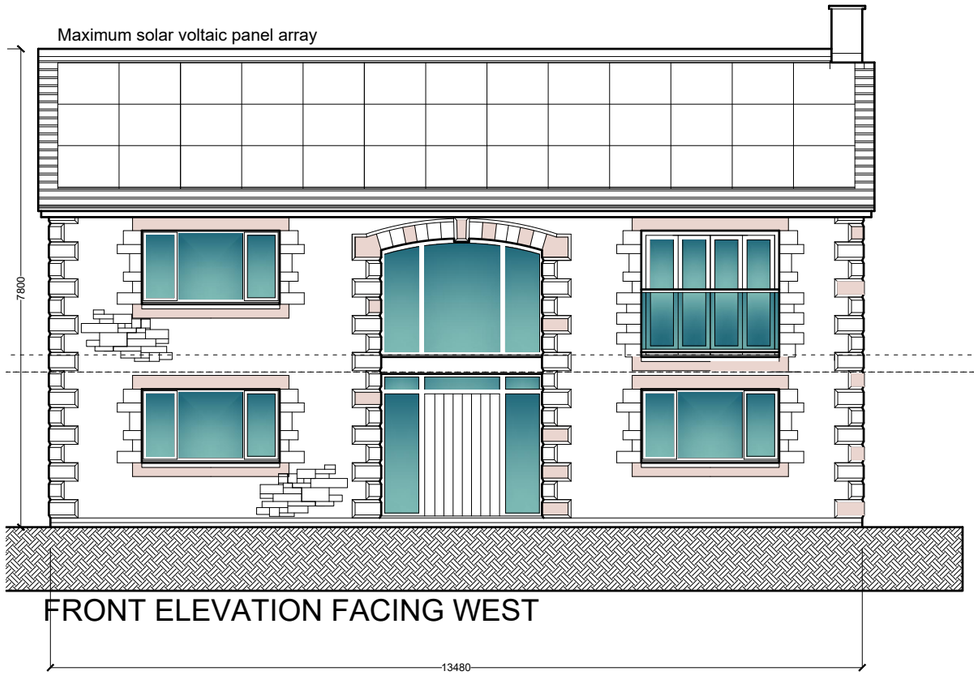
END ELEVATION FACING NORTH



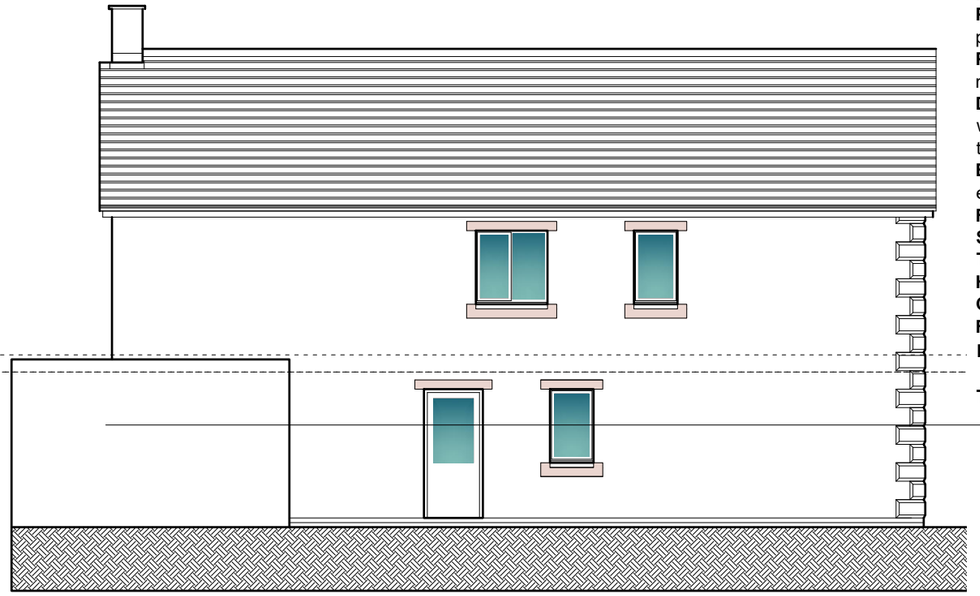
END ELEVATION FACING SOUTH



SECTIONAL ELEVATION THROUGH HALL



FRONT ELEVATION FACING WEST



REAR ELEVATION FACING EAST

Planning Details.
Finishes:
Proposed Roof: Marley Modern flat grey roofing tiles with proprietary matching ridge tiles and verge trims.
Proposed walls: St.Bees red sandstone facing self coloured render and stone quions cills and heads to openings.
Door and windows: Dark grey uPVC framed double/triple glazed windows with modern pattern door to owners choice. All windows to be from one manufacturer for consistency.
Boundaries: Natural larch single boarded timber fences not exceeding 2000 mm high from ground level.
Frontage: 13.480 Metres
Site Area: 481.200 Sq. Metres
Total House Height. Floor to Ridge 7.800 Metres
House Floor Areas:
Ground floor:.....106.00 Sq. M.
First Floor:.....106.00 Sq. M.
Living Room: .....41.00 Sq. M.

Total Floor Area.....216.00 Sq. M.

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 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

RESIDENTIAL DEVELOPMENT ONE DWELLING AT OUTRIGG GARAGES ST.BEES CUMBRIA CA28 8DN for JOHN R CARR and CHRISTINE CHADWICK

ELEVATIONS

Scale: 1/100 @ A3
Date: MAR 2024
DWG No. 24/0397/03

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Drainage.
Connections and Discharges.
There are existing drainage connections for foul and surface water. These are to be surveyed recorded and investigated for suitable reuse with the approval of Building Control and the service provider (United Utilities).
Where these drains are sewers under the control of the utility services provider (United Utilities Limited)

General Drainage Specification:
All new drains will be designed to comply with BS EN 752.
New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100/150/225 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 1: 60 falls. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturer's instructions. All fittings including manholes, inspection chambers, and back inlet gullies etc. to be from the same range and supplier. Set all preformed gullies and chambers on
150 mm. concrete bases and surround with 150 mm. sleeves. Fit gullies with plastic or galvanized grills. Fit manholes and inspection chambers with steel rims and covers, as supplied by the manufacturer set in concrete surrounds. Set manhole covers onto preformed r.c. covers where manholes internal size is greater than 750 mm. x 600 mm. which is the minimum acceptable internal dimension for a 900 mm. deep manhole.
Where new drains pass under the area of new construction the drains are to be surrounded to a minimum 150 mm concrete sleeve with Flexcell expansion joints at every pipe junction. Where drains are less than 1500 mm deep in traffic areas surround pipes in 150 mm concrete sleeve with Flexcell joints at each pipe joint or as otherwise recommended by the pipe manufacturers.
All drain lines are diagrammatic, and the final layout should be agreed on site with the Building Control Department.
Foul Drainage
Connect to existing main sewer in Roadway
Surface water Drainage.
Connect rainwater to soakaway. Carry out ground percolation test and construct soakaway as advised in the British Research Establishment BRE 365 Digest. Where there is unsatisfactory percolation connect to existing drains/sewers.

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ST BEES

Carinya

Foul drain to enter existing mains sewer via a new access chamber not more 4 metres from the saddle junction over the main or direct to mains manhole.

N
W
E
S

Access to adjacent housing

Existing Garages

Existing Garages

SITE

Bins

Bed

Bed

lock up garages

Existing Storage units

New 1500 mm high timber fence

Lawn

L/K/D

Workshop

Terrace

Soakaway

Fairwinds

Existing Workshop (Garages)

New 1500 mm high timber fence

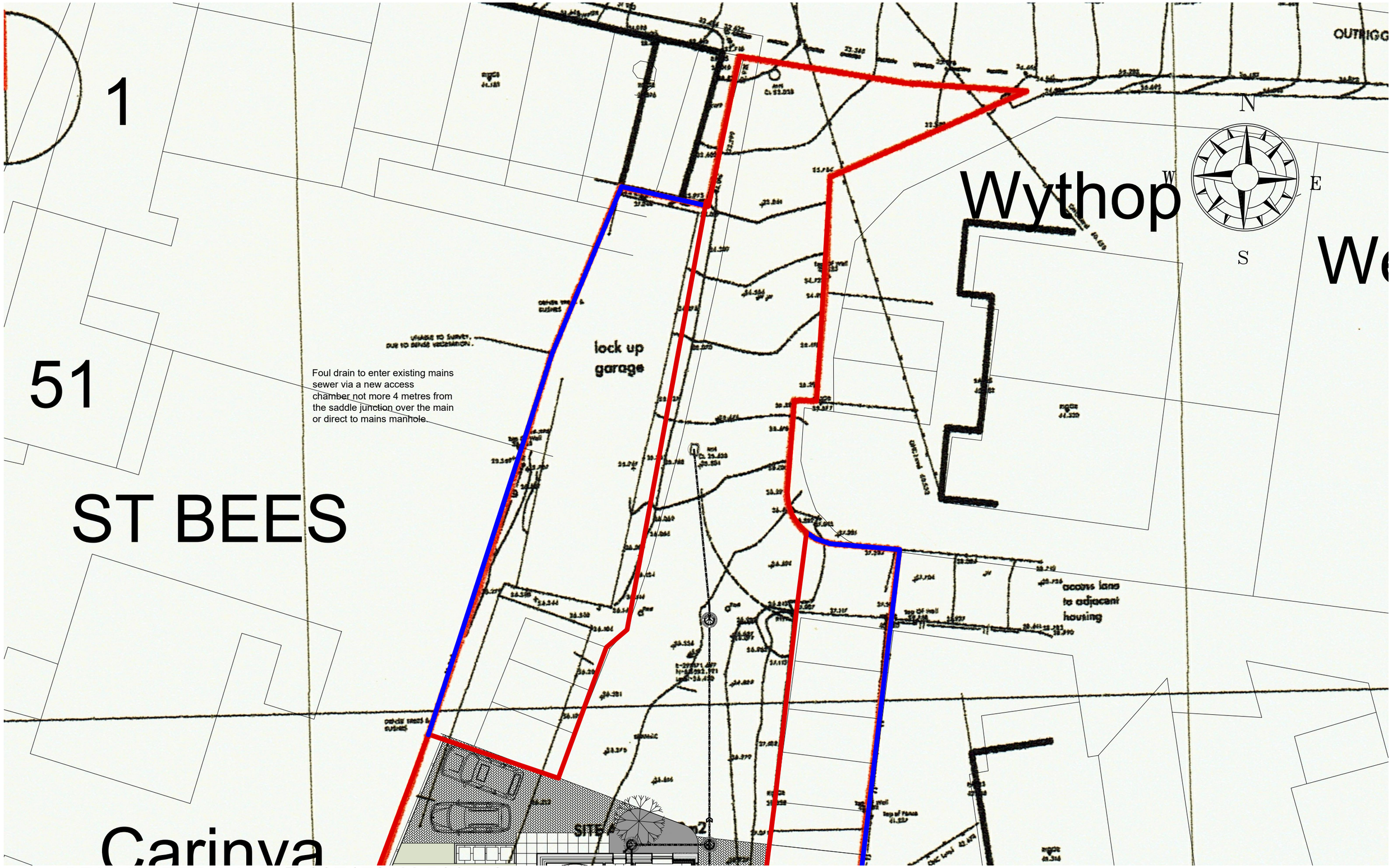
Fairladies

SURFACE WATER DRAINAGE.
The SW drainage from the dwelling roofs will be via an approved soakway. The soakaway drainage field, is to be designed and constructed to the current British Standard BS6297 2007 and will follow the guidance of the British Research Establishment Digest 365 for soakaway design.
A percolation test will be carried out as described in the British Research Establishment Digest 365 for soakaway design to determine the size of the soakaway drainage field.
The system will be CE Kite marked with documentation showing compliance with The British Standards Certificates BS EN 12566-13 and BS EN 12566-3.

GRID REFERENCE E 297172, N 511558.

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 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

RESIDENTIAL DEVELOPMENT ONE DWELLING AT OUTRIGG GARAGES ST.BEES CUMBRIA CA28 8DN for JOHN R CARR and CHRISTINE CHADWICK	PROPOSED BLOCK PLAN PART 1	Scale: 1/200 @ A3 Date: MAR 2024 DWG No. 24/0379/04	**Geoffrey Wallace Limited** FCSD MCIAT **Architectural Design and Technology** **Mobile 07816046756** **geoffreywallaceltd@gmail.com**



GRID REFERENCE E 297172, N 511558.

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 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

RESIDENTIAL DEVELOPMENT ONE DWELLING AT OUTRIGG GARAGES ST.BEES CUMBRIA CA28 8DN for JOHN R CARR and CHRISTINE CHADWICK	PROPOSED BLOCK PLAN PART 2	Scale: 1/200 @ A3 Date: MAR 2024 DWG No. 24/0379/05	**Geoffrey Wallace Limited** FCSD MCIAT **Architectural Design and Technology** **Mobile 07816046756** **geoffreywallaceltd@gmail.com**