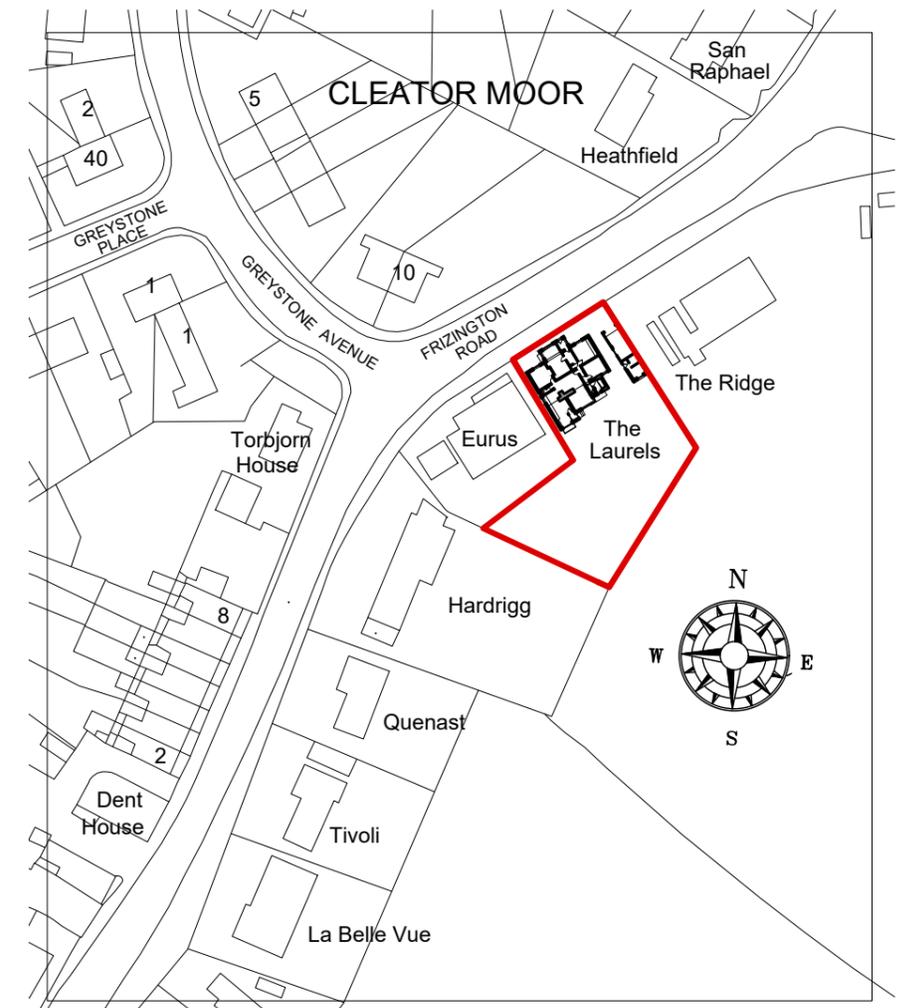


FRIZINGTON ROAD

Eurus

The Laurels

The Ridge



LOCATION PLAN
1/1250 Scale

BLOCK 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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/500	0.0	10.0	20.0	30.0	40.0	50.0 metres															

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Andrew and Gaile Branthwaite

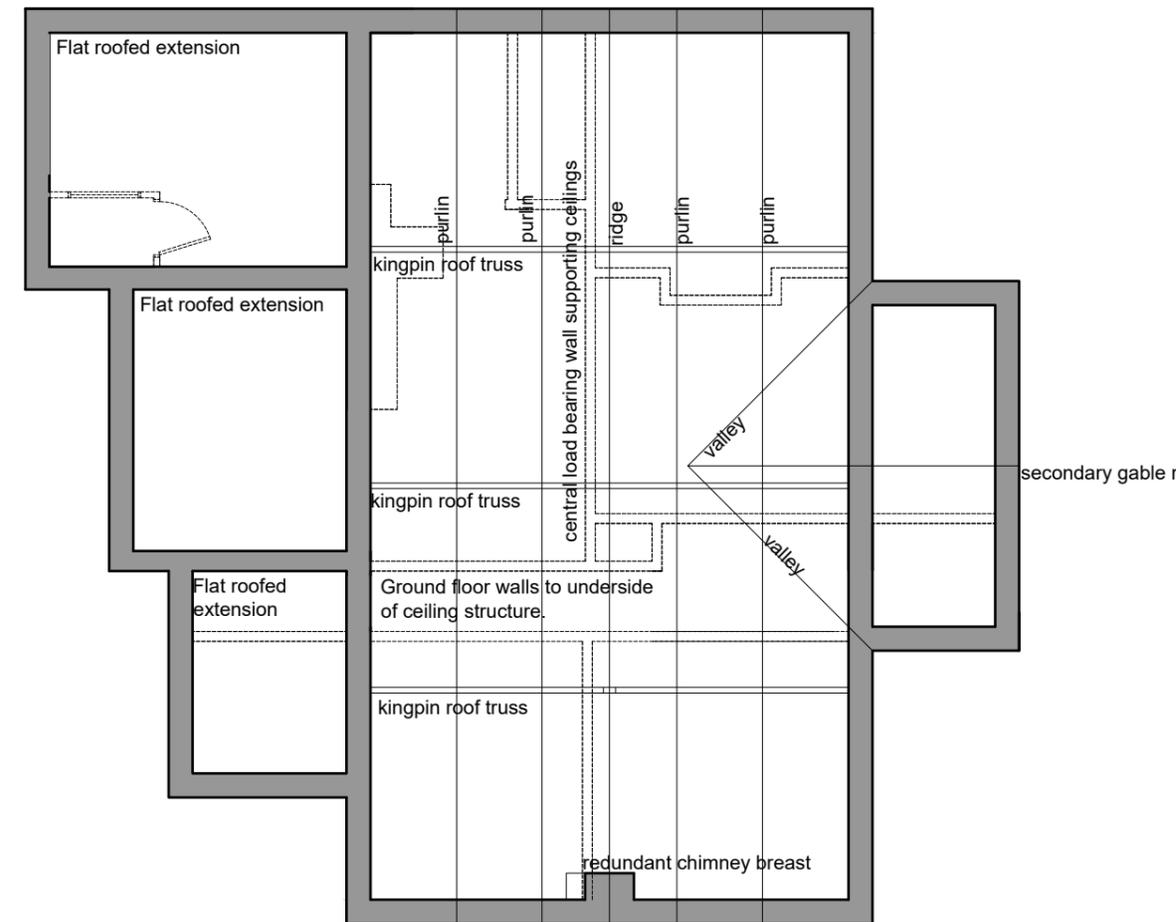
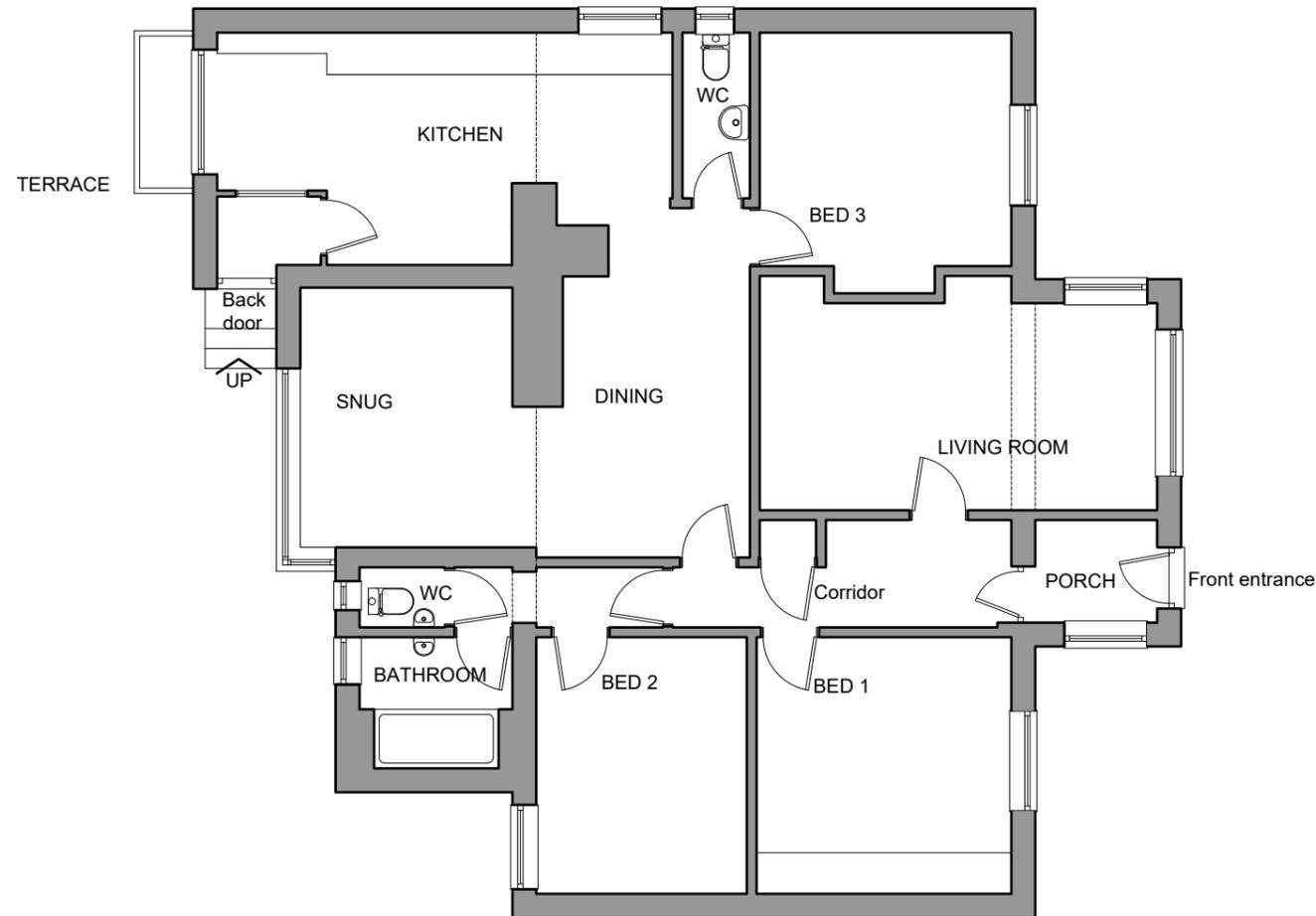
ALTERATIONS AND
EXTENSION

EXISTING BLOCK PLAN &
LOCATION PLAN

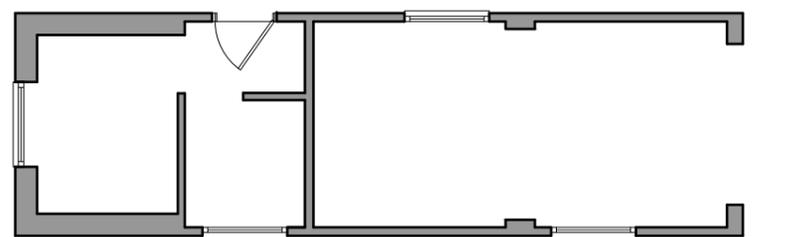
Scale: 1/500 @ A3
Date: NOV 2024
DWG No. 24/0420/01

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DATE

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EXISTING LOFT PLAN



EXISTING GROUND FLOOR PLAN

Rev A. Doors amended to living room internal layout changed, wood burning stove added.

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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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ALTERATIONS AND
EXTENSION

EXISTING GROUND
AND FIRST FLOOR
PLANS

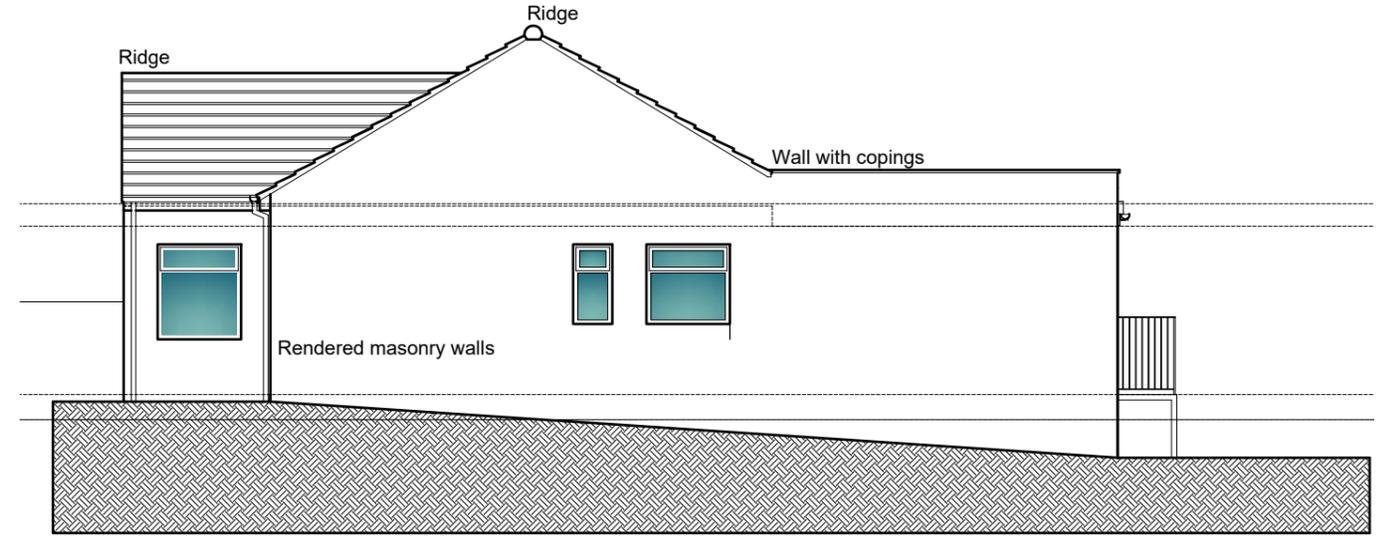
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Date: NOV 2024
DWG No. 24/0420/02

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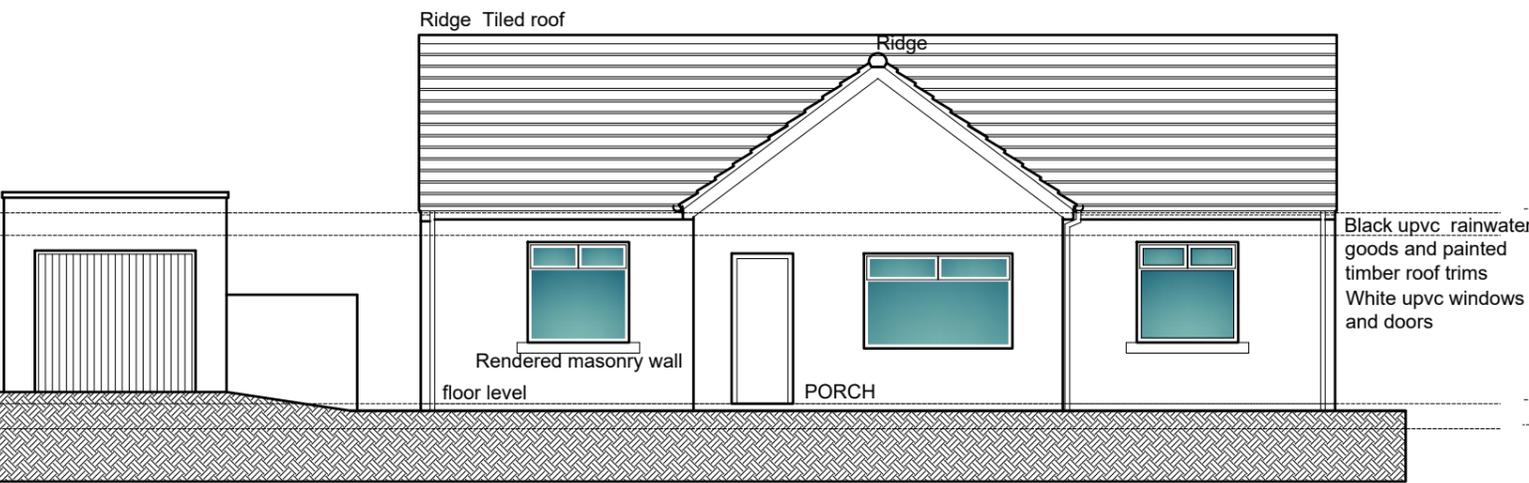
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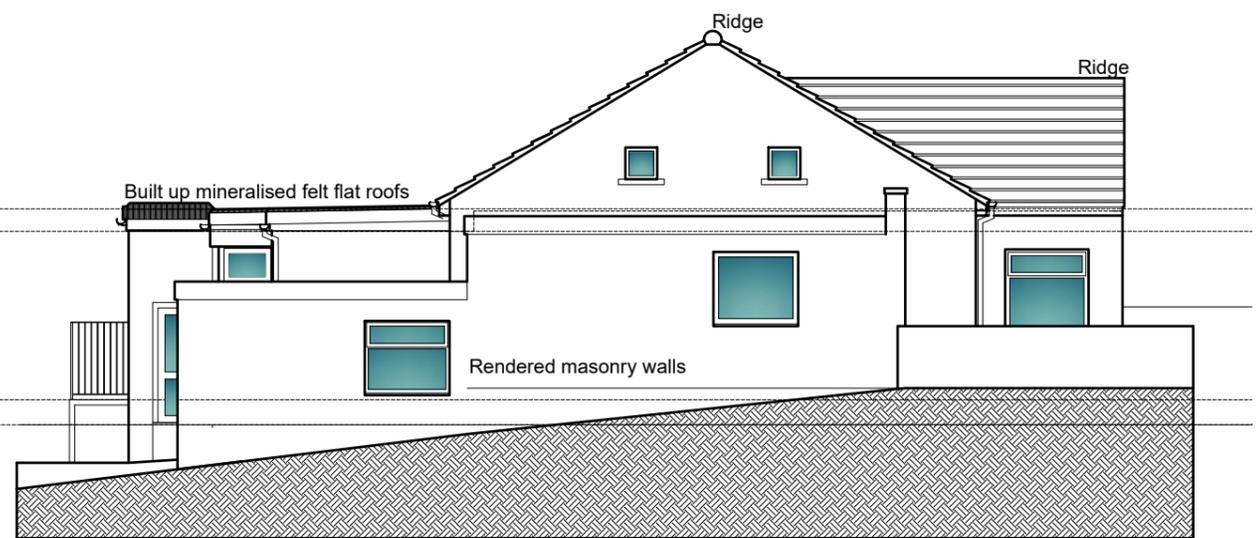
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING 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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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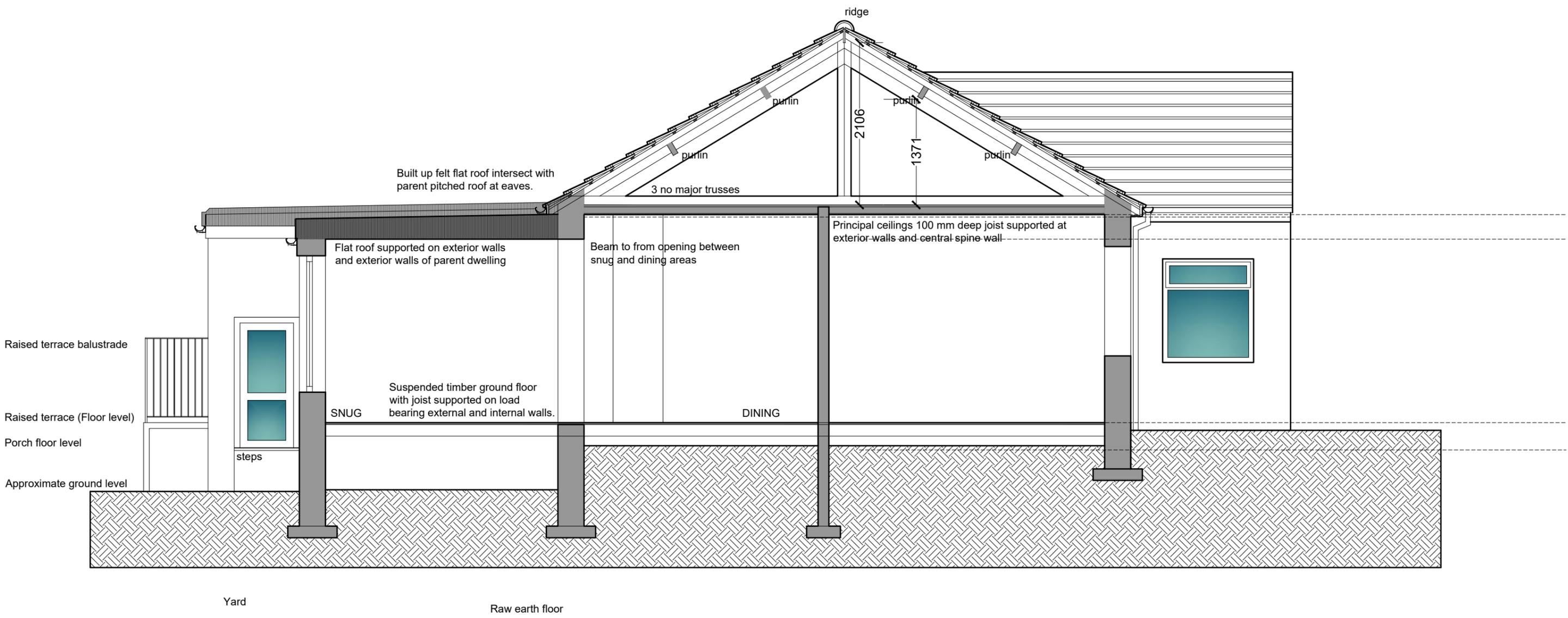
ALTERATIONS AND
EXTENSION

EXISTING ELEVATIONS

Scale: 1/100 @ A3
Date: NOV 2024
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EXISTING SECTIONAL 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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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ALTERATIONS AND
 EXTENSION

EXISTING SECTIONAL
 ELEVATION

Scale: 1/50 @ A3
 Date: NOV 2024
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New support for modified structures over.

New steel column with brick or block work surround of suitable pad foundation to support roof trusses and bloc walls over on steel beams. All to be designed by the Consultant Structural Engineer CSE.

New Stairwell

Form opening in existing ceiling joists with double trimmer and trimming and make good to new trussed rafter structure over with minimum 15 mm plasterboard and skim to provide full half hour fire resistance to the stair well and surrounding structures.

New Stairs

16 no 203 mm equal risers, one step up to new first floor from square half landing with two steps down to half landing and then flight of 13 steps 12 treads to ground floor. Stairs to be standard width 860 over strings with minimum square landings at the top and bottom and half landings. Minimum head room 2000 mm from the rake of the stairs, maximum angle of rise to be 42° to the horizontal. Stairs to have mop top handrail minimum 900 mm above the rake of the stairs and 1100 mm solid balustrade to the top landing and corridor. Underdraw stairs with 15mm fireline boards and skim to provide minimum half hour fire resistance.

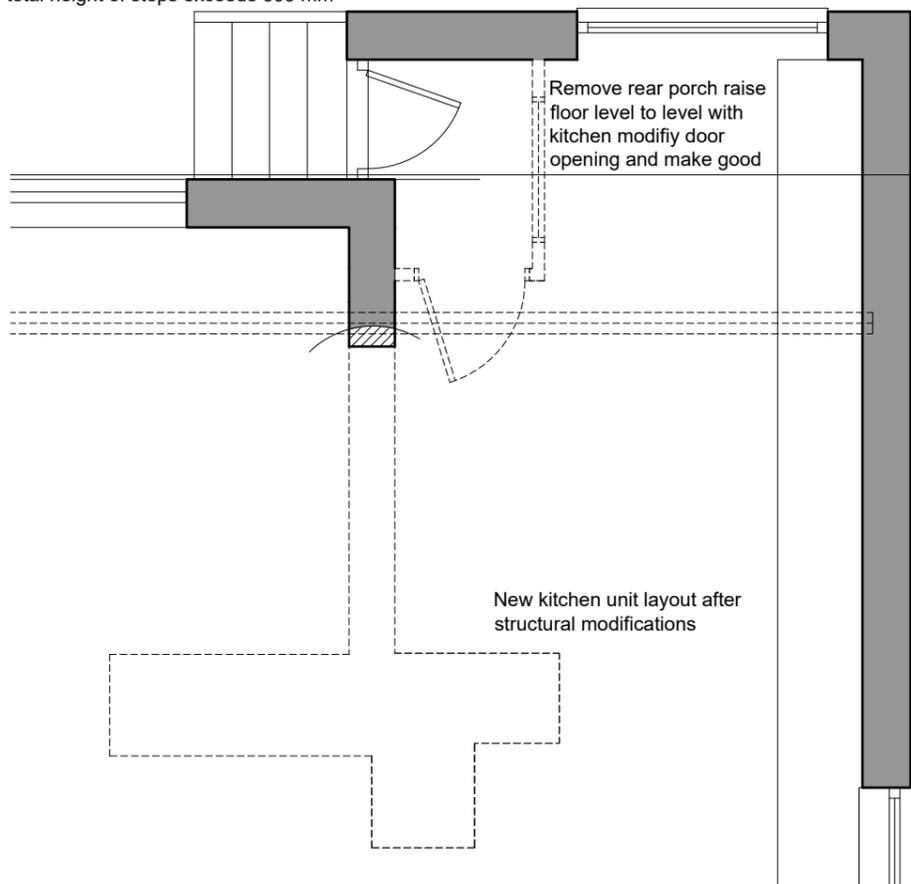
New Stud partition to stairwell and bedroom on continued up to underside of roof structure.

100 mm x 50 mm C16 timber studs at 400 mm partition with 15 mm plasterboard and skim both sides.

New and modified openings and load bearing walls

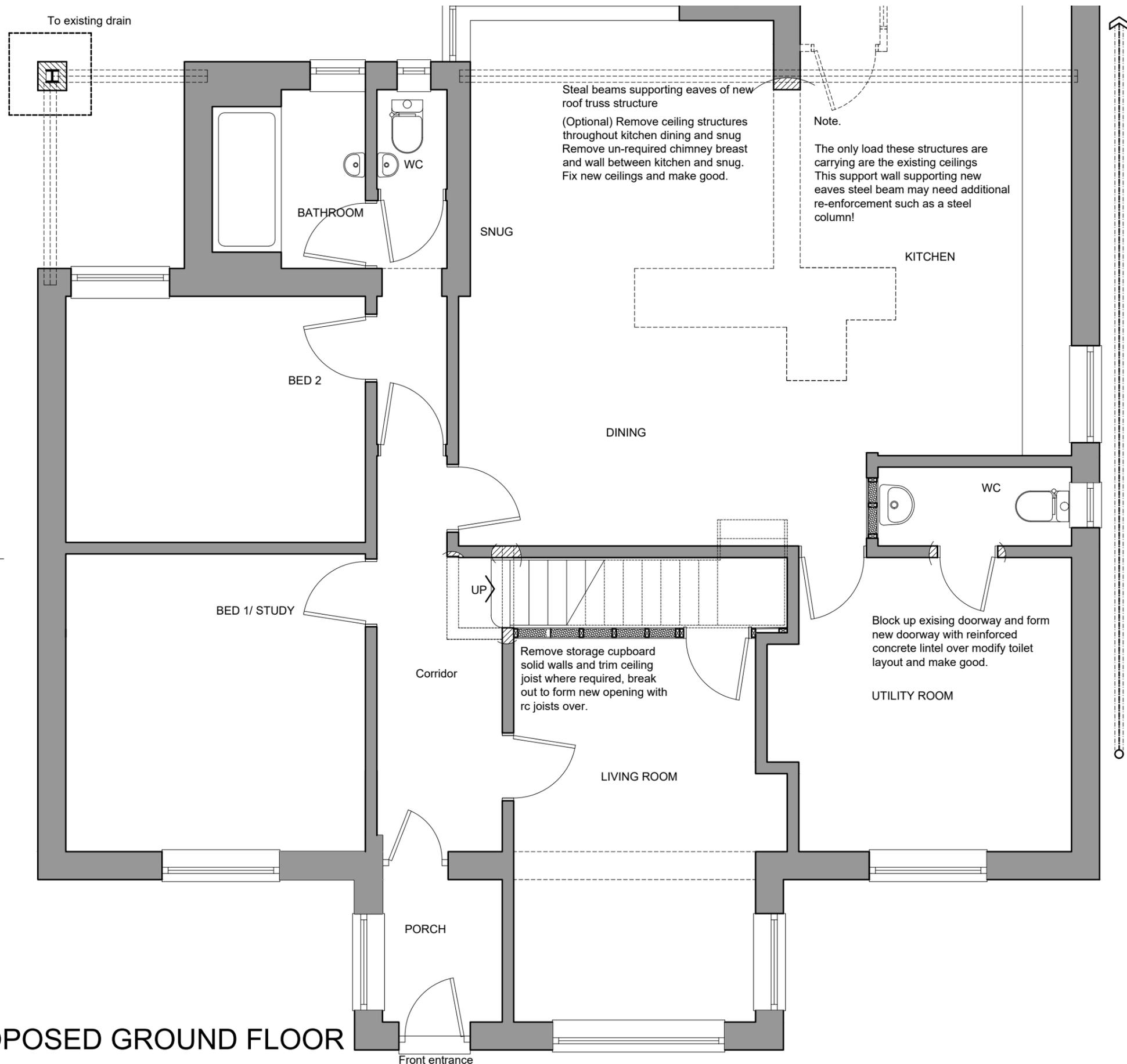
remove existing bedroom door and modify opening to allow for new stairs. Breakout to form new doorway to bedroom 1. Fix 150 mm x 100 mm reinforced concrete lintels over opening and make good to all disturbed surfaces.

Reform external steps to new 1000 mm deep landing with new balustrade where total height of steps exceeds 600 mm



POSSIBLE KITCHEN LAYOUT MODIFICATIONS

PROPOSED GROUND FLOOR



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	6.0	7.0	8.0	9.0	10.0 metres	5.0 metres									

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Andrew and Gaile Branthwaite

ALTERATIONS AND EXTENSION

PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN

Scale: 1/50 @ A3
Date: NOV 2024
DWG No. 24/0420/06

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Cavity wall above existing walls U Value 0.17 W/M²K

After removing roof fabric and structure prepare heads of existing walls to allow for extension of existing gables. Remove existing non-insulated gable peaks and allow for new cavity walls over the same thickness as the existing walls. Anticipated existing walls 20 mm render 105 external brick leaf 50 mm cavity 100 mm solid concrete blocks.

New walls 20 mm render (to match existing) 100 mm block 40 mm cavity 35 mm cavity wall insulation 100 mm. thick Celcon Standard Insulation high strength 7.3 N/mm² block inner leaf lined with 55 mm 40 mm insulation 15mm plasterboard and skim.

All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 3.0 M³ / (h.M²) at 50PA or better.

Fix insulated cavity closers (140 mm Kingspan Kooltherm or similar) at all jambs and cills to doors and windows and fix tray under cills and lintels to heads of openings. Insulate internal head and jambs internally with 38 mm (25mm/12.5 mm) Combination insulation and plasterboard with 3 mm skim.

Cavity wall ties to be Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) with ferrules to support insulation or similar specifically designed for 75 mm cavities at 750 mm.

horizontal centres and 450m vertical centres, offset 375 mm. horizontally to form a diamond pattern or as otherwise recommended by the wall insulation manufacturer.

Expansion joints in blockwork to be not greater than 8 metre centres Use compressible brick joint roll, Fillcrete or similar and Ancon 225 mm PPS movement joint slip ties with debonding sleeves, or similar, and weather seal with Sika Waterbar® or similar. Fix additional wall ties every course at all corners expansion joints and jambs.

Seal heads of cavities with inert fire-proof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.

Fix Catnic Cougar or IG type stainless steel or galvanised lintels or similar designed for 150 mm. cavities. Lintels to have insulated voids and integral cavity trays and minimum bearing of 150 mm. Fix additional bitumen or pvc trays in severe weather areas. Fix brick soldier course or decorative masonry facing lintels over steel lintel toes or "Artstone" coloured concrete (artificial stone).

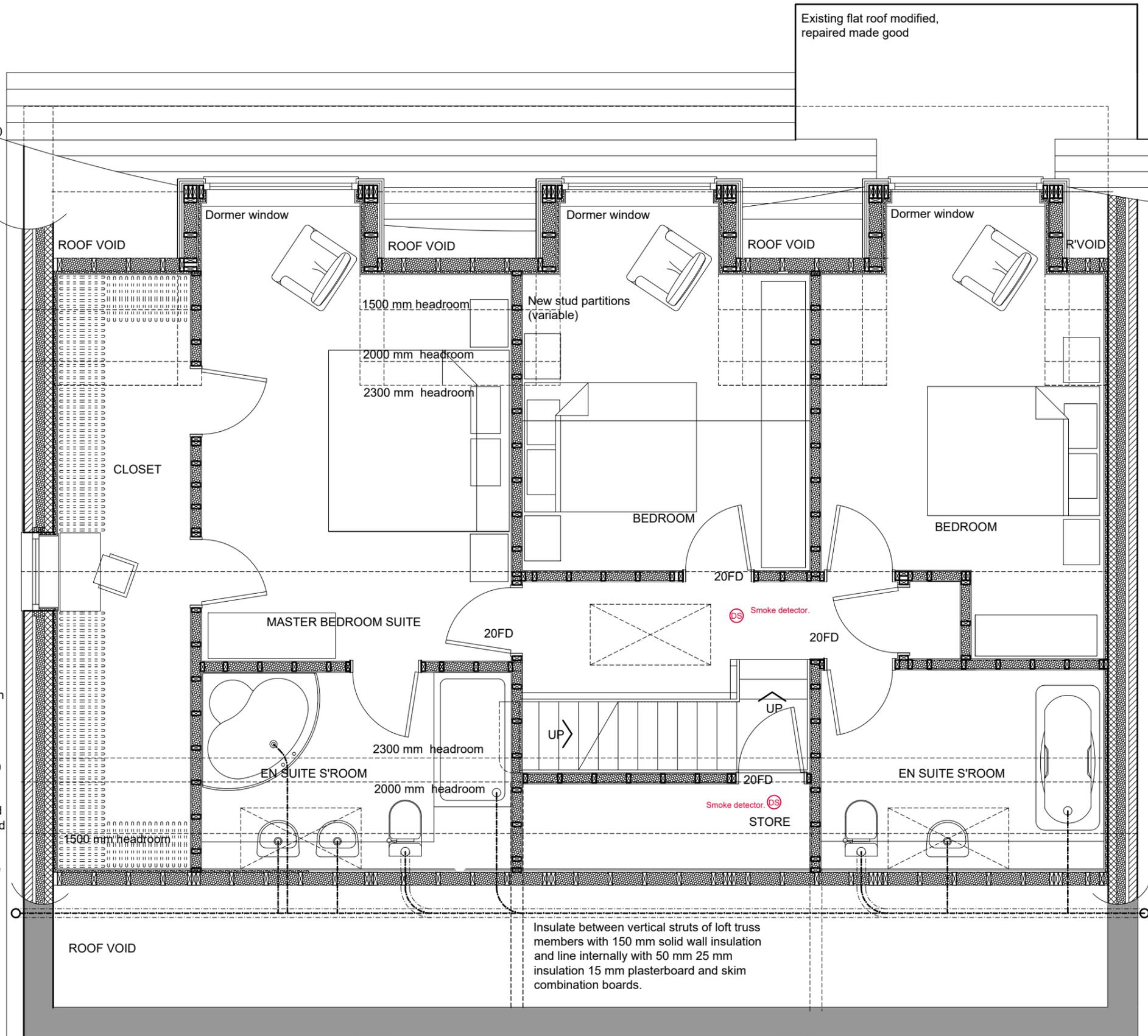
Fix perpend joint weep holes in outer leaf at 600 mm. centres above all cavity trays. And over concrete lintels in outer leaf.

All exposed steel lintels internally are to be lined with 15 mm British Gypsum Fireline plasterboard and skim to ensure ½ hour fire resistance to all elements of structure.

All openings are to be sealed to comply with the pressure test requirement (3.0 M³ / (h.M²) at 50PA.) or better.

Lintel schedule to be supplied to Building Control by the selected manufacturer 21 days prior to installation.

New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork.



Existing flat roof modified, repaired made good

New second floor description.

Preparation.

Carefully remove the whole of the existing roof fabric and structure. Retain existing ceilings and flat roof structures. Repair or replace flat roof fabric before installing new first floor structures. Build up external walls to new heights required including both gables and make good to renders and any flashing and cavity tray etc.

Raise walls at eaves to allow for new wall plates on the inner leaf of the parent walls and over new beams at rear to maintain common wall plate position. Install integrated loft truss and dormer structures over wall plates.

The whole of the new structure to be over the existing flat roofs and internal ceilings to allow for the turn in the stairs and to "unload" the existing ceilings. Build up the internal spine wall to form intermediate support for the truss tie/floor joists.

The whole of the truss and dormer design to be designed by the truss manufacturers. All structural calculations to be provide to building control prior to installation.

Non-Structural stud partitions:

Fix stud partitions to layout shown. Partitions to be PAR Canadian rationalised 90 mm x 45 mm. timber studs at 400 mm. centres built off 90 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 12.5 mm thick plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.

Fix double joists under partitions parallel to joists and solid noggins under partitions perpendicular to joists. Note floor to be designed by Metalweb joist manufacturer suppliers (see suspended floor specification details)

Structural stud partitions:

Lateral support to cavity walls.

Fix stud partitions to layout shown. Partitions to be 1 PAR Canadian rationalised 90 mm x 47 mm. timber studs at 400 mm. centres built off 90 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix minimum one layer of 11 mm OSB Boards glued and screwed to both sides of studs. Fix 10kg/m² 15 mm thick plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.

Where partitions form a buttress to the main walls any specification from the Consultant Structural Engineer is to supersede the general performance specification.

All stud partitions forming the central protected shaft are to be taken up to the underside of the roof fabric with fireproof cavity barriers (E30 and E115) All partitions forming the central shaft are to be minimum RE130fire resistance with 15 mm British gypsum fireline boards and skim both sides.

Alternatively, the whole of the ceiling throughout the second floor is to be lined with 15 mm British Gypsum fire line boards and skim. Including any hatches.

PROPOSED FIRST FLOOR

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 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

The Laurels, Frizington Road
Cleator Moor, Cumbria, CA25 5EP For
Andrew and Gaile Branthwaite

**ALTERATIONS AND
EXTENSION**

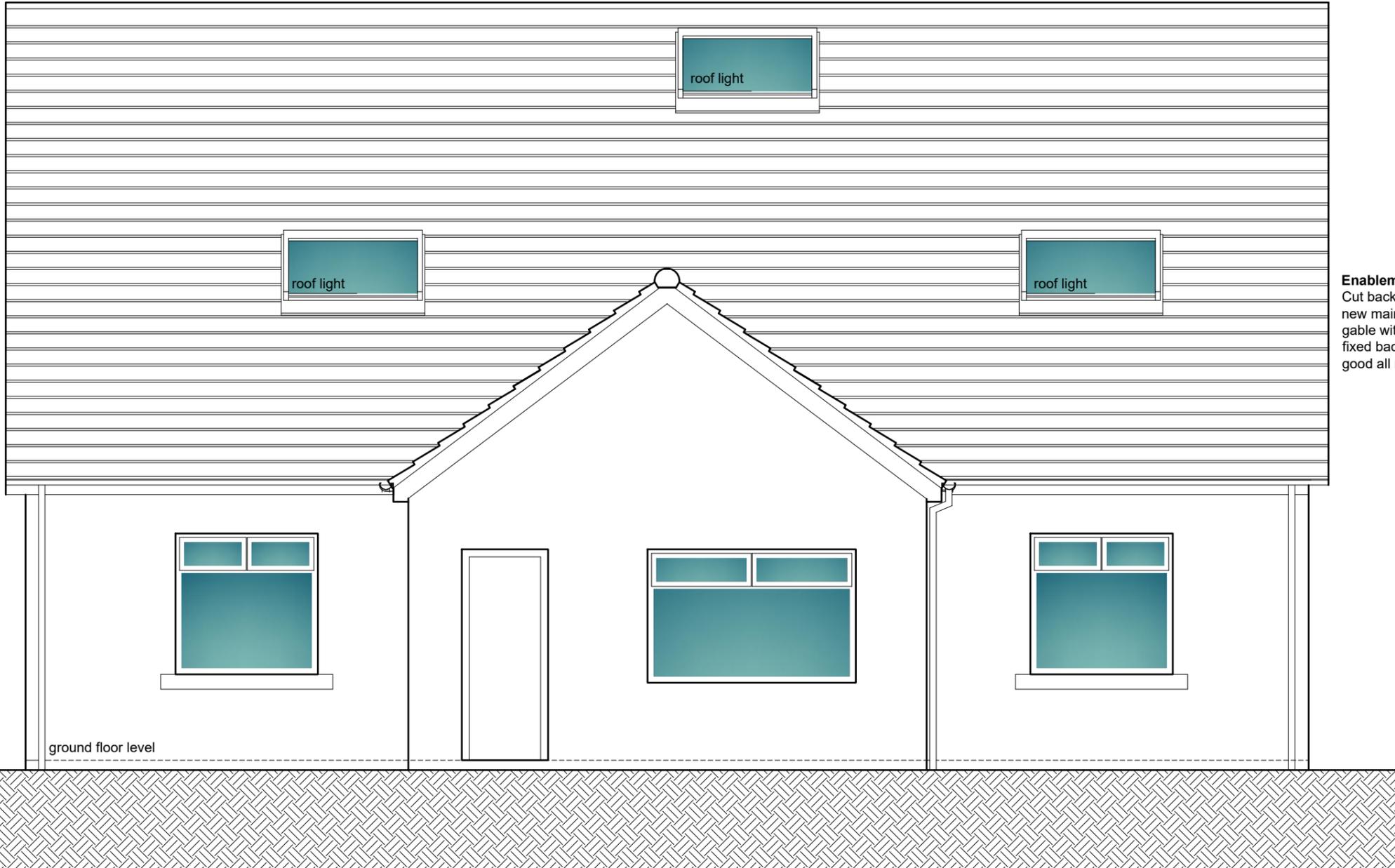
**PROPOSED ALTERATIONS
AND EXTENSIONS FIRST
FLOOR PLAN**

Scale:
Date:
DWG No.

1/50 @ A3
NOV 2024
24/0420/07

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New tiled roof



Enabements
 Cut back lean to gable to allow for new main roof propile and reform gable with new lined valley gutter all fixed back to new roof profile. make good all material finishes.

PROPOSED FRONT 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 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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**ALTERATIONS AND
 EXTENSION**

**PROPOSED ALTERATIONS
 AND EXTENSIONS FRONT
 ELEVATION**

Scale:
 Date:
 DWG No.

1/50 @ A3
 NOV 2024
 24/0420/08

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Ridge (tiled roof)



Sloping soffits Dormer cheeks in loft rooms U Value 0.13 W/M²K
 Insulate between sloping and vertical roof soffit joists and struts with 100 mm Kingspan Kooltherm K107 roof insulation or similar with 100 mm same across the joist soffits width and 15 mm plasterboard and skim all securely fixed to the joist soffits.
 Where required pack structural rafter to minimum 225 mm depth and insulate between rafters and packing with 200 mm Kingspan Kooltherm K107 soffit board liner or similar with 25 mm fabric sag space over insulation between rafters with Proctor Roofshield breathable membrane and tiles on 25 mm x 50 mm tile battens.

Dormer roofs
 Approved tiles Marley Modern flat profile grey roof tiles or similar on 25 mm. x 50 mm. treated timber battens on Proctor Roofshield or similar breathable sarking felt on Minimum 100 mm x 50 mm rafters or as otherwise designed by the roof designer/supplier/manufacturer to allow for 100 mm Kingspan Kooltherm K107 roof insulation or similar with 100 mm same across the joist soffits width and 15 mm plasterboard and skim all securely fixed to the joist soffits.
 Where required pack structural rafter to minimum 225 mm depth and insulate between rafters and packing with 200 mm Kingspan Kooltherm K107 soffit board liner or similar with 25 mm fabric sag space over insulation between rafters with Proctor Roofshield breathable membrane and tiles on 25 mm x 50 mm tile battens.

The dormer roof cheeks and face are to be designed and supported as part of the whole roof installation by the roof supplier manufacturers Robert Jackson Timber Limited or similar.

Upvc rainwater goods All roof truss design, layout and structural calculations including hi-bred roof designs combining rafter and structural members to allow for rooms in lofts are to be provided by the manufacturer/supplier to Building Control for approval 21 days prior to that section of the works proceeding on site.

PROPOSED REAR 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 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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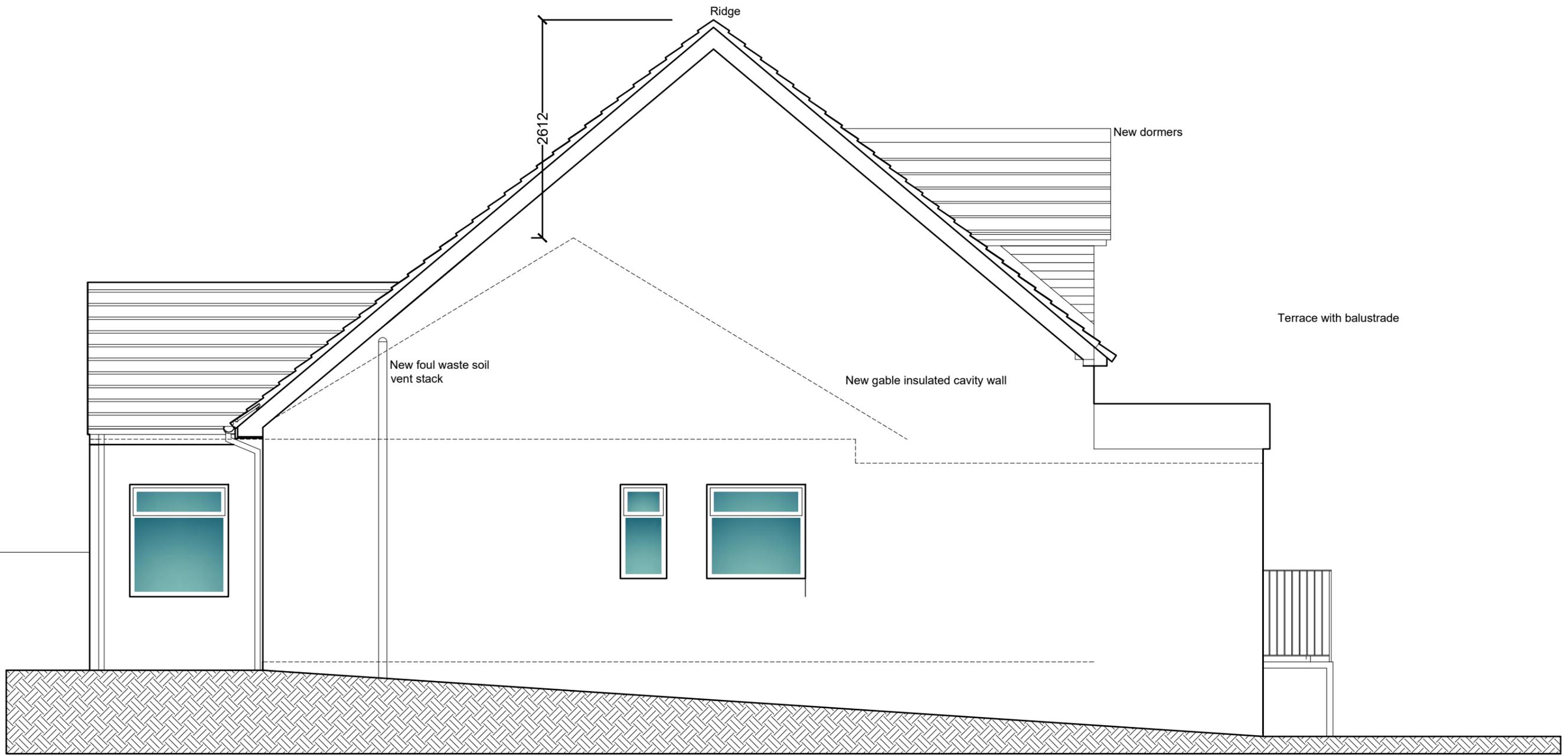
ALTERATIONS AND
 EXTENSION

PROPOSED REAR ELEVATION

Scale: 1/50 @ A3
 Date: NOV 2024
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PROPOSED END ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 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															

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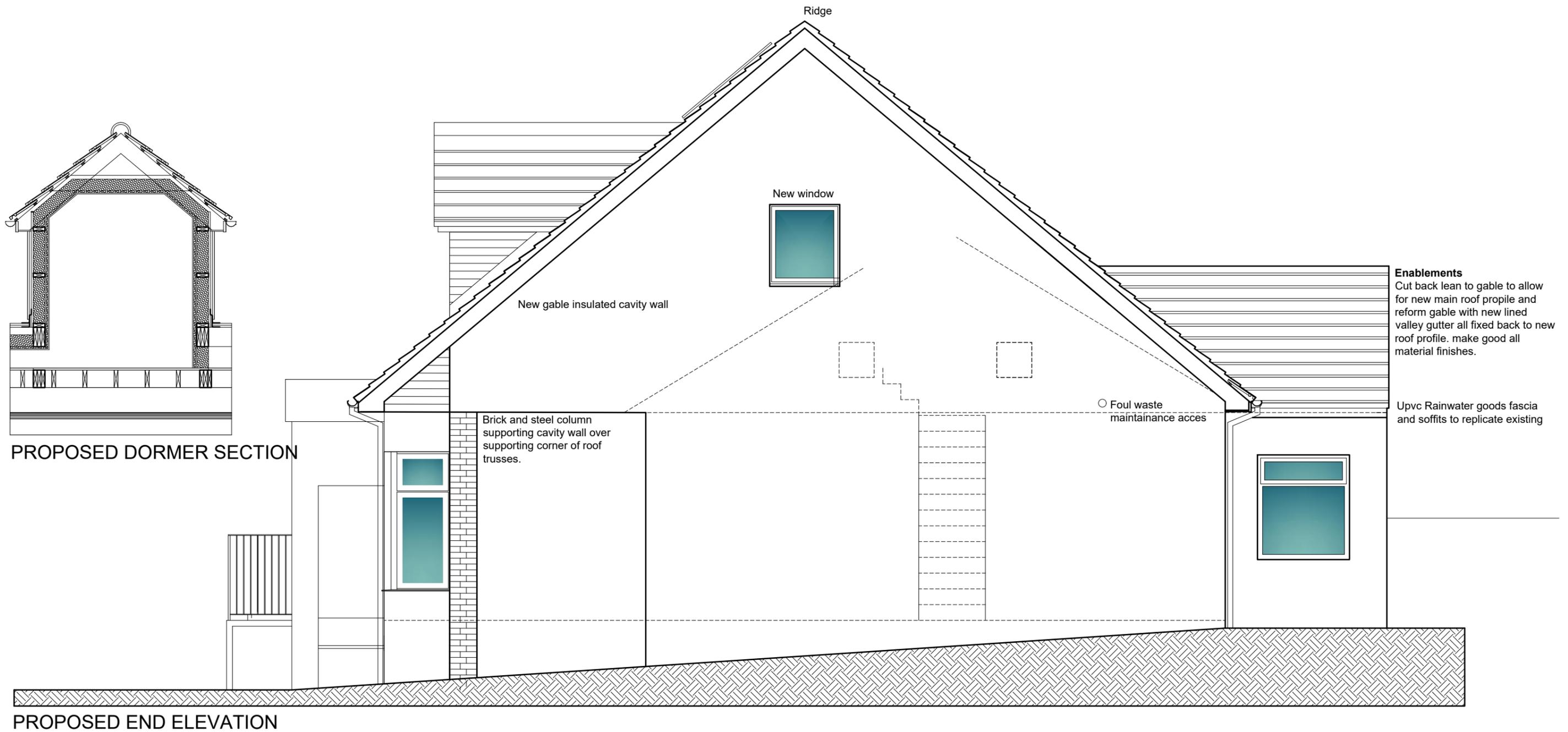
ALTERATIONS AND
 EXTENSION

PROPOSED END ELEVATION

Scale: 1/50 @ A3
 Date: NOV 2024
 DWG No. 24/0420/10

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SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 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															

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**ALTERATIONS AND
EXTENSION**

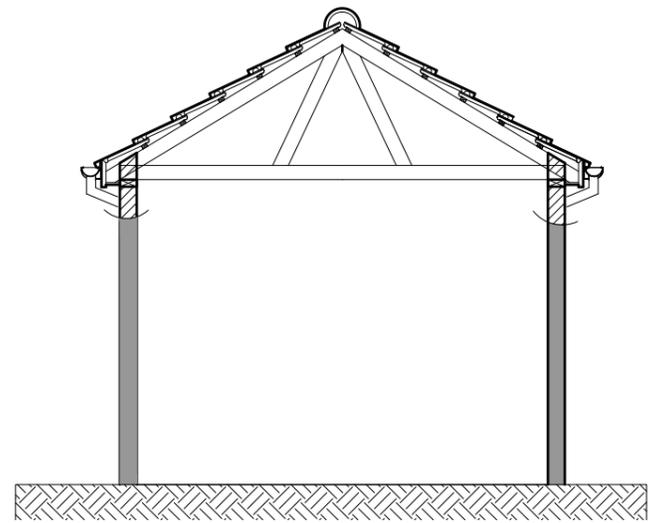
PROPOSED END ELEVATION

Scale:
Date:
DWG No.

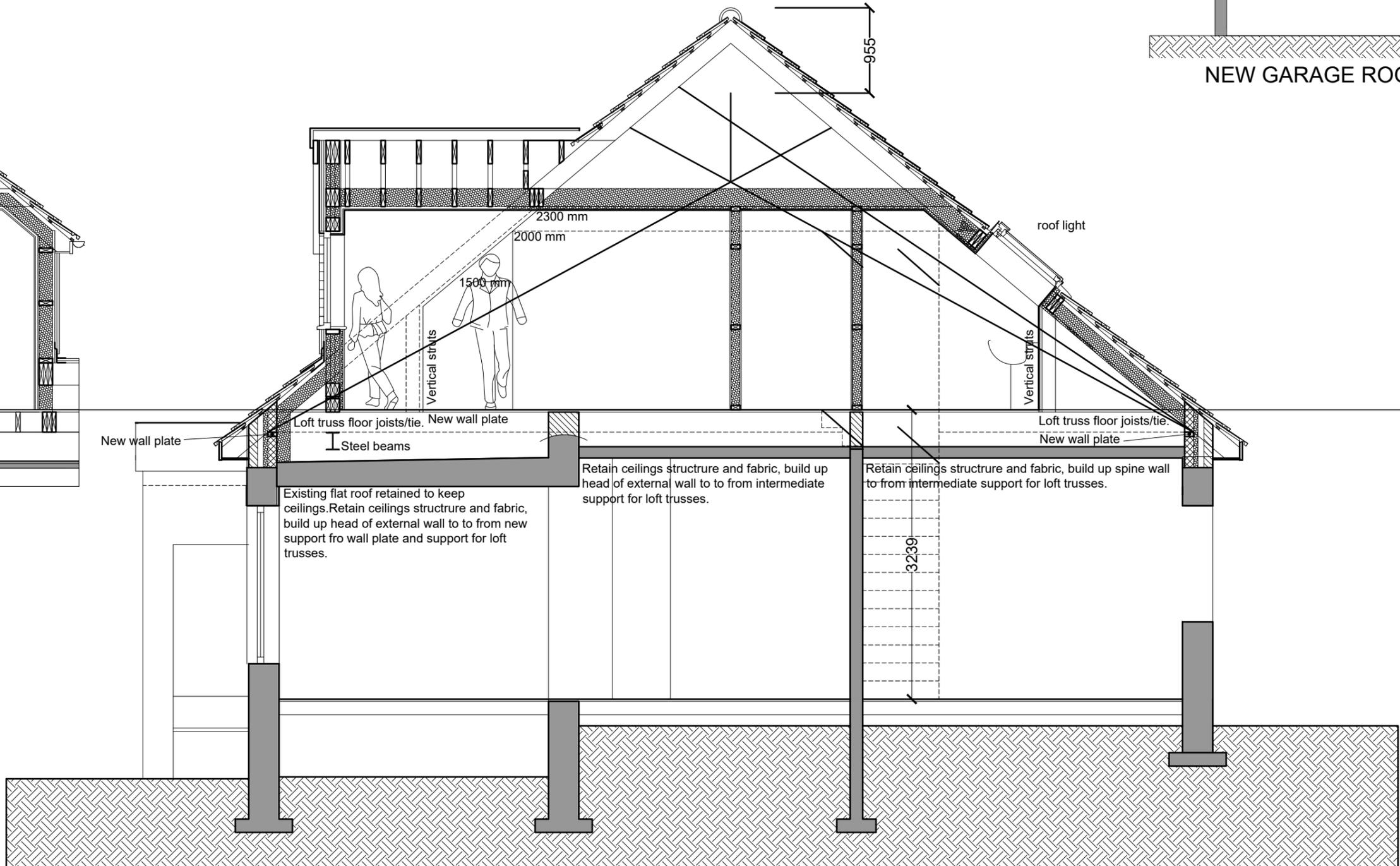
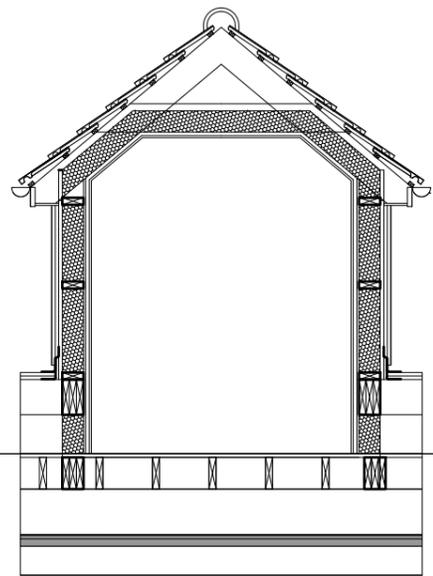
1/50 @ A3
NOV 2024
24/0420/11

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NEW GARAGE ROOF SECTION



PROPOSED SECTION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 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															

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ALTERATIONS AND
EXTENSION

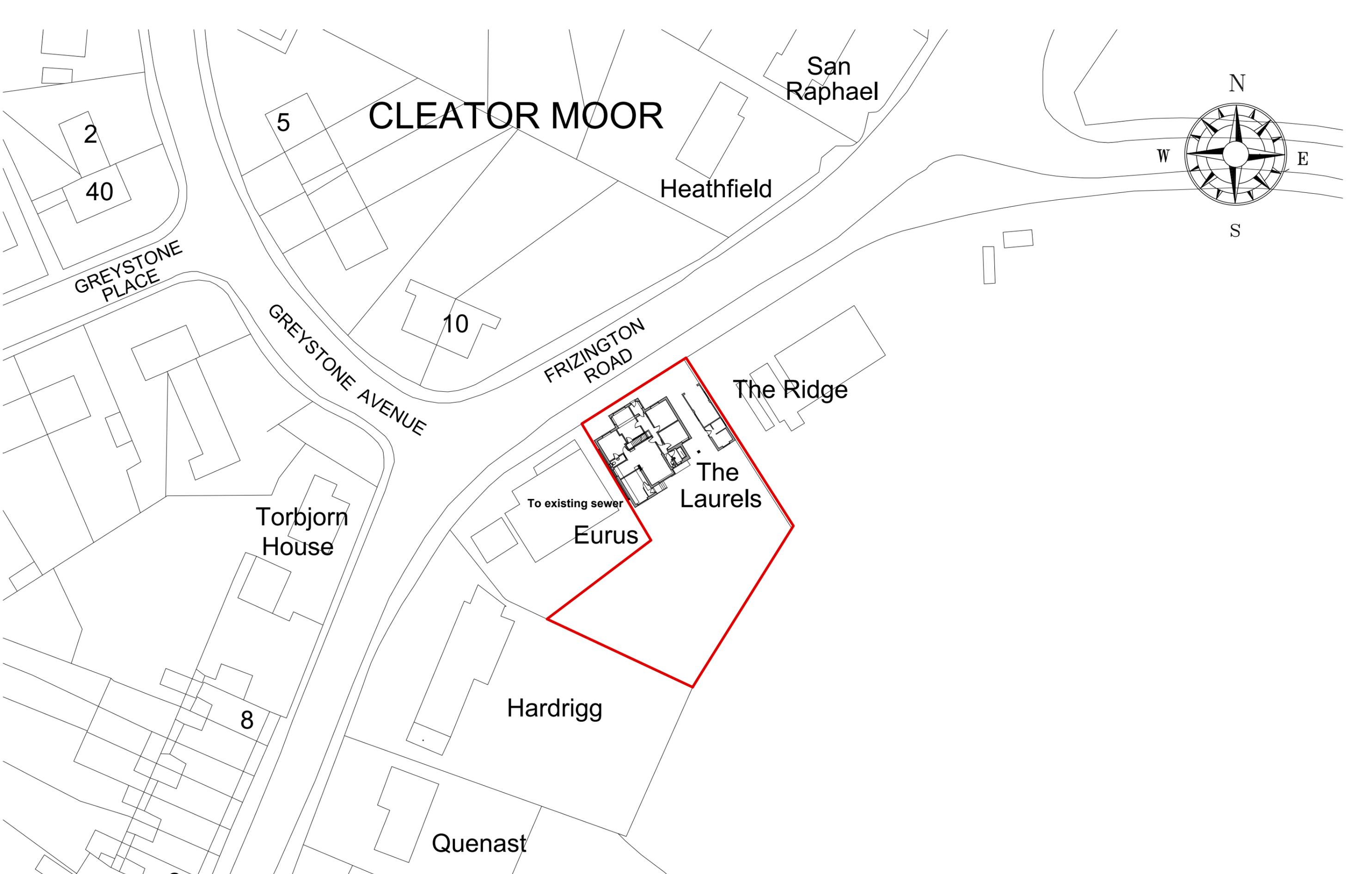
PROPOSED SECTIONAL
ELEVATIONS

Scale:
Date:
DWG No.

1/50 @ A3
NOV 2024
24/0420/13

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DATE

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Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	10.0	20.0	30.0	40.0	50.0 metres															

The Laurels, Frizington Road
 Cleator Moor, Cumbria, CA25 5EP For
 Andrew and Gaile Branthwaite

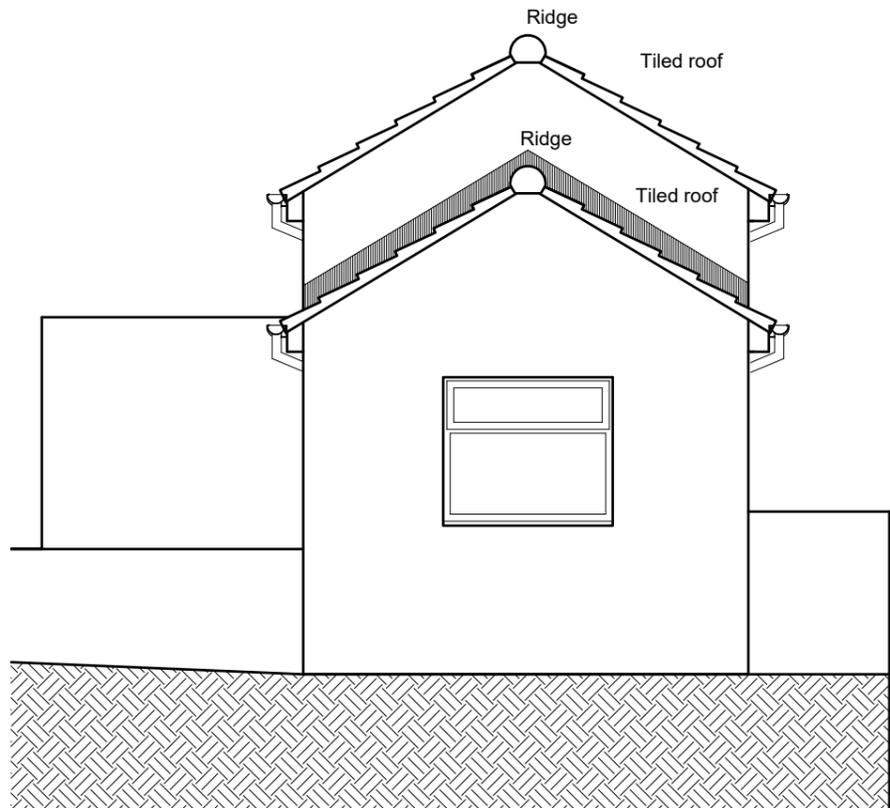
ALTERATIONS AND
 EXTENSION

PROPOSED BLOCK PLAN
 PLAN

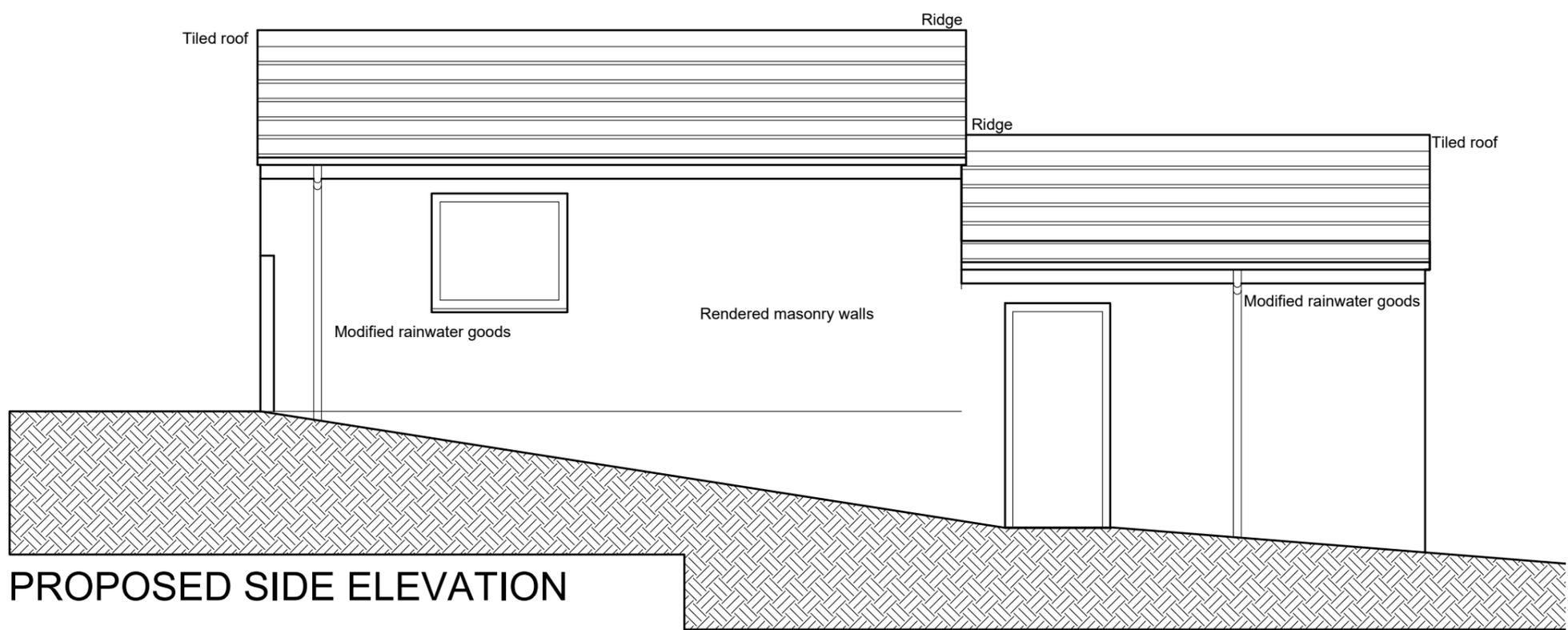
Scale: 1/200 @ A3
 Date: NOV 2024
 DWG No. 24/0420/12

REV
 DATE

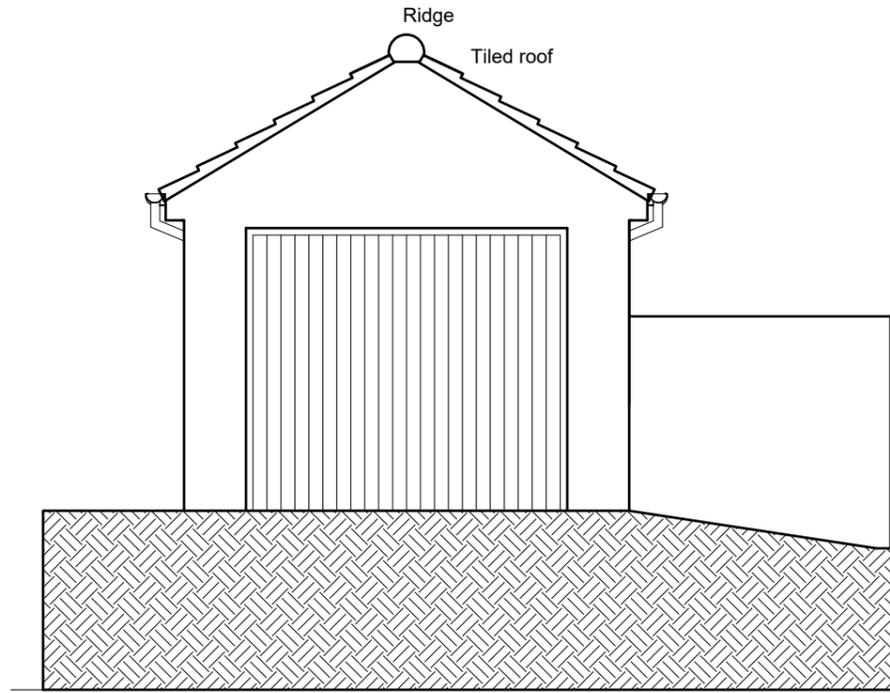
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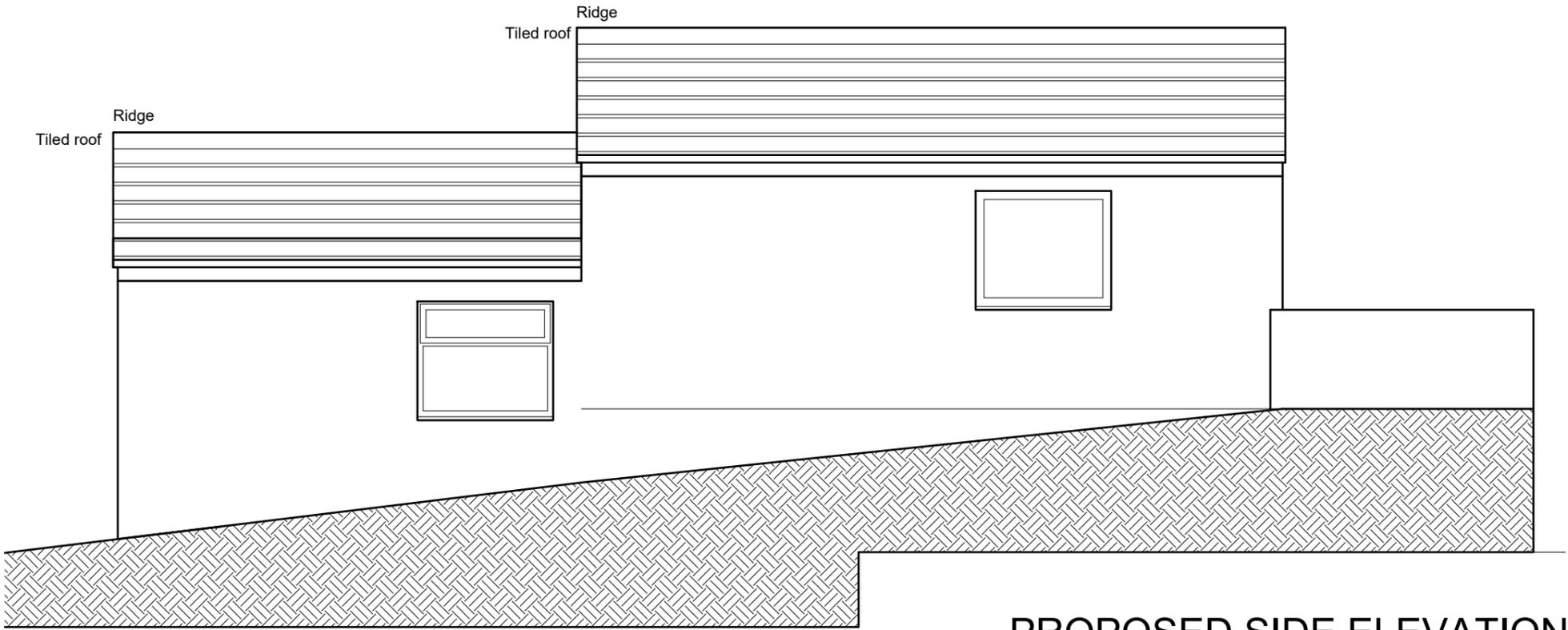
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED 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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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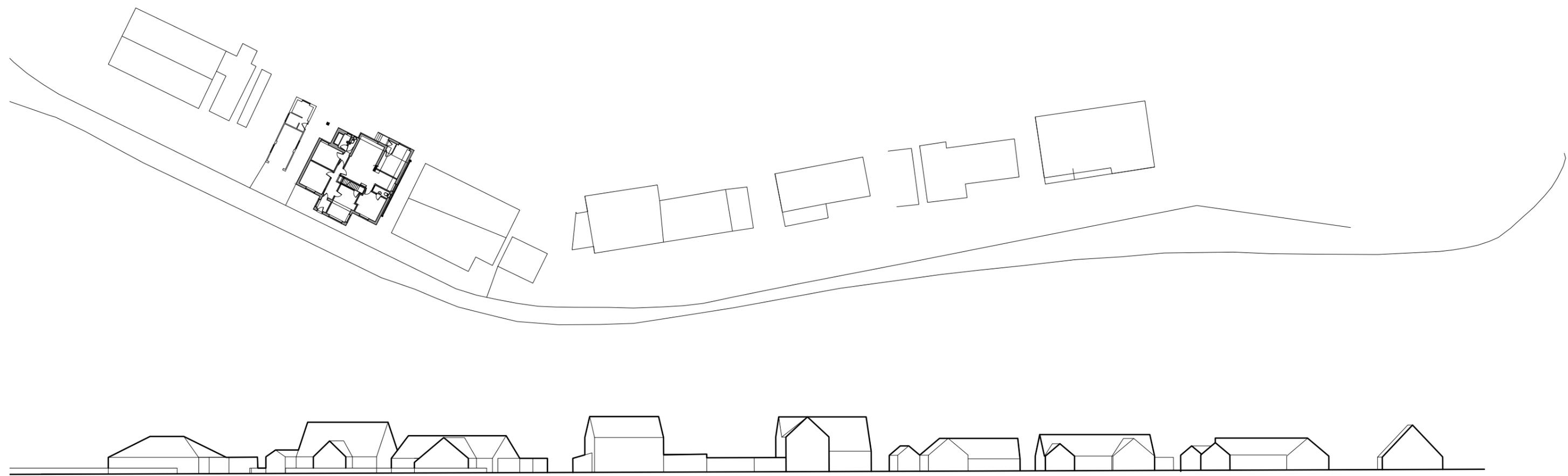
ALTERATIONS AND
EXTENSION

PROPOSED GARAGE AND
SHED NEW ROOF
ELEVATIONS

Scale: 1/100 @ A3
Date: NOV 2024
DWG No. 24/0420/14

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EXISTING 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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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**ALTERATIONS AND
 EXTENSION**

STREET VIEW

Scale: 1/100 @ A3
 Date: NOV 2024
 DWG No. 24/0420/15

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