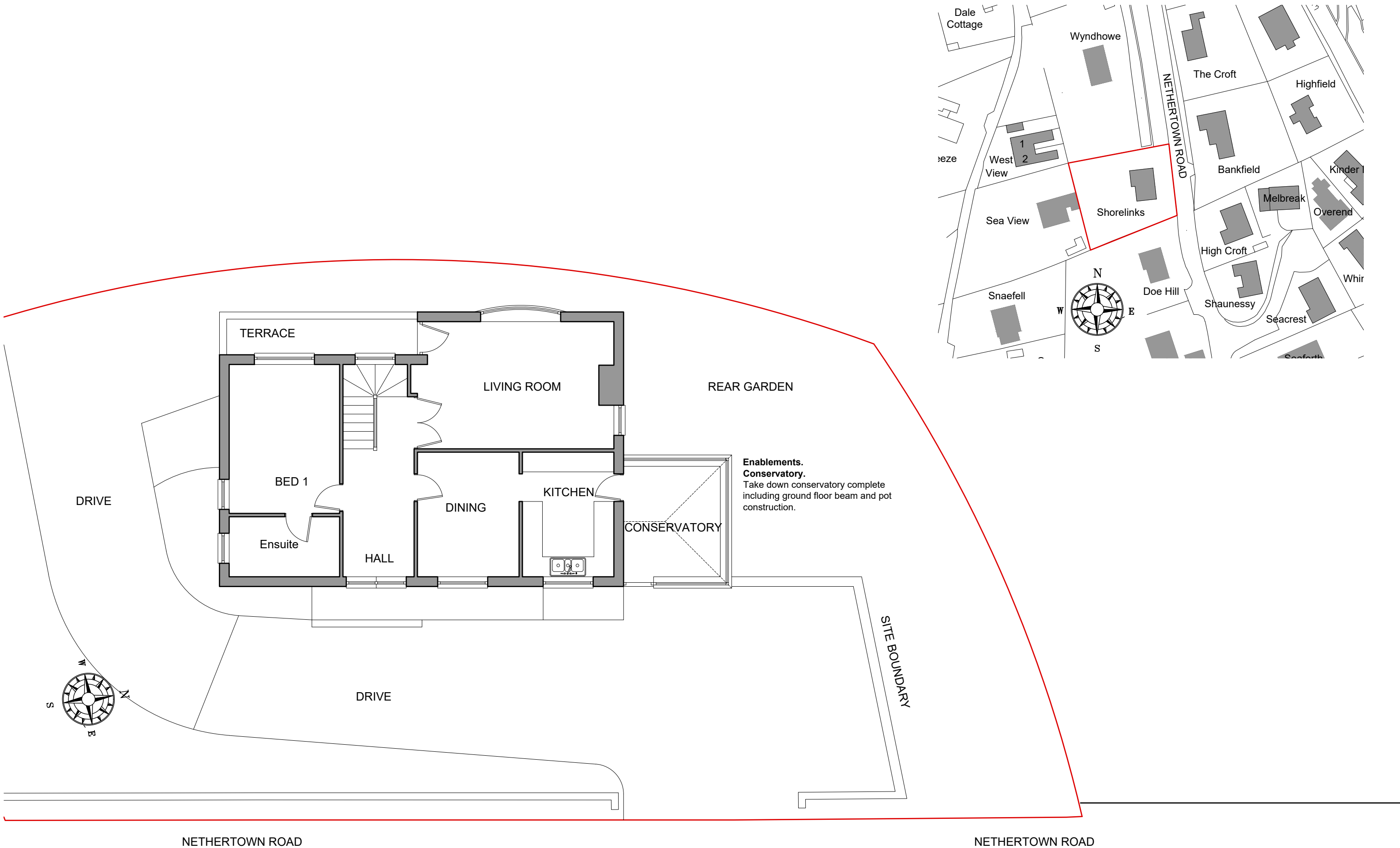


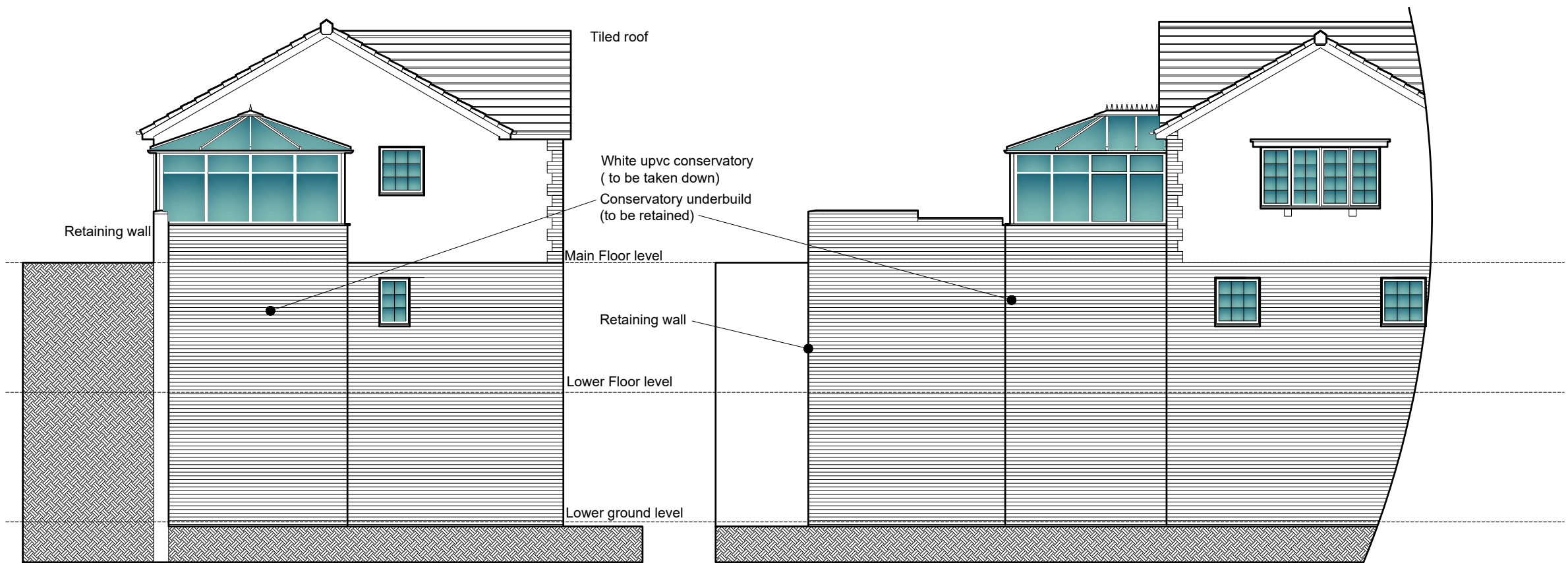


SHORELINKS NETHERTOWN ROAD
ST.BEES CUMBRIA CA27 0AY
FOR MR. & MRS. M ROBERTSON

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3												SCALE BAR 1/500																																									
SCALE BAR 1/100												SCALE BAR 1/2500																																									
SCALE BAR 1/50																																																					
SHORELINKS NETHERTOWN ROAD ST.BEES CUMBRIA CA27 0AY FOR MR. & MRS. M ROBERTSON												EXISTING DWELLING SURVEY PLAN AND LOCATION PLAN SP 2																								Scale:		1/100 @ A3		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com											
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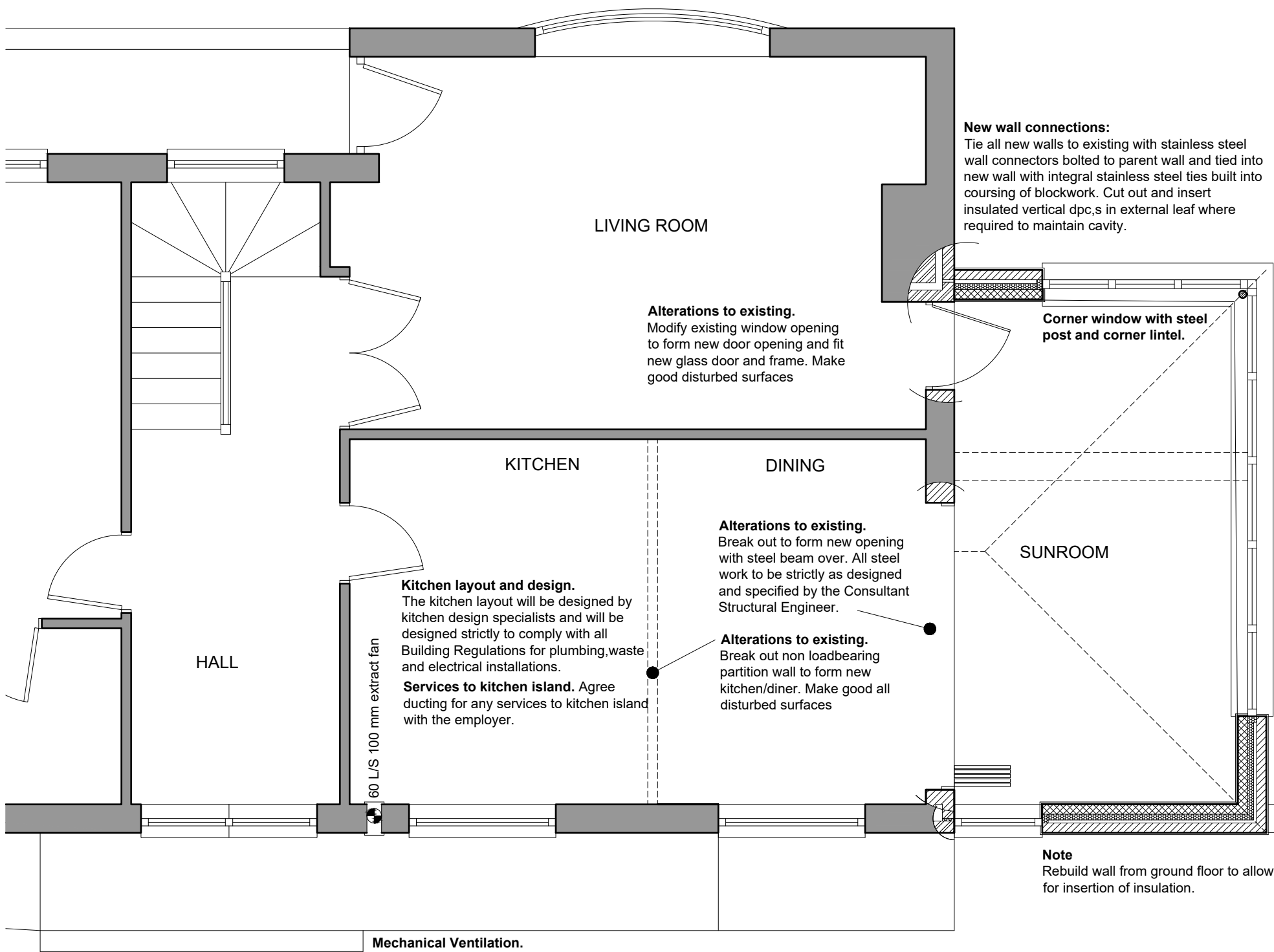
END ELEVATION

PART REAR ELEVATION



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											
SHORELINKS NETHERTOWN ROAD ST.BEES CUMBRIA CA27 0AY FOR MR. & MRS. M ROBERTSON			EXISTING BUNGALOW SURVEY ELEVATIONS													Scale: Date: DWG No.	1/100 @ A3 DEC 2020 20/0277/02	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			



New Ground floor.
Description.
The new ground floor will have to be an insulated construct level with the existing floor.
Performance Specification.
Floor U Value 0.17 W/M²K
Remove existing beam and pot construction to allow for installation of new insulated suspended timber floor construction supported off existing under build walls and new steel frame. The new steel frame and column and any fixings foundations are to be designed by the Consultant Structural Engineer (CSE) and installed strictly to the engineers specification. All steel details are to be provided for Building Control prior to commencement on site.
New floor construction 25 mm high density Weyroc particle board tongued and grooved and glued and screwed to 197 mm x 50 mm C16 floor joists at 400 mm centres built into inner leaf of existing and new walls. All sawn ends built into walls are to be site treated with preservative prior to fixing. Fix 50 mm x 50 mm herring bone strutting at centre of joist spans
Underpin the joist soffits with minimum 500 gauge Visqueen vapor barrier and 8 mm/ 10 mm external quality plywood or OSB board to support insulation between joists. Insulate between joists with minimum 165 mm thick Kingspan floor insulation slabs cut to fit neatly between joists with no air gaps including around the wall perimeter.

Cavity wall above dpc U Value 0.19 W/M²K
Description.
Rebuild cavity walls above floor level for new sun room.
Performance Specification.
300 mm. thick cavity walls consisting rendered solid block outer leaf 100 mm. clear cavity with 60 mm. Kingspan insulation or similar and 100 mm. thick Armstrong Airtec 3.5 concrete block inner leaf inner leaf. All walls are to be built in a manner to ensure the building would pass a presure test to achieve 10 M³ /(h.M²)at50PA or better. Walls are to be dry lined internally with 25 mm /15 mm. insulated plaster plaster board on dabs. Return inner leaf blockwork onto "Dampcor" insulated DPM at all jambs to doors and windows and fix tray under cills and lintels to heads of openings. Cavity wall ties to be Furfix stainless steel specifically designed for 100 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. Fix additional wall ties every course at all corners 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 type stainless steel or galvanised lintels designed for 100 mm. cavities. Lintels to have insulated voids and integral cavity trays and min. bearing of 150 mm. Fix additional bitumen trays in severe weather areas. Fix weep holes in outer leaf at 600 mm. centres above all cavity trays. All openings are to be sealed to comply with the pressure test requirement (10 M³ /(h.M²)at50PA.)
Fix Catnic or similar corner post and articulated corner combined lintel with integral tray and insulation. The Consultant Structural Engineer (CSE) is to provide loading details for the manufacturer/ supplier prior to fabrication and details to be submitted to Building Control prior to commencement.
Alternatively the CSE can design a corner post and lintel arrangement integrated with the floor beams and column arrangement.

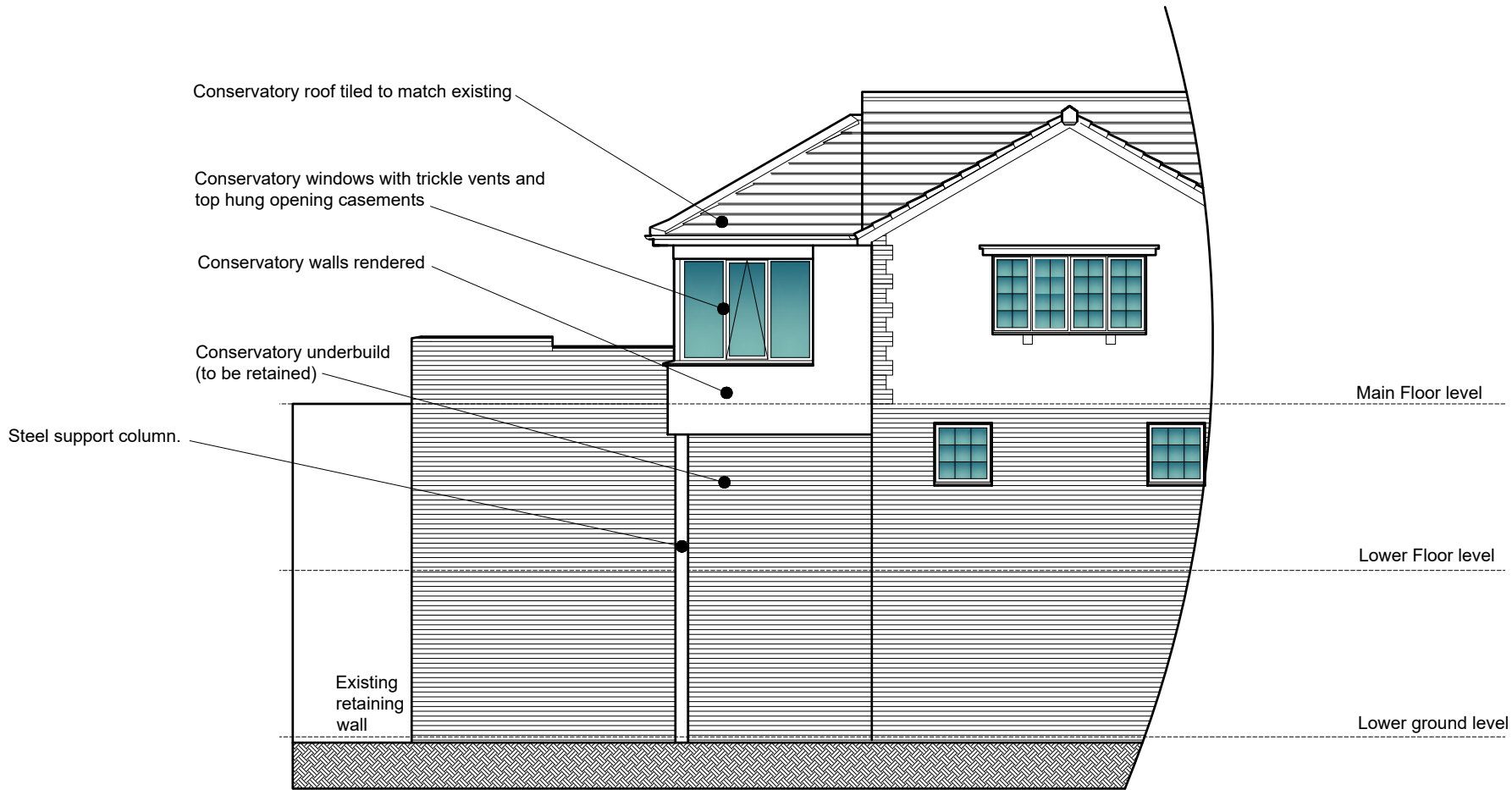
New windows and doors general.
All doors and windows are to have a minimum total U-Value of 1.2 W/m²K.
New windows and doors throughout are to be grey u.P.V.C. framed double glazed with Pilkington "K" glass. All windows are to be fitted with trickle ventilators to provide 500 sq. mm. of vent to every metre of living space in habitable rooms. Windows are to be close fitting and sealed around all jambs heads and cills with matching mastic. Where glazing is within 800 mm. of the floor or in glazed doors or side lights all glazing is to be carried out with toughened glass. All doors and windows are to be fitted with draught proof seals to all opening casements.

Energy efficient lighting.
All new rooms created are to be fitted with dedicated efficiency light fittings. All external lighting is to be movement censor controlled and fitted with dedicated high efficiency light fittings.

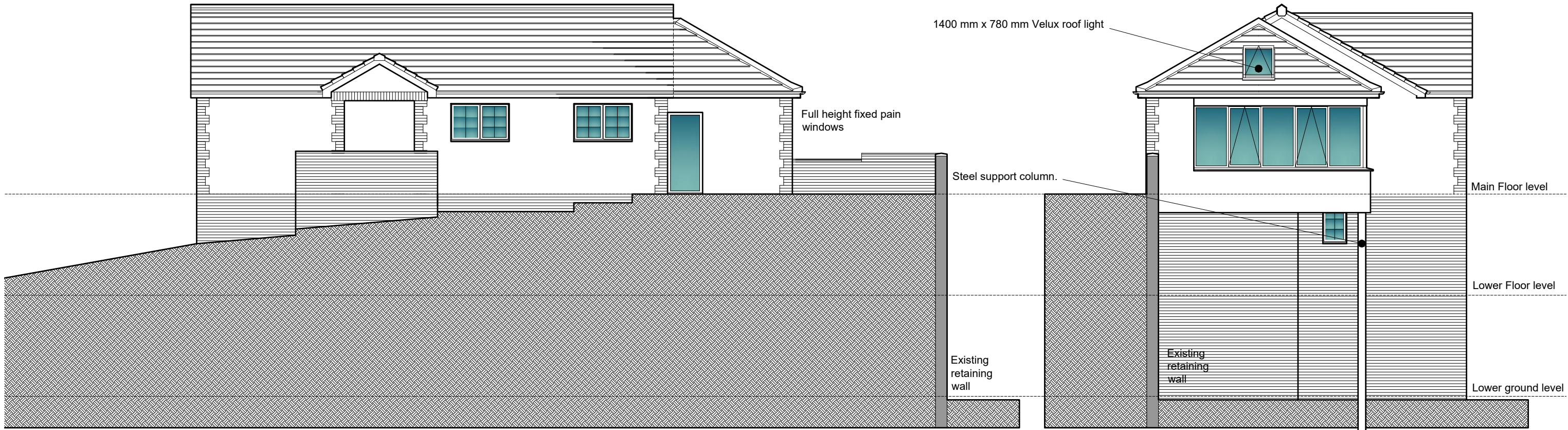
Access and Facilities for Disabled People
All light switches are to be no higher than 1200 mm above the finished floor level and all power sockets are to be min. 450 mm above finished floor level.

Fire Protection.
Check existing alarm system for compliance with current regulations and mofify as required.
A mains-powered and inter-connected fire alarm system will be provided for whole house protection.
Mains-powered smoke alarms to be interlinkable, powered from a light fitting and fulfill BS5839 part 6 Grade D, E or F. where smoke detectoers are used within living rooms these should have optical detectors or heat detectors should be fitted 230V Hard-wired heat detector Fully conforming to BS 5839 Pt 6 Grade D

Planning Details.
Householder application:
Alterations and Extensions for Sunroom Extension
Finishes:
Existing roof: Tiles
Proposed Roof: Tiles to match existing
Existing walls: Facing brick/render
Proposed walls: Facing brick/render to match existing
Existing doors & windows. White upvc framed double glazed windows.
Proposed doors & windows. White/grey upvc framed double glazed windows.
Boundaries: All existing boundaries fences retained retained.
Frontage: 24.000 Metres
Site Area: 1090.00 SQ Metres
House Height. Ground to Ridge 10.163 Metres
House Floor Area:
Living Room: 25.30 Sq Metres
Existing Main Floor Area : 813.00 Sq Metres
Proposed Main Floor Area :827.20 Sq Metres
Extension Total Area :14.20 Sq Metres

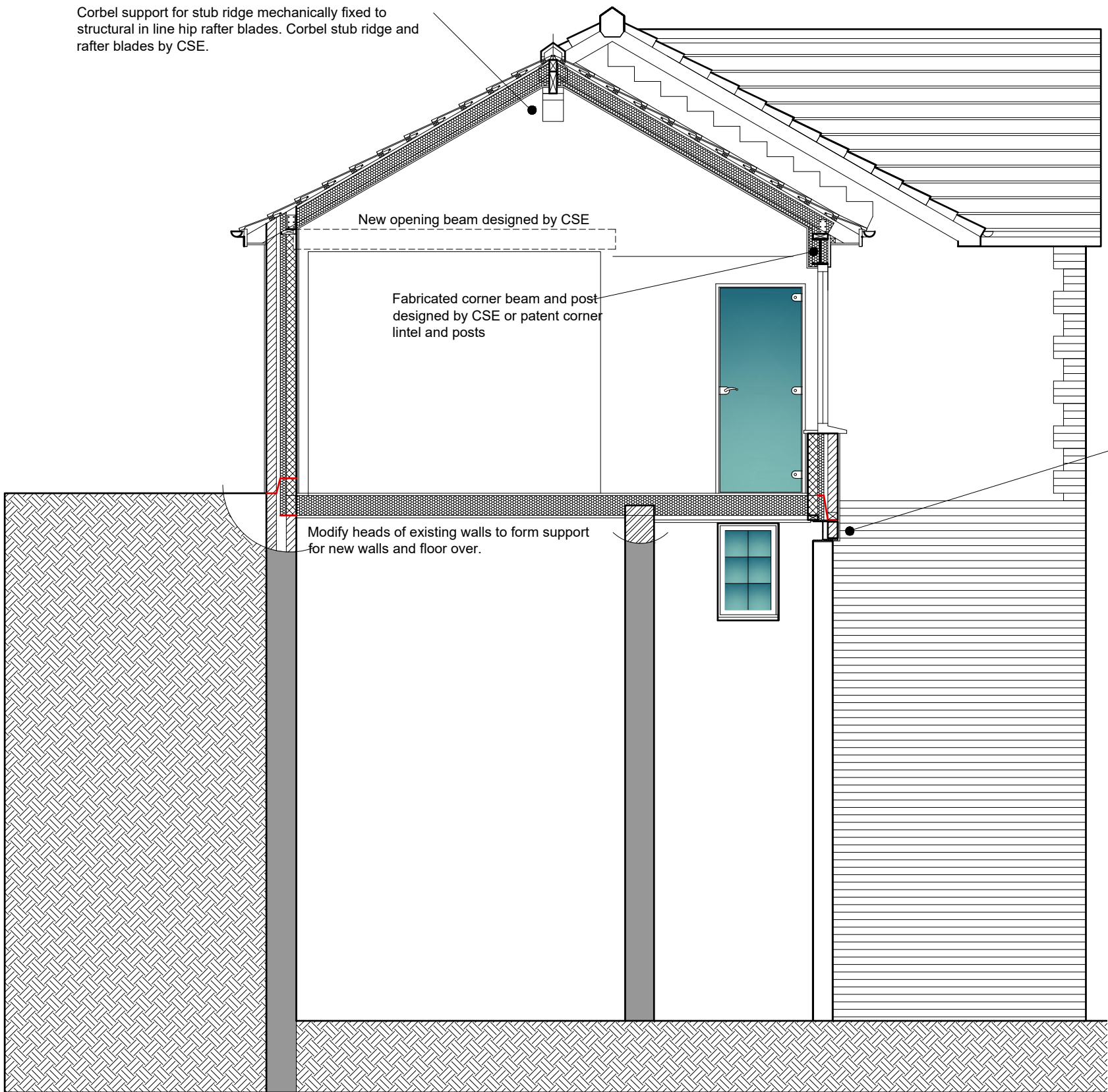


PROPOSED EXTENSION PART REAR ELEVATION



PROPOSED EXTENSION FRONT ELEVATION

PROPOSED EXTENSION SIDE ELEVATION

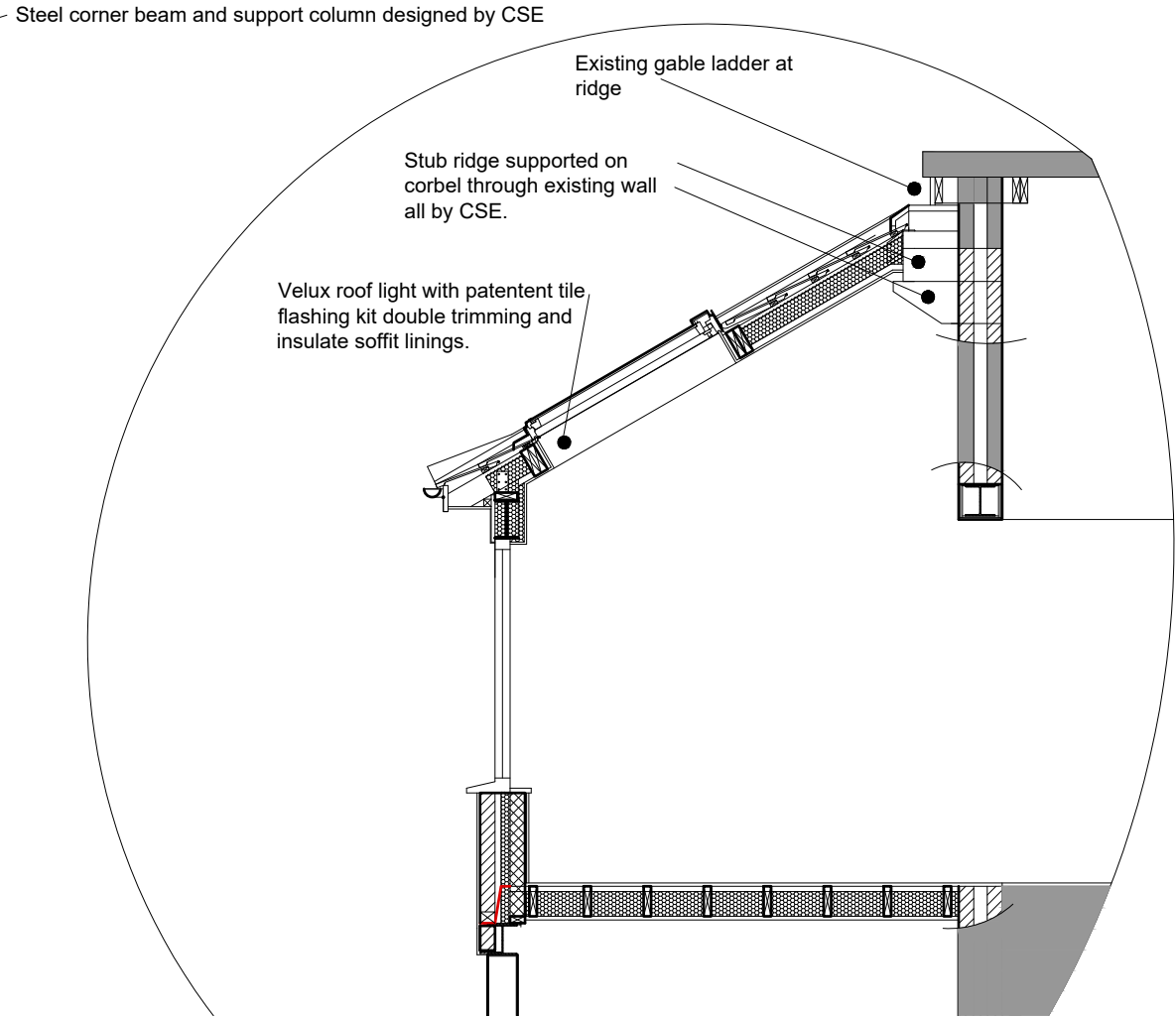


PROPOSED SUNROOM SECTION

New Extension roof construction.
U Value 0.13 W/M²K
Roof fabric.
Approved tiles to match existing on 25 mm. x 50 mm treated timber battens on Proctor Roofshield breathable roof membrane or similar.
Form roof to align with existing front face of roof .
Insulate between rafters with 165 mm Kingspan or similar rigid sheet roof insulation cut to fit neatly between joists with no air gaps line ceiling with 40mm/15 mm insulation and plasterboard combination board with skim.
Roof structure over extension.
197 mm x 50 mm C24 grade selected timber joists at 400 mm centres fixed to 100 mm x 50 mm timber wallplates sat on inner leaf of cavity wall on mortar beds and held in place with BAT MS305 straps at 1200 mm centres. Form hips with in line structural hip blades securely fixed to wall plates at corners and to short structural ridge supported of corbel built into existing gable wall.
Hip blades ridge and support corbel and all fixings to be strictly as designed by the Consultant Structural Engineer(CSE)
Fix BAT MS 305 Mild steel straps to parent wall and to min 3 joist at maximum 2000 mm centres to provide lateral support to walls and integrate new and parent structure.
Trim out for Velux roof light with double rafters and double trimming and fix patent Velux flashing kit to roof and insulated plasterboard lining soffits

Leadworks to roofs.
All lead gutters, valleys, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly concordance with their published recommended details.

Gutter and down pipe sections to match existing on 32 mm timber fascia and 12mm plywood soffit with Eurocell or similar upvc lining to match new windows fixed to trimmed rafter extensions at eaves. Externally line steel beam with 1200 gauge dpc draped from wall plate into head of windows around steel and fix minimum 12mm external quality plywood lining board with Eurocell or similar upvc lining.
Fix rafters to wall plates with galvanised steel rafter brackets. Mechanically fix wall plate to head of steel ring beam.
Fully insulate voids around steel beam and apply 40mm/15 mm Insulated combination board internal linings.





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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											
SHORELINKS NETHERTOWN ROAD ST.BEES CUMBRIA CA27 0AY FOR MR. & MRS. M ROBERTSON				PROPOSED BLOCK PLAN												Scale:	1/200 @ A3	REV Date	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			
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