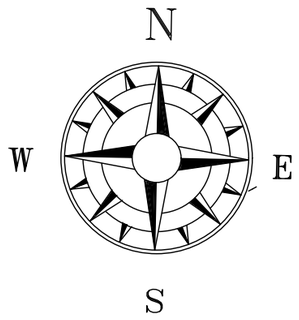

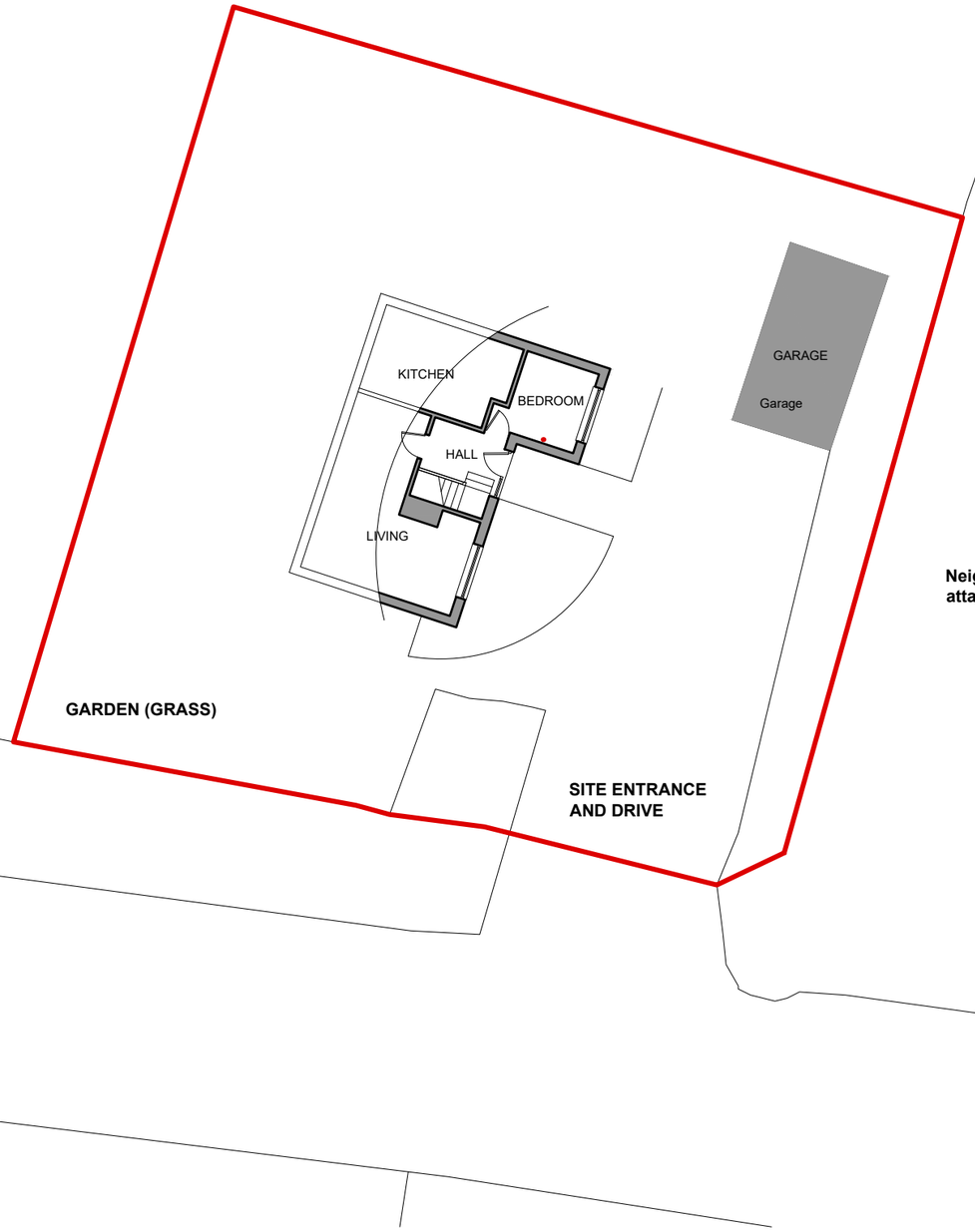

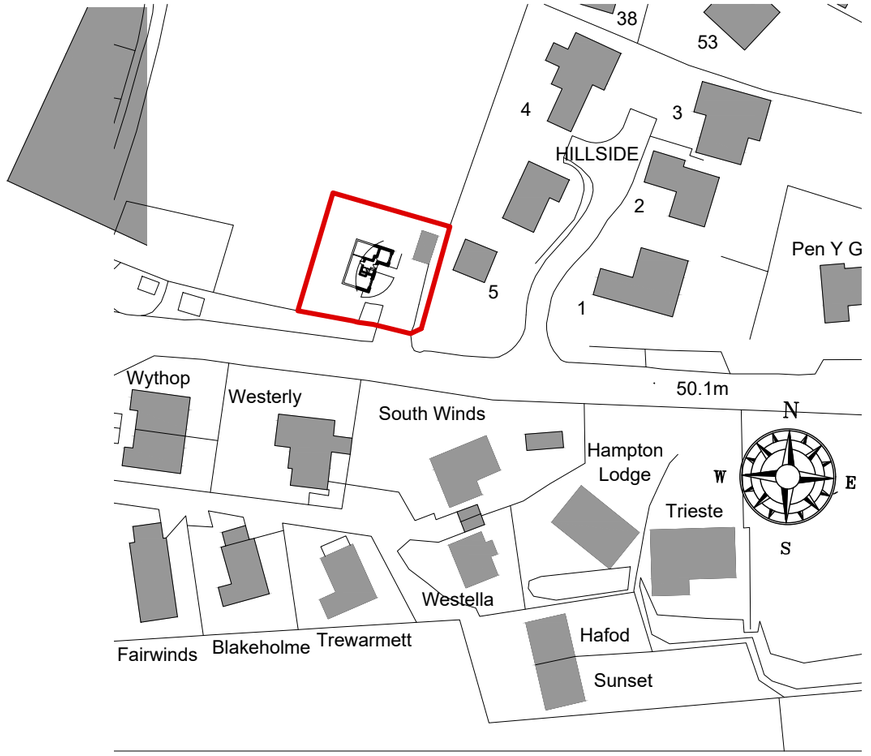

LOCATION PLAN 1/1250 Scale

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	300.0	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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/200 @ A3 NOV 2020 20/0274/01	REV Date

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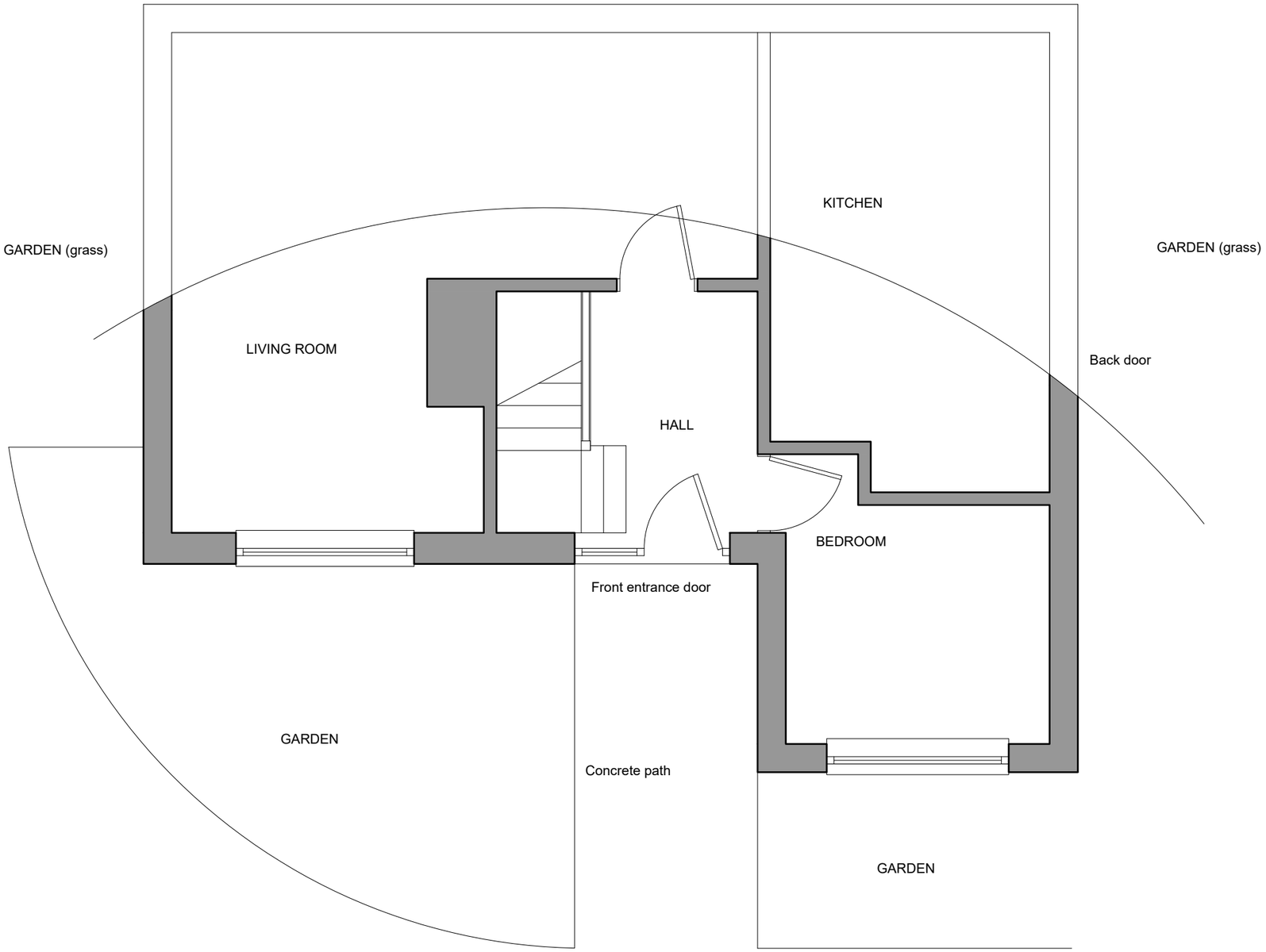

GROUND FLOOR PLAN

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		800.0 metres	700.0	300.0	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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	EXISTING GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/02	REV DATE

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EXISTING 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		800.0 metres	700.0	300.0	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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	EXISTING FRONT ELEVATION	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/03	REV Date

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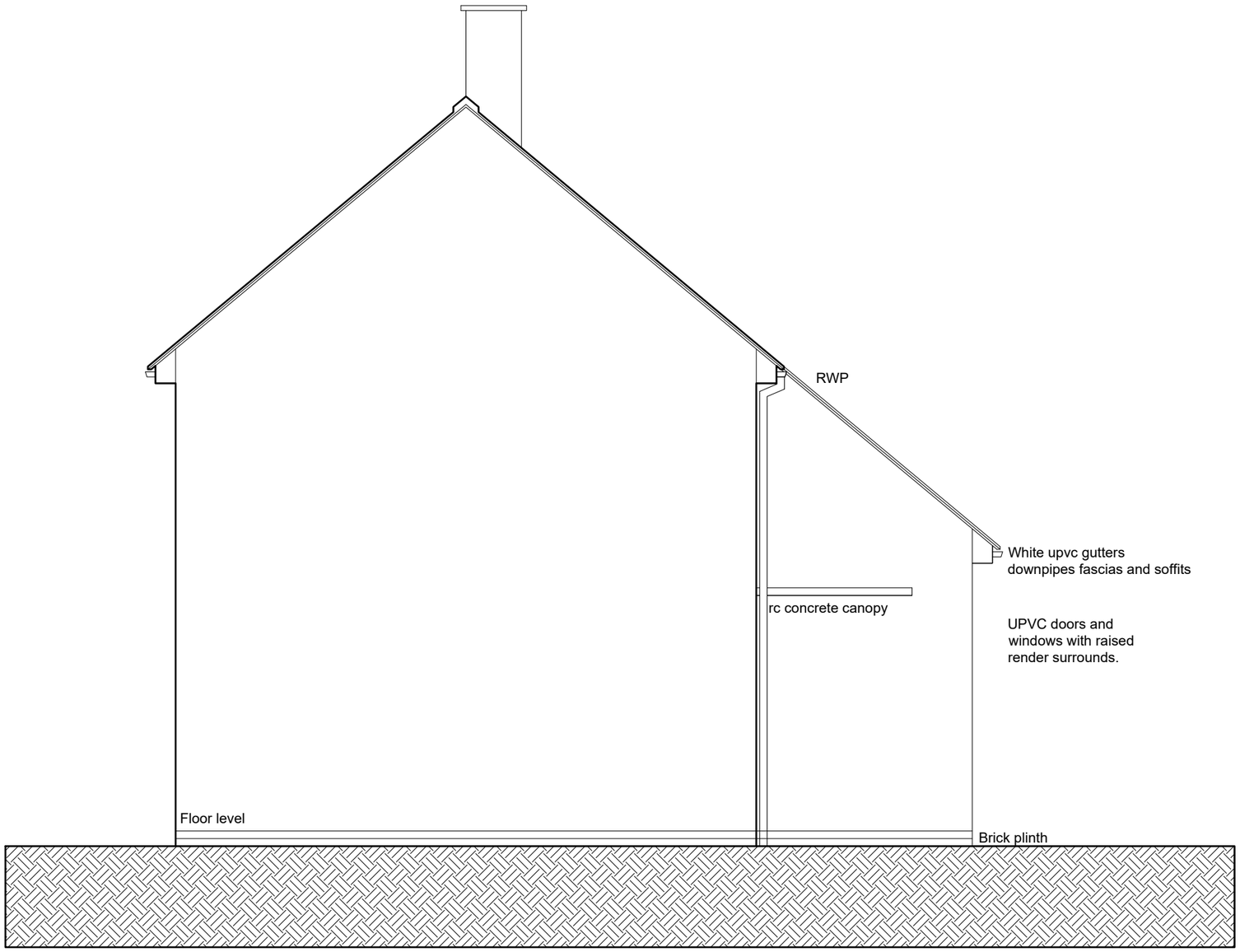

EXISTING SIDE ELEVATION

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	300.0	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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	EXISTING SIDE ELEVATION	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/04	REV Date

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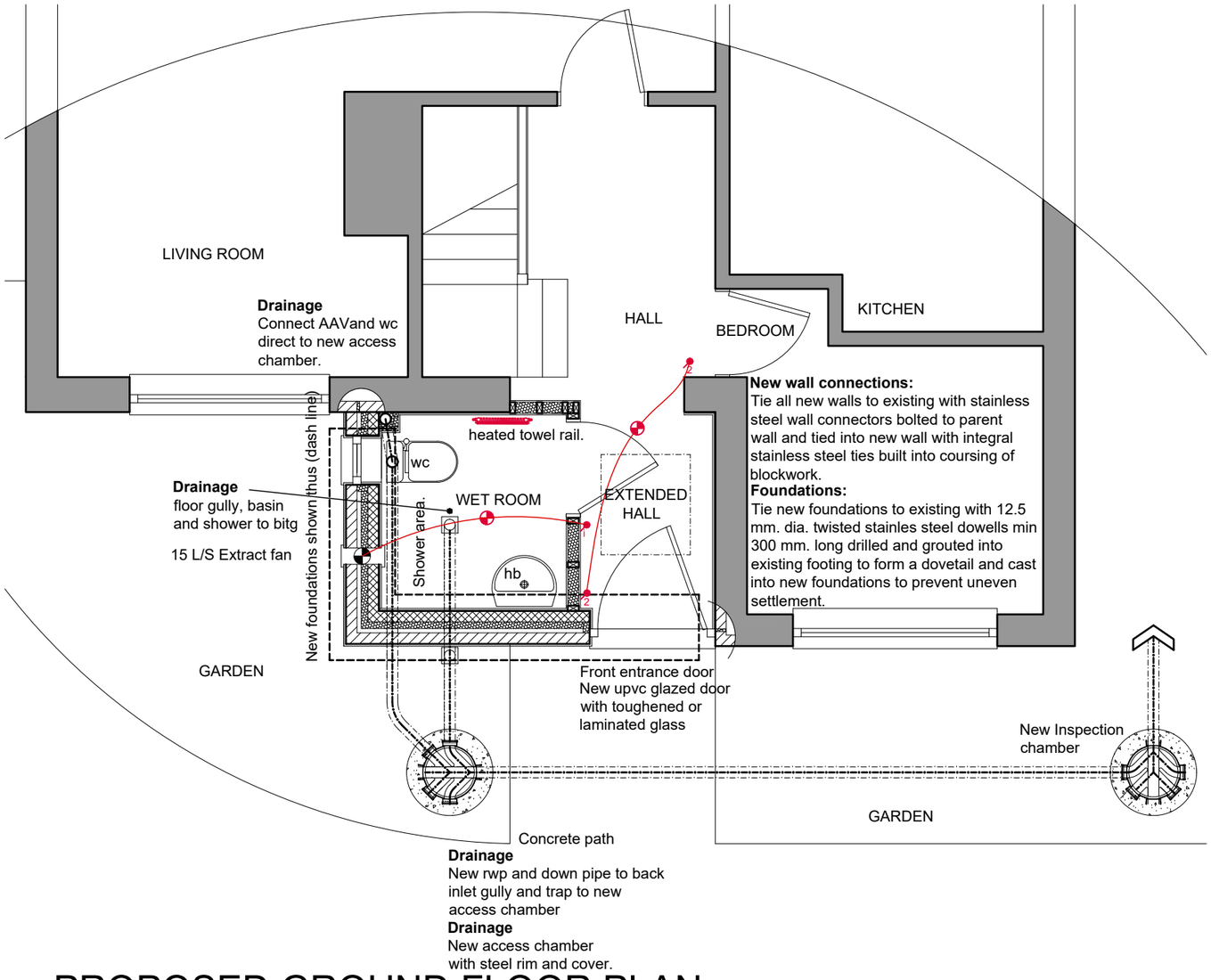

PROPOSED GROUND FLOOR PLAN

Excavations for foundations
Foundation trenches to be excavated to suit dimensions indicated and taken down to virgin ground for inspection by Local Authority Building Control officer. Depth may vary according to site conditions and site contours but top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. x 200 mm. min. to external walls. Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

Concrete
Concrete to be premixed C20P as described in tables 1 and 2 of B.S. 5328 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by method which precludes contamination, segregation or loss of materials, compaction shall be complete before the initial set commences. Partial set concrete shall not be reworked or used. All concreting shall be continuous to completion or to an approved construction joint.
During the first seven days the concrete shall be protected by whatever means to prevent over rapid drying. Steps in the foundations are to overlap by twice the height of the step or by 300 mm. whichever is the greater and should not be of greater height than the thickness of the foundation. In general steps should be in increments of 225 mm. to suit block covering.

Drainage.Connections and Discharges.
There are existing combined drains on site. New drains are to be collected to existing 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 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 fall. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturers instructions. All fittings including manholes, inspection chambers, back inlet gullies etc. to be from the same range and supplier. Set all pre formed 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 mortar surrounds. Where manholes exceed 900 mm. deep form manholes in class A engineering bricks off 150 mm. solid concrete bases and form hanching to pipes and channels with smoothed concrete. Set manhole covers onto pre formed r.c. covers where manholes internal size is greater than 450 mm. x 600 mm. which is the minimum acceptable internal dimension for a 900 mm. deep manhole.

Building regulations.
All existing sewer and drain installations are to be traced and recorded and surveyed in the presence of the building control offer prior to any service alterations taking place.
Where pipes pass under new building works they should be checked as fit for purpose and either surrounded in concrete or replaced as agreed with Building Control.

Drainage runs are show diagrammatically exact position of existing drains to be determined and agreed with building control onsite. This may be conditioned.

Sanitaryware details:
All new sanitary appliances are to be connected as approriate to the new hot and cold water supplies. All hot water deleivery pipes are to be insulated under floor with pipe lagging. Connect all wastes to the modified existing drainage layout with Marley Products Ltd. or similar waste system soil pipe and waste connections. The soil vent stack is to be fitted with anti syphonic multi point connectors to collect all waste pipes with an inspection hatch at ground level. Where wastes are longer than 4.0 metres in length fit Durgo or similar air admittance valves to the head of the line at the minimum height of the relevant appliance over flow.

Non Structural stud partitions
Fix new stud partitions to layout shown. Partitions to be 75 mm x 47 mm. PAR CR timber studs at 400 mm. centres built of 75 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. 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.

Cavity wall below dpc
300 mm. thick cavity walls consisting 100 mm. concrete blocks outer 100 mm cavity backfilled with concrete to ground level, 225 mm below d.p.c. and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 110/125 mm cavities at 750mm horizontal centres and 450m vertical centres, offset 375mm horizontally to form a diamond pattern. Fix additional wall ties every other course at all corners and jambs. Between ground level and floor level fix bituthene Hyload DPC's to both inner and outer leaves of walls at min of 150mm above ground level. Fix facing brick plinth to outer leaf between finished ground level and dpc, base of render.

Cavity wall above dpc U Value 0.22 W/M²K
300 mm. thick cavity walls consisting rendered 100 mm solid concrete block external leaf 100 mm. clear cavity with 60 mm. Kingspan or similar insulation 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 pressure test to achieve 5.5 M³ /(h.M²)at50PA or better. Walls are to be dry lined internally with 15 mm. plaster plasterboard 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. Heads of door and window frames to extend up to underside of Gable ladders and be mechanically fixed to head and jambs. Fix BAT MS305 cranked steel straps to heads of corner piers and central column and to minimum 3 no parallel rafters to provide lateral support to the walls.

New windows and doors general.
New windows and doors throughout are to be white 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.
All doors and windows are to have a minimum total U-Value of 1.8.

New Ground floor
Allow for floor finish and set new floor level to same level as existing Kitchen floor slab level. New floor to be 100 mm thick solid concrete floor slab on 500 gauge Visqueen vapour barrier on 100 mm FF4000 Celotex flooring grade insulation slabs laid on 1200 gauge Visqueen damp proof membrane on 50 mm sharp sand blinding on minimum 150 mm thick clean mechanically consolidated hardcore sub-base The insulation should be upturned around the perimeter of the floor to thickness of minimum 25 mm. The damp proof membrane should be upturned throughout the perimeter of the building to form a continuous barrier with the damp proof course set in the new and existing external walls.

Electrical Installations.
All electrical installations are to be designed and carried out by a suitably qualified Electrician or Electrical Engineer, the system is to be designed and tested as defined by BS 7671: 2001 Chapter 13 or an equivalent standard. These 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 produced by that person to Building Control upon completion of the works.
Full details are to be submitted to Building Control prior to installation or the Electrician must be registered with a self-registration scheme authorized by the Secretary of State. Where self-certification is accepted the works commissioners should receive a signed Building Regulation self-certification certificate after installation and testing.
All materials used in the installation are to bear the "CE" mark for the relevant EEC directive regarding the use of Electric supplies, Low voltage and extra low voltage supplies.
All electric design work is to take into account the requirements of all other Parts of the Building Regulations which may be affected by the electrical installations i.e. Part M Accessibility.
Energy efficient lighting.
All rooms are to be provided with dedicated low energy lighting. All external lighting is to be movement censor controlled and fitted with dedicated high efficiency light fittings.
Electrical layouts
The exact position of Electric lighting and power points to be agreed with the client prior to installation, The qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P.

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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/05	REV DATE

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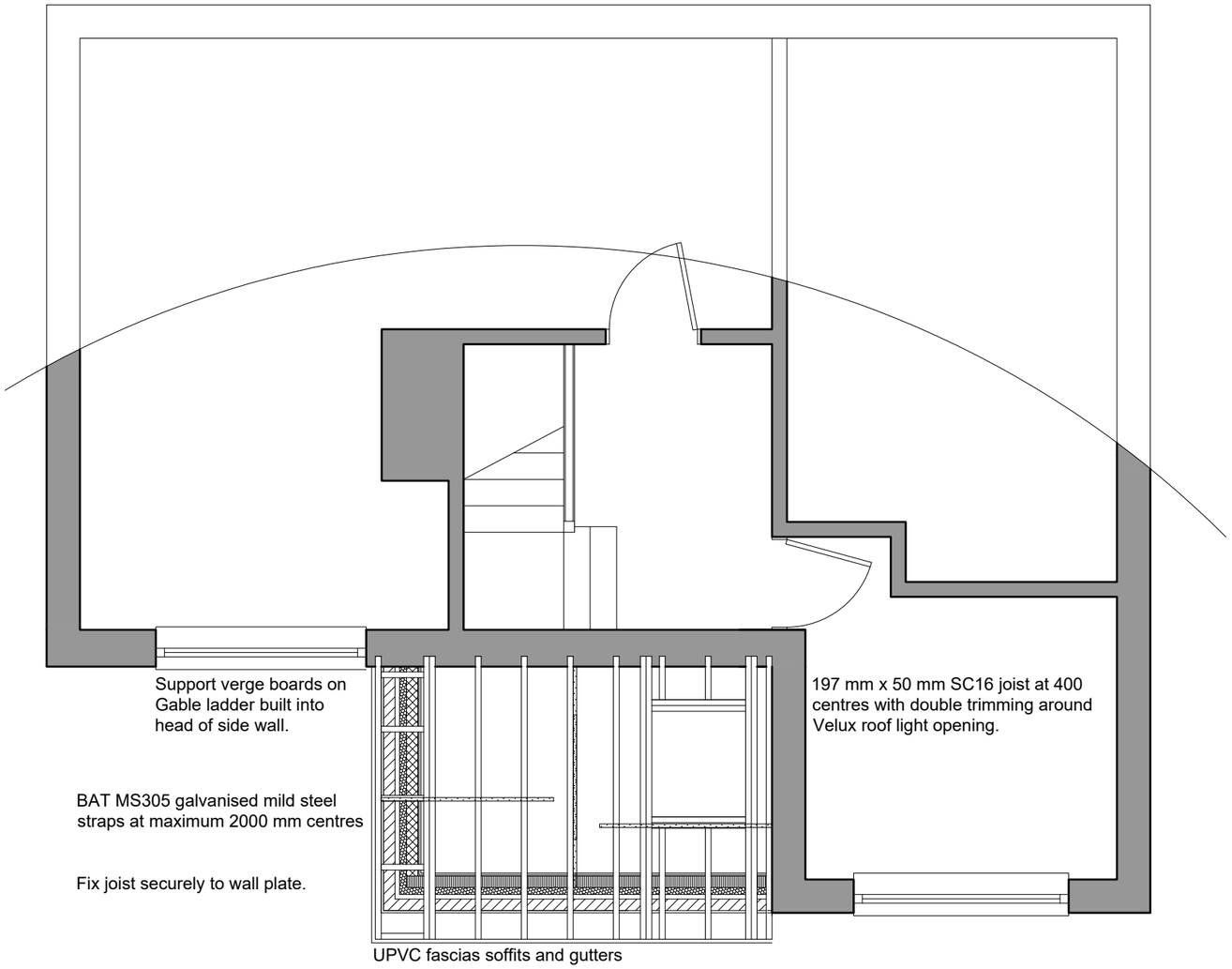

New roof construction.
Fabric.
Tiles to match existing on 50 mm x 25 mm treated timber battens on cross battens on Proctor Roofshield breathable roof membrane on 200 mm x 50 mm C16 common spars at 400 mm centres fixed at eaves to 100 mm x 50 mm timber wall plate sat on mortar bed and fixed to head of inner leaf of cavity wall with BAT MS305 cranked metal straps at 1200 mm centres. Fix head of spars into outerleaf of parent wall over 75 mm x 150 mm timber bearing plate friction bolted to parent wall at maximum 600 mm centres. Trim out for Velux roof light opening with double rafters and trimming and fit roof light with dedicated patent tile flashing kit supplied by the Velux Roof light manufacturer.

All timbers to be Kite marked and Kiln Dried.
Leadworks to roofs.
All lead gutters, valleys. trays, soakers and flashings are to be in the correct code and thickness as recommended by the Lead Sheet Manufacturers Association and produced and fixed strictly in accordance with their published recommended details.
Fix head flashing over upturned roofing fabric with new cavity tray over the top abutment flashing. Fix side abutment flashing with lead soakers under flashing and over upturned roof fabric. Fix stepped cavity trays over side abutment flashing.

All joinery work to the roof is to be carried out using the the best traditional or modern alternative joinery fixing
Fix BAT MS305 mild steel straps at maximum 2000 mm to external walls and along side of common spars perpendicular and to minimum 3 no. common spars parallel to walls.
Insulate between spars with minimum 140 mm thick Celotex or similar roof insulation cut carefully to fit neatly between joist with no air gaps and seal joints with tape as recommended by the product manufacturer.
Ensure clear 50 mm airspace over top of insulation and under breathable membrane.
Fit 25 mm/ 15 mm combined insulation and plasterboard and skim ceiling linings to flat and sloping ceiling soffits.

PROPOSED ROOF LAYOUT PLANS

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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	PROPOSED ROOF LAYOUT PLANS	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/06	REV DATE

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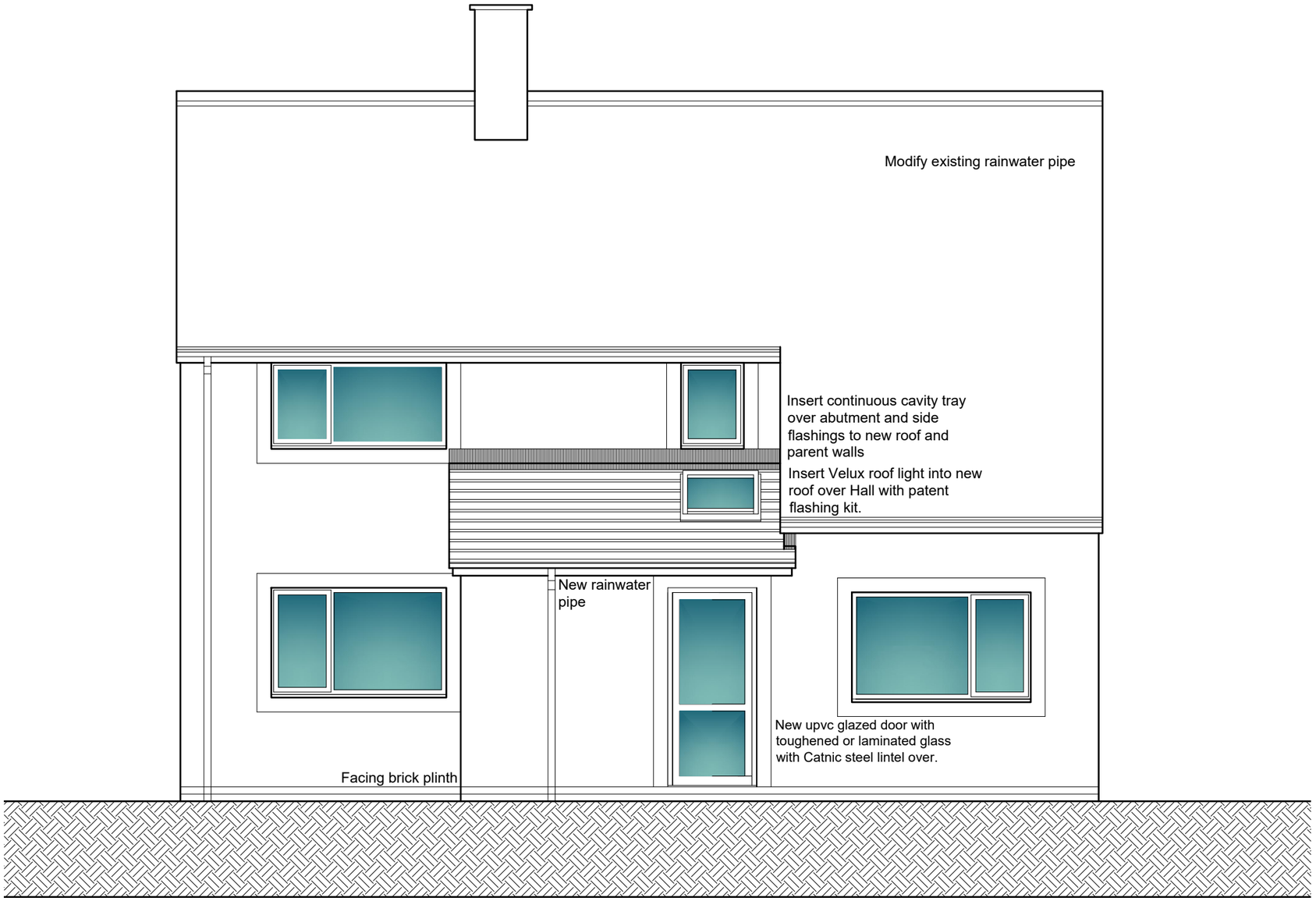

PROPOSED FRONT ELEVATION

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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	PROPOSED FRONT ELEVATION	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/07	REV DATE

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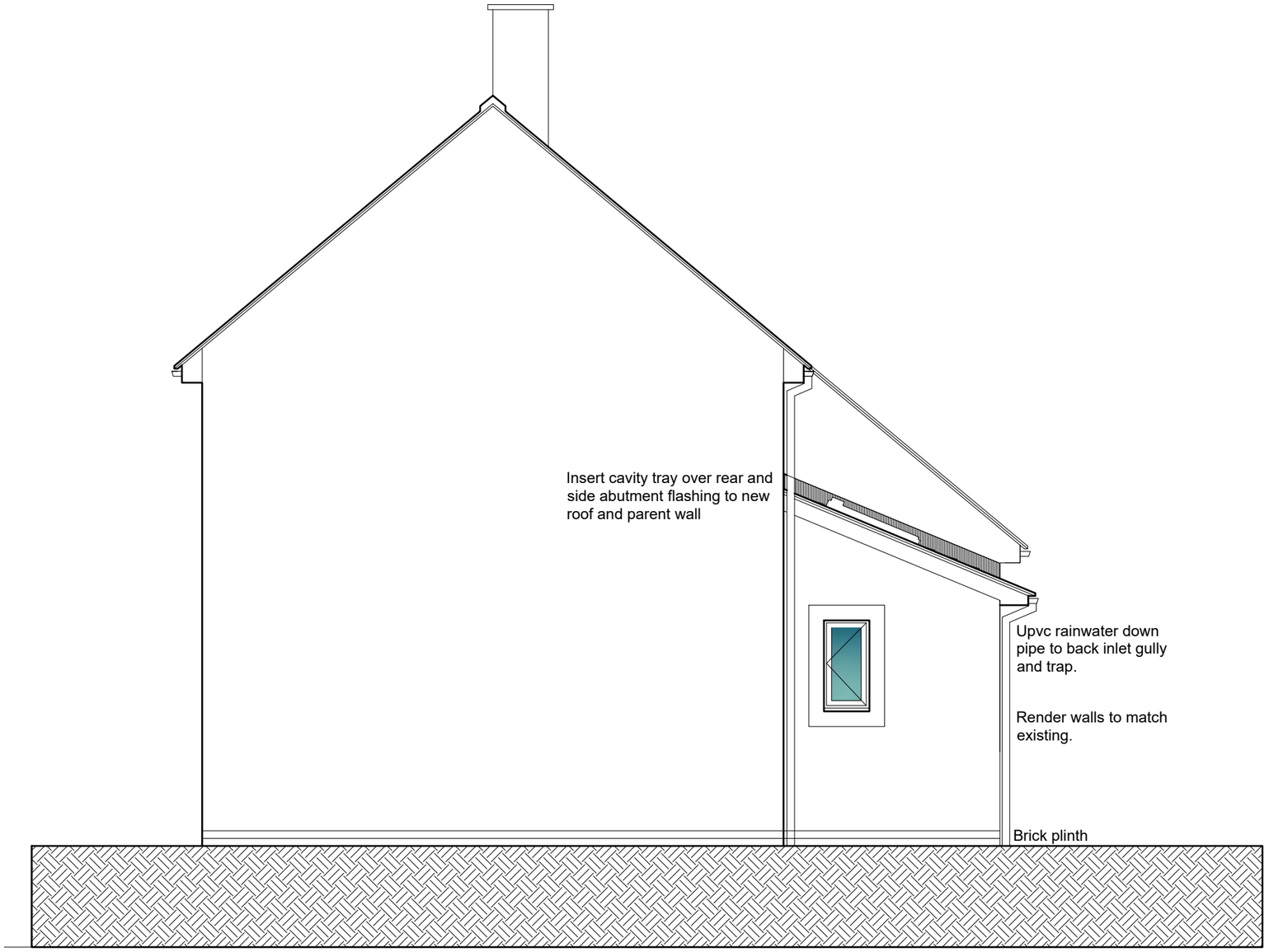

PROPOSED SIDE ELEVATION

Rev A Shower over bath and increased window size in bathroom

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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	PROPOSED SIDE ELEVATION	Scale: Date: DWG No.	1/50 @ A3 NOV 2020 20/0274/08	REV DATE

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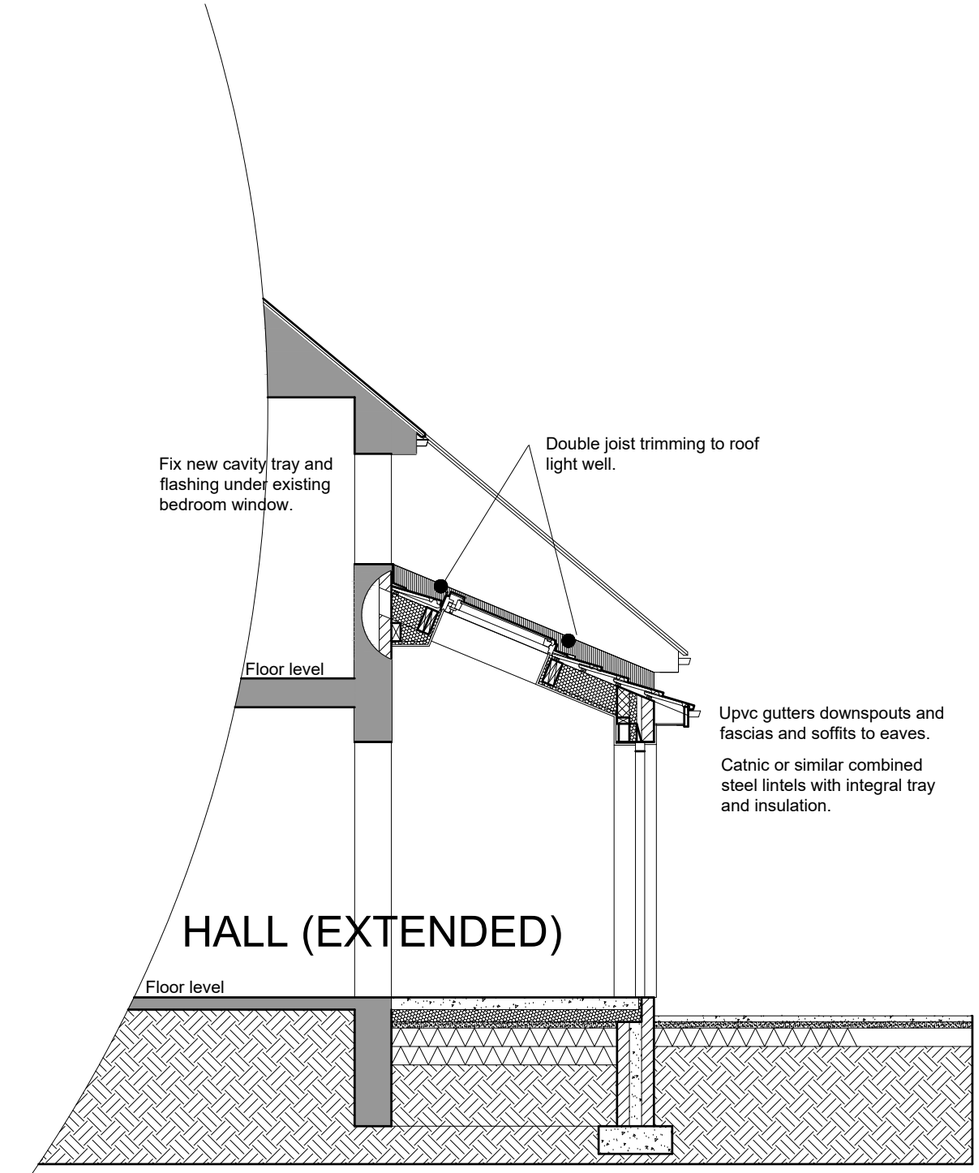
Optional opening enlargement
Load bearing steel beam over new opening to be designed by Consultant Structural Engineer.



SECTIONAL ELEVATION AA

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	.04	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											

THE OLD POLICE STATION OUTRIGG ST.BEES CUMBRIA. CA27 0AN For MSSRS STUART BURGESS & YVONNE LEECH	ALTERATIONS AND EXTENSION	PROPOSED SECTION	Scale: Date: DWG No.	1/50@ A3 NOV 2020 20/0274/09	REV DATE

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