

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 1/50	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
25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR			ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM			EXISTING BLOCK PLAN & LOCATION PLAN			Scale: Date: DWG No.			1/200 @ A3 OCT 2020 20/0271/01			REV Date			Geoffrey Wallace Limited FCSD MCAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				

100 mm thick solid concrete block boundary garden wall with 215 mm pillars.

GARDEN (grass)

Ground slopes down and away from dwelling.

Concrete slab terrace 100 mm approximately below floor level

Combined rain water and kitchen sink waste gully connected to combined drain /sewer.

Approximate line of combined sewer/drain to be confirmed on site.

Upvc double glazed doors with raised threshold. (unsuitable for disabled access use).

LIVING Room

KITCHEN

HALL

Front entrance door

Concrete paths

Back door

Enablements

Arrange a safe plan for the temporary termination and isolation of services in the area of works.
Carefully dismantle un-required section block boundary wall on party boundary.
Reduce ground levels in area of works (shaded) to allow for new floor structure and finished floor level level with existing floor level.
Excavate for new foundations to minimum depth of existing foundations to allow for new foundations to connect to existing as described in the detail performance specification.
Retain excavated material on site for distribution as described by the owner.
Excavate existing drains and underground services for inspection by Building Control to assess exact locations, condition and alterations.
All works to the party boundary are to be carried out to the programme and works specification agreed before the works commence in compliance with the protocols set out in the Party Wall Act 1996.

Soil vent stack to Access chamber

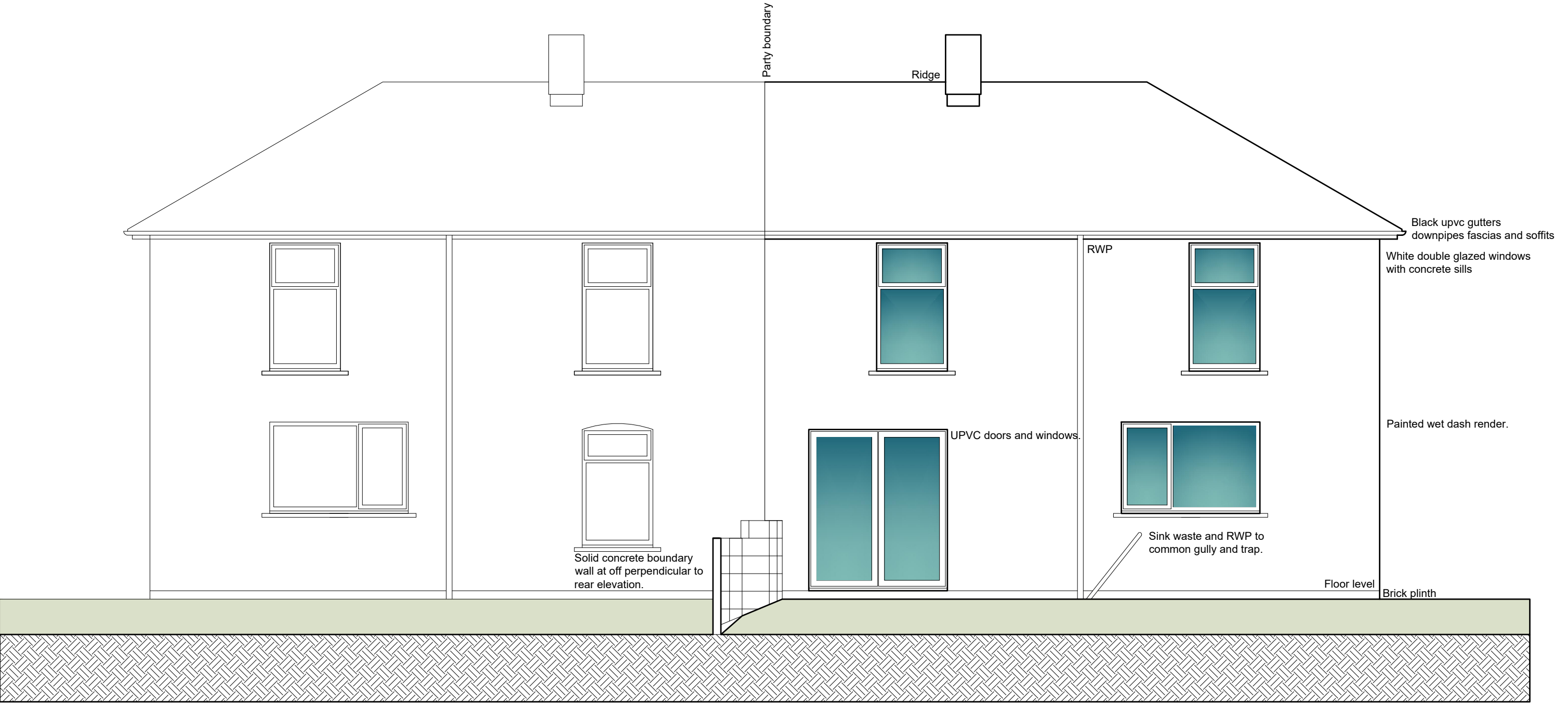
Site boundary

Neighbouring single strotty extension

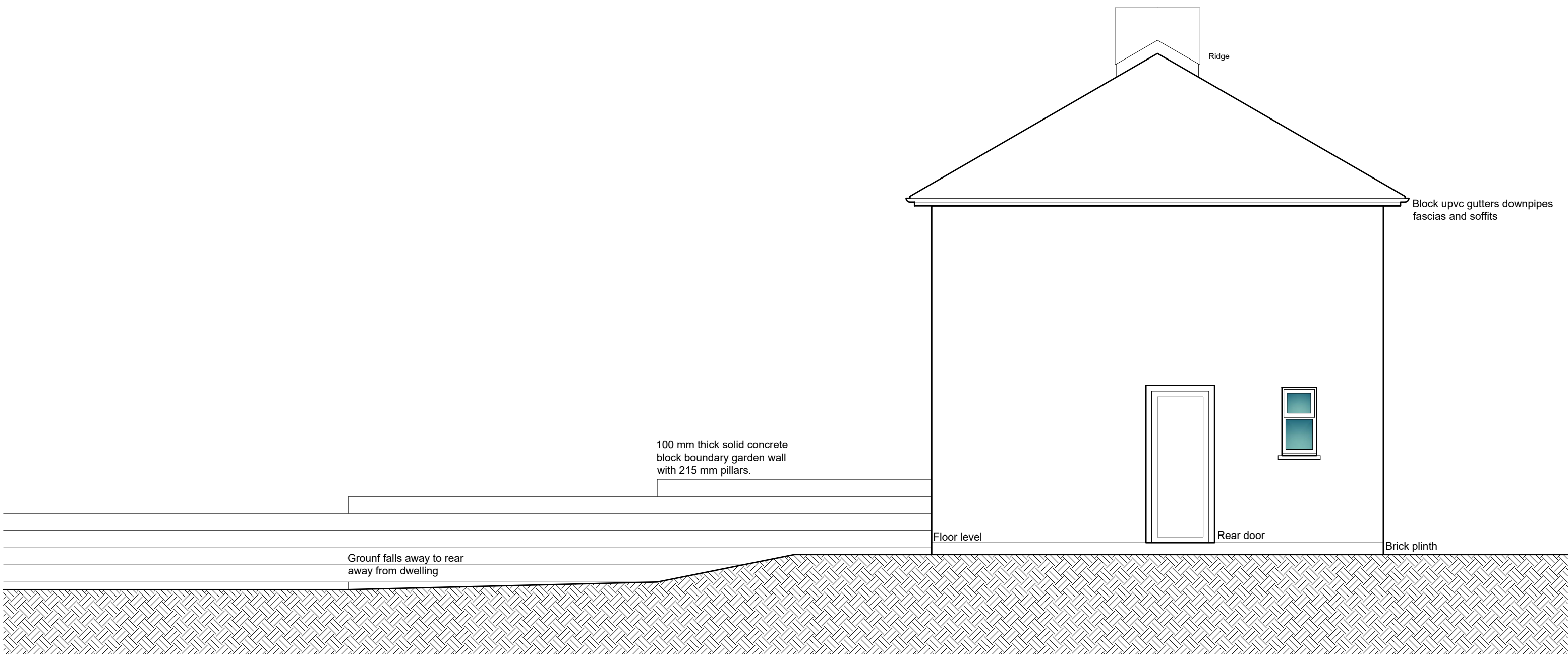
GROUND FLOOR PLAN

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	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											

25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	EXISTING GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2020 20/0271/02	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
--	---	-------------------------------	----------------------------	-------------------------------------	-------------	--

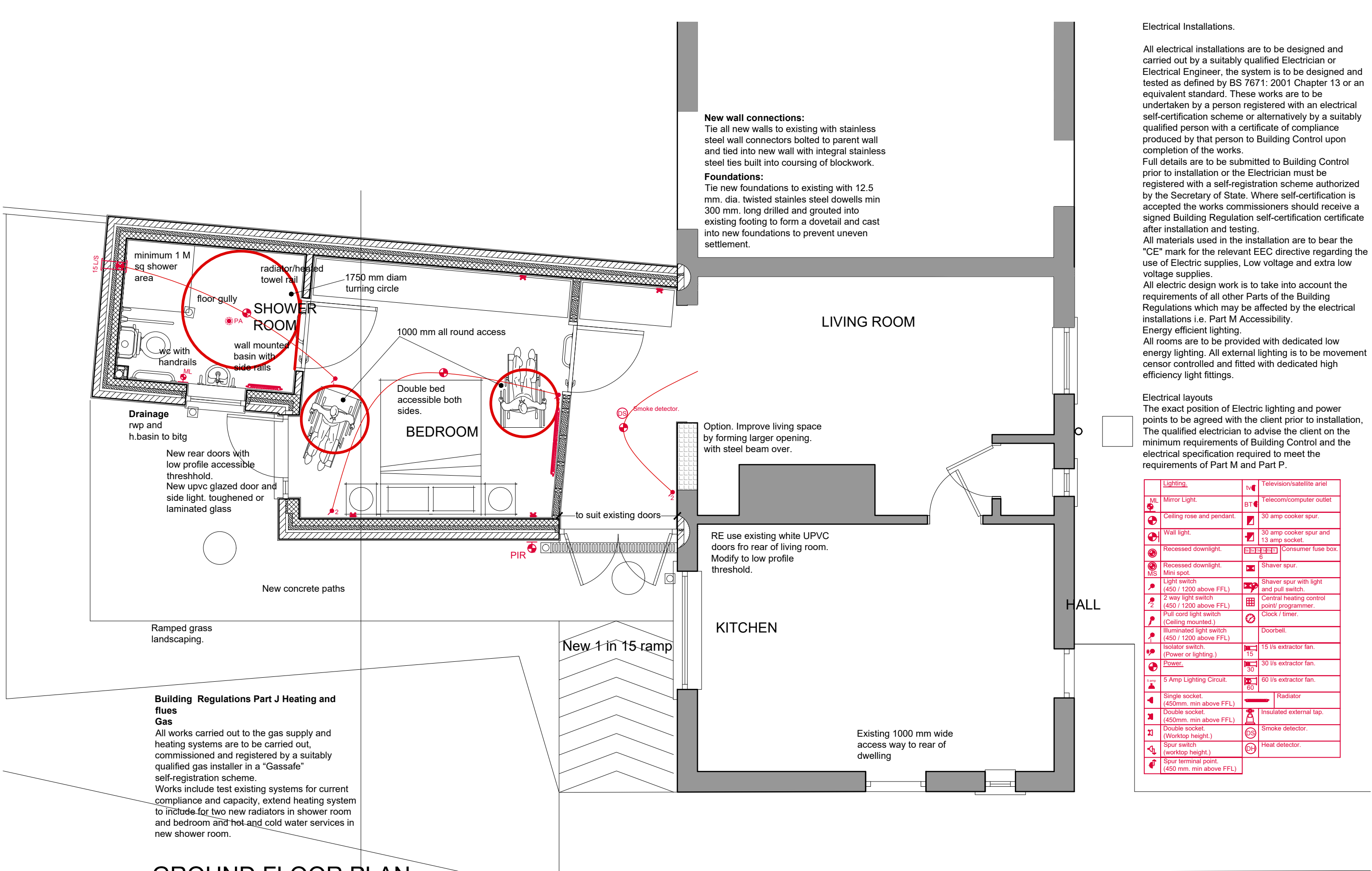


EXISTING REAR ELEVATION



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											
25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR				ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM				EXISTING SIDE ELEVATION				Scale: Date: DWG No.		1/50 @ A3 OCT 2020 20/0271/04		REV Date		Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



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 sensor controlled and fitted with dedicated high efficiency light fittings.

Electrical layouts

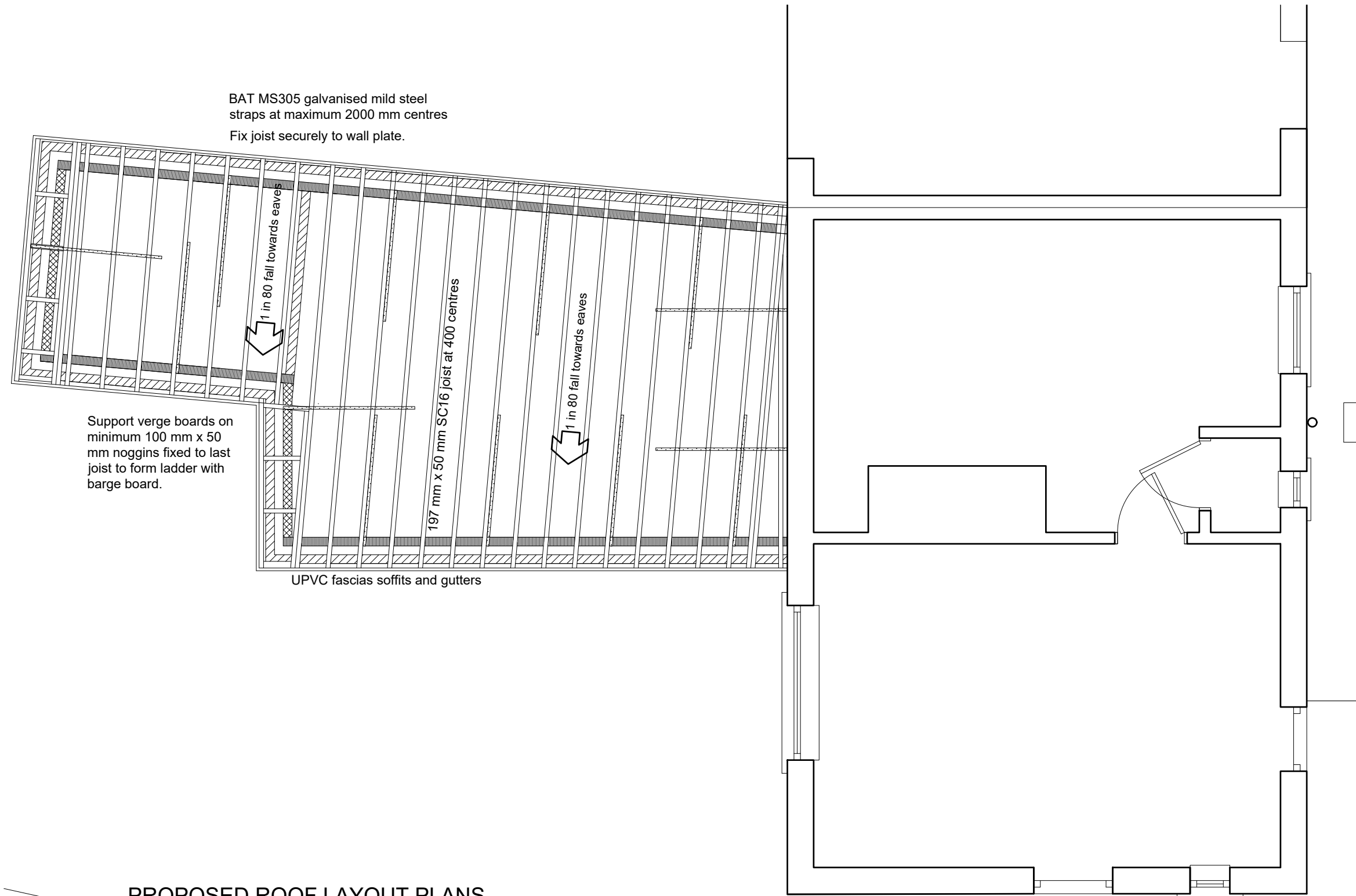
The exact position of Electric lighting and power points to be agreed with the client prior to installation. The qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P.

Lighting.	tv	Television/satellite ariel
ML Mirror Light.	BT	Telecom/computer outlet
Ceiling rose and pendant.		30 amp cooker spur.
Wall light.		30 amp cooker spur and 13 amp socket.
Recessed downlight.	6	Consumer fuse box.
Recessed downlight. Mini spot.		Shaver spur.
Light switch (450 / 1200 above FFL)		Shaver spur with light and pull switch.
2 way light switch (450 / 1200 above FFL)		Central heating control point/ programmer.
Pull cord light switch (Ceiling mounted.)		Clock / timer.
Illuminated light switch (450 / 1200 above FFL)		Doorbell.
Isolator switch. (Power or lighting.)	15	15 l/s extractor fan.
Power.	30	30 l/s extractor fan.
5 Amp Lighting Circuit.	60	60 l/s extractor fan.
Single socket. (450mm. min above FFL)		Radiator
Double socket. (450mm. min above FFL)		Insulated external tap.
Double socket. (Worktop height.)	DS	Smoke detector.
Spur switch (worktop height.)	DH	Heat detector.
Spur terminal point. (450 mm. min above FFL)		

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	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															

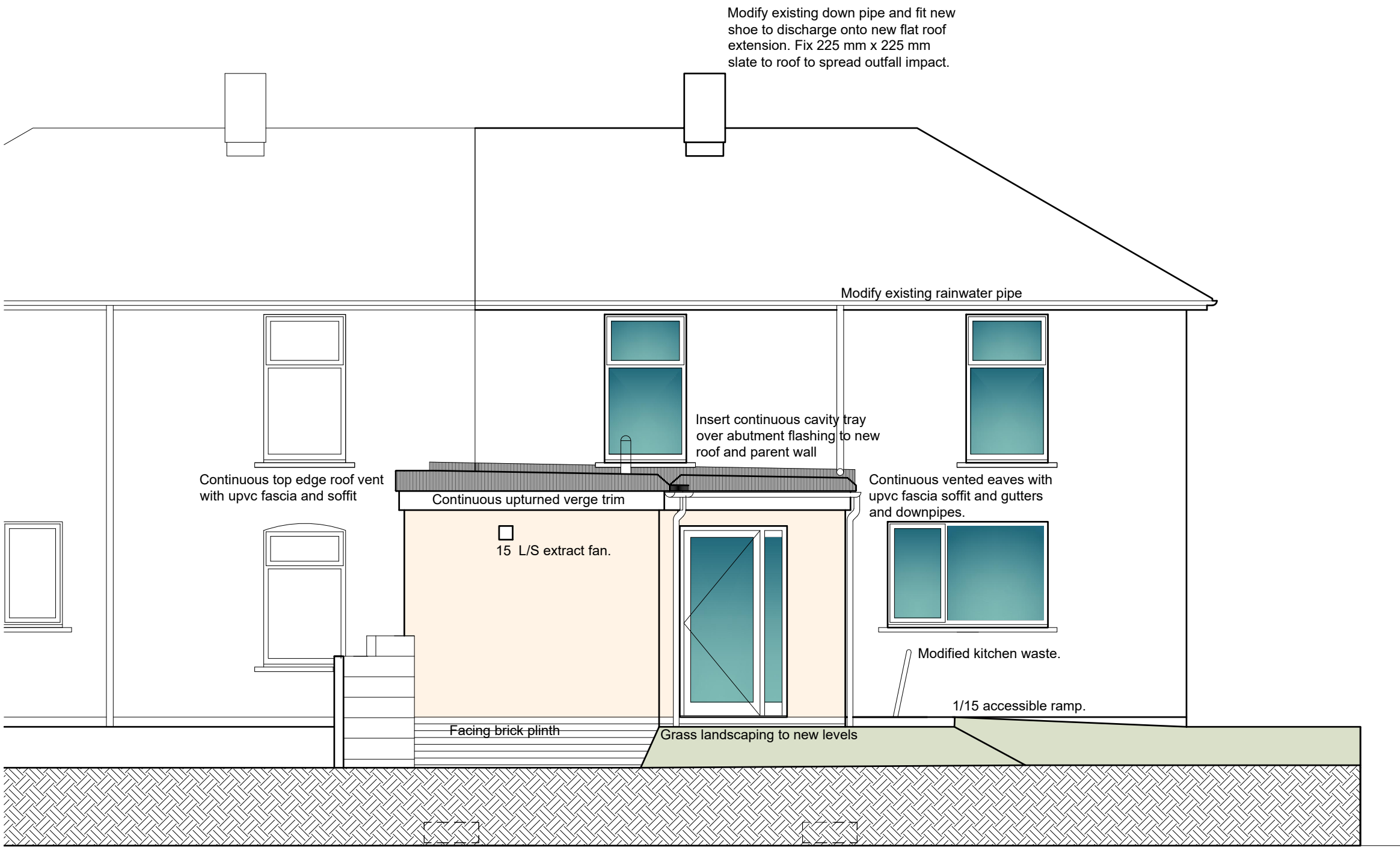
25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2020 20/0271/05	REV DATE	Geoffrey Wallace Limited FCS D MCI AT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
--	------------------------------	---	----------------------------	-------------------------------------	-------------	--



Flat roof construction.
Single ply fibre backed roofing membrane, Sarnafil or similar, adhered to 25 mm. thick external quality plywood roof decking. Form minimum 25 mm wide continuous vent at eaves with 50 mm. air gap over insulation under decking. All single ply roofing details to be as recommended by the manufacturer/supplier and installed by a fully trained and product approved contractor.
Fix decking over minimum 50 mm. x 50 mm. tapered firrings to produce 1 degree roof gradient over 200 mm. x 50 mm. C16 common spars at 400 mm. centres fixed to new wall plate fixed to head of inner leaf of cavity wall on mortar bed and held in place with BAT MS 305 mild steel straps at 1500 mm. centres. Fix to parent wall with 200 mm x 50 mm bearer fixed with friction bolts at 400 mm centres or as otherwise specified by the Consultants structural engineer.
To maintain flat ceiling soffit for hoist track fix joists to steel beam set at ceiling level with joists fixed over flange and held in place with solid packing and spacers.
Insulate between joists with 125 mm. thick Celotex roof insulation slabs, cut to fit neatly between joists with no air gaps. Fix Breathable membrane to underside of joists and 50 mm (35 mm/15 mm) combined insulation board and plasterboard and skim soffits throughout extension.
Allow for full 25 mm continuous ventilation at front and rear of roof. Fix minimum 25 mm abutment ventilation throughout new flat roof connection with existing parent wall.

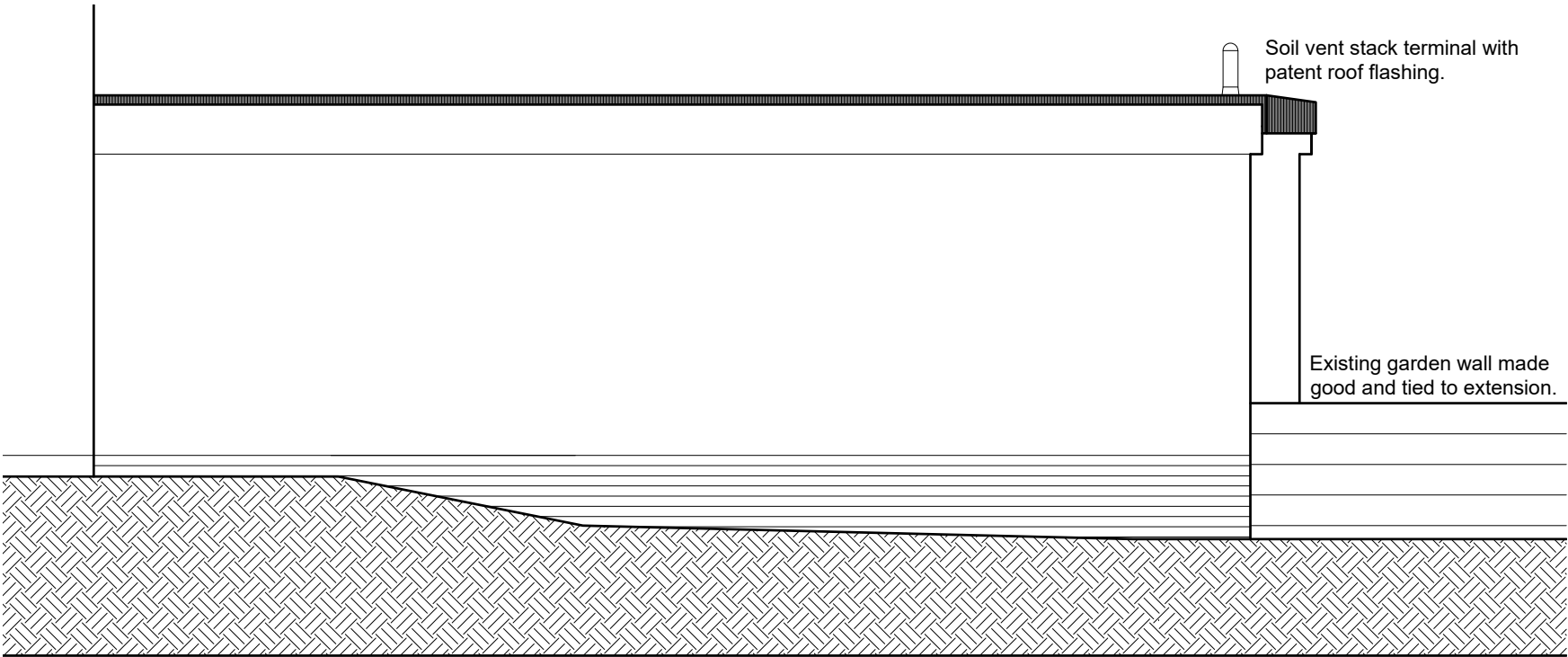
Leadworks to roofs.
All lead gutters, valleys, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly concordance with their published recommended details.
New single ply roof membrane taken up over 44 mm x 44 mm 45° tilting fillet and dressed over verge board with de mountable aluminum or steel sheet verge capping screwed over single ply membrane at verge.

PROPOSED ROOF LAYOUT PLANS



PROPOSED REAR ELEVATION

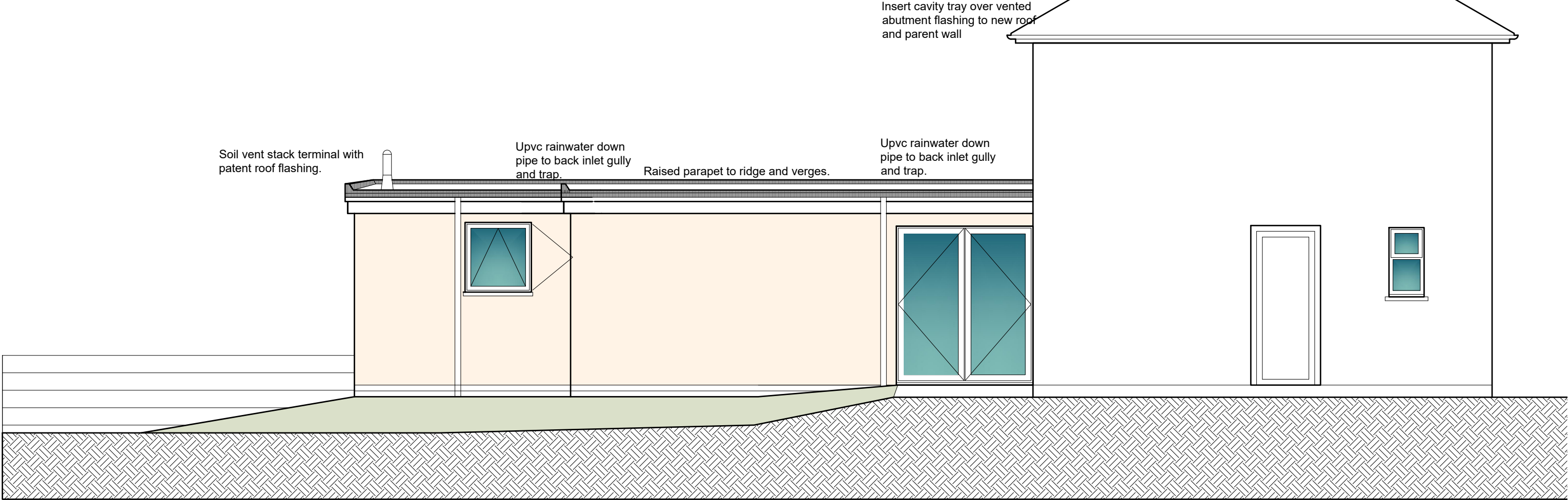
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres																
25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR			ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM			PROPOSED REAR ELEVATION			Scale: Date: DWG No.			1/50 @ A3 OCT 2020 20/0271/07			REV DATE			Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



PROPOSED SIDE ELEVATION

External doors and windows to be from the same manufacturer. All new doors are to be upvc insulated to have a minimum U value of 14 Wm²K. Entrance doors are to be minimum 838 mm. wide and fitted with low profile cills and thresholds to comply with Part M of the Building Regulations. Any access ramps required shall have a maximum gradient of 1:12. All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air. Casement doors to be fitted with with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.

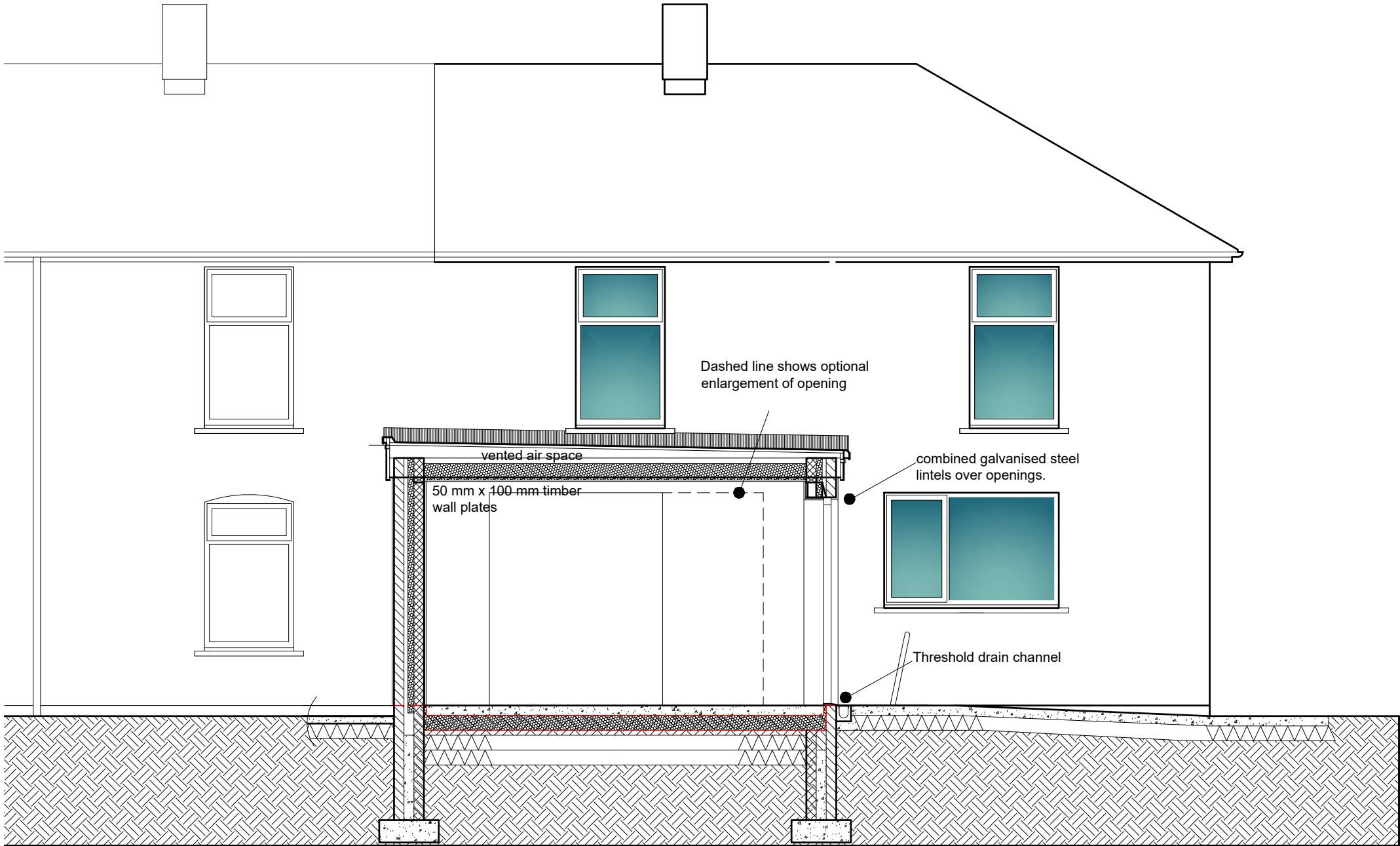
Bathroom window Upvc framed double glazed with suitable energy saving glazing to achieve the stated U value requirement. For instance, 16 mm. 4-8-4 double glazed with Pilkington "K" glass double glazing units and gas filled to give a minimum overall U value for the window and frame of 1.4 Wm²K. Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and sills with air tight mastic sealant. All casements are to be draught sealed and all frames fully sealed to structure with mastic joints to prevent heat loss directly to the external air.



PROPOSED SIDE ELEVATION

Rev A Shower over bath and increased window size in bathroom

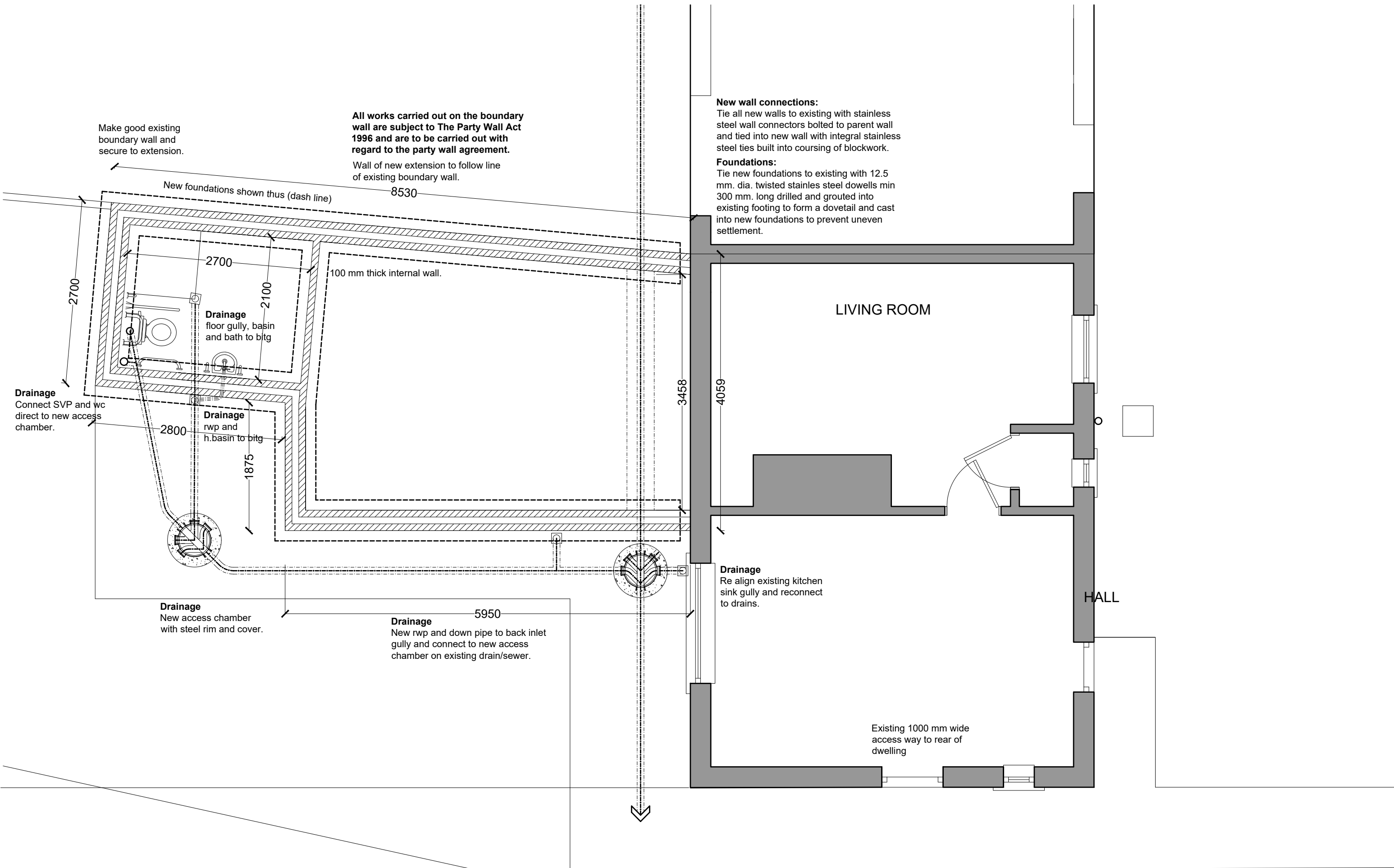
Optional opening enlargement
Load bearing steel beam over new opening to be
designed by Consultant Structural Engineer.



SECTIONAL ELEVATION AA

Load bearing foundations to be taken down to depth where no extra load is applied to the existing sewer being over built. Surround sewer in 150 mm concrete sleeve or as recommended by the pipe manufacturer where the pipes are replaced if instructed by Building Control

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											
25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR				ALTERATIONS AND EXTENSION				PROPOSED SECTION				Scale: Date: DWG No.		1/50 @ A3 OCT 2020 20/0271/09		REV DATE		Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



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		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		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

25 SOLWAY ROAD MORESBY PARKS WHITEHAVEN CUMBRIA CA28 8XJ For MR DAVID CARR	ALTERATIONS AND EXTENSION	PROPOSED FOUNDATION AND DRAINS	Scale: Date: DWG No.	1/50 @ A3 OCT 2020 20/0271/10	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
--	------------------------------	-----------------------------------	----------------------------	-------------------------------------	-------------	--