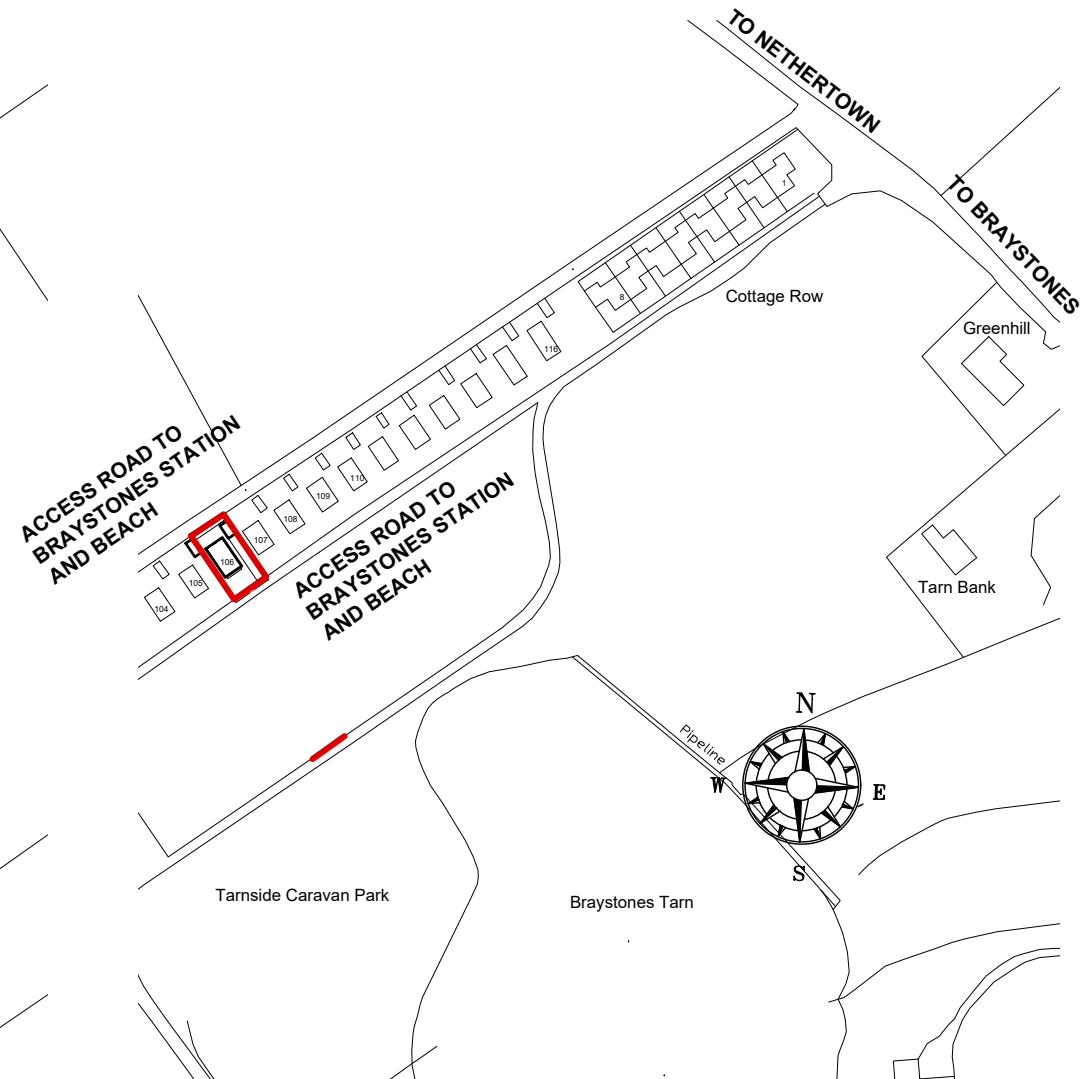
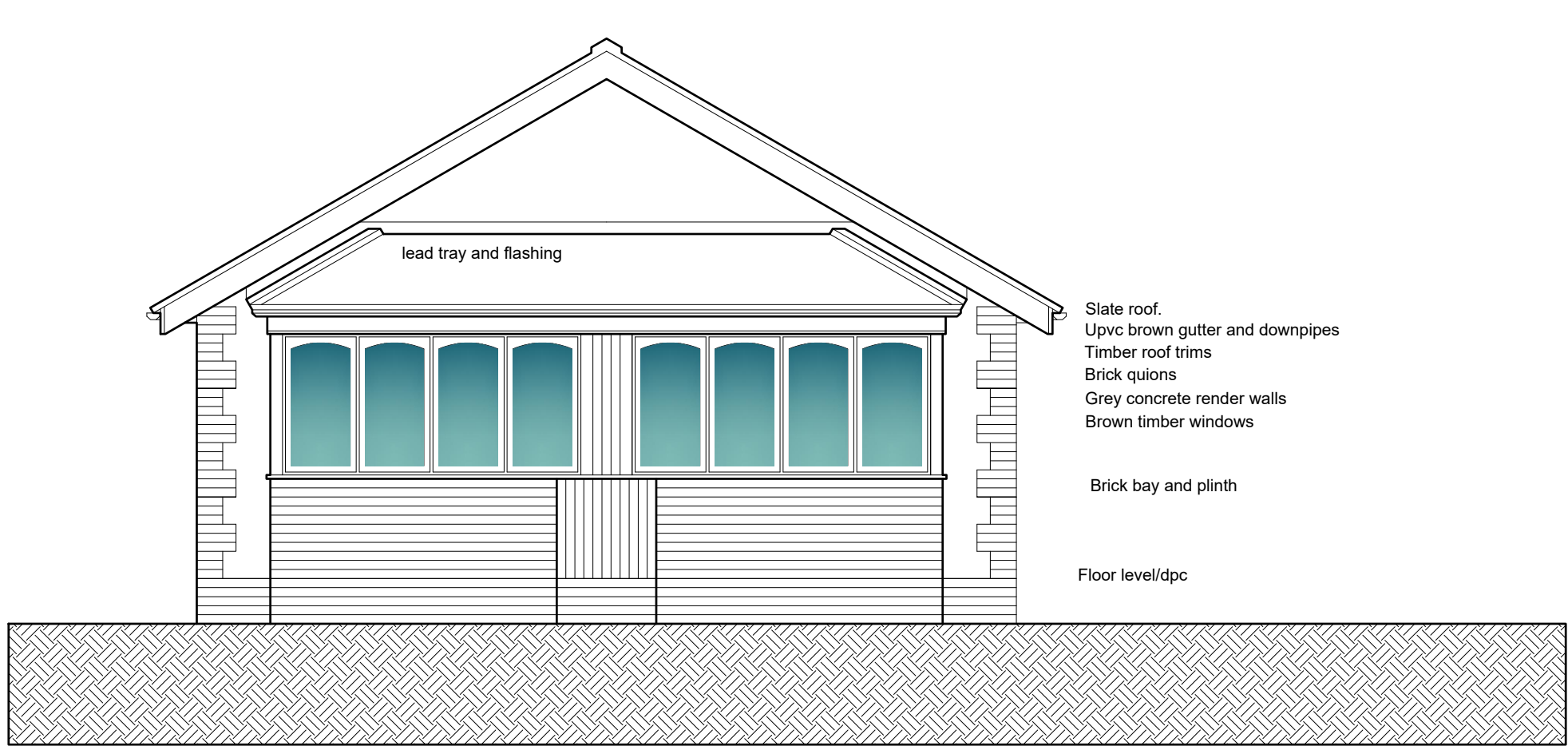


BLOCK PLAN



LOCATION PLAN 1/2500 Scale

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																			
106 TARNSIDE BRAYSTONES CUMBRIA CA21 2YW FOR MRS MIRIAM BENZIE												SURVEY										EXISTING BLOCK PLAN & LOCATION PLAN										Scale: Date: DWG No.	1/100 @ A3 DEC 2021 21/0323/01	REV Date	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com	

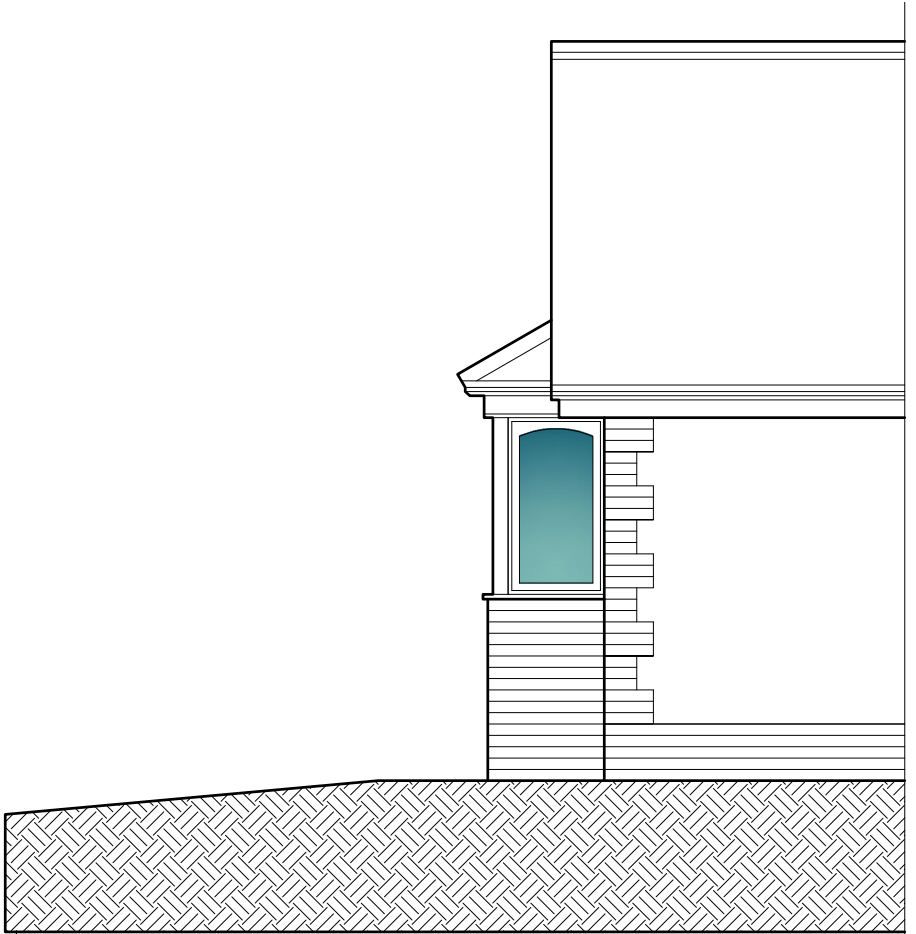


Slate roof.
Upvc brown gutter and downpipes
Timber roof trims
Brick quions
Grey concrete render walls
Brown timber windows

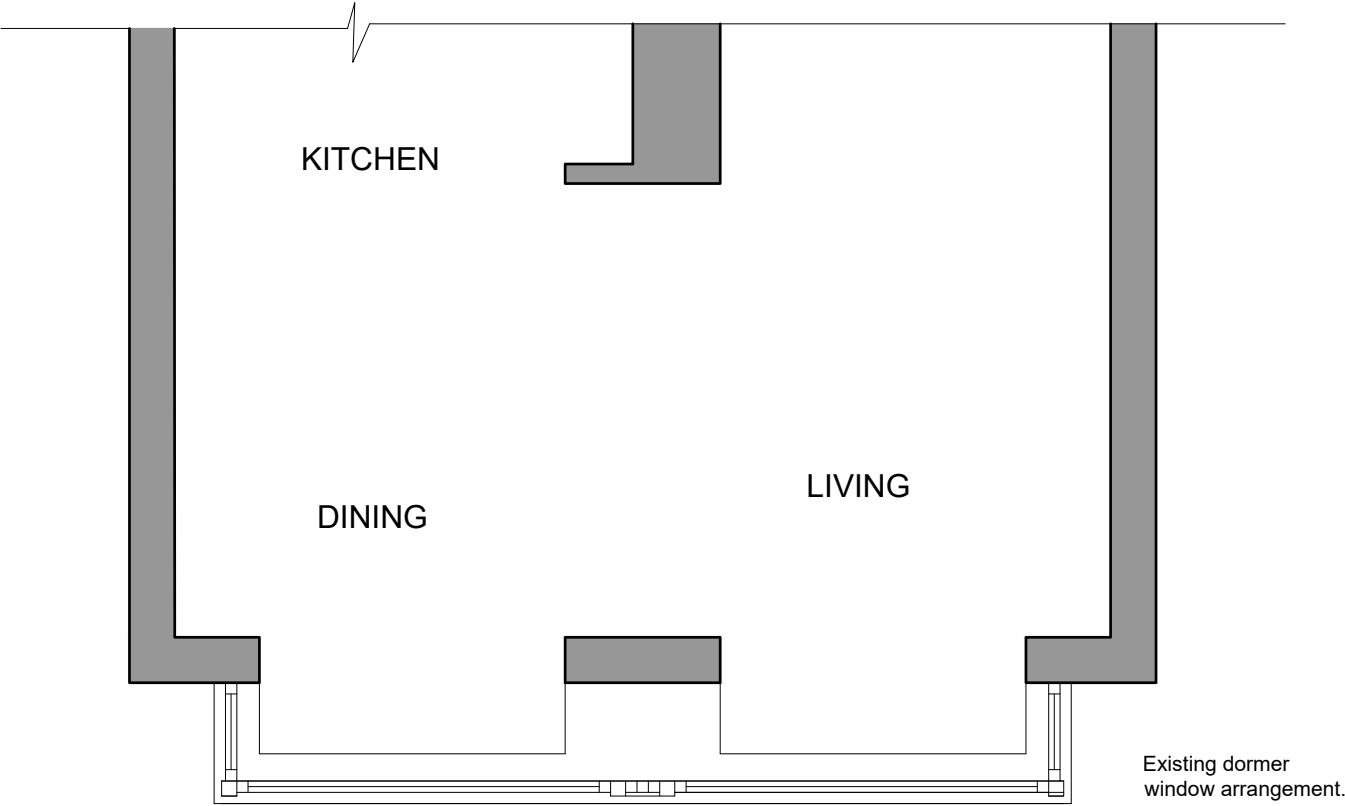
Brick bay and plinth

Floor level/dpc

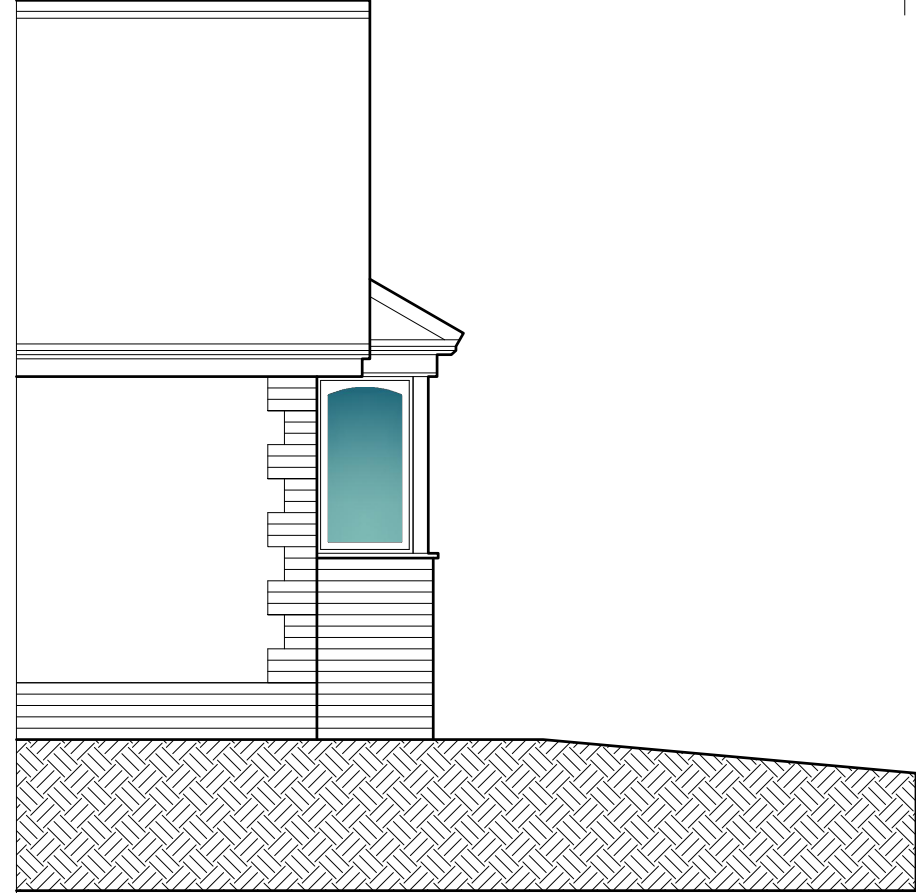
EXISTING FRONT ELEVATION



EXISTING END ELEVATION



Existing dormer
window arrangement.

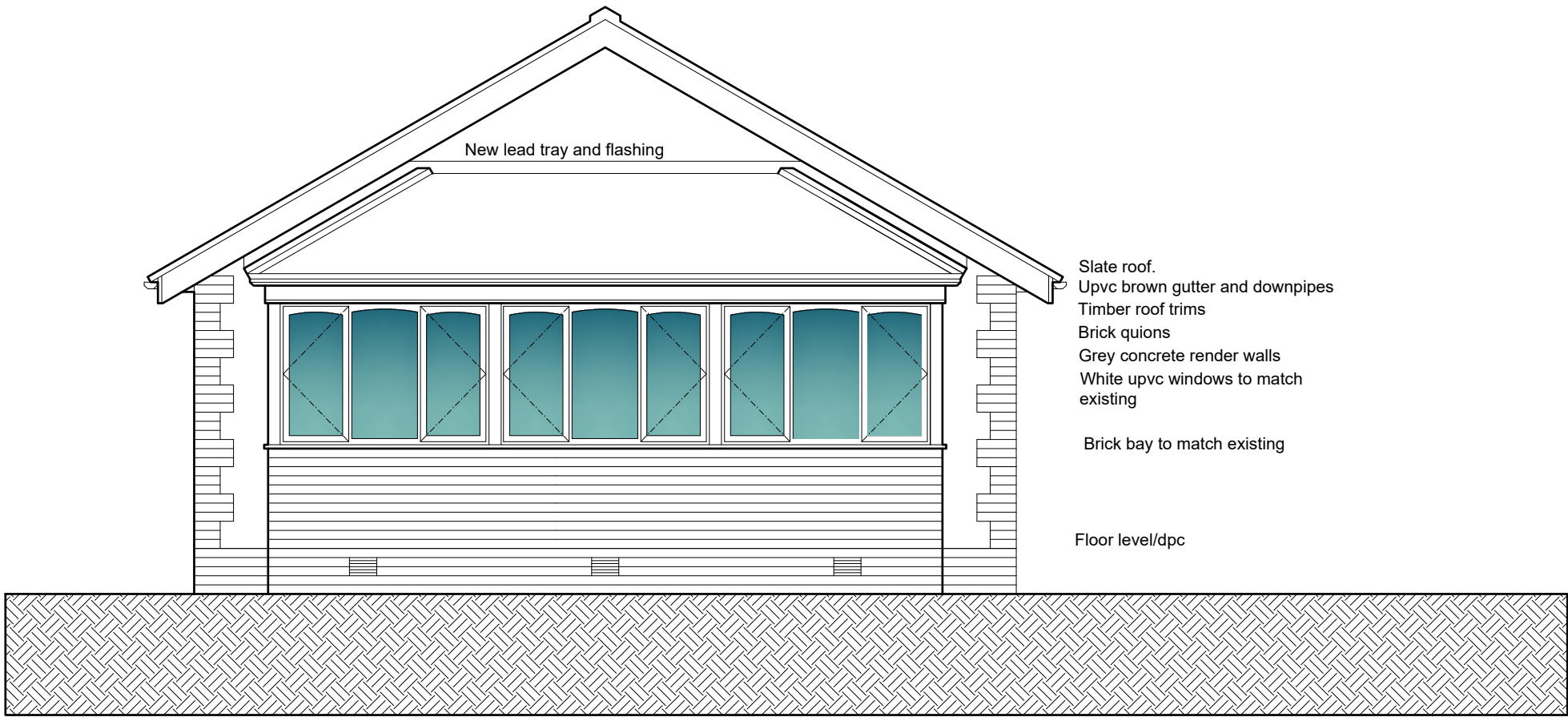


EXISTING END ELEVATION

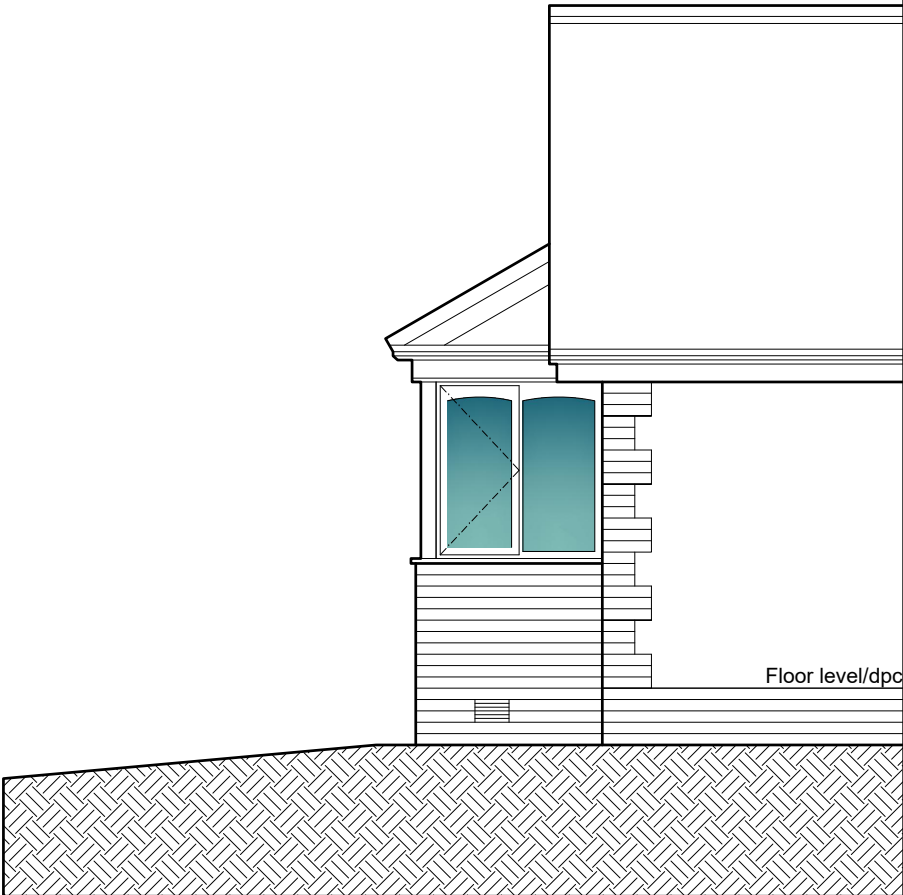
EXISTING GROUND FLOOR PLAN

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 metres																

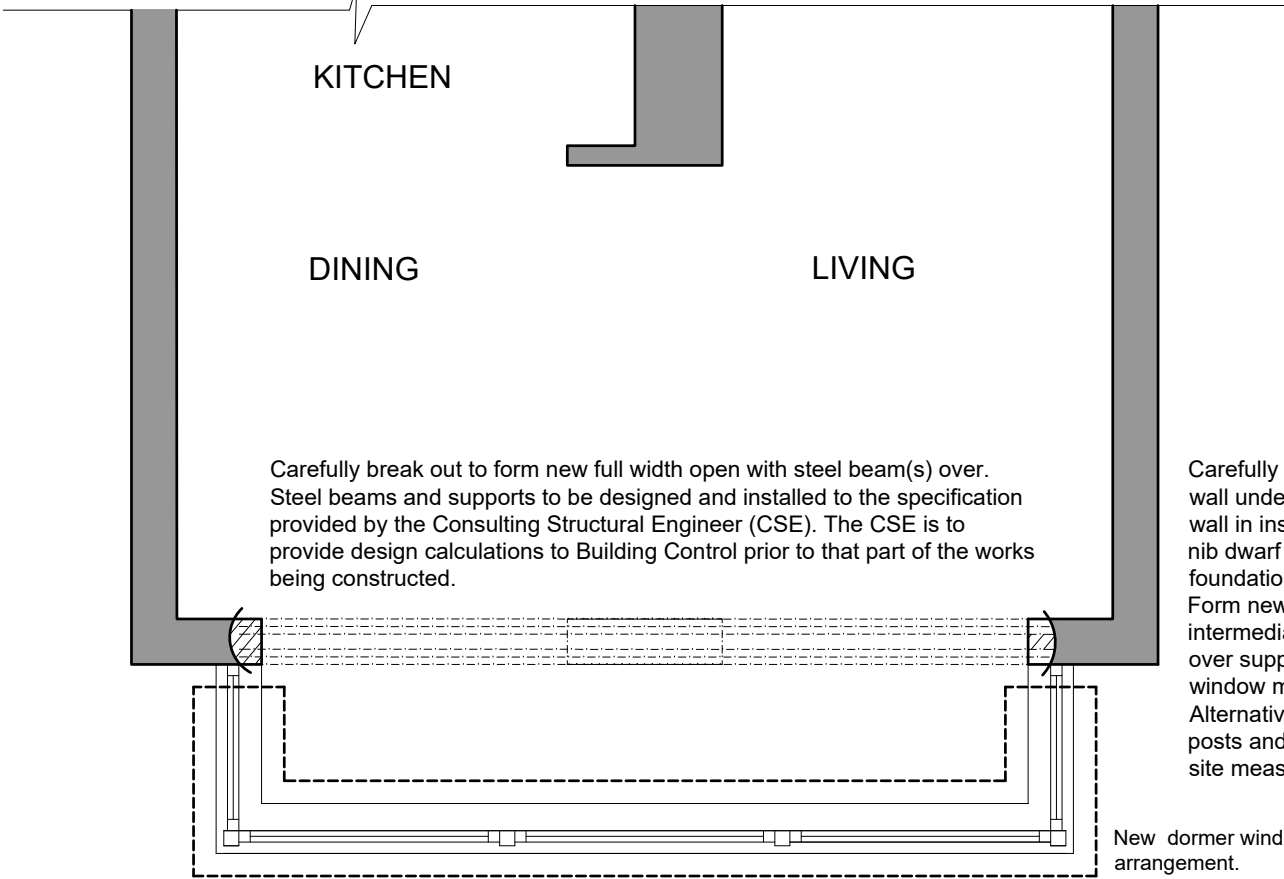
106 TARNSIDE BRAYSTONES CUMBRIA CA21 2YW FOR MRS MIRIAM BENZIE	PROPOSAL BAY WINDOW EXTENSION	EXISTING FLOOR PLAN AND ELEVATIONS	Scale: Date: DWG No.	1/50 @ A3 DEC 2021 21/0323/02	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED FRONT ELEVATION



PROPOSED END ELEVATION



PROPOSED ROOF LAYOUT PLANS



PROPOSED END 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	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

106 TARNSIDE BRAYSTONES CUMBRIA CA21 2YW FOR MRS MIRIAM BENZIE	PROPOSAL BAY WINDOW MODIFICATION/EXTENSION	GENERAL LAYOUT PLAN	Scale: Date: DWG No.	1/50 @ A3 DEC 2021 21/0323/03	REV A 10/03/2022	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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Foundations

FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.

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. wide x 225 mm. min. deep to external cavity walls and 450 mm. x 225 mm. min. for 100 mm. load bearing internal walls or with min. 150 mm. toe where wall thickness may vary.

Concrete to be premixed C25 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 a 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.

Tie new foundation horizontally to existing foundations, by inserting 3 no. 9 mm. twisted mild steel bars in a dovetail pattern into the face of the existing strip foundations and install new concrete foundations to fully surround steel connections, to form a horizontal tie between the two foundations, to prevent uneven settlement.

300 mm. thick cavity walls consisting 100 mm. thick facing brick outer leaf with 100 mm wide cavity back filled with concrete to ground level max 225 mm below damp proof course and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450mm vertical centres, offset 375 mm. horizontally to form a diamond pattern. Fix additional wall ties every course at all corners and jambs. Between ground level and floor level, fix bituthene Hyload DPCs continuous across the cavity to both inner and outer leaves of walls and integrated with the Gas and Damp proof floor membrane at min of 150 mm. above ground level. Fit cavity trays over continuous gas protection in cavities. Lay facing bricks from one course below finished ground level dpc level in outer leaf to form plinth.

Reconnect new roof rain water downpipe to existing drainage outlet.

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.

Tie new foundations to existing with 12.5 mm. dia. twisted stainless steel dowells min 300 mm. long drilled and grouted into existing footing to form a dovetail and cast into new foundations to prevent uneven settlement.

- Part B Means of Escape,
- Part F Ventilation
- Part K Protection from falling Collision and impact
- Part L Thermal Efficiency and Performance
- Part M Wheelchair Access
- Part N Toughened safety glass
- Part Q Secured by Design

Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.



106 TARNSIDE BRAYSTONES CUMBRIA
CA21 2YW FOR MRS MIRIAM BENZIE

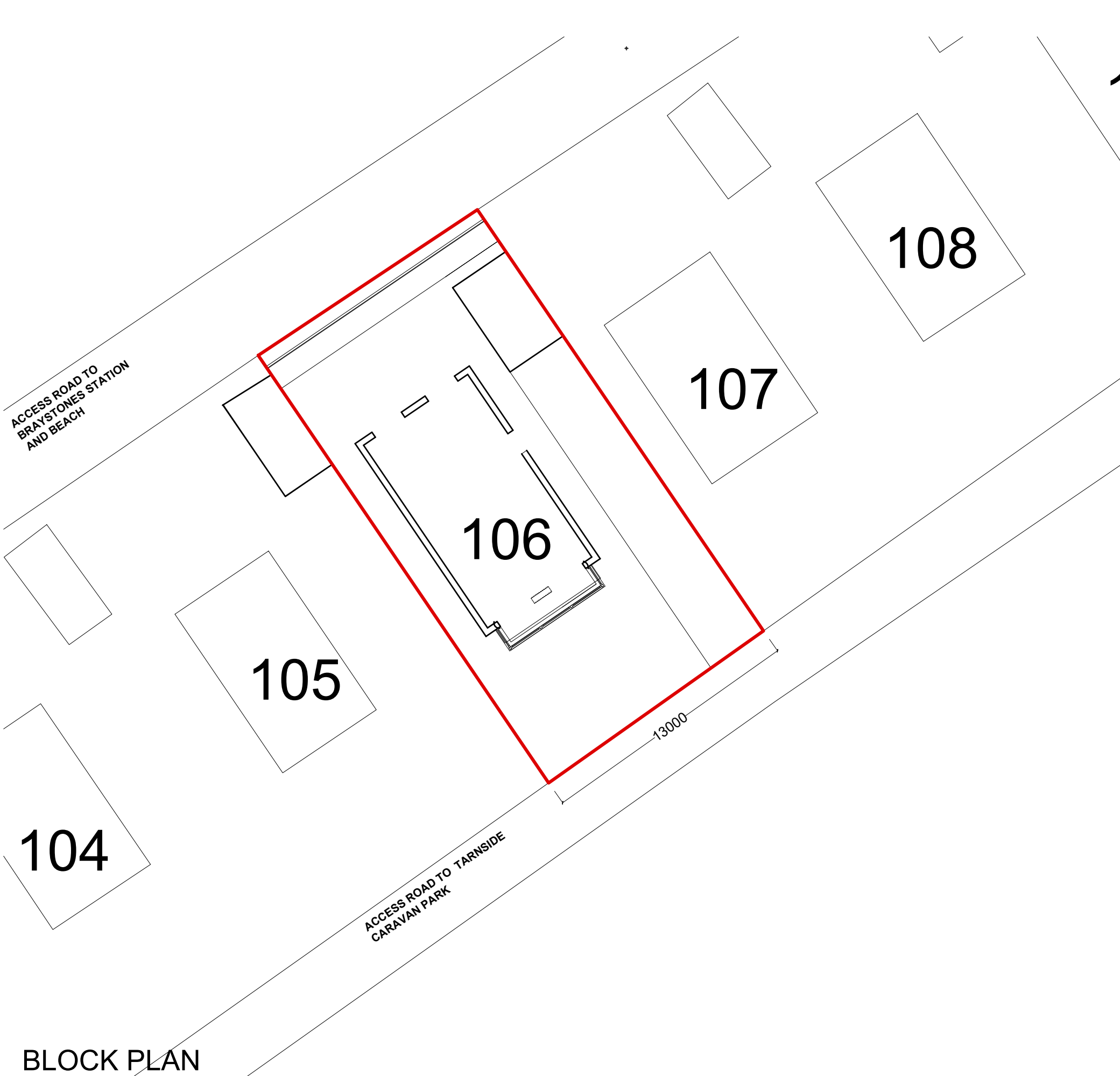
PROPOSED SECTIONAL ELEVATION

Scale:
Date:
DWG No.

1/50 @ A3
DEC 2021
21/0323/04

REV A
10/03/2022

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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		8000.0 metres	7000.0	6000.0	5000.0	4000.0	3000.0	2000.0	1000.0	0.0	

106 TARN SIDE BRAYSTONES CUMBRIA
CA21 2YW FOR MRS MIRIAM BENZIE

PROPOSAL FOR OUT
BUILDING

PROPOSED BLOCK PLAN
PLAN

Scale:
Date:
DWG No.

1/200 @ A3
DEC 2021
21/0323/07

REV A
10/03/2022

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