

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							
												800.0 metres	700.0	300.0	500.0	400.0	
SCALE BAR 1/50	0.0		1.0	2.0		3.0		4.0		5.0 metres							
49 BALMORAL ROAD HEN WHITEHAVEN CUMBRIA C	SING A28 (HAM BUY F	FOR	SINGL ALTER	E STO ATIC	ORE	Y AND				EXISTING LOCATION	BLOCK F I PLAN	PLAN &	Scale: Date:	1/200 (AUG	@ A3 2022	
MR PETER & MRS FREDA	WHIT	E		EXTEN	SION	١								DWG No.	22/034	47/01	



LOCATION PLAN 1/1250 Scale









EXISTING FRONT ELEVATION 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 metre	es		80.0 metres	70.0	60.0	50.0	40.0	
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 metre	es		800.0 metres	700.0	300.0	500.0	400.0	
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metre	s							
49 BALMORAL ROAD HEN WHITEHAVEN CUMBRIA C MR PETER & MRS FREDA	SING A28 (WHI	6UY FE	l FOR		SINC ALT EXT	GLE ERA ENS	STO TION ION	REY IS A	ND			EX ELE	ISTING F EVATION	REAR ANI IS	D FRONT	Scale: Date: DWG No	1/50 AU 0. 22/0	0 @ A3 G 2022 347/03	F





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	
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	
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres							
49 BALMORAL ROAD HENS WHITEHAVEN CUMBRIA CA MR PETER & MRS FREDA V	SING 428 VHI	GHAN 6UY TE	l FOR	S F	SINGI ALTE EXTE	LE S RAT NSIC	TOR IONS DN	EY S AN	D			EXISTING	SIDE ELE	VATION	Scale: Date: DWG No.	1/5 AU 22/י	0 @ A3 JG 2022 0347/04	F







PROPOSED GROUND FLOOR PLAN

Building Regulations Only. Named products. 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.

FOUNDATIONS

Foundations Excavations for foundations SITE SPECIFIC GROUND CONDITIONS.

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. 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. 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.

Cavity walls below ground.

340 mm. thick cavity walls consisting of 100 mm. thick solid concrete block with 140 mm wide cavity back filled with concrete to ground level max 225 mm below dampproof course and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) or similar specifically designed for 150 mm to 175 mm. cavities at 750 mm. horizontal centres and 450m 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.

Drainage.

Connections and Discharges. General Drainage Specification: Control Department.

products. Beam-and block floor systems. suspended floors

pinch points. exterior walls. permanent damp proof barrier.

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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	
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	
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres							
49 BALMORAL ROAD HENS WHITEHAVEN CUMBRIA CA MR PETER & MRS FREDA	SING A28 (WHI]	ΉΑΝ 6UY ΓΕ	1 FOF	R	SINC ALTI EXTI	GLE (ERA ⁻ ENSI	STOI TION ION	REY IS AN	١D		PRO PLAI	POSED G	BROUND	FLOOR	Scale: Date: DWG No.	1/50 AUG 22/03	@ A3 6 2022 847/05	RI 25-0

FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON

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 640 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. Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

There are existing drainage connections for foul and surface water. These are to be surveyed / recorded and investigated for suitable reuse with the approval of Building Control.

All new drains will be designed to comply with BS EN 752. New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100/150/225 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 manufacturer's instructions. All fittings including manholes, inspection chambers, and 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/n mortar surrounds. 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. Where drains are less than 1500 mm deep in traffic areas surround pipes in 150 mm concrete sleeve with Flexcell joints at each pipe joint or as otherwise recommended by the pipe manufacturers. New drains under concrete floor are to be surrounded in concrete sleeve with expansion joints as described above.

All drain lines are diagrammatic and the final layout should be agreed on site with the Building

Suspended beam and block ground floor U Value 0.13 W/M²K

Allow for flooring finish thickness on minimum 50 mm sand cement screed on 500 gauge Visqueen vapour barrier on minimum 150 mm. Celotex FF4000 ∦loor insulation on 1200 gauge Visqueen damp proof membrane on concrete beam and block reinforced concrete floor decking built into inner leaf of new external walls and outer leaf of parent wall.

Beam and block floor to be designed and manufactured to BS EN 15037 - Precast concrete

Ensure minimum airspace under beams of 150 mm and fix telescopic air vents throughout cavity walls to vent sub floor space. Vents to be at maximin 2000 mm centres throughout perimeter of floor. Allow for cross ventilation to the main house under floor space where main house has

Fix expansion joints/crack induction joints to top screed where spans exceed 5000 mm and at

Fix minimum 25 mm. thick insulation and expansion strip to perimeter of all slabs adjacent to

Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walks to form a





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 me	etres		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 me	etres		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 met	tres								•	CC. MALE		
49 BALMORAL ROAD HEN WHITEHAVEN CUMBRIA C MR PETER & MRS FREDA	SING A28 WHI ⁻	GHAN 6UY TE	1 FOF	2	SIN AL EX	NGLE TER/	E STO ATIC SION	ORE` NS /	Y AND			PRC ELE	OPOSED F	RONT and	I REAR	Scale: Date: DWG No.	1/50 AUG 22/03	@ A3 2022 47/06	REV DATE	Ge Arch g	oπrey Wallac itectural Desi Mobile 07 eoffreywallac	e Limite gn and 7 8160467 eltd@gn	d FCSD MCIAT Technology 756 nail.com

Glazed double casements and new front door.

External doors and windows to be from the same manufacturer.

New doors are to be upvc lined and insulated to have a minimum U value of 1.2 Wm²K.

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. Fit door frames with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.

Windows and doors

Windows and doors generally are to be designed and constructed by a member of a self-certification federation such as FENSA.

- Windows and doors are to be designed to comply with
 - 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

All new windows are to be uPVC framed double glazed units or similar. All opening casements or sashes to habitable rooms are to be min. 450 mm. high and 450 wide to allow for escape in the case of fire, with min area of .33 M. sq. and a cill height not less than 800 mm. and no greater than 1100 mm.

Fit safety glass to BS 6206 to all new windows within 800 mm. of floor level and doors and side panels to comply with Building

All windows are to be 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

Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight

All sashes are to be draught sealed and all frames fully sealed to structure with mastic joints to prevent heat loss directly to the external air. Windows are to be located in the wall to align with the cavity closer to ensure the thermal barrier is maintained.

Fit windows with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.

Where opening windows are at ground level, they are to be fitted with protective safety barriers designed to withstand a Horizontal load of 0.74 kilo Newtons (kN) for every metre length.

External doors and windows to be from the same manufacturer. All new doors are to be upvc or timber, lined and insulated to have a minimum U value of 1.2 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. Glazed doors to be safety glass to BS 6206 to all glazing within 800 mm. of floor level.

All openings to be remeasured on site prior to manufacture.



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	2	50.0	200.0
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres								
49 BALMORAL ROAD HENS WHITEHAVEN CUMBRIA CA MR PETER & MRS FREDA V	SING A28 VHI	GHAM 6UY I TE	I FOR	S A E	SING ALT EXT	GLE S ERAT ENSI	STOF ION ON	REY S AN	ID			PR(PLA	OPOSEE ANS) ROOF L	AYOUT	Scale: Date: DWG N	lo. 2	1/50 @ / AUG 202 22/0347/0	43 22 06

Roof Fabric and structure U Value 0.101 W/m²K

Approved tiles, or similar, to match existing on 25 mm. x 50 mm. treated timber battens on Proctor Roofshield or similar breathable sarking felt on hydro nailed fink trusses at 400 mm. centres, Thomas Armstrong Limited of Flimby or other approved, fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT MS305 straps at 1800 mm. centres. Build in toe of ceiling tie and truss blade to parent wall outer leaf or as otherwise designed and specified by the truss designer manufacturer.

All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced to comply with BS 5268 Part 2 and 3 1985.

Modified truss roof profile around existing landing to reduce blade height to below existing window cill and flashing. Line new rafter profile and side soffits with 25 mm exterior quality plywood and line with lead sheet on vapour barrier with lead up stand up under flashing and turned down over tiles at bottom edge of modified roof

Insulate loft space with minimum 400 mm quilt insulation laid between and over ceiling joists. All electrical wiring is to be fixed to trays above the insulation layer. Supply and fix a lockable sealed and insulated loft hatch in the new bedroom area

Fix BAT MS 305 straps at 2000 mm. maximum centres to head of side walls and gables throughout perimeter of the new roofs, fixed to 3 no. truss perpendicular and along sides of truss members parallel to straps. Fix solid strutting/ packing between individual joists and last roof truss and wall where straps are fixed.

All roof truss design, layout and structural calculations to be provided by the manufacturer/supplier to Building Control for approval 21 days prior to that section

All lead gutters, valleys, trays, decks, 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

ALL TIMBERS ARE TO BE MARKED KILN DRIED

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 in accordance with their published recommended

Where non lead trays are used, they should have a patent agreement certificate

	Rev A S	See email to Bu	ilding Control o	dated 25/02/2022
30.0	20.0	10.0	0.0	SCALE BAR 1/500
150.0	100.0	50.0	0.0	SCALE BAR 1/2500
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CALE 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	
CALE 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	
CALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres							
49 BALMORAL ROAD HENS WHITEHAVEN CUMBRIA CA MR PETER & MRS FREDA	SING A28 WHI	GHAN 6UY TE	1 FOF	۲	SIN AL EX	IGLE TER/ TEN	E STO ATIC SION	ORE NS	Y AND		PROP ELEV	POSED FF ATION	RONT AN	D REAR	Scale: Date: DWG No.	1/5 Al 22,	50 @ A3 JG 2022 ⁄0347/01	RI 25-0





SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	1.04	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	
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	
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres							
49 BALMORAL ROAD HENS	ING	HAN	1		SI	NGL	E ST	ORE	ΞY		P	ROPOSE	D SECTIO	ON	Scale:	1/50	@ A3	
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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	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											
49 BALMORAL ROAD HENS WHITEHAVEN CUMBRIA CA MR PETER & MRS FREDA V	SING 428 (VHI]	iHAΝ 6UΥ ΓΕ	/I FOR	2 / E	SING ALTE EXTE	GLE S ERAT ENSI	STOF FION ON	REY S AN	ID		PRO LOC	POSED B ATION PL	LOCK PLAN AN	N &	Scale: Date: DWG No.	1/200 @ AUG 2 22/034) A3 2022 17/11	REV Date	Ge Arch g	offrey Wallace itectural Desig Mobile 078 eoffreywallace	Limited n and 7 160467 Itd@gn	d FCSD MCIAT Fechnology 56 nail.com