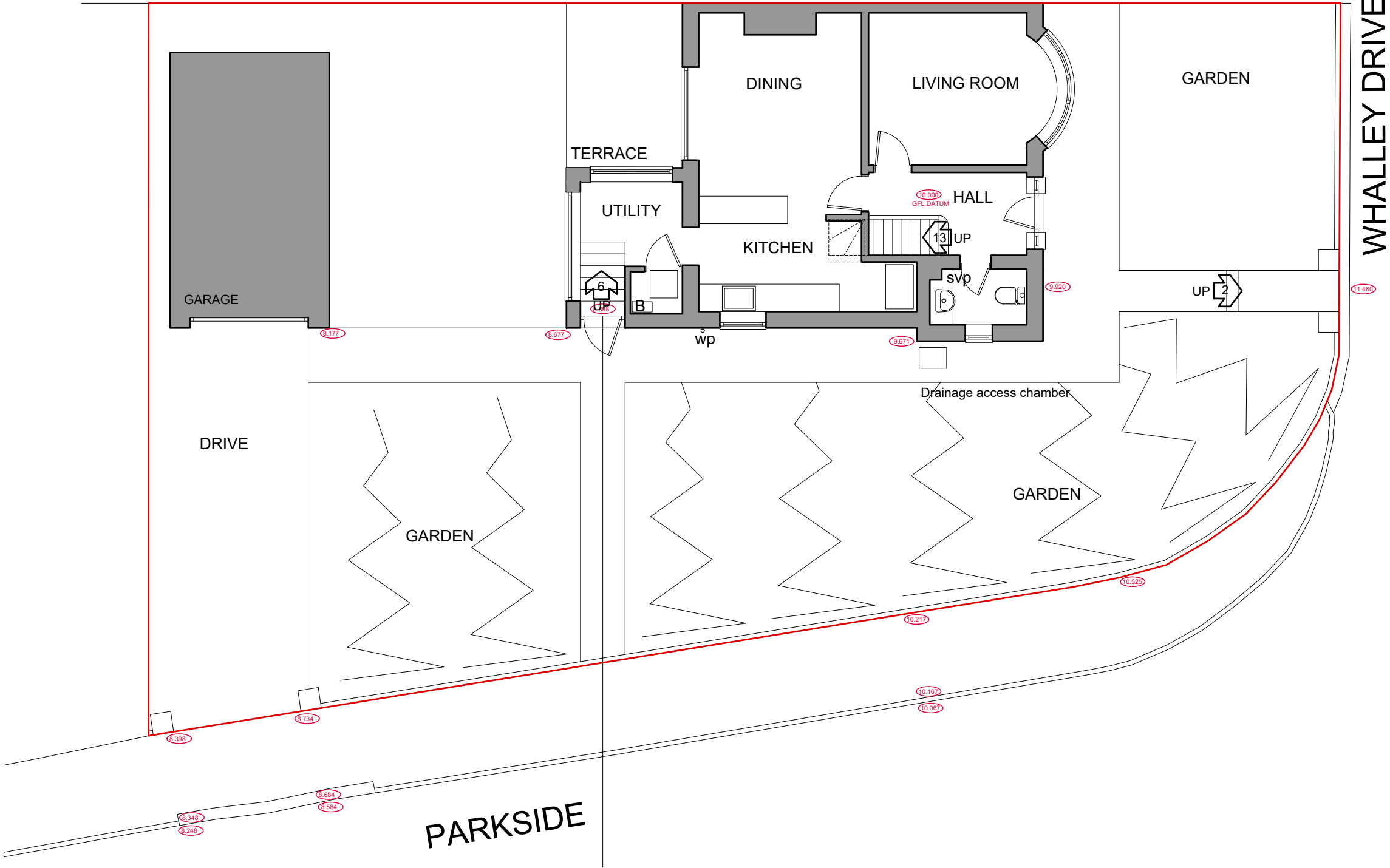
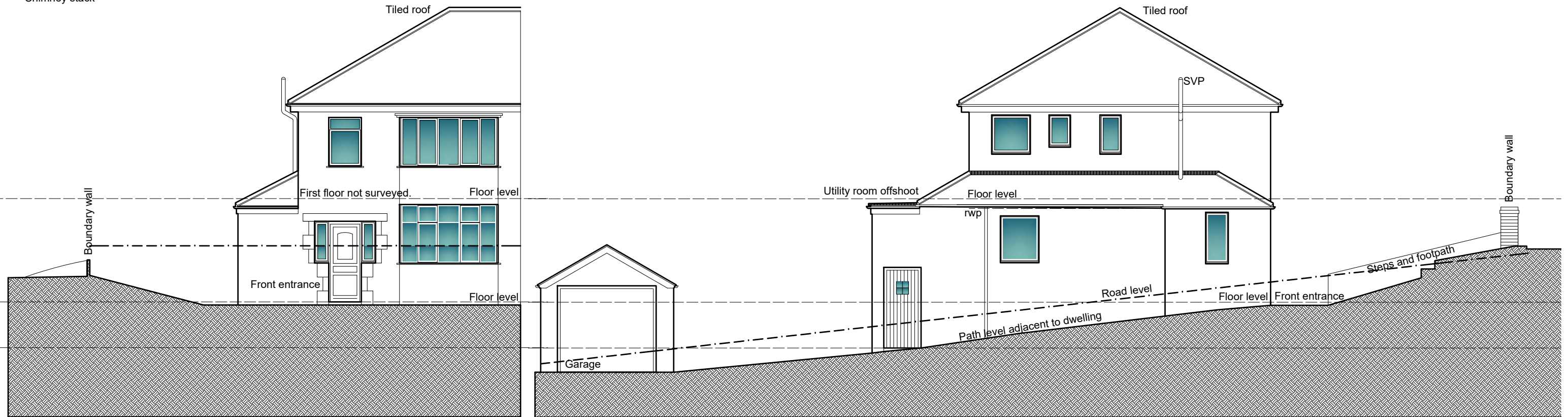


LOCATION PLAN 1/1250 Scale

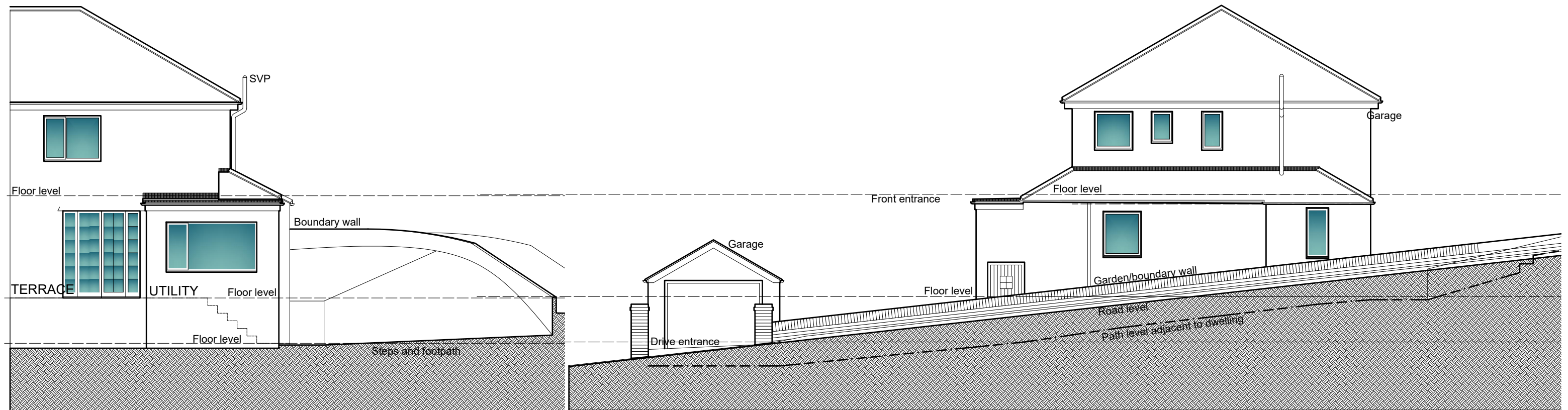


SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	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
<div>1 WHALLEY DRIVE PARKSIDE WHITEHAVEN CUMBRIA CA28 7SA FOR MR AND MRS GAVIN AND AMANDA Mc KEW</div> <div>SURVEY EXISTING PLAN. GROUND FLOOR PLAN AND LOCATION PLAN</div> <div>Scale: Date: DWG No.</div> <div>1/100 @ A3 OCT 2023 19/0386/01</div> <div>REV Date</div> <div>Geoffrey Wallace FCSD MCIAT Architectural Design and Technology Hunter How Beckermest Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceld@gmail.com</div>																						

Chimney stack



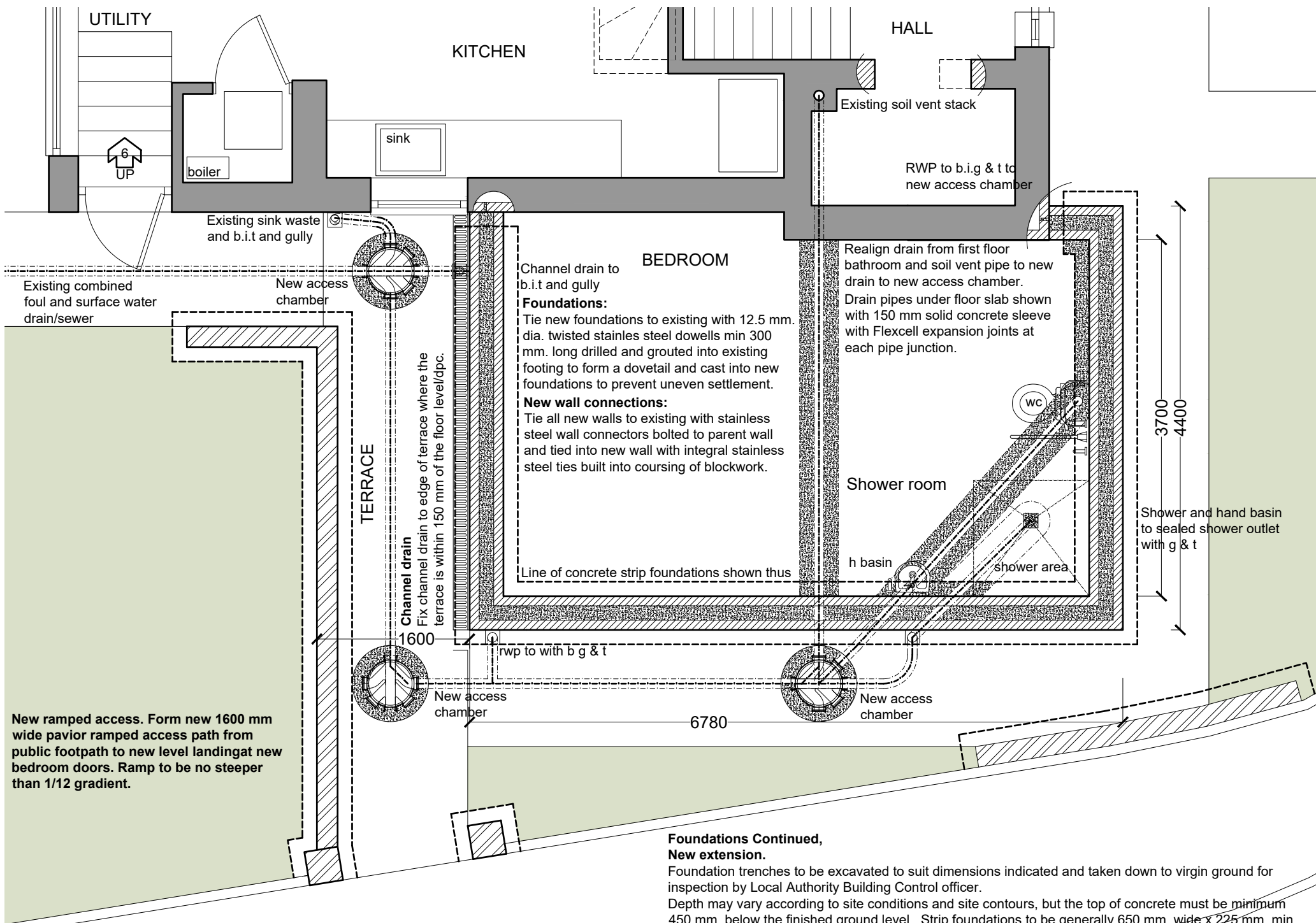
FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION (SECTION THROUGH ROAD)

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											
1 WHALLEY DRIVE PARKSIDE WHITEHAVEN CUMBRIA CA28 7SA FOR MR AND MRS GAVIN AND AMANDA Mc KEW	EXISTING ELEVATIONS														Scale: Date: DWG No.	1/100 @ A3 OCT 2023 19/0386/02	REV Date	Geoffrey Wallace FCSD MCIAT Architctural Design and Technology Hunter How Beckermert Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceltd@gmail.com				



New ramped access. Form new 1600 mm wide pavior ramped access path from public footpath to new level landingat new bedroom doors. Ramp to be no steeper than 1/12 gradient.

Ground Conditions
No ground condition or survey has been carried out. The site will be reduced to formation level for full inspection of the existing terrain by Building Control to confirm the site conditions and designed foundations are suitable. Any changes to the approved details will be fully specified to Building Control prior to that part of the works being undertaken. There is a sewer/drain to the side of the dwelling which will remain live throughout the construction. The Main Contractor should make provision for this in the works proposal. Where works are carried out to the drain/sewer they should be a carried out to the specification of the service provider (United Utilities Limited) and approved by Building Control on UUL behalf.

Foundations
Excavations for foundations FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.

Site Enablement
Reduce ground levels in area of works and set aside material excavated for reuse landscaping the garden and ramp.

Foundations Continued, New extension.
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 the top of concrete must be minimum 450 mm. below the finished ground level. Strip foundations to be generally 650 mm. wide x 225 mm. min. deep to external cavity walls and 450 mm. x 225 mm. min. for 100 mm. lead bearing internal walls or with minimum 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.

Retaining wall for Terrace
The 225 mm facing brick wall is to be on minimum footings as described above.

Concrete
Concrete to be premixed C20P as described in tables 1 and 2 of BS EN 206:2013 + A1:2016 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 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 coursing. 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.

New cavity wall below DPC generally.
350 mm. thick cavity walls consisting of 100 mm. thick solid concrete block 150 mm 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 140/150 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 to both inner and outer leaves of walls at min of 150 mm. above ground level. Lay facing bricks from one course below finished ground level dpc level in outer leaf to form plinth.

Facing brick retaining walls for terrace and steps and existing garden wall.
215 mm thick facing brick retaining wall with soldier course capping and new pillars at roadside. Where difference in ground level exceeds 600 mm thicken wall to be minimum 1/3 the thickness of the height of the material retained. Retaining wall to form 1100 mm high balustrade to terrace and 600 mm high handrail to steps. Fixed 2400 mm wide laminated glass balustrade to allow viewing from the bedroom and terrace from a wheelchair.

New ground floor to extension. Ground Floor U Value 0.18 W/M²K
Allow for flooring finish thickness on 150 mm concrete floor slab on 500 gauge Visqueen vapour barrier on 100 mm Celotex GA4000 floor insulation slabs on 1200 gauge damp proof membrane. All on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers no thicker than 600 mm. deep. Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier. All damp proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacture's specification for the location and purpose. New ground floor to be level with existing ground floor. Cavity insulation is to extend 215 below the damp proof course.

Wet room floor
Allow for forming 1200 mm x 1200 mm sloping shower floor area with floor gulley to gradients recommended by the tray or flooring manufacturer.

Drainage. Connections and Discharges.
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 and the service provider (United Utilities). Where existing drains/sewers pass under the area of new construction, the drains should be excavated for inspection in the presence of Building Control to establish if they are fit for the purpose, should the drains be suitable, they are to be surrounded with a 150 mm diameter concrete sleeve with Flexcell expansion joints at every pipe junction. Where these drains are sewers under the control of the utility services provider (United Utilities Limited) the employer is to enter into a Building over agreement with the service provider and meet their specification for building over the sewer.

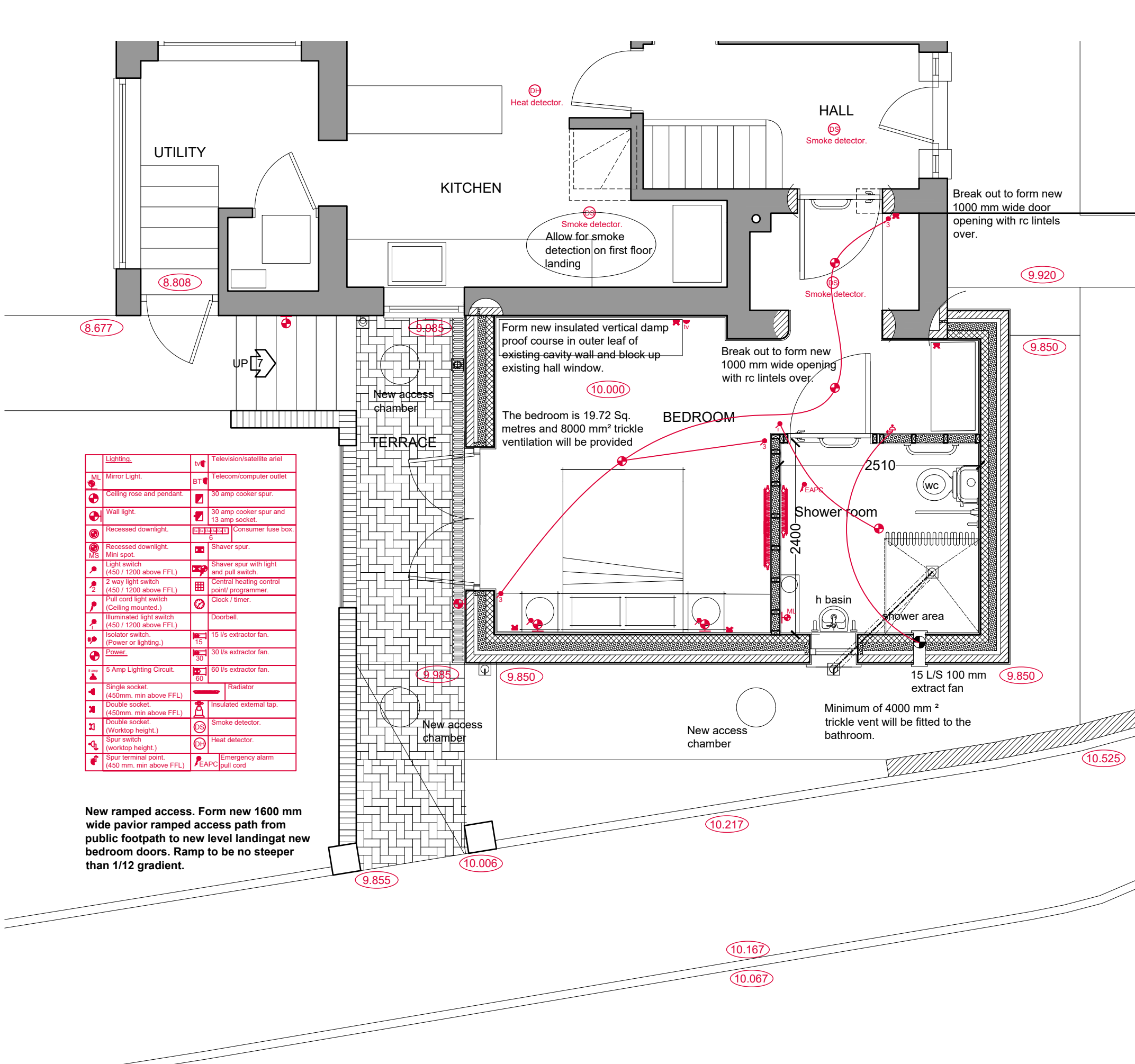
General Drainage Specification:
All new drains will be designed to comply with BS EN 752. New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100/150/225 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 1: 60 falls. 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 preformed 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. Set manhole covers onto preformed 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 new drains pass under the area of new construction the drains are to be surrounded to a minimum 150 mm concrete sleeve with Flexcell expansion joints at every pipe junction. 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. All drain lines are diagrammatic, and the final layout should be agreed on site with the Building Control Department.

Foul Drainage
Shower room toilet shower and handbasin to modified foul drains new connections to back inlet trapped gullies to new access chambers to existing sewer.

Surface Water Drainage
Connect rainwater to existing drains/sewers.

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.

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											
1 WHALLEY DRIVE PARKSIDE WHITEHAVEN CUMBRIA CA28 7SA FOR MR AND MRS GAVIN AND AMANDA Mc KEW					FOUNDATION PLAN SUB STRUCTURE AND DRAINS										Scale: Date: DWG No.		1/50 @ A3 OCT 2023 19/0386/03		REV Date		Geoffrey Wallace FCSD MCIAT Architectural Design and Technology Hunter How Beckermert Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceltd@gmail.com	



Cavity wall above dpc, U Value 0.17 W/M²K

350 mm. thick cavity walls consisting of rendered 100 mm thick dense concrete block external leaf 50 mm. clear cavity with 100 mm Kingspan Kooltherm K108 insulation or similar and 100 mm. thick Celcon Standard Insulation high strength 7.3 N/mm² block inner leaf. Render to be smooth self-coloured to appear similar to existing render. 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) at 50PA or better. Walls are to be dry lined internally with minimum 15 mm. high density humidity resistant plasterboard on dabs or patent glue spot fixing. Fix insulated cavity closers (150 mm Kingspan Kooltherm or similar) at all jambs and cills to doors and windows and fix tray under cills and lintels to heads of openings. Insulate internal returns to window and door jambs with minimum 27.5 mm combination 20 mm insulation and 12.5 mm plaster and 3 mm plaster skim. Cavity wall ties to be Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) with ferrules to support insulation 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 or as otherwise recommended by the wall insulation manufacturer. Where expansion joints are required (10 to 12 metre centres in blockwork) Use compressible brick joint roll, Fillcrete or similar and Ancon 225 mm PPS movement joint slip ties with debonding sleeves, or similar, and weather seal with Sika Waterbar® or similar. Fix additional wall ties every course at all corners expansion joints 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 Cougar or IG type stainless steel or galvanised lintels or similar designed for 150 mm. cavities. Lintels to have insulated voids and integral cavity trays and minimum bearing of 150 mm. Fix additional bitumen or pvc trays in severe weather areas.

Fix perpendicular joint weep holes in outer leaf at 600 mm. centres above all cavity trays. And over concrete lintels in outer leaf. Lintel schedule to be supplied to Building Control by the selected manufacturer 21 days prior to installation.

Existing external parent wall becoming internal wall.

Strip off any external render in area of extension abutment and dry line parent wall with 12.5 mm plasterboards and 3 mm skim on patent adhesive fixing. Form vertical insulated dpc to outer leaf of parent cavity wall at abutment with new extension cavity walls.

Internal wall alterations

Form new openings in internal walls with 150 mm x 100 mm reinforced concrete lintels over. Reinforced concrete lintels to be manufactured in accordance with BS5977 and designed to BS8110 1997

Non-Structural stud partitions:

Fix new stud partitions to layout shown. Partitions to be 100 mm x 47 mm. timber studs at 400 mm. centres built off 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick high density humidity resistant 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. Fix double joists under partitions parallel to joists and solid noggins under partitions perpendicular to joists.

Shower Room Design.

The shower room be designed by bathroom designers or the occupational therapist to cover client specific need all designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations.

All appliances are to be from one suppliers Document M range to meet the total client accessibility requirement.

Connect sanitary ware to existing hot and coldwater supplies and modified waste and drainage systems. Where a power shower is provided allow for a suitable fused spur isolator and switch. Allow for supply and fix wall finishes and floor finishes with integral upturned skirting to floor covering. Specifications for manufacturer supplier colour etc by Cumberland County Housing Renewals department.

Electrical layouts

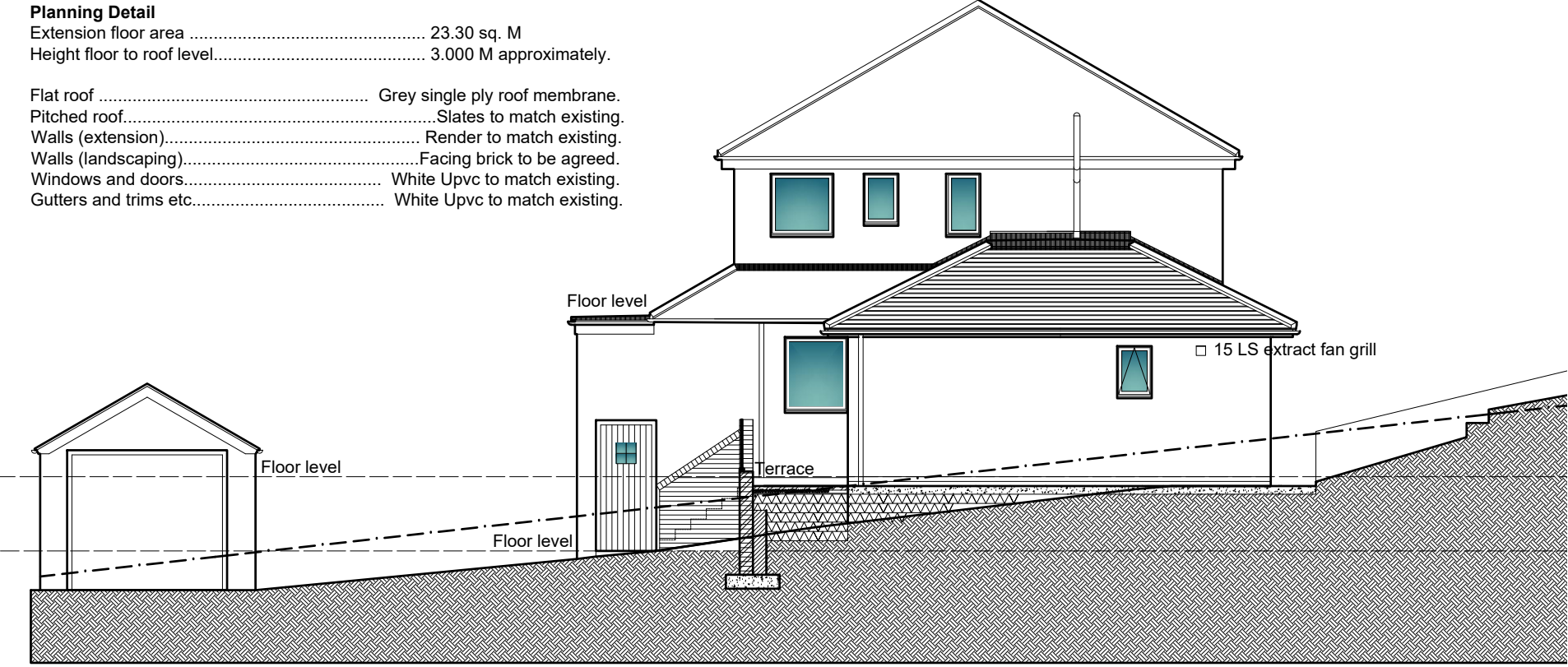
The exact position of Electric lighting and power points to be agreed with the client prior to installation, The qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P.



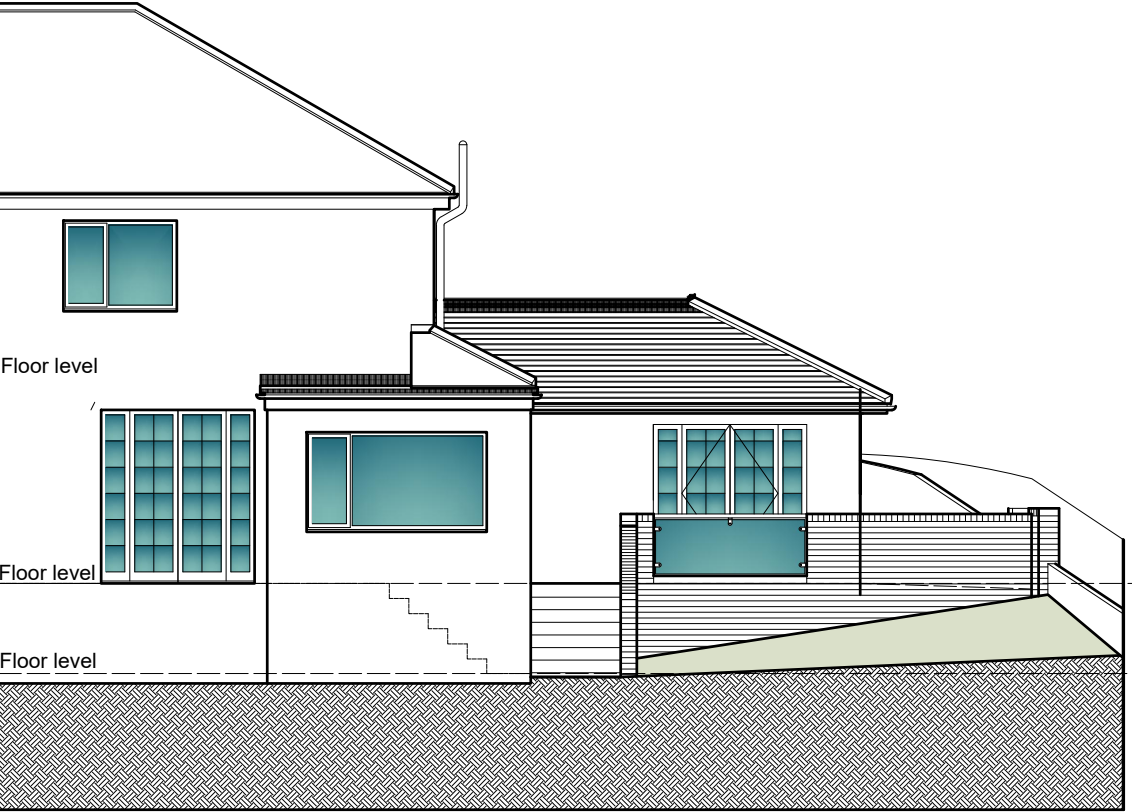
PROPOSED REAR ELEVATION

Planning Detail
Extension floor area 23.30 sq. M
Height floor to roof level..... 3.000 M approximately.

Flat roof Grey single ply roof membrane.
Pitched roof.....Slates to match existing.
Walls (extension)..... Render to match existing.
Walls (landscaping).....Facing brick to be agreed.
Windows and doors..... White Upvc to match existing.
Gutters and trims etc..... White Upvc to match existing.

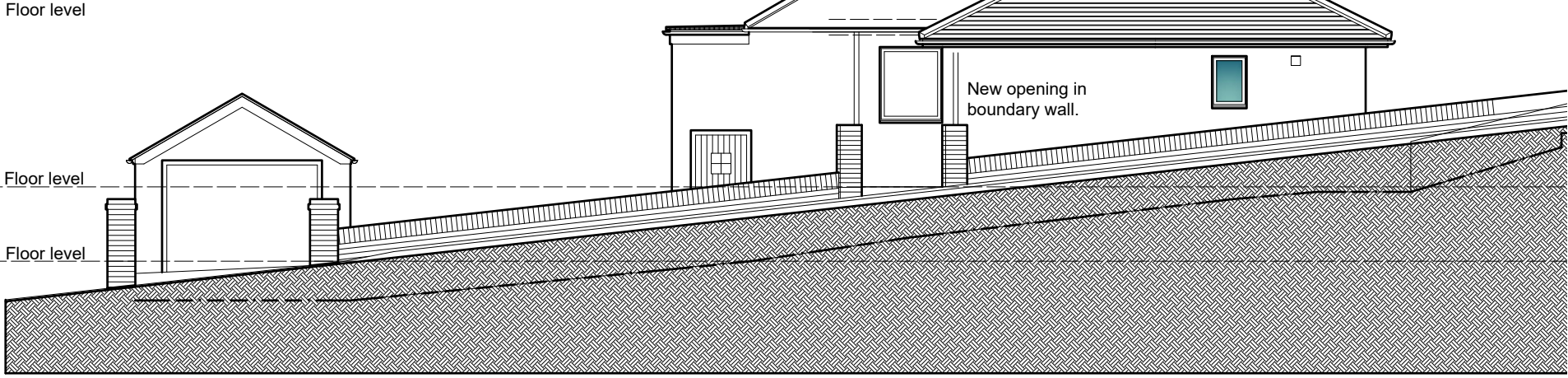


PROPOSED SIDE ELEVATION THROUGH GARDEN ADJACENT TO DWELLING

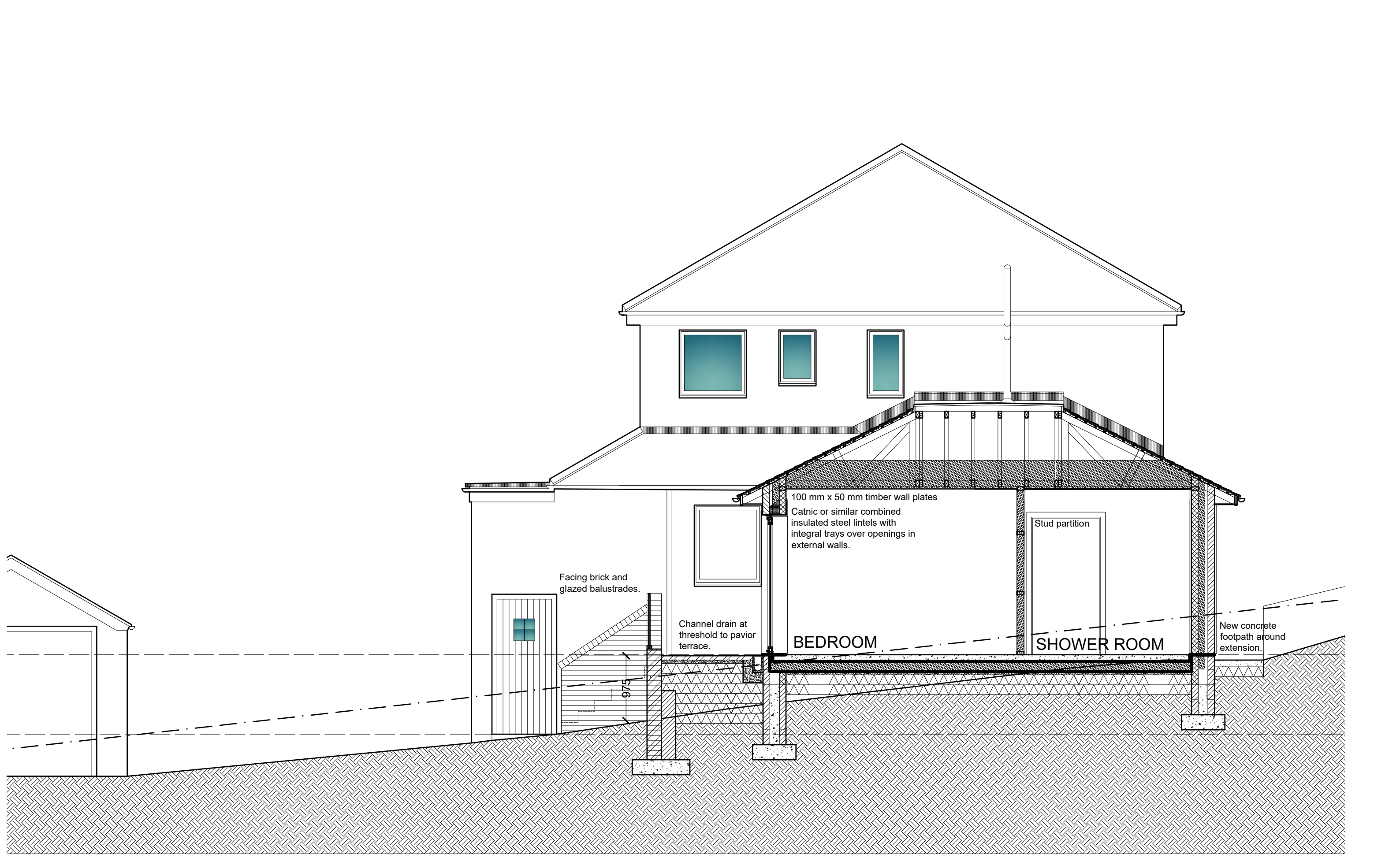


PROPOSED REAR ELEVATION

Windows and doors
All new windows and doors are to be upvc framed double glazed to match existing. Fit safety glass to all new windows within 800 mm. of floor level and doors and side panels to comply with Building Regulations. 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 1.1 Wm²K. Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with air tight mastic sealant. 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. Fit windows with trickle ventilation at a ratio of 500 sq mm. of vent per metre of floor space throughout habitable rooms.



PROPOSED SIDE ELEVATION THROUGH HIGHWAY



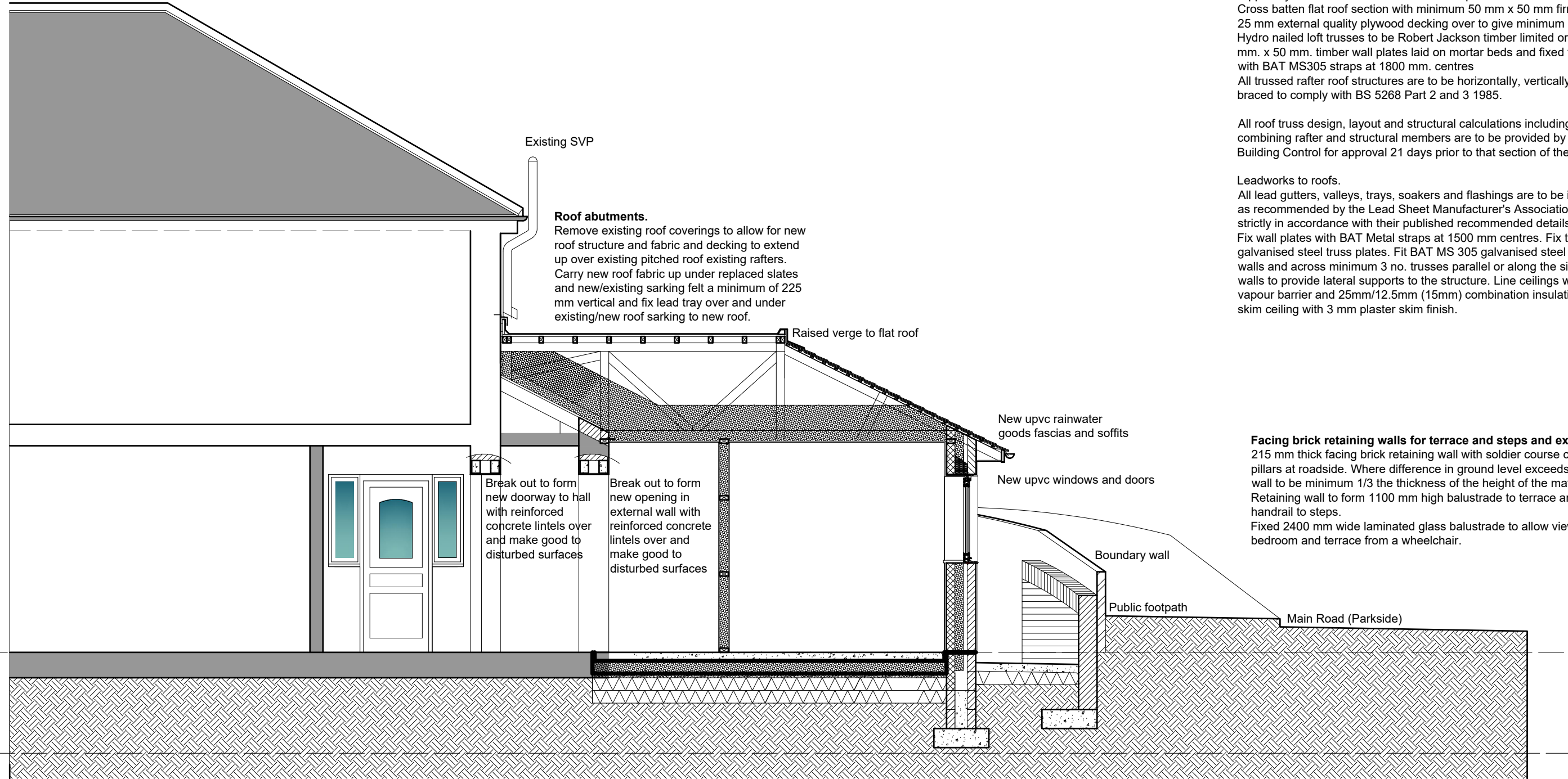
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500	
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500	
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres												
1 WHALLEY DRIVE PARKSIDE WHITEHAVEN CUMBRIA CA28 7SA FOR MR AND MRS GAVIN AND AMANDA Mc KEW					PROPOSED SECTIONAL ELEVATION										Scale: Date: DWG No.		1/50 @ A3 OCT 2023 19/0386/06		REV Date		Geoffrey Wallace <small>FCSD MCIAT</small> Architectural Design and Technology Hunter How Beckermest Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceltd@gmail.com		

New Roof Structures
Roof Construction Fabric.
The roof type will be a cold roof with insulation between and over the the roof truss ties.
Flat roof fabric.
Single ply fibre backed roofing membrane, Sanafil or similar, fixed by a manufacturer recommended and approved installer 25 mm thick external quality plywood roof decking on minimum 50 mm x 50 mm tapered furring at 400 mm centres to give a gradient of 1 in 80 fall from the roof spine, or as otherwise recommended by the roof fabric manufacturer.
All roof fabric details fixtures and fittings roof outlet gully etc. are to be strictly as recommended and detailed by the roof fabric product manufacturer/installer. Fix Airteack AB2 abutment ventilator and flashing or similar over up turned roof at abutment with flat roof with cavity tray over. Form raised verge and welted drips at verge and eaves with roof fabric adhered to and carried down over slates a minimum of 150 mm vertically.
Sloping roof fabric.
Slates to match existing on 25 mm x 50 mm treated timber battens on Proctor Roofshield breathable roofing fabric or similar. Fix lead soakers under hip slates and fix hip tiles over with eaves swans and mortar beds.
Roof Structure
Hipped hydro nailed trussed roof with flat top. Trusses to be at 400 mm centers for slates. Cross batten flat roof section with minimum 50 mm x 50 mm firrings at 400 mm centres with 25 mm external quality plywood decking over to give minimum cross fall of 1 in 80 gradient. Hydro nailed loft trusses to be Robert Jackson timber limited 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
All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced to comply with BS 5268 Part 2 and 3 1985.

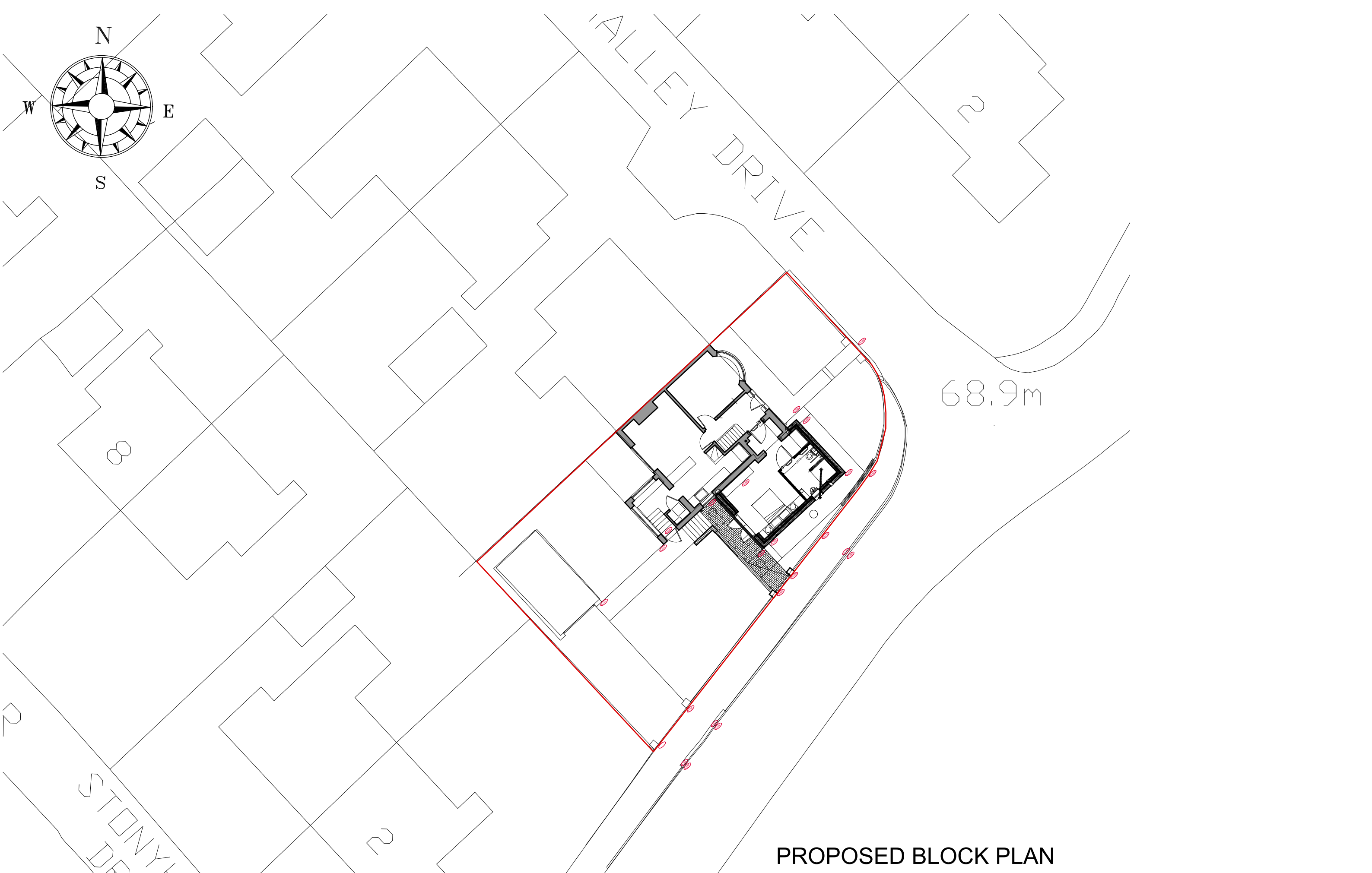
All roof truss design, layout and structural calculations including hi-bred roof designs combining rafter and structural members are to be provided by the manufacturer/supplier to Building Control for approval 21 days prior to that section of the works proceeding on site.

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 in accordance with their published recommended details.
Fix wall plates with BAT Metal straps at 1500 mm centres. Fix trusses to wall plates with galvanised steel truss plates. Fit BAT MS 305 galvanised steel straps to head of all new walls and across minimum 3 no. trusses parallel or along the side of joists perpendicular to walls to provide lateral supports to the structure. Line ceilings with 500 gauge Visqueen vapour barrier and 25mm/12.5mm (15mm) combination insulation and plasterboard and skim ceiling with 3 mm plaster skim finish.

Facing brick retaining walls for terrace and steps and existing garden wall.
215 mm thick facing brick retaining wall with soldier course capping and new pillars at roadside. Where difference in ground level exceeds 600 mm thicken wall to be minimum 1/3 the thickness of the height of the material retained. Retaining wall to form 1100 mm high balustrade to terrace and 600 mm high handrail to steps.
Fixed 2400 mm wide laminated glass balustrade to allow viewing from the bedroom and terrace from a wheelchair.



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											
1 WHALLEY DRIVE PARKSIDE WHITEHAVEN CUMBRIA CA28 7SA FOR MR AND MRS GAVIN AND AMANDA Mc KEW	PROPOSED ELEVATIONS													Scale: Date: DWG No.	1/50 @ A3 OCT 2023 19/0386/07	REV Date	Geoffrey Wallace <small>FCSD MCIAT</small> Architectural Design and Technology Hunter How Beckermert Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceltd@gmail.com					



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

1 WHALLEY DRIVE PARKSIDE WHITEHAVEN PLAN CUMBRIA CA28 7SA FOR MR AND MRS GAVIN AND AMANDA Mc KEW												Scale: Date: DWG No.			1/200 @ A3 OCT 2023 19/0386/08	REV Date	Geoffrey Wallace FCSD MCIAT Architctural Design and Technology Hunter How Beckermet Cumbria CA21 2YF Tel 01946 841 398 mob 07816046756 geoffreywallaceltd@gmail.com				
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