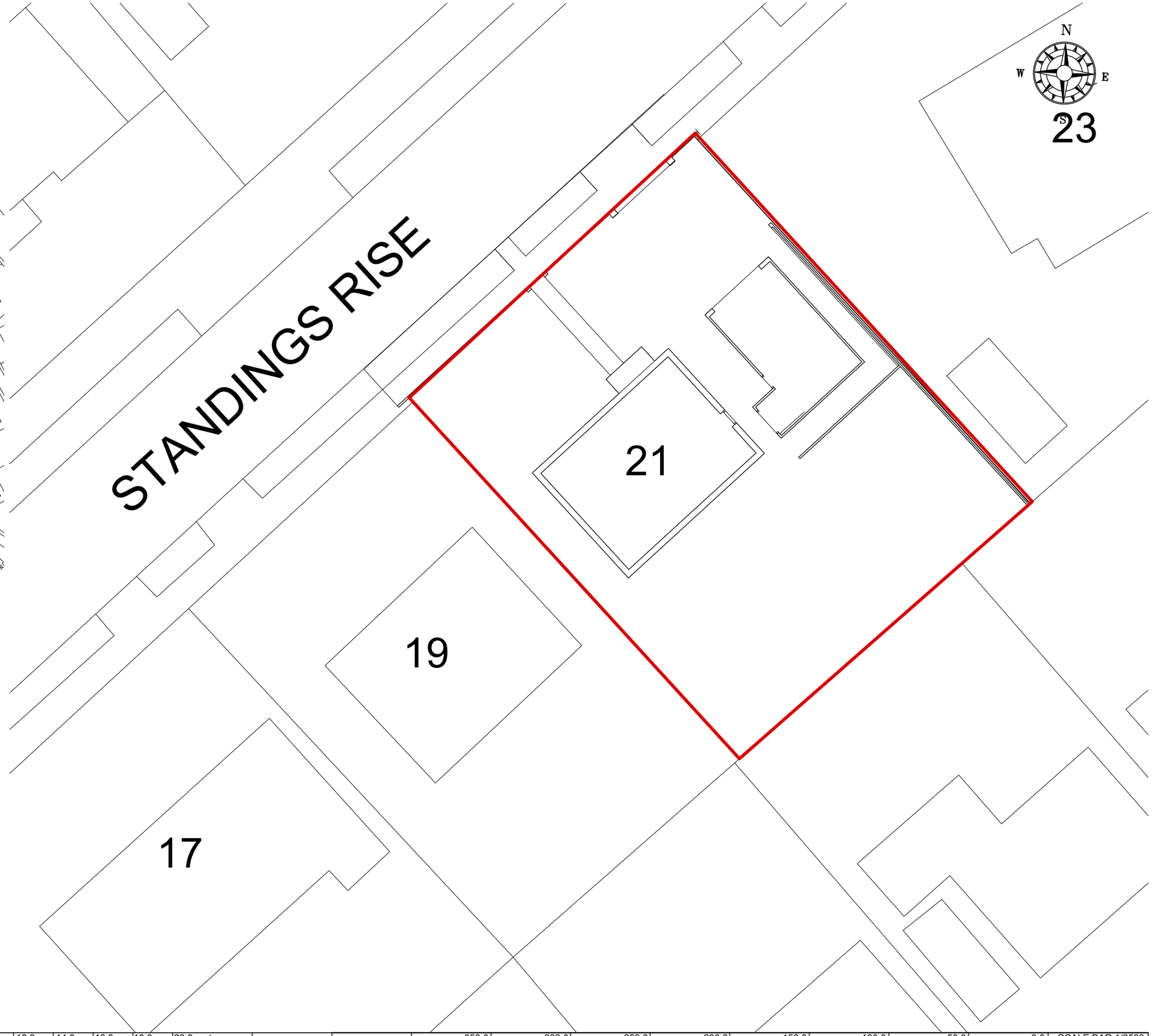
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

LOCATION PLAN
1/2500 Scale

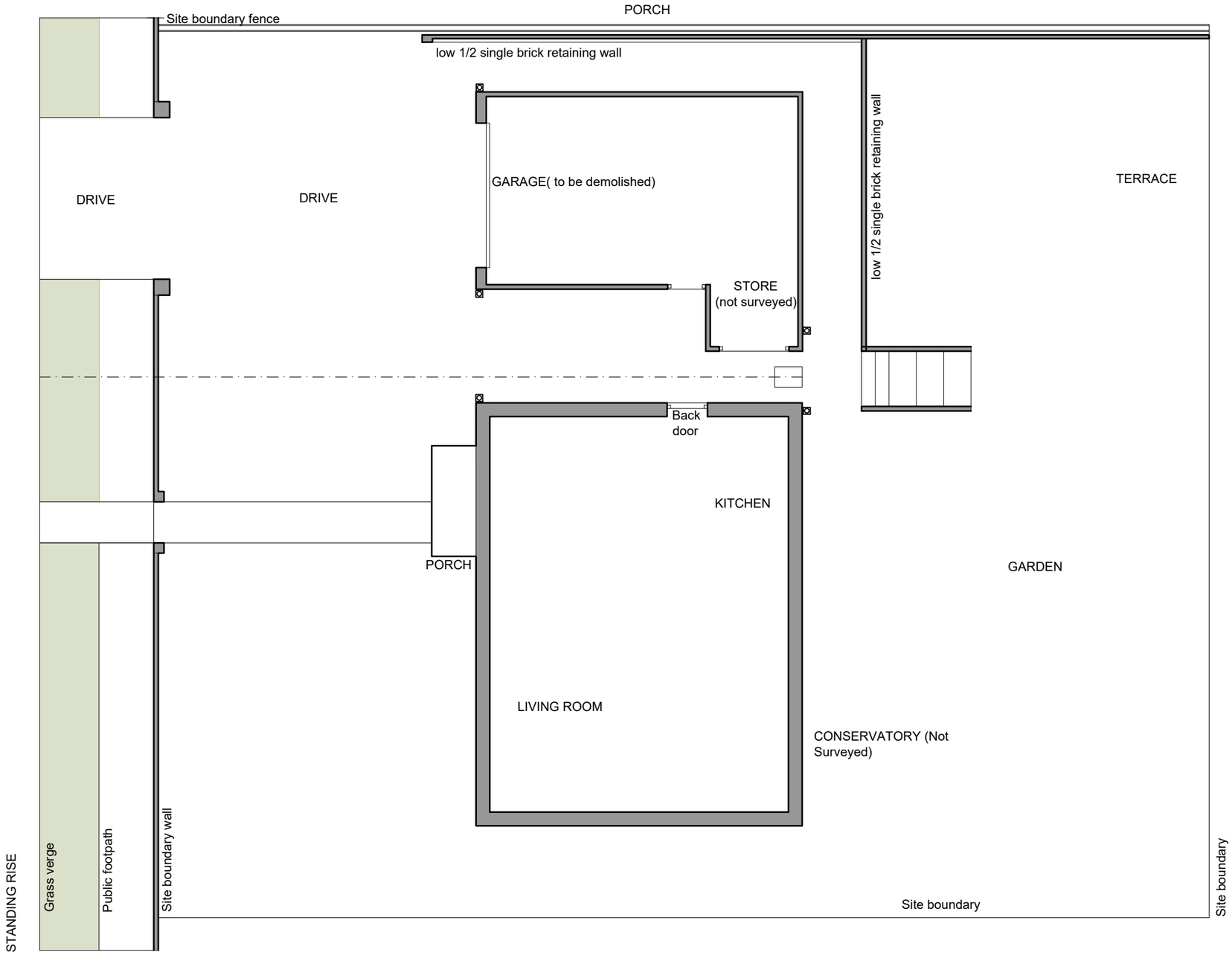


BLOCK PLAN

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			350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
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 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											

21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/200 @ A3 APRIL 2026 26/0458/01	REV DATE

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

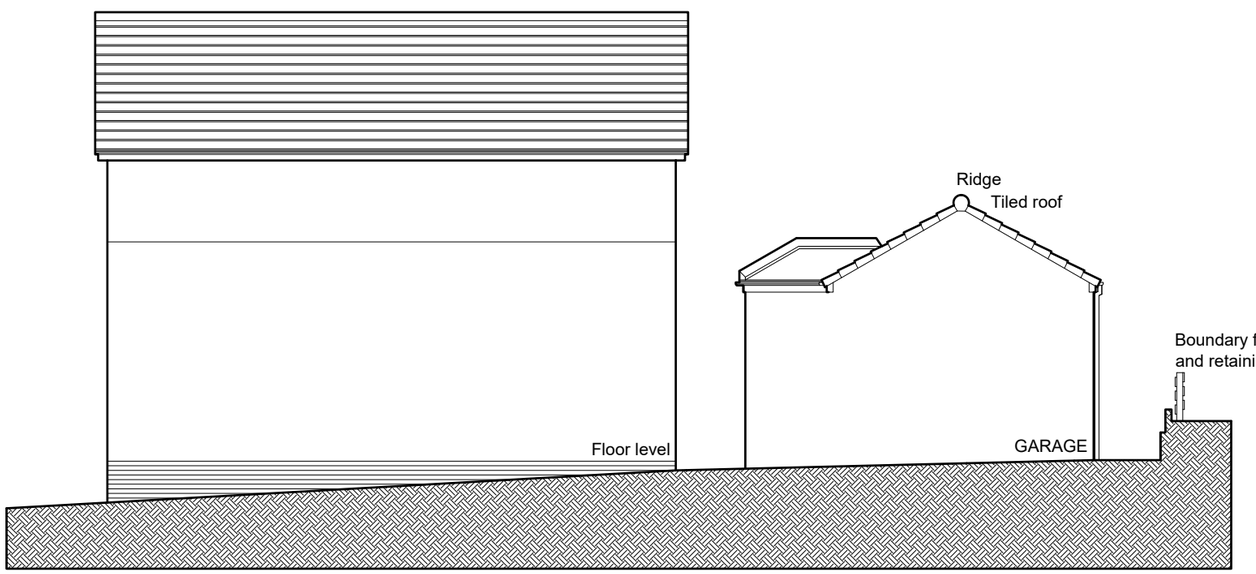


GROUND FLOOR PLAN

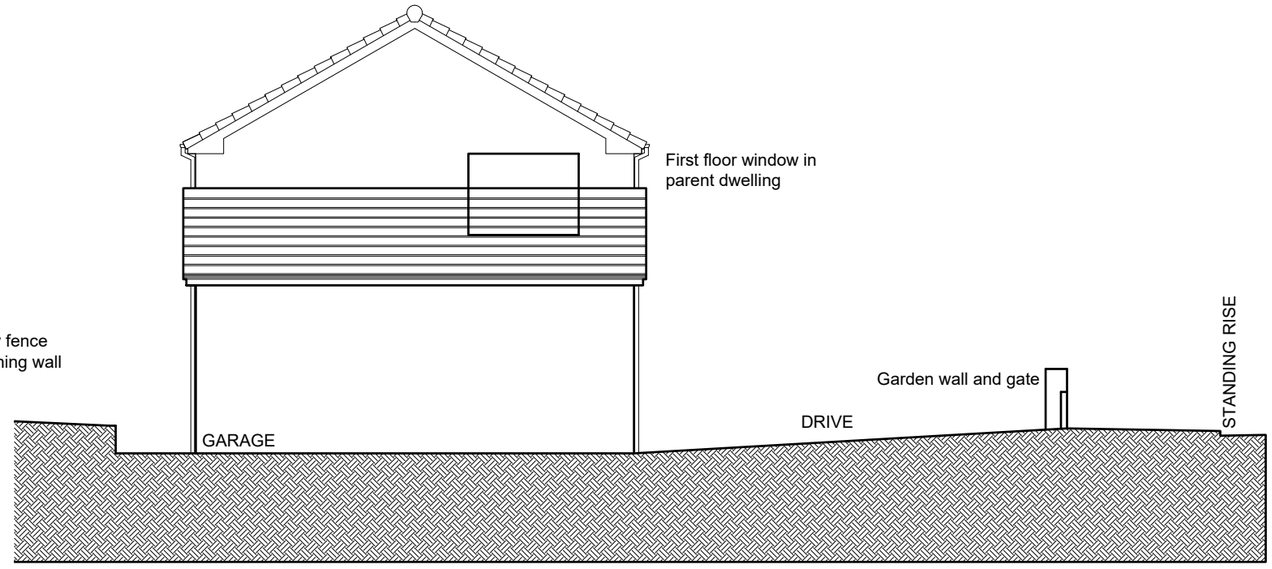
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	EXISTING GROUND AND FIRST FLOOR PLANS	Scale: Date: DWG No.	1/100 @ A3 APRIL 2026 26/0458/02	REV DATE

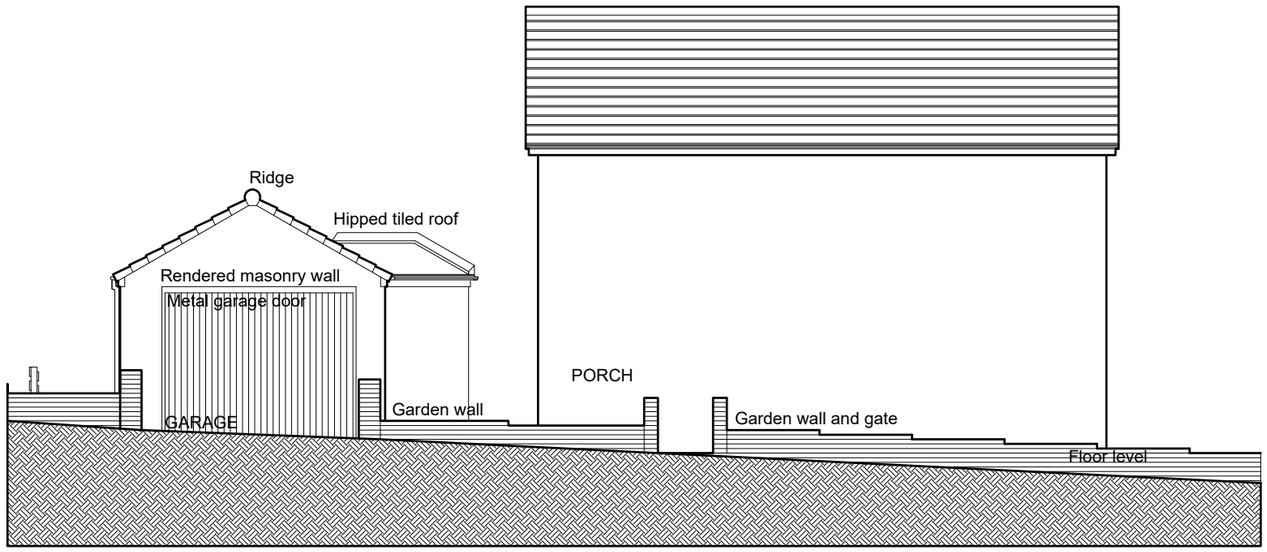
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



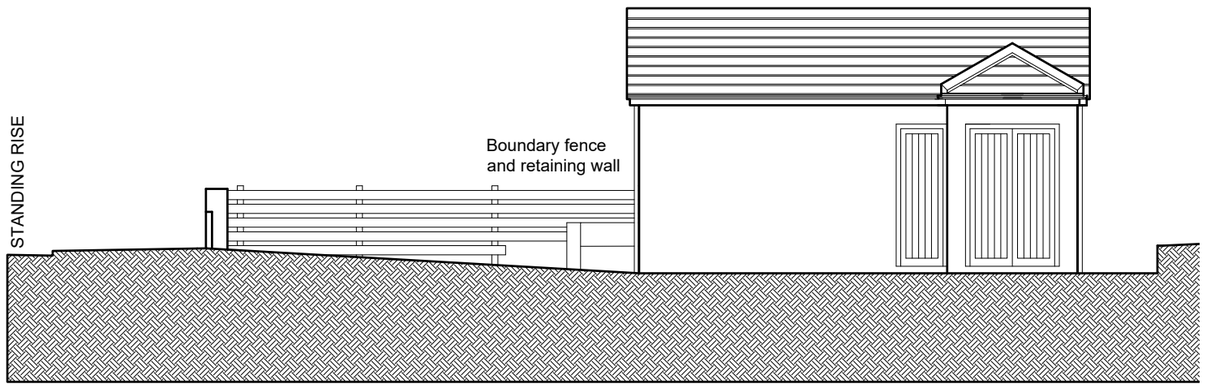
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING 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		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											

21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	EXISTING ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 APRIL 2026 26/0458/03	REV DATE

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

11150

7155

7405

Drainage
Channel drain across main doorway connected to existing back inlet trapped gully for rainwater down pipe, modified.

Drive
Reduce drive level to enable garage floor level to be minimum 100 mm below existing kitchen door threshold to form fire bund. replace drive in matching construction and make good.

Line of new concrete strip foundation shown thus (dash line)

4500 mm wide 2400 mm high up and over type mechanical steel garage door with Catnic type heavy duty combined steel lintel over.

Drainage
Back inlet trapped gully for rainwater down pipe.

Shower room
Form internal shower room walls with non load bearing stud partitions. Line exterior cavity walls with 115 mm (100 insulation/15 mm plasterboard and skim combination boards. All plasterboards are to be high density 15 Kg/M² mosture resistant boards.

wc

shower area

hb

Drainage
Existing drain to be exposed in the presence of Building control to access its condition. Repair/ replace drain as advide and surround with a 150 mm concrete reinforment sleeve under new floor. Fix Flexcell expansion joints at all drain pipe junctions.

Drainage
New rainwater to back inlet trapped gullies to soakaway/existing surface water drains modified to suite new layout
Surface Water Drainage Hierarchy
§ Rainwater re-use (rainwater harvesting/greywater recycling)
§ An adequate soakaway or other infiltration system
§ Hybrid solution of infiltration and discharging to a surface water body
§ To a surface water body (e.g. an ordinary watercourse)
§ To a surface water sewer, highway drain, or other drainage system
§ To a combined sewer
Where the drain is to be connected to a soakaway. Carry out ground percolation test and construct soakaway as advised in the British Research Establishment BRE 365 Digest. where there is unsatisfactory percolation connect to existing drains/sewers.

New wall connections:
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.
Foundations:
Tie new foundations to existing with 12.5 mm. dia. twisted stainles 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.

Existing door to be replaced with minimum 1/2 hour fire resistant external door and frame with self closer and minimum 100 mm fire bund step.

15 L/S Extract fan

Drainage
back inlet trapped gully for hand basin shower and rainwater down pipe.

Drainage
New inspection chamber with connections for wc and shower and hand basin. Extend existing sewer and fix new fully air tight screw down cover to existing drain access chamber.

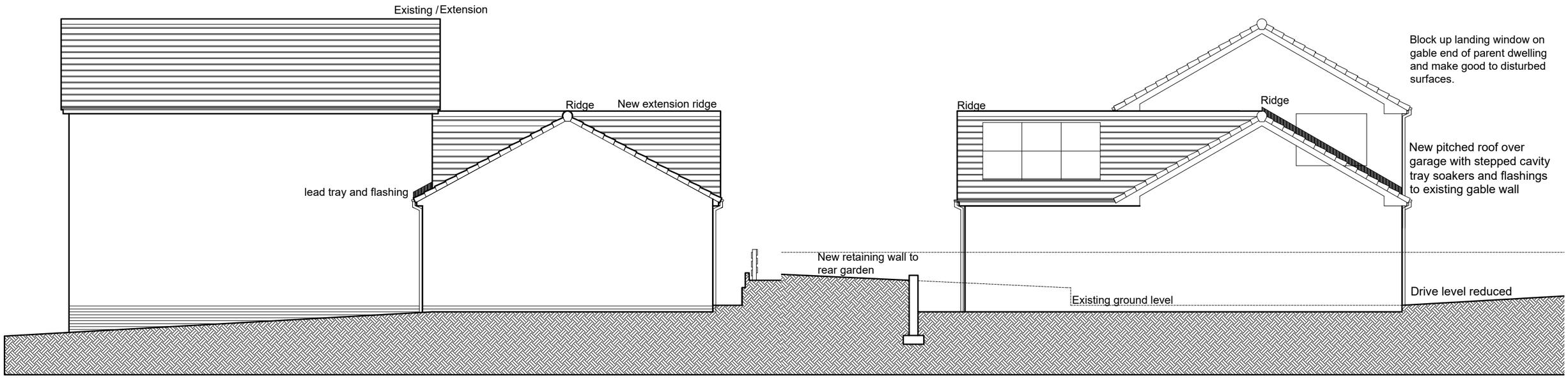
PROPOSED GROUND FLOOR

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											

PORCH

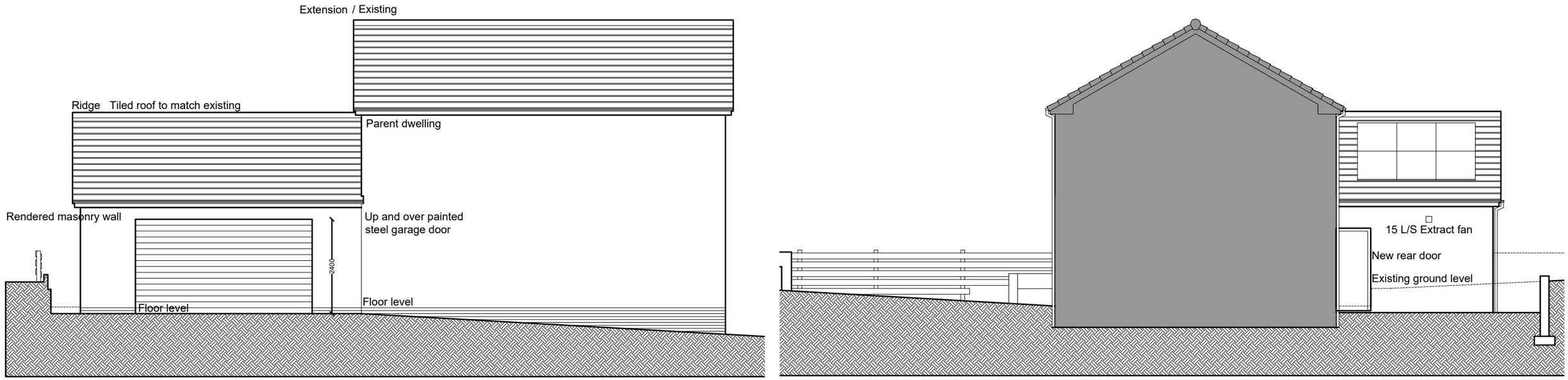
21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN PART 1	Scale: Date: DWG No.	1/50 @ A3 APRIL 2026 26/0458/03	REV DATE

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

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 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											

21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	PROPOSED FRONT ELEVATION	Scale: Date: DWG No.	1/100 @ A3 APRIL 2026 26/0458/05

REV
DATE

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com

Ground Conditions
No ground condition or survey has yet been carried out.
The site developer will provide details of any variation in the ground condition that may require additional structural consideration of the foundations.
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.

Foundations
Excavations for foundations
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.
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 minimum 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.
Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with minimum 450 mm horizontal overlaps.

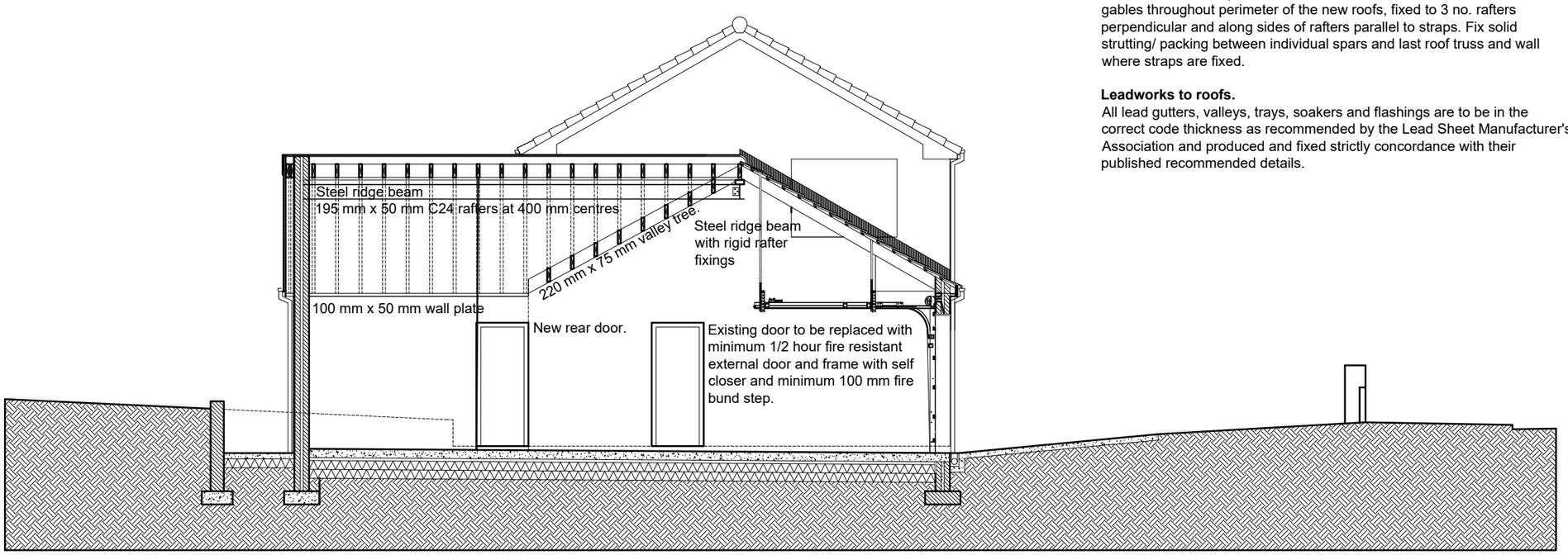
Concrete
Concrete to be premixed C20P as described in tables 1 and 2 of B.S. 5328 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by a method which precludes contamination, segregation or loss of materials, compaction shall be complete 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. In general steps should be in increments of 225 mm. to suit block coursing with a minimum of 300 mm horizontal overlapping.
Foundations are shown as a dashed line on the Foundations and Drainage plans

Cavity wall below dpc generally.
250 mm. thick cavity walls consisting of 100 mm. thick dense solid concrete block outer leaf 50 mm thick cavity and 100 mm thick internal solid leaf concrete block.
Back fill cavity with concrete to ground level max 225 mm below damp-proof course. 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. 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 expansion joints and jambs.
Between ground level and floor level, fix bituthene Hyload DPCs to both inner and outer leaves of walls at minimum of 150 mm. above ground level.
Lay facing bricks from one course below finished ground level to dpc level in outer leaf to form plinth.

Garage floor construction
150 mm thick solid concrete floor slab on 1200-gauge Visqueen damp proof membrane on minimum 50 mm thick sand blinding on 150 mm thick, clean consolidated hardcore sub base laid and consolidated in 150 mm layers no thicker than 600 mm. deep. The garage floor to have 50 mm fall rear to front.

Surface water rainwater goods
To be designed to comply with Building Regulations Part H3 Table 1 and Table 2.
For table 1 Maximum roof area 14.000 M. x 4.300 M = 60.0 SQ. M.
For table 2 115 diameter gutter and 63 mm diameter down pipe or equivalent.

Non-Structural stud partitions:
Fix new stud partitions to layout shown. Partitions to be 69 mm x 47 mm. C24 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.



Cavity wall above dpc for garage
250 mm. thick cavity walls consisting of 100 mm thick rendered concrete blocks 50 mm. clear cavity and 100 mm. thick dense concrete block inner leaf. Fix cavity closers at all jambs and cills to doors and windows and fix tray under cills and lintels to heads of openings.
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, expansion joints and jambs.
Seal heads of cavities with inert fireproof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.
Fix Catnic HD Cavity wall lintel over garage door opening with integral tray.
All exposed steel lintels internally are to be lined with 15 mm British Gypsum Fireline plasterboard and skim to ensure ½ hour fire resistance to all elements of structure.

Roof construction.
Approved tiles on 25 mm. x 50 mm. treated timber battens on breathable sarking felt Proctor Roofshield on 195 mm x 50 mm C24 timber rafters at 400 mm centres, 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 1200 mm. centres. From valley with 225 mm x 75 mm ridge trees or as otherwise advised by the Consultant Structural Engineer.

Rafters to be rigidly fixed at ridge to steels beams. Steel beams and fixings and padstones are to be installed strictly as specified and designed by the Consultant Structural Engineer

Fix BAT MS305 straps at 1800 mm. centres to head of side walls and gables throughout perimeter of the new roofs, fixed to 3 no. rafters perpendicular and along sides of rafters parallel to straps. Fix solid strutting/ packing between individual spars and last roof truss and wall where straps are fixed.

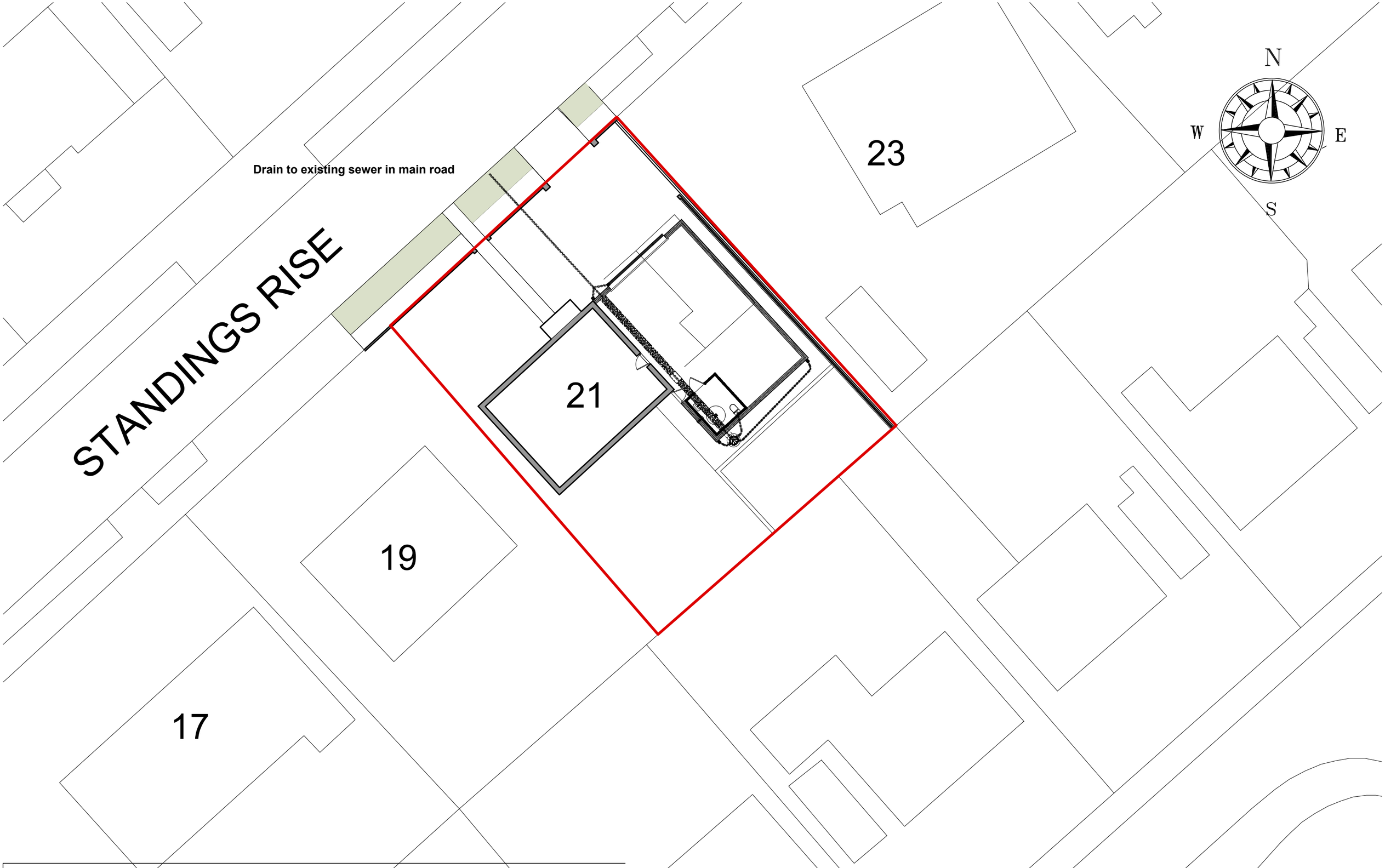
Leadworks to roofs.
All lead gutters, valleys, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly concordance with their published recommended details.

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											

21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	PROPOSED SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 APRIL 2026 26/0458/06

REV
DATE

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 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		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		10.0		20.0		30.0		40.0		50.0 metres											

21 Standings Rise Whitehaven Cumberland CA28 6SY for Mr Sam Nichol	ALTERATIONS AND EXTENSION	PROPOSED BLOCK PLAN PLAN	Scale: Date: DWG No.	1/200 @ A3 APRIL 2026 26/0458/05

REV
DATE

Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com