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

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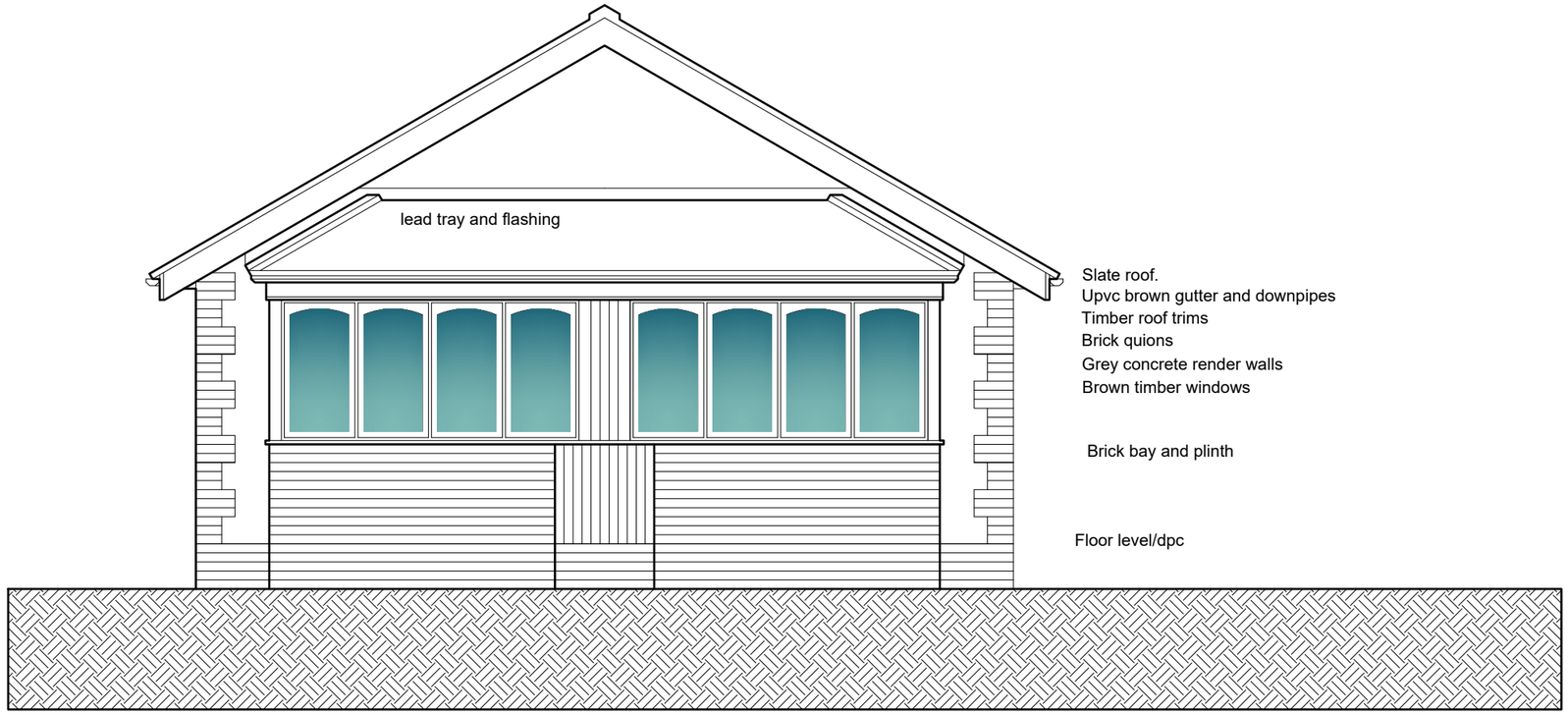
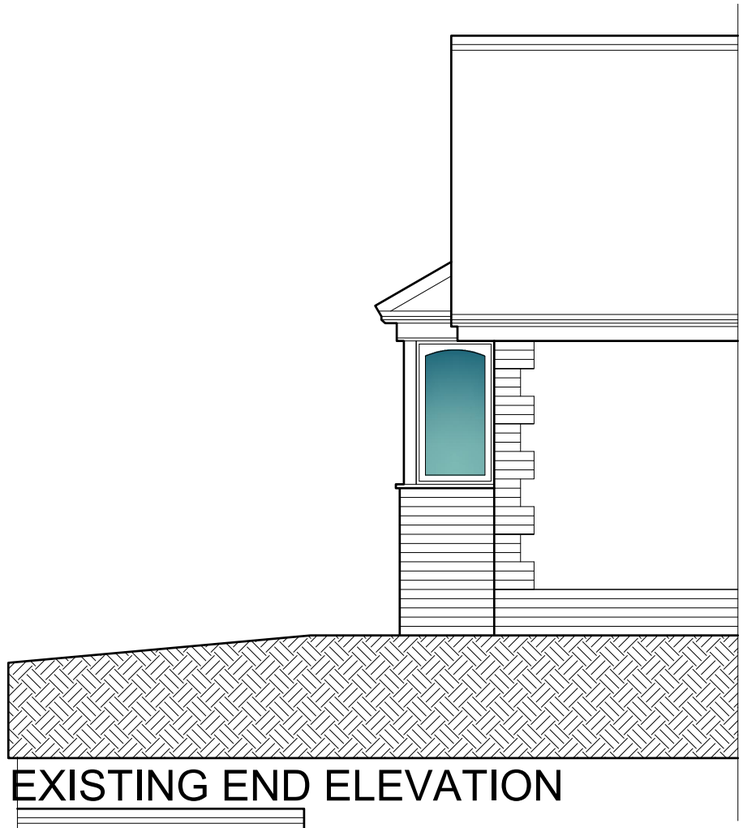
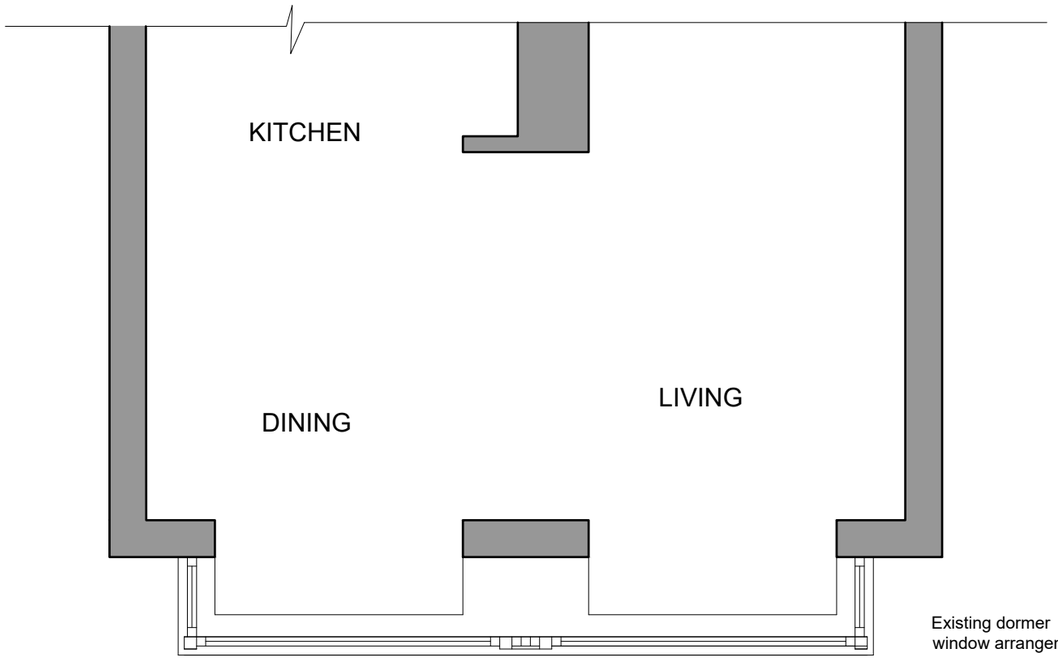


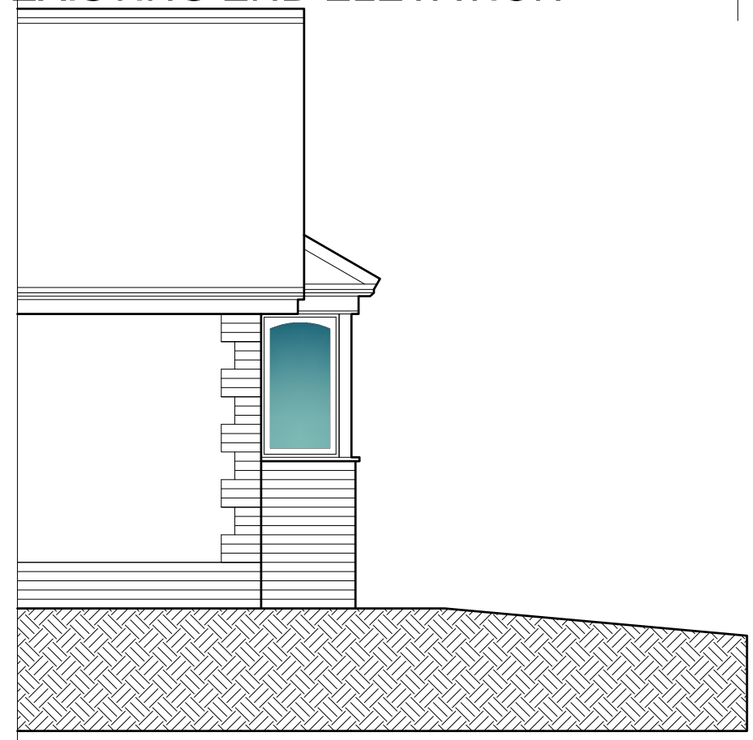
EXISTING FRONT ELEVATION



EXISTING END ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING 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 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

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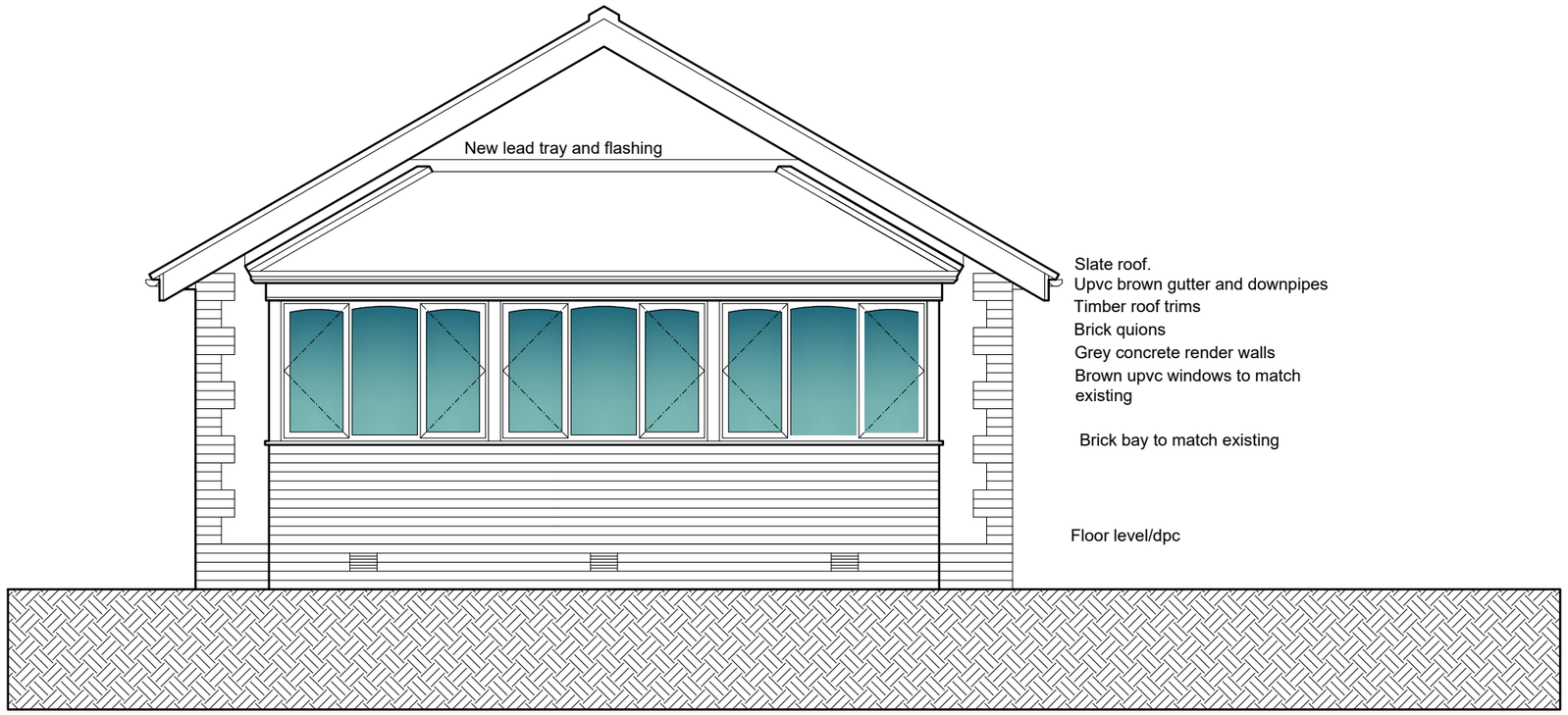
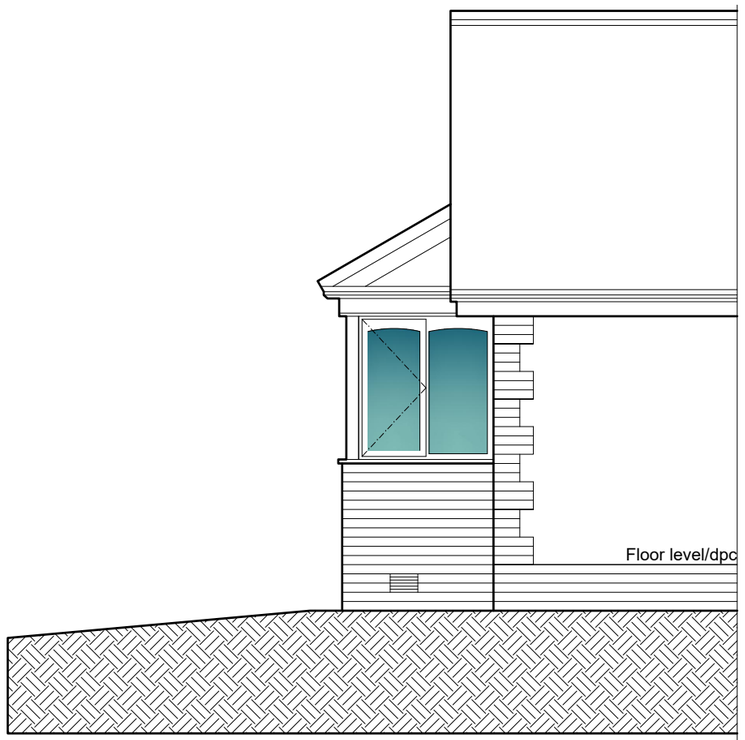
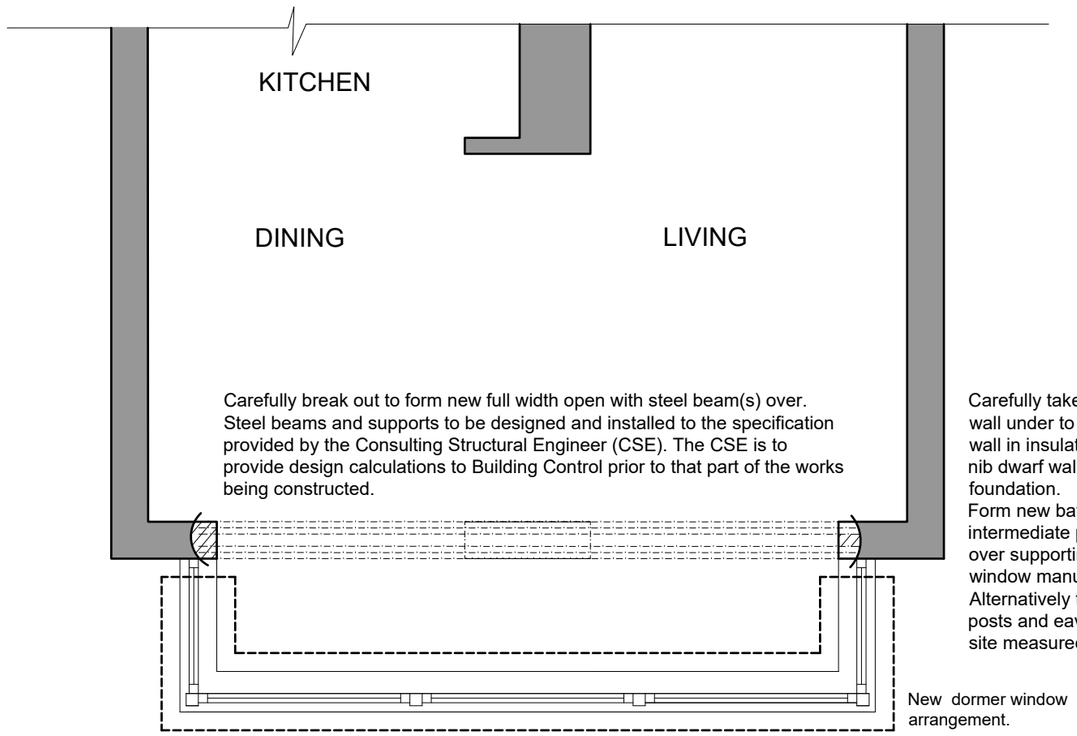


PROPOSED FRONT ELEVATION



PROPOSED END ELEVATION

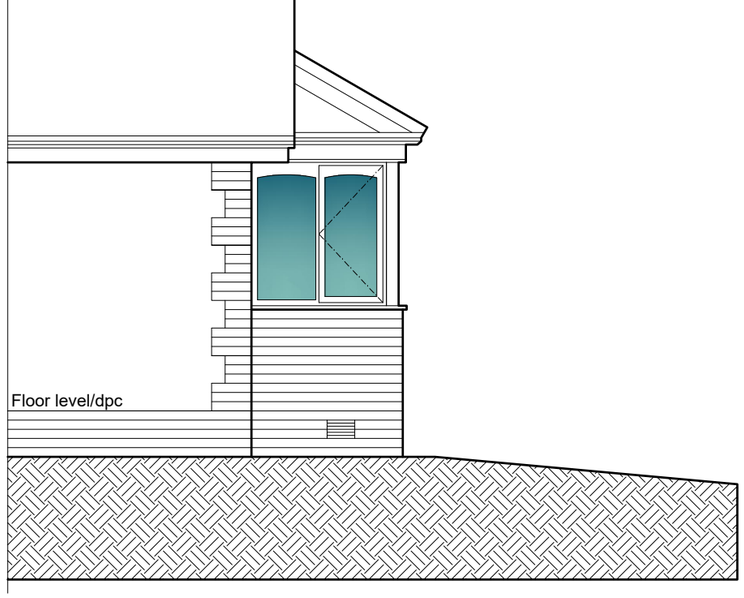


Carefully break out to form new full width open with steel beam(s) over. Steel beams and supports to be designed and installed to the specification provided by the Consulting Structural Engineer (CSE). The CSE is to provide design calculations to Building Control prior to that part of the works being constructed.

Carefully take down un-required sections of bay window and wall under to allow for modification and enlargement. Build up wall in insulated cavity brickwork/blockwork tied into existing nib dwarf wall with new 600 mm x 250 mm concrete strip foundation.
Form new bay window with reinforced corner and intermediate posts to support eaves beam and wall plate over supporting the roof. The whole to be designed by the window manufacturer.
Alternatively the CSE is to design the corner and intermediate posts and eaves beam as a frame and the windows will be site measured and inserted into the structural frame.

New dormer window arrangement.

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 metres											

106 TARNSIDE BRAYSTONES CUMBRIA CA21 2YW FOR MRS MIRIAM BENZIE	PROPOSAL BAY WINDOW MODIFICATION/EXTENSION	GENERAL LAYOUT PLAN	Scale: 1/50 @ A3 Date: DEC 2021 DWG No. 21/0323/03 REV DATE

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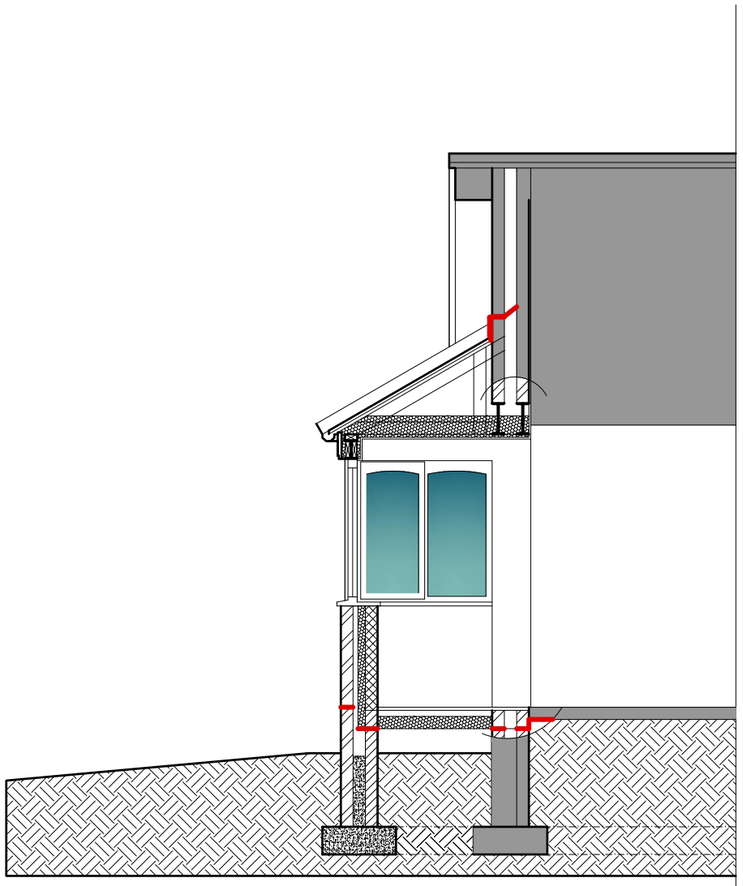

PROPOSED SECTIONAL ELEVATION

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

Drainage
Reconnect new roof rain water downpipe to existing drainage outlet.

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.

New Ground Floor Construction. U Value 0.16 W/M²K
Level of sub-base with inert hardcore and treat with weed killer prior to fixing suspended timber floor.
Allow for flooring finish thickness on 25 mm thick tongued and grooved Weyroc particle board decking glued and screwed to 150 mm x 50 mm SC16 timber joists at 400 mm centres.
Fix 150 mm thick rigid insulation slabs cut to fit neatly between joists with no airgaps. Fix ventilation blocks to cavity walls at maximum 2000mm centres to ventilate the under floor void.

Cavity wall above dpc
U Value 0.22 W/M²K
300 mm. thick cavity walls consisting 100 mm thick facing brick outer leaf 100 mm. clear cavity with 60 mm. Kingspan insulation or similar and 100 mm. thick Armstrong Airtec 3.6n/mm² concrete block inner leaf. 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 plasterboard on dabs or patent plasterboard adhesive.
Fix insulated 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 Furfix or similar stainless steel specifically designed for 100 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. Fix additional wall ties every course at all corners and jambs. Tie new cavity walls to existing with crocodile stainless steel wall connectors or similar, bolted to parent wall and with integral fish tail wall ties built into coursing of new block/brick wall leaves. Cut out minimum 25 mm. wide chase to form space for insulated damp proof course or cavity closer to isolate inner leaf walls from external walls.

Modifications to existing wall.
Form new opening with steel beam over. The beam size is to be designed by the Consultant Structural Engineer.

New Extension roof construction.
U Value 0.11 W/M²K
Roof fabric.
Approved slates to match existing on 25 mm. x 50 mm treated timber battens on Proctor Roofshield breathable roof membrane or similar.
Roof structure.
Minimum 100 mm x 50 mm C16 grade selected timber rafters at 400 mm centres fixed to 100 mm x 50 mm timber wallplates sat eaves beam and held in place with BAT MS305 straps at 1200 mm centres. Form hip with 100 mm x 75 mm C16 hip blade.
Insulation of roofs
Insulate at ceiling level 150 mm thick Celotex or similar insulation slabs, cut to fit neatly between joists, with no airgaps and tape joints as recommended by manufacturer. Fix 40 mm/25 mm insulated Gyproc Thermoliner insulated 15 mm plasterboard and skim ceilings throughout extension.
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.
All roof trims, eaves boxes and barge boards etc to match existing.
Gutter and downspouts to be grey upvc to match existing.

Windows
The whole of the window frame construction including corner and intermediate posts should be designed by the window manufacturers to support the roof and eaves beam.
Alternatively the CSE is to design the corner and intermediate posts and eaves beam as a frame and the windows will be site measured and inserted into the structural frame.

Windows 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 either adonised metal or 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 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 1.4 Wm²K.
Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight 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. 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.

All openings to be remeasured on site prior to manufacture.

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 censor 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.
Access and Facilities for Disabled People
All light switches are to be no higher than 1200 mm above the finished floor level and all power sockets are to be min. 450 mm above finished floor level.
Fire Protection.
A mains-powered and inter-connected fire alarm system will be provided for whole house protection. Mains-powered smoke alarms to be interlinkable, powered from a light fitting and fulfill BS5839 part 6 Grade D, E or F. where smoke detectoers are used within living rooms these should have optical detectors or heat detectors should be fitted 230V Hard-wired heat detector Fully conforming to BS 5839 Pt 6 Grade D

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											

106 TARNSIDE BRAYSTONES CUMBRIA CA21 2YW FOR MRS MIRIAM BENZIE	PROPOSAL BAY WINDOW EXTENSION	PROPOSED SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 DEC 2021 21/0323/04	REV DATE

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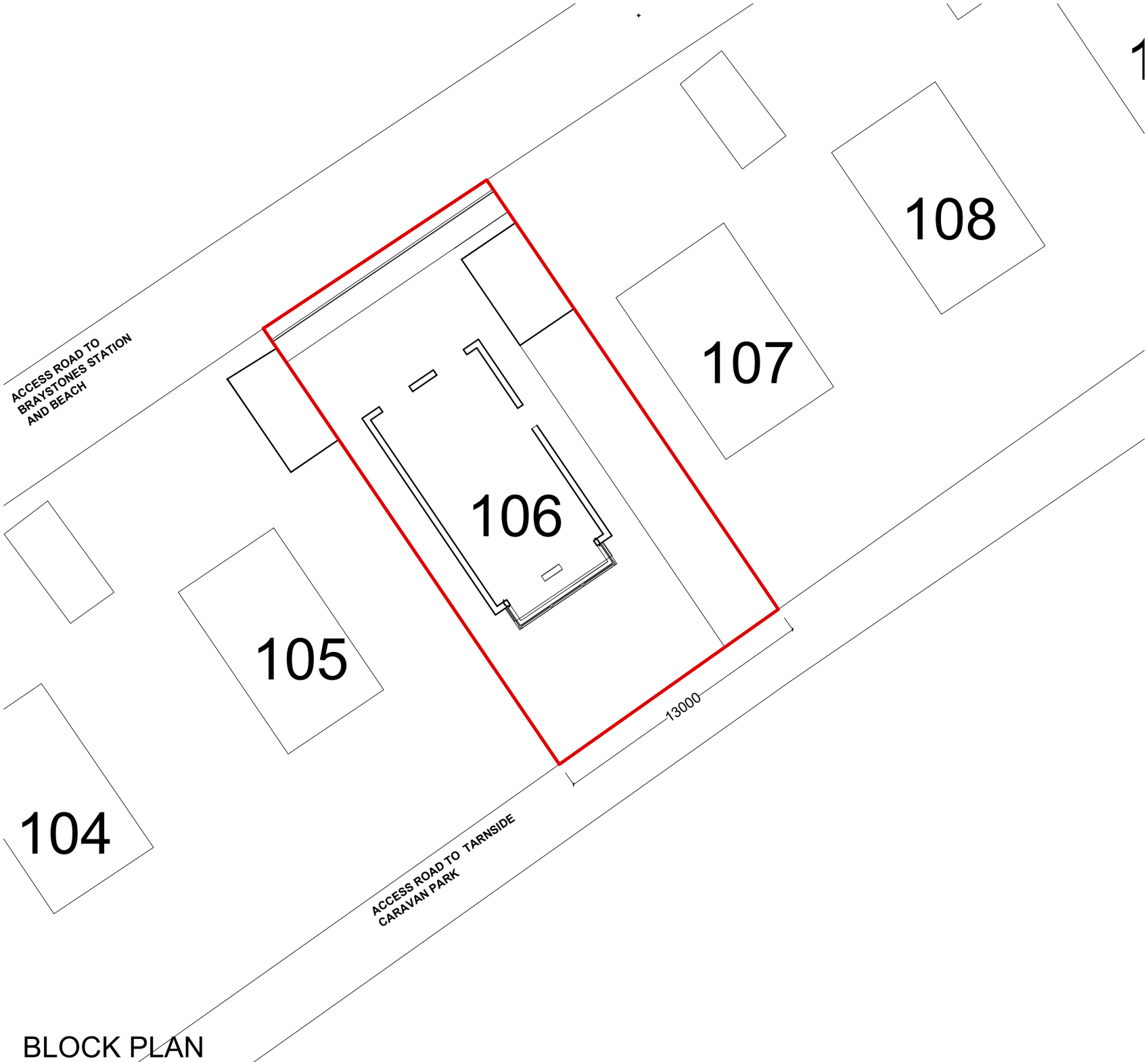

BLOCK PLAN

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											

106 TARNSIDE 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 Date

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