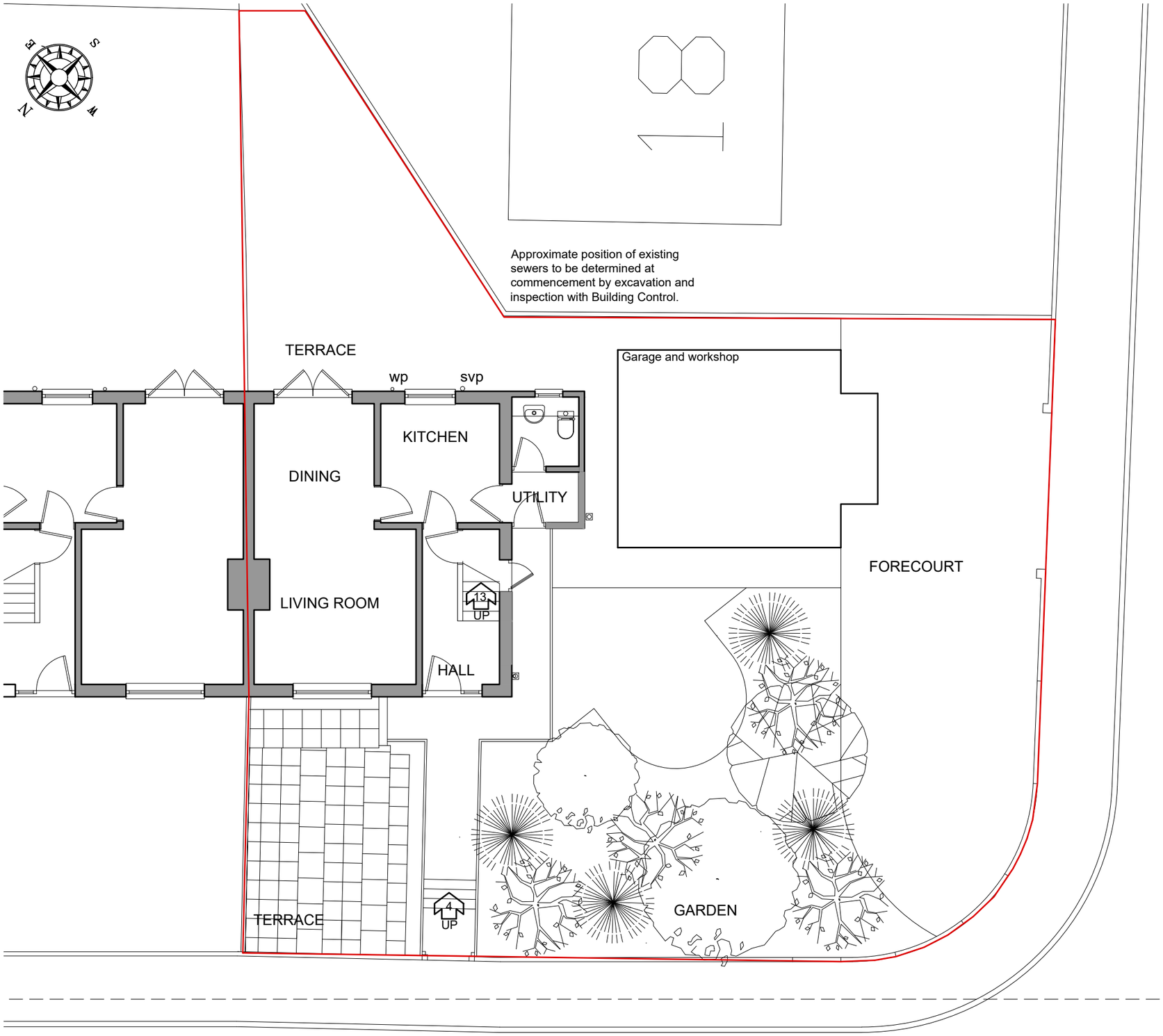


KINGS DRIVE

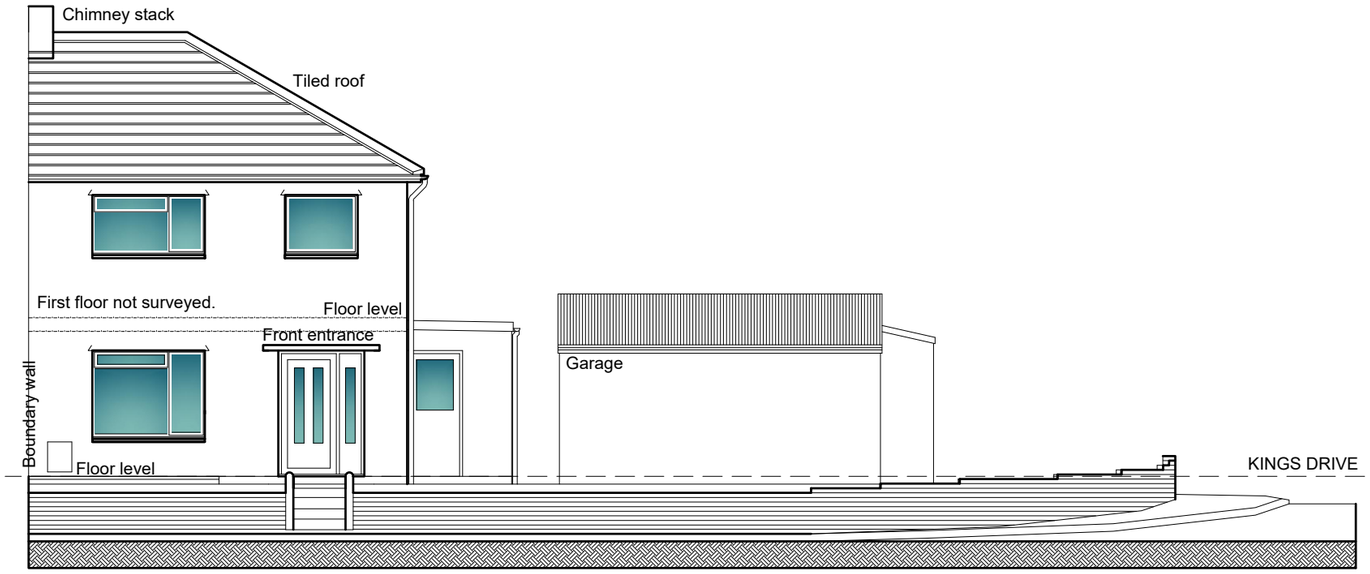
LOCATION PLAN 1/2500 Scale

QUEENS DRIVE

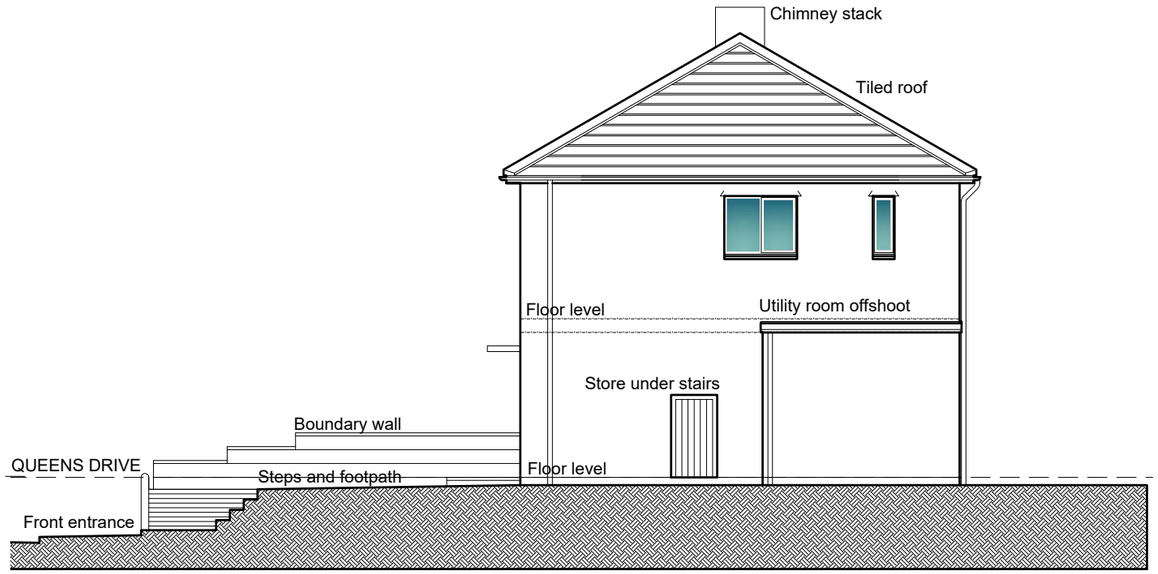
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

10 QUEENS DRIVE GULLY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	SURVEY EXISTING PLAN. GROUND FLOOR PLAN AND LOCATION PLAN		Scale: Date: DWG No.	1/100 @ A3 OCT 2023 19/0385/01	REV Date

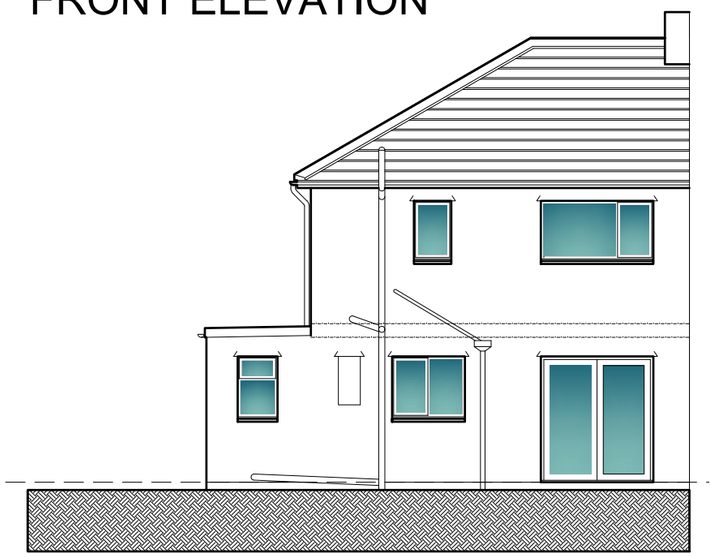
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



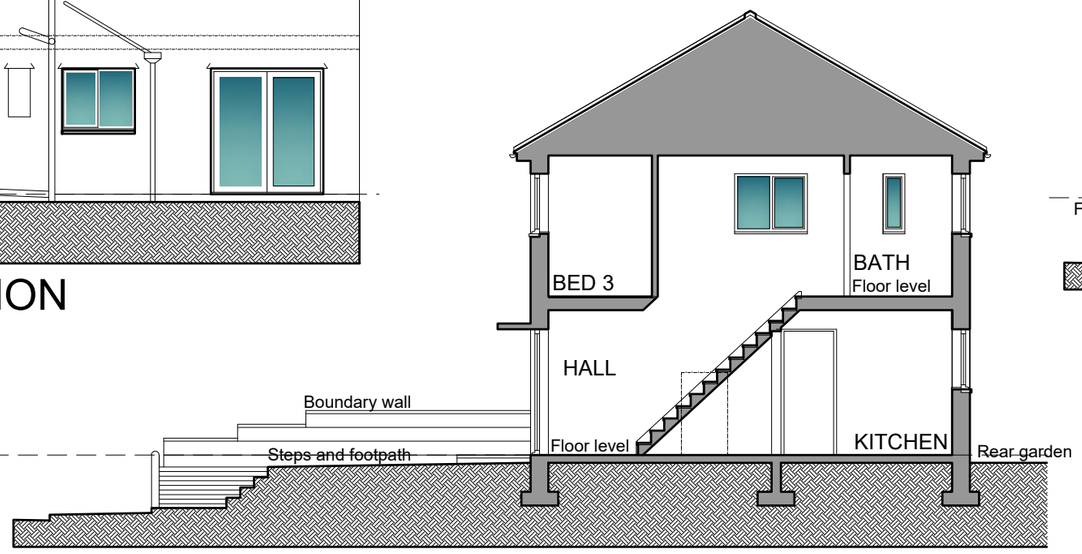
FRONT ELEVATION



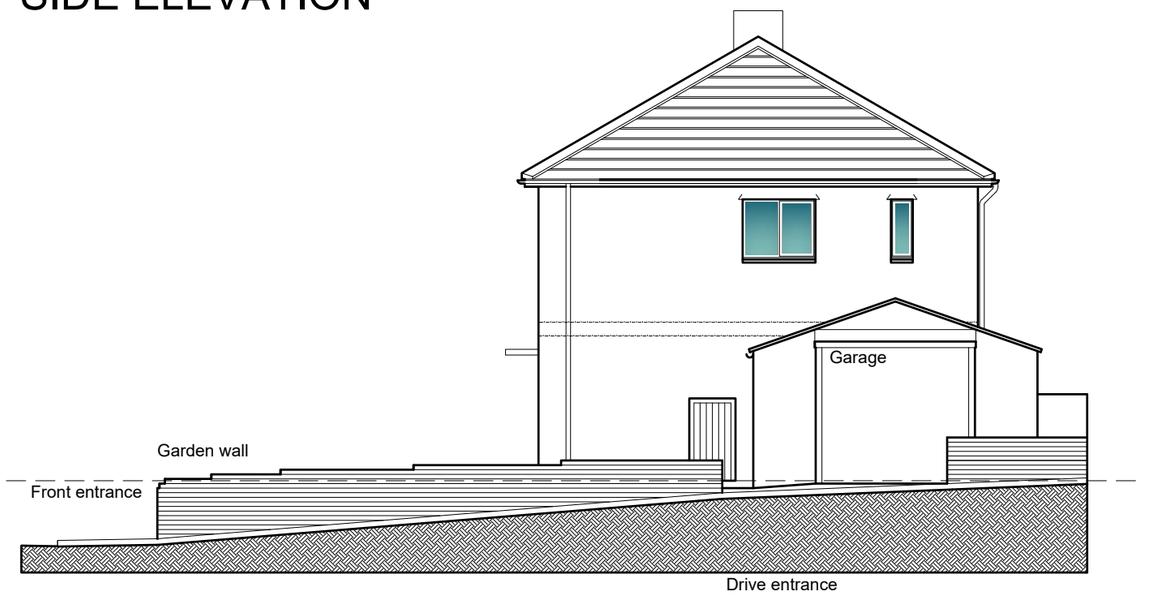
SIDE ELEVATION



REAR ELEVATION



SECTIONAL ELEVATION EXISTING



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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	EXISTING ELEVATIONS		Scale: Date: DWG No.	1/100 @ A3 OCT 2023 19/0385/02	REV Date

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

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.

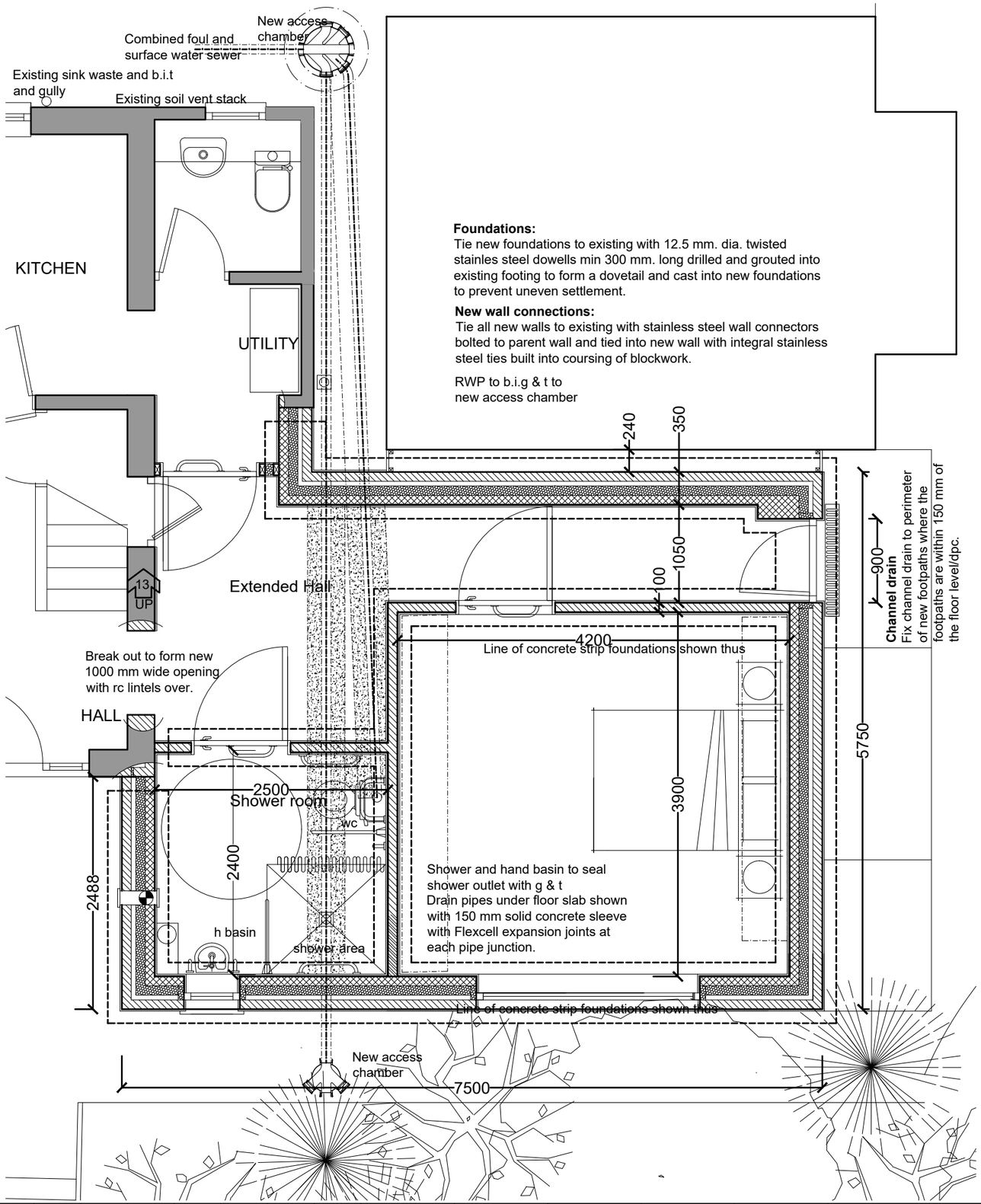
General Drainage Specification:
All new drains will be designed to comply with BS EN 752.
New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100/150/225 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 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

New 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.



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.
Services. Existing Gas and Electric and Water services are to be isolated from the mains entry points prior to the works commencement. Where the mains entry points are to be modified this should be carried out strictly to the design and specification of the service provider by an approved contractor.
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 drive. Remove from site any unused materials
Where drains and underground service are uncovered, they should be checked and recorded.
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 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 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.
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 with 150 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.
Ground Floor Construction. U Value 0.12 W/M²K
Allow for flooring finish thickness on 100 mm concrete floor slab on 500-gauge Visqueen vapour barrier on 150 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

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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	GROUND FLOOR PLAN SUB STRUCTURE AND DRAINS	Scale: Date: DWG No.	1/50 @ A3 OCT 2023 19/0385/03

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

TERRACE

KITCHEN

KITCHEN

DH
Heat detector.

Rehang existing door

Rehang existing door

UTILITY

DS
Smoke detector.
Allow for smoke detection on first floor landing

LIVING ROOM

13
UP

Extended Hall

DS
Smoke detector.

Break out to form new 1000 mm wide opening with rc lintels over.

HALL

Form new insulated vertical damp proof course in outer leaf of existing cavity wall and block up existing hall window.

15 L/S 100 mm extract fan

Shower room

wc

h basin

shower area

Minimum of 4000 mm ² trickle vent will be fitted to the bathroom.

Alterations to existing.
Remove external render to parent wall in extension and dry line with 15 mm plasterboard and skim on patent glue dabs.
Remove kitchen utility door and frame and enlarge opening between Utility and new passage to improve wheelchair access.

DS
Smoke detector.

The bedroom is 12.96 Square metres² and 8000 mm² trickle ventilation will be provided

Cavity wall construction. U Value 0.18 W/M²K
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 rendered external insulation
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.
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 additional bitumen or pvc trays in severe weather areas. Fix perpend 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.
Form vertical insulated dpc to outer leaf of parent cavity wall at abutment with new extension cavity walls. Cut out to form cavity tray with flashing at at abutment with extension roof. Roof fabric to be upturned under the abutment flashing.

New ramped access. Form new 1200 mm wide solid concrete ramped access path from public footpath to new level landings front door and new access to bedroom. Ramp to be no steeper than 1/12 gradient (actually 1/13.5). Fix channel drain to perimeter of new footpaths where the footpaths are within 150 mm of the floor level/dpc.

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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	FLOOR PLAN GENERAL ARRANGEMENT	Scale: Date: DWG No.	1/50 @ A3 OCT 2023 19/0385/04

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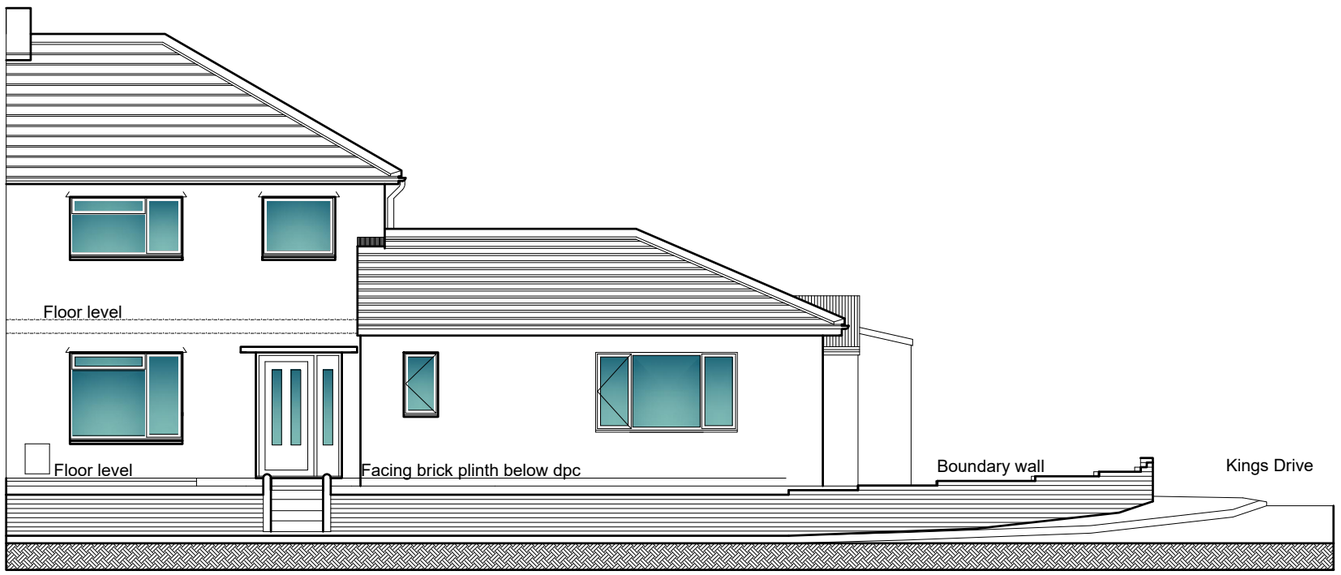
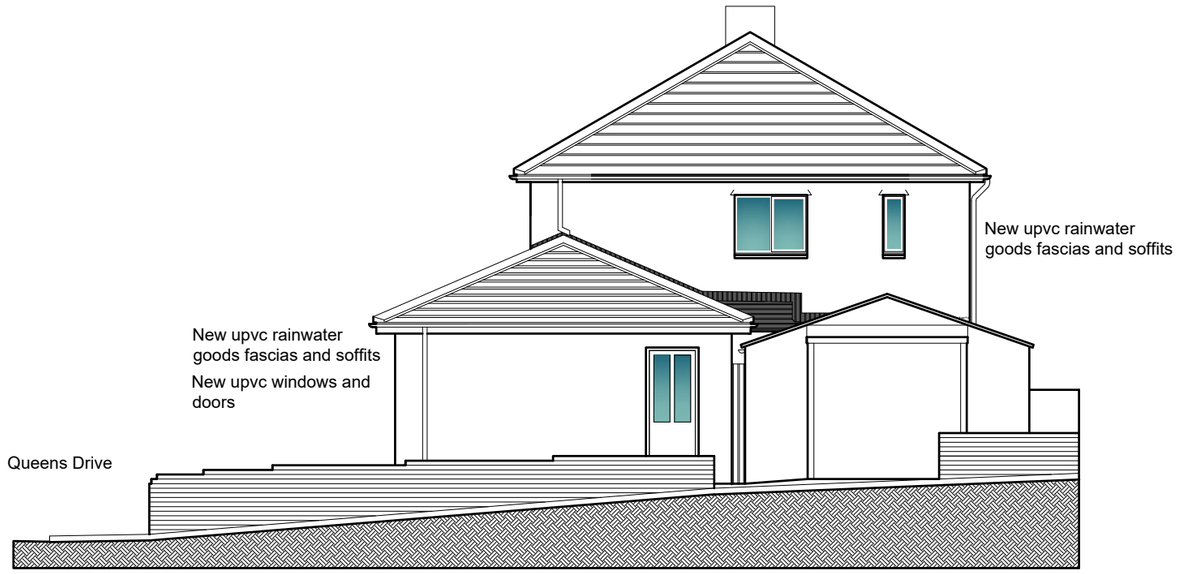
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



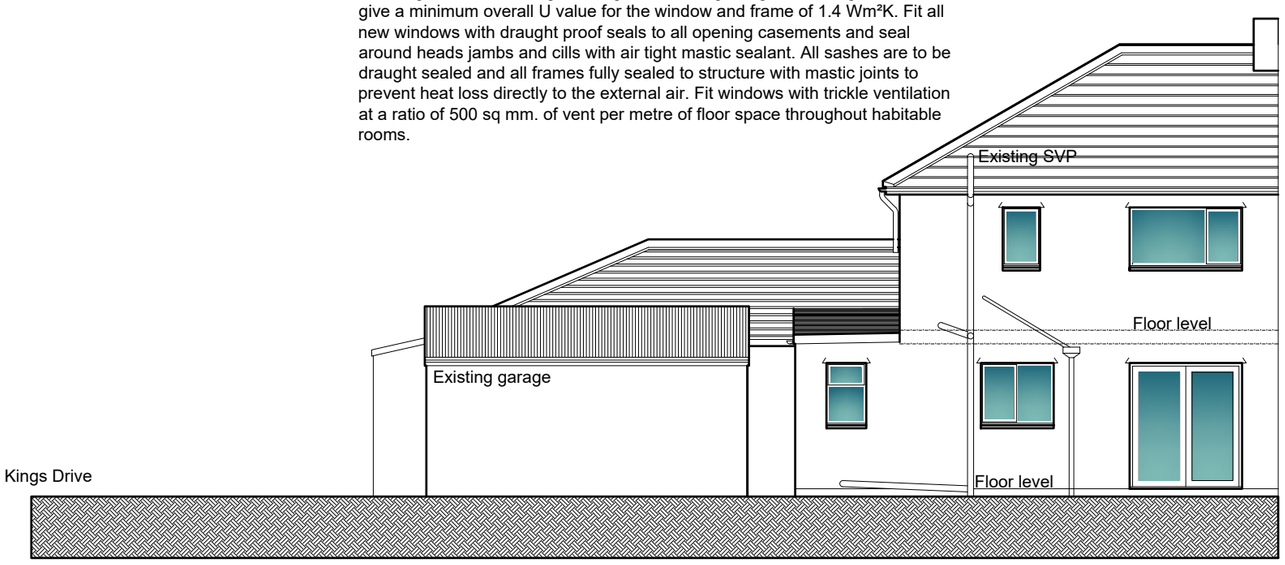
PROPOSED FRONT ELEVATION



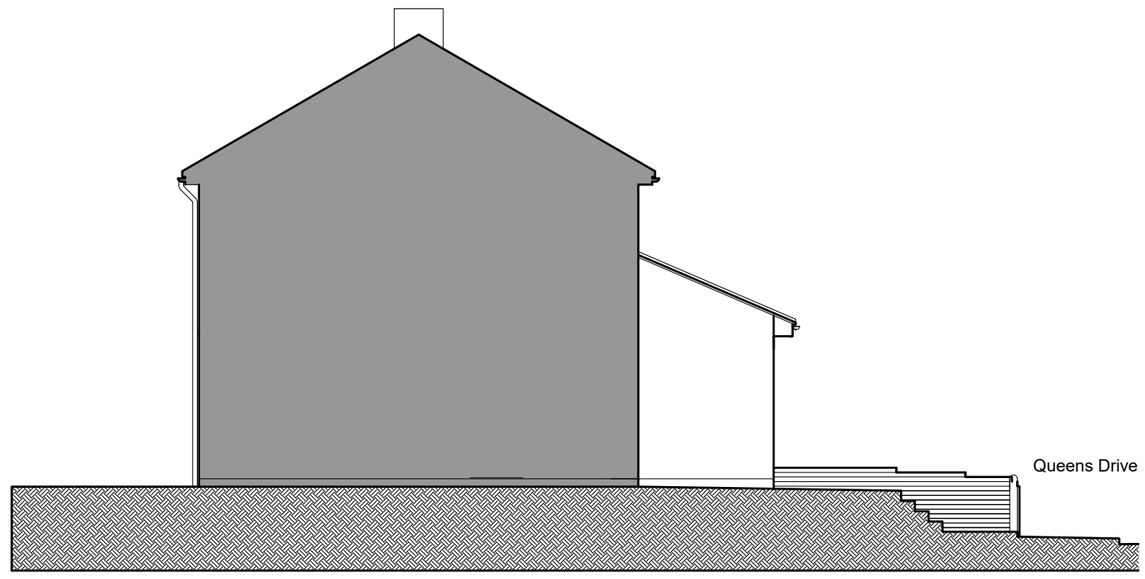
PROPOSED SIDE ELEVATION

Windows and doors

All new windows and doors are to be upvc framed double glazed to match existing (reuse existing where practical and economical. 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 1.4 Wm^2K. 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 REAR ELEVATION



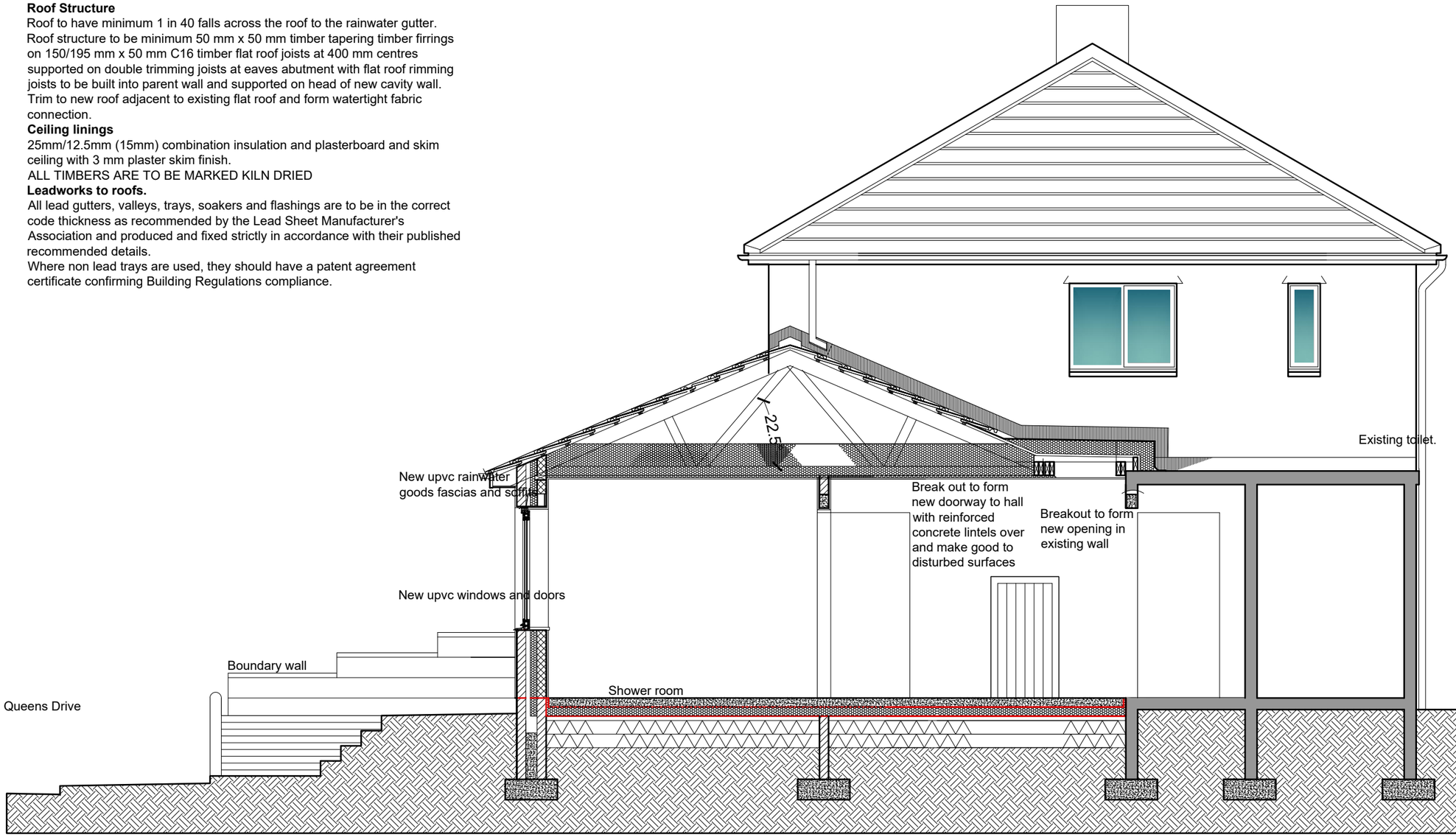
PROPOSED SIDE ELEVATION

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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	PROPOSED ELEVATIONS		Scale: Date: DWG No.	1/100 @ A3 OCT 2023 19/0385/05	REV Date

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

New Roof Structures
Flat roof connection to existing utility room
Roof Construction Fabric.
The roof type will be a warm roof with insulation over the roof decking.
Single ply fibre backed roofing membrane, Sanafil or similar, fixed by a manufacturer recommended and approved installer on 140 mm Celotex XR400 or similar adhered to 500 gauge vapour barrier adhered to 25 mm thick external quality plywood roof decking.
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 cavity trays over code 4 lead flashing over up turned roof fabric at parent wall abutments to form weather sealed abutments and copings.
Take roof decking and fabric up under tiles at abutment with new extension tiled roof with tiled roof fabric over roof membrane at eaves under tiles.
Roof to fall across the extension to the rainwater gutter downpipe and yard gully at minimum gradient of 1in 40 fall or as otherwise recommended by the fabric manufacturer.
Roof Structure
Roof to have minimum 1 in 40 falls across the roof to the rainwater gutter.
Roof structure to be minimum 50 mm x 50 mm timber tapering timber firrings on 150/195 mm x 50 mm C16 timber flat roof joists at 400 mm centres supported on double trimming joists at eaves abutment with flat roof rimming joists to be built into parent wall and supported on head of new cavity wall.
Trim to new roof adjacent to existing flat roof and form watertight fabric connection.
Ceiling linings
25mm/12.5mm (15mm) combination insulation and plasterboard and skim ceiling with 3 mm plaster skim finish.
ALL TIMBERS ARE TO BE MARKED KILN DRIED
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.
Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance.



New Roof Structures
Minimum U Value 0.15 W/M²K
Roof Fabric and structure
Approved tiles to match existing on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on hydro nailed trusses at 400 mm. centres, Robert Jackson 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.
Insulate loft space with minimum 350 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 for maintenance access to the loft.
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 are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site. The roof structure details will be provided by the timber frame manufacturer.
NOTE. Care to be taken to ensued new roof profile matches existing roof profile where wall plate width may vary.

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	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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	PROPOSED SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 OCT 2023 19/0385/06

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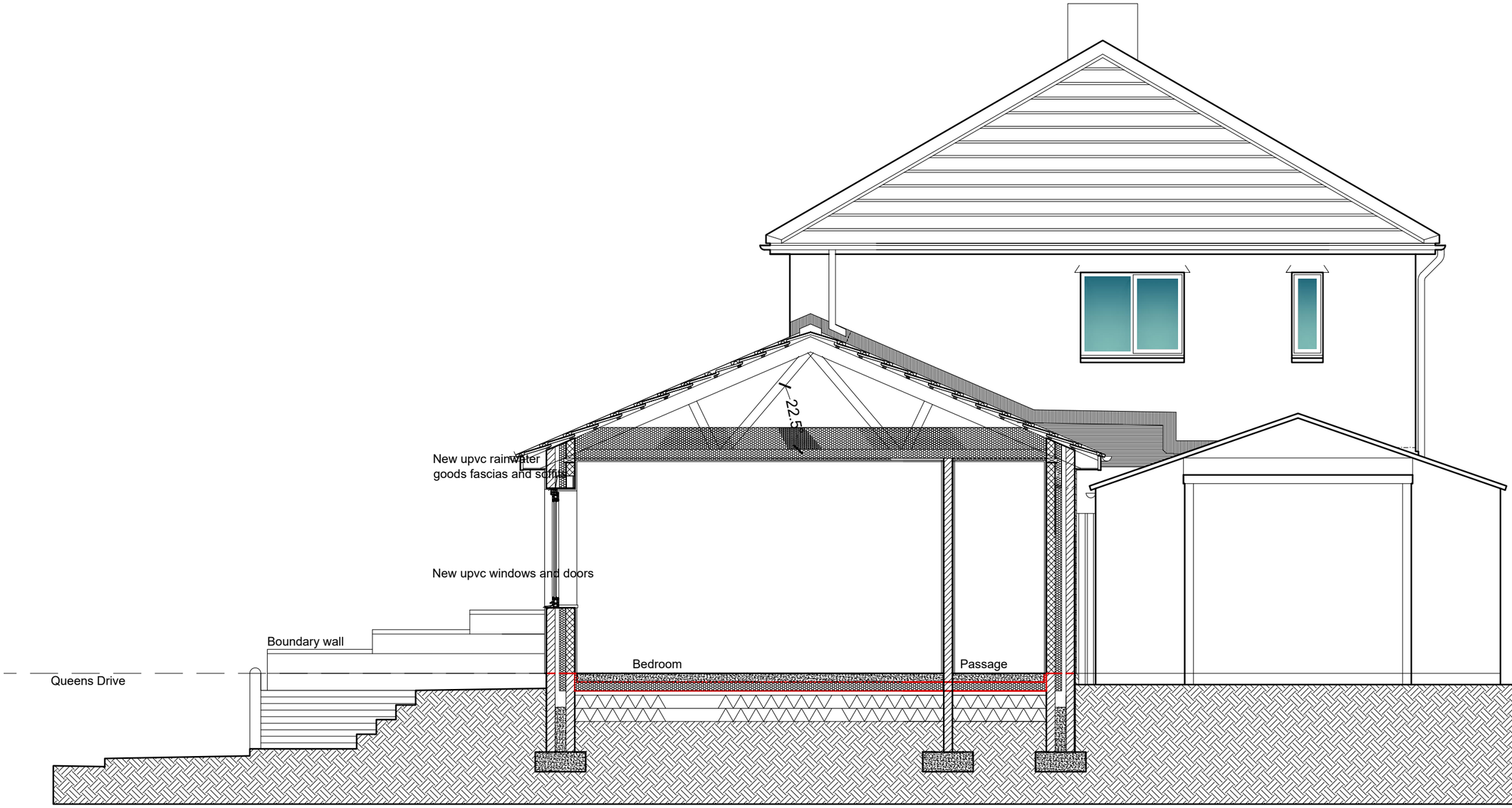
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



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		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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	PROPOSED ELEVATIONS		Scale: Date: DWG No.	1/50 @ A3 OCT 2023 19/0385/07	REV Date

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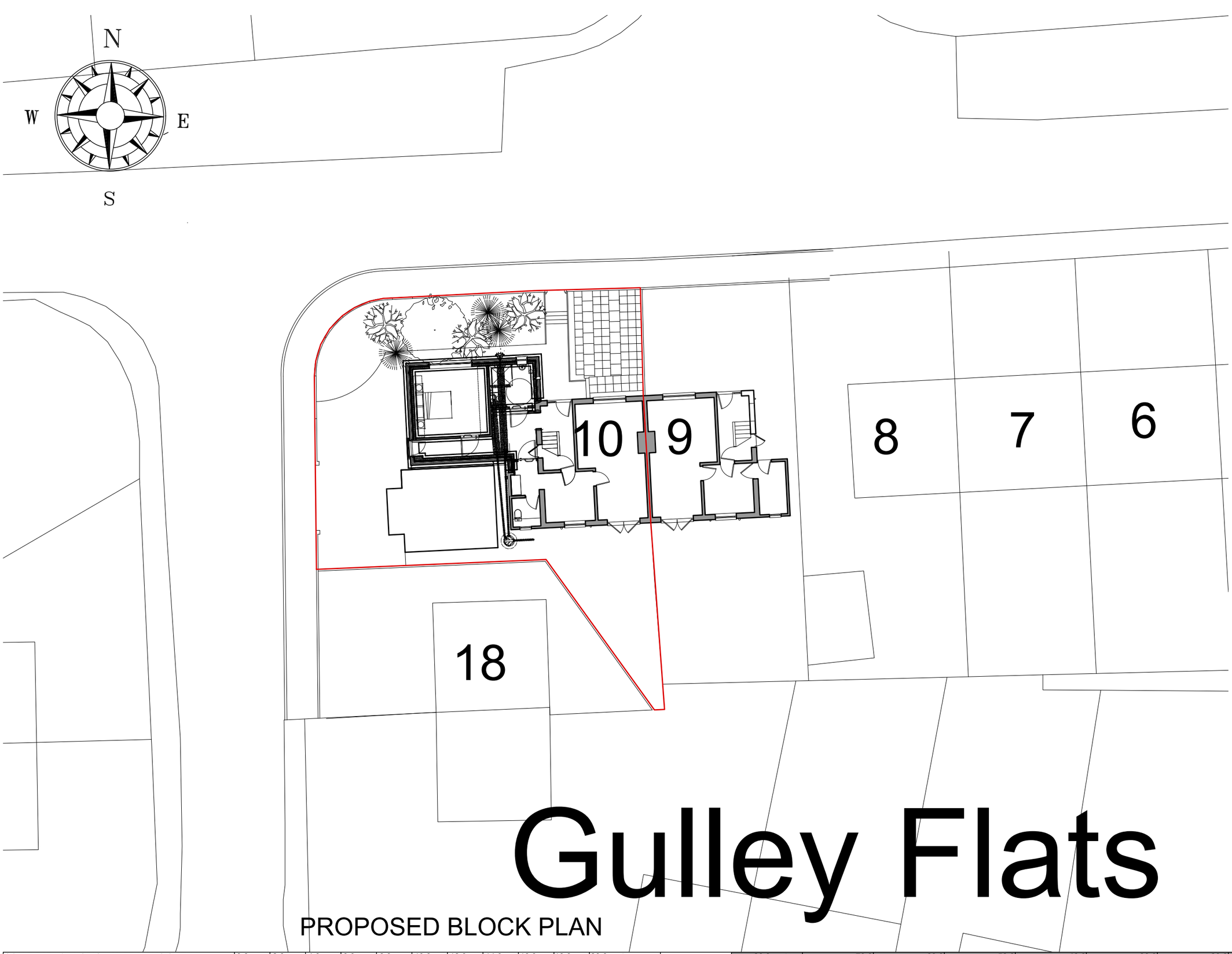

Gulley Flats

PROPOSED 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		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											

10 QUEENS DRIVE GULLEY FLATS EGREMONT CUMBRA CA22 2JX FOR MRS MAY PATTERSON	BLOCK PLAN	Rev A Passage added to block plan	Scale: Date: DWG No.	1/200 @ A3 OCT 2023 19/0385/08	REV A 13/01/2024

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