

## **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		0.0 60.0	50.0	40.0	30.0	20.0	10.0		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	0.0 300.0	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							0 "	10/-11		
SOUTHWING PROSPECT DISTINGTON CUMBRIA C MR RAY Mc MULLEN			FOR			ERAT ENSI				M		EXISTING GROU AND FIRST FLO PLANS		Scale: Date: DWG No.	1/100 @ MAR 2 22/03331	022	REV DATE	Archited	ctural Des	sign and <sup>1</sup> 178160467	

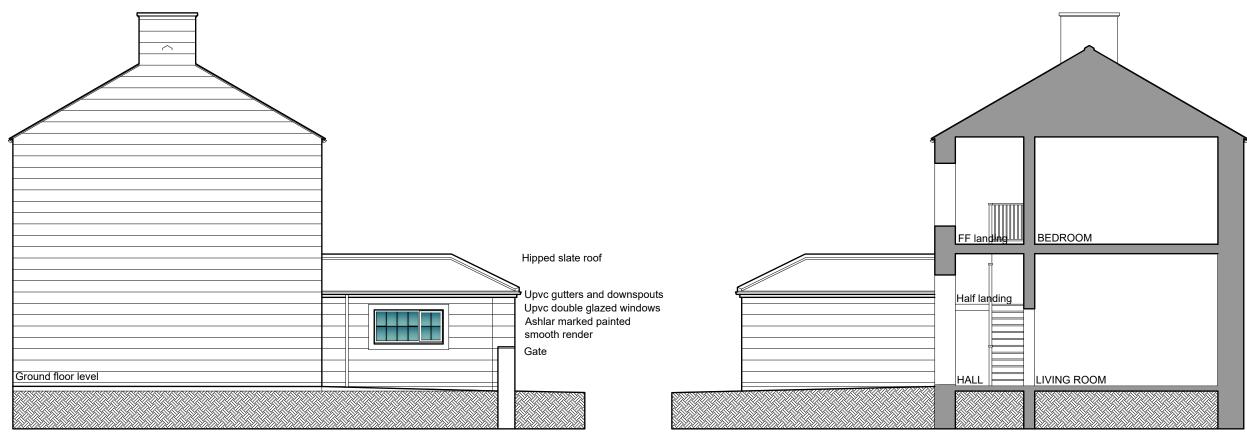
### Enablements

Arrange a safe plan for the temporary termination and isolation of services in the area of works.

Carefully remove roof fabric and structure

Set aside slates and ridge and hip tiles for re-use where suitable.
Set aside the timber roof structure in total for re use where suitable.
Carefully reduce heads of existing walls to new formation level for new first floor structure.

Protect kitchen under for duration of works.



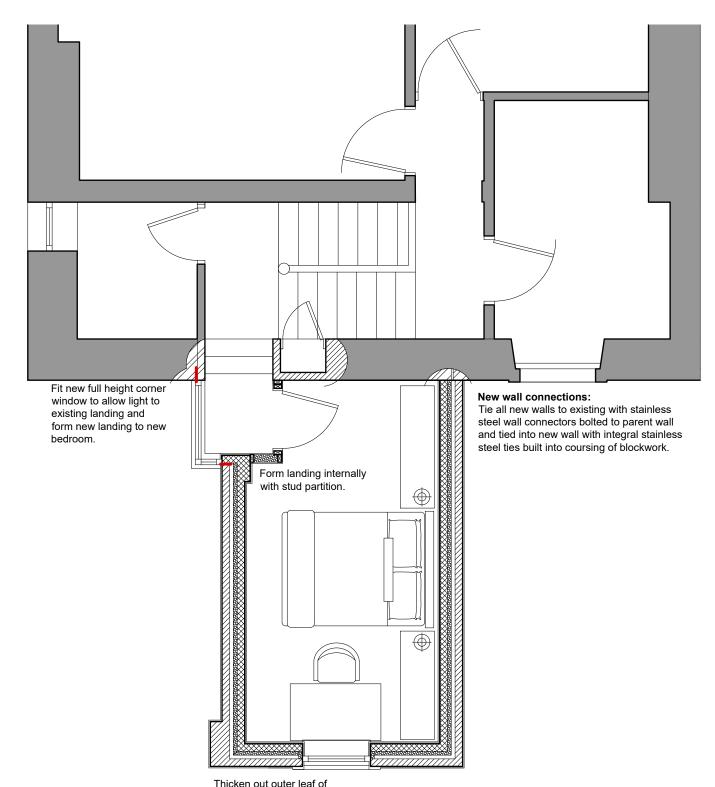
## **EXISTING SIDE ELEVATION**

**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	es		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	es		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0 SCALE BAR 1/1250
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external wall to maintain

profile of existing walls

### New openings in existing parent wall.

Support existing window opening lintel and break out under to form new 900 mm wide opening into extension and full height recessed opening for repositioned electric consumer unit. The electrician to advise on the exact size of the space required.

New openings are to be formed with banked 150 mm x 100 mm reinforced concrete lintels. All new concrete lintels are to be designed to comply with BS 8110 1997 and be constructed in accordance with BS5977.

New floor level to be 2750 mm above existing kitchen floor. Form 3 no equal steps up from existing half landing to new landing to extension. Steps to be 192 mm rise by 230 mm going to be checked on site prior to manufacture.

Note: Floor formation level to be set to avoid horizontal electric cables on side wall of kitchen

### **Building Regulations Part J Heating and flues**

All works carried out to the gas supply and heating systems are to be carried out, commissioned and registered by a suitably qualified gas installer in a "Gassafe" self-registration scheme.

Works include test existing systems for current compliance and capacity, extend heating system to include for new radiator in bedroom

### Cavity wall construction. U Value 0.22 W/M²K

Existing masonry walls and foundations to be checked on site with Building Control and the Structural Engineering Consultant prior to commencement of the works.

Carefully reduce head of existing masonry walls and form new level base at new extension ground floor ceiling level 2380 mm above existing kitchen floor level.

Form 300 mm. thick cavity walls consisting 2 coat waterproof ashlar marked smooth render to match existing on 100 mm. 3.5 kN solid concrete blocks, Armstrong's or similar, external leaf 100 mm. clear cavity with 60 mm. Kingspan insulation or similar and 100 mm. thick Armstrong Insulite 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. foil backed plasterboard on dabs. Where new walls are built of solid or rubble filled masonry fix a cavity tray at the head of the existing wall.

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 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. Seal heads of cavities with inert fireproof 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 100 mm. cavities. Lintels to have insulated voids and integral cavity trays and minimum bearing of 150 mm. Fix additional bitumen trays in severe weather areas. Fix weep holes in outer leaf at 600 mm. centres above all cavity trays. All openings are to be sealed to comply with the pressure test requirement (5.5 M³ / (h.M²) at 50PA.)

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.

Fix expansion joints to cavity walls at maximum 5000 mm. centres. Fix additional wall ties at each expansion joint.

#### Existing external parent wall becoming internal wall.

Strip off external render and insulation and dry line as described above.

**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 of 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick plasterboard and skim both sides. Wet room plasterboard linings to be humidity resistant plasterboards. 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.

#### 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.

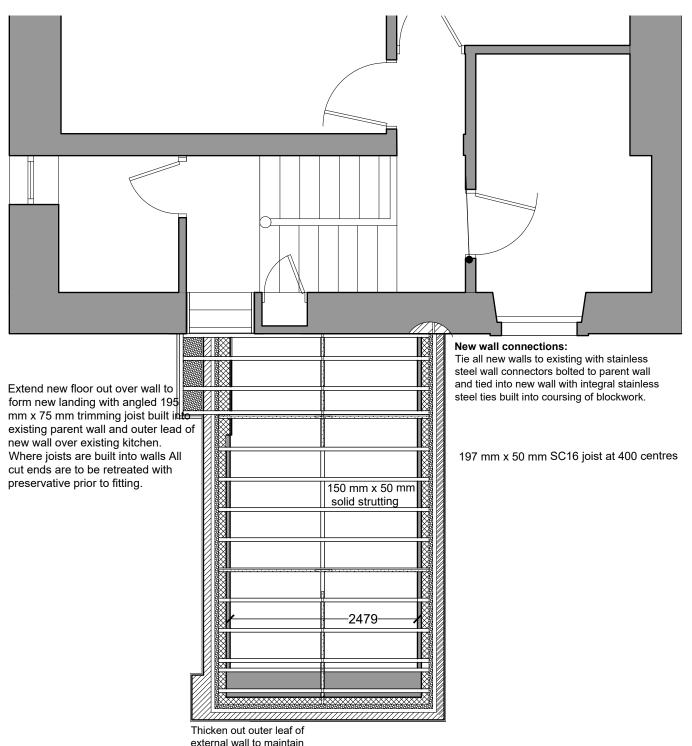
#### Electrical lavouts

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.

The position of the existing customer consumer unit will require repositioning. The electrician to advise on the exact size of the space required.

## PROPOSED FIRST 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		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0 SCALE BAR 1/2500
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external wall to maintain profile of existing walls

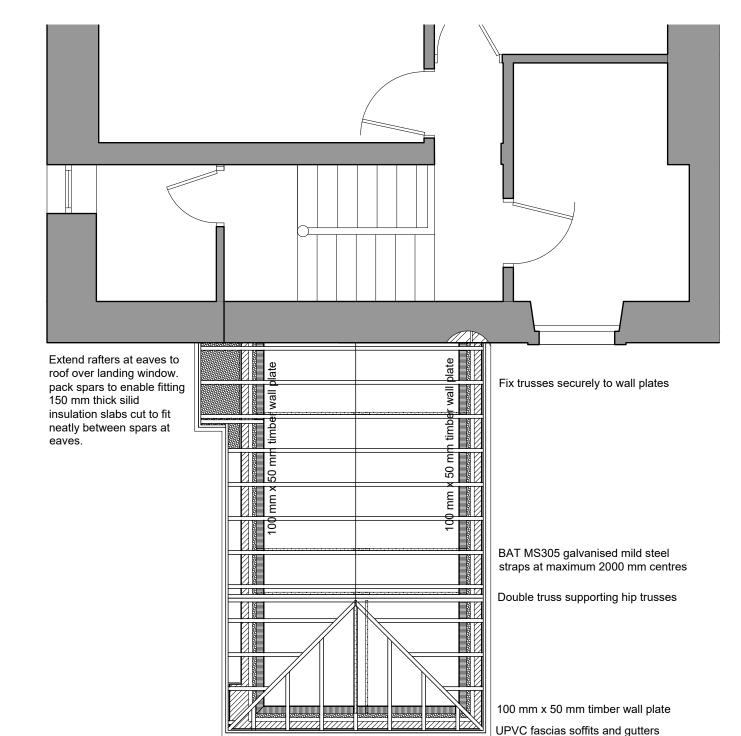
#### **New First Floor Construction.**

25 mm thick15 kg/M² density glued and screwed Weyroc decking on 47 mm x 145 mm C16 at 400 mm. centres ( Eurocode span table 4.1 for C16 Joists clear span of 47 mm x 145 mm joists at 400 centres is 2890 mm)built onto loadbearing internal leaf . Fix solid or herringbone strutting at centre spans and BAT MS305 cranked mild steel straps at 2000 mm centres along cavitiy wall at perimeter of extension fixed to supporting wall and minimum 3 joists perpendicular or along sides of parallel joist. Sound insulate between joists with Rockwool 100 mm thick sound insulation quilt and fix 2 layers 12.5 mm (10kg/M²) high density plasterboard and skim ceilings. ALL TIMBERS ARE TO BE MARKED KILN DRIED

Where floor extends outside the cavity wall. Insulate between joists with minimum 150 mm solid insulation slabs cut to fit neatly between the joist with no air gaps and fix a membrane under joists sealed and held in place by a 12.5 mm thick external quality

plywood soffit. Line trimmer with 32 mm thick upvc coated fascia

### PROPOSED FLOOR LAYOUT PLAN



Slates to match existing on 25 mm. x 50 mm. treated timber battens breathable sarking felt Proctor Roofshield or similar on hydro nailed trusses at 450 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 1200 mm, centres.

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

Fix 400 mm. thick Pilkington Crown roof insulation guilt between and over truss ties at ceiling level and fix 50 mm. Gyproc thermoliner insulated plasterboard and skim ceilings throughout. Supply and fix insulated loft hatch to access

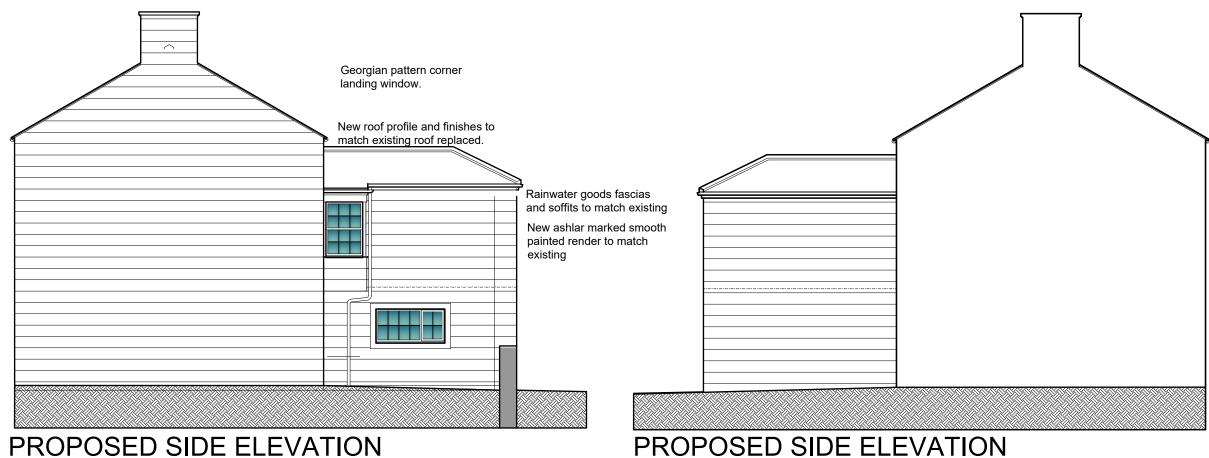
Fix BAT MS305 straps at 1800 mm. centres to head of all perimeter walls throughout perimeter of the new roofs, fixed to 3 no. truss perpendicular and along sides of truss members parallel to straps. Fix solid strutting/ packing between individual joists and last roof truss and wall where straps are fixed.

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.

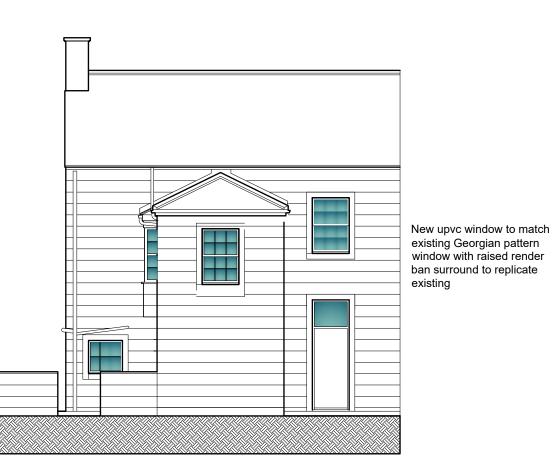
#### Leadworks to roofs.

All lead gutters, valley, 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

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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 metr	tres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0 SCALE BAR 1/2500
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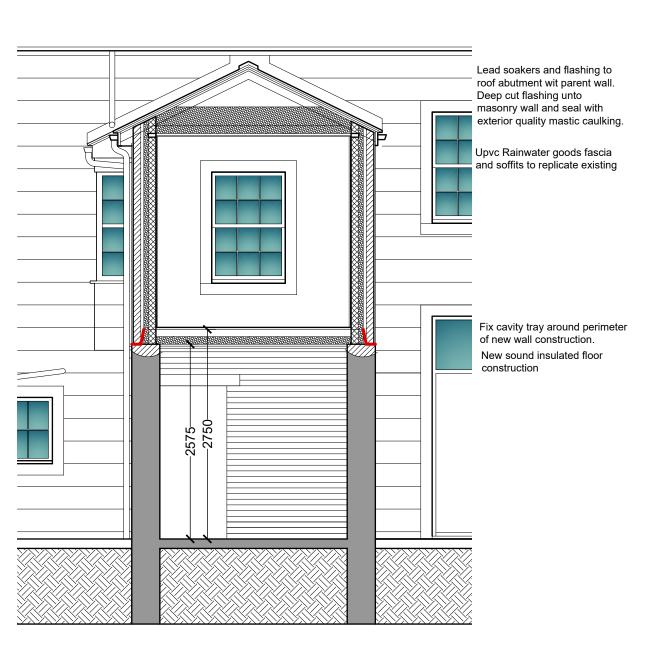


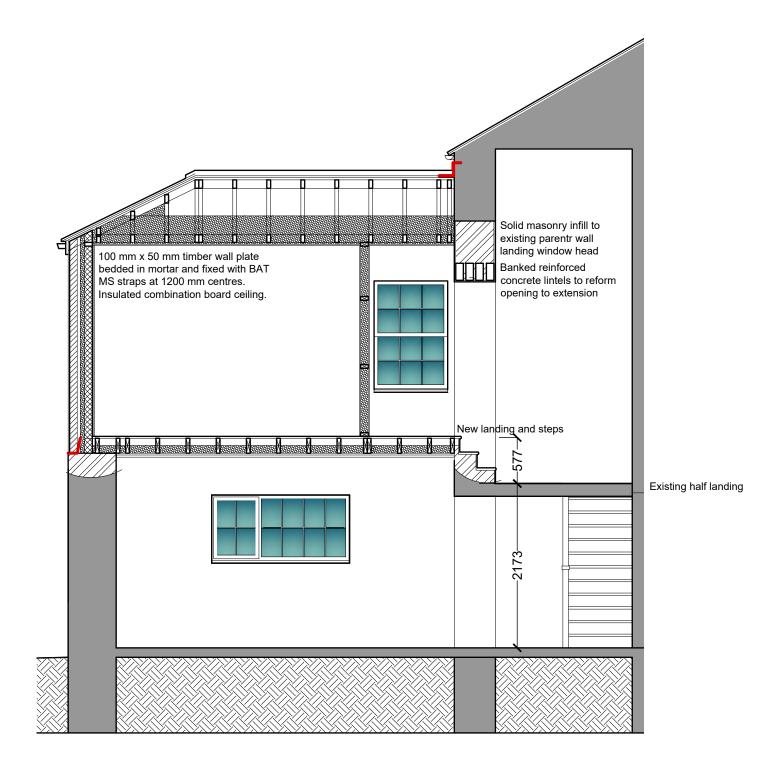
# PROPOSED SIDE ELEVATION



## PROPOSED FRONT ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3 0.0 2.0	0 6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 met	tres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0 SCALE	E BAR 1/500
SCALE BAR 1/100 0.0 1.0	0 3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 met	res		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0 SCALE	E BAR 1/2500
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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 2	00.0	150.0	100.0	50.0	0.0 SCALE BAR 1/2500
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