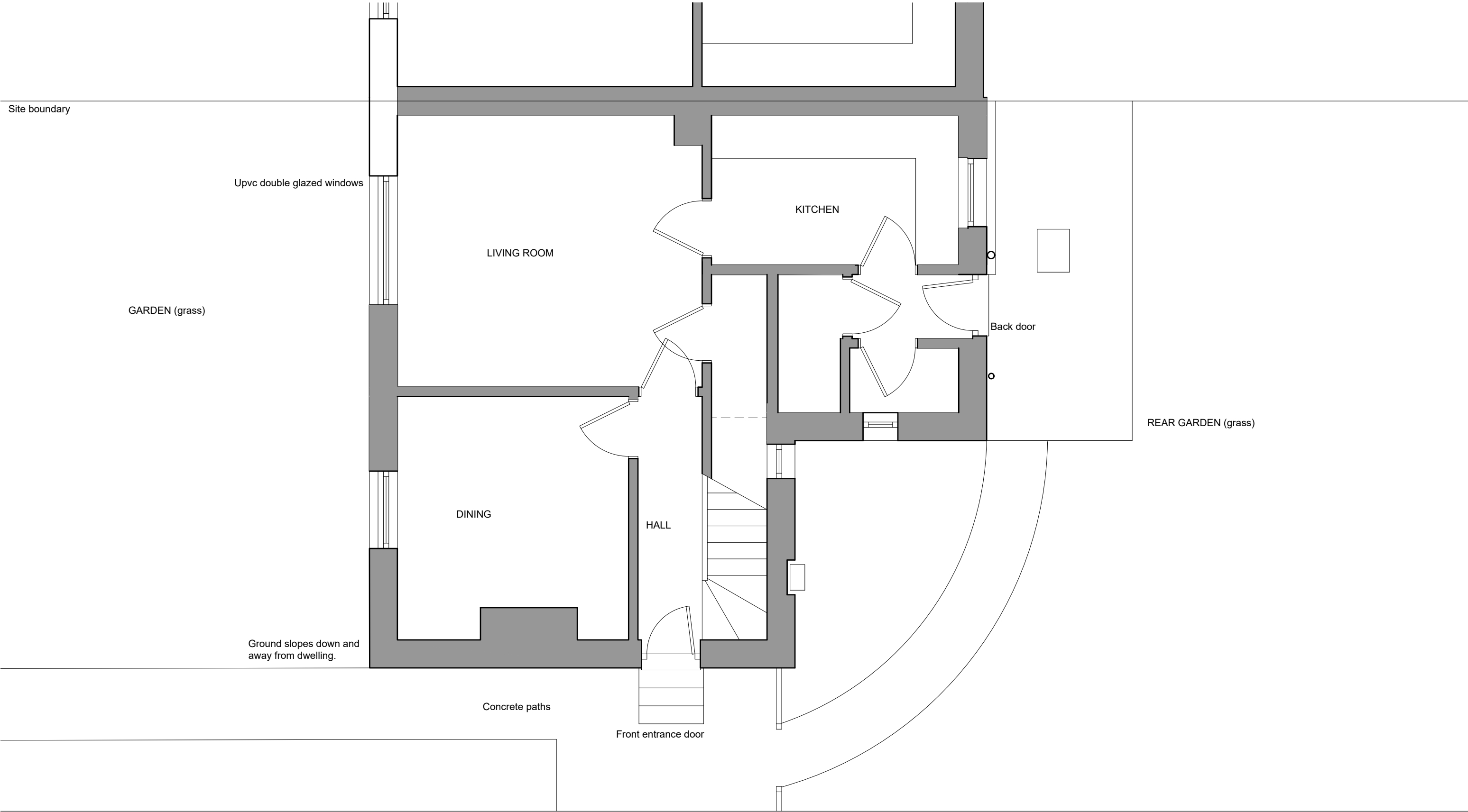




LOCATION PLAN 1/1250 Scale

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		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	600.0	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													
98 BRANSTY ROAD BRANSTY WHITEHAVEN CUMBRIA CA28 6HF For Mr Michael Farrell and Ms Clare Kumur.												ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM							EXISTING BLOCK PLAN AND LOCATION PLAN					Scale: Date: DWG No.	1/200 @ A3 DEC 2020 20/0280/01	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	600.0	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											

98 BRANSTY ROAD BRANSTY  
WHITEHAVEN CUMBRIA CA28 6HF For  
Mr Michael Farrell and Ms Clare Kumur.

ALTERATIONS AND  
EXTENSION FOR ACCESSIBLE  
BATHROOM AND BEDROOM

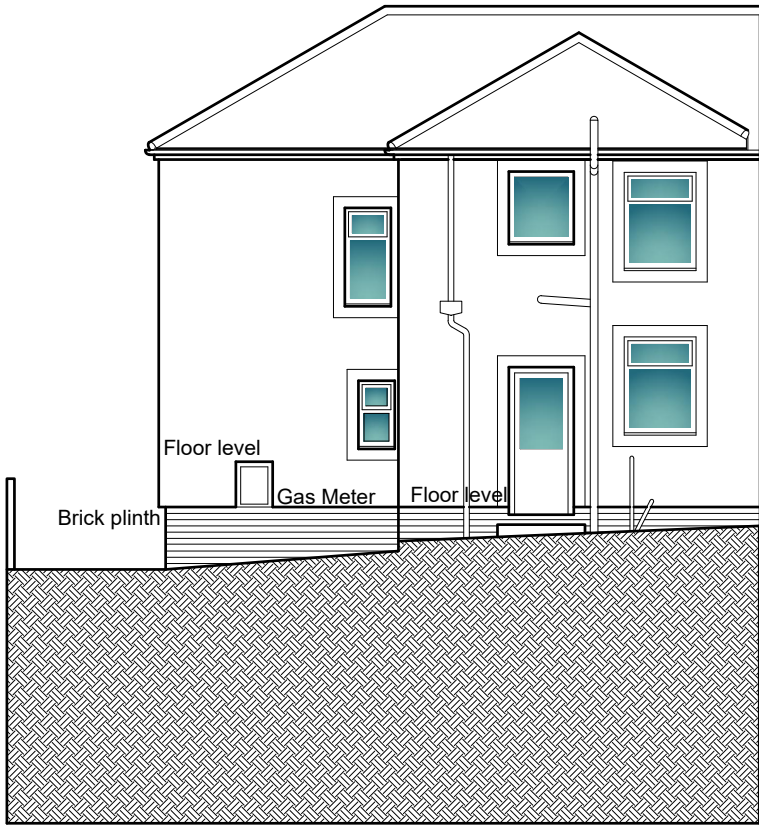
EXISTING GROUND  
FLOOR PLAN

Scale:  
Date:  
DWG No.

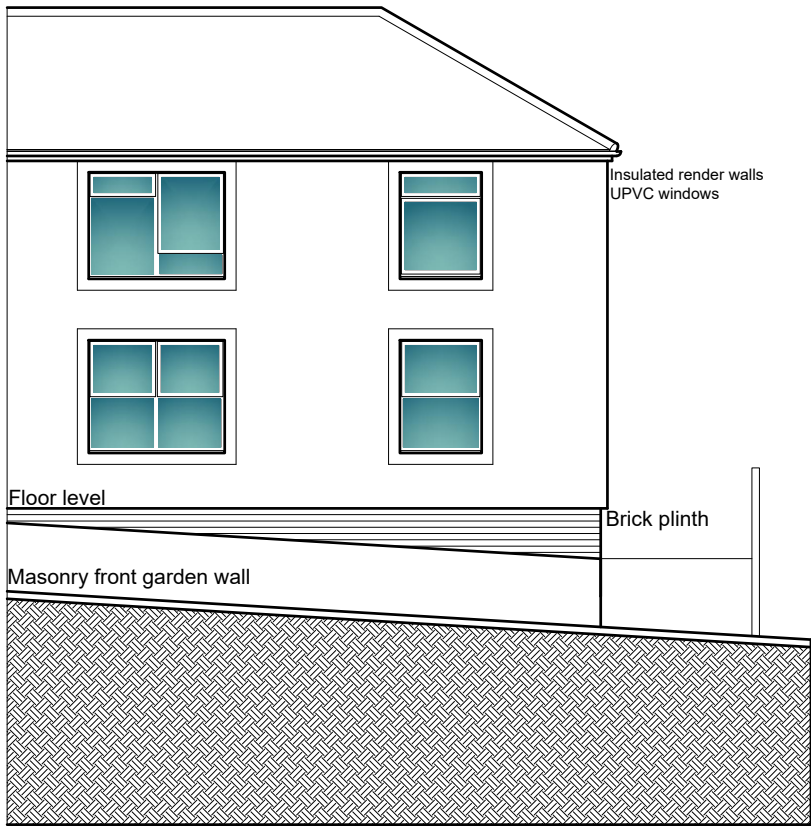
1/50 @ A3  
DEC 2020  
20/0280/02

REV  
DATE

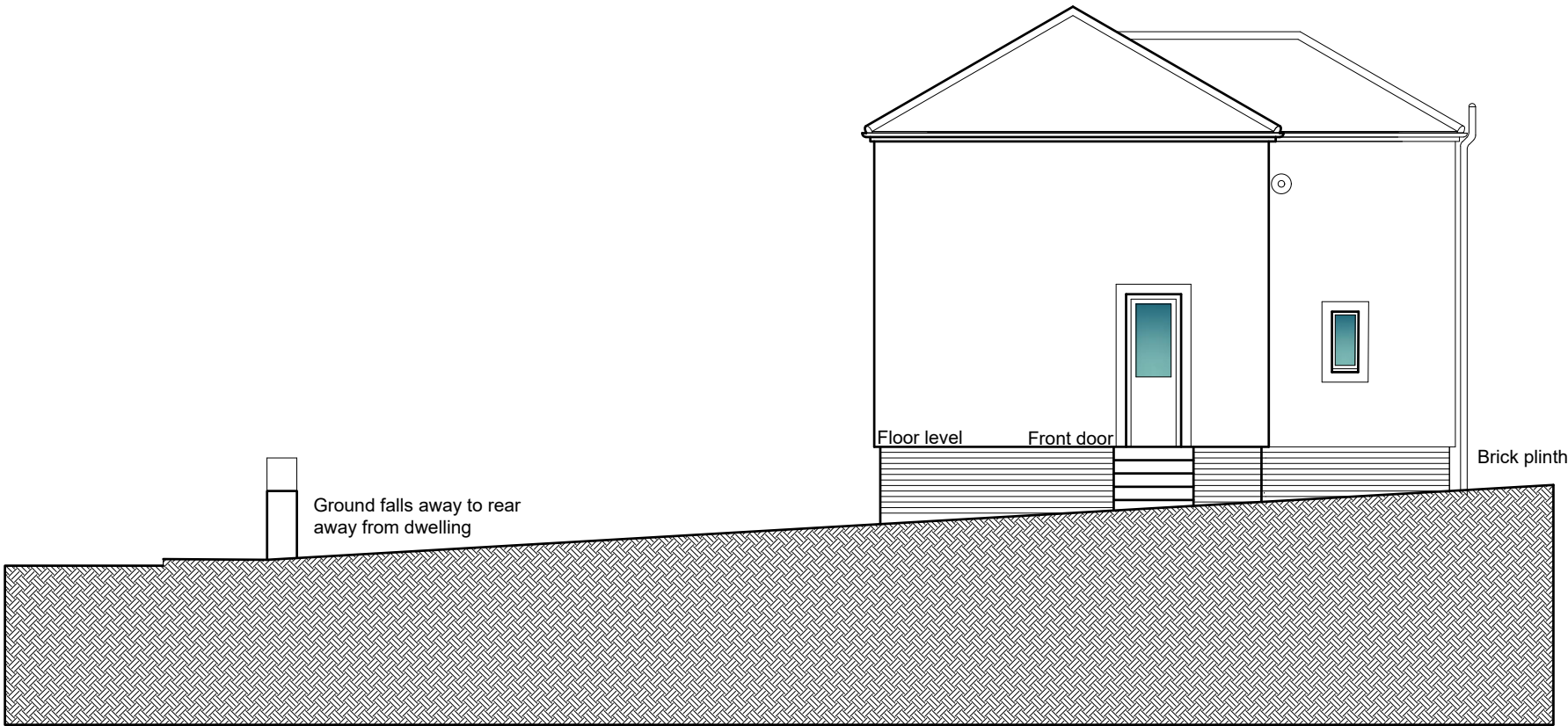
Geoffrey Wallace Limited FCSD MCIAAT  
Architectural Design and Technology  
Mobile 07816046756  
geoffreywallaceltd@gmail.com



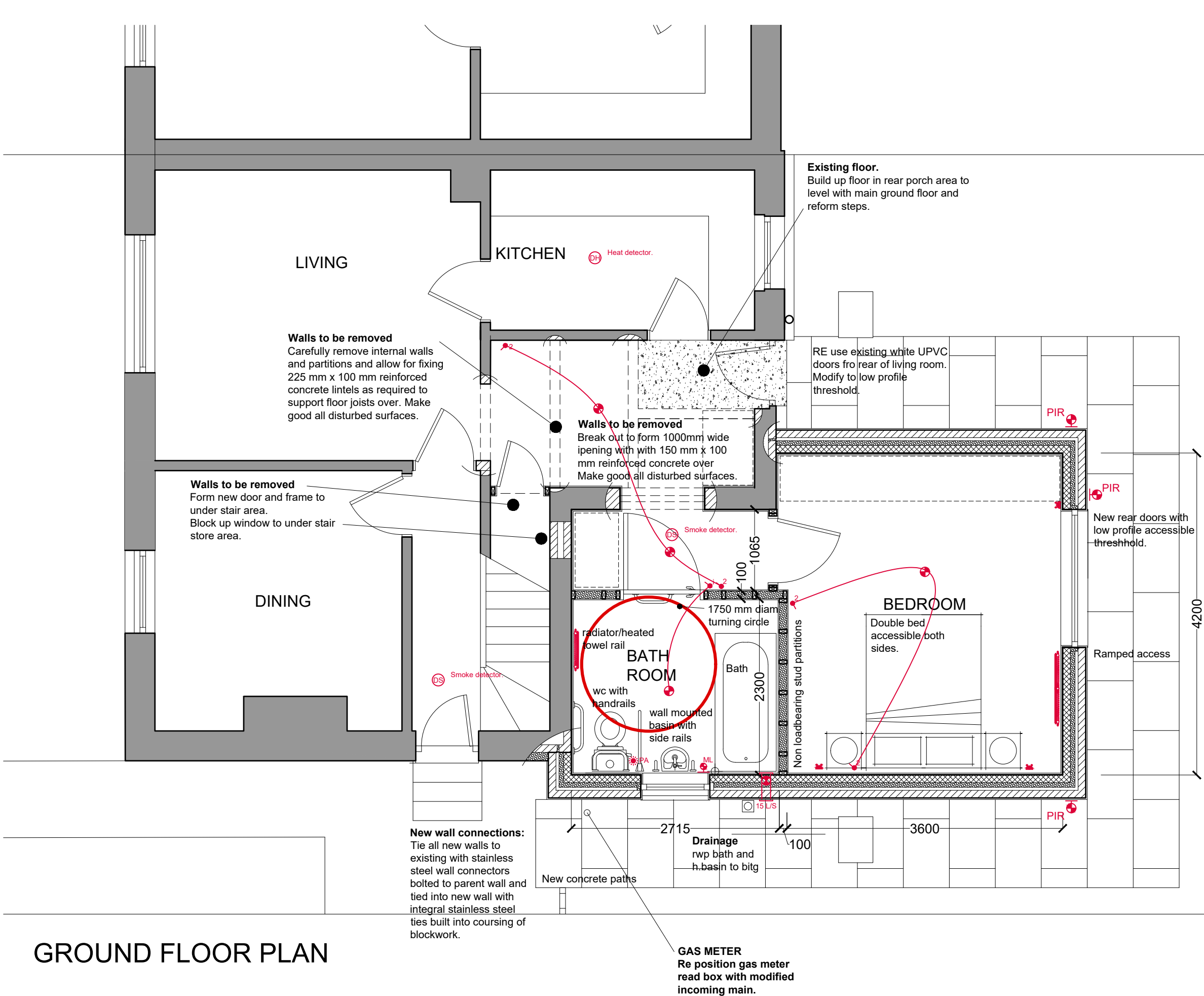
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



### 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 censored 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.

Lighting.	TV	Television/satellite ariel
ML Mirror Light.	BT	Telecom/computer outlet
Ceiling rose and pendant.	30	30 amp cooker spur.
Wall light.	30	30 amp cooker spur and 13 amp socket.
Recessed downlight.	6	Consumer fuse box.
Recessed downlight.	MS	Shaver spur.
Mini spot.	Shaver spur with light and pull switch.	
Light switch (450 / 1200 above FFL)	Central heating control point/ programmer.	
2 way light switch (450 / 1200 above FFL)	Clock / timer.	
Pull cord light switch (Ceiling mounted.)	Doorbell.	
Illuminated light switch (450 / 1200 above FFL)	15 l/s extractor fan.	
Isolator switch. (Power or lighting.)	30 l/s extractor fan.	
Power.	60 l/s extractor fan.	
5 amp	60	
5 Amp Lighting Circuit.	Radiator	
Single socket. (450mm. min above FFL)	Insulated external tap.	
Double socket. (450mm. min above FFL)	Smoke detector.	
Double socket. (Worktop height.)	Heat detector.	
Spur switch (worktop height.)		
Spur terminal point. (450 mm. min above FFL)		

### Building Regulations Part J Heating and flues Gas

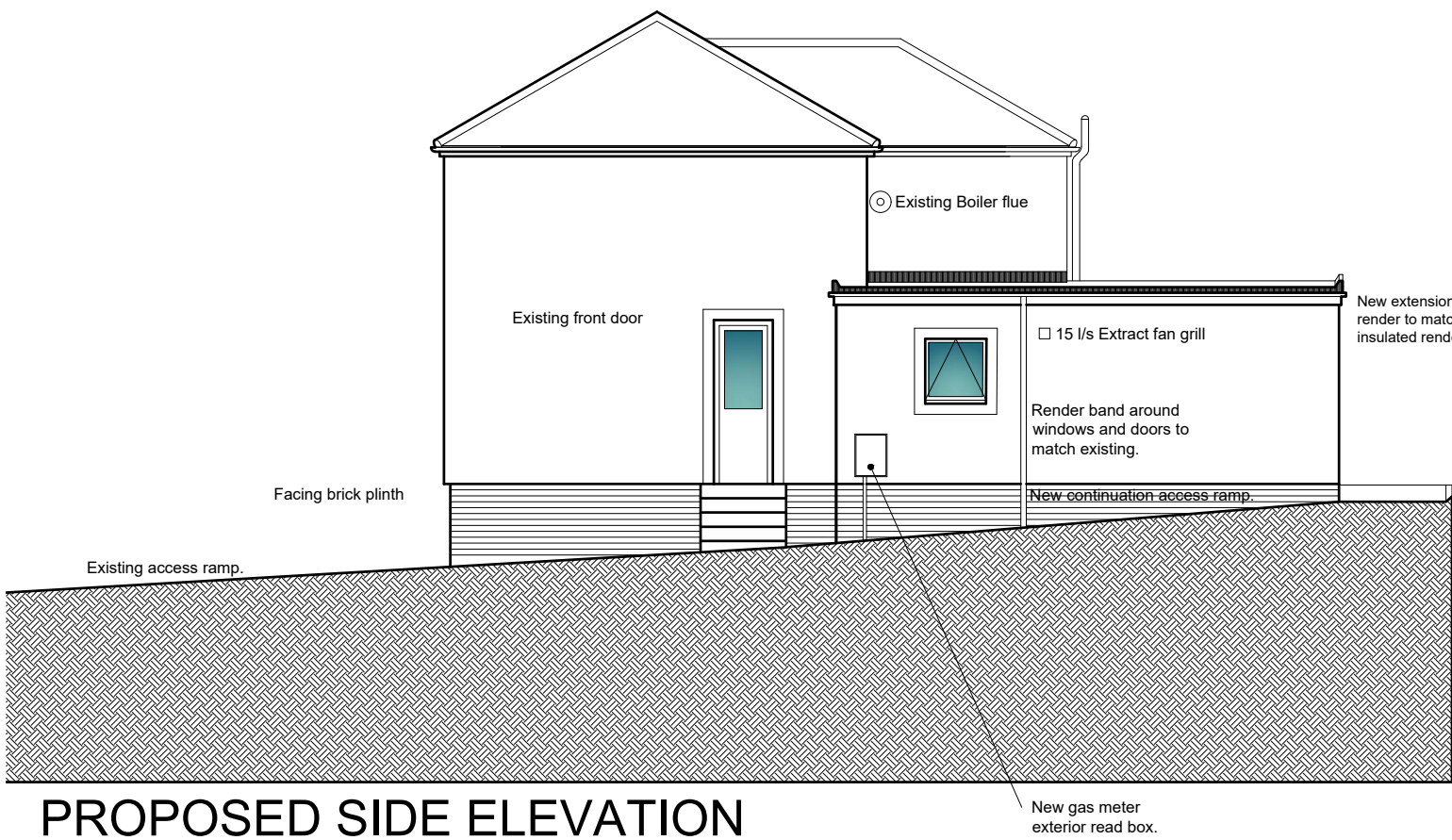
All works carried out to the gas supply and heating systems are to be carried out, commissioned and registered by a suitably qualified gas installer in a "Gassafe" self-registration scheme. Works include test existing systems for current compliance and capacity, extend heating system to include for two new radiators in shower room and bedroom and hot and cold water services in new shower room.

## GROUND FLOOR PLAN

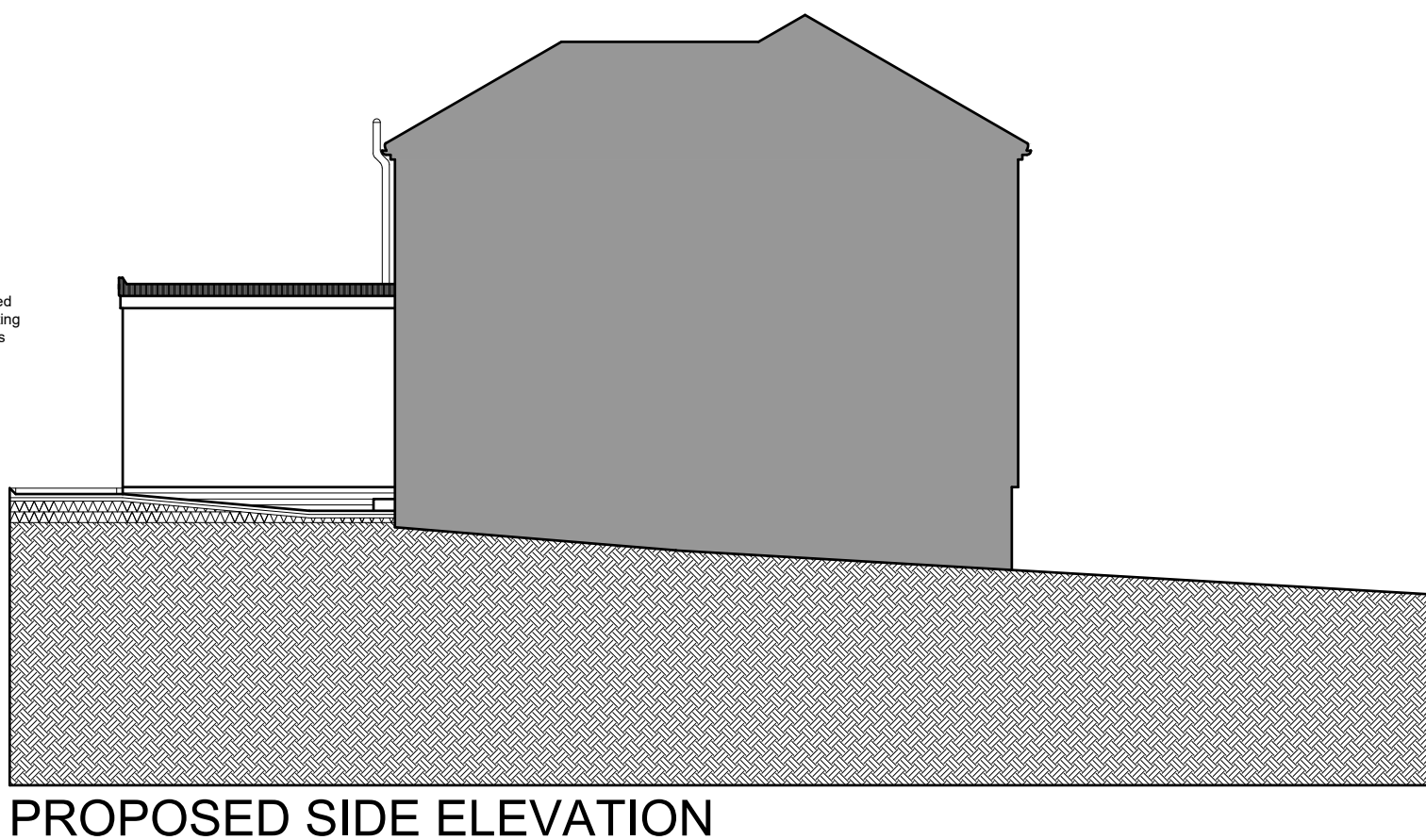
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	40.0 metres	35.0	30.0	25.0	20.0	15.0	10.0	5.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

98 BRANSTY ROAD BRANSTY WHITEHAVEN CUMBRIA CA28 6HF For Mr Michael Farrell and Ms Clare Kumur.	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 DEC 2020 20/0280/04	REV DATE	Geoffrey Wallace Limited FCS D MCI AT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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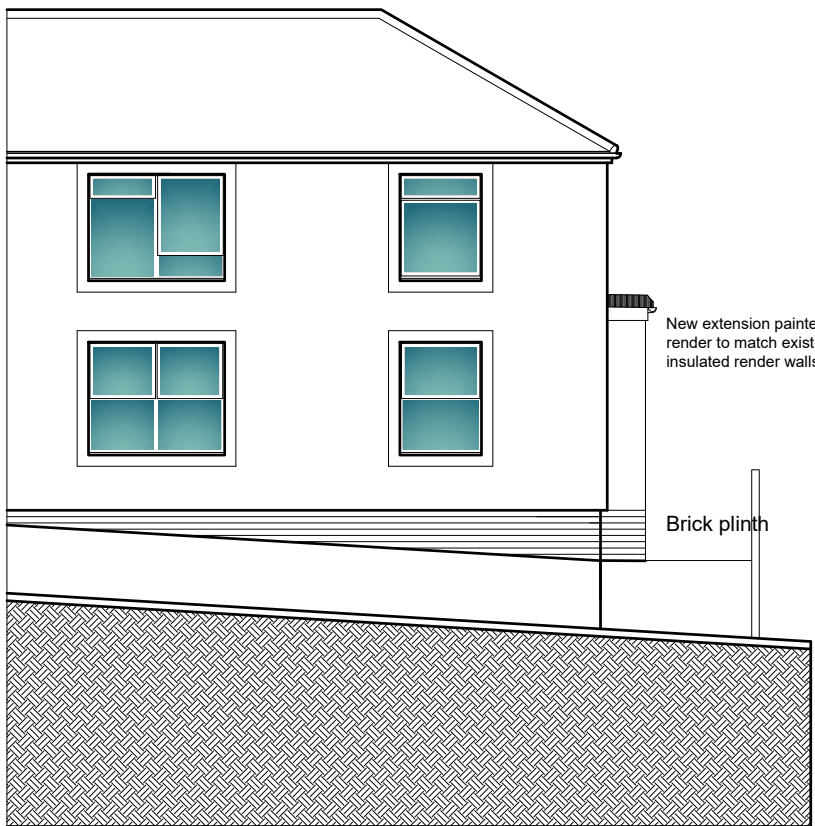




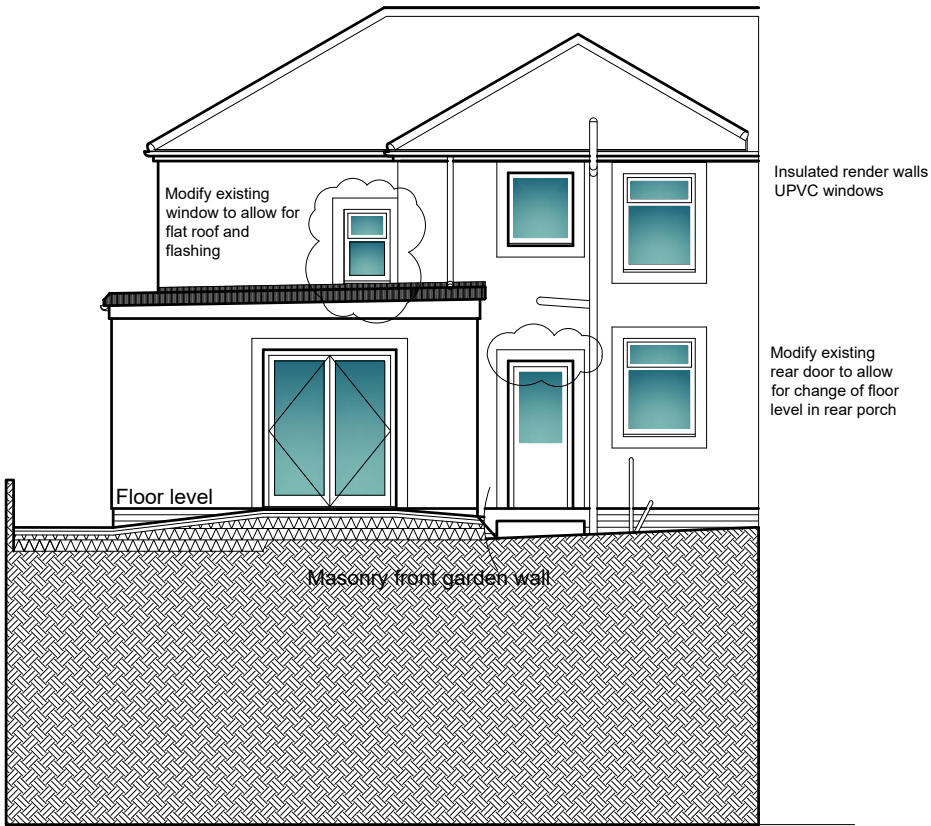
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR 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																
98 BRANSTY ROAD BRANSTY WHITEHAVEN CUMBRIA CA28 6HF For Mr Michael Farrell and Ms Clare Kumur.				ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM				PROPOSED ELEVATIONS				Scale: Date: DWG No.		1/100 @ A3 DEC 2020 20/0280/05		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



**New parking:**

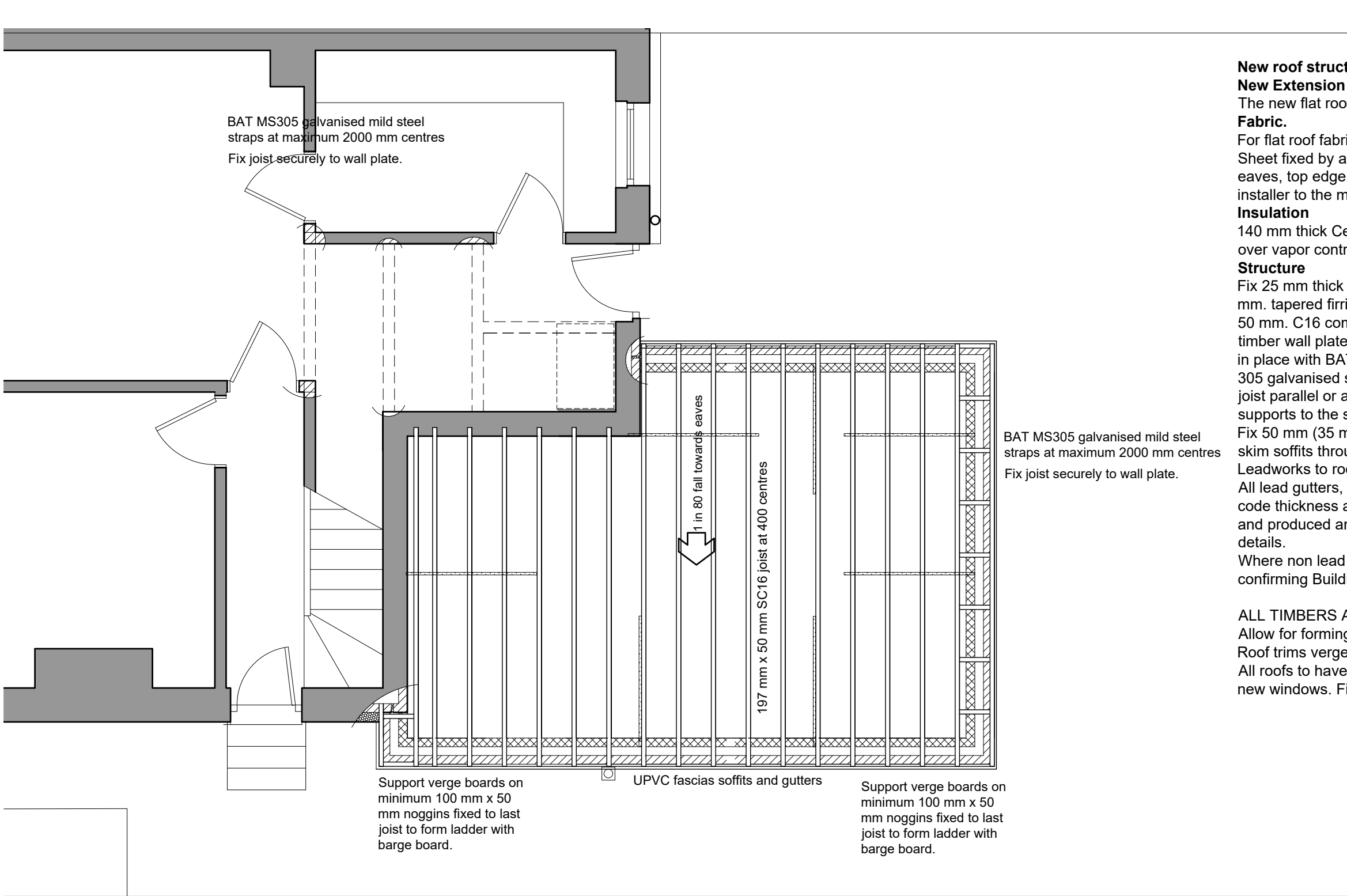
Carefully remove sections of masonry wall and make good remaining masonry nibs. Reduce ground levels to allow for new parking spaces.

Lay new permeable Macadam on suitable sub base to ensure no run of onto the highway and footpath.

Agree any alterations to the highway infrastructure with the Cumbria County Highways Regional Engineer. All works to the Highway are to be carried out by a Cumbria County Highways approved contractor and to the specification and under the supervision of the CCC Regional Engineer. (Note The existing granite kerbs upstand 50 mm approximately and may not need to be adjusted).

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	600.0	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											
98 BRANSTY ROAD BRANSTY WHITEHAVEN CUMBRIA CA28 6HF For Mr Michael Farrell and Ms Clare Kumur.				ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM				PROPOSED BLOCK PLAN AND PARKING				Scale: Date: DWG No.		1/200 @ A3 DEC 2020 20/0280/06		REV Date		Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



**New roof structures**  
**New Extension Flat Roof Fabric and Construction.**  
The new flat roof will be a warm roof construction.

**Fabric.**  
For flat roof fabrication and insulation see Sarnafil Standard details Drawing Sheet fixed by a manufacturer recommended and approved installer. All verges, eaves, top edge and parent wall abutment details are to be designed by the installer to the manufacture recommended details for a warm roof construction.

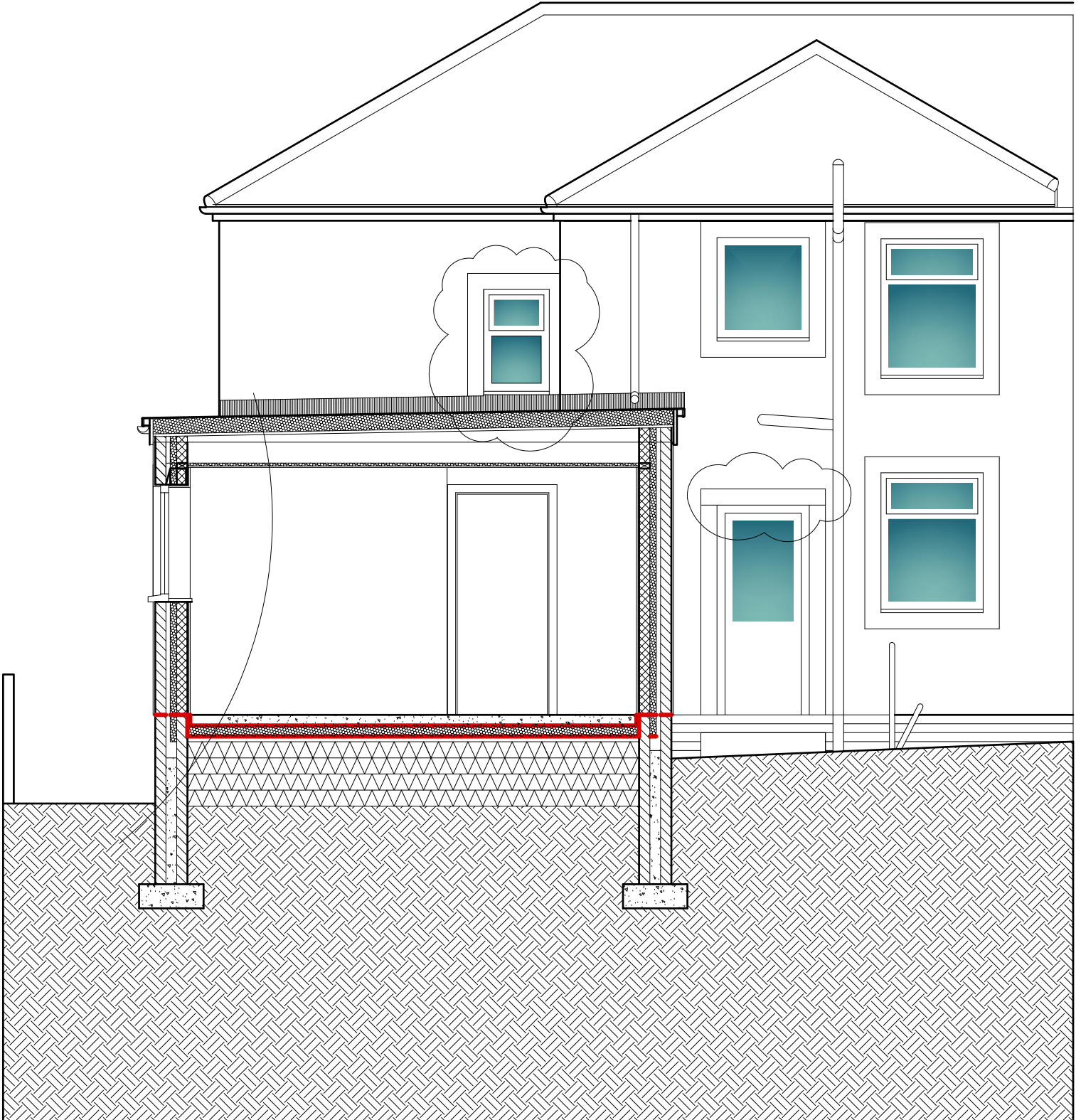
**Insulation**  
140 mm thick Celotex or similar roof insulation over bounded to plywood decking over vapor control layer. Insulation to provide minimum U Value of 0.18 W/M/K

**Structure**  
Fix 25 mm thick exterior quality plywood decking over minimum 50 mm. x 50 mm. tapered firrings to produce minimum 1 degree roof gradient over 195 mm. x 50 mm. C16 common spars at 400 mm. centres fixed to new 100 mm x 50 mm timber wall plate fixed to head of inner leaf of cavity wall on mortar bed and held in place with BAT MS 305 mild steel straps at 1500 mm. centres. Fit BAT MS 305 galvanised steel straps to head of all new wall and across minimum 3 no. joist parallel or along the side of joists perpendicular to walls to provide lateral supports to the structure.

Fix 50 mm (35 mm/15 mm) combined insulation board and plasterboard and skim soffits 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.  
Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance.

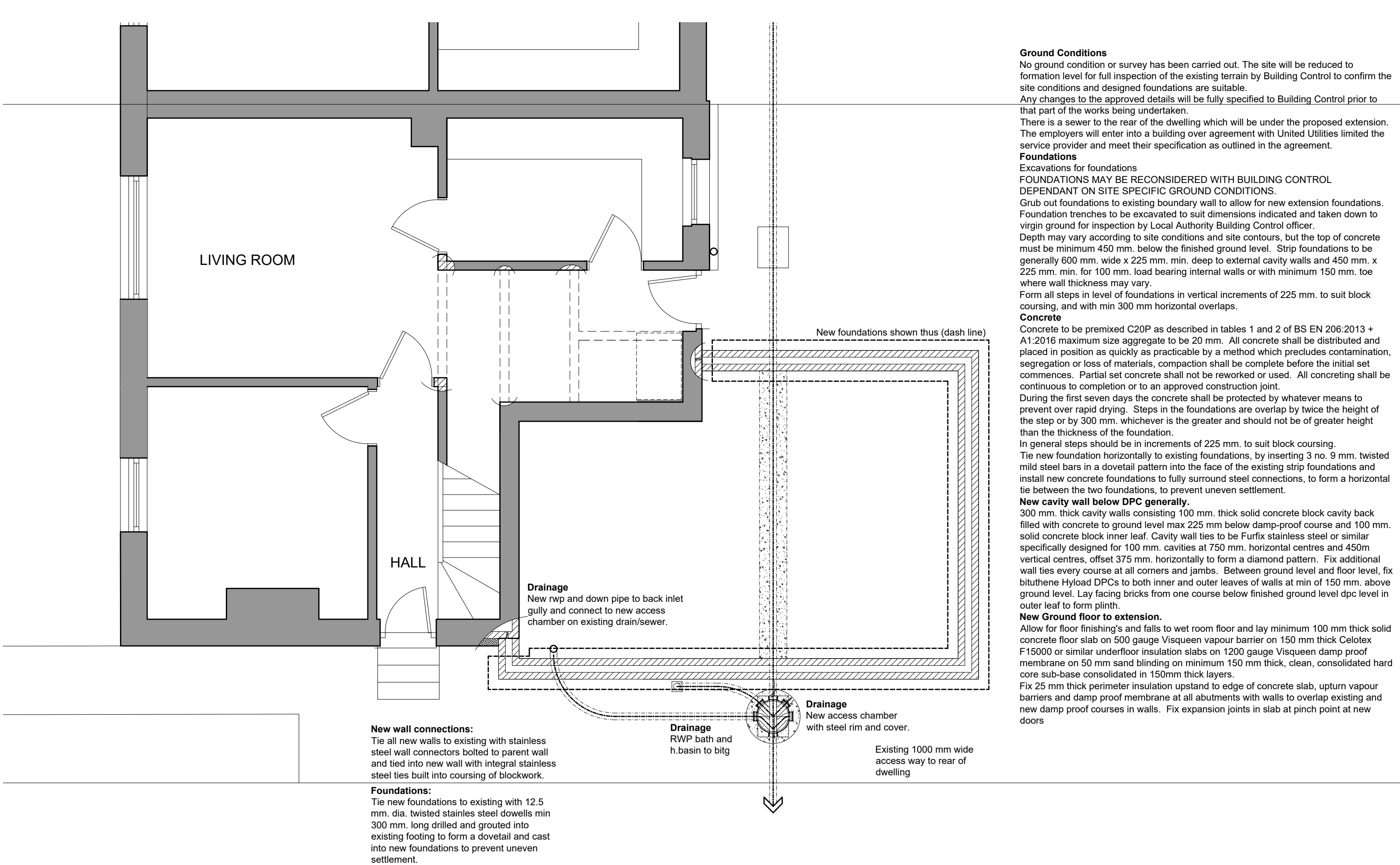
ALL TIMBERS ARE TO BE MARKED KILN DRIED  
Allow for forming all ladders to support roofs and trims etc. over walls.  
Roof trims verges bargeboards fascia's and soffits soffits  
All roofs to have new 32 mm plastic coated timber trim details in colour to match new windows. Fix plastic coated 12.5 mm timber soffits to eaves.

PROPOSED ROOF LAYOUT PLANS



SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	0.4	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											
98 BRANSTY ROAD BRANSTY WHITEHAVEN CUMBRIA CA28 6HF For Mr Michael Farrell and Ms Clare Kumur.				ALTERATIONS AND EXTENSION				PROPOSED SECTION				Scale: Date: DWG No.		1/50 @ A3 DEC 2020 20/0280/08		REV DATE		Geoffrey Wallace Limited <small>FCSD MCIA</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				





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 to the rear of the dwelling which will be under the proposed extension. The employers will enter into a building over agreement with United Utilities limited the service provider and meet their specification as outlined in the agreement.

Foundations

Excavations for foundations  
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL  
DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.  
Grub out foundations to existing boundary wall to allow for new extension foundations. 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 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 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.

300 mm. thick cavity walls consisting 100 mm. thick solid concrete block 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 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.  
**New Ground floor to extension.**  
Allow for floor finishing's and falls to wet room floor and lay minimum 100 mm thick solid concrete floor slab on 500 gauge Visqueen vapour barrier on 150 mm thick Celotex F15000 or similar underfloor insulation slabs on 1200 gauge Visqueen damp proof membrane on 50 mm sand blinding on minimum 150 mm thick, clean, consolidated hard core sub-base consolidated in 150mm thick layers.  
Fix 25 mm thick perimeter insulation upstand to edge of concrete slab, upturn vapour barriers and damp proof membrane at all abutments with walls to overlap existing and new damp proof courses in walls. Fix expansion joints in slab at pinch point at new doors

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		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											
98 BRANSTY ROAD BRANSTY WHITEHAVEN CUMBRIA CA28 6HF For Mr Michael Farrell and Ms Clare Kumur.					ALTERATIONS AND EXTENSION					PROPOSED FOUNDATION AND DRAINS					Scale: Date: DWG No.	1/50 @ A3 DEC 2020 20/0280/09	REV DATE	Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				