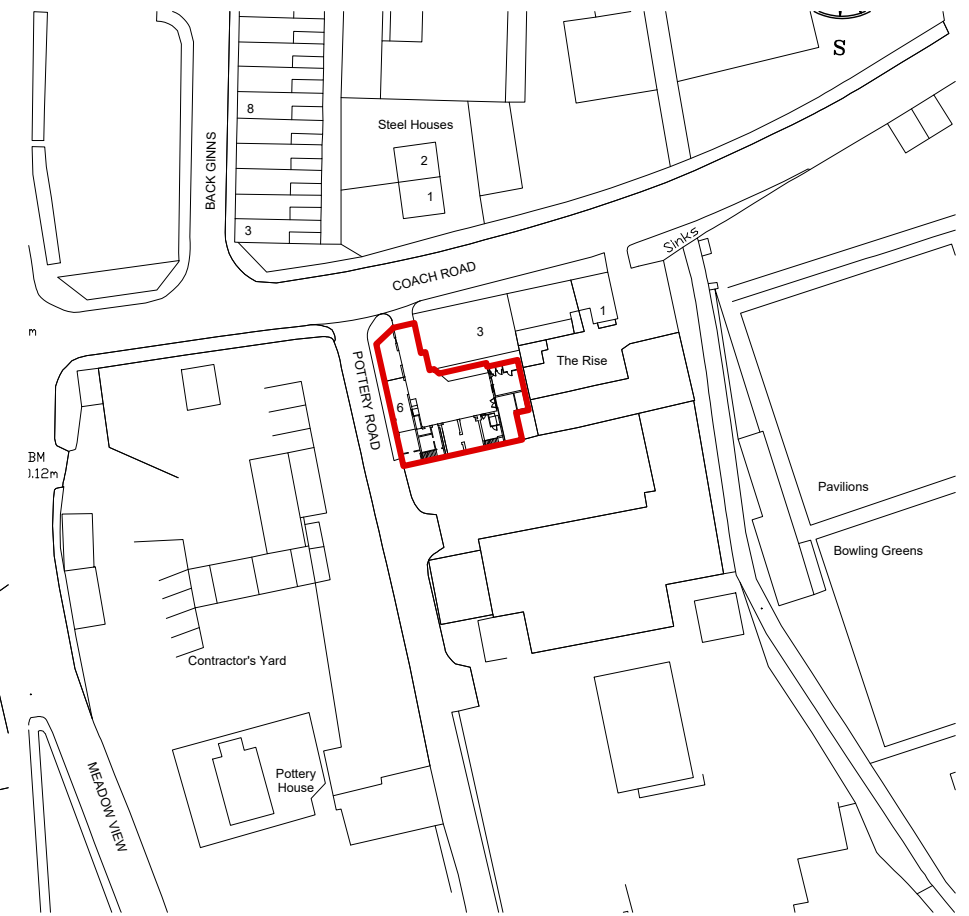
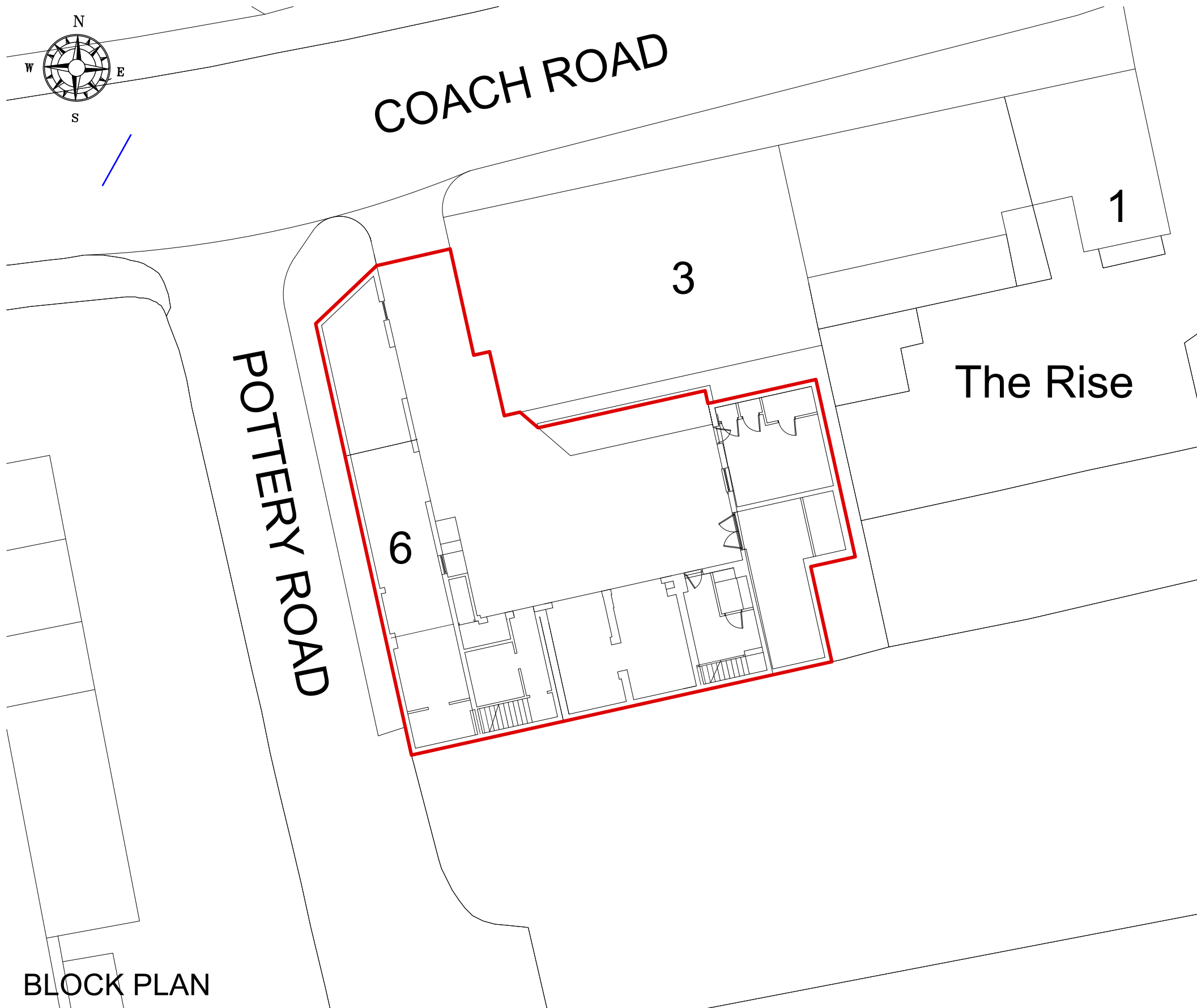




LOCATION PLAN 1/1250

BLOCK PLAN

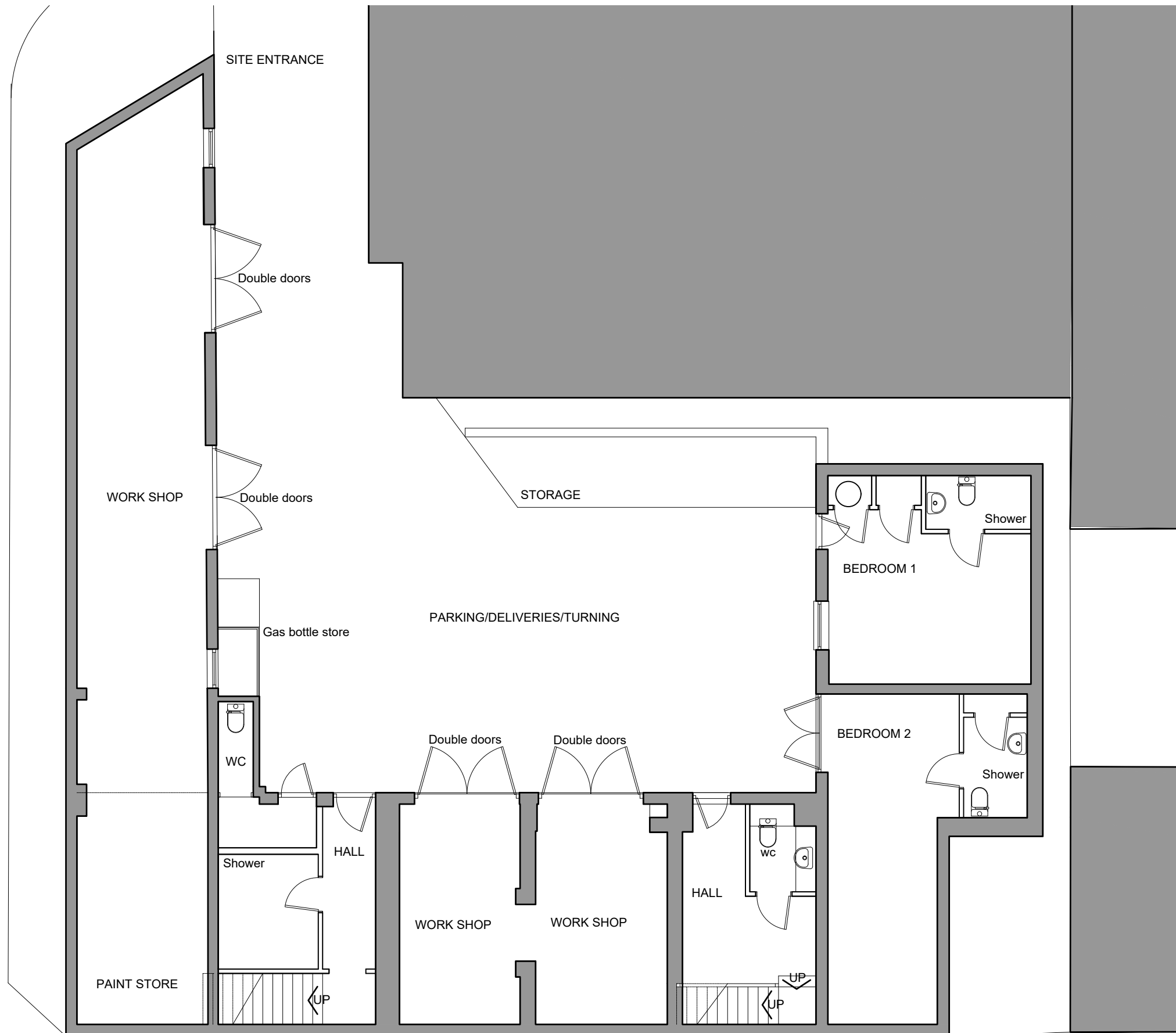
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited					Change of Use					EXISTING BLOCK PLAN & LOCATION PLAN					Scale: 1/200 1/1250 @ A3	AUG 2025		REV		Geoffrey Wallace Limited FCSD MCIA Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com		
															Date: 24/0442/01	DWG No.		DATE				

Enablers

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

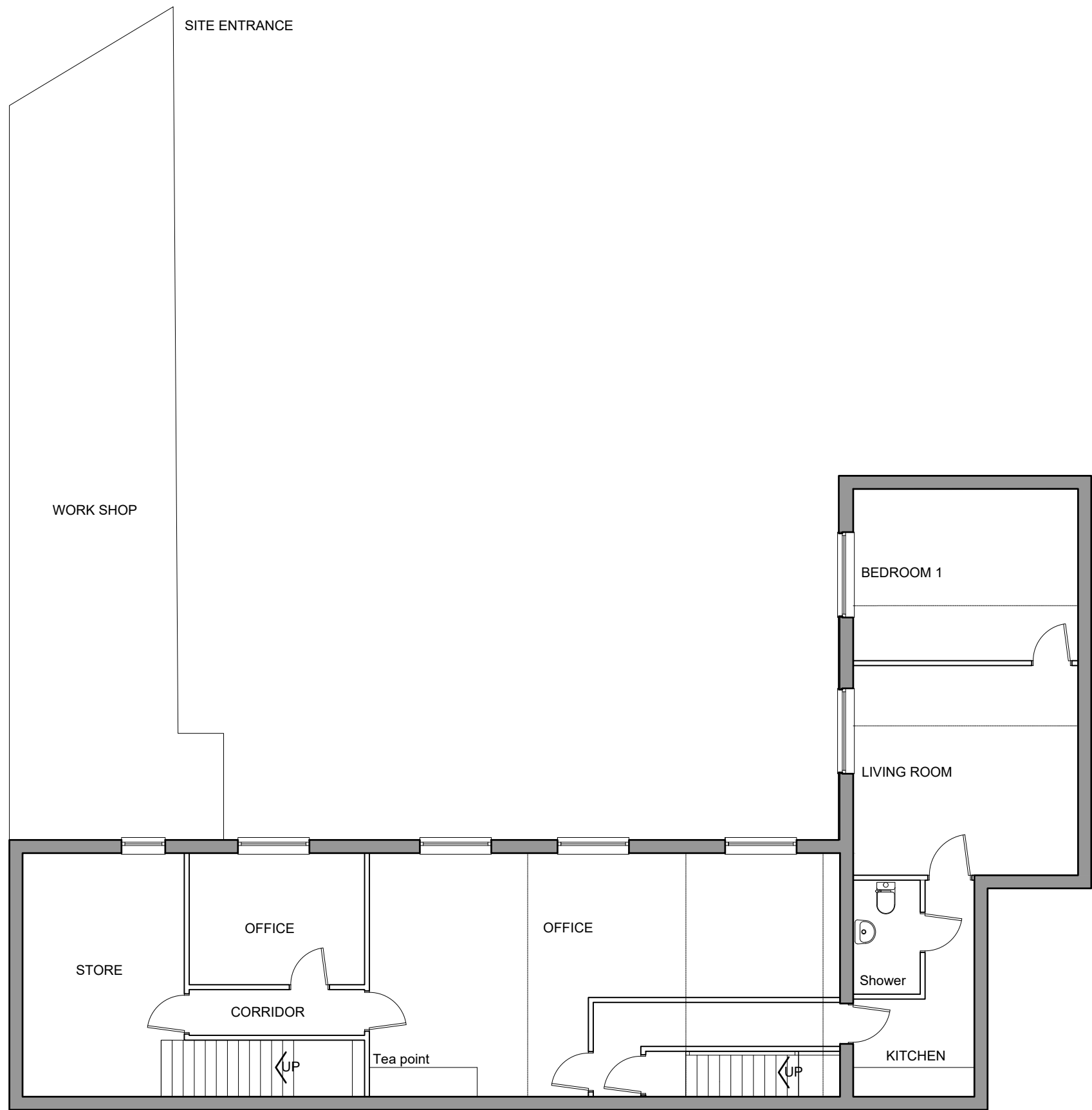
Carefully remove roof fabric set aside slates and ridge tiles for re-use where suitable.

Remove outbuildings and retain masonry for reuse elsewhere.
Support structure to maintain stability and remove gable end for rebuilding.



EXISTING GROUND FLOOR PLAN

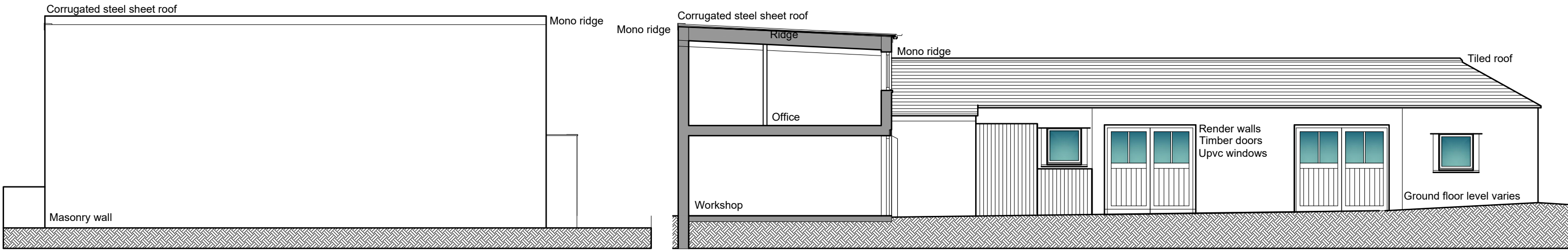
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SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250		
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres													
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited					SURVEY EXISTING							EXISTING GROUND FLOOR PLAN					Scale: Date: DWG No.		1/100 @ A3 AUG 2025 24/0442/02		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com	



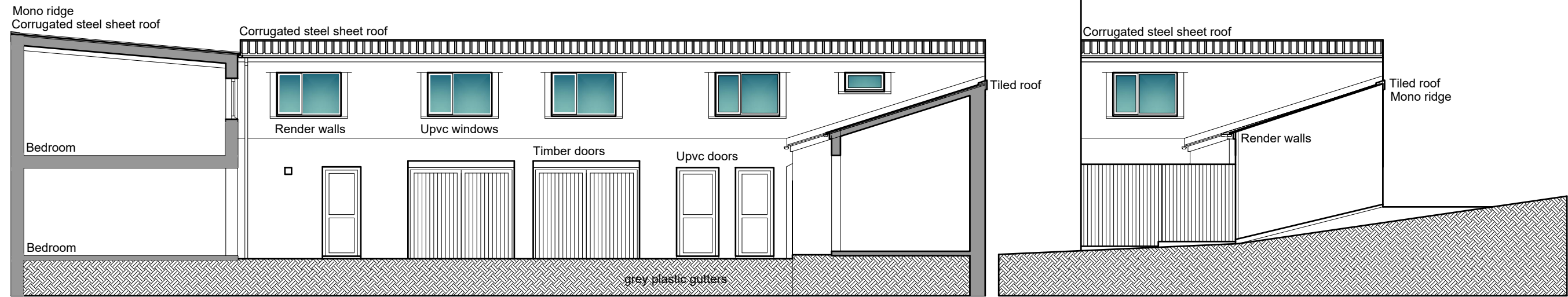
- Enablements**
- Arrange a safe plan for the temporary termination and isolation of services in the area of works.
 - Carefully remove roof fabric set aside slates and ridge tiles for re-use where suitable.
 - Remove outbuildings and retain masonry for reuse elsewhere.
 - Support structure to maintain stability and remove gable end for rebuilding.

EXISTING FIRST FLOOR PLAN

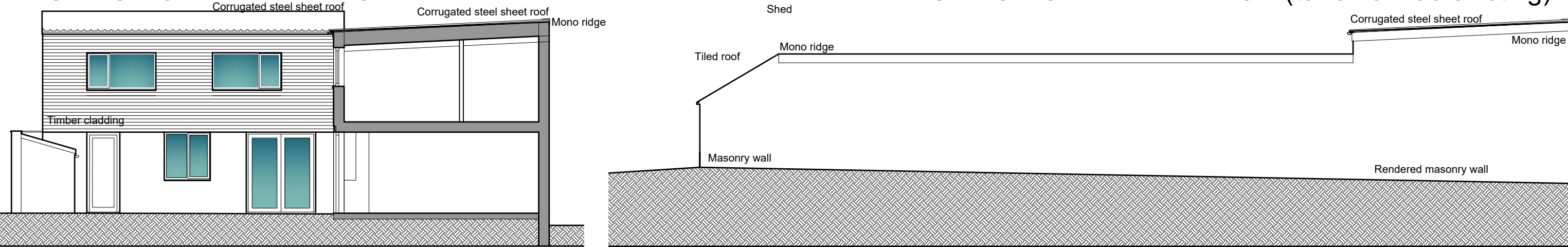
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SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250					
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres																
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited					SURVEY EXISTING							EXISTING GROUND FLOOR PLAN					Scale: 1/100 @ A3		Date: AUG 2025		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				
																	DWG No. 24/0442/03										



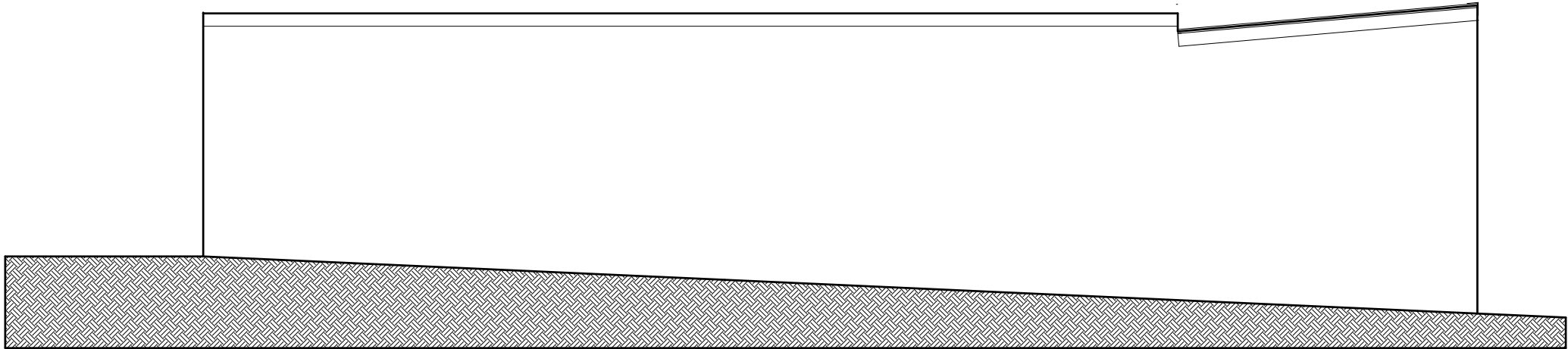
EXISTING WEST ELEVATION (to remain as existing) EXISTING WEST ELEVATION



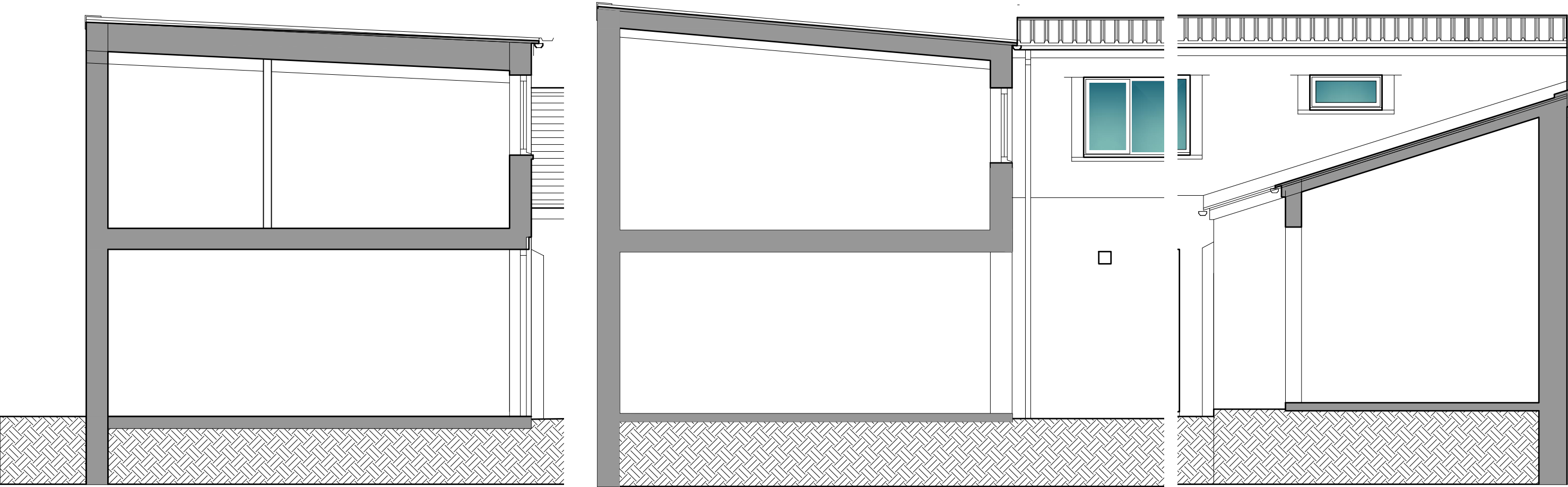
EXISTING NORTH ELEVATION EXISTING NORTH ELEVATION (to remain as existing)



EXISTING EAST ELEVATION (to remain as existing) EXISTING EAST ELEVATION (to remain as existing)



EXISTING WEST ELEVATION

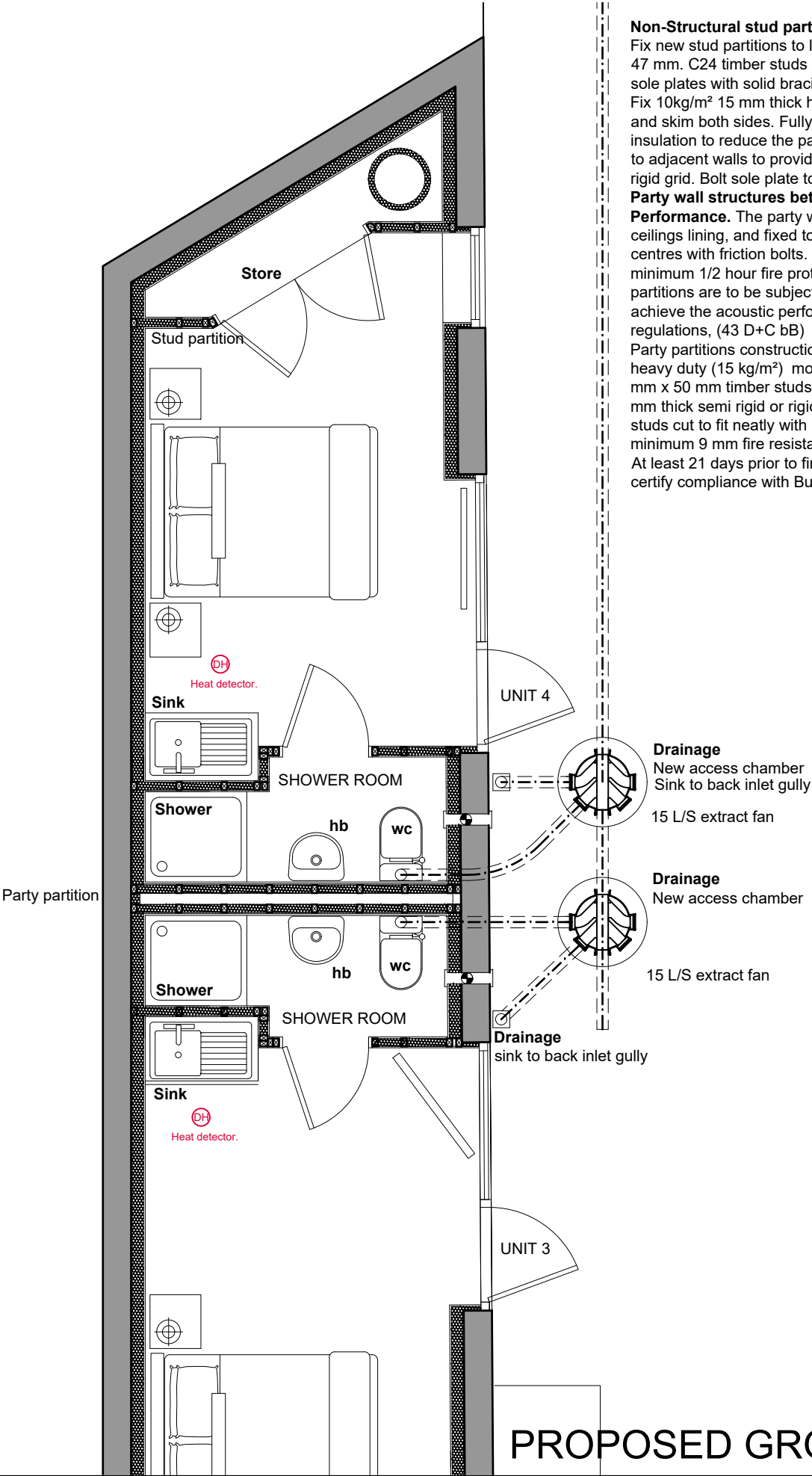


EXISTING SECTIONAL ELEVATION THROUGH BARN

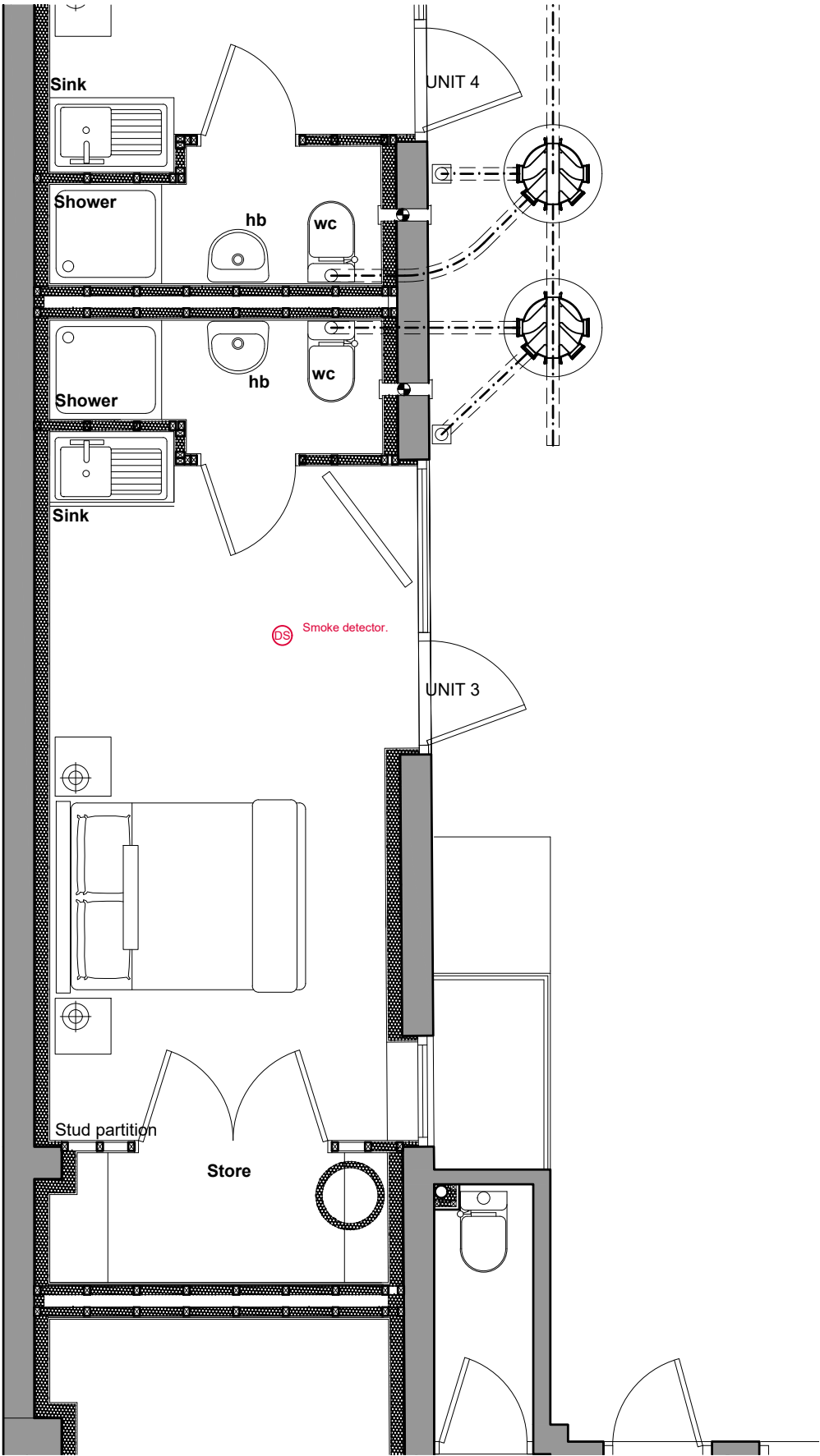
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3											0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500					
SCALE BAR 1/100											0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	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																
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited					SURVEY					EXISTING SECTIONAL ELEVATION					Scale: Date: DWG No.		1/100 1/50 @ A3 AUG 2025 24/0442/05		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com																

Non-Structural stud partitions:
Fix new stud partitions to layout shown. Partitions to be CRT 69 mm x 47 mm. C24 timber studs at 400 mm. centres built off 69 mm x 69 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. Bolt sole plate to concrete floor slab.

Party wall structures between units.
Performance. The party wall partitions are to be adequately fixed to ceilings lining, and fixed to side walls and structural floor at 600 mm centres with friction bolts. The party wall partitions are to provide minimum 1/2 hour fire protection between units. The party wall partitions are to be subject to pre-completions acoustic testing to achieve the acoustic performance required by Part E of the Building regulations, (43 D+C bB)
Party partitions construction; Cavity wall consisting two leafs 25 mm heavy duty (15 kg/m²) moisture resistant plasterboard and skim on 100 mm x 50 mm timber studs wall construction at 400 mm centres with 100 mm thick semi rigid or rigid Rockwool sound insulation slabs between studs cut to fit neatly with no air gaps. Line cavity side of studs with minimum 9 mm fire resistant OSB board. Cavity to be minimum 75 mm. At least 21 days prior to final completion carry out an acoustic test to certify compliance with Building Regulations.



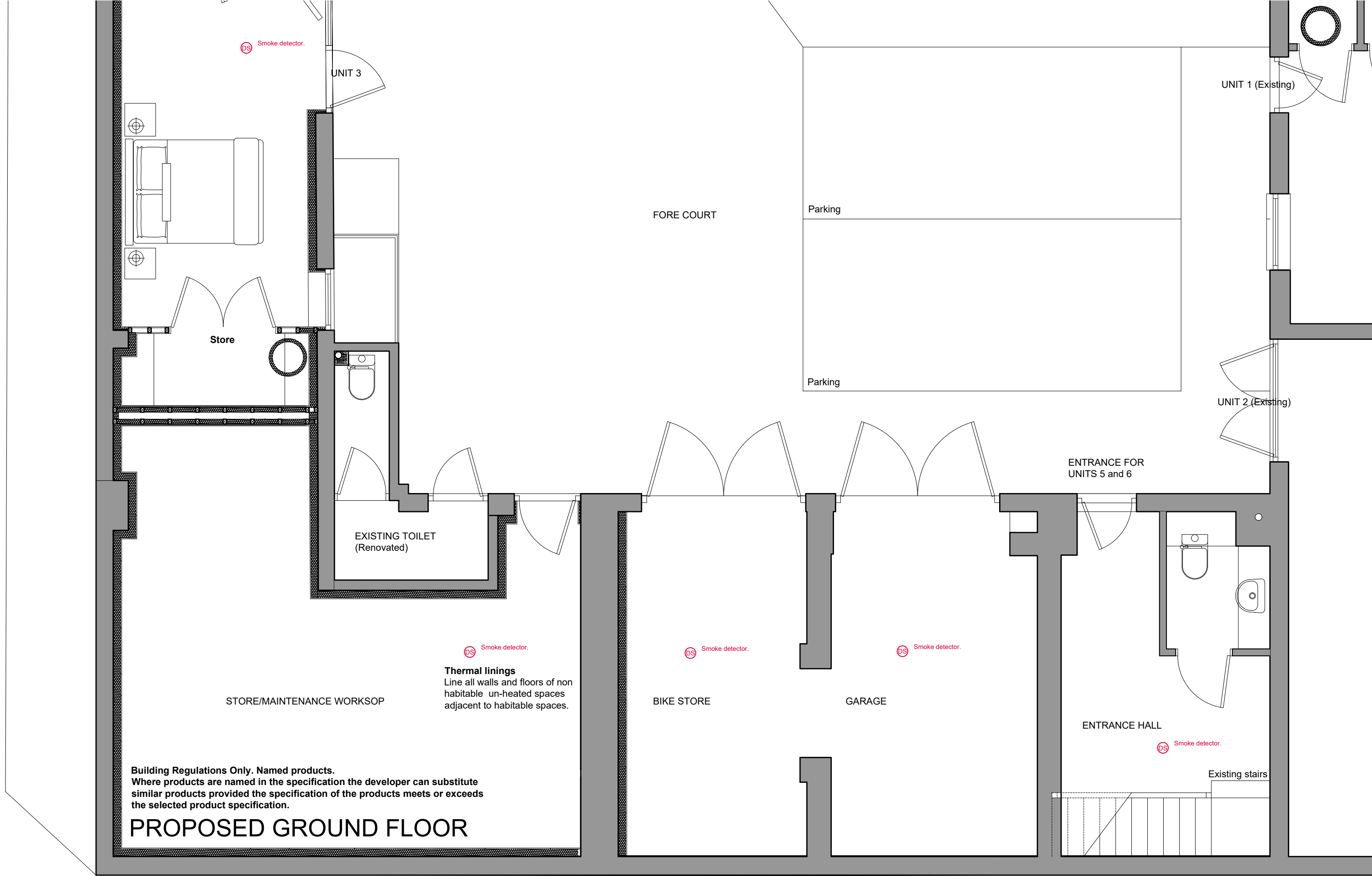
PROPOSED GROUND FLOOR



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	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

SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use	PROPOSED ALTERATIONS GROUND FLOOR PART PLAN	Scale: Date: DWG No.	1/50 @ A3 AUG 2025 24/0442/06A	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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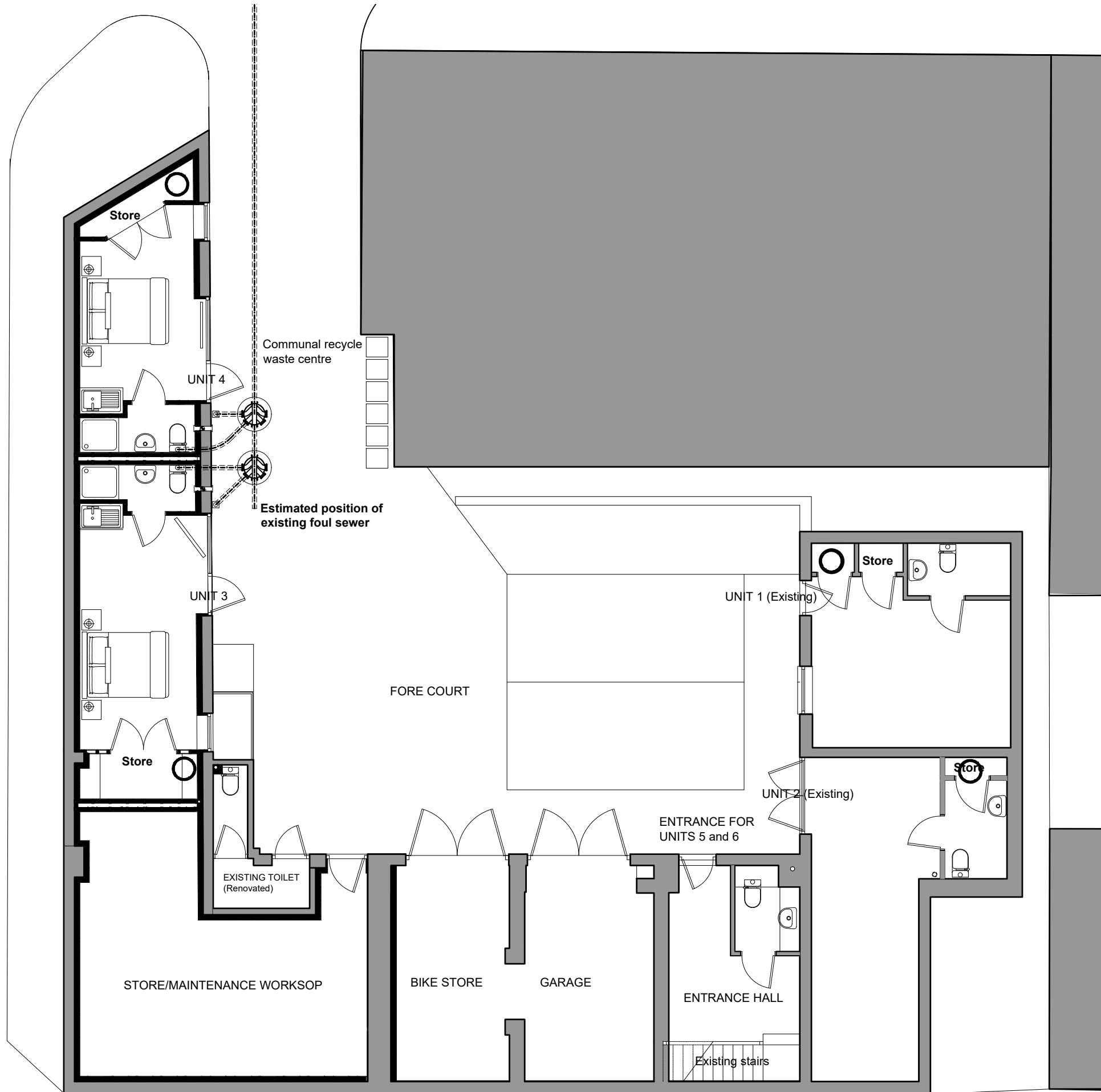


Building Regulations Only. Named products.
Where products are named in the specification the developer can substitute
similar products provided the specification of the products meets or exceeds
the selected product specification.

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	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

SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use	PROPOSED ALTERATIONS GROUND FLOOR PART PLAN	Scale: Date: DWG No.	1/50 @ A3 AUG 2025 24/0442/06B	REV DATE	Geoffrey Wallace Limited FCSD MCIAI Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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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.

General Drainage Specification:
Locate existing foul sewer and form new access chambers on line of sewer to serve new sanitary appliances in units 3 and 4.
All new drains will be designed to comply with BS EN 752 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 fall. 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 pre formed 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 pre formed 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 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. New drains under concrete floor are to be surrounded in concrete sleeve with expansion joints as described above.

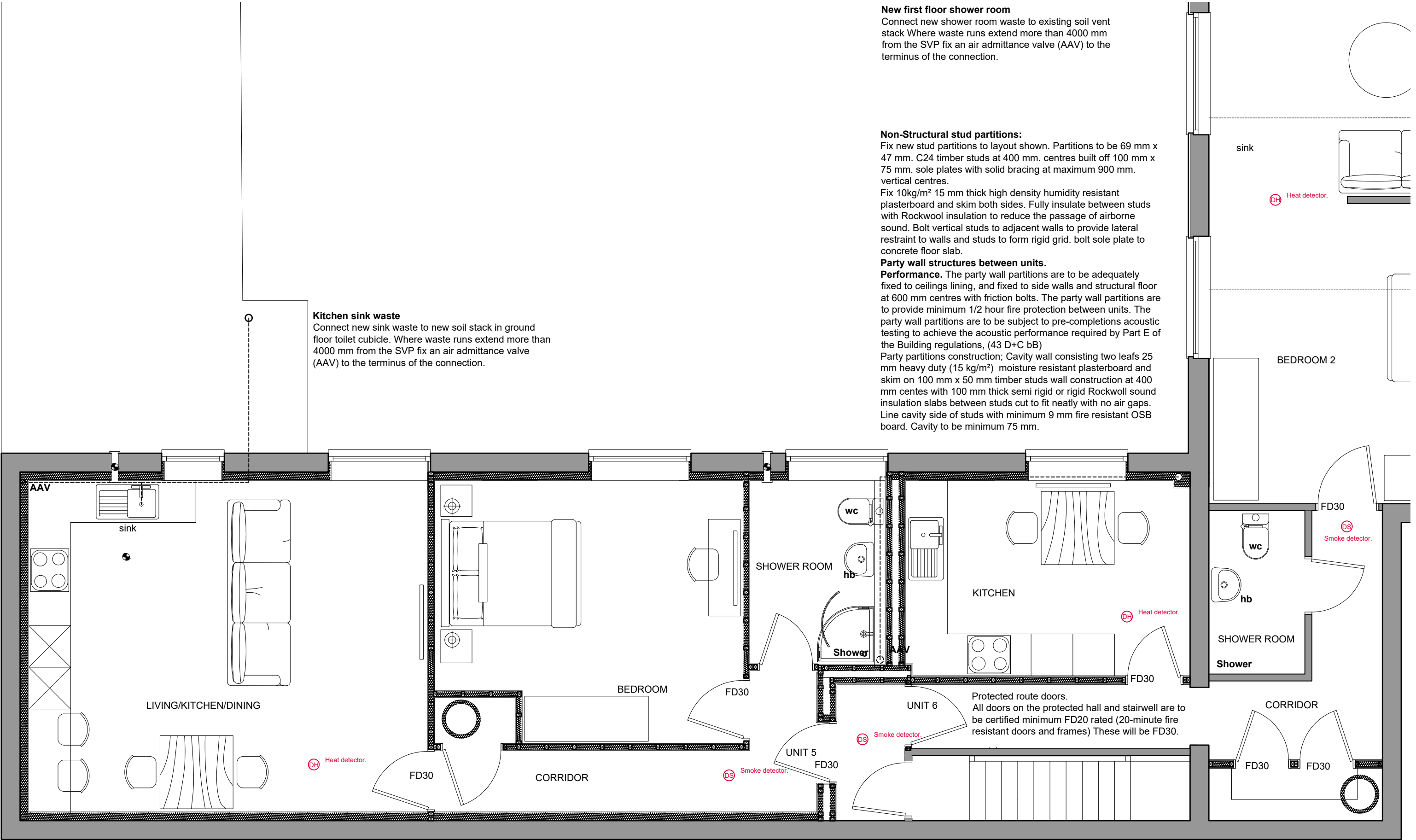
All drain lines are diagrammatic and the final layout should be agreed on site with the Building Control Department.

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.

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	6.0	7.0	8.0	9.0	10.0 metres											

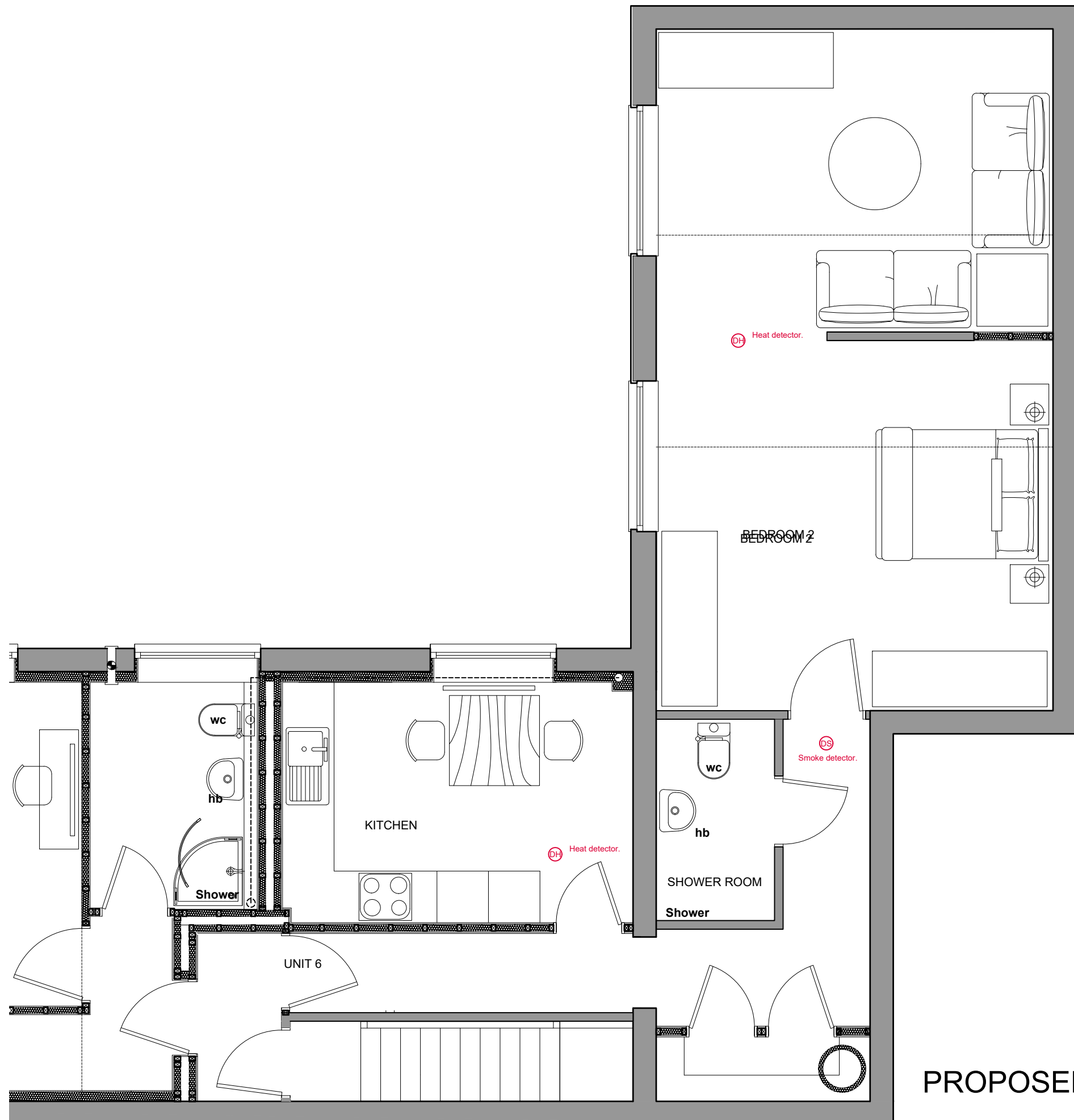
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use	PROPOSED ALTERATIONS GROUND FLOOR FULL PLAN	Scale: Date: DWG No.	1/100 @ A3 AUG 2025 24/0442/06C	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED FIRST 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											

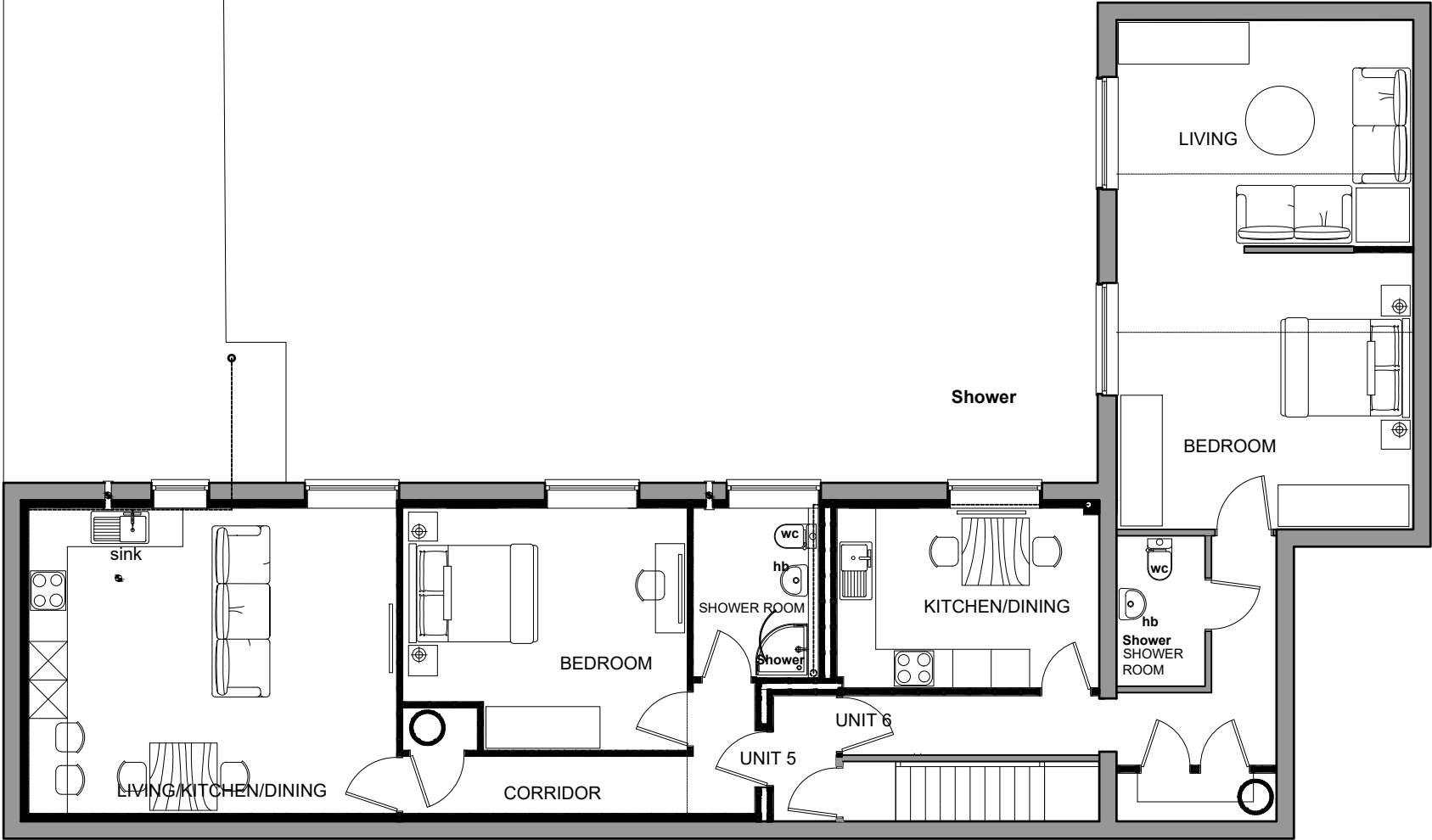
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use	PROPOSED ALTERATIONS FIRST FLOOR PART PLAN	Scale: Date: DWG No.	1/50 @ A3 AUG 2025 24/0442/07A	REV DATE	Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED FIRST 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	Shower	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	6.0	7.0	8.0	9.0	10.0 metres											

SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use	PROPOSED ALTERATIONS FIRST FLOOR PART PLAN	Scale: Date: DWG No.	1/50 @ A3 AUG 2025 24/0442/07A	REV DATE	Geoffrey Wallace Limited FCSD MCAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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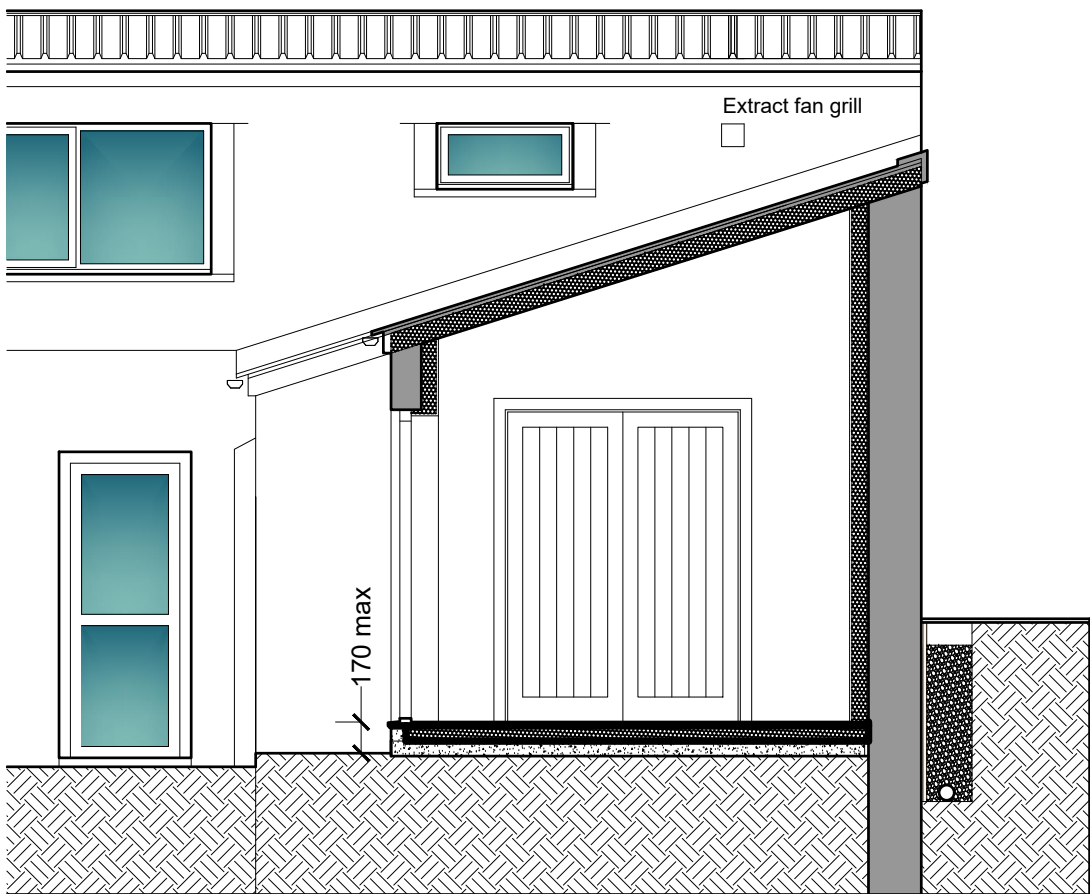


PROPOSED FIRST FLOOR

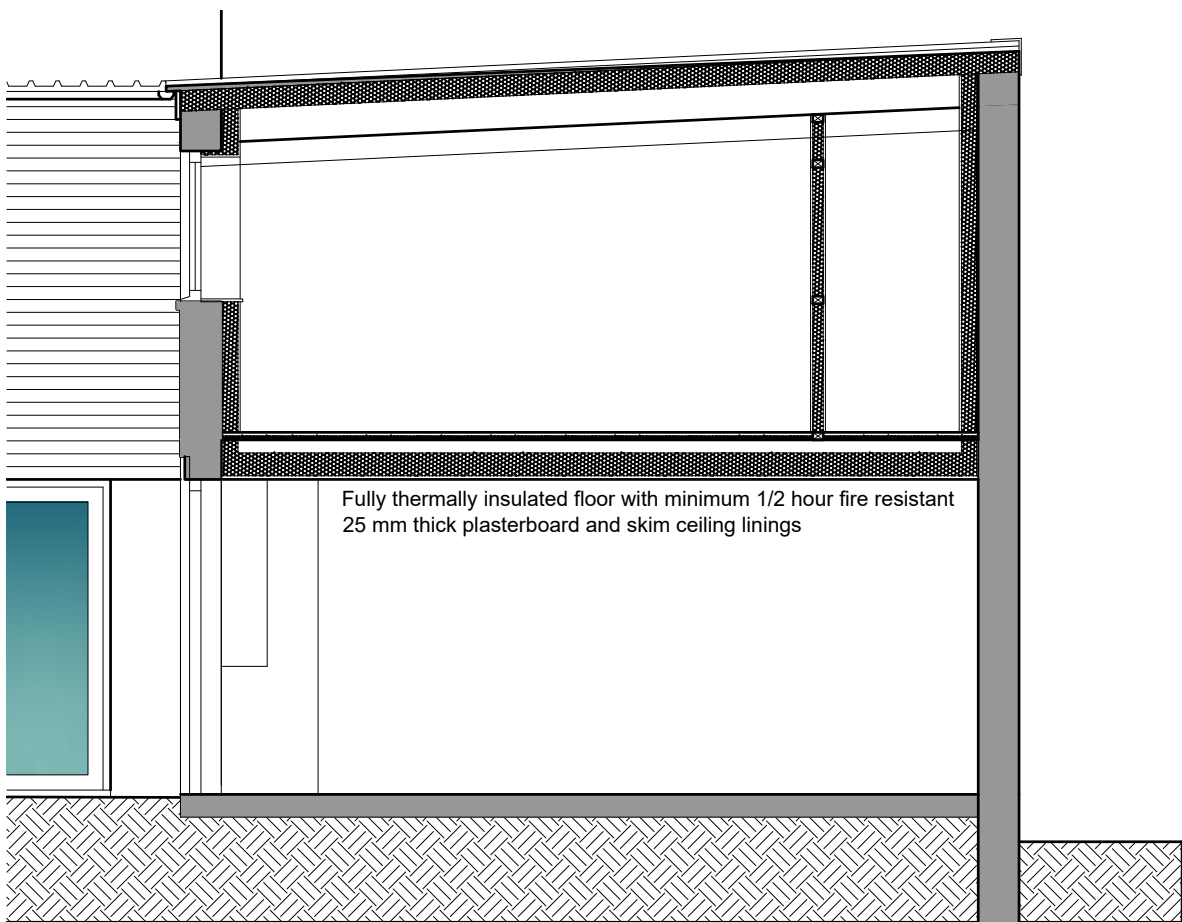
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															
SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use										PROPOSED ALTERATIONS FIRST FLOOR FULL PLAN			Scale: Date: DWG No.	1/100 @ A3 AUG 2025 24/0442/07C	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



SEL Construction Limited The Rise, Pottery Rd, Coach Rd, Whitehaven CA28 9BX for SEL Contruction Limited	Change of Use	PROPOSED AMENDMENT TO ELEVATIONS	Scale: Date: DWG No.	1/50 @ A3 AUG 2025 24/0442/08	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED SECTION THROUGH UNIT 3 BEDROOM



PROPOSED SECTION THROUGH GARAGE AND UNIT 5 BEDROOM

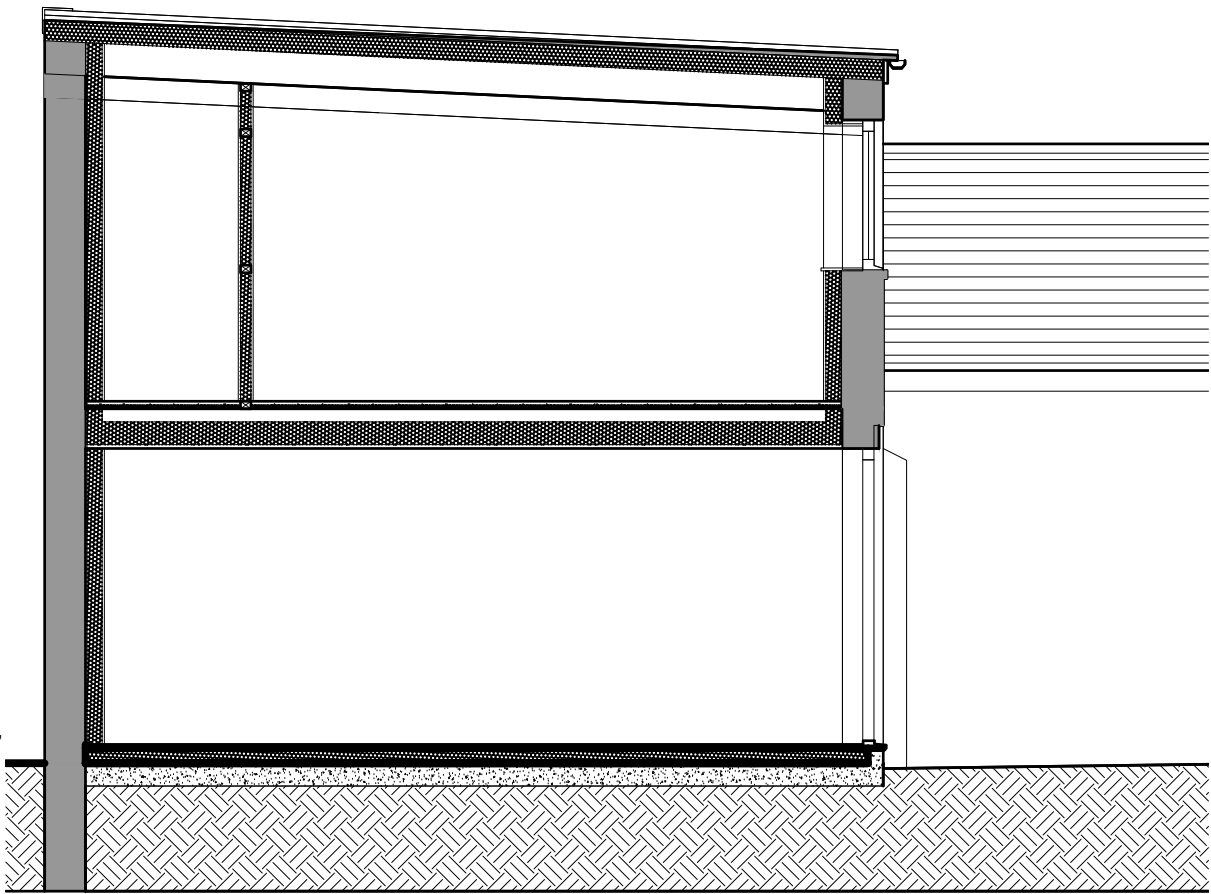
New roofing
Replace all steel sheeting roofs with "warm roof" Kingspan AS35 PIR Insulated roofs panels 135 mm core thickness to provide a u value of 0.15 WW/M²K over new habitable areas.

Exterior walls to new habitable areas.
Water proof render internal walls throughout to smooth flat finish to allow for dry lining walling system. All walls are to be treated in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ / (h.M²) at 50PA or better.
Line exterior walls with Soudal Soudatight LQ (or similar) liquid tanking and air tight membrane and 100 mm insulation 15 mm plasterboard and skim Combination boards on patent fixing system (metal lath or patent glue dab fixing)
Apply vertical liquid damp proof membrane to exterior of walls from base to minimum depth of retained ground above floor level. Fix "egg crate" plastic sheet protection to vertical damp proof membrane and backfill trench with granular backfill with 225 mm topsoil over on Terram geotextile membrane.

Amended first floor specification where new habitable occupation occurs that requires acoustic and thermal insulation and resistance to the spread of fire.
Examine existing floor construction in these areas of the works and make up floor specification to meet the building regulations requirements for Part B Fire, Part L Thermal insulation and Part G Resistance to the passage of sound.
Where none of the above has been considered in the existing floor design remove existing ceilings and modify floor to achieve compliance.
Part L. Insert minimum 150 mm thick Celotex PIR rigid board insulation, or similar, cut to fit neatly between joists with no air gaps. Maintain 50 mm air space above the insulation under the decking.
Part B. Fix new ceiling linings minimum 2 layers of heavy duty 10 kg /m² 12.5 mm plasterboard and skim with staggered joints on 500 gauge vapour barrier fixed to soffit of existing joists. where require pack joists to ensure 50 mm air space.
Part G. Overlay floors with Hush Cem Panel 28 or similar. (areas shown hatched on plan.
Hush-Panel Cem 28 combines an 18mm cement particle board with a Hush Felt 10 resilient layer
Modified round floor Ground Floor in habitable areas. U Value 0.18 W/M²K
Retain the existing industrial strength concrete floor slabs and over lay with 500 gauge Visqueen vapour barrier 100 mm flooring grade Celotex GA4000 floor insulation slabs and 22 mm minimum tongued and grooved heavy duty Weyroc decking.
All damp proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacturer's specification for the location and purpose.
Upturn 25 mm thick insulation adjacent to exterior wall. Excavate adjacent to existing walls where floor is below ground level and fully tanks walls from base to minimum retained ground level.

All damp proofing to comply with The Building Regulations 2000, Approved Document C - Sections 4 and 5.
CP 102:1973 Code of Practice - Protection of buildings against water from the ground
BS 8102:2009 Code of Practice for the protection of below-ground structures against water from the ground.
BS 8000-4:1989 Code of Practice for waterproofing

Radon Gas Protection.
Some parts of this 1km grid square are in bands of elevated radon potential. Maximum radon potential is 5-10%. Check the radon potential of individual addresses at ukradon.org
The client is advised to have a site-specific radon gas test carried out to check for radon gas in the property.
Note: There is no radon gas barrier in the existing dwelling house adjacent.
THE FINAL DETAILS OF ANY MEASURES REQUIRED WILL NEED TO BE IMPLEMENTED INTO THE FLOOR DESIGN.



PROPOSED SECTION THROUGH STORE AND UNIT 5 BEDROOM

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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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