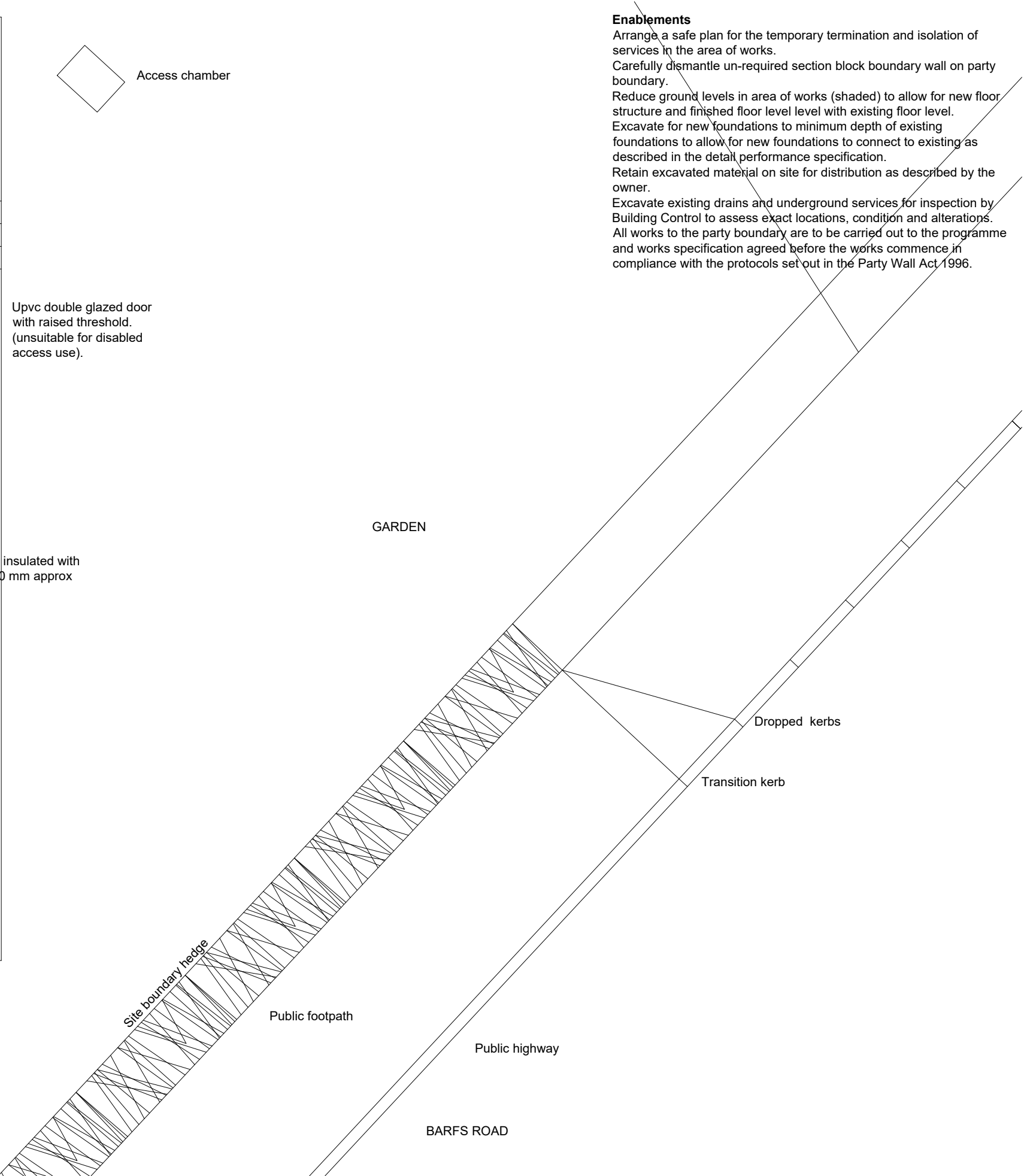
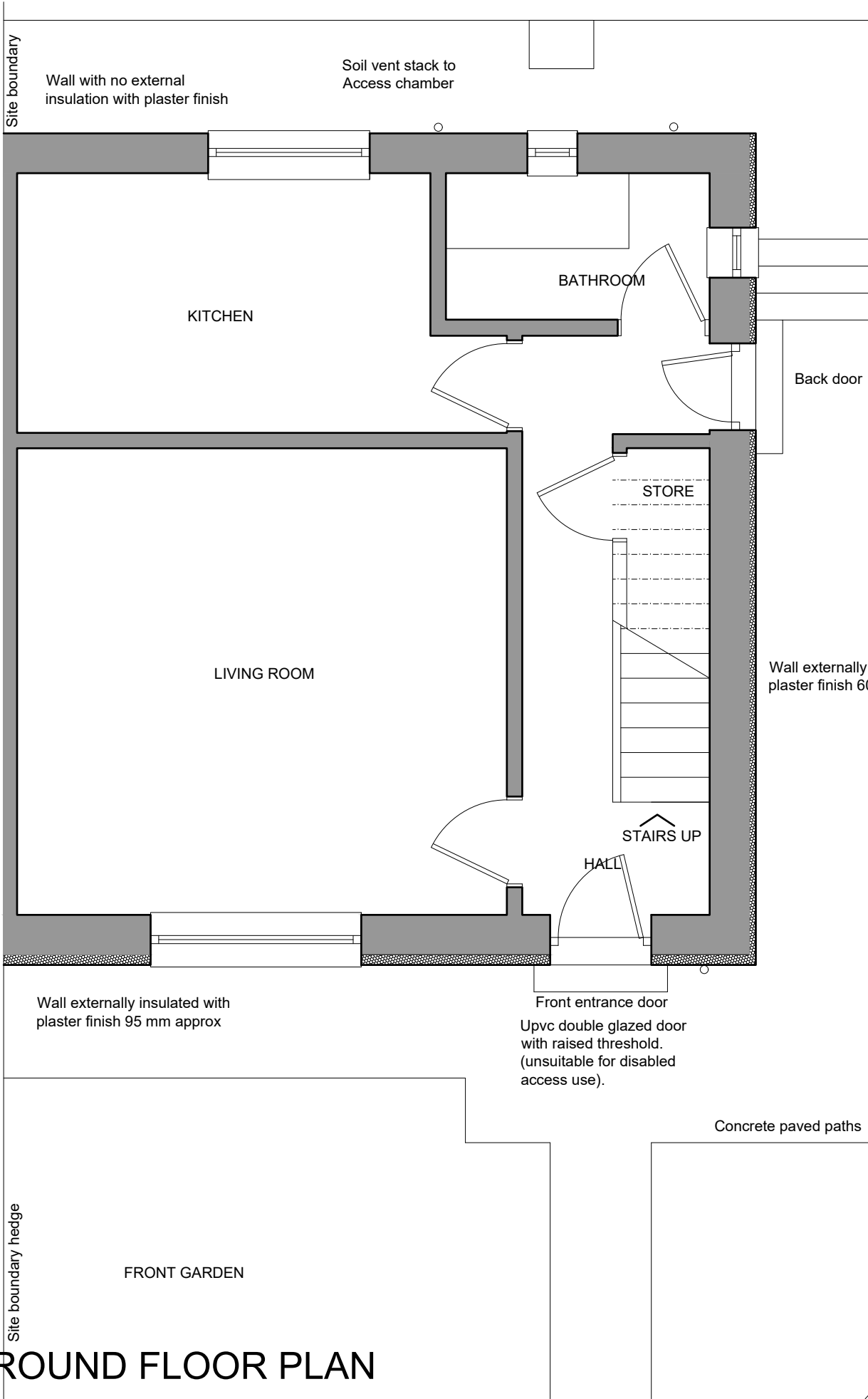


BLOCK PLAN

LOCATION PLAN 1/1250 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		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																

56 BARFS ROAD DISTINGTON CUMBRIA CA14 5TG FOR MR DENIS SHEPHERD	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/100 @ A3 OCT 2021 21/03141/01	REV Date	Geoffrey Wallace Limited FCSD MCIAAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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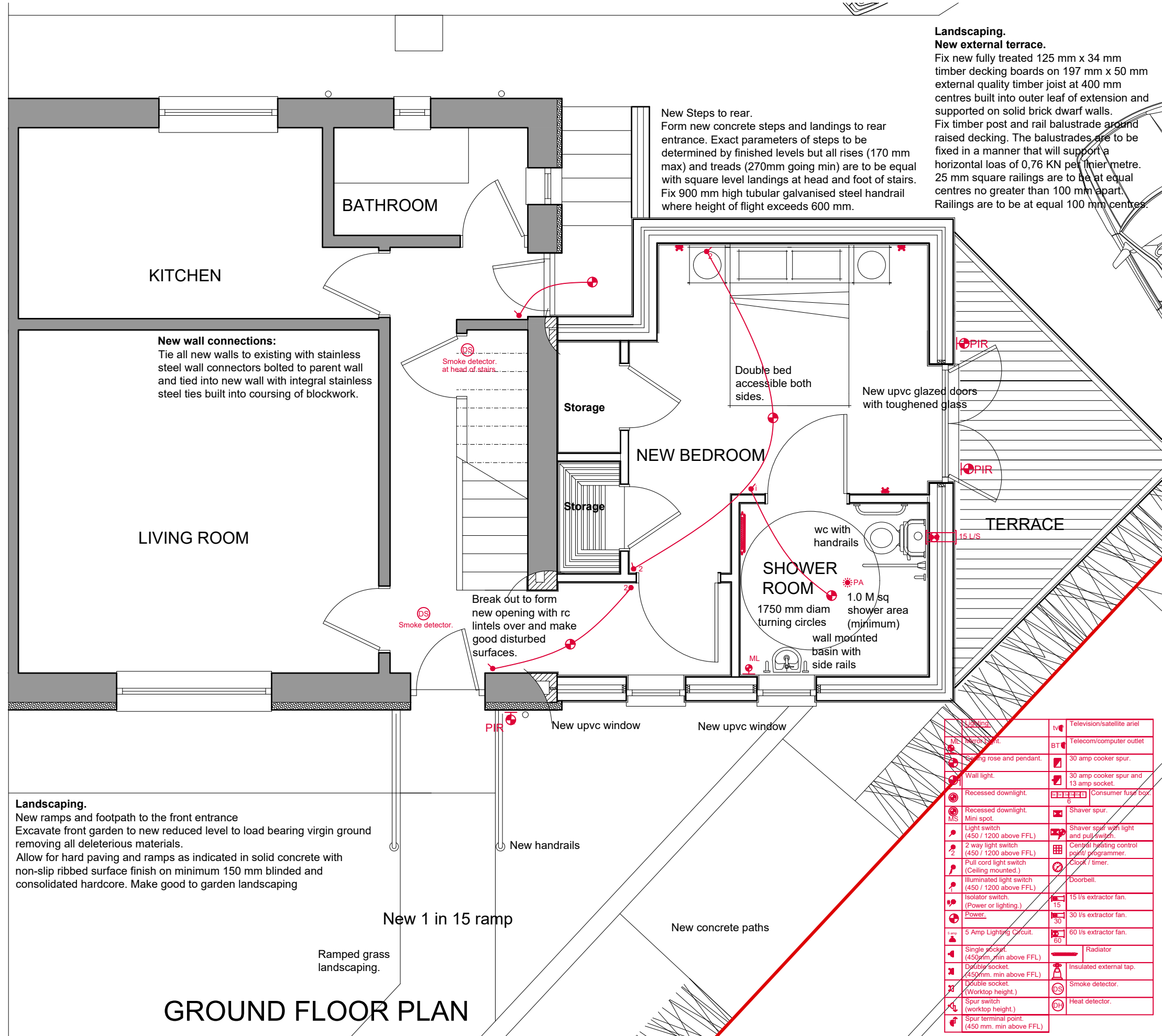


- Enablements**
- Arrange a safe plan for the temporary termination and isolation of services in the area of works.
 - Carefully dismantle un-required section block boundary wall on party boundary.
 - Reduce ground levels in area of works (shaded) to allow for new floor structure and finished floor level level with existing floor level.
 - Excavate for new foundations to minimum depth of existing foundations to allow for new foundations to connect to existing as described in the detail performance specification.
 - Retain excavated material on site for distribution as described by the owner.
 - Excavate existing drains and underground services for inspection by Building Control to assess exact locations, condition and alterations.
 - All works to the party boundary are to be carried out to the programme and works specification agreed before the works commence in compliance with the protocols set out in the Party Wall Act 1996.

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															

56 BARFS ROAD DISTINGTON CUMBRIA CA14 5TG FOR MR DENIS SHEPHERD	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	EXISTING GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2021 21/03141/02	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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Landscaping.
New external terrace.
Fix new fully treated 125 mm x 34 mm timber decking boards on 197 mm x 50 mm external quality timber joist at 400 mm centres built into outer leaf of extension and supported on solid brick dwarf walls. Fix timber post and rail balustrade around raised decking. The balustrades are to be fixed in a manner that will support a horizontal load of 0,76 kN per linear metre. 25 mm square railings are to be at equal centres no greater than 100 mm apart. Railings are to be at equal 100 mm centres.

Cavity wall above dpc

U Value 0.22 W/M²K
300 mm. thick cavity walls consisting 2 coat waterproof 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 Airtac 3.5 concrete block inner leaf 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. Bathroom are to be fitted with high humidity resistant plasterboards. 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 450mm 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.

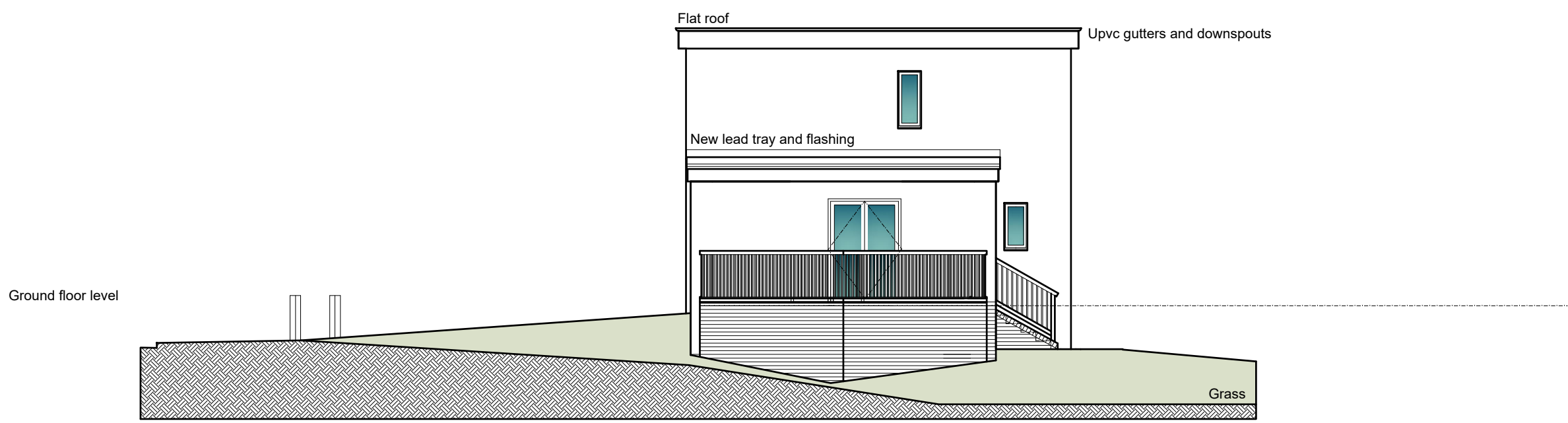
Existing external parent wall becoming internal wall.
Strip off external render and insulation and dry line as described above. Make good to insulation and render above new flat roof tray and flashing roof level and vertical wall connections.
Internal walls/partitions
100 mm thick solid block walls built up off foundations. Dry line walls as described above. All plasterboard in wet rooms to be high density moisture resistant plasterboard.
Non-Structural stud partitions: Alternative construction for internal walls.
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 sensor 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.
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.

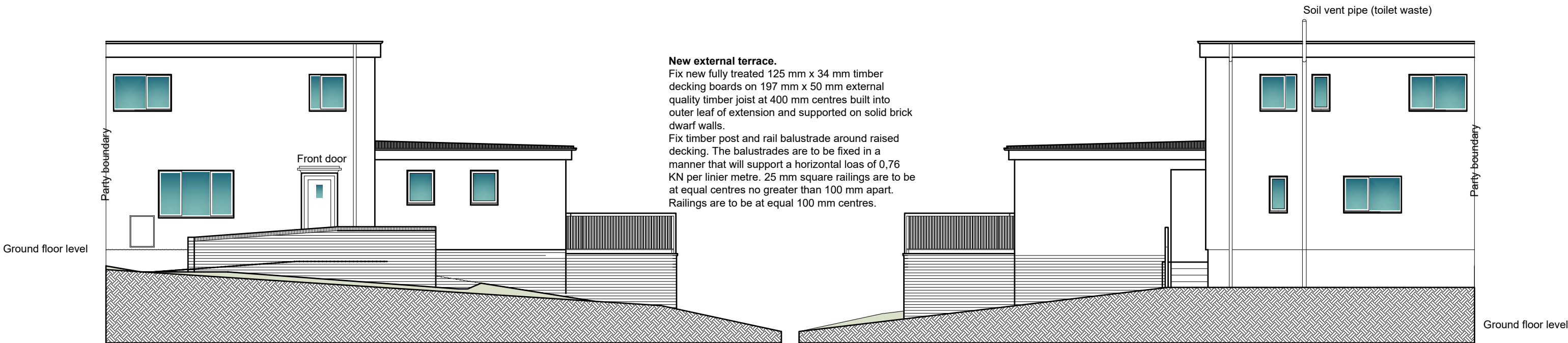
Lighting	tv	Television/satellite ariel
ML Micro spot	BT	Telecom/computer outlet
Spring rose and pendant.	30	30 amp cooker spur.
Wall light.	30	30 amp cooker spur and 13 amp socket.
Recessed downlight.	Consumer fuse box	Consumer fuse box
Recessed downlight.	Shaver spur.	Shaver spur.
Mini spot.	Shaver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

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	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

56 BARFS ROAD DISTINGTON CUMBRIA CA14 5TG FOR MR DENIS SHEPHERD	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2021 21/03141/04	REV A 16/02/2022	Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

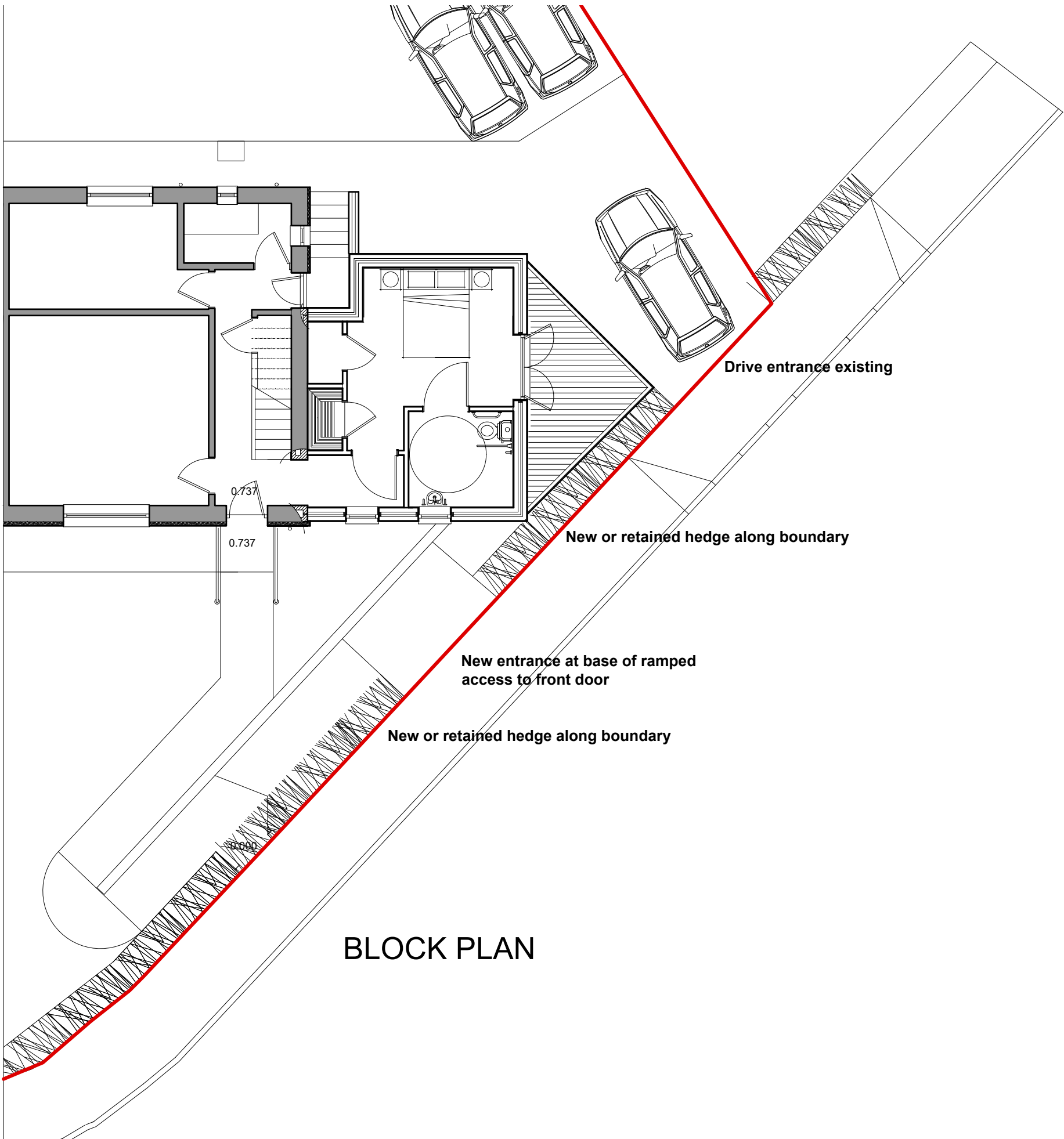
PROPOSED REAR ELEVATION

New ramps and footpath to the front entrance
Excavate front garden to new reduced level to load bearing virgin ground removing all deleterious materials.
Allow for hard paving and ramps as indicated in solid concrete with non-slip ribbed surface finish on minimum 150 mm blinded and consolidated hardcore. Make good to garden landscaping.

New external terrace.
Fix new fully treated 125 mm x 34 mm timber decking boards on 197 mm x 50 mm external quality timber joist at 400 mm centres built into outer leaf of extension and supported on solid brick dwarf walls.
Fix timber post and rail balustrade around raised decking. The balustrades are to be fixed in a manner that will support a horizontal load of 0,76 KN per linear metre. 25 mm square railings are to be at equal centres no greater than 100 mm apart. Railings are to be at equal 100 mm centres.

New Steps to rear.
Form new concrete steps and landings to rear entrance. Exact parameters of steps to be determined by finished levels but all rises (170 mm max) and treads (270mm going min) are to be equal with square level landings at head and foot of stairs.
Fix 900 mm high tubular galvanised steel handrail where height of flight exceeds 600 mm.

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											



Planning Details.
Finishes:
Roof: Flat roof
Flat roof: Grey single ply membrane.
Doors & windows. White upvc double and triple glazed.
Boundaries: All existing boundaries retained.

Frontage: 24.900 Metres approximately (measure at road kerb).
Site Area: 381.00 SQ Metres
House Height. Floor to ridge 5.560 Metres
House Height proposed. Floor to ridge 5.560 Metres
House Floor Area:
Living Room: 19.700 Sq Metres
Existing Ground floor: 44.29 Sq Metres
Proposed Ground floor: 72.70 Sq Metres
Existing First floor: 44.29 Sq Metres
Proposed First floor: 44.29 Sq Metres
Total existing: **88.58 Sq Metres**
Total proposed: **116.99 Sq Metres**
Parking: 2 Spaces

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	6.0	7.0	8.0	9.0	10.0 metres		8000.0 metres	7000.0	6000.0	5000.0	4000.0	3000.0	2000.0	1000.0	0.0	