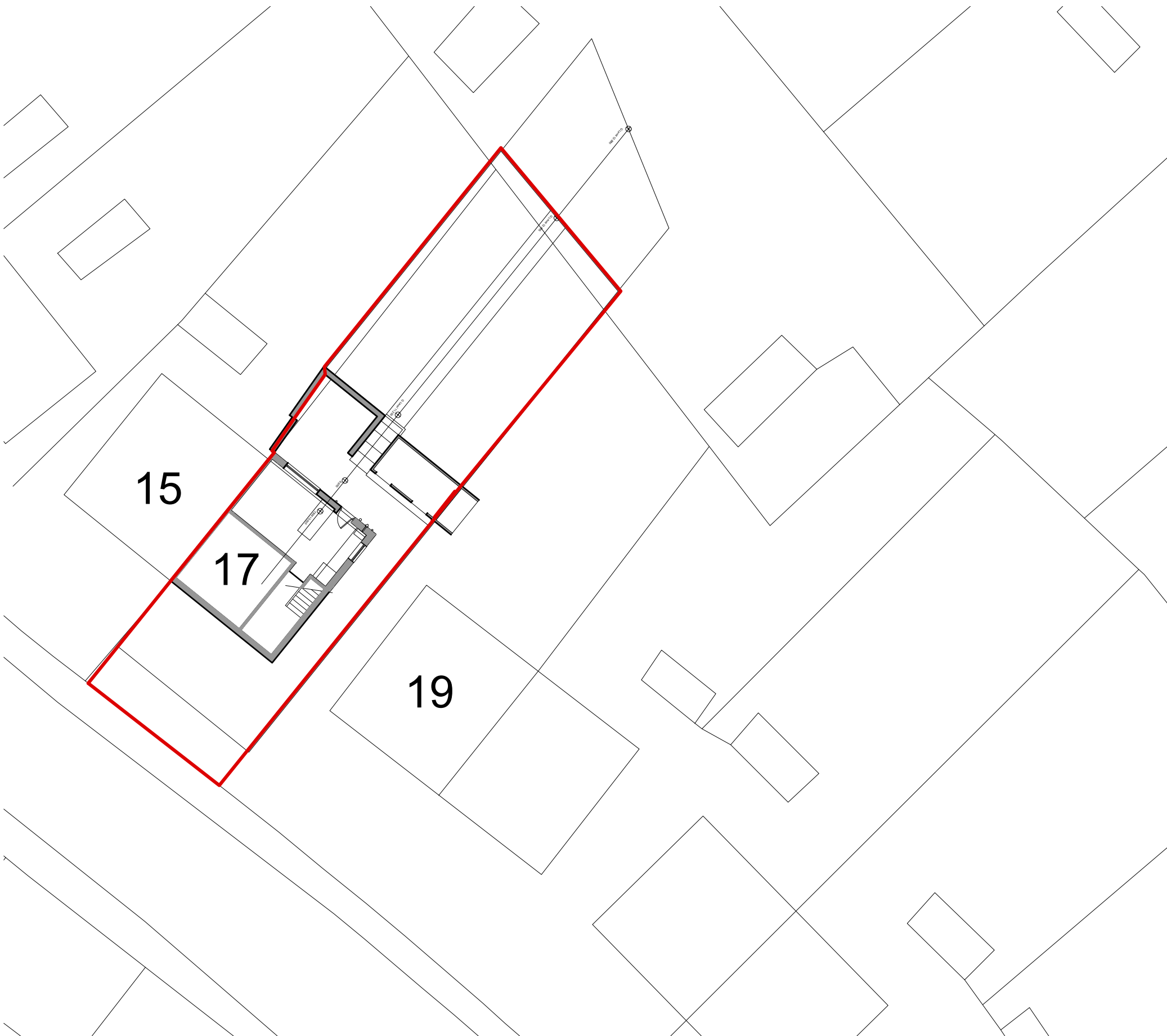


17 CUMBERLAND ROAD
HENSINGHAM WHITEHAVEN
CUMBRIA CA28 8NZ
For MRS CLARE ROLANDSON

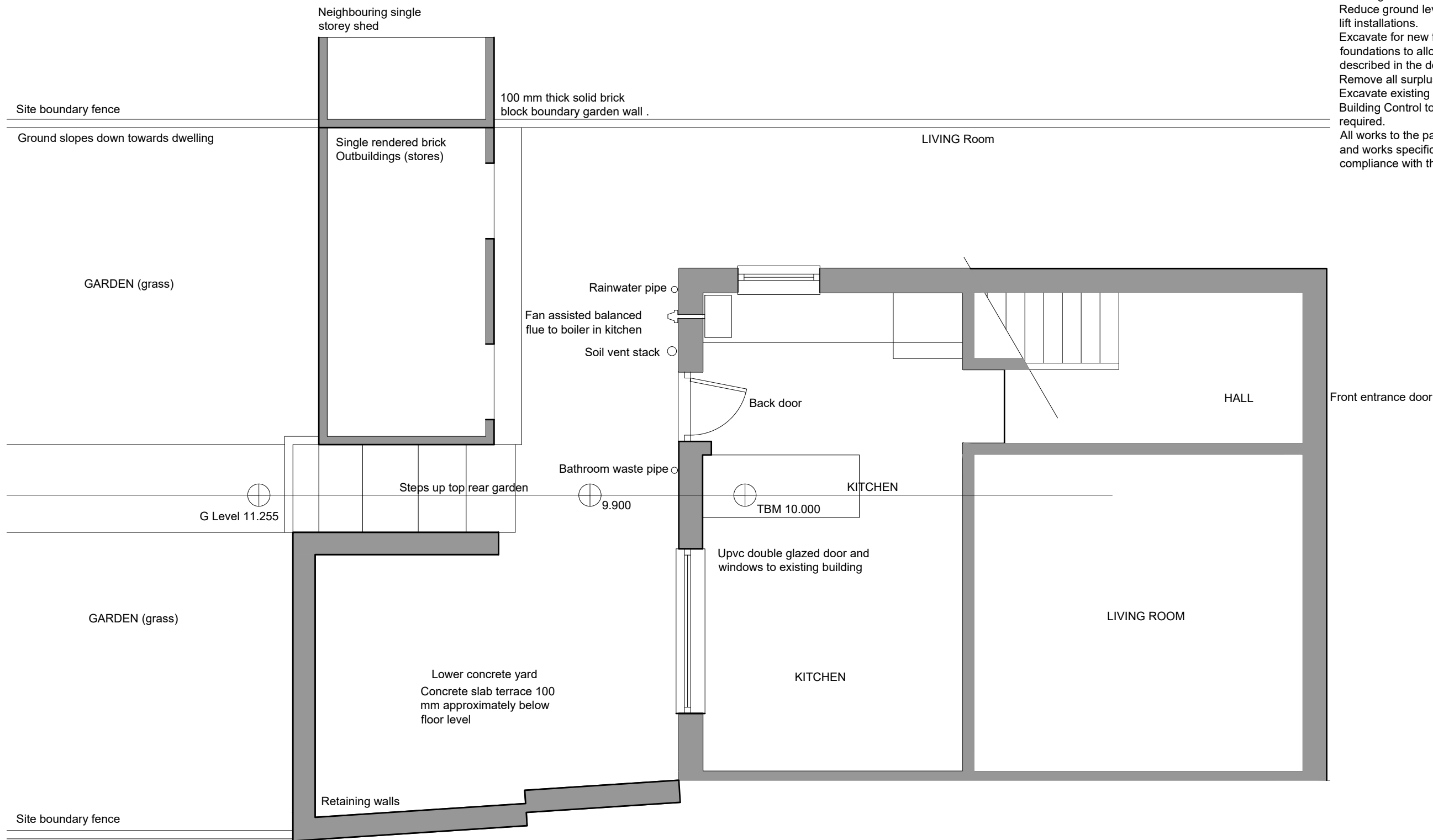
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LOCATION PLAN 1/1250 Scale

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	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
17 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRIA CA28 8NZ For MRS CLARE ROLANDSON			ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM			EXISTING BLOCK PLAN & LOCATION PLAN			Scale: Date: DWG No.			1/200 @ A3 JUNE 2021 21/0299/01			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 dismantle un-required outbuildings and sections of wall and retaining walls on party boundaries.

Reduce ground levels in area of works to allow for new extension and lift installations.

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.

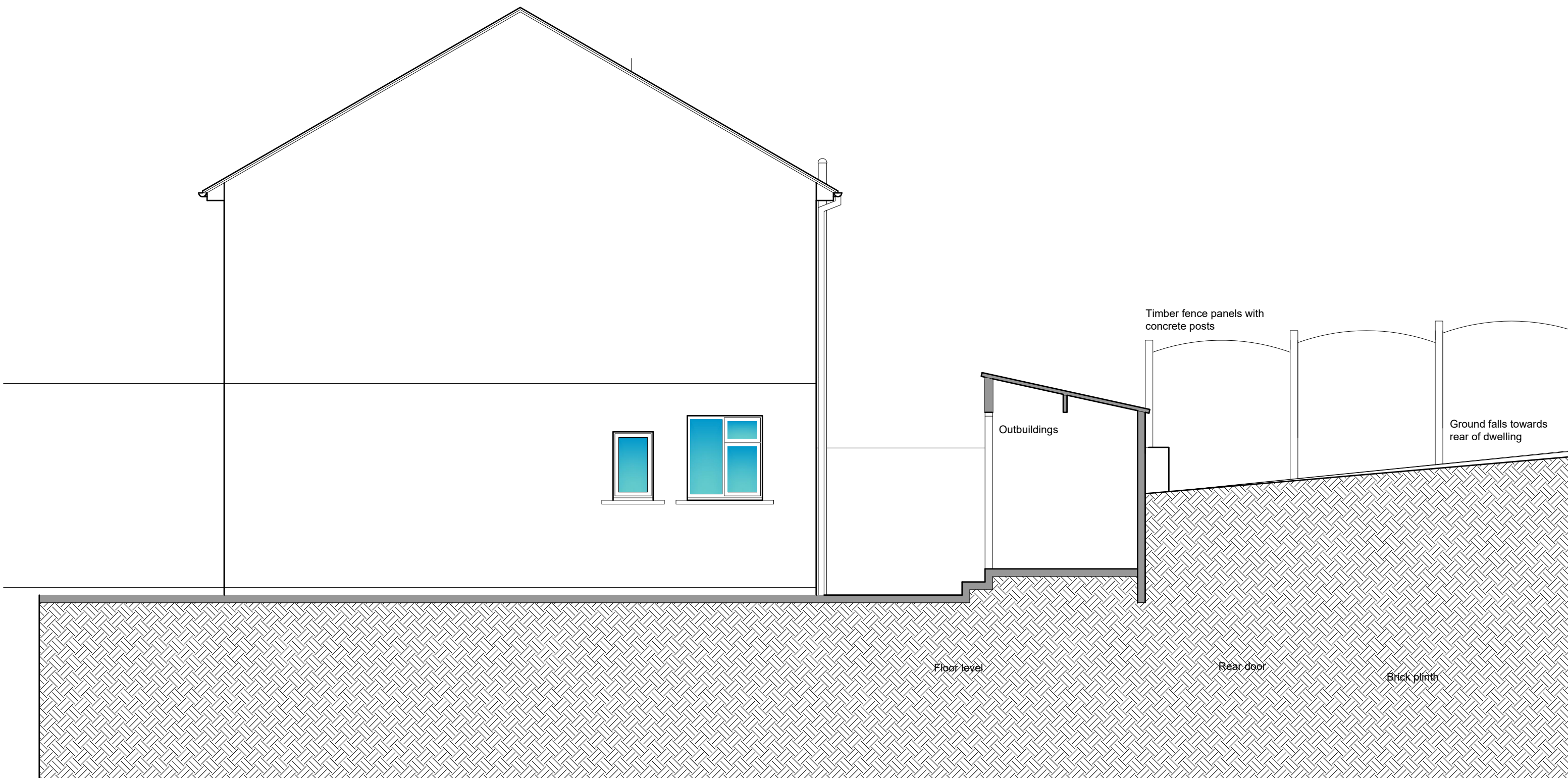
Remove all surplus materials from site.

Excavate existing drains and underground services for inspection by Building Control to assess exact locations, condition and alterations required.

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.

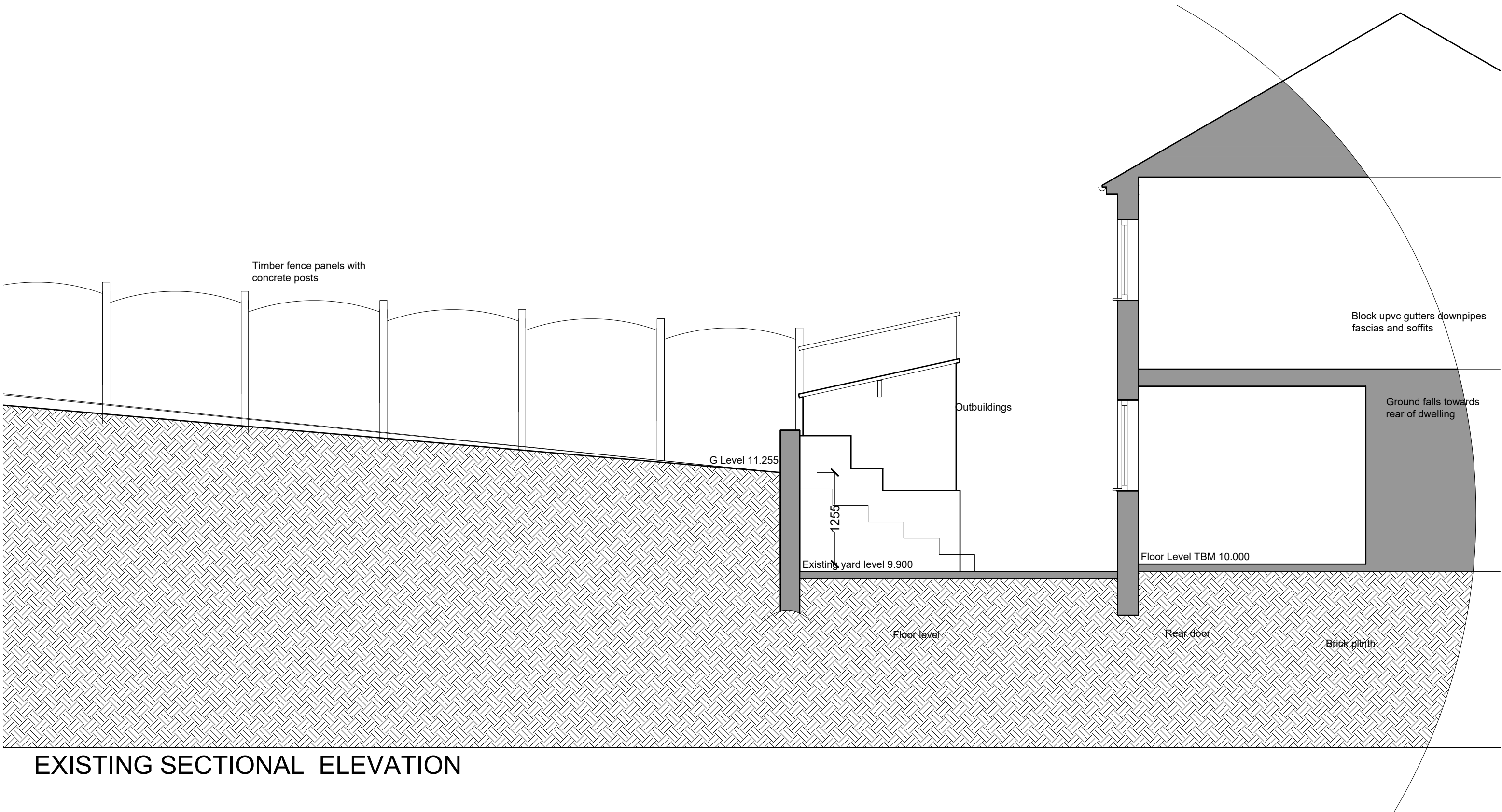
GROUND FLOOR PLAN

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																
17 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRIA CA28 8NZ For MRS CLARE ROLANDSON				ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM				EXISTING GROUND FLOOR PLAN				Scale: Date: DWG No.		1/50 @ A3 JUNE 2021 21/0299/02		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



EXISTING 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		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																
17 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRIA CA28 8NZ For MRS CLARE ROLANDSON			ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM			EXISTING SIDE ELEVATION			Scale: Date: DWG No.			1/50 @ A3 JUNE 2021 21/0299/04			REV Date			Geoffrey Wallace Limited FCSD MCAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



EXISTING SECTIONAL ELEVATION

Brick retaining walls to retain full 2000 mm of ground to be min 450 mm thick solid facing or as otherwise designed and specified by the Consultant Structural Engineer. Side walls to be agreed with the adjoining party wall owners in compliance with the Party Wall Act 1996. Carefully remove sections of party boundary fences and replace make good on completion of works.

Total rise 2020 mm 10 no. equal rises 202 mm and 9 no. equal treads 230 mm. Form steps in reinforced concrete with ribbed non slip surfaces and contrasting painted toes to steps. Fix 900 mm high handrail and 1100 mm balustrade over retaining wall.

Form new concrete footpath. 100 mm thick ribbed non slip concrete on consolidated hardcore sub base. Carefully remove existing outbuildings and make good to exposed wall of party wall.

Connect all new and modified existing drains to existing combined sewer. Where sewer passes under new construction works are to be carried out under the supervision of Building Control to the agreed specification of the United Utilities Building over agreement.

Drainage runs are diagrammatic and are to be agreed on site with Building Control.

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.

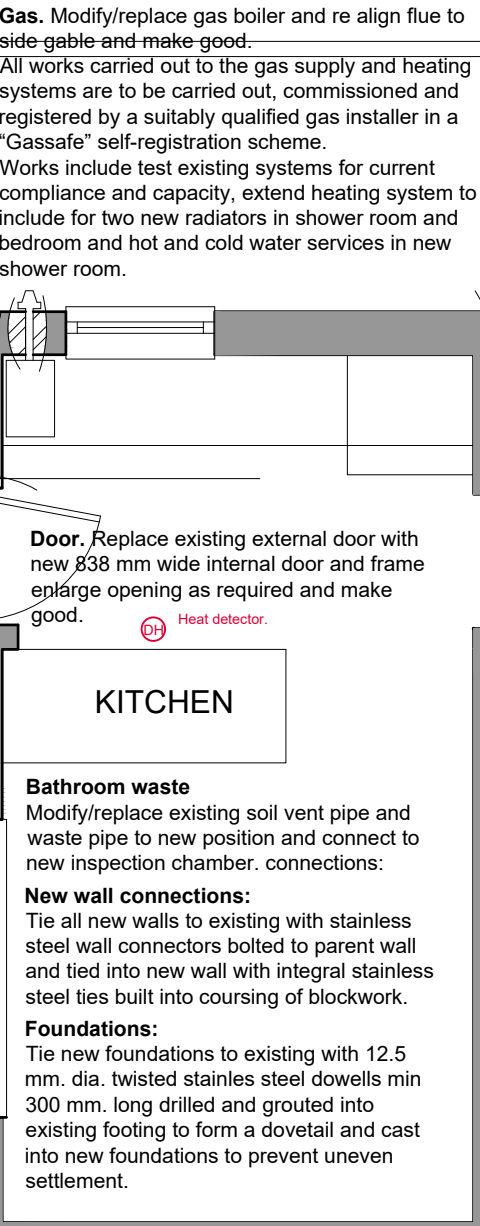
All materials used in the installation are to bear the "CE" mark for the relevant EEC directive regarding the use of Electric supplies, Low voltage and extra low voltage supplies.



















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.

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.



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

Form 1200 mm wide paved footpath at a gradient of 1 in 15 from edge of grass verge to new retaining wall. Ramp down to rear access steps and elevator with 1 in 12 ramps with level landings at each end of ramps.

THE ELEVATOR WILL BE INSTALLED BY THE SUPPLIER MANUFACTURER. The main contractor is to allow for attendance on the elevator installer for building services and the provision of the external electrical supply for the elevator. On commencement the main contractor is to meet with the representative of the elevator company to coordinate the works programme and requirement. The space for the lift installation is to be agreed with the manufacturer installer prior to the works commencing.

Scale:	1/50 @ A3	REV
Date:	JUNE 2021	DATE
DWG No.	21/0299/06	

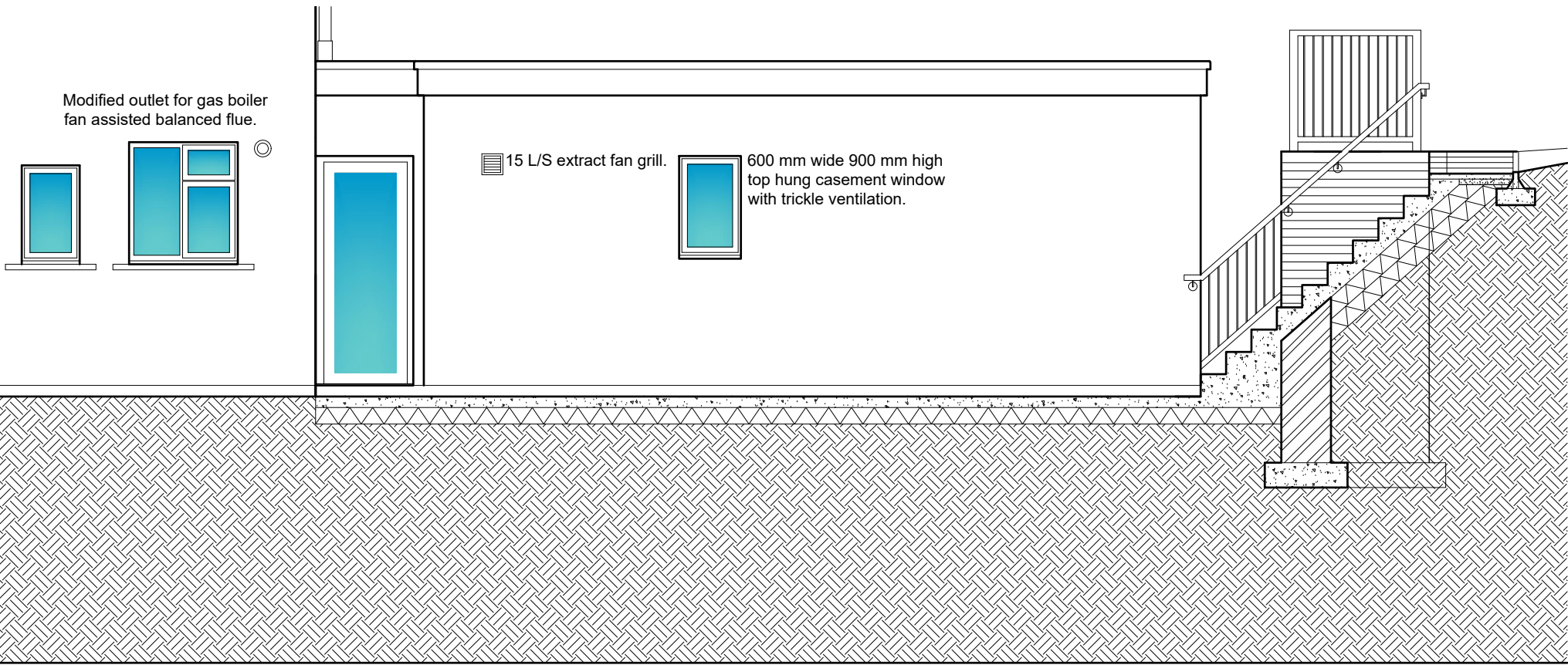
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17 CUMBERLAND ROAD HENSINGHAM
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MRS CLARE ROLANDSON

ALTERATIONS AND EXTENSION

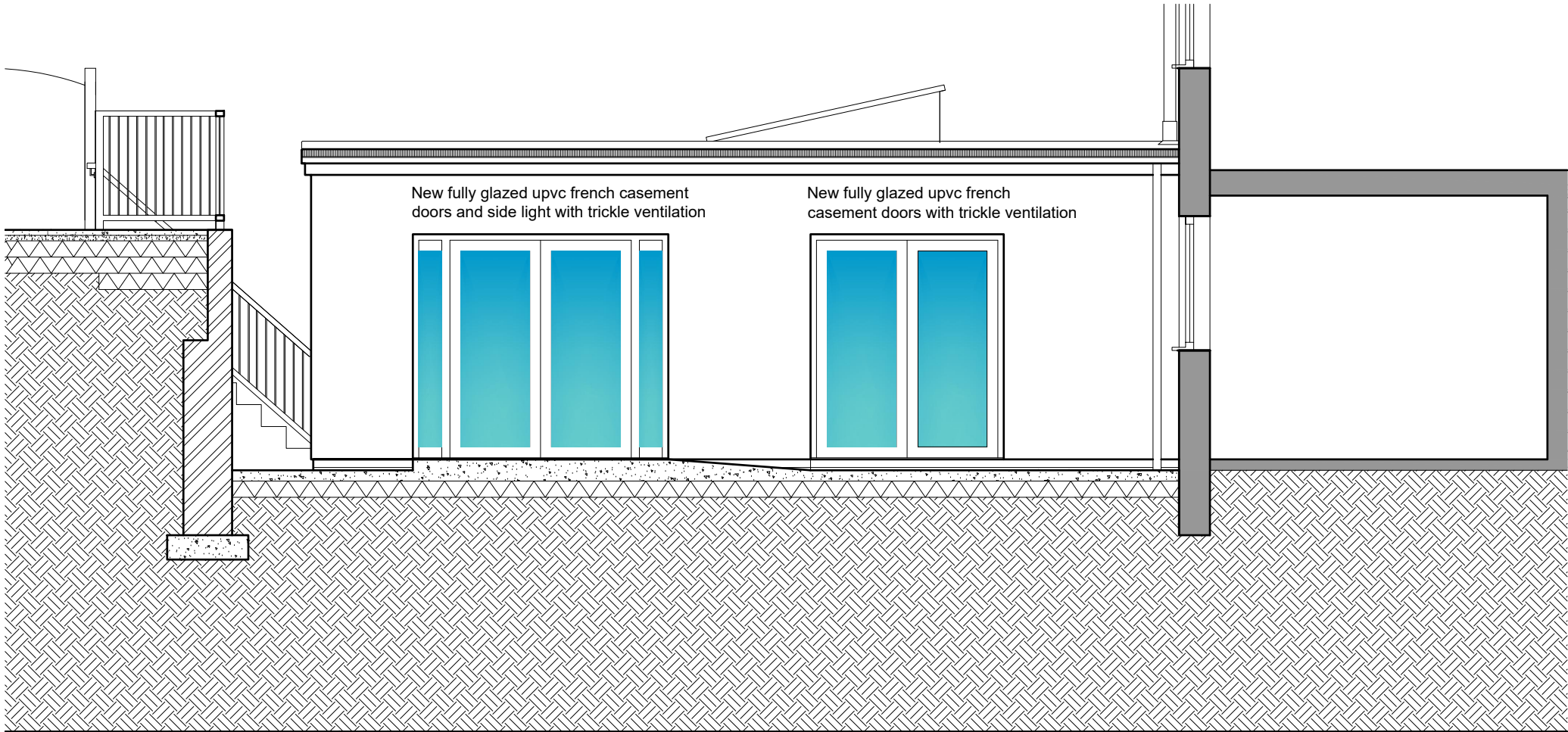
PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN

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Planning Details.
Finishes:
Roof: Single ply roofing membrane (grey)
Doors & windows. upvc to match existing.
Boundaries: All existing boundaries modified but retained
Frontage: 7.800 Metres approximately (measure at road kerb).
Site Area: 251.000 SQ Metres
House Height. Floor to ridge 5.360 Metres
House Height proposed. Floor to ridge 5.360 Metres
House Floor Area:
Ground floor: 41.000 Sq Metres
First floor: 41.000 Sq Metres
Extension: 25.400 Sq Metres
Total existing: **82.000 Sq Metres**
Total proposed: **109.400 Sq Metres**

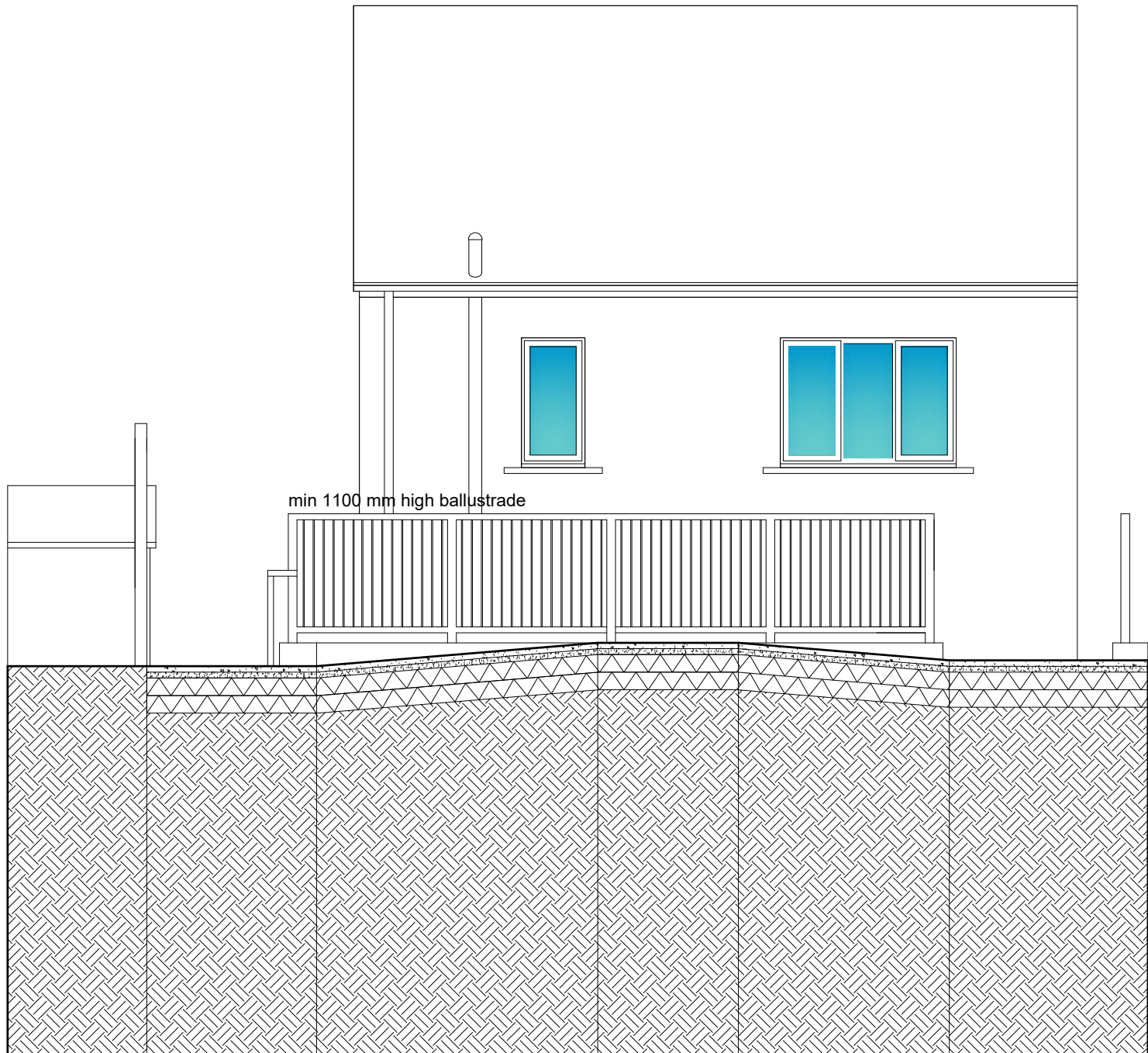
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

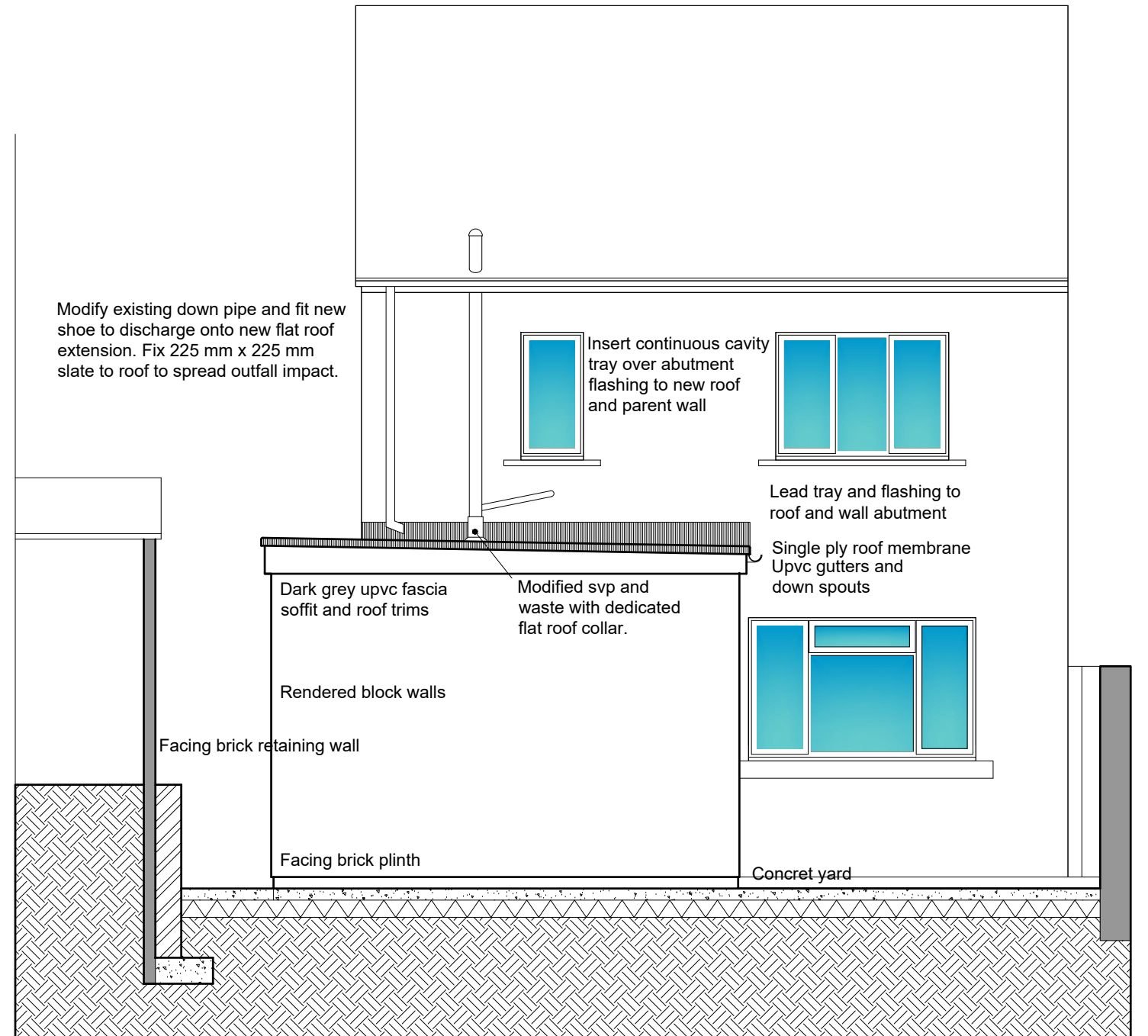
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SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

17 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRIA CA28 8NZ For MRS CLARE ROLANDSON	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	PROPOSED SIDE ELEVATIONS	Scale: Date: DWG No.	1/50 @ A3 JUNE 2021 21/0299/07	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED REAR ELEVATION AT HIGH LEVEL

Level landing 1 in 12 ramp for 2.4 metres 1 in 12 ramp for 1.8 metres Level landing
 Level landing
 1.2 M wide



PROPOSED REAR ELEVATION AT HIGH LEVEL

Modify existing down pipe and fit new shoe to discharge onto new flat roof extension. Fix 225 mm x 225 mm slate to roof to spread outfall impact.

Insert continuous cavity tray over abutment flashing to new roof and parent wall

Lead tray and flashing to roof and wall abutment

Single ply roof membrane Upvc gutters and down spouts

Dark grey upvc fascia soffit and roof trims

Modified svp and waste with dedicated flat roof collar.

Rendered block walls

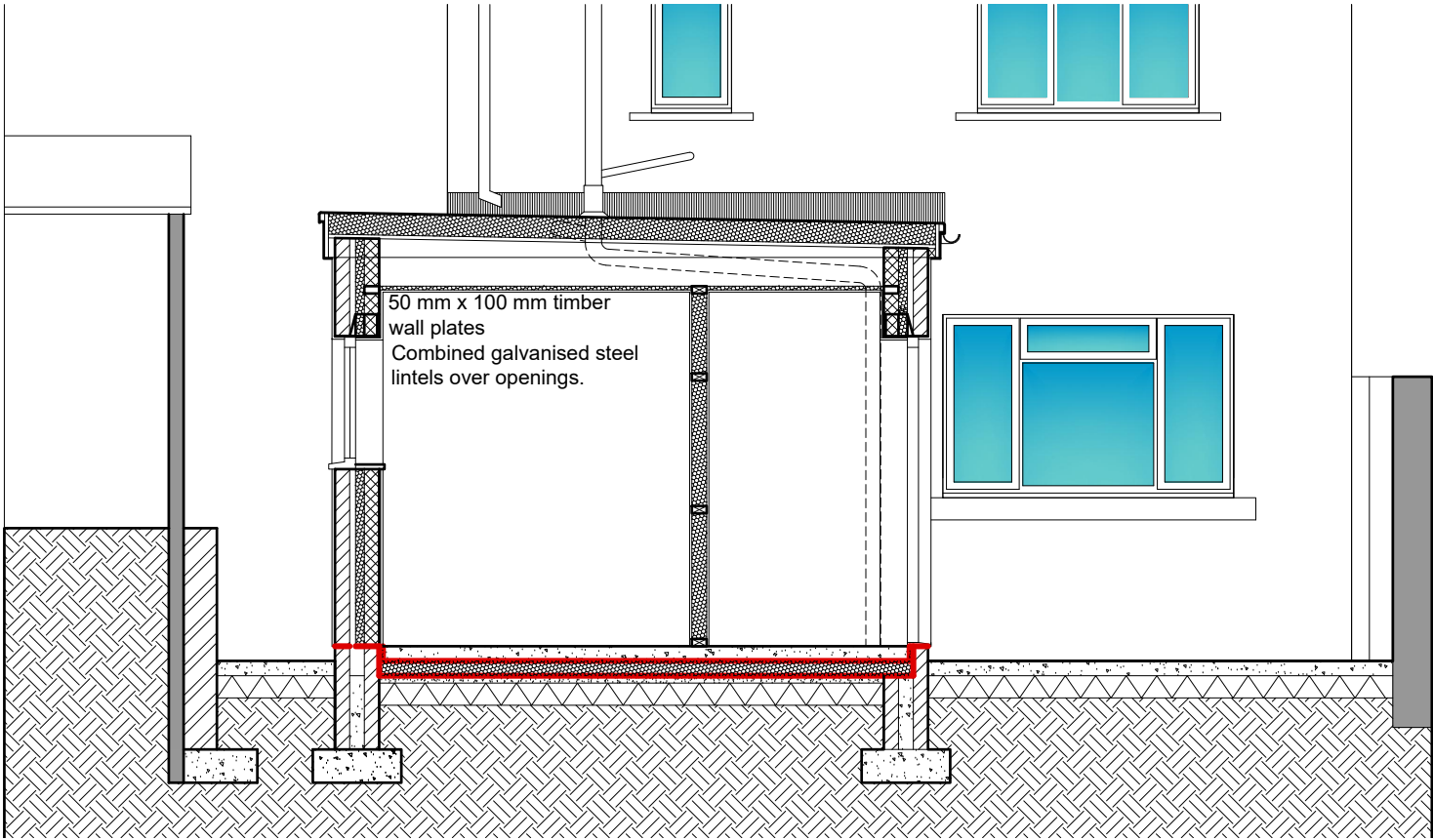
Facing brick retaining wall

Facing brick plinth

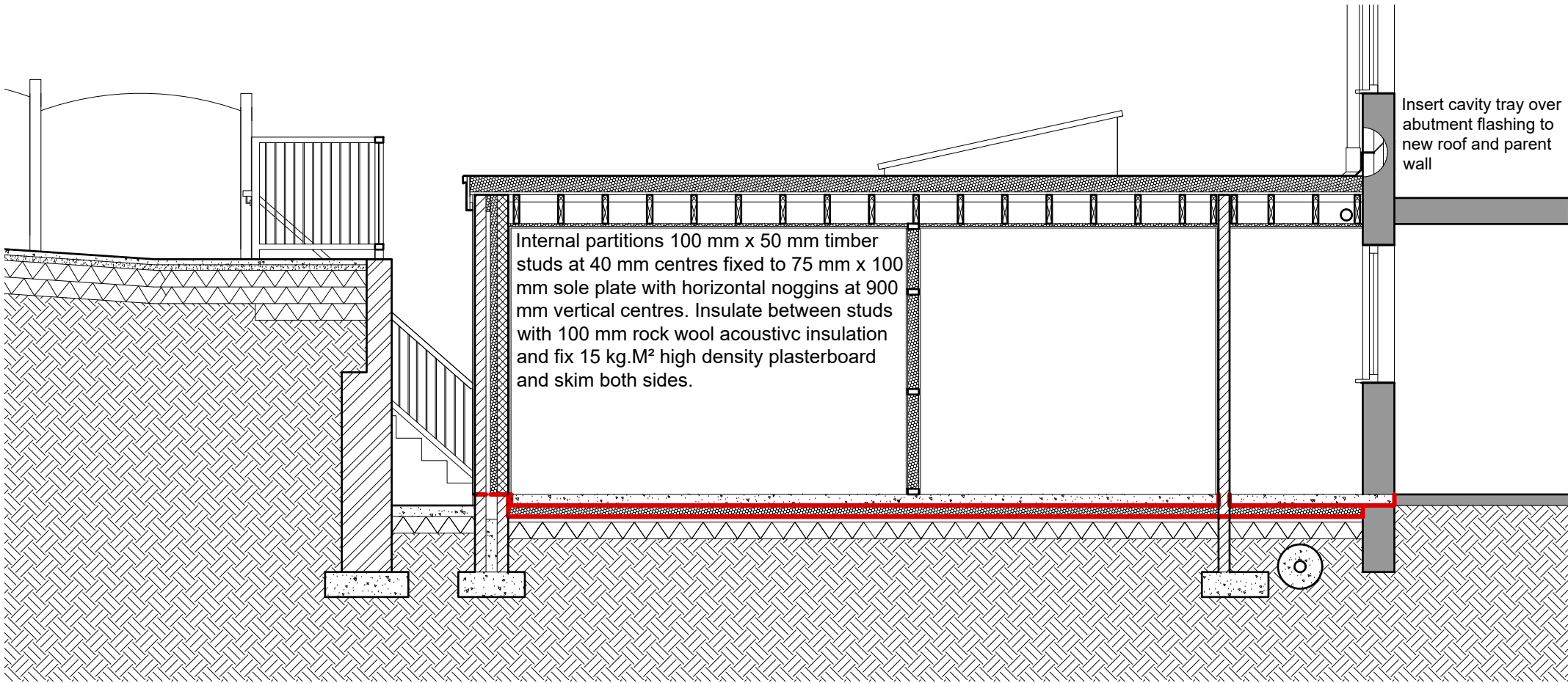
Concret yard

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																

17 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRIA CA28 8NZ For MRS CLARE ROLANDSON	ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM	PROPOSED REAR ELEVATIONS	Scale: Date: DWG No.	1/50 @ A3 JUNE 2021 21/0299/08	REV DATE	Geoffrey Wallace Limited FCSD MCAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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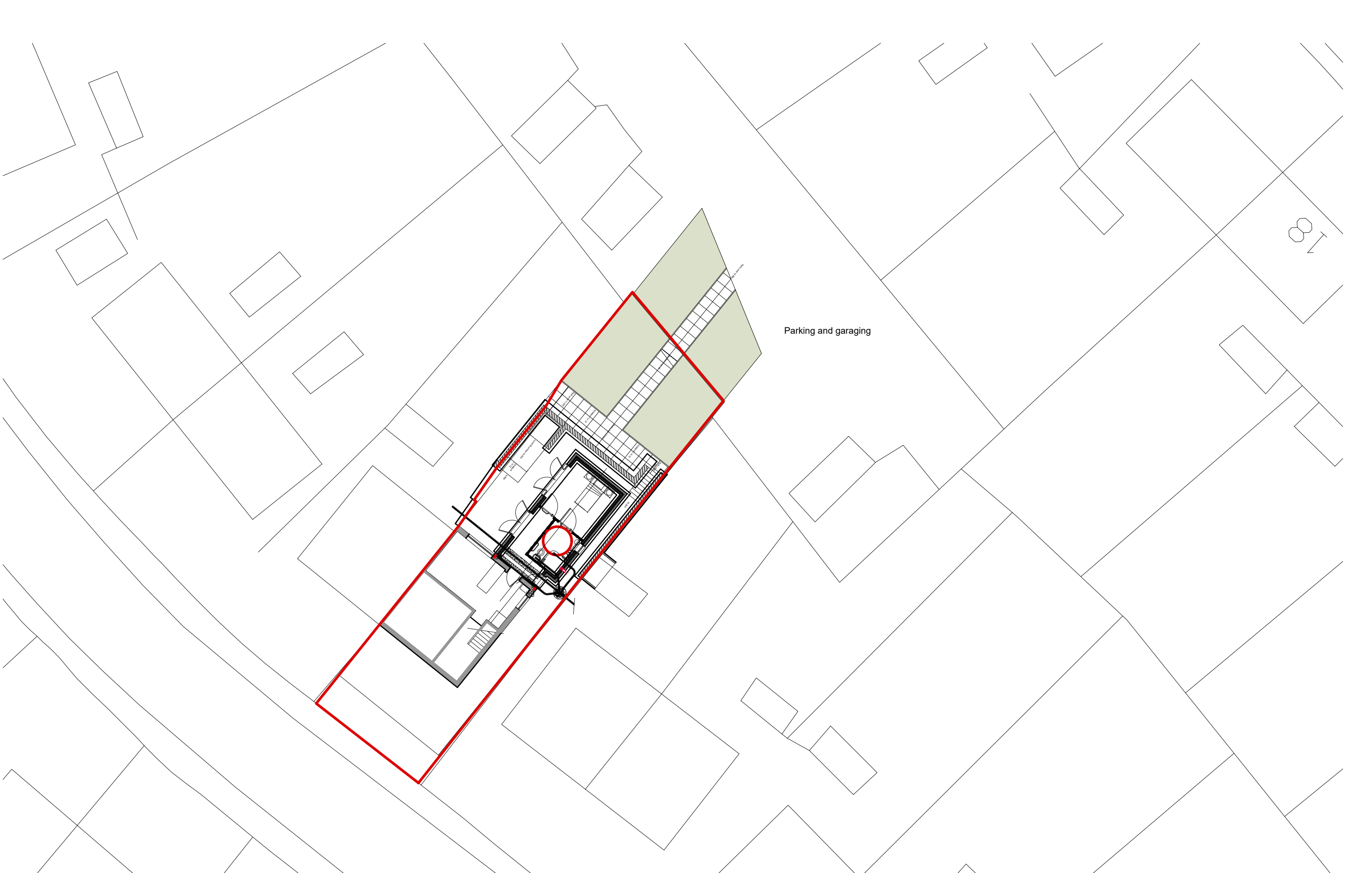
SECTIONAL ELEVATION AA



SECTIONAL ELEVATION BB

Load bearing foundations to be taken down to depth where no extra load is applied to the existing sewer being over built. Surround sewer in 150 mm concrete sleeve or as recommended by the pipe manufacturer where the pipes are replaced if instructed by Building Control

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											
17 CUMBERLAND ROAD HENSINGHAM WHITEHAVEN CUMBRIA CA28 8NZ For MRS CLARE ROLANDSON			ALTERATIONS AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM			PROPOSED SECTIONAL ELEVATION			Scale: Date: DWG No.			1/50 @ A3 JUNE 2021 21/0299/09			REV DATE			Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



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											

17 CUMBERLAND ROAD HENSINGHAM
WHITEHAVEN CUMBRIA CA28 8NZ For
MRS CLARE ROLANDSON

ALTERATIONS AND
EXTENSION

PROPOSED BLOCK PLAN

Scale:
Date:
DWG No.

1/200 @ A3
JUNE 2021
21/0299/10

REV
DATE

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