

LOCATION PLAN 1/1250 Scale

BLOCK PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3												800.0 metres700.0300.0500.0400.0300.0200.0100.00.0SCALE BAR 1/1250											
SCALE BAR 1/50																							
1 WORDSWORTH CLOSE ORGILL EGREMONT CUMBRIA CA22 2HG FOR MR MATTHEW CONNOR				SINGLE STOREY ALTERATIONS AND EXTENSION				EXISTING BLOCK PLAN & LOCATION PLAN				Scale: Date: DWG No.		1/200 @ A3 OCT 2021 21/03201/01		REV Date		Geoffrey Wallace Limited FCSD MCIAAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com					



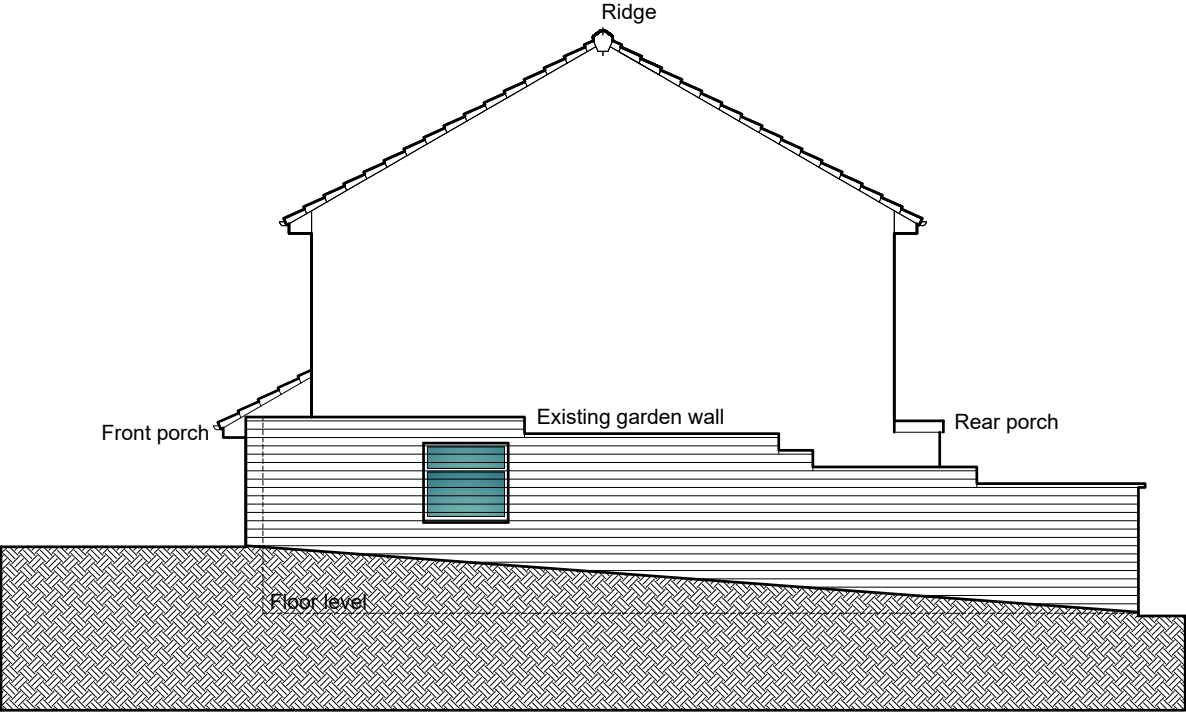
**Enabements**  
Arrange a safe plan for the temporary termination and isolation of services in the area of works.  
Reduce ground levels in area of works to allow for new floor structure and finished floor level level with existing floor level.  
Excavate existing drains and underground services for 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

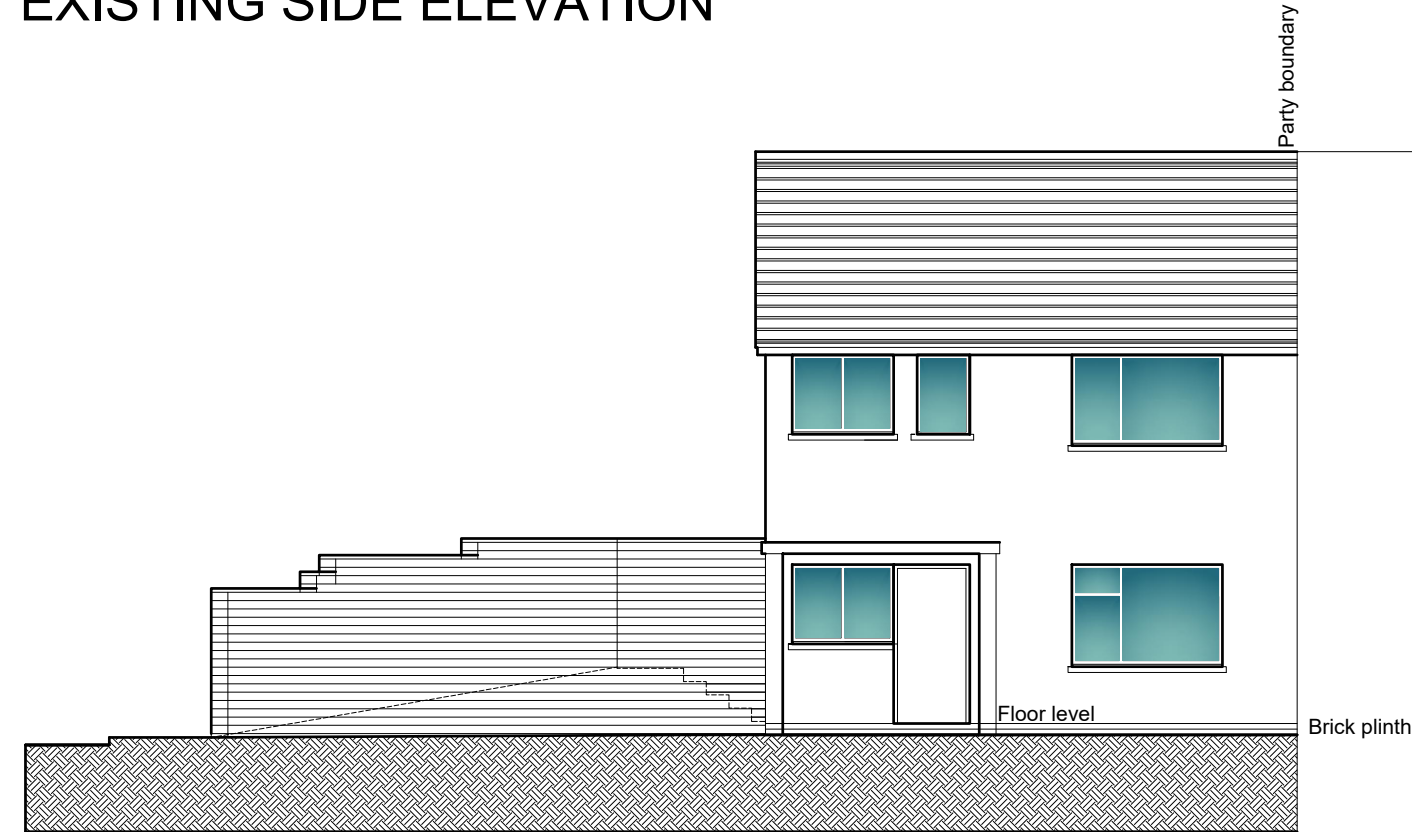
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres																

1 WORDSWORTH CLOSE ORGILL EGREMONT CUMBRIA CA22 2HG FOR MR MATTHEW CONNOR	SINGLE STOREY ALTERATIONS AND EXTENSION	EXISTING GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2021 21/03201/02	REV DATE	Geoffrey Wallace Limited FCSD MCiAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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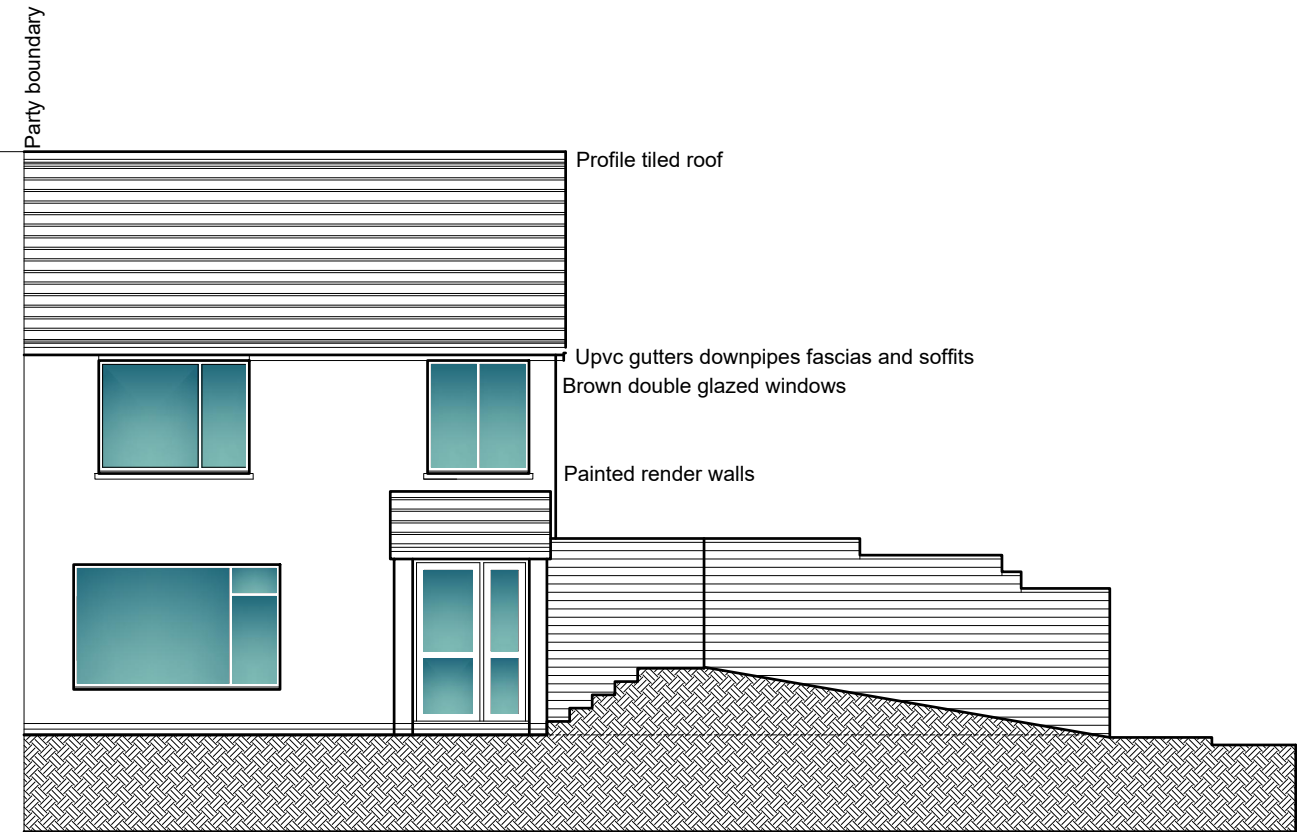




EXISTING SIDE ELEVATION

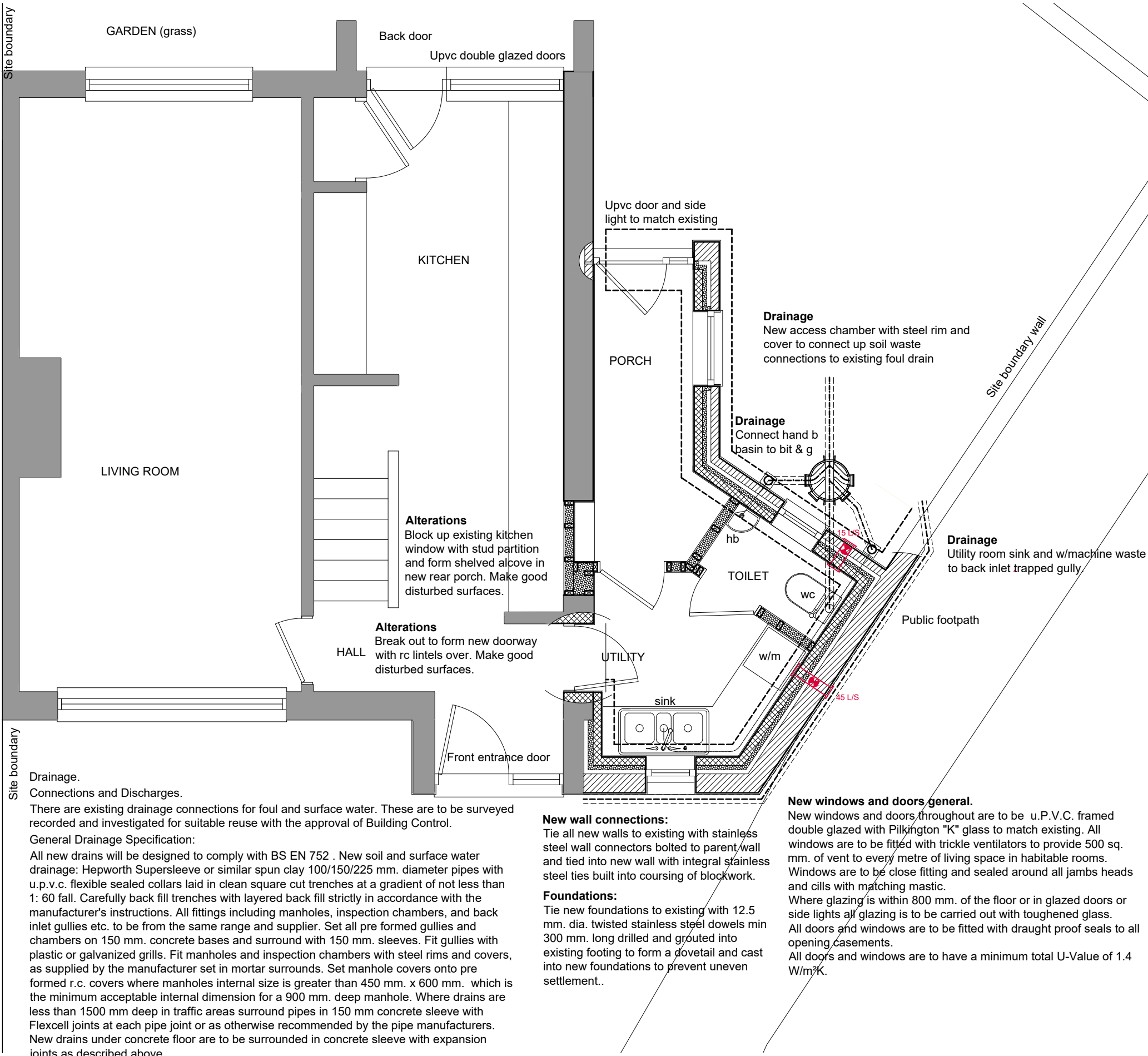


EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION





FOUNDATIONS

Excavations for foundations  
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.  
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 top of concrete must be min. 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 min. 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 C25 as described in tables 1 and 2 of B.S. 5328 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 to 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 covering.  
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.

Cavity walls below ground.

New walls. 300 mm. thick cavity walls consisting 100 mm. thick solid concrete block with 100 mm wide 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 integrated with the 1200 gauge Visqueen Damp proof floor membrane at min of 150 mm. above ground level.

Modified walls.

Excavate to base of existing wall and extend foundation toe as required for new internal leaf. Clean down existing wall surface as recommended by tanking manufacturer and apply Permaseal Flexible tanking slurry, or similar, from foundation to minimum 150 mm above finished ground level. Protect tanking with plastic egg crate damp membrane fixed and sealed strictly as recommended by the product manufacturer. Form cavity and back fill with concrete to 225mm below finished floor level. Build up inner leaf with 100 mm solid concrete blocks to floor level. Excavate existing wall externally and lay 100 mm diameter water pressure release in pea gravel surround. Make good to public footpath to Cumbria County Highway satisfaction.

Cavity wall above dpc

U Value 0.22 W/M²K  
300/425 mm. thick cavity walls consisting 100 mm rendered dense concrete block external leaf or existing 225 mm block wall, 100 mm clear cavity with 60 mm. Kingspan insulation or similar and 100 mm. thick Armstrong Airtec 3.6n/mm² 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. high density plasterboard on dabs or patent plasterboard adhesive. 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 or similar 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 fire proof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.  
Fix reinforced concrete lintels over openings in external walls and insulate voids and fix cavity trays lintels to have min. bearing of 150 mm. 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.

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.

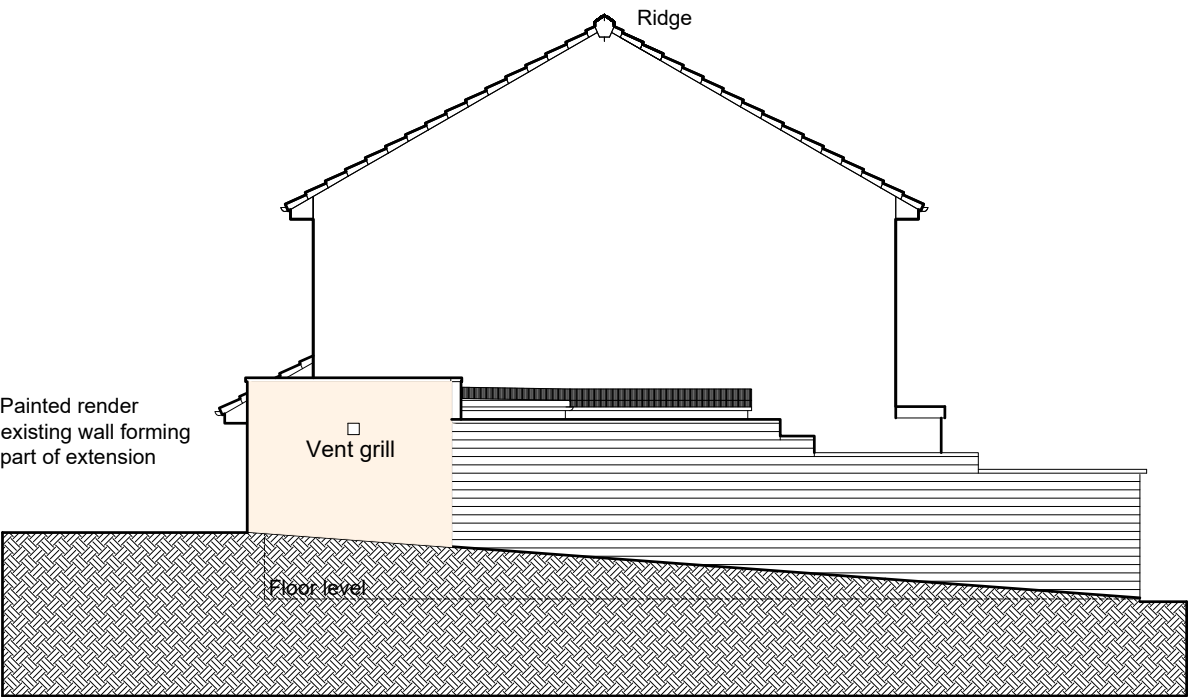
PROPOSED GROUND FLOOR PLAN

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											

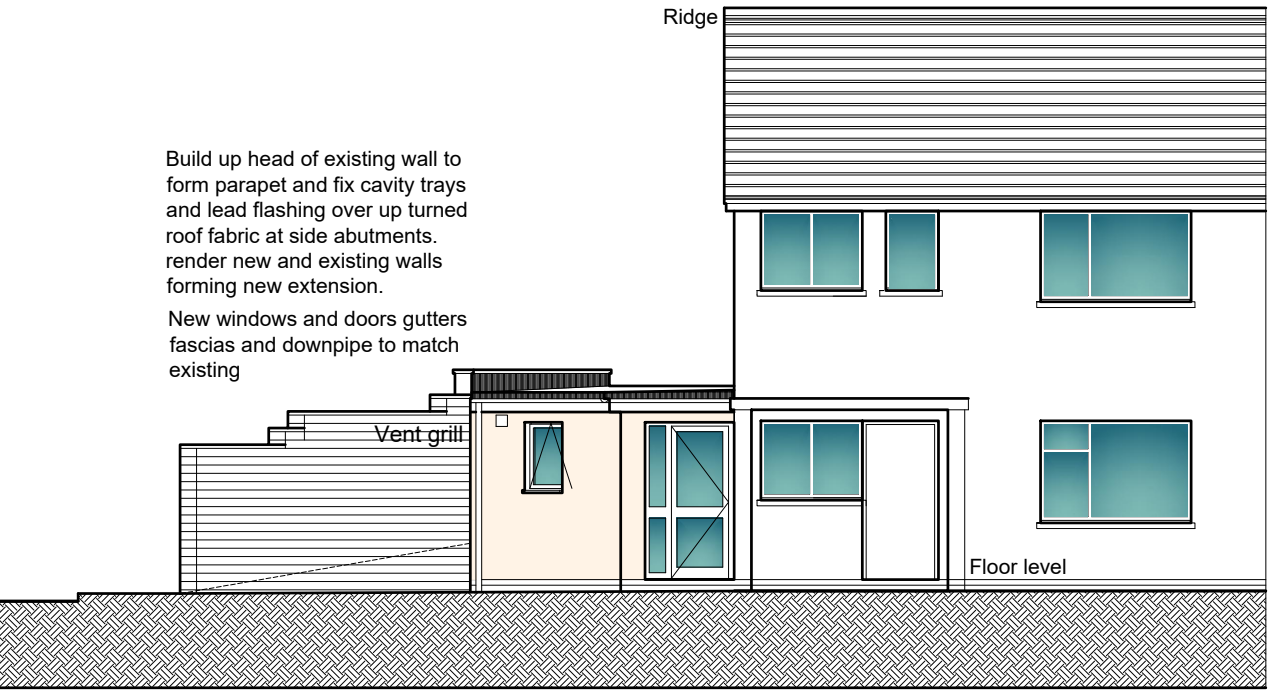
1 WORDSWORTH CLOSE ORGILL EGREMONT CUMBRIA CA22 2HG FOR MR MATTHEW CONNOR	SINGLE STOREY ALTERATIONS AND EXTENSION	PROPOSED GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2021 21/03201/04	REV DATE	Geoffrey Wallace Limited FCS D MCI AT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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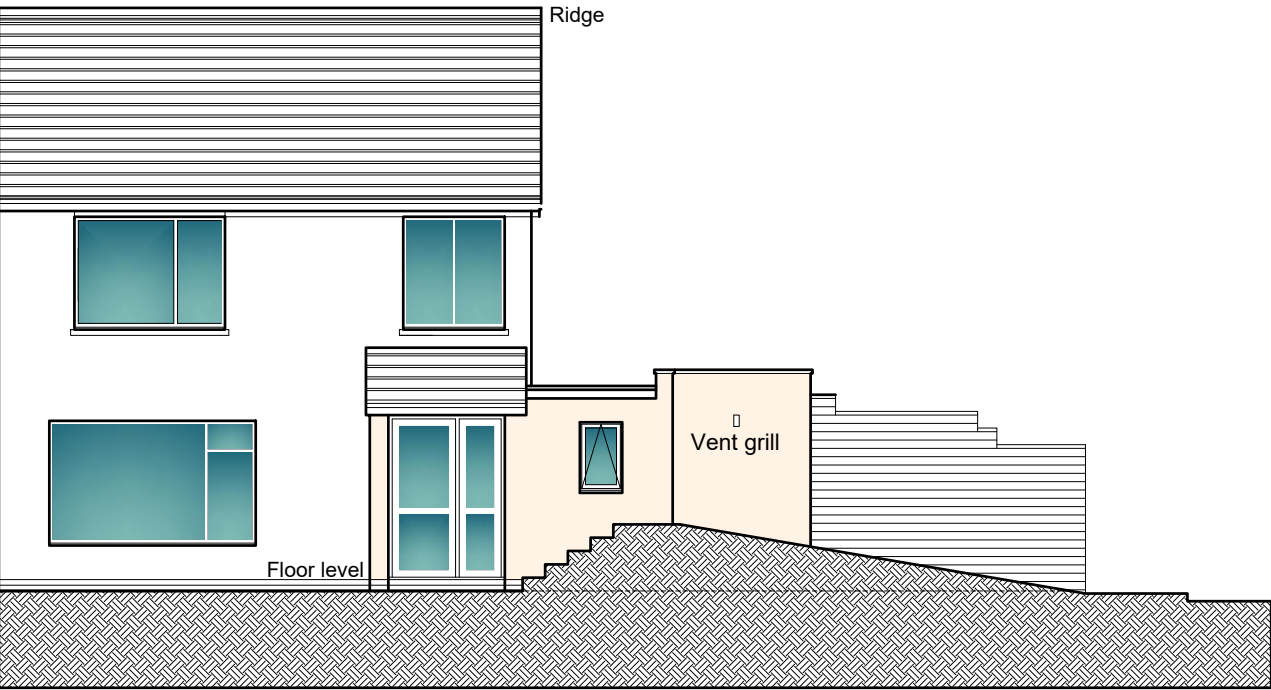
facing bricks from one course below finished ground level dpc level in outer leaf to form plinth.



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



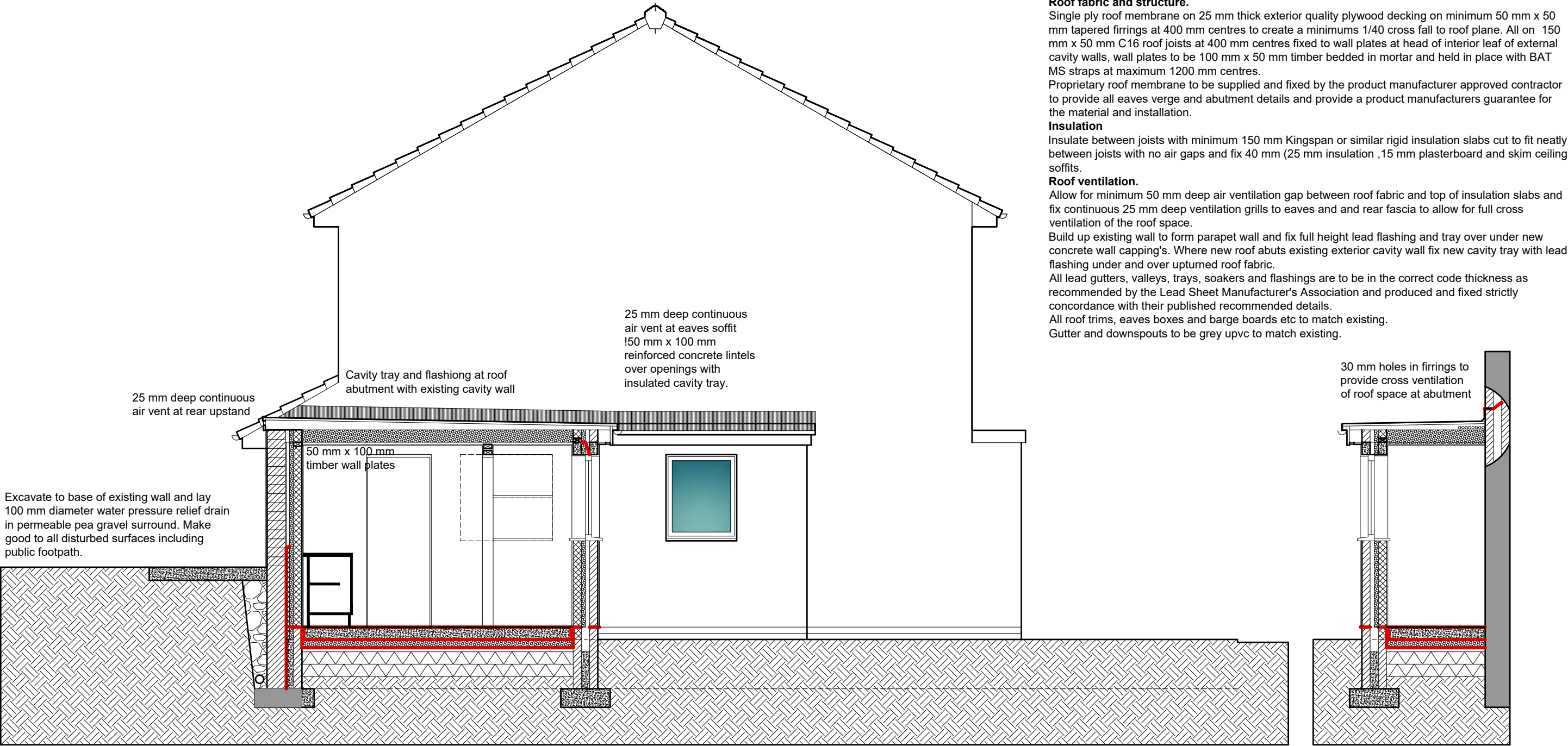
PROPOSED FRONT ELEVATION

RWP

Brick plinth

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SCALE BAR 1/50	0.0	1.0			2.0		3.0		4.0		5.0 metres											
1 WORDSWORTH CLOSE ORGILL EGREMONT CUMBRIA CA22 2HG FOR MR MATTHEW CONNOR	SINGLE STOREY ALTERATIONS AND EXTENSION					PROPOSED ELEVATIONS					Scale: Date: DWG No.		1/50 @ A3 OCT 2021 21/03201/06		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com					





**New Extension roof construction.**  
U Value 0.11 W/M²K

**Roof fabric and structure.**  
 Single ply roof membrane on 25 mm thick exterior quality plywood decking on minimum 50 mm x 50 mm tapered firrings at 400 mm centres to create a minimum 1/40 cross fall to roof plane. All on 150 mm x 50 mm C16 roof joists at 400 mm centres fixed to wall plates at head of interior leaf of external cavity walls, wall plates to be 100 mm x 50 mm timber bedded in mortar and held in place with BAT MS straps at maximum 1200 mm centres.

Proprietary roof membrane to be supplied and fixed by the product manufacturer approved contractor to provide all eaves verge and abutment details and provide a product manufacturers guarantee for the material and installation.

**Insulation**  
 Insulate between joists with minimum 150 mm Kingspan or similar rigid insulation slabs cut to fit neatly between joists with no air gaps and fix 40 mm (25 mm insulation, 15 mm plasterboard and skim ceiling soffits.

**Roof ventilation.**  
 Allow for minimum 50 mm deep air ventilation gap between roof fabric and top of insulation slabs and fix continuous 25 mm deep ventilation grills to eaves and and rear fascia to allow for full cross ventilation of the roof space.

Build up existing wall to form parapet wall and fix full height lead flashing and tray over under new concrete wall capping's. Where new roof abuts existing exterior cavity wall fix new cavity tray with lead flashing under and over upturned roof fabric.

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.

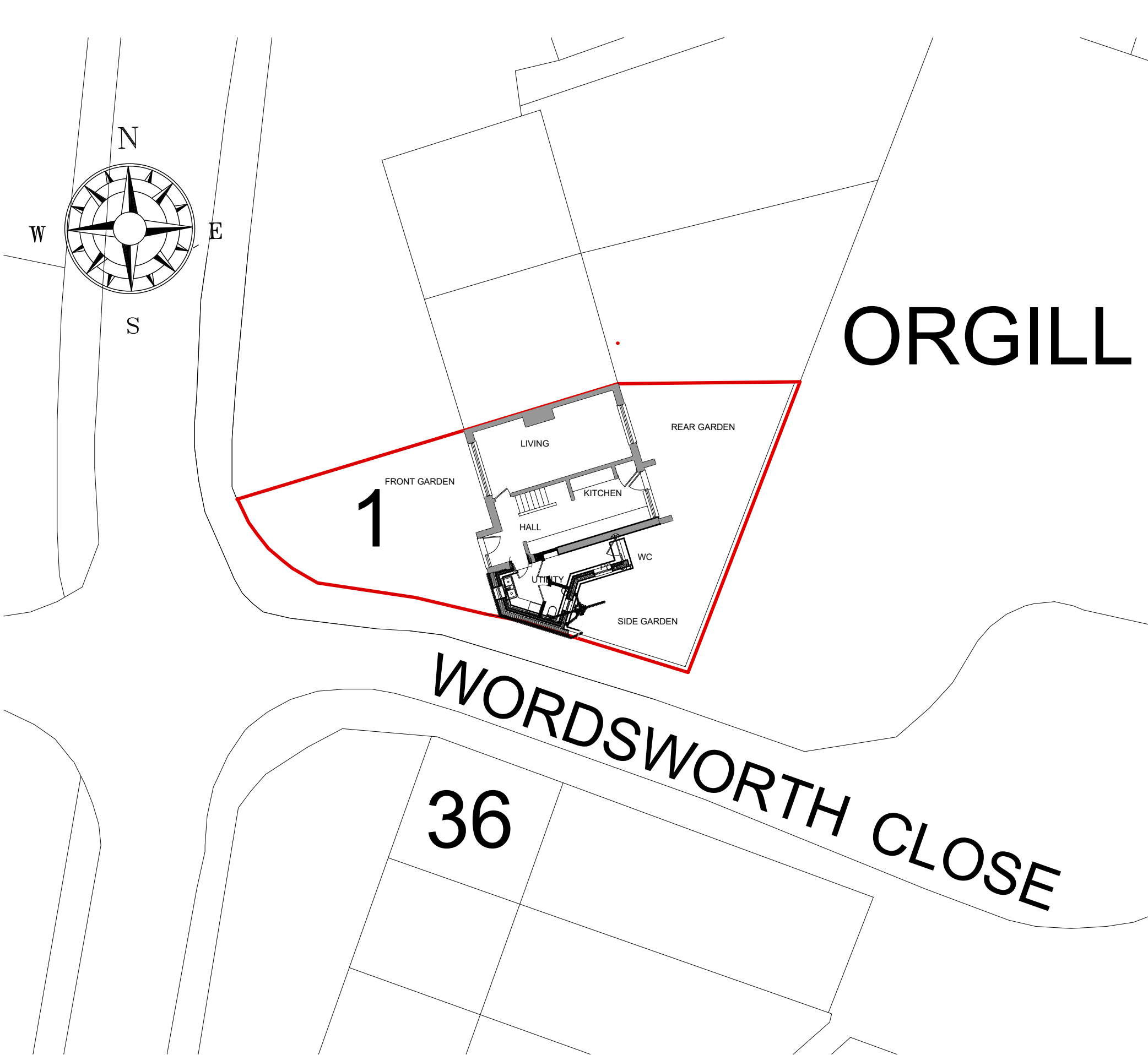
All roof trims, eaves boxes and barge boards etc to match existing.

Gutter and downspouts to be grey upvc to match existing.

SECTIONAL ELEVATION AA

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
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1 WORDSWORTH CLOSE ORGILL EGREMONT CUMBRIA CA22 2HG FOR MR MATTHEW CONNOR			ALTERATIONS AND EXTENSION			PROPOSED SECTION			Scale: Date: DWG No.			1/50 @ A3 OCT 2021 21/03201/06			REV DATE			Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				





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
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