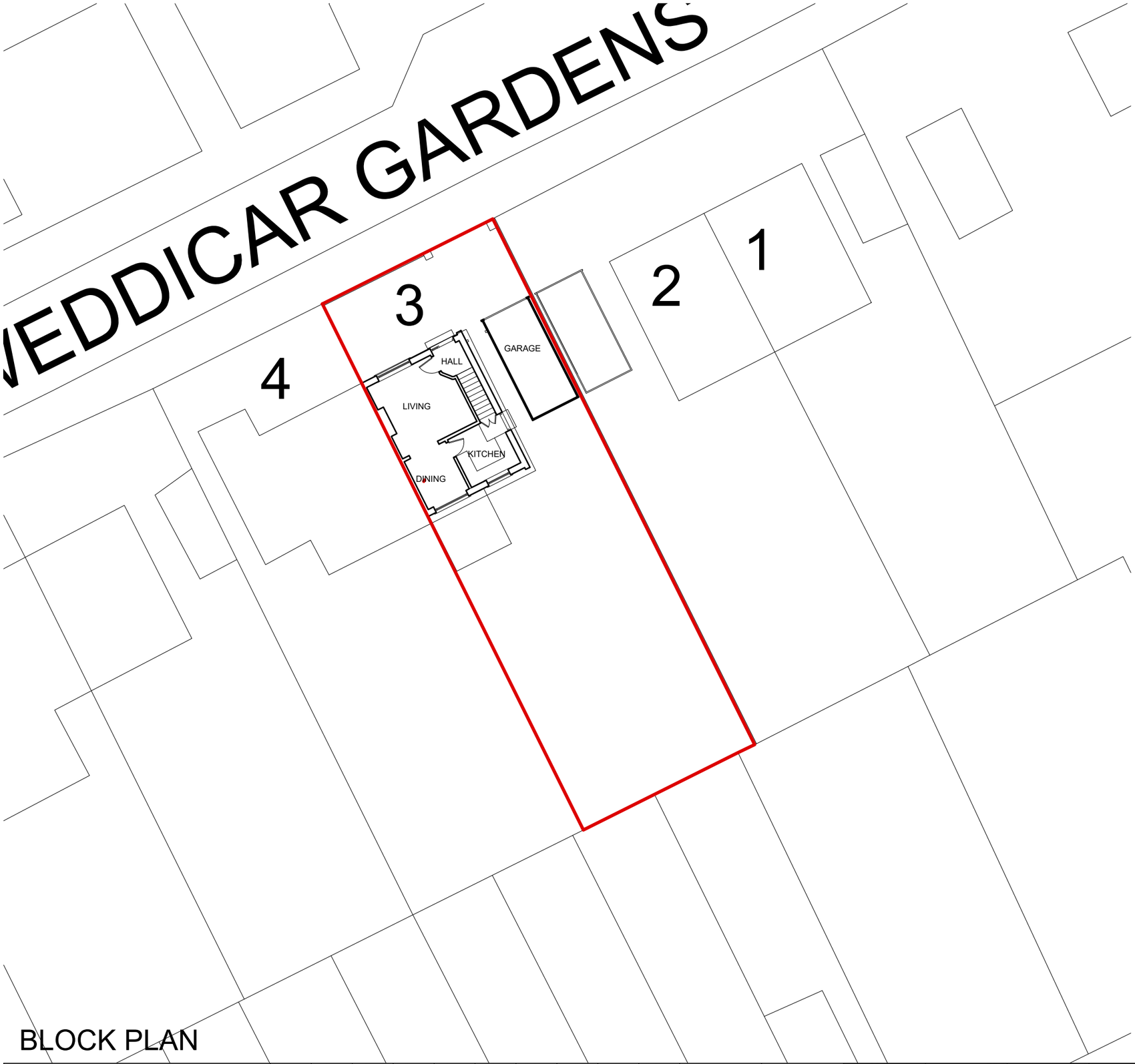
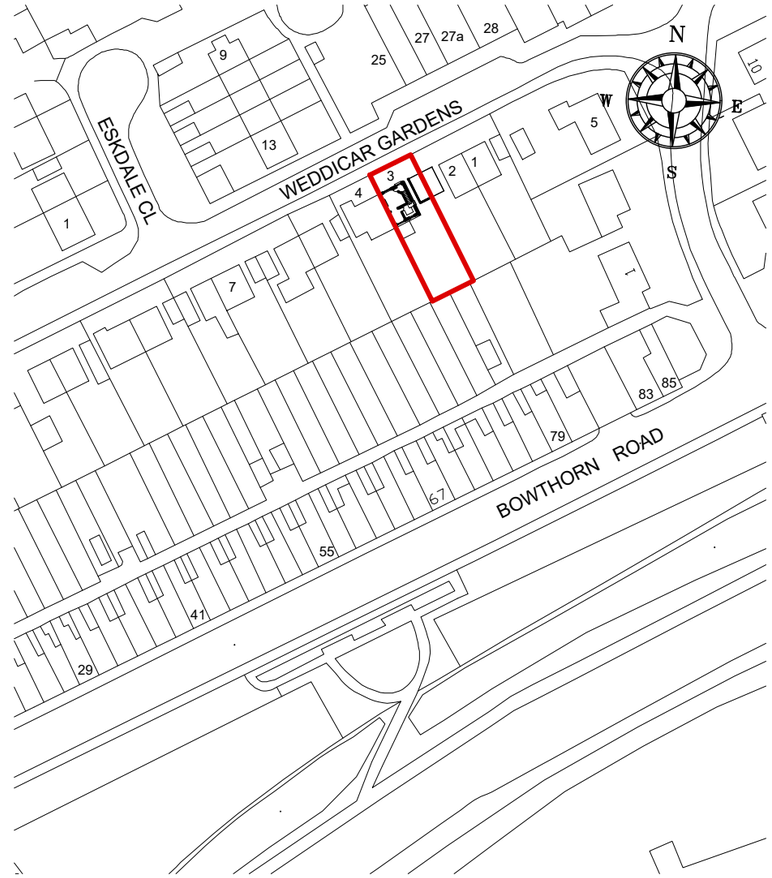




LOCATION PLAN 1/1250 Scale

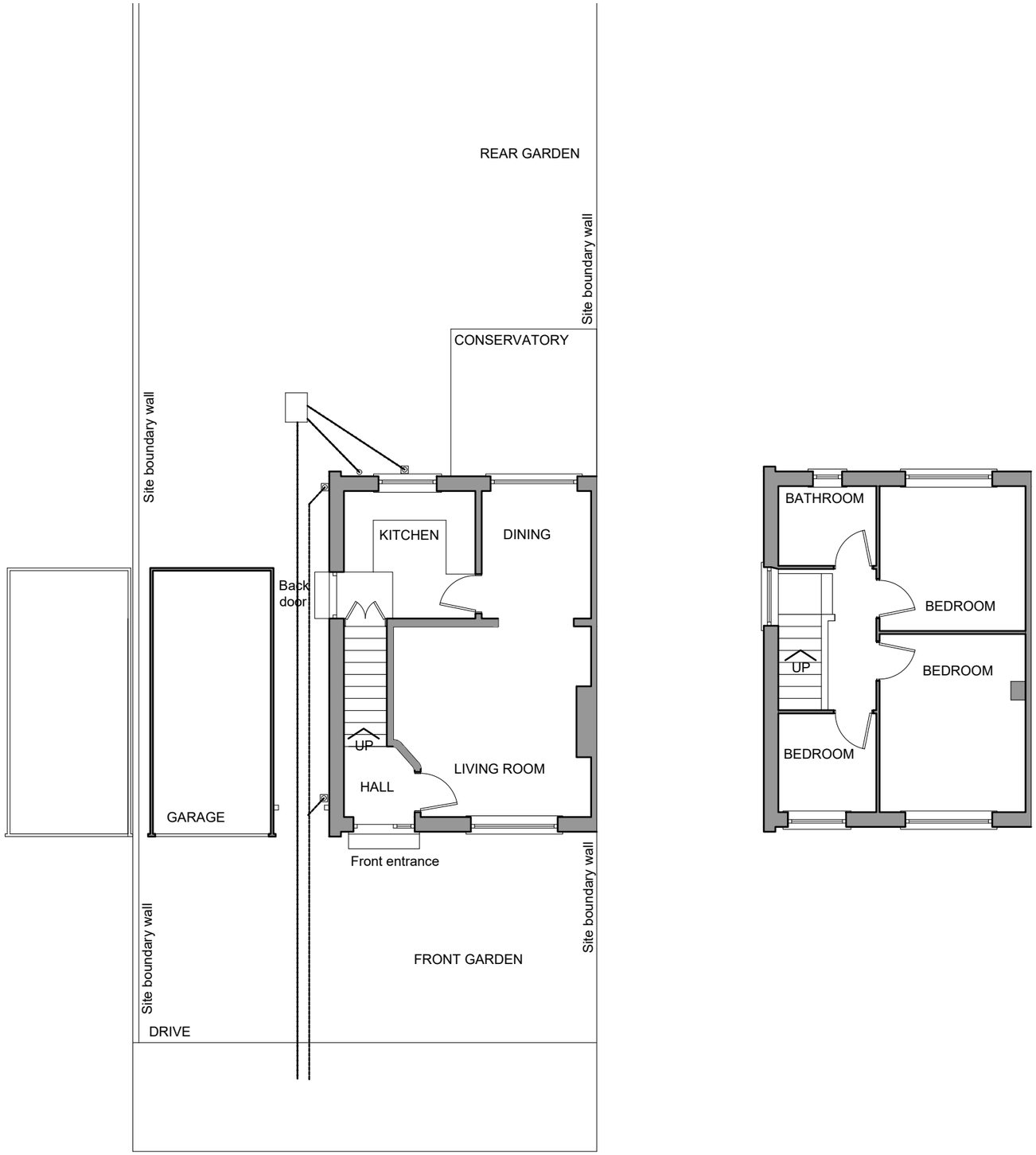
BLOCK PLAN

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	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA CA25 5JH FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/100 @ A3 MAR 2022 22/03301/01

CIAT CHARTERED PRACTICE

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



GROUND FLOOR PLAN

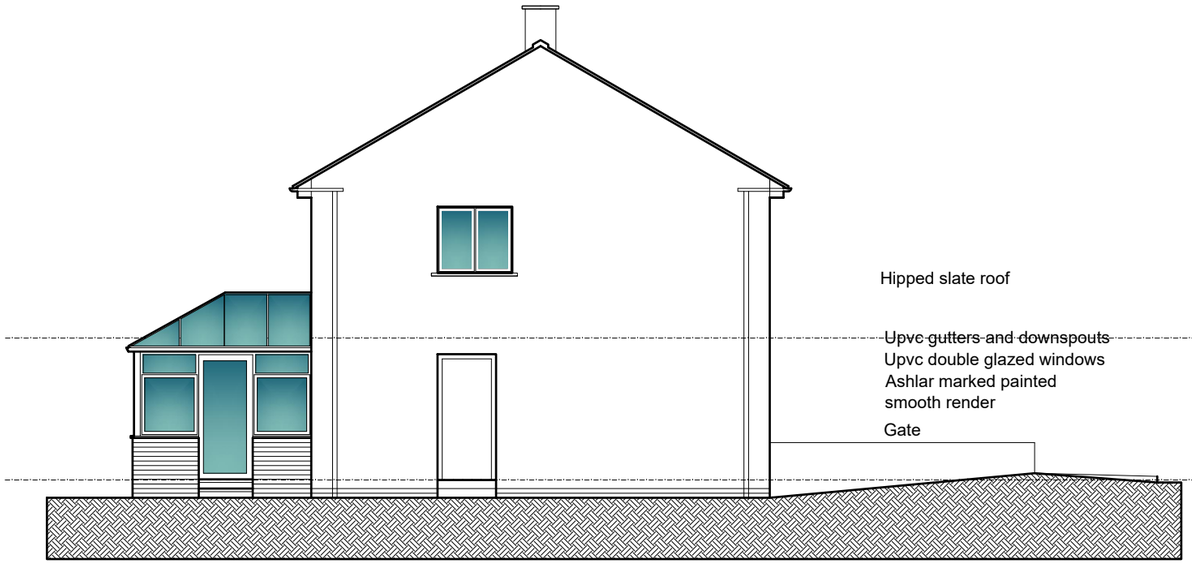
Enablements
Arrange a safe plan for the temporary termination and isolation of services in the area of works.
Carefully remove roof fabric and structure
Set aside slates and ridge and hip tiles for re-use where suitable.
Set aside the timber roof structure in total for re use where suitable.
Carefully reduce heads of existing walls to new formation level for new first floor structure.
Protect kitchen under for duration of works.

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	300.0	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											

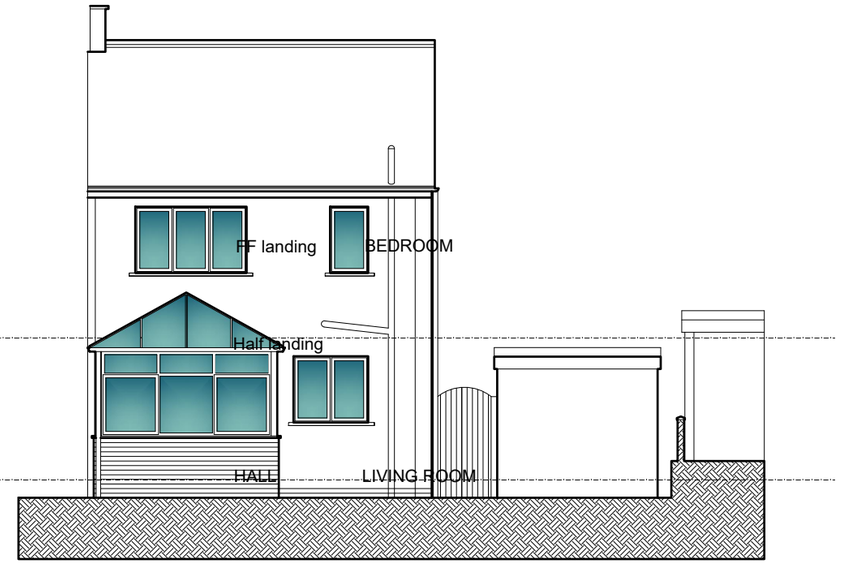
3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	EXISTING GROUND AND FIRST FLOOR PLANS	Scale: Date: DWG No.	1/100 @ A3 MAR 2022 22/03301/02

CIAT CHARTERED PRACTICE

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



EXISTING SIDE ELEVATION



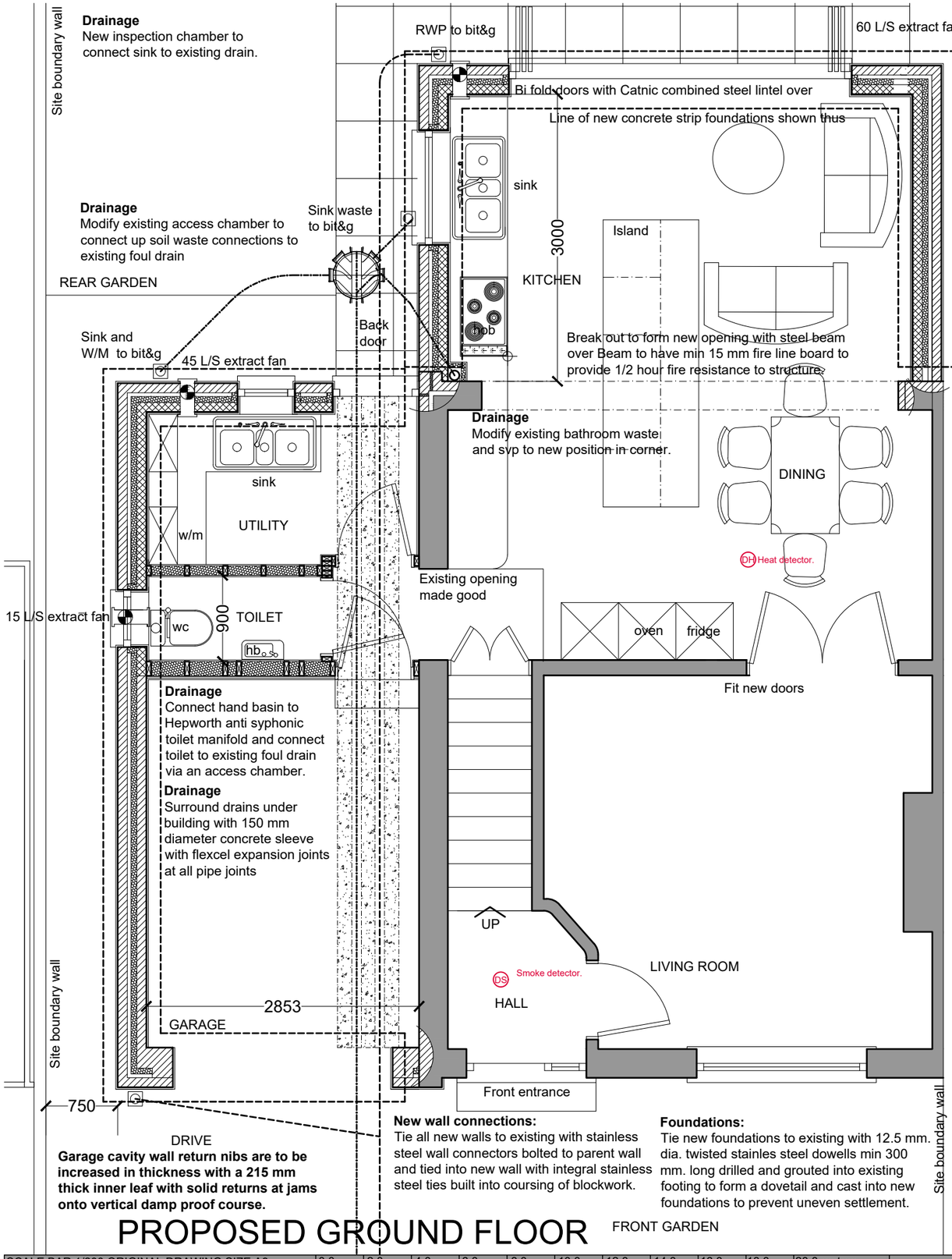
EXISTING REAR ELEVATION

EXISTING FRONT 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	300.0	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											

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	EXISTING ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 MAR 2022 22/03331/03	CIAT CHARTERED PRACTICE

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



PROPOSED GROUND FLOOR

FOUNDATIONS
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.

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 continuous across the cavity to both inner and outer leaves of walls and integrated with the Gas and Damp proof floor membrane at min of 150 mm. above ground level. Fit cavity trays over continuous gas protection in cavities. Lay facing bricks from one course below finished ground level dpc level in outer leaf to form plinth.

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:

All new drains will be designed to comply with BS EN 752 . New 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.

Cavity wall above dpc
U Value 0.22 W/M²K
300 mm. thick cavity walls consisting rendered dense concrete block external leaf (Add for horizontal decorative timber or mineral fibre cladding boards on vertical battens at maximum 600 mm centres) on 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 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 min. 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.

Existing walls modifications.
Form new opening in rear cavity wall with steel beam over. The beam size is to be designed by the Consultant Structural Engineer.

New Ground Floor Construction. U Value 0.16 W/M²K
Allow for flooring finish thickness on 100 mm concrete floor slab on 500 gauge Visqueen vapour barrier on 150 mm Celotex GA4000 floor insulation slabs on 1200 gauge damp proof membrane. All on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers no thicker than 600 mm. deep.
Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier.
All damp proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacture's specification for the location and purpose.
New ground floor to be level with existing ground floor.

New Garage floor
Minimum 100 mm thick solid floor slab on 1200 mm guage Visqueen damp proof membrane with 50 mm minimum fall to front of garage
Allow for flooring finish thickness on 100 mm concrete floor slab on 500 gauge on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers.
Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier.
All damp proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacture's specification for the location and purpose.
New ground floor to be level with existing ground floor.

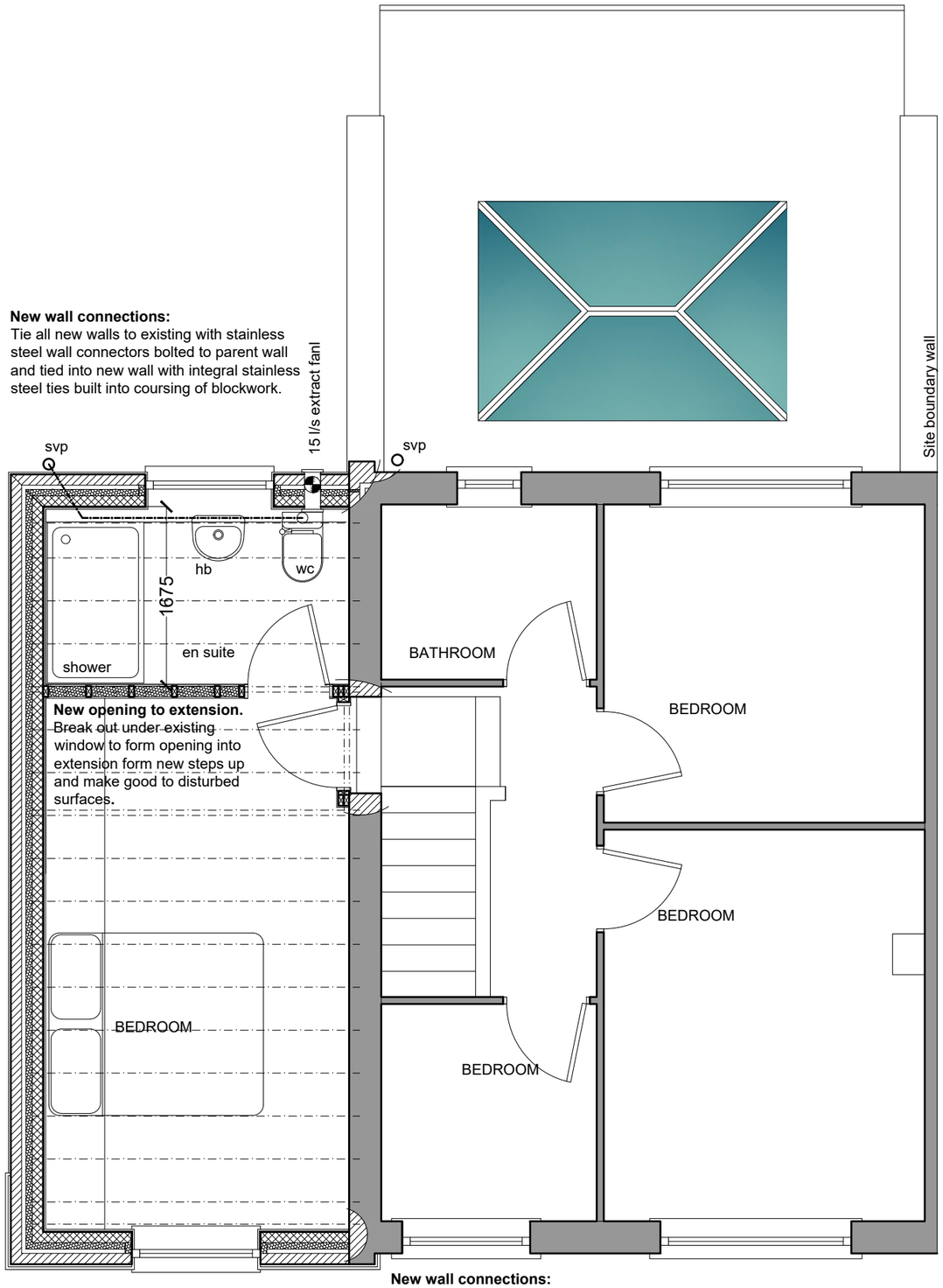
Fire protection to garage
Fix new 1/2HRSC fire door and frame to repositioned gararge rear door opening.
Form new stud partition with 150 mm x 50 mm timber studs at 400 mm centres with minimum 25 mm plasterboard ans skim to the garage side to provide half hour fire resistance. Fully insulate between studs with solid insulation slabs cut to fit neatly between studs with no air gaps.
Form minimum 100 mm fire bund step up into extension from the garage.
Line garage ceiling soffit with minimum 25 mm plasterboard and skim to provide minimum half hour fire resistance.

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 metres											

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: 1/50 @ A3 Date: MAR 2022 DWG No. 22/0330/04A	CIAT CHARTERED PRACTICE

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



New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork.

New opening to extension.
Break out under existing window to form opening into extension form new steps up and make good to disturbed surfaces.

New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork.

PROPOSED FIRST FLOOR

First Floor construction.
25 mm thick high density 15 Kg/M² Weyroc particle board tongued, and grooved decking glued and screwed to 195 mm x 50 mm c16 grade timber floor joist built into inner leaf of new gable cavity wall and outer leaf of existing parent wall at same height as existing house first floor. Fix min 50 mm x 50 mm herringbone strutting at centre span of joists. Form lateral support with BAT MS305 galvanised steel straps fixed into inner leaf of surrounding cavity walls at maximum 2000 mm centres and fixed to minimum 3 joist parallel to the wall or along the joists where perpendicular at the front and back.
Insulate between joist with minimum 100 mm Rockwool semi ridged acoustic slab insulation

First floor over garage.
Thermally insulate floor over garage with 200 mm thick rigid or semi rigid thermal insulation slabs cut to fit neatly between joists with no air gaps. Line garage ceiling with minimum 25 mm plasterboard and skim to provide half hour fire resistance to the garage ceiling.

Modifications to stair
Existing staircase. 11 straight rises and 10 treads with a square landing at the base and a square half landing leading to a further two risers perpendicular to the main flight leading to the first floor.
Create new opening to the extension using existing landing window opening and form new steps from half landing to new extension.

External doors. Glazed bi fold doors and rear door.
External doors and windows to be from the same manufacturer. New doors are to be upvc lined and insulated to have a minimum U value of 1.2 Wm²K.
All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air.
Fit door frames with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.
Windows and doors
Windows and doors generally are to be designed and constructed by a member of a self-certification federation such as FENSA.
Windows and doors are to be designed to comply with

- Part B Means of Escape,
- Part F Ventilation
- Part K Protection from falling Collision and impact
- Part L Thermal Efficiency and Performance
- Part M Wheelchair Access
- Part N Toughened safety glass
- Part Q Secured by Design

All new windows are to be uPVC framed double glazed units or similar. All opening casements or sashes to habitable rooms are to be min. 450 mm. high and 450 wide to allow for escape in the case of fire, with min area of .33 M. sq. and a cill height not less than 800 mm. and no greater than 1100 mm.
Fit safety glass to BS 6206 to all new windows within 800 mm. of floor level and doors and side panels to comply with Building Regulations.
All windows are to be suitable energy saving glazing to achieve the stated U value requirement. For instance, 16 mm. 4-8-4 double glazed with Pilkington "K" glass double glazing units and gas filled to give a minimum overall U value for the window and frame of 1.4 Wm²K.
Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight mastic sealant.
All sashes are to be draught sealed and all frames fully sealed
to structure with mastic joints to prevent heat loss directly to the external air. Windows are to be located in the wall to align with the cavity closer to ensure the thermal barrier is maintained.
Fit windows with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.
Where opening windows are at ground level, they are to be fitted with protective safety barriers designed to withstand a Horizontal load of 0.74 kilo Newtons (kN) for every metre length.
External doors.
External doors and windows to be from the same manufacturer. All new doors are to be upvc or timber, lined and insulated to have a minimum U value of 1.2 Wm²K.
Entrance doors are to be minimum 838 mm. wide and fitted with low profile cills and thresholds to comply with Part M of the Building Regulations.
Any access ramps required shall have a maximum gradient of 1:12.
All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air.
Glazed doors to be safety glass to BS 6206 to all glazing within 800 mm. of floor level.

All openings to be remeasured on site prior to manufacture

Central Heating
The existing building has an existing full heating and hot water supply from the existing gas boiler installation. The heating is via a low pressure radiator system which is to be extended. The hot water supply will be from direct mains water supply direct from the boiler or as otherwise recommended by the consultant electrical and mechanical engineer.
As part of the works the existing boiler will be tested for safety compliance and capacity to conform to the minimum standards of the Building Regulations and current energy performance, installation, and safety standards legislation.
The existing hot water and central heating services are to be extended into the new extension
Gas.
All works carried out to the gas supply and heating systems are to be carried out and commissioned by a suitably qualified and registered Gas Safe installer, in a recognised self-certification scheme. Details of the plumbing service installer are to be noted on the installed equipment, with full registration details.

Drainage above ground and sanitary ware details.
All new sanitary appliances are to be connected as appropriate to the new hot and cold water supplies. All hot water delivery pipes are to be insulated under floor with 50 mm pipe lagging. Connect all wastes to the new drainage layout with Marley Products Ltd. or similar waste system soil pipe and waste connections. The soil vent stack is to be fitted with anti syphonic multi point connectors to collect all waste pipes and an inspection hatch at ground level. Where wastes are longer than 4.0 metres in length fit Durgo or similar air admittance valves to the head of the line at the minimum height of the relevant appliance over flow.

Plumbing waste layouts are to be designed by the installer to comply with BS EN 12056 Gravity Drainage Systems Inside Buildings Part 1 General Performance Requirements Clauses 3-6: Part 2 Sanitary Pipework Layout and Calculation Clauses 3 to 6 and National annexes NA to NG (System III for the United Kingdom) Part 5 Installation and testing instructions for operations, maintenance and use clauses 4-6, 8, 9, and 11 and BS EN 12109 Vacuum Drainage Systems Inside Buildings.

Drainage and waste runs are indicative and are to be agreed on site with the Building Controller to comply with the Building Regulations and meet the standards referenced above

Kitchen and Utility room layout and design.
The Kitchen and Utility room fitting out is to be designed by kitchen design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations.

Bathroom and Shower room layout and design
The bathroom and shower room fitting out is to be designed by kitchen design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations.

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 censor controlled and fitted with dedicated high efficiency light fittings.

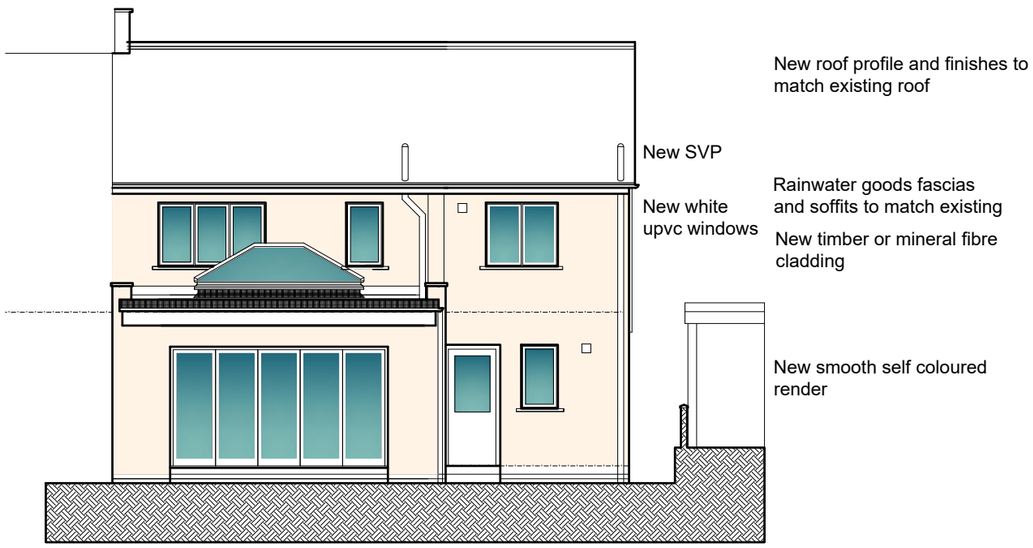
Electrical layouts
The exact position of electric lighting and power points to be agreed with the client prior to installation, the qualified electrician to advise the client on the minimum requirements of Building Control and the electrical specification required to meet the requirements of Part M and Part P.

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											

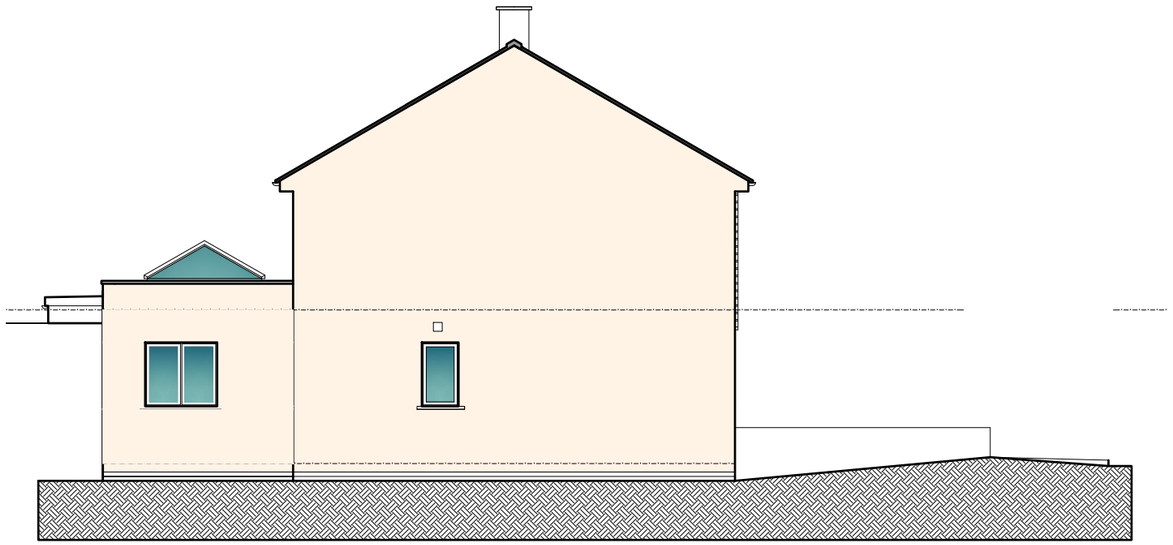
3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS FIRST FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 MAR 2022 22/0330/05

CIAT CHARTERED PRACTICE

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

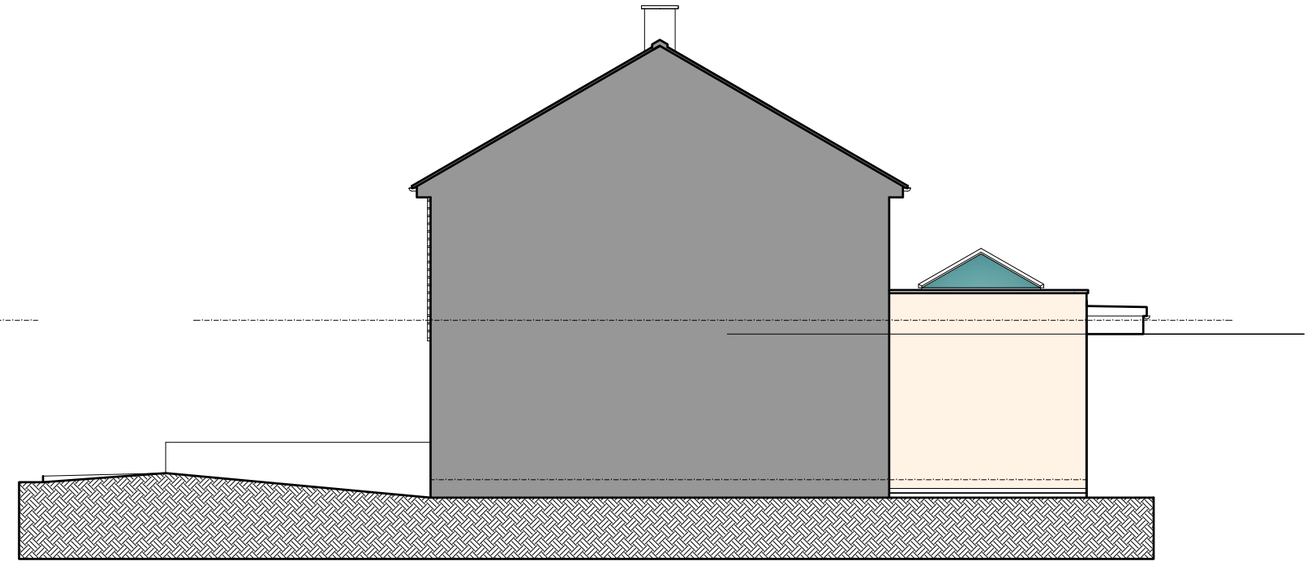


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION



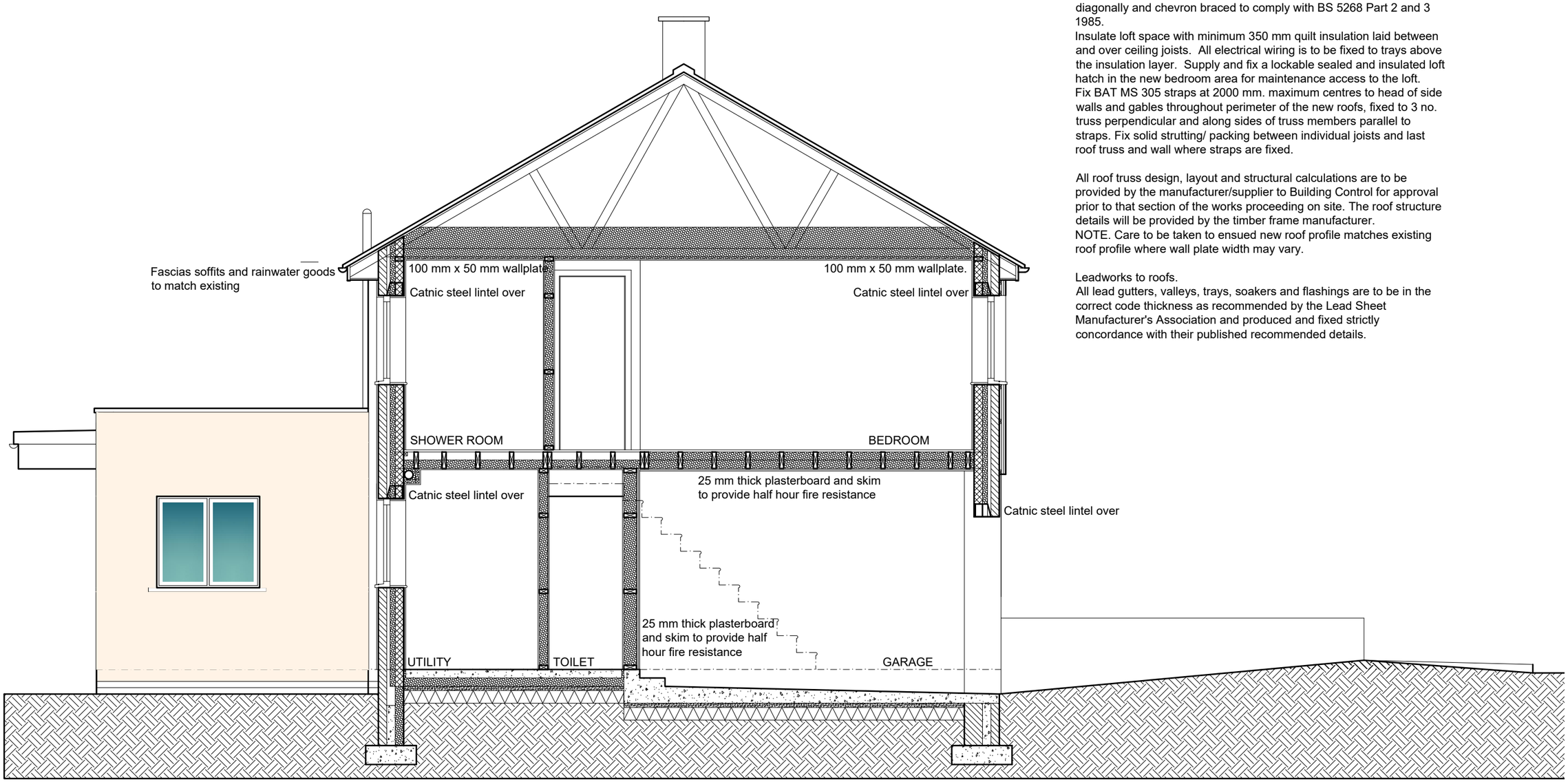
PROPOSED SIDE ELEVATION

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		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											

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	PROPOSED ELEVATIONS	Scale: 1/100 @ A3 Date: MAR 2022 DWG No. 22/03331/06A

CIAT CHARTERED PRACTICE

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



PROPOSED SECTION

Dashed line shows optional enlargement of opening

Roof Fabric and structure

Approved tiles to match existing on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on hydro nailed trusses at 400 mm. centres, Robert Jackson Limited or other approved, fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT MS305 straps at 1800 mm. centres
All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced to comply with BS 5268 Part 2 and 3 1985.
Insulate loft space with minimum 350 mm quilt insulation laid between and over ceiling joists. All electrical wiring is to be fixed to trays above the insulation layer. Supply and fix a lockable sealed and insulated loft hatch in the new bedroom area for maintenance access to the loft.
Fix BAT MS 305 straps at 2000 mm. maximum centres to head of side walls and gables throughout perimeter of the new roofs, fixed to 3 no. truss perpendicular and along sides of truss members parallel to straps. Fix solid strutting/ packing between individual joists and last roof truss and wall where straps are fixed.

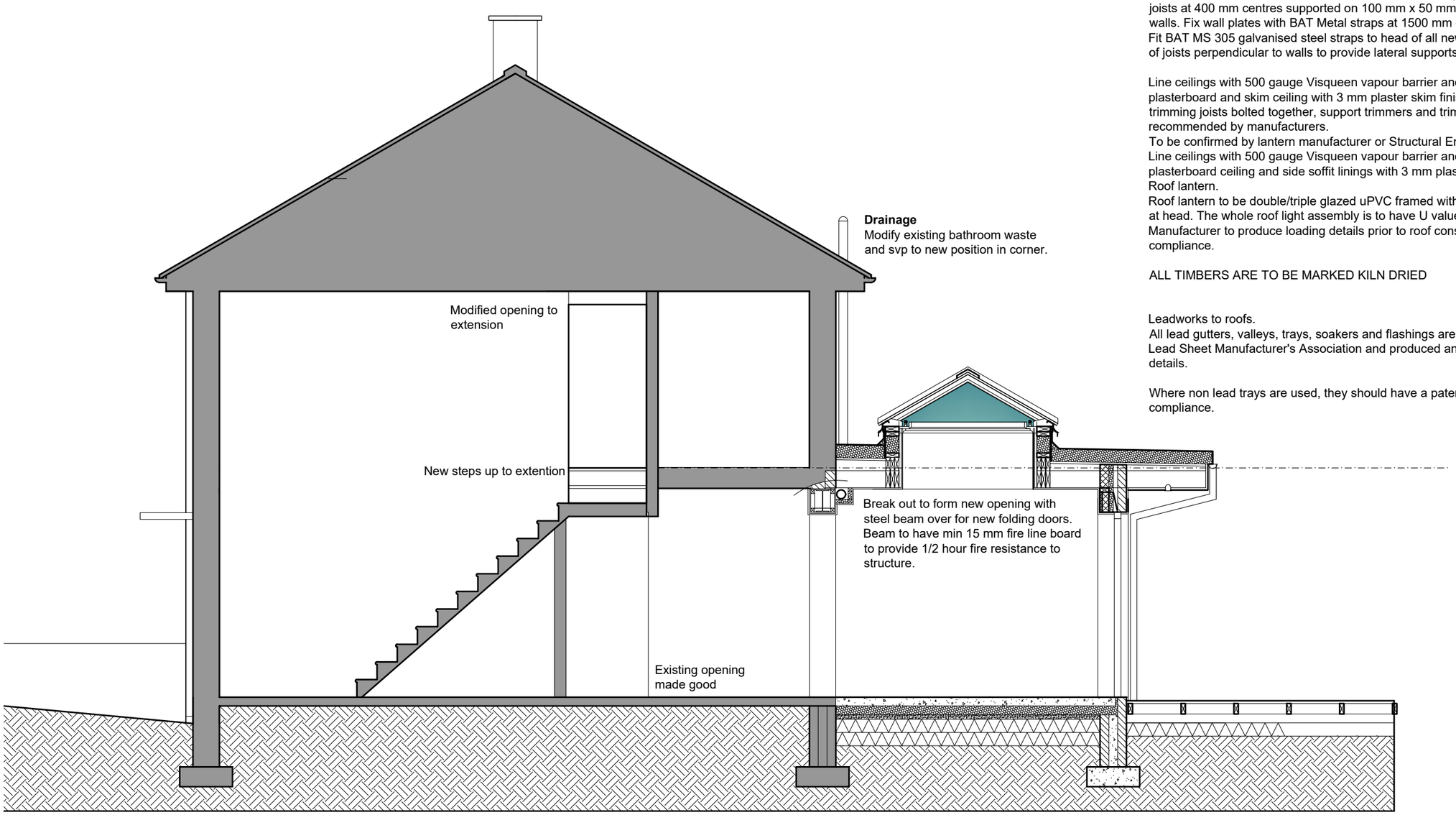
All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site. The roof structure details will be provided by the timber frame manufacturer.
NOTE. Care to be taken to ensued new roof profile matches existing roof profile where wall plate width may vary.

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.

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
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	PROPOSED SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 MAR 2022 22/03331/07	CIAT CHARTERED PRACTICE

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



PROPOSED SECTION

Soil vent stack terminal with patent roof flashing.

New Roof Structures

Roof Construction Fabric.
The roof type will be a warm roof with insulation over the roof decking.
Single ply fibre backed roofing membrane, Sanafil or similar, fixed by a manufacturer recommended and approved installer on 140 mm Celotex XR400 adhered to 25 mm thick external quality plywood roof decking.
All roof fabric details fixtures and fittings roof outlet gully etc. are to be strictly as recommended and detailed by the roof fabric product manufacturer/installer.
Fix code 4 lead flashing over up turned roof fabric at parent wall abutments to form weather sealed abutments and copings.
Roof to fall across the main parent dwelling to the new enclosed yard rainwater gutter downpipe and yard gully at minimum gradient of 1in 40 fall or as otherwise recommended by the fabric manufacturer.

Roof Structure
Roof to have minimum 1 in 40 falls across the roof to the rainwater gutter.
Roof structure to be minimum 50 mm x 50 mm timber tapering timber firrings on 197 mm x 50 mm C16 timber flat roof joists at 400 mm centres supported on 100 mm x 50 mm wall plate on mortar bed and fixed to head of inner leaf of cavity walls. Fix wall plates with BAT Metal straps at 1500 mm centres.
Fit BAT MS 305 galvanised steel straps to head of all new walls and across minimum 3 no. joist parallel or along the side of joists perpendicular to walls to provide lateral supports to the structure.

Line ceilings with 500 gauge Visqueen vapour barrier and 25mm/12.5mm (15mm) combination insulation and plasterboard and skim ceiling with 3 mm plaster skim finish. Form opening for roof lantern with 195 mm x 50 mm triple trimming joists bolted together, support trimmers and trimmed joists off galvanised steel joist hangers nailed strictly as recommended by manufacturers.
To be confirmed by lantern manufacturer or Structural Engineer.
Line ceilings with 500 gauge Visqueen vapour barrier and 25mm/12.5mm (15mm) combination insulation and plasterboard ceiling and side soffit linings with 3 mm plaster skim finish.
Roof lantern.
Roof lantern to be double/triple glazed uPVC framed with opening vent and permanent or hit and miss trickle ventilation at head. The whole roof light assembly is to have U value of 1.0 Wm²K.
Manufacturer to produce loading details prior to roof construction and advise on suability/design of trimming to ensure compliance.

ALL TIMBERS ARE TO BE MARKED KILN DRIED

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 in accordance with their published recommended details.

Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance.

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
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	PROPOSED SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 MAR 2022 22/03331/08

CIAT CHARTERED PRACTICE

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

WEDDICAR GARDENS

13

4

3

2

1

5

N

W

E

S

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	300.0	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											

3 WEDICAR GARDENS CLEATOR MOOR CUMBRIA FOR STEPHANIE HUDDART AND MARTIN RUSH	ALTERATIONS AND EXTENSION	PROPOSED BLOCK PLAN PLAN	Scale: Date: DWG No.	1/200 @ A3 OCT 2021 21/03141/09

CIAT CHARTERED PRACTICE

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