

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															

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

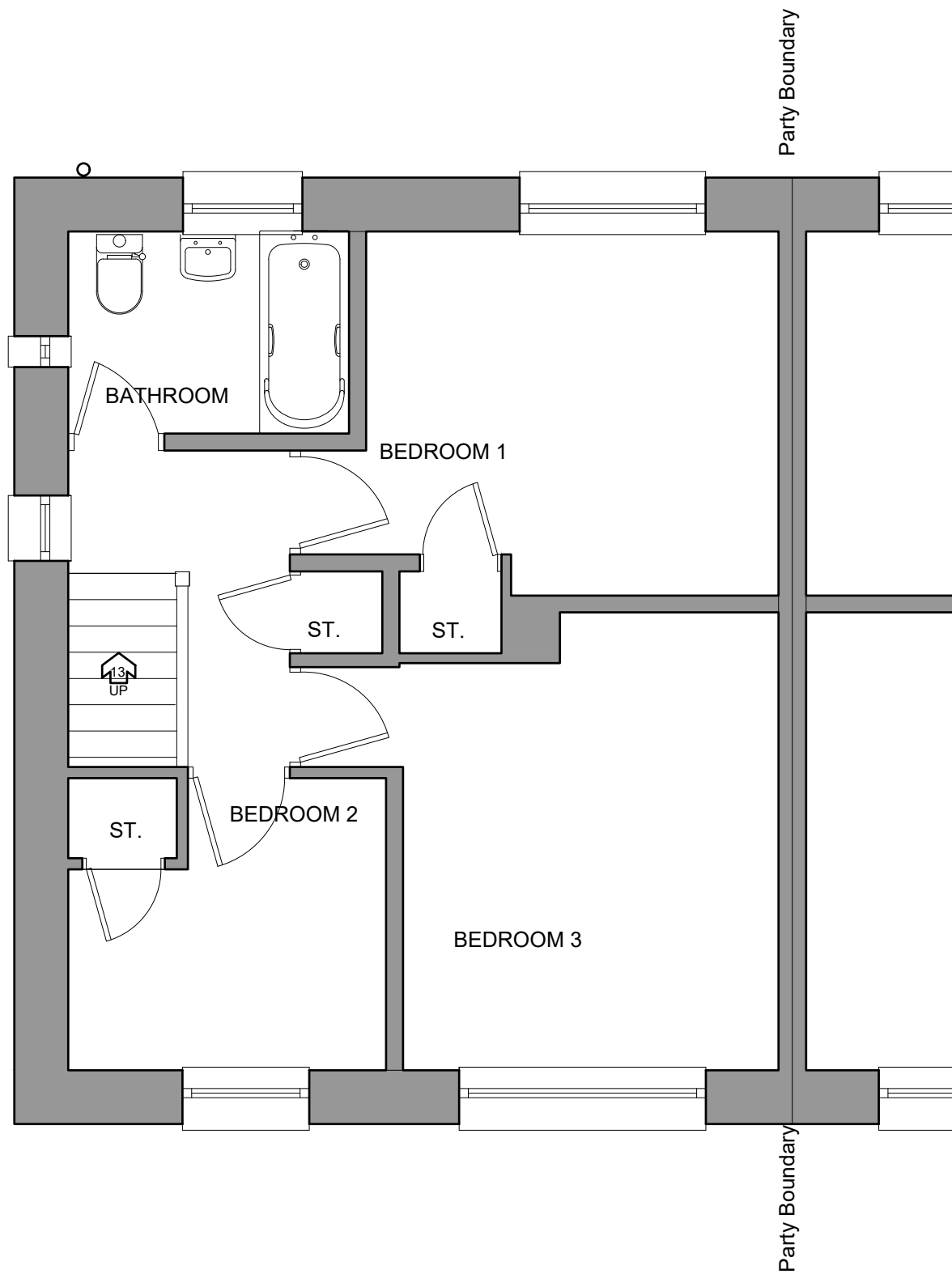
EXISTING GROUND
 FLOOR PLAN

Scale:
 Date:
 DWG No.

1/50 @ A3
 OCT 2023
 23/392/01

REV
 DATE

Geoffrey Wallace FCSD MCIAT
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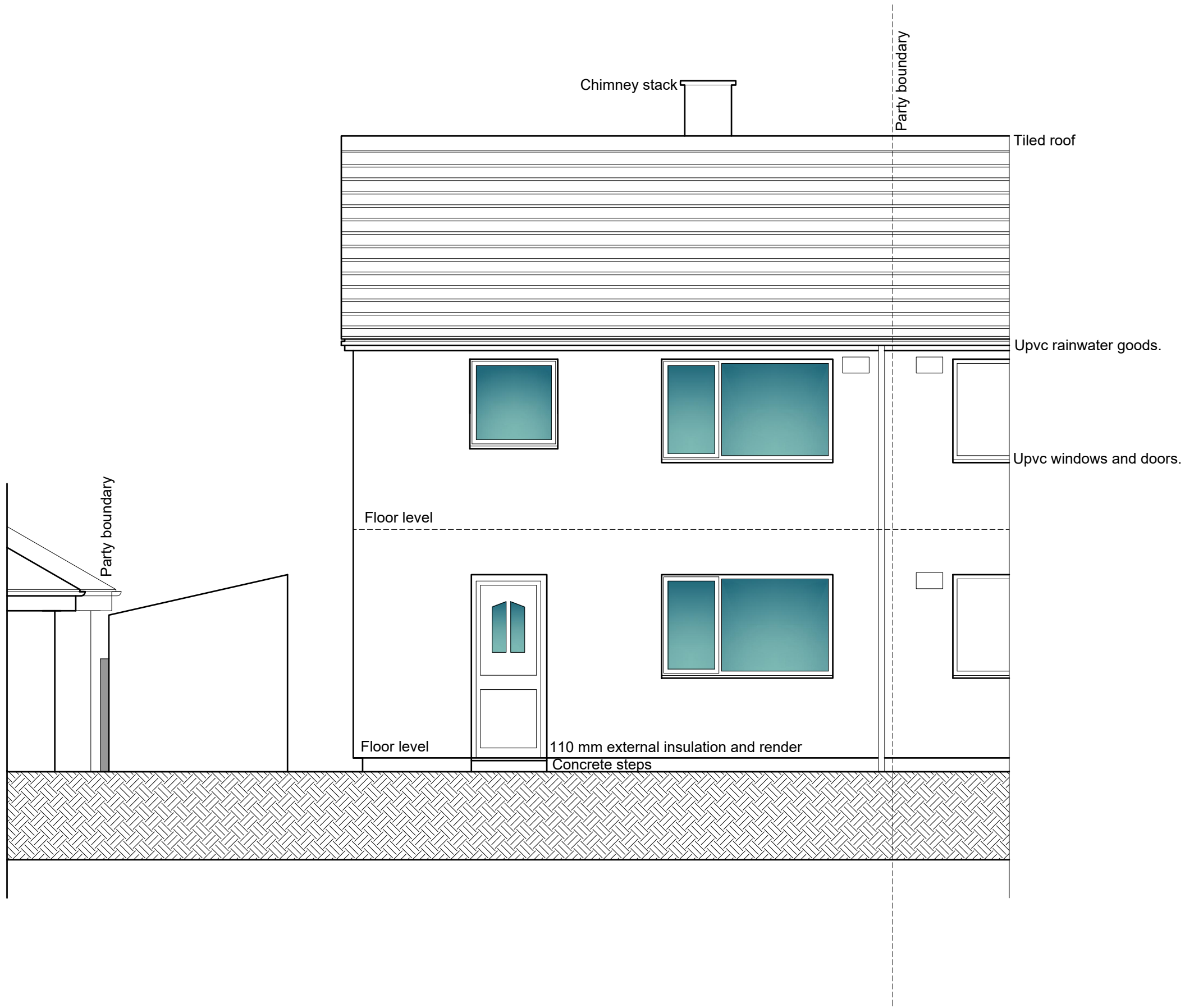
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

EXISTING FIRST
 FLOOR PLAN

Scale: 1/50 @ A3
 Date: OCT 2023
 DWG No. 23/392/02

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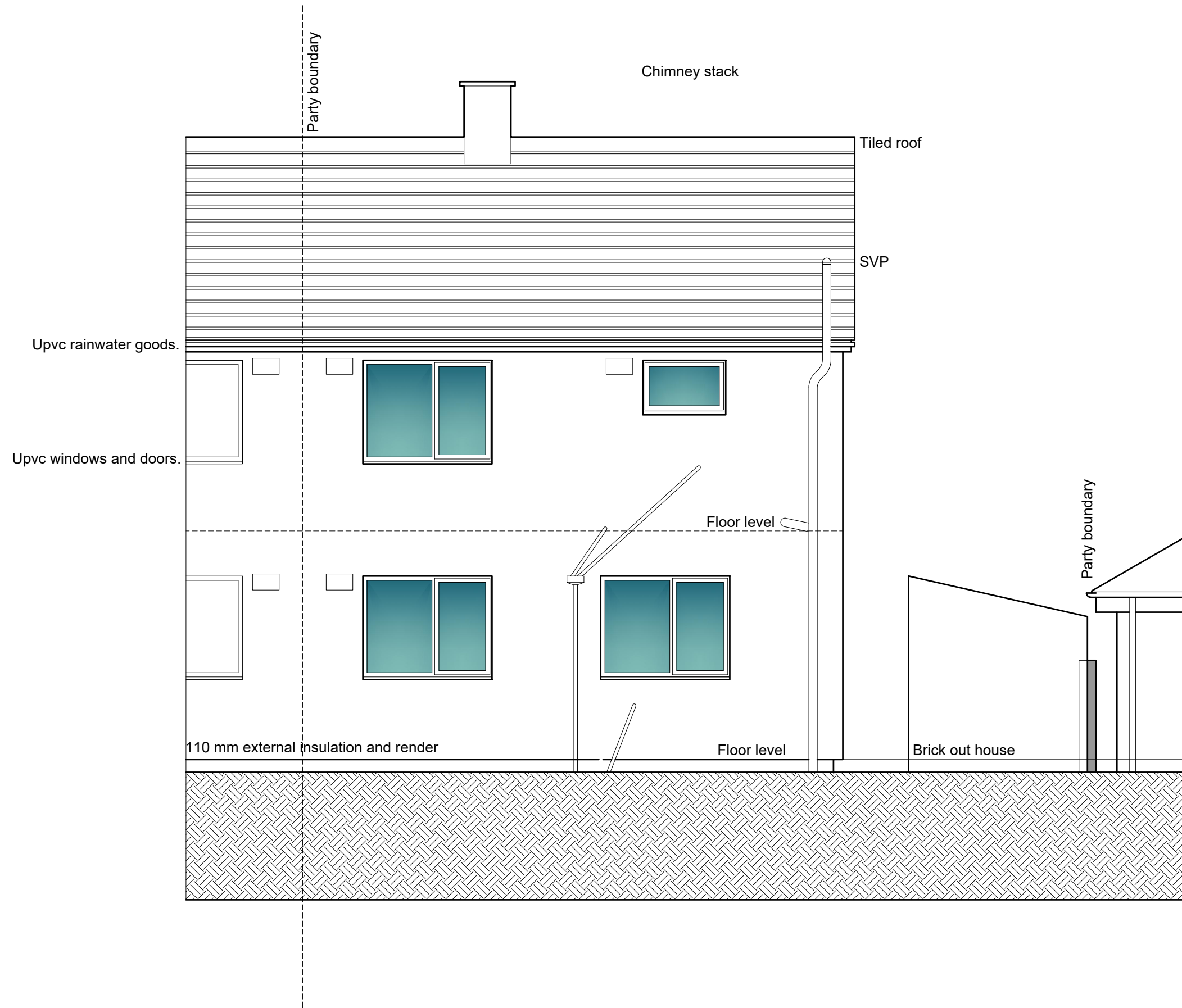
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

EXISTING FRONT
 ELEVATION

Scale: 1/50 @ A3
 Date: OCT 2023
 DWG No. 23/392/03

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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															

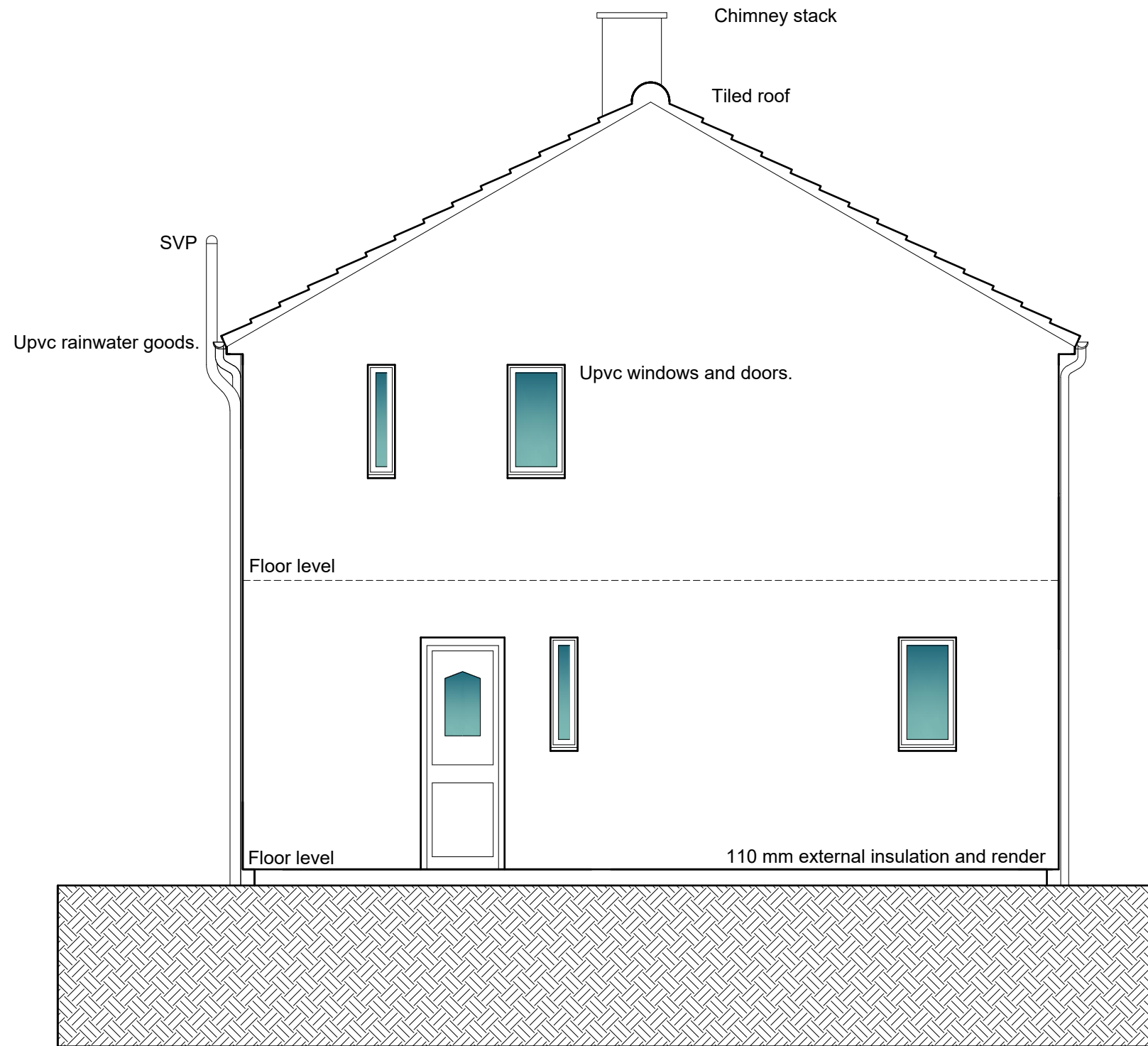
14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

EXISTING REAR
 ELEVATION

Scale: 1/50 @ A3
 Date: OCT 2023
 DWG No. 23/392/04

REV DATE

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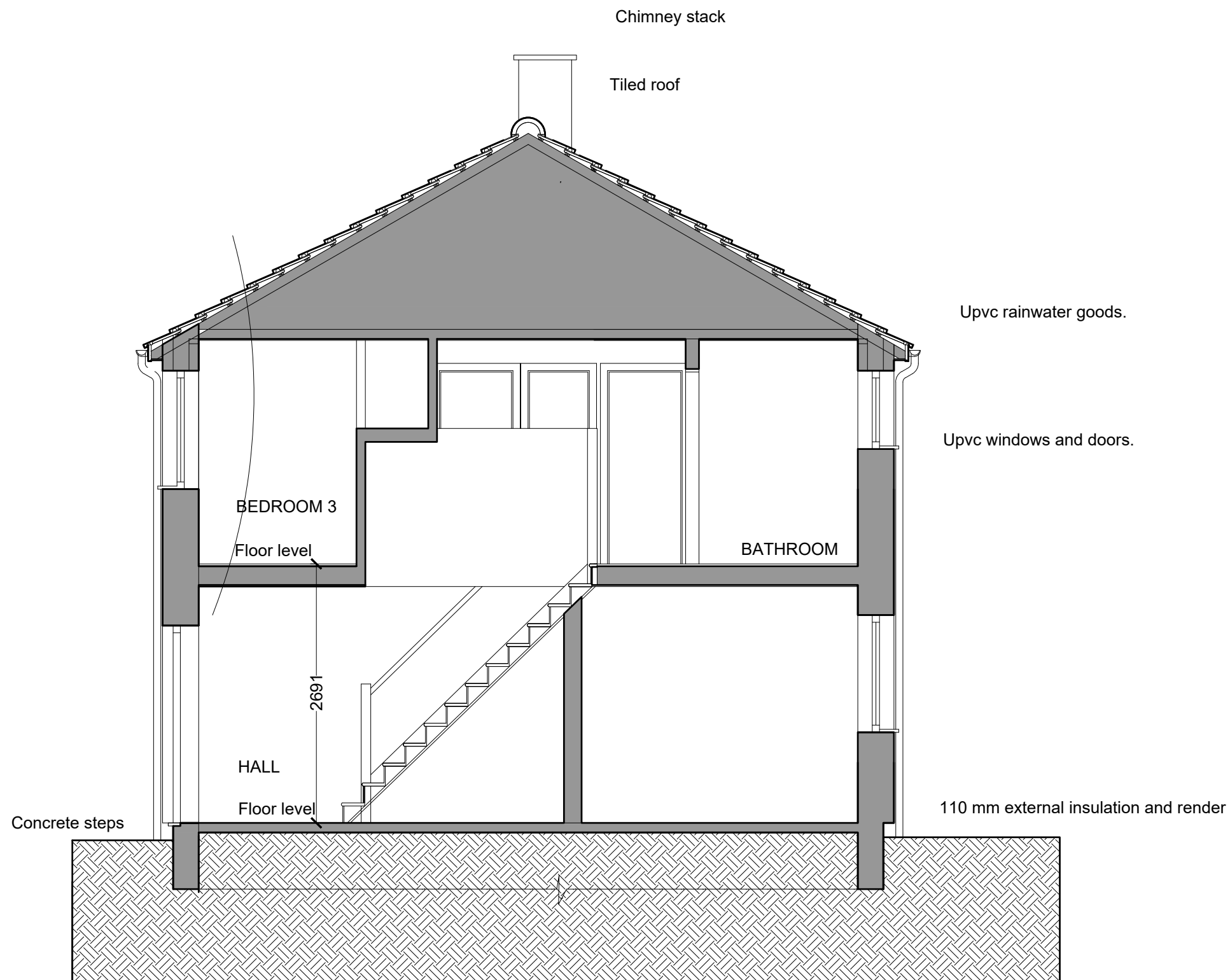
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

EXISTING SIDE
 ELEVATION

Scale: 1/50 @ A3
 Date: OCT 2023
 DWG No. 23/392/05

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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															

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

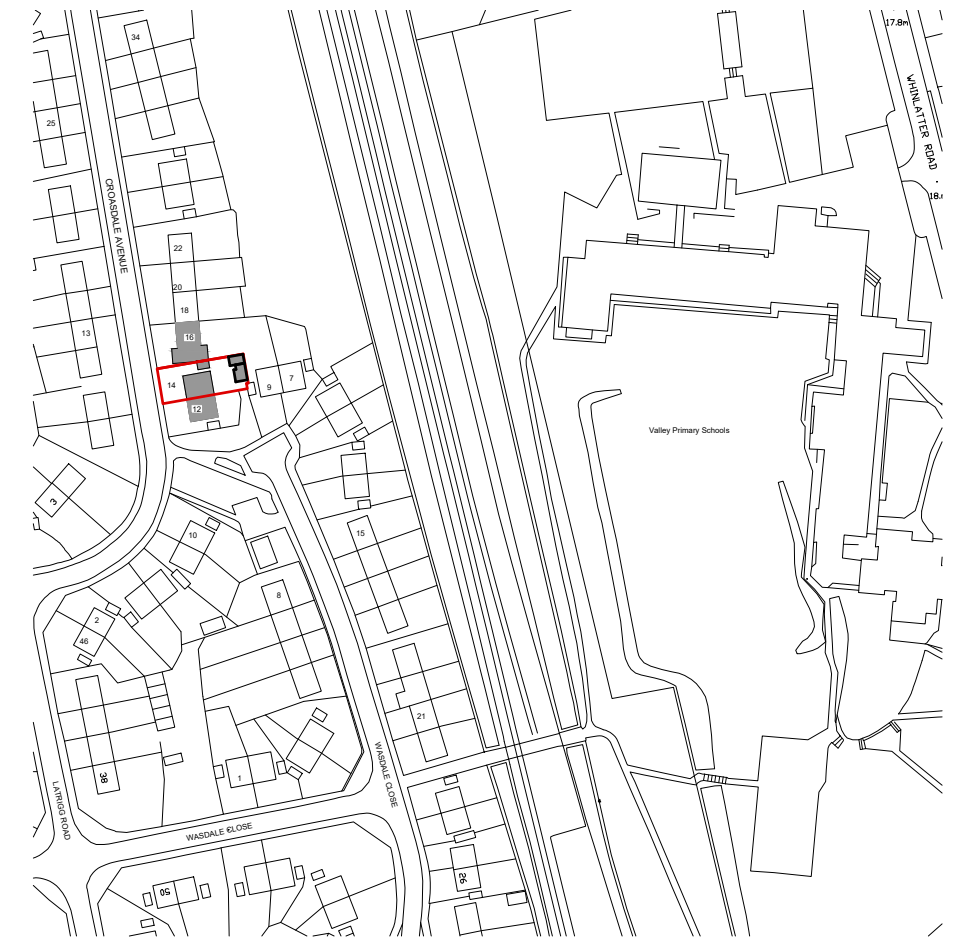
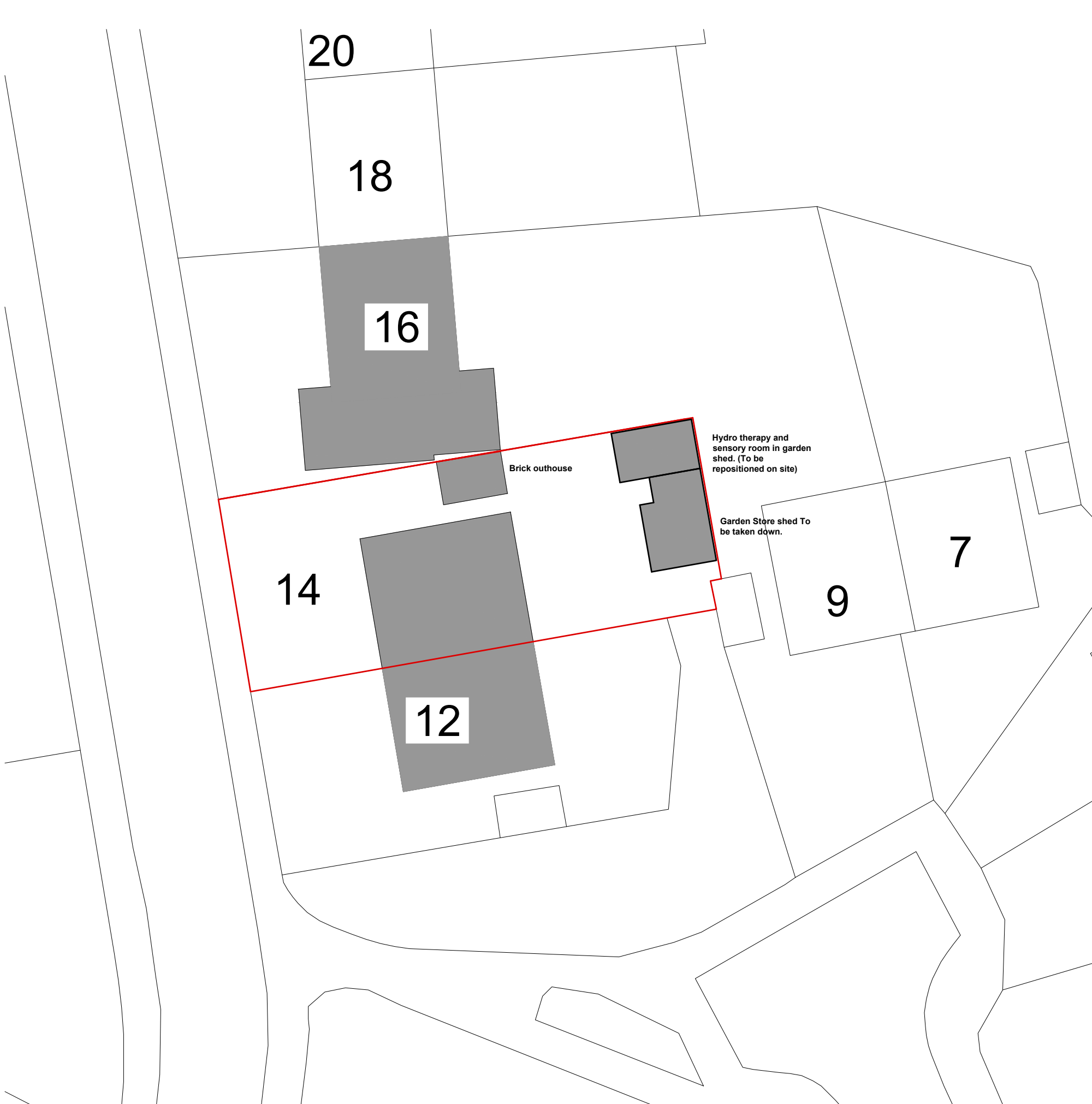
EXISTING SECTIONAL
 ELEVATION

Scale:
 Date:
 DWG No.

1/50 @ A3
 OCT 2023
 23/392/06

REV
 DATE

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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	200.0 metres	150.0	100.0	50.0	0.0	0.0	0.0	0.0	0.0	

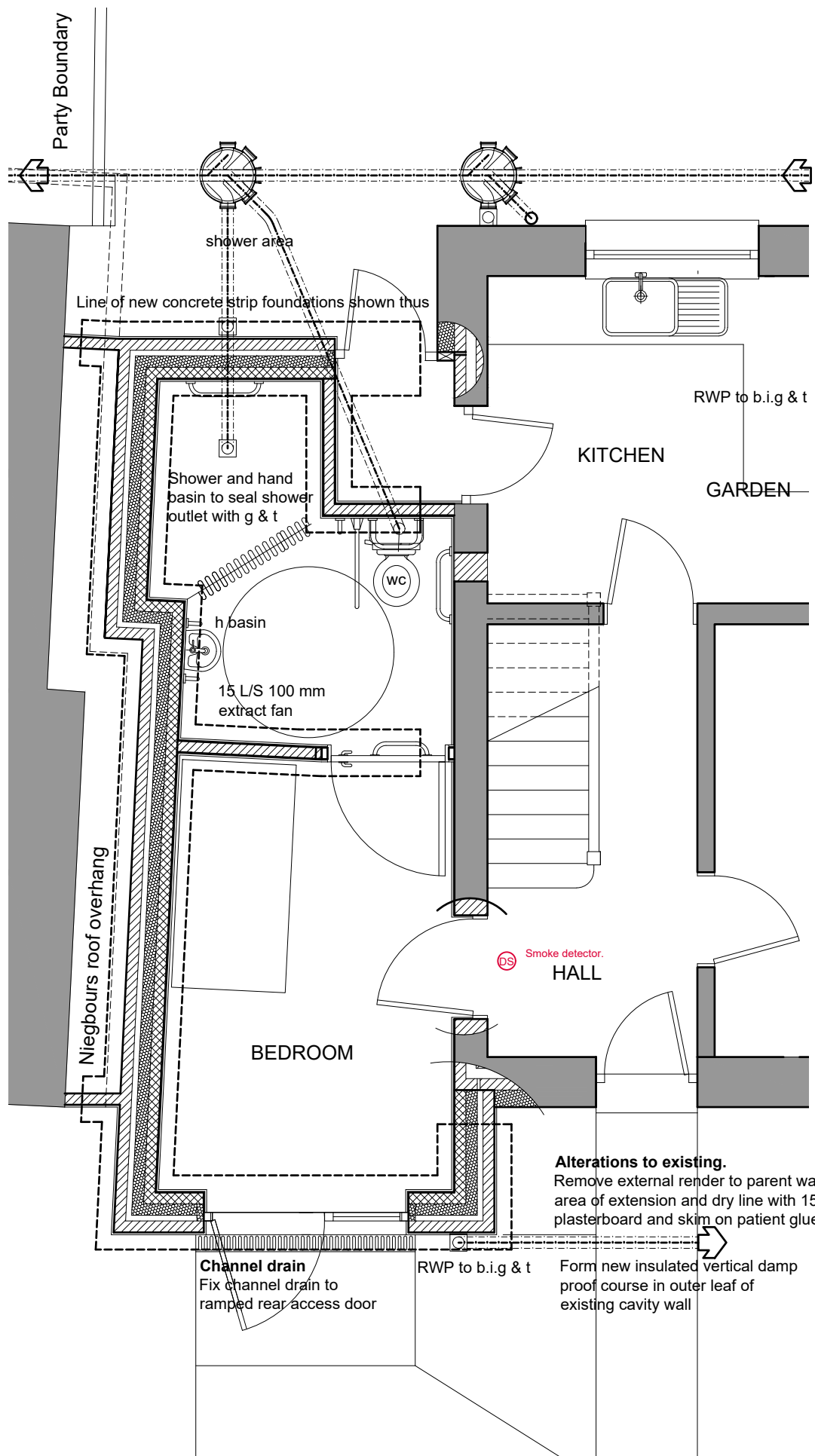
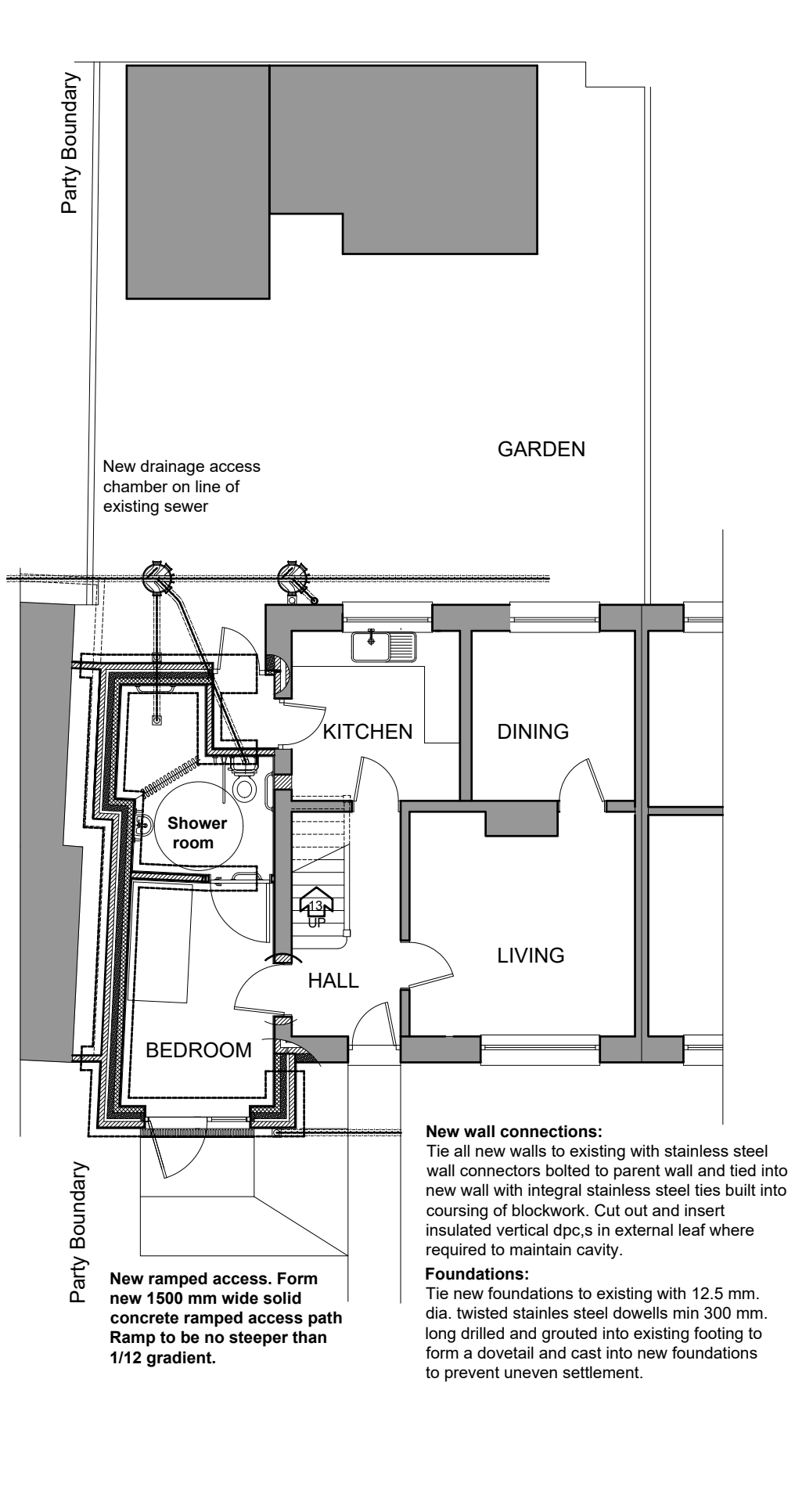
14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

EXISTING BLOCK PLAN
 AND LOCATION PLAN

Scale: 1/200 @ A3
 Date: OCT 2023
 DWG No. 23/392/07

REV DATE

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New cavity wall below DPC generally.
 350 mm. thick cavity walls consisting of 100 mm. thick solid concrete block with 150 mm wide cavity back filled with concrete to ground level max 225 mm below dampproof course and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) or similar specifically designed for 150 mm to 175 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.

Ground Floor Construction. U Value 0.12 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 manufacturer's specification for the location and purpose. New ground floor to be level with existing ground floor

Cavity wall above dpc, U Value 0.17 W/M²K
 350 mm. thick cavity walls consisting of rendered 100 mm thick dense concrete block external leaf 50 mm. clear cavity with 100 mm Kingspan Kooltherm K108 insulation or similar and 100 mm. thick Celcon Standard Insulation high strength 7.3 N/mm² block inner leaf. Render to be smooth self-coloured to appear similar to existing rendered external insulation 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 humidity resistant plasterboard on dabs or patent glue spot fixing.

Fix insulated cavity closers (150 mm Kingspan Kooltherm or similar) 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 Ancon ST1 Type 1 Tie to PD 6697 (Masonry Heavy Duty) with ferrules to support insulation or similar specifically designed for 150 mm to 175 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. Where expansion joints are required (10 to 12 metre centres in blockwork) Use compressible brick joint roll, Fillcrete or similar and Ancon 225 mm PPS movement joint slip ties with debonding sleeves, or similar, and weather seal with Sika Waterbar® or similar. Fix additional wall ties every course at all corners expansion joints 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 150 mm. cavities. Lintels to have insulated voids and integral cavity trays and minimum bearing of 150 mm. Fix additional bitumen or pvc trays in severe weather areas. Fix perpend joint weep holes in outer leaf at 600 mm. centres above all cavity trays. And over concrete lintels in outer leaf. Lintel schedule to be supplied to Building Control by the selected manufacturer 21 days prior to installation.

Existing external parent wall becoming internal wall.
 Strip off any external render in area of extension abutment and dry line parent wall. Form vertical insulated dpc to outer leaf of parent cavity wall at abutment with new extension cavity walls. Cut out to form cavity tray with flashing at abutment with extension roof. Roof fabric to be upturned under the abutment flashing. Make good to external insulated render around extension abutments.

Internal walls
 100 mm solid block loadbearing walls off foundations with integrated damp proof courses at floor membrane level. Fic 150 mm x 100 mm reinforced concrete lintels over door openings and dry line with 15 mm plasterboard and skim on patent fixing adhesive. Dry linings to be high density moisture resistant plasterboard in shower room. Form new openings in internal walls with 150 mm x 100 mm reinforced concrete lintels over. Reinforced concrete lintels to be manufactured in accordance with BS5977 and designed to BS8110 1997

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. Cut out and insert insulated vertical dpc,s in external leaf where required to maintain cavity.

Foundations:
 Tie new foundations to existing with 12.5 mm. dia. twisted stainless steel dowells min 300 mm. long drilled and grouted into existing footing to form a dovetail and cast into new foundations to prevent uneven settlement.

New ramped access. Form new 1500 mm wide solid concrete ramped access path Ramp to be no steeper than 1/12 gradient.

Alterations to existing.
 Remove external render to parent wall in area of extension and dry line with 15 mm plasterboard and skim on patent glue dabs. Form new insulated vertical damp proof course in outer leaf of existing cavity wall

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

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

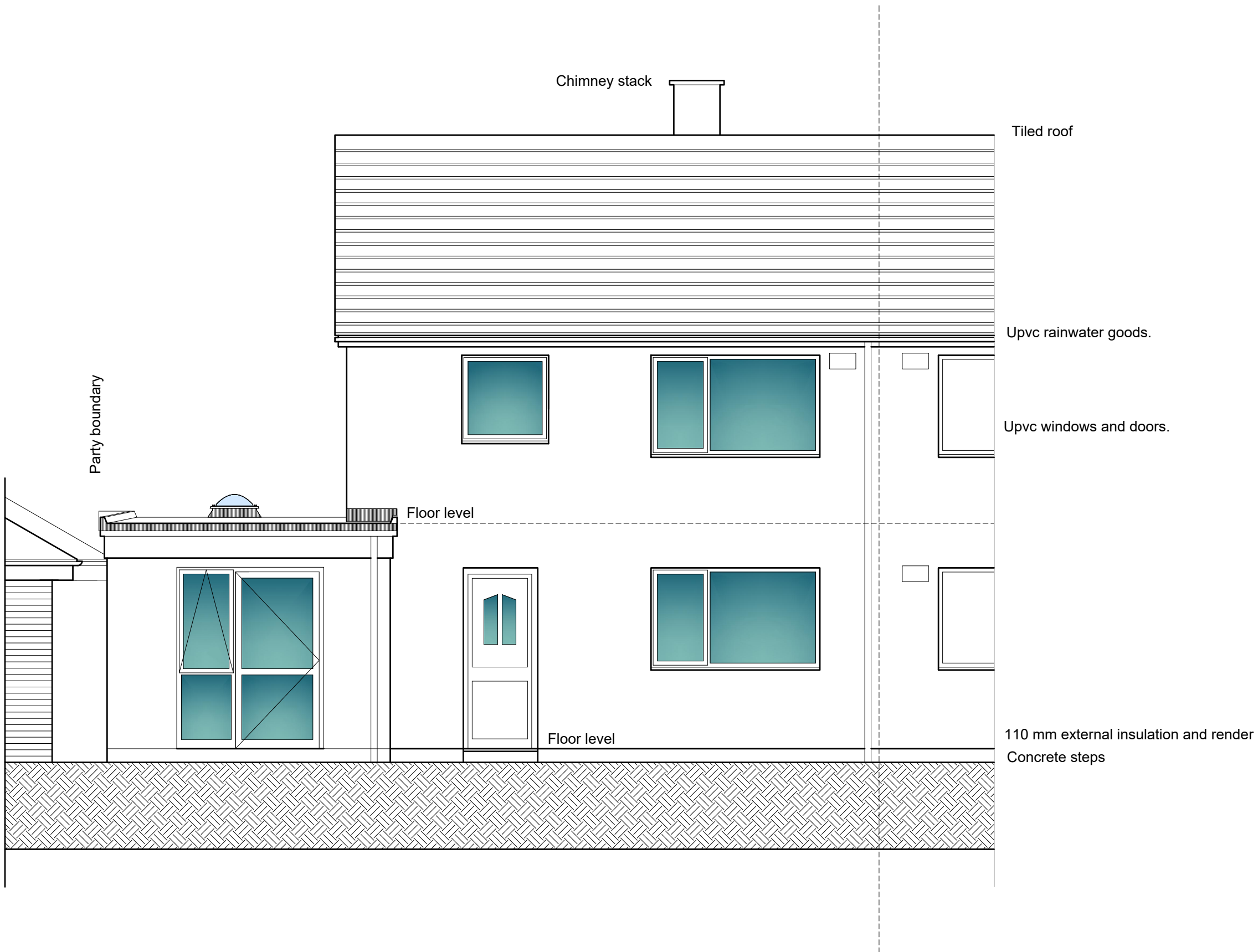
PROPOSED GROUND FLOOR

REVISED SCHEME PROVISIONAL SKETCH

Scale: 1/100 1/50 @ A3
 Date: OCT 2023
 DWG No. 23/392/08

REV DATE

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Tiled roof

Upvc rainwater goods.

Upvc windows and doors.

110 mm external insulation and render
Concrete steps

Chimney stack

Party boundary

Floor level

Floor level

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															

14 CROASDALE AVE MIREHOUSE
WHITEHAVEN CUMBRIA CA28 9SN
For KETON FOX

PROPOSED FRONT
ELEVATION

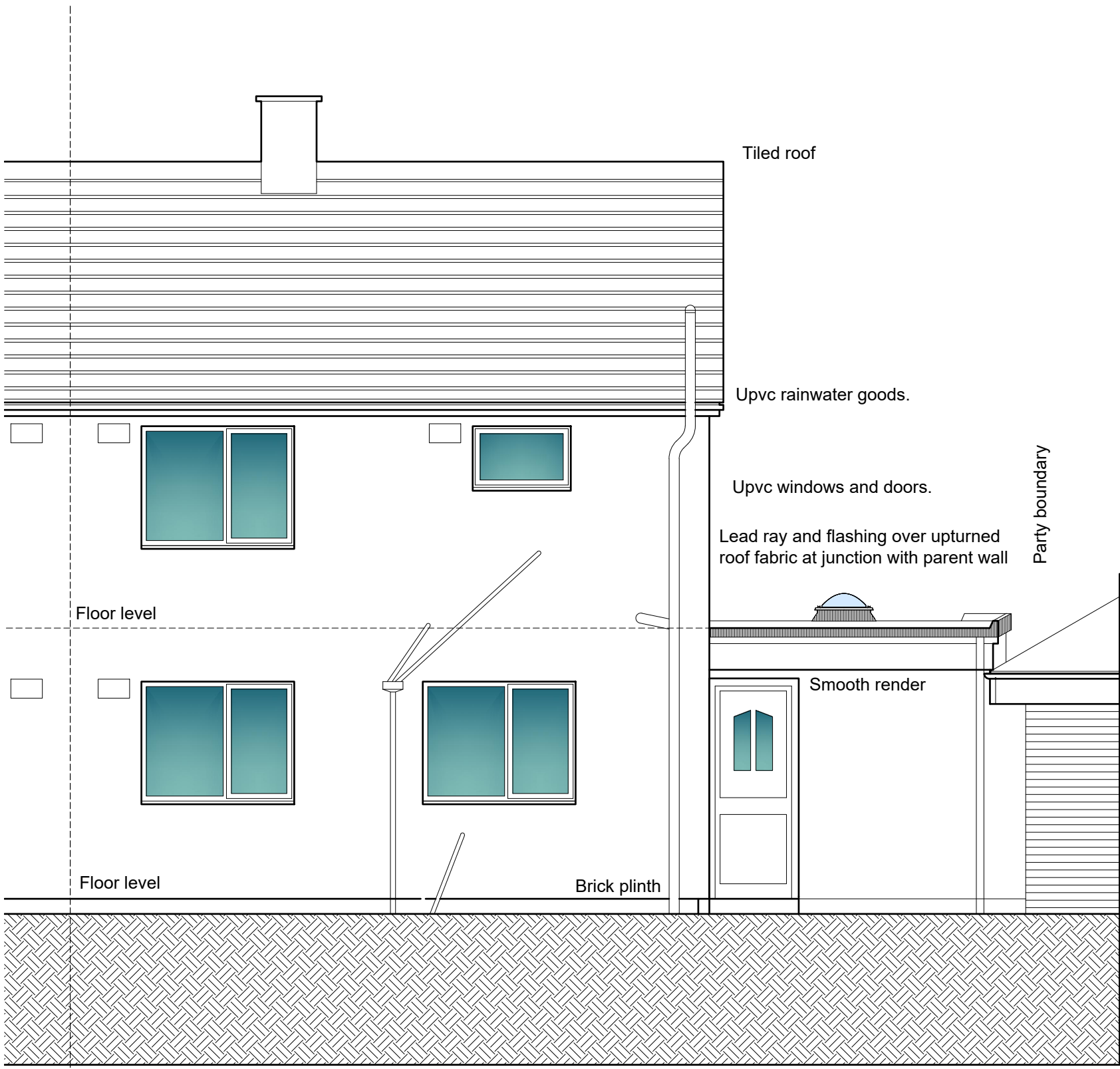
REVISED SCHEME
PROVISIONAL SKETCH

Scale:
Date:
DWG No.

1/50 @ A3
OCT 2023
23/392/09

REV
DATE

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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															

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

PROPOSED REAR
 ELEVATION

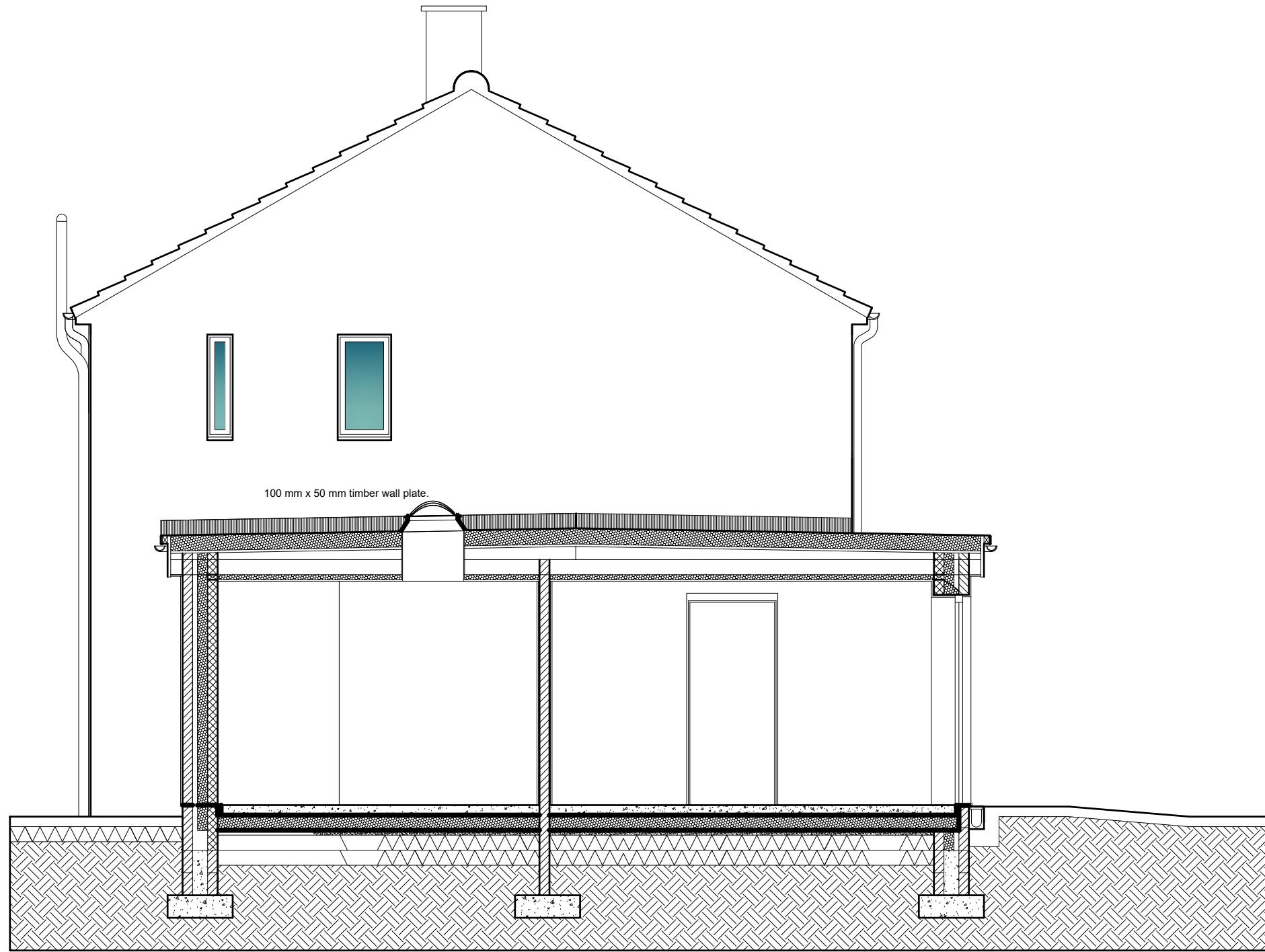
REVISED SCHEME
 PROVISIONAL SKETCH

Scale:
 Date:
 DWG No.

1/50 @ A3
 OCT 2023
 23/392/10

REV
 DATE

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 geoffreywallaceltd@gmail.com



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 or similar adhered to 500 gauge vapour barrier 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 extension to the rainwater gutter downpipe and yard gully at minimum gradient of 1 in 40 fall or as otherwise recommended by the fabric manufacturer.

Roof Structure

Roof to have minimum 1 in 40 falls along the roof to the rainwater gutter. Roof structure to be minimum 50 mm x 50 mm timber tapering timber firrings on 220 mm x 72 mm C16 timber flat roof joists at 400 mm centres and 195 mm x 47 mm 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. Fix solid strutting at centre span of joists. Overlap joists at central load bearing wall support and securely fix joist ends together.

Flat roof lantern and light tubes.

VELUX Flexible Sun tunnel TCF.

Ceiling linings

25mm/12.5mm (15mm) combination insulation and plasterboard and skim ceiling with 3 mm plaster skim finish.

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.

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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															

14 CROASDALE AVE MIREHOUSE
WHITEHAVEN CUMBRIA CA28 9SN
For KETON FOX

PROPOSED SECTIONAL
ELEVATION

REVISED SCHEME
PROVISIONAL SKETCH

Scale:
Date:
DWG No.

1/50 @ A3
OCT 2023
23/392/13

REV
DATE

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Architectural Design and Technology
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geoffreywallaceltd@gmail.com



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	5.0 metres	4.0	3.0	2.0	1.0	0.5	0.2	0.1	0.0	

14 CROASDALE AVE MIREHOUSE
 WHITEHAVEN CUMBRIA CA28 9SN
 For KETON FOX

PROPOSED BLOCK PLAN

REVISED SCHEME
 PROVISIONAL SKETCH

Scale: 1/200 @ A3
 Date: OCT 2023
 DWG No. 23/392/14

REV DATE

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