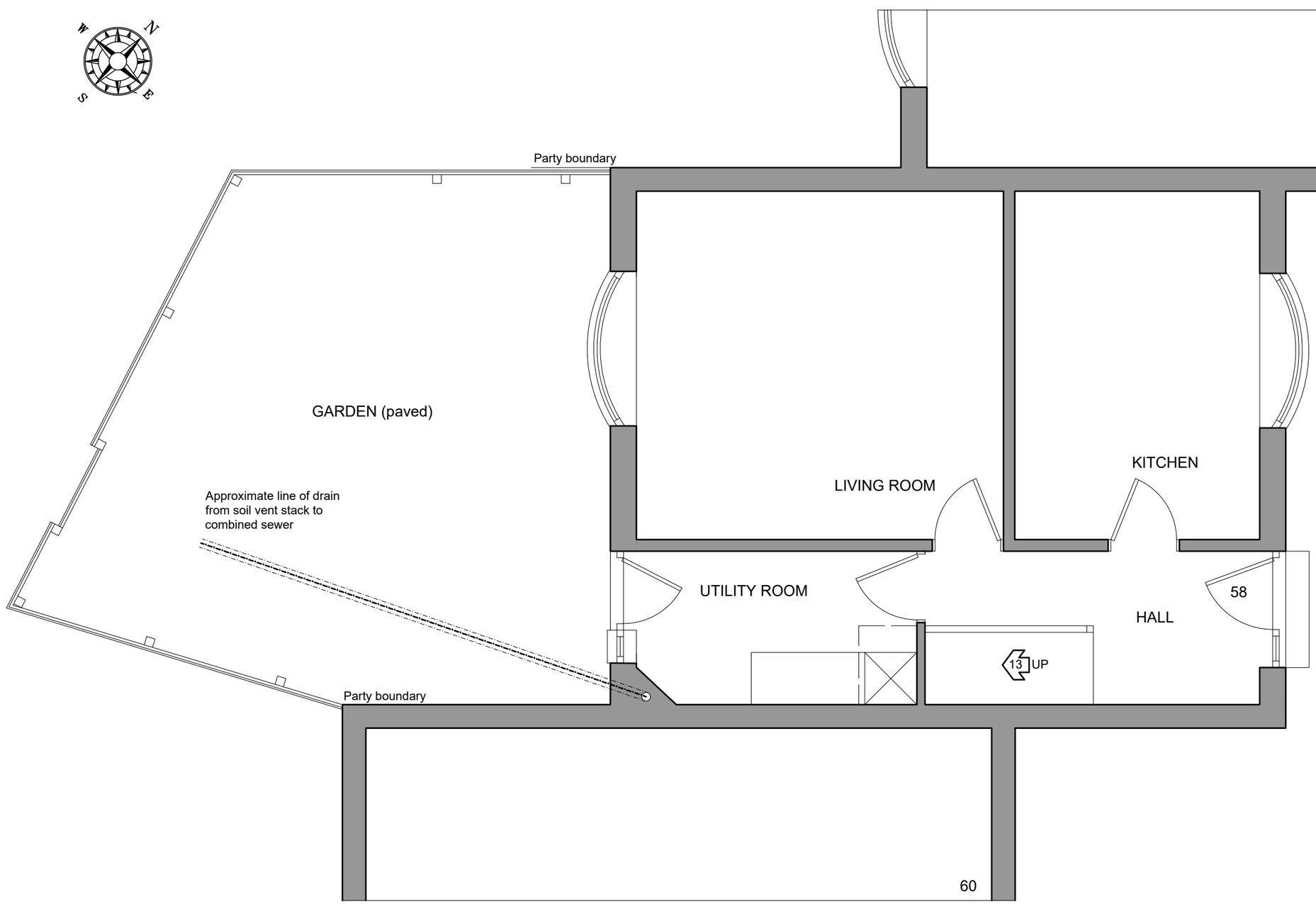
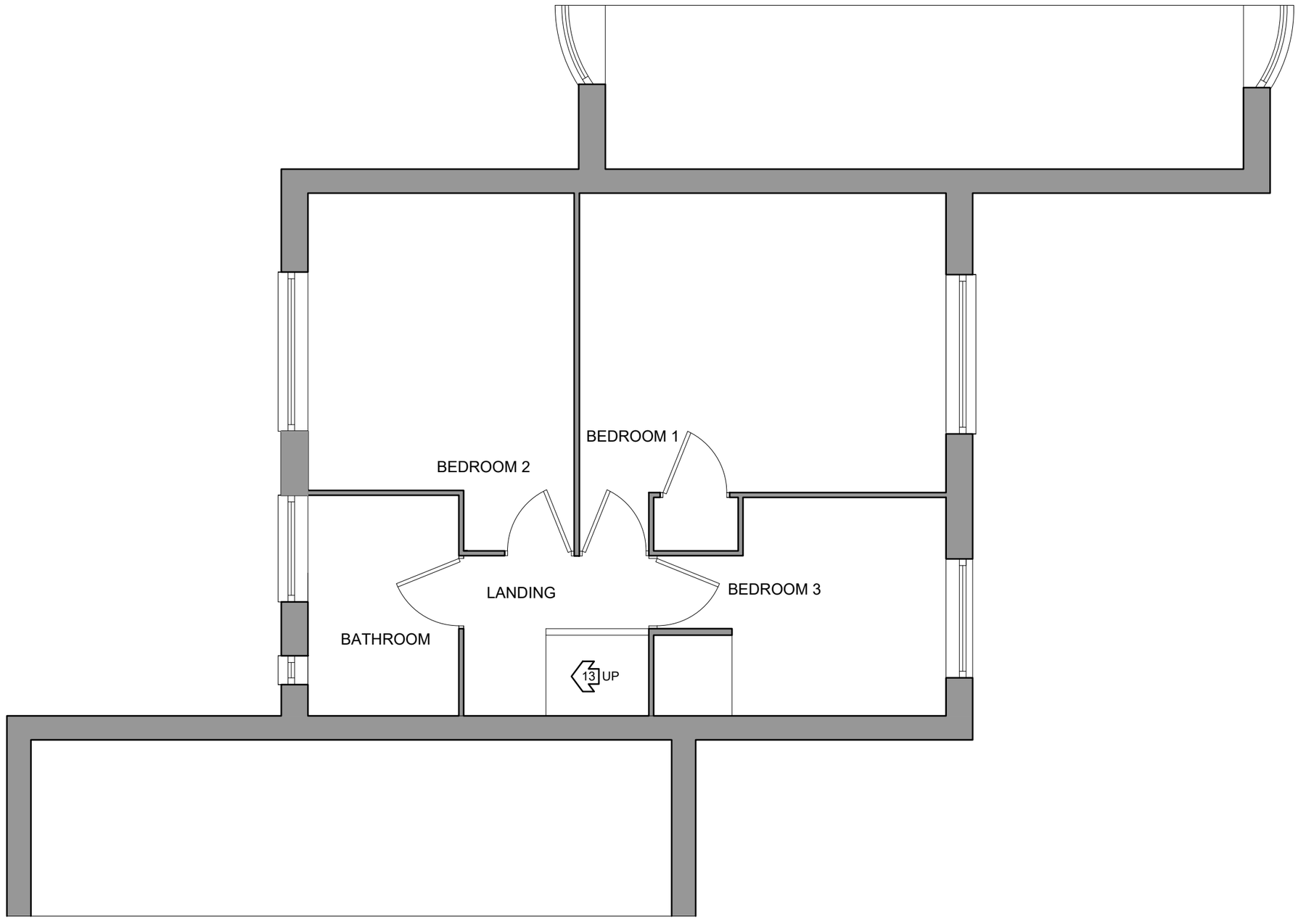


LOCATION PLAN 1/250 Scale

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		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										

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	SURVEY EXISTING GROUND FLOOR PLAN. GENERAL ARRANGEMENT		Scale: Date: DWG No.	1/50 @ A3 NOV 2023 19/0394/01	REV Date

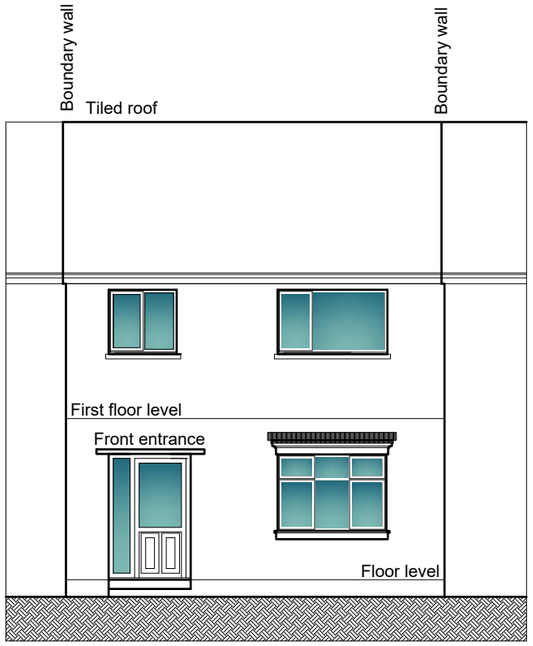
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



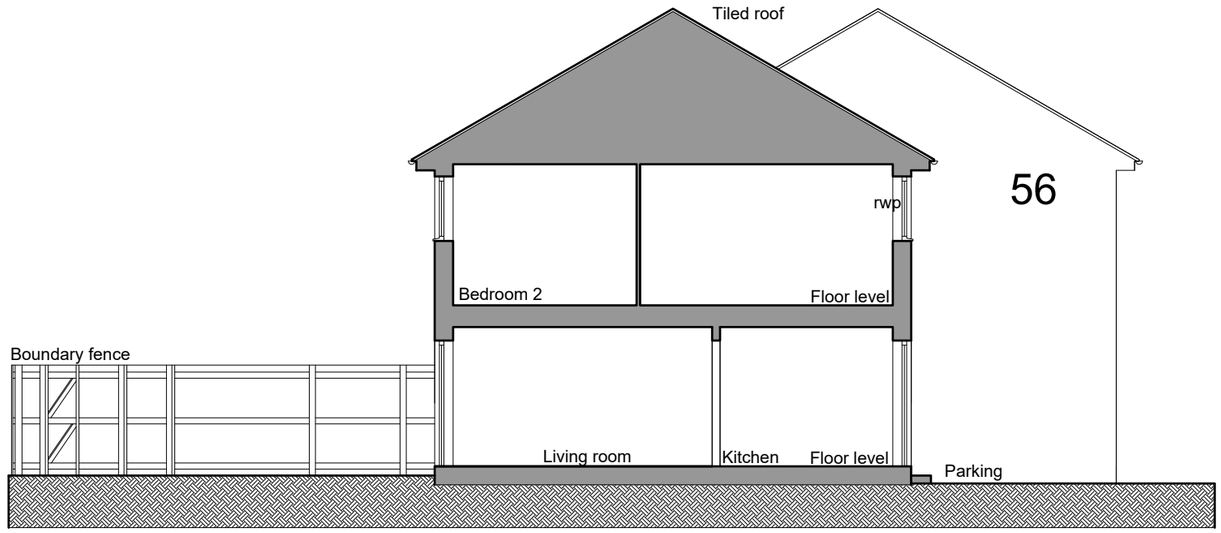
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR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

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	SURVEY EXISTING GROUND FLOOR PLAN. GENERAL ARRANGEMENT		Scale: Date: DWG No.	1/50 @ A3 NOV 2023 19/0394/02	REV Date

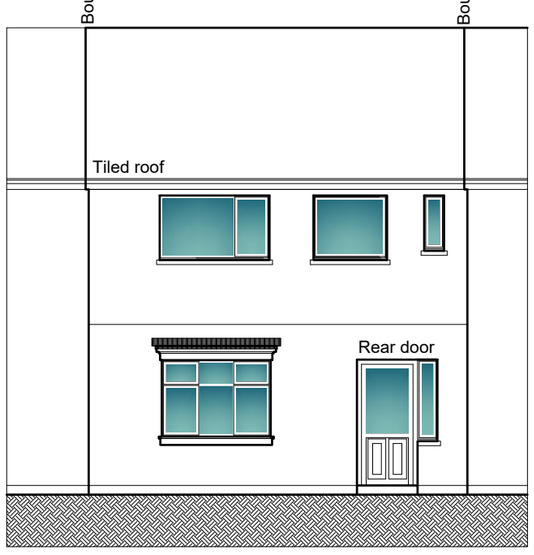
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



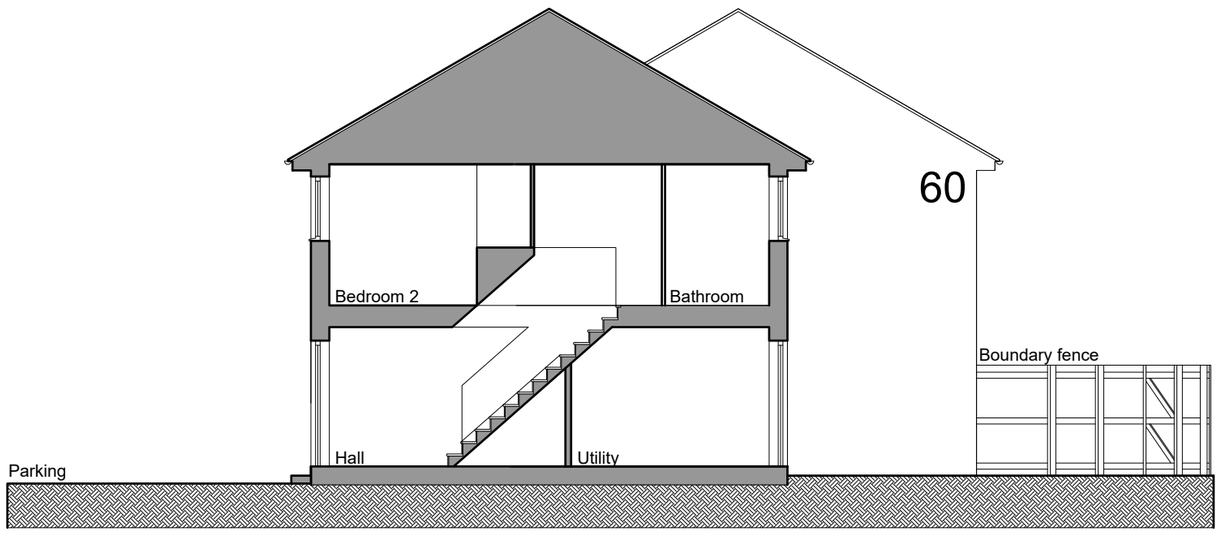
FRONT ELEVATION



SIDE ELEVATION (SECTION)



REAR ELEVATION



SIDE ELEVATION (SECTION)

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											

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	EXISTING ELEVATIONS		Scale: 1/100 @ A3 Date: NOV 2023 DWG No. 19/0394/03	REV Date

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

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 and the service provider (United Utilities).
Where existing drains/sewers pass under the area of new construction, the drains should be excavated for inspection in the presence of Building Control to establish if they are fit for the purpose, should the drains be suitable, they are to be surrounded with a 150 mm diameter concrete sleeve with Flexcell expansion joints at every pipe junction.
Where these drains are sewers under the control of the utility services provider (United Utilities Limited)
The employer is to enter into a Building over agreement with the service provider and meet their specification for building over the sewer.

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 falls. 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 preformed 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 preformed 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 new drains pass under the area of new construction the drains are to be surrounded to a minimum 150 mm concrete sleeve with Flexcell expansion joints at every pipe junction. 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.

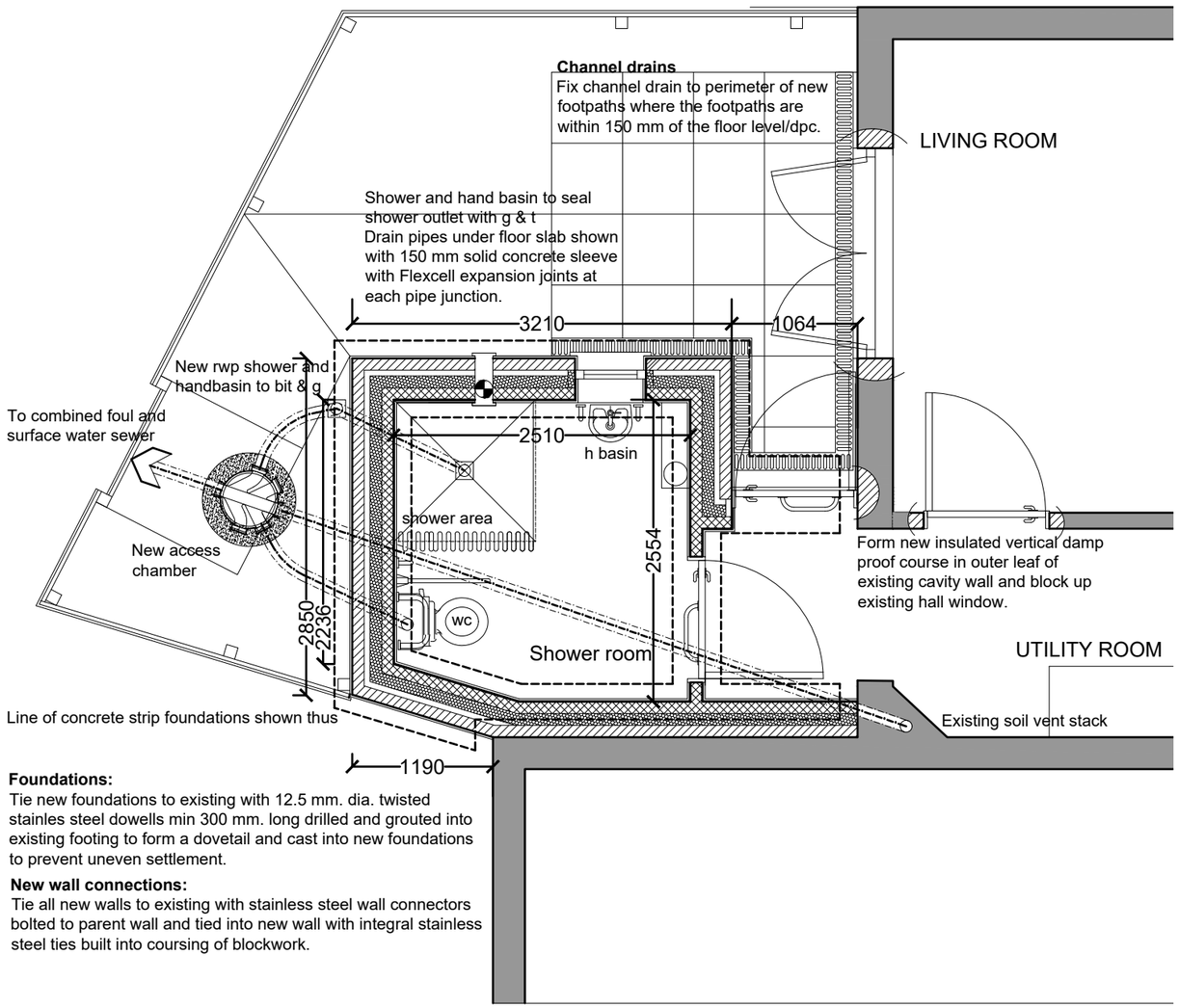
All drain lines are diagrammatic, and the final layout should be agreed on site with the Building Control Department.

Foul Drainage

New toilet shower and handbasin to modified foul drains new connections to back inlet trapped gullies to new access chambers to existing sewer.

Surface Water Drainage
Connect rainwater to existing drains/sewers.

Landscaping
Take up and remove existing paving to allow for new extension and landscaping. Reduce to formation level and lay new raised paved terrace and ramps to rear gate entrance.
New ramped access.
Form new 1200 mm wide solid concrete ramped access path from rear garage court to new level landing at new doors and access to living room. Ramp to be no steeper than 1/12 gradient.



Foundations:
Tie new foundations to existing with 12.5 mm. dia. twisted stainles 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 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.

Ground Conditions
No ground condition or survey has been carried out. The site will be reduced to formation level for full inspection of the existing terrain by Building Control to confirm the site conditions and designed foundations are suitable.
Services. Existing Gas and Electric and Water services are to be isolated from the mains entry points prior to the works commencement. Where the mains entry points are to be modified this should be carried out strictly to the design and specification of the service provider by an approved contractor.
Foundations
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.
Site Enablement
Reduce ground levels in area of works and set aside material excavated for reuse landscaping the garden and drive. Remove from site any unused materials
Where drains and underground service are uncovered, they should be checked and recorded.
New extension.
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 the top of concrete must be minimum 450 mm. below the finished ground level. Strip foundations to be generally 640 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 minimum 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 C20P as described in tables 1 and 2 of BS EN 206:2013 + A1:2016 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 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 coursing.
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.
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.
The Radon UK map indicated that levels of radon are between 10 and 30%
Allow for flooring finish thickness on 150 mm concrete floor slab on 500 gauge Visqueen vapour barrier on 100 mm Celotex GA4000 floor insulation slabs on Visqueen Radon R400 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 Radon Barrier is to overlap D.P.C. in inner leaf and be continuous across the cavity into the outer leaf of external walls to form a permanent damp and radon gas barrier. All radon gas barriers, 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. Cavity insulation is to extend 215 below the damp proof course.
Allow for recess in shower room floor for wet room indent and floor gully and trap.
Floor and wall finishes to be Cumberland Council standard specification unless otherwise advised.

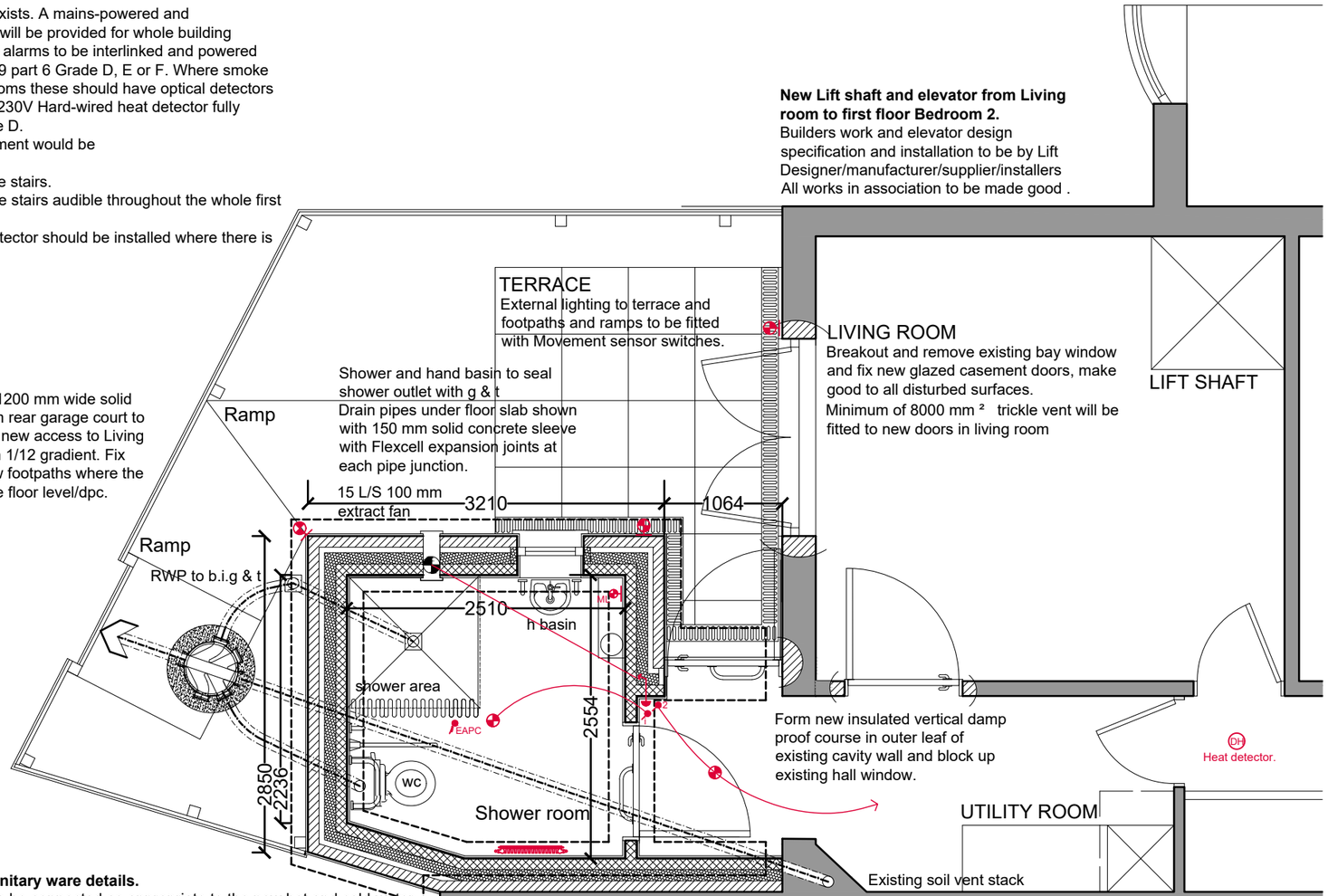
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR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

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	GROUND FLOOR PLAN SUB STRUCTURE AND DRAINS		Scale: Date: DWG No.	1/50 @ A3 NOV 2023 19/0394/04	REV Date

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

Fire Protection.
Where no fire protection system exists. A mains-powered and inter-connected fire alarm system will be provided for whole building protection. Mains-powered smoke alarms to be interlinked and powered from a light fitting and fulfil BS5839 part 6 Grade D, E or F. Where smoke detectors are used within living rooms these should have optical detectors or heat detectors should be fitted 230V Hard-wired heat detector fully conforming to BS 5839 Pt 6 Grade D.
The minimum alarm point requirement would be
Heat detection in the kitchen.
Smoke detection at the base of the stairs.
Smoke detection at the head of the stairs audible throughout the whole first floor.
In addition, a carbon monoxide detector should be installed where there is a fire in the living room.

New ramped access. Form new 1200 mm wide solid concrete ramped access path from rear garage court to new level landing and terrace and new access to Living room. Ramp to be no steeper than 1/12 gradient. Fix channel drains to perimeter of new footpaths where the footpaths are within 150 mm of the floor level/dpc.



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 overflow. 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.

Shower Room Design.
The shower room be designed by bathroom designers or the occupational therapist to cover client specific need all designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations.
All appliances are to be from one suppliers Document M range to meet the total client accessibility requirement.
Connect sanitary ware to existing hot and coldwater supplies and modified waste and drainage systems.
Where a power shower is provided allow for a suitable fused spur isolator and switch.
Allow for supply and fix wall finishes and floor finishes with integral upturned skirting to floor covering. Specifications for manufacturer supplier colour etc by Cumberland County Housing Renewals department.

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.

	Lighting.		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.	6	Consumer fuse box.
MS	Recessed downlight. Mini spot.		Shaver spur.
	Light switch (450 / 1200 above FFL)		Shaver spur with light and pull switch.
2	2 way light switch (450 / 1200 above FFL)		Central heating control point/ programmer.
	Pull cord light switch (Ceiling mounted.)		Clock / timer.
I	Illuminated light switch (450 / 1200 above FFL)		Doorbell.
	Isolator switch. (Power or lighting.)	15	15 l/s extractor fan.
	Power.	30	30 l/s extractor fan.
Lamp	5 Amp Lighting Circuit.	60	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)	EAPC	Emergency alarm pull cord

Alterations to existing.
Remove external render to parent wall in extension and dry line with 15 mm plasterboard and skim on patent glue dabs.
Remove utility door and frame and enlarge opening between Utility and new passage to improve wheelchair access.

Party walls.
Where works affect the party wall and party structures all works to be carried out to the terms of the Party Wall agreements with each neighbour to an agreed time table.

Party Wall.
Take all new foundations down to minimum level of existing parent dwelling foundation and tie as described elsewhere. Where for any reason the adjacent extension foundations are not as deep as the parent dwelling trench fill from lower level of parent dwelling foundation to head of adjacent extension foundation.
Make good to party boundary fence and any other remedial works required to meet the terms of the Party Wall agreement.

Cavity wall construction. U Value 0.18 W/M²K
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 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.
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 at abutment with extension roof. Roof fabric to be upturned under the abutment flashing. Block up unrequired window in existing hall and make good.

Building Regulations Part G Water.
Wholesome water will be provided from the mains supplier in the main road, metered by the service provider United Utilities Limited.
All sanitaryware is to be from a range designed to reach sustainable Code 3 for water efficiency to achieve standard water usage of not more than 125 litres per person per day fitted with a flow restrictor to achieve the same rate..
Within 5 days of practical completion the applicant should have provided the water efficiency calculations proving the water usage of the dwelling complies with the regulations.

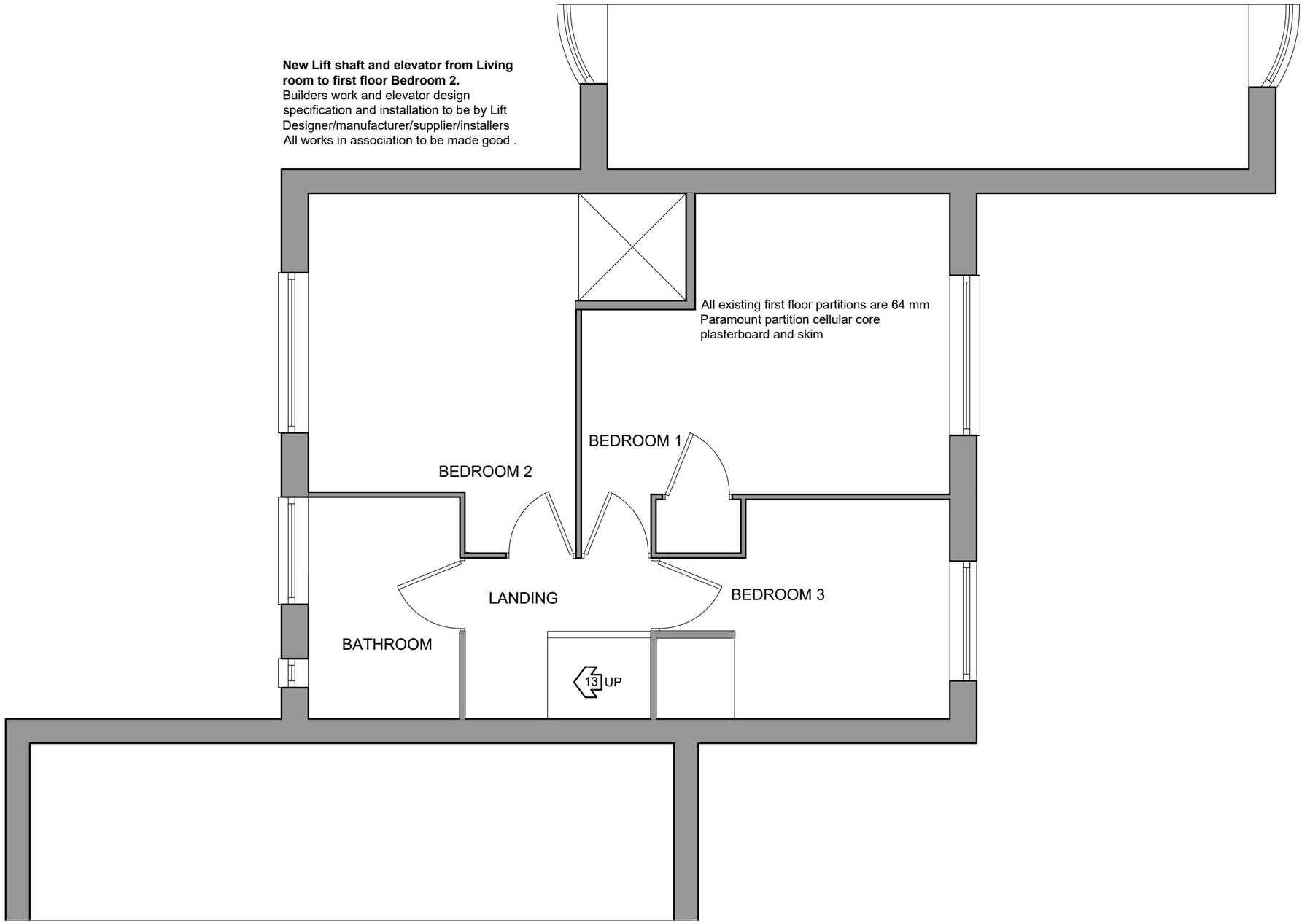
Part J Heating and flues
DescriptionThe existing gas central heating system will be extended to include for additional radiators and towel rail in the shower room and ground floor bedroom.
Gas
All works carried out to the gas supply and heating systems are to be carried out, commissioned, and registered by a suitably qualified gas installer in a “Gassafe” self-registration scheme.The existing gas boiler is located in the Kitchen. The existing gas boiler installation is to be checked for compliance with current legislation safety and capacity to carry out the additional requirement.
Where the existing system is unsuitable fit new wall mounted gas condensing combination boiler with fan assisted balanced flue, Baxi Duo-tec Combi -40 HEA or similar, the manufacturer to be confirmed at installation. The boiler is to be timer and zone controlled and will be switched "off" when not in use. The boiler should type A efficiency type min. SEDBUK rating of 90% with SAP 2009 seasonal efficiency with full zone control (time and temperature) and programmer, interlock and weather compensation. Heating will be under floor at ground level and radiators with TRV's at first floor. The controls package is to comply with the Domestic Building Services Guide. Hot water temperatures to baths only are to be controlled by blending or other appropriate devices to less than 48 °C at output.
The heating specification is designed to comply, where a different system is installed, it should meet or exceed the performance specification of the above with regard to Part L of the building regulations.
Building Regulations note. A notice plate as described on The Building Regulations Section J Part 1.56 diagram 19 should be displayed about the flue.

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											

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	FLOOR PLAN GENERAL ARRANGEMENT		Scale: 1/50 @ A3 Date: NOV 2023 DWG No. 19/0394/04	REV Date

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

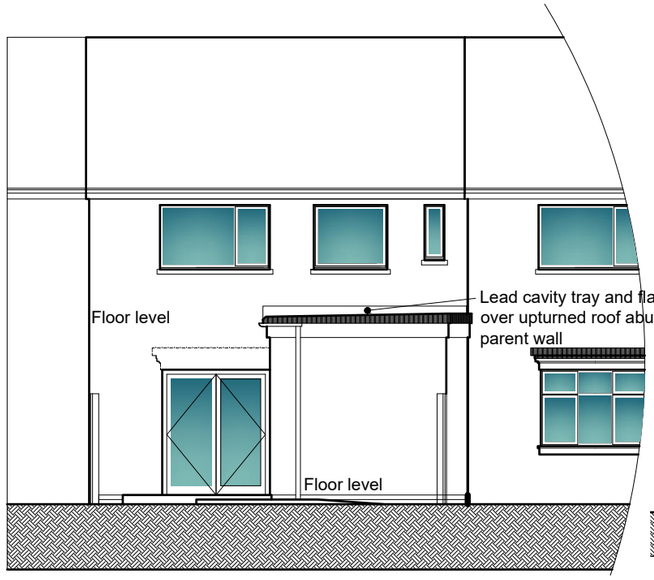


Building Regulations Only. Named products.
Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.

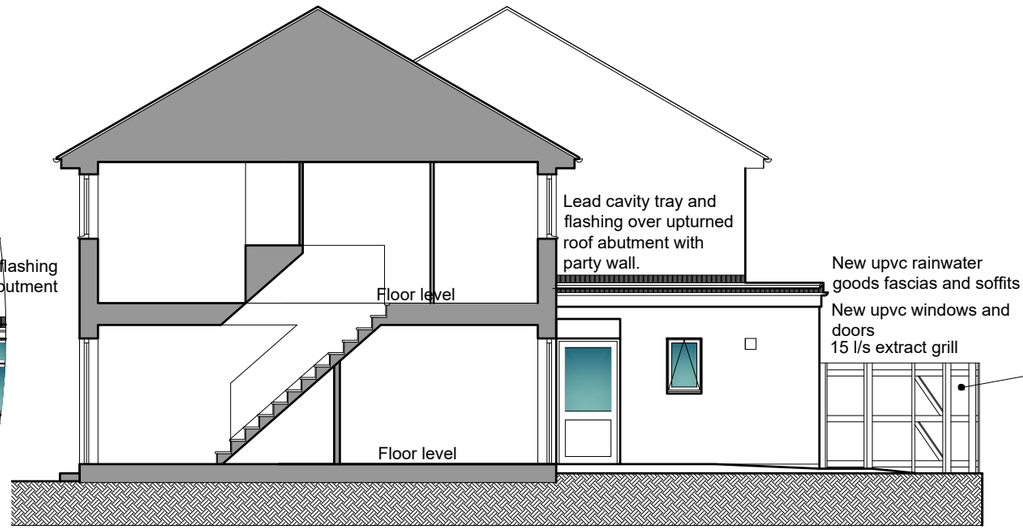
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR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

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	FIRST FLOOR PLAN GENERAL ARRANGEMENT	Scale: 1/50 @ A3 Date: NOV 2023 DWG No. 19/0394/06	REV Date

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

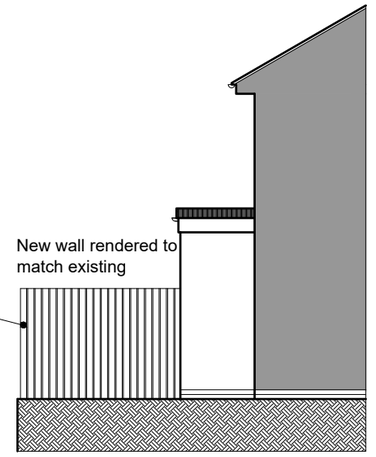


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Party Wall Act.
All works to party structures are to be fully agreed as recommended by the Party Wall Act 1996.



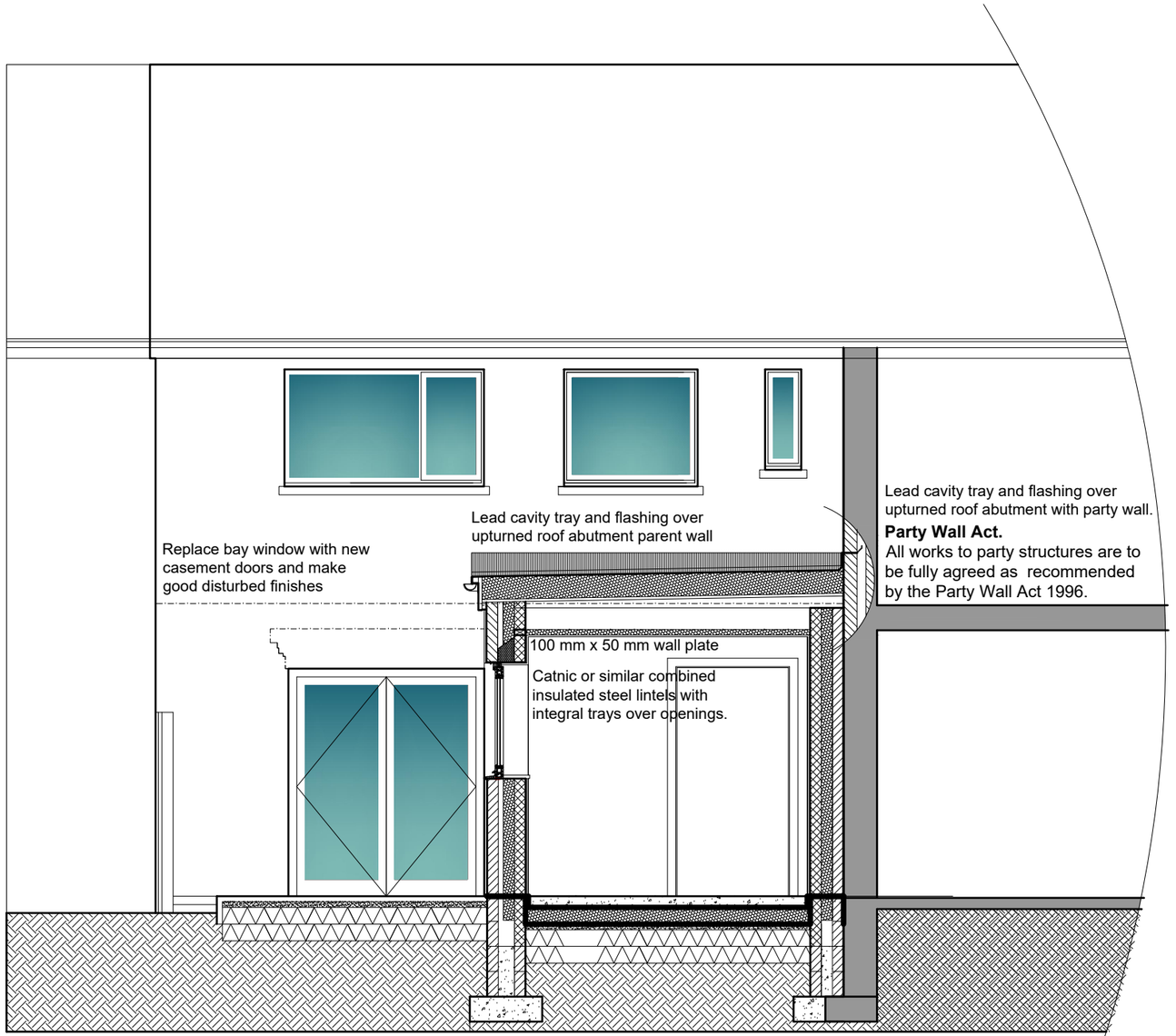
PROPOSED SIDE ELEVATION

Windows and doors
All new windows and doors are to be upvc framed double glazed to match existing (reuse existing where practical and economical. Fit safety glass 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 Wm^2K. Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with air tight 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. Fit windows with trickle ventilation at a ratio of 500 sq mm. of vent per metre of floor space throughout habitable rooms.

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											

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	PROPOSED ELEVATIONS		Scale: Date: DWG No.	1/100 @ A3 NOV 2023 19/0394/07	REV Date

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



Landscaping
Take up and remove existing paving to allow for new extension and landscaping. Reduce to formation level and lay new raised paved terrace and ramps to rear gate entrance.

Party Wall Act.
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.

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 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 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.

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.

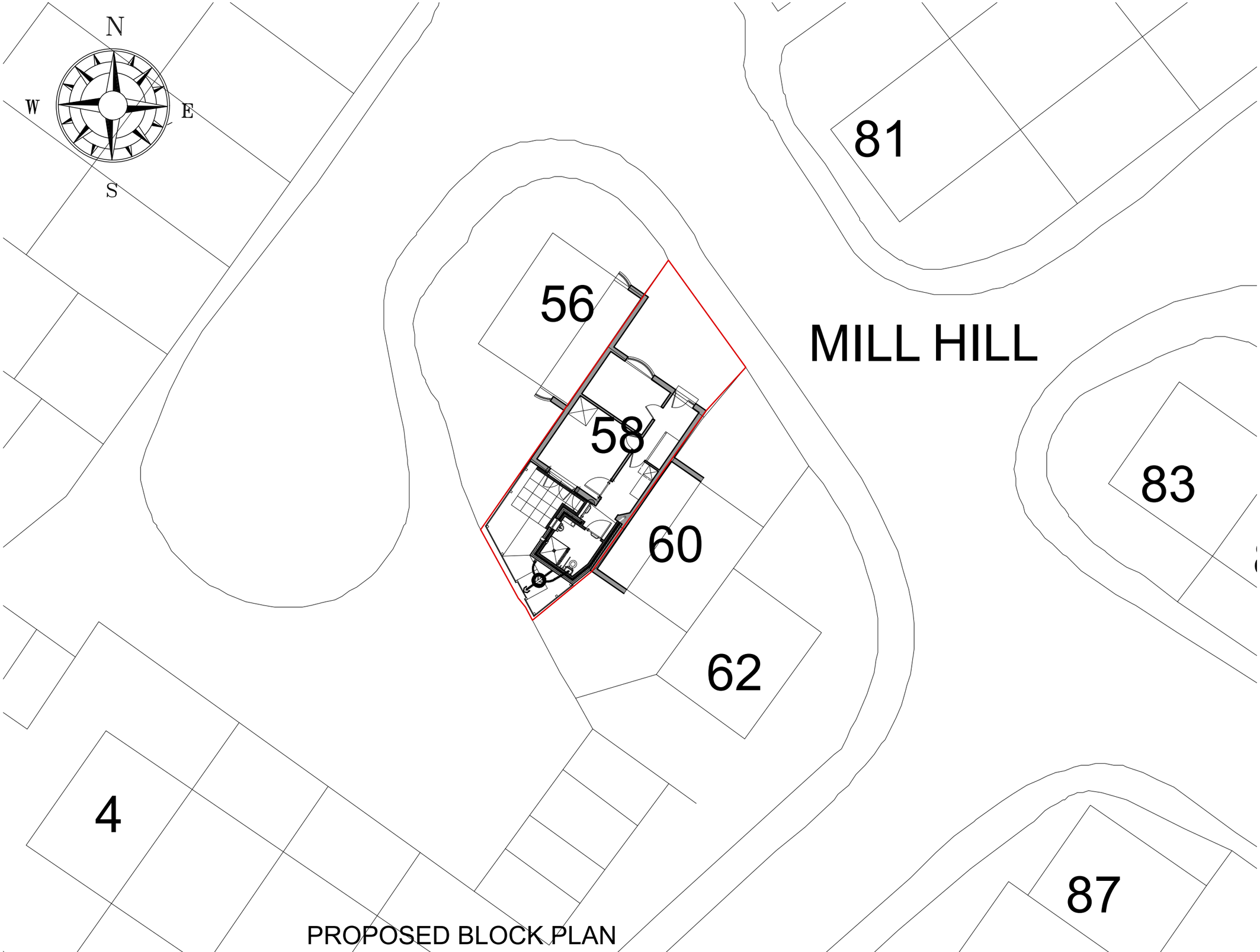
New cavity wall adjacent to existing party wall.
This wall is unexposed. Cavity wall construction. U Value 0.18 W/M²K
Cavity wall above dpc, U Value 0.17 W/M²K
300 mm. thick cavity walls consisting of rendered 100 mm thick dense concrete block external full cavity with 100 mm Kingspan Kooltherm K108 insulation or similar and 100 mm. thick Celcon Standard Insulation high strength 7.3 N/mm² block inner leaf. 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. 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 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 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.

PROPOSED SECTIONAL 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											

58 MILL HILL CLEATOR MOOR CUMBRIA CA25 5SN FOR MRS SUSAN PARISH	PROPOSED SECTIONAL ELEVATION	Scale: 1/50 @ A3 Date: NOV 2023 DWG No. 19/0394/08	REV Date

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



PROPOSED 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		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										

58 MILL HILL CLEATOR MOOR CUMBRIA
CA25 5SN FOR MRS SUSAN PARISH

BLOCK PLAN

Scale: 1/50 @ A3
Date: NOV 2023
DWG No. 19/0394/09

REV
Date

Geoffrey Wallace FCSD MCIAT
Architectural Design and Technology
Hunter How Beckermet Cumbria CA21 2YF
Tel 01946 841 398 mob 07816046756
geoffreywallaceltd@gmail.com