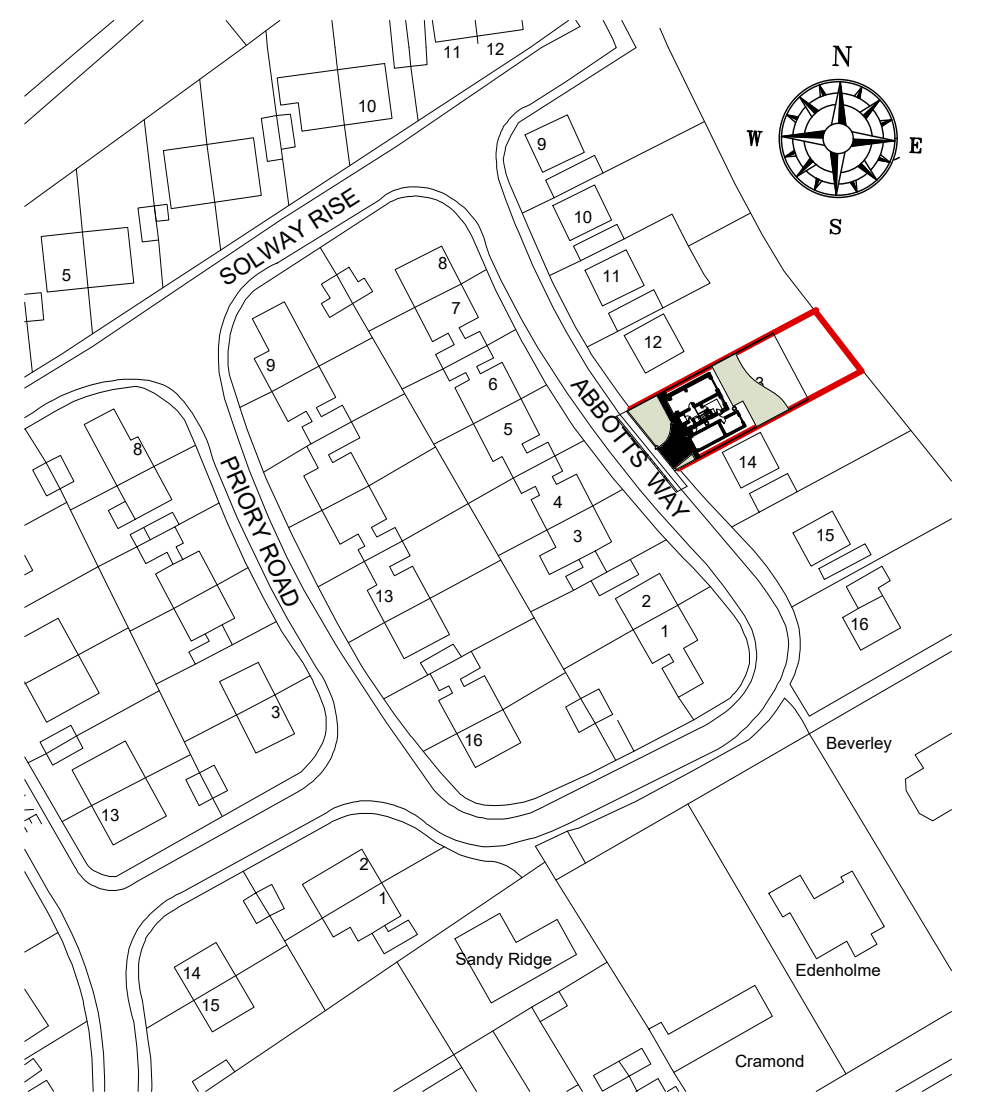




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Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com





LOCATION PLAN 1/1250 Scale

BLOCK PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	8000.0 metres	7000.0	6000.0	5000.0	4000.0	3000.0	2000.0	1000.0	0.0	

13 ABBOTTS WAY ST.BEES CUMBRIA
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ALLEN

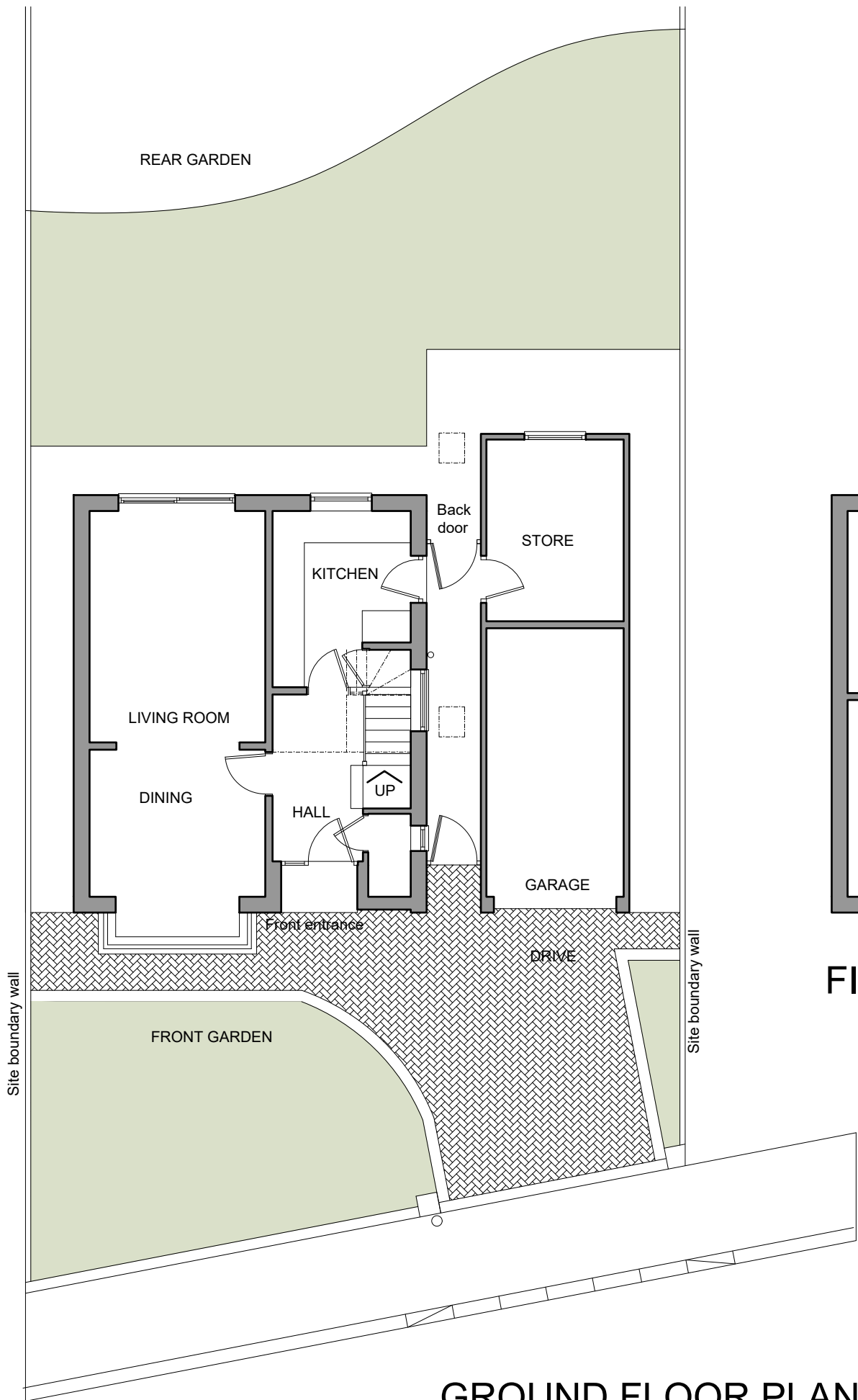
ALTERATIONS AND
EXTENSION

EXISTING BLOCK PLAN &
LOCATION PLAN

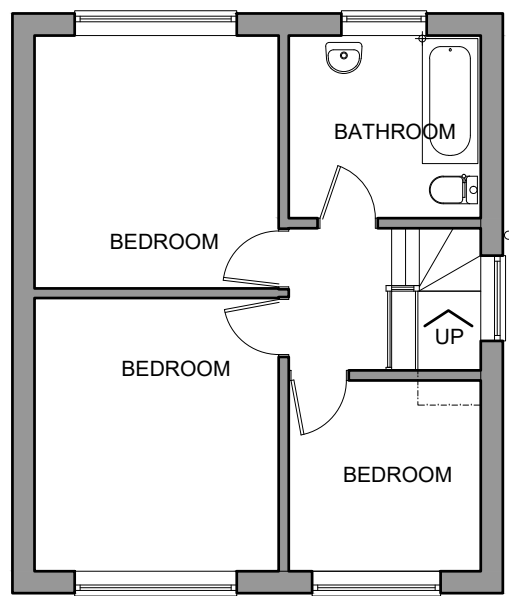
Scale: 1/200 @ A3
Date: FEB 2023
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GROUND FLOOR PLAN



FIRST 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															

13 ABBOTS WAY ST.BEES CUMBRIA
CA27 0DD FOR MR AND MRS PETER
ALLEN

ALTERATIONS AND
EXTENSION

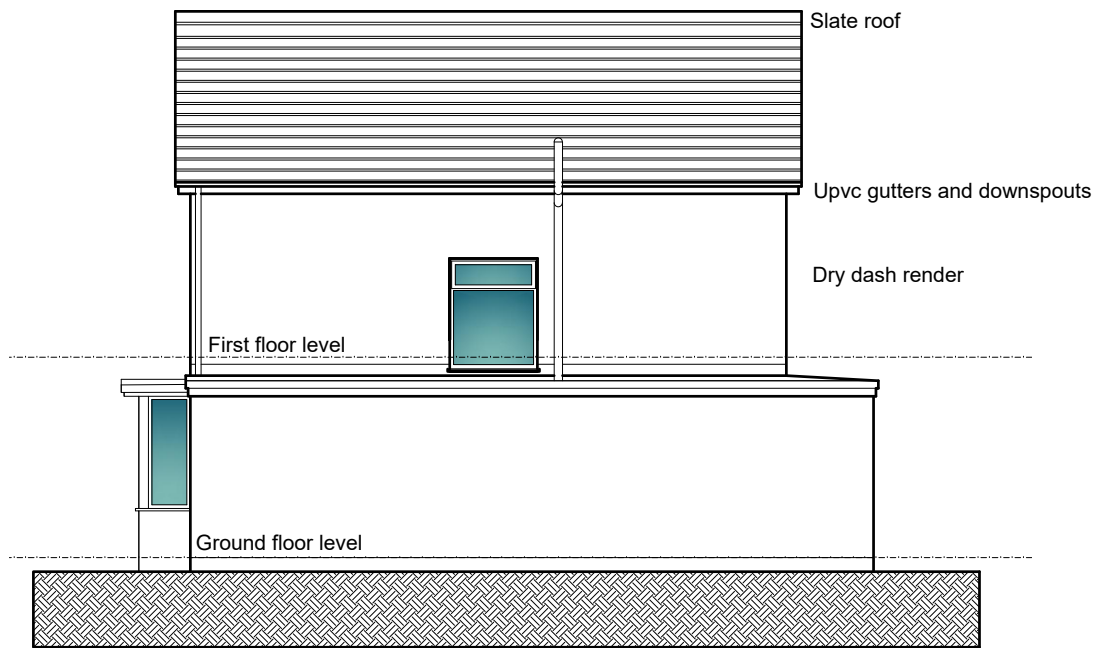
EXISTING GROUND
AND FIRST FLOOR
PLANS

Scale:
Date:
DWG No.

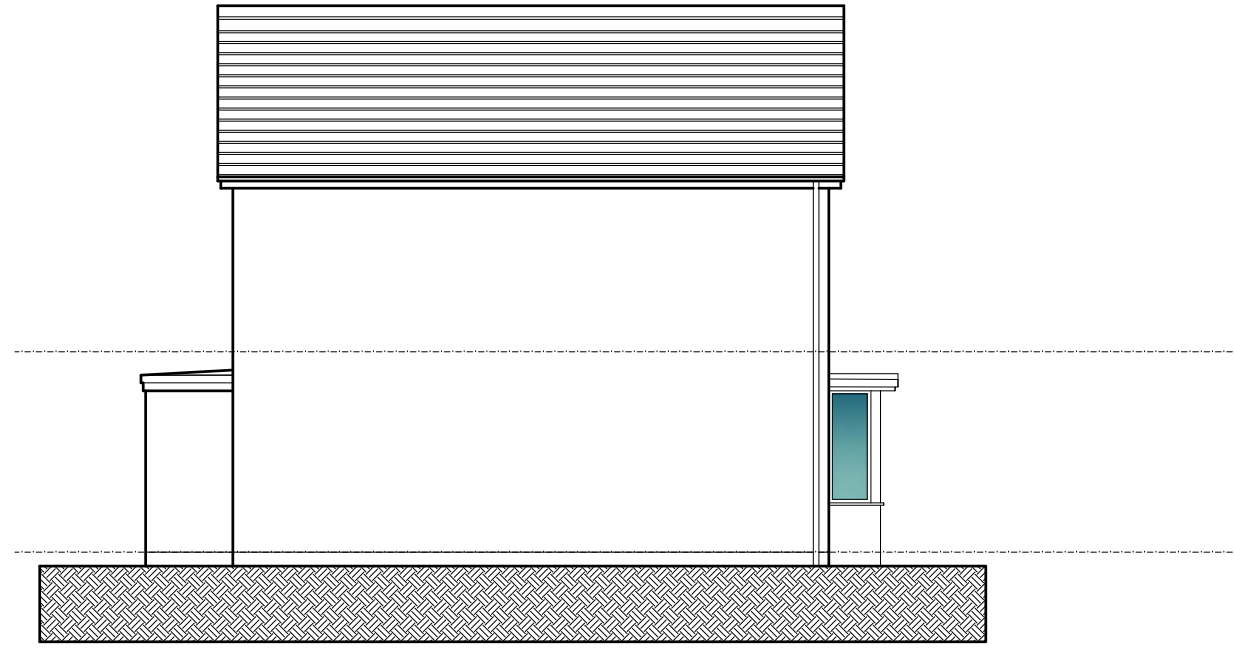
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FEB 2023
22/0370/02



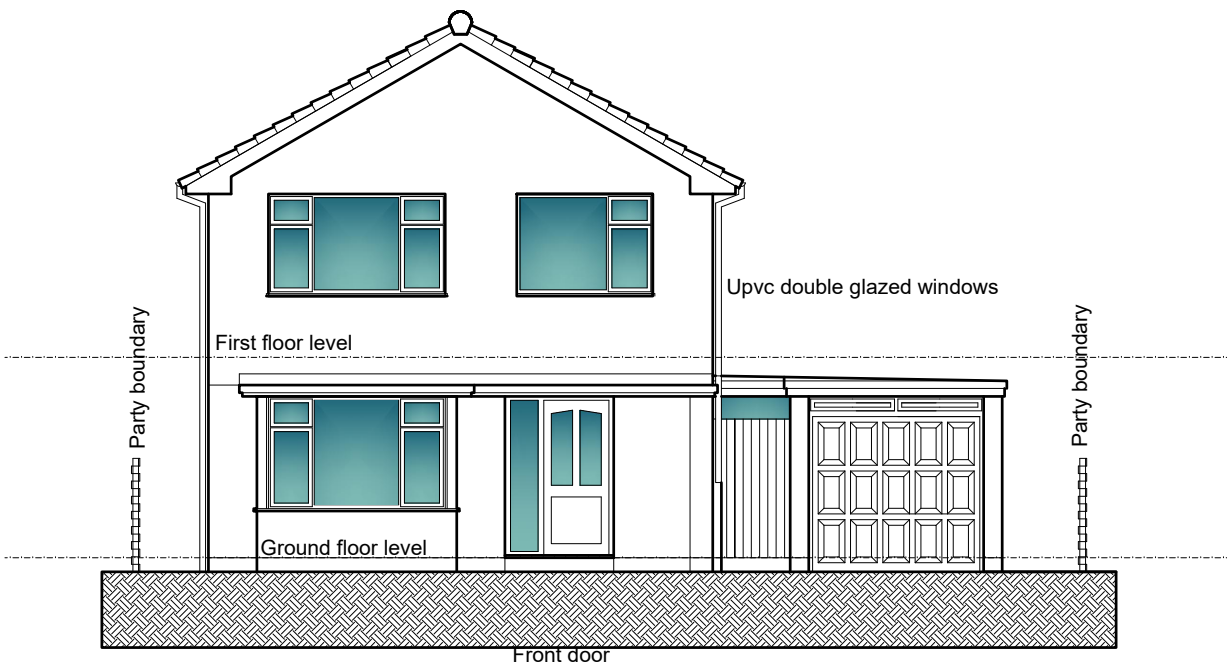
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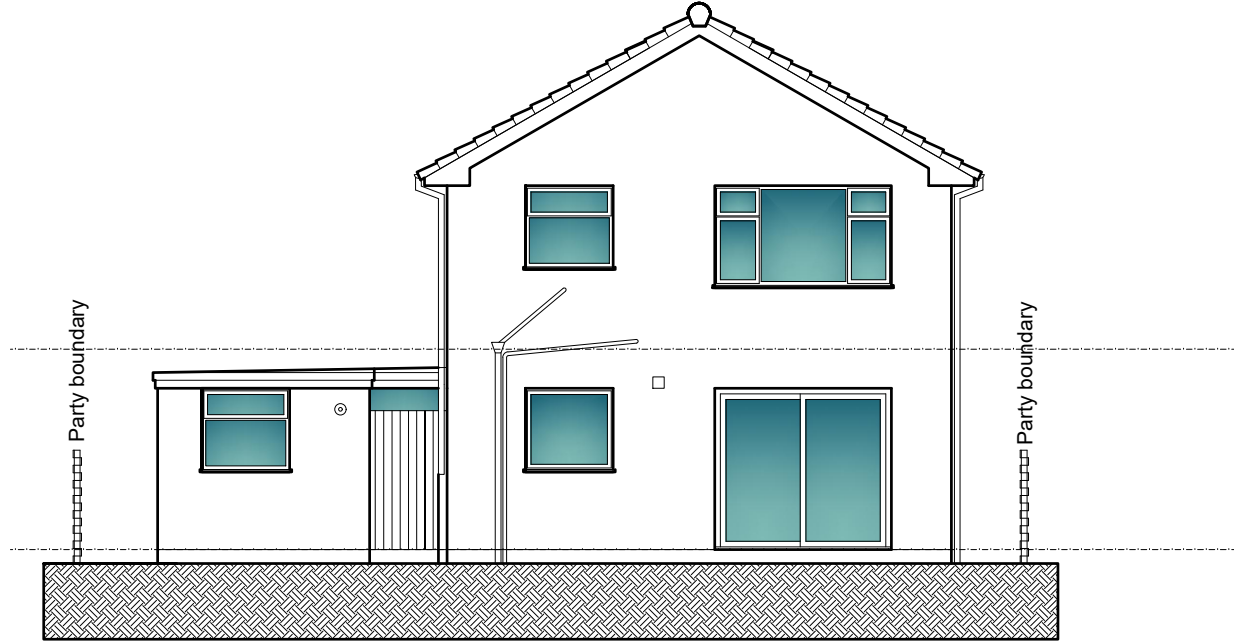
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

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

13 ABBOTS WAY ST.BEES CUMBRIA
CA27 0DD FOR MR AND MRS PETER
ALLEN

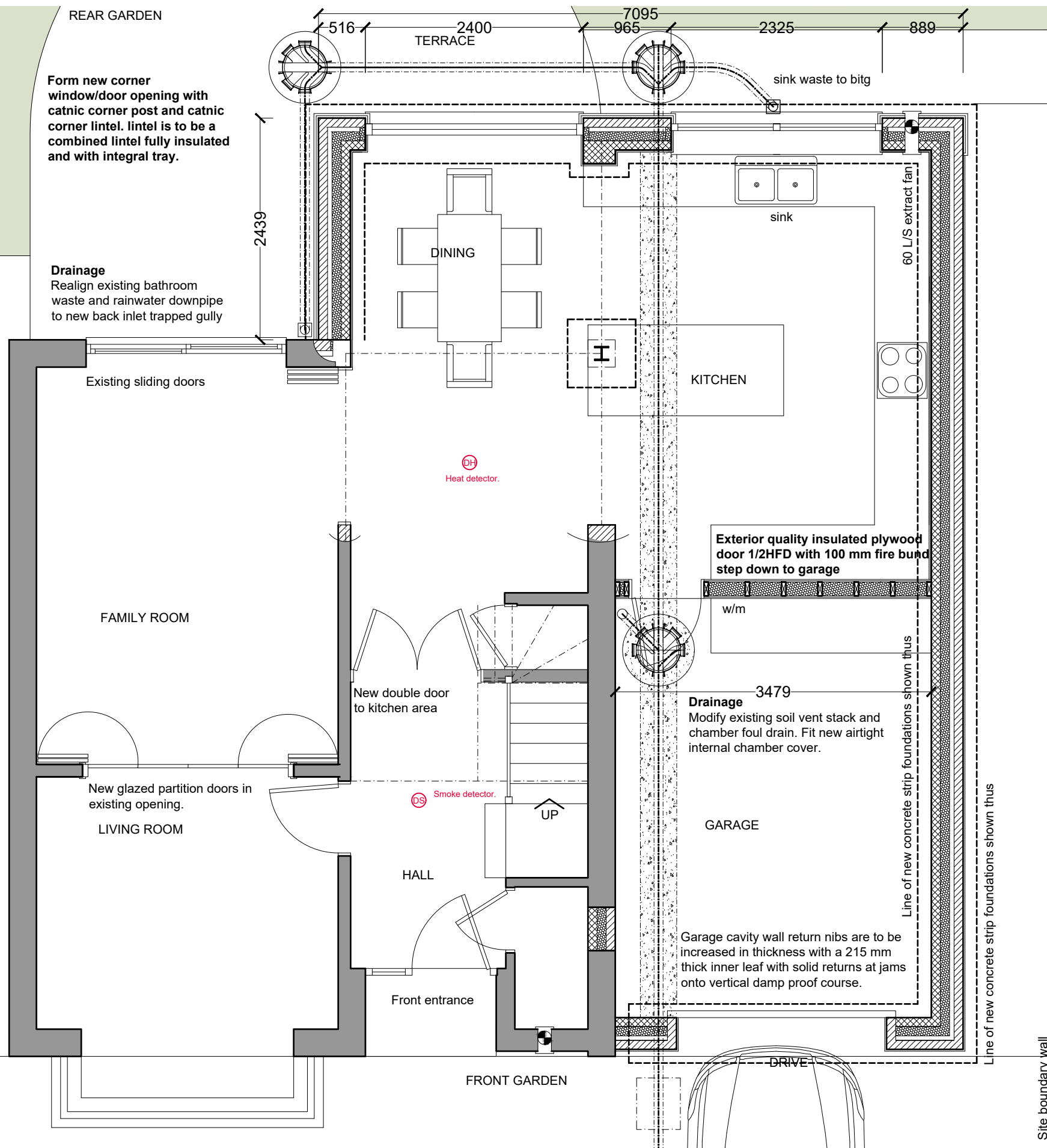
ALTERATIONS AND
EXTENSION

EXISTING ELEVATIONS

Scale: 1/100 @ A3
Date: FEB 2023
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New openings in existing parent wall and internal loadbearing wall.
 Break out to form new corner opening in existing cavity walls and make good to disturbed surfaces. Form opening with bearing plates steel beams and column with all steel beams, bearings and pad foundations etc. designed and constructed strictly to the specification of the Consultant Structural Engineer. Make good to disturbed surfaces with plasterboard dry linings.

New stud partition between garage Kitchen.
 150 mm x 50 mm timber studs at 400 mm centres fully insulated between with 150 mm thick Kingspan or similar cavity wall insulation slabs cut to fit neatly between studs with no air gaps. Line kitchen side of studs with 15 mm high density moisture resistant plasterboard and skim. Line garage side with two coats plaster of the above to provide minimum 1/2 hour resistance in the case of fire.

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.

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.

PROPOSED GROUND FLOOR

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															

13 ABBOTS WAY ST.BEES CUMBRIA
 CA27 0DD FOR MR AND MRS PETER
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ALTERATIONS AND
 EXTENSION

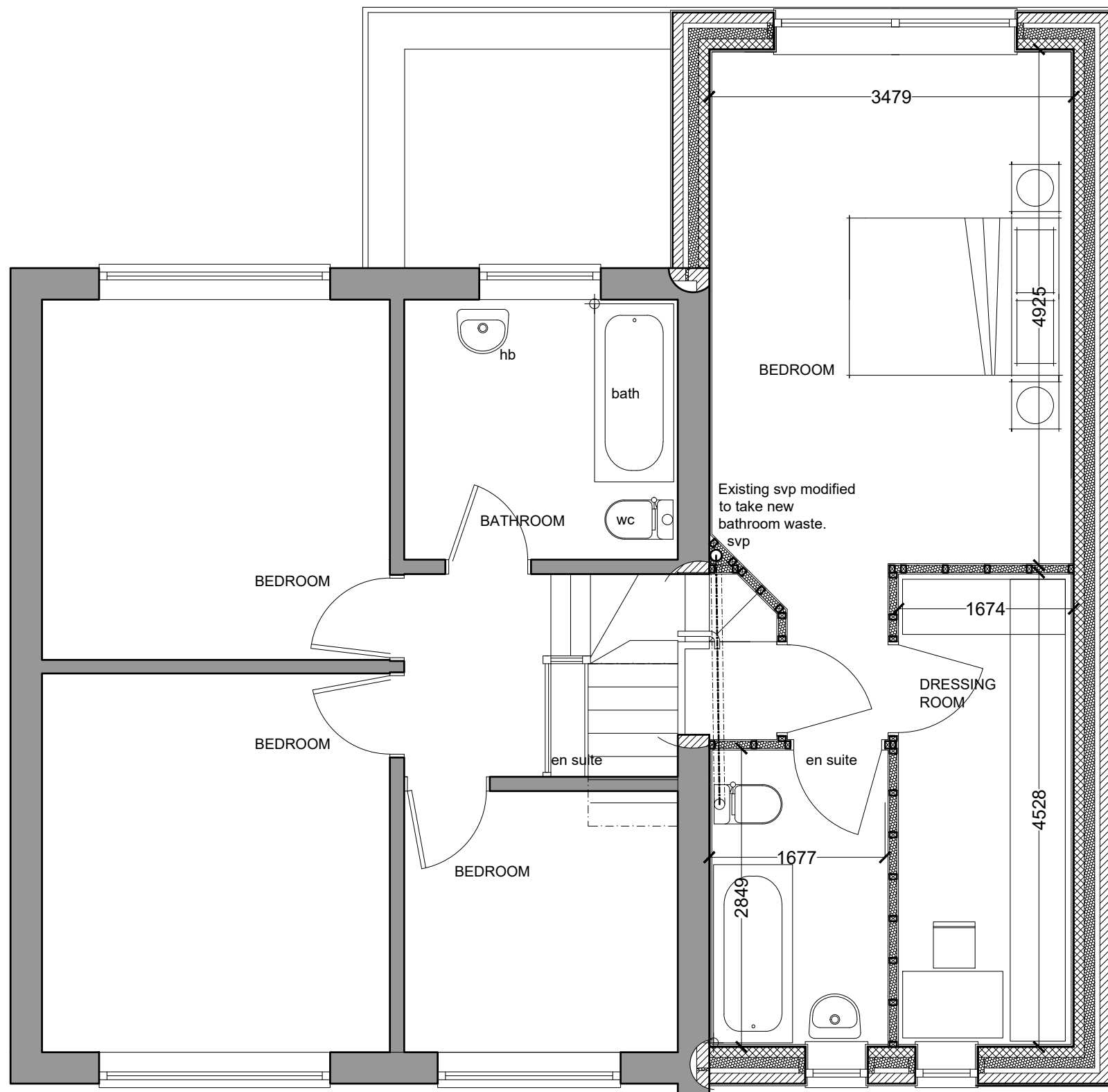
PROPOSED ALTERATIONS
 AND EXTENSIONS GROUND
 FLOOR PLAN

Scale: 1/50 @ A3
 Date: FEB 2023
 DWG No. 22/0370/04



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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.



New opening to extension.
 Break out cavity wall and window to form new opening into extension form new steps up and make good to disturbed surfaces. Stair soffit to be fully insulated and 1/2 hour fire resistant over garage. New openings are to be formed with 2 no. 225 mm x 100 mm reinforced concrete lintels. All new concrete lintels are to be designed to comply with BS 8110 1997 and be constructed in accordance with BS5977.

New stairs
 Reform step 8 to form a suitable half landing for the new 5 no. stair flight up to the new extension with 230 mm parallel treads and 45° winder steps. The new stairs are to be approximately 650 mm wide over the strings with a mop top bracketed handrail fixed to the walls and partitions at a minimum height of 900 mm above the toe of the steps. The new balustrade to be minimum 1000 mm high overlooking the existing stair. Note stair serves on suit of rooms only.

Non load bearing timber stud partitions
 69 mm x 47 mm PAR CR timber studs at 400 mm centres with 69 mm x 69 mm timber soleplate and 69 mm x 47 mm timber ceiling plate. Insulate between studs with 69 mm thick Rockwool sound insulation quilt and line studs both side with 15 mm high density moisture resistant plasterboard and skim. Bold partitions

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 to form insulated vertical dpc in outer leaf of existing cavity wall to prevent water egress to inner wall. Remove render from parent wall inside extension and dry line with 15 mm plasterboard and skim on patent adhesive dabs.

PROPOSED FIRST FLOOR

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

13 ABBOTS WAY ST.BEES CUMBRIA
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ALTERATIONS AND
 EXTENSION

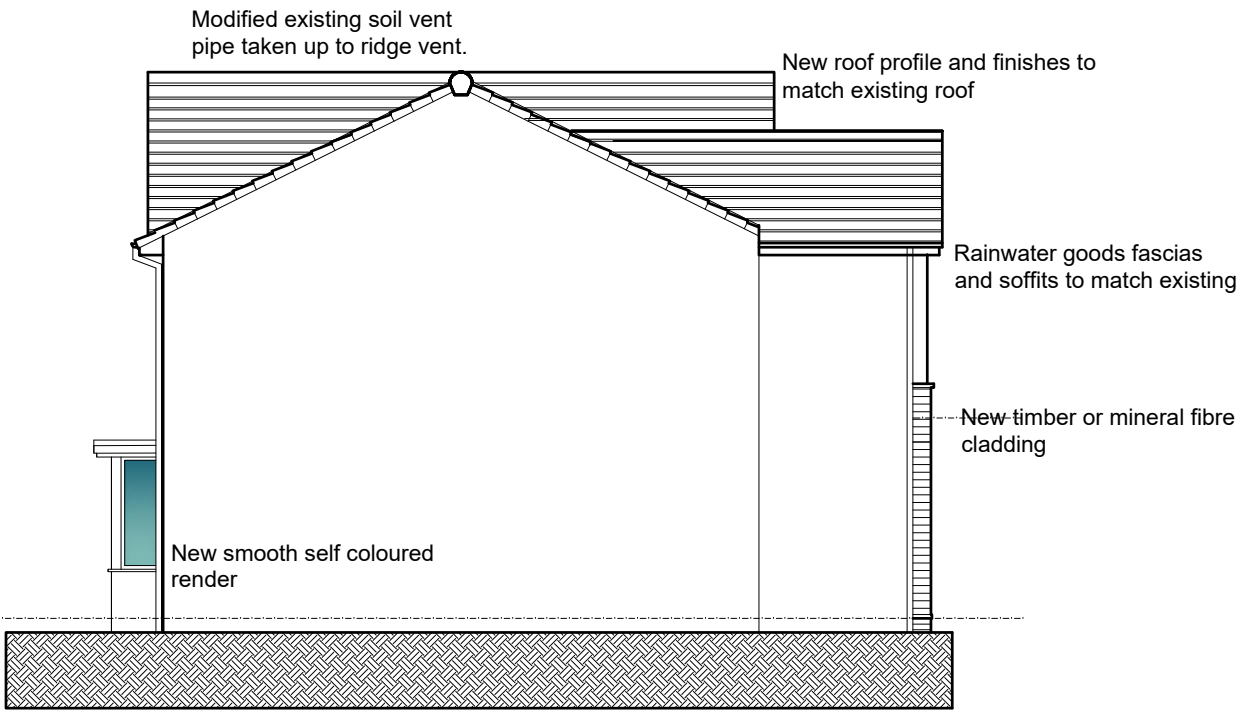
PROPOSED ALTERATIONS
 AND EXTENSIONS FIRST
 FLOOR PLAN

Scale:
 Date:
 DWG No.

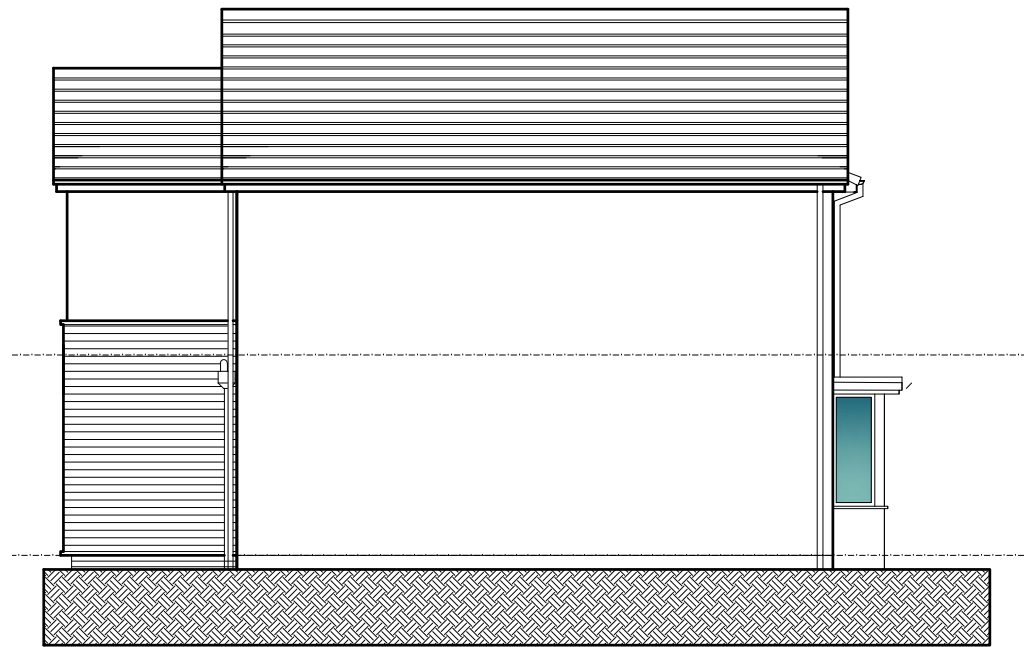
1/50 @ A3
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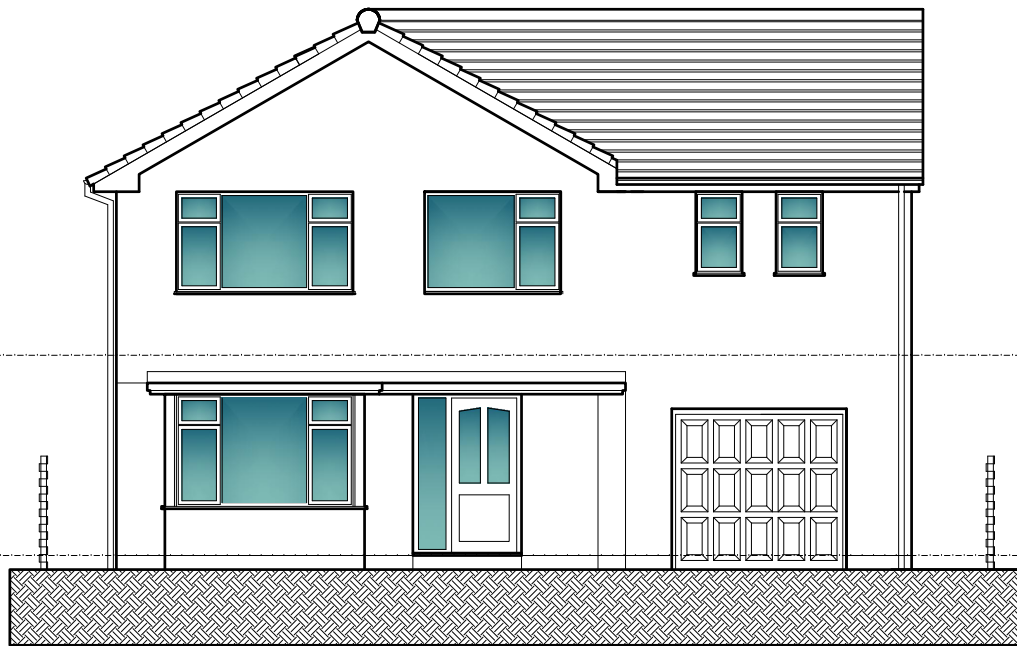
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 Mobile 07816046756
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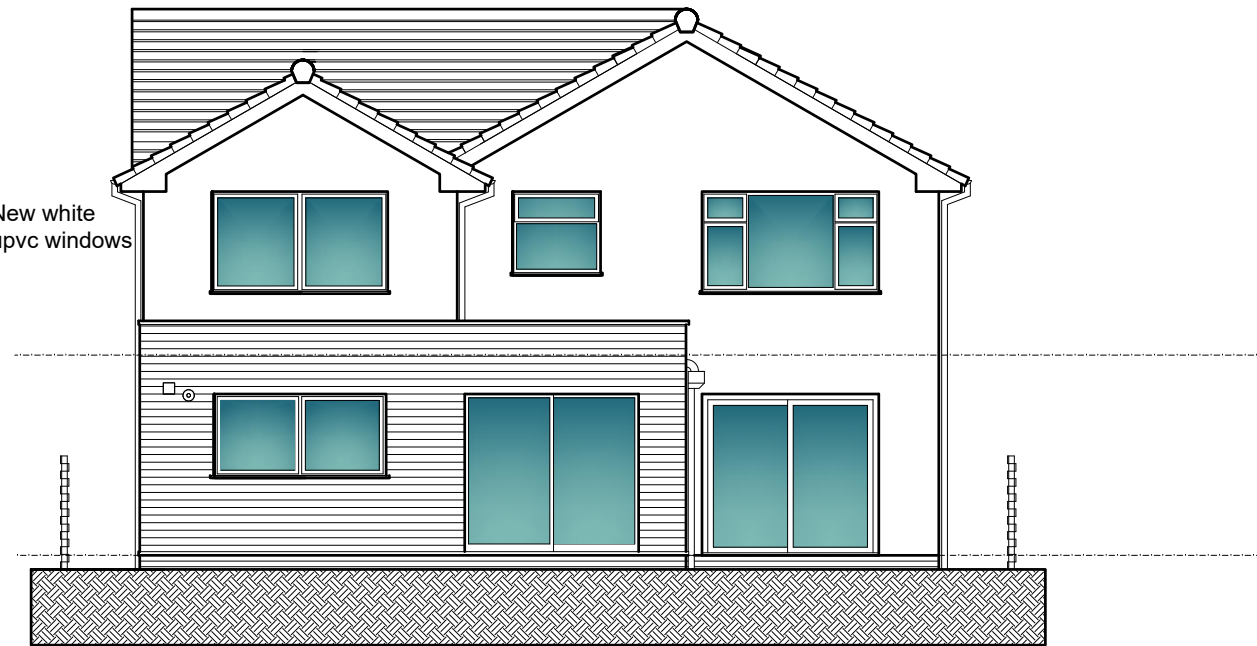
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR 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	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

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CA27 0DD FOR MR AND MRS PETER
ALLEN

ALTERATIONS AND
EXTENSION

PROPOSED ELEVATIONS

Scale: 1/100 @ A3
Date: FEB 2023
DWG No. 22/0370/06



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Dashed line shows optional enlargement of opening

Roof Fabric and structure

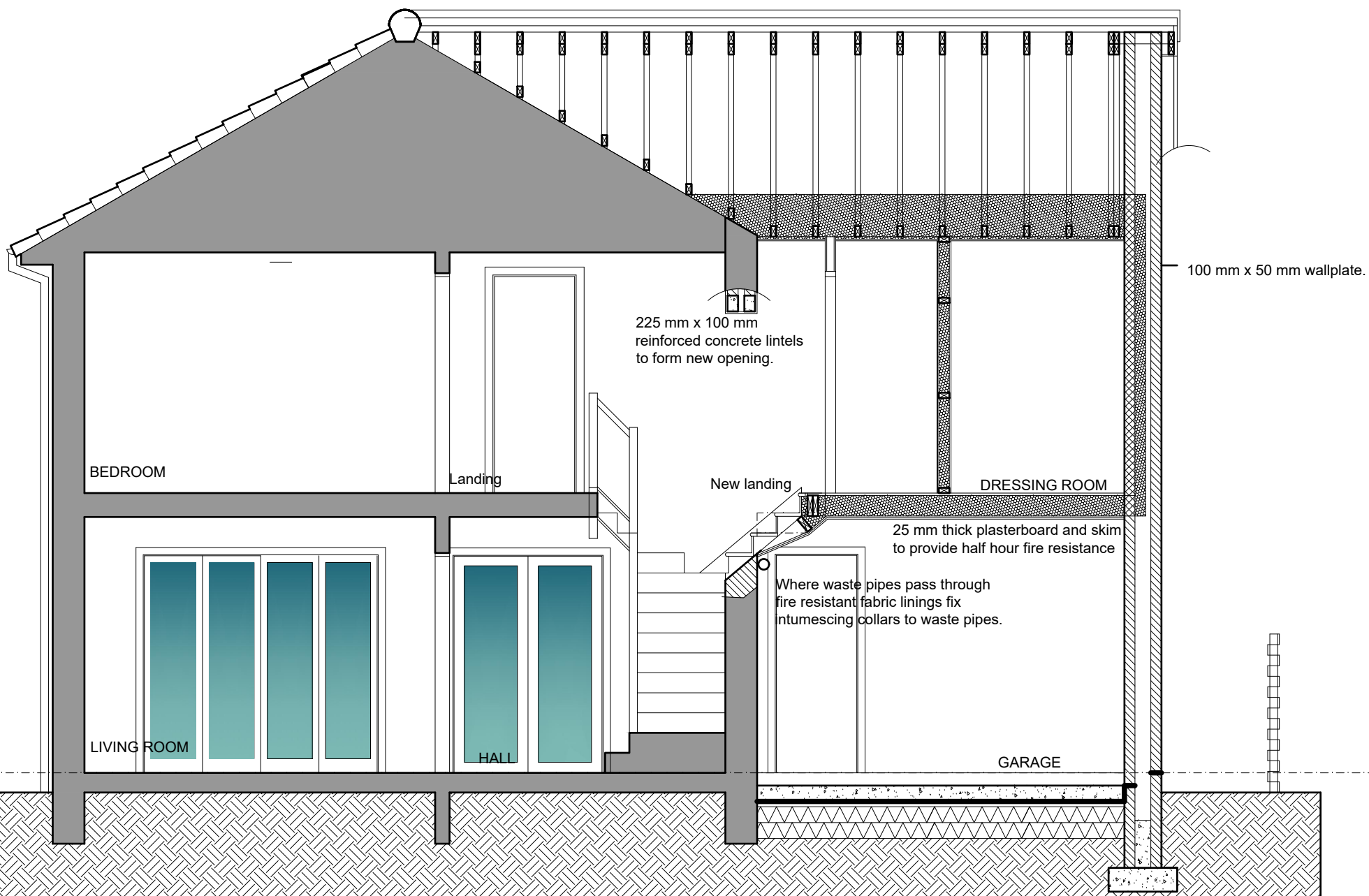
Approved tiles to match existing on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on hydro nailed trusses at 400 mm. centres, Robert Jackson Limited or other approved, fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT 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 ensure 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.



PROPOSED SECTION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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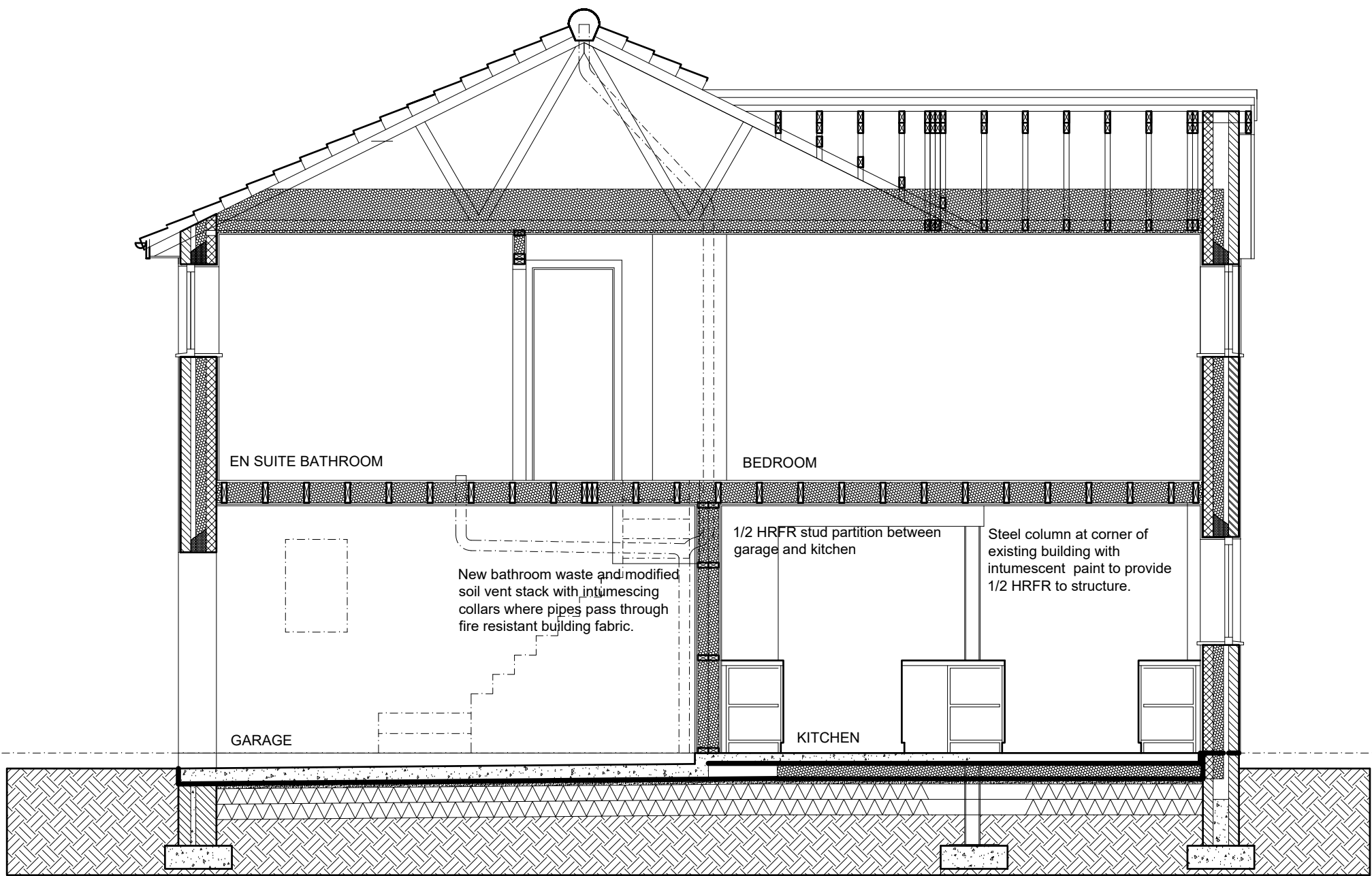
ALTERATIONS AND
EXTENSION

PROPOSED SECTIONAL
ELEVATION

Scale: 1/50 @ A3
Date: FEB 2023
DWG No. 22/0370/07



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Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



PROPOSED SECTION

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					

13 ABBOTS WAY ST.BEES CUMBRIA
CA27 0DD FOR MR AND MRS PETER
ALLEN

ALTERATIONS AND
EXTENSION

PROPOSED SECTIONAL
ELEVATION

Scale: 1/50 @ A3
Date: FEB 2023
DWG No. 22/0370/08



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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 1 in 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.

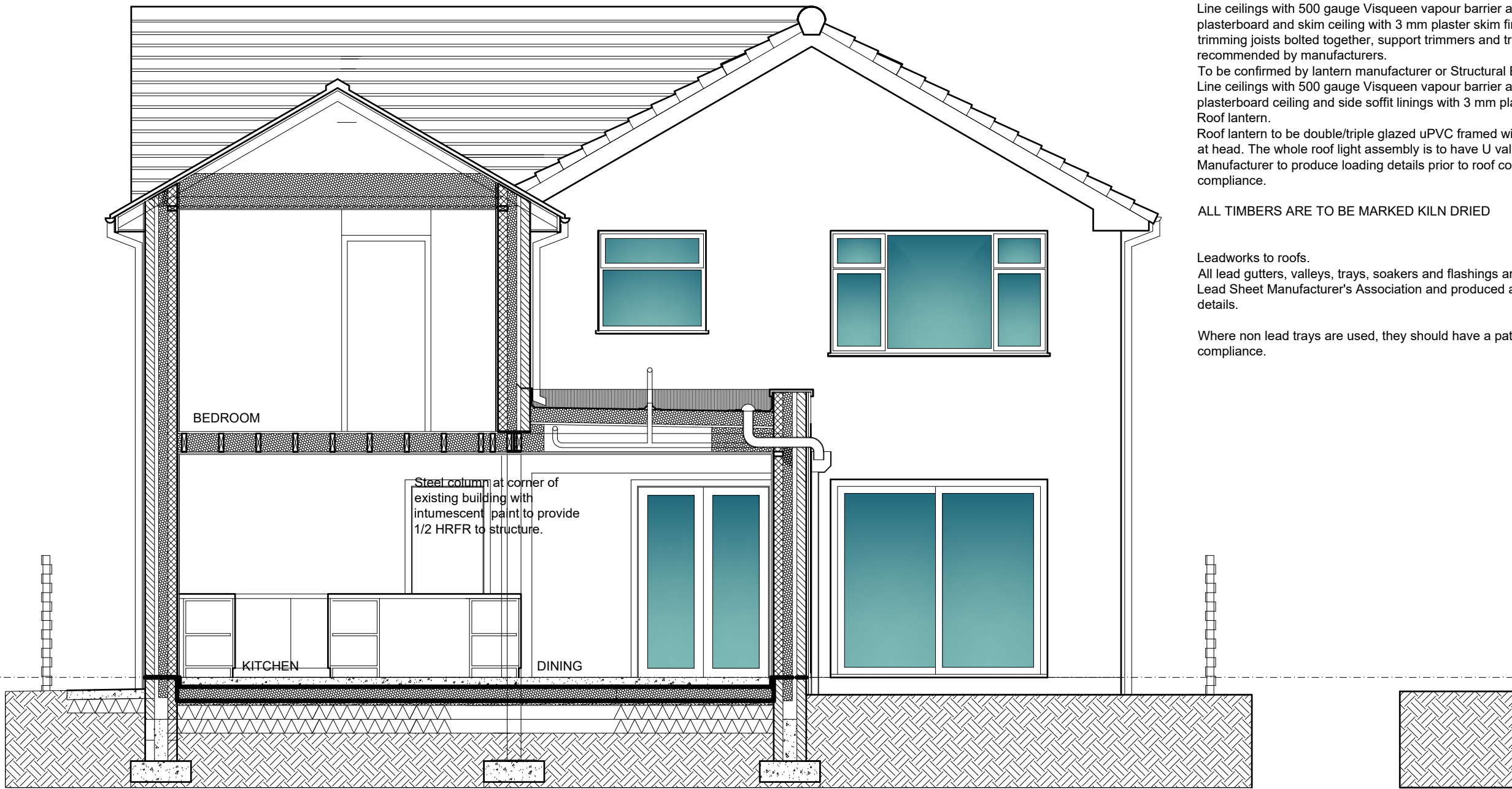
Roof lantern to be double/triple glazed uPVC framed with opening vent and permanent or hit and miss trickle ventilation at head. The whole roof light assembly is to have U value of 1.0 Wm²K.
 Manufacturer to produce loading details prior to roof construction and advise on suitability/design of trimming 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.



PROPOSED SECTION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

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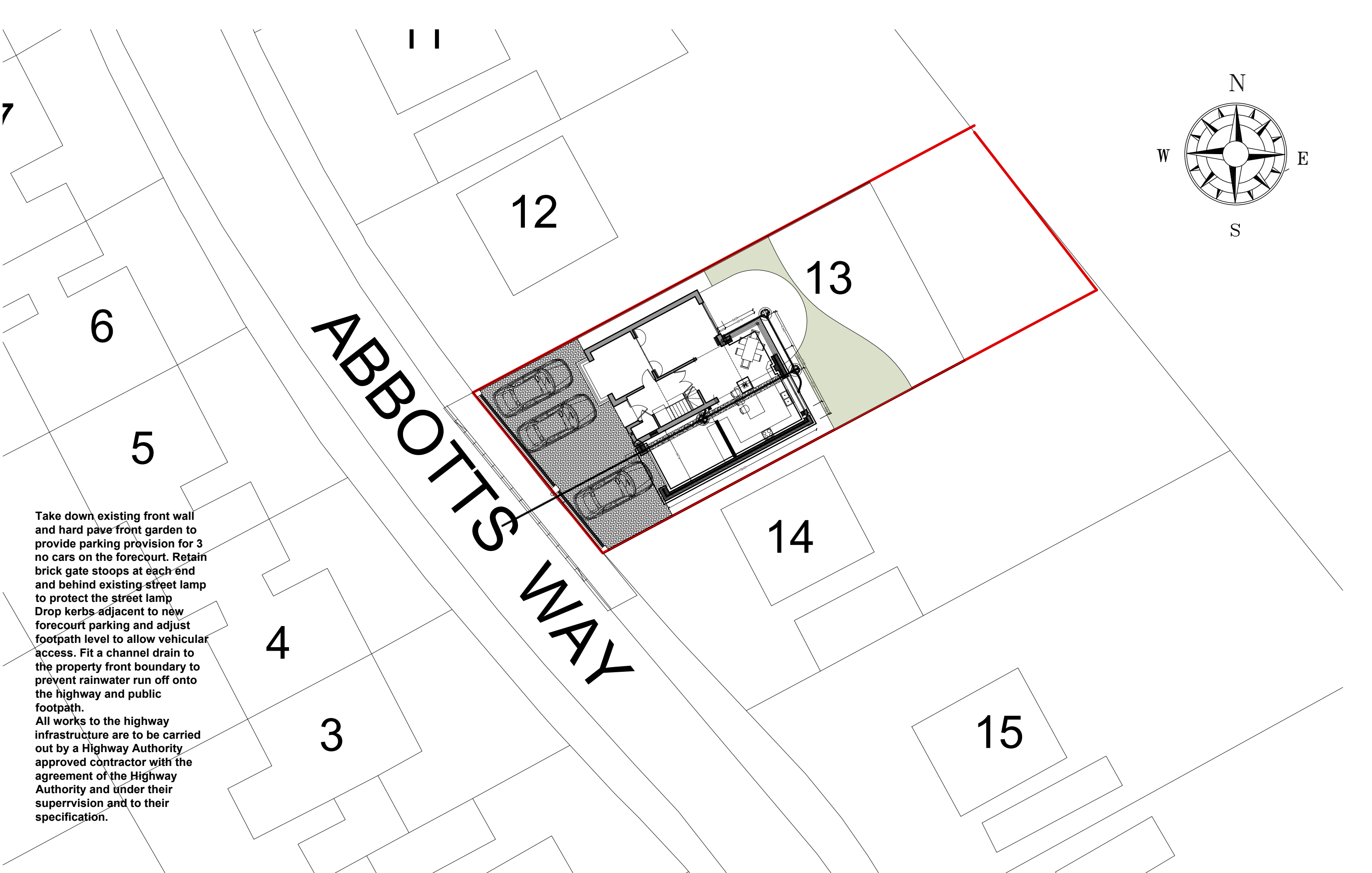
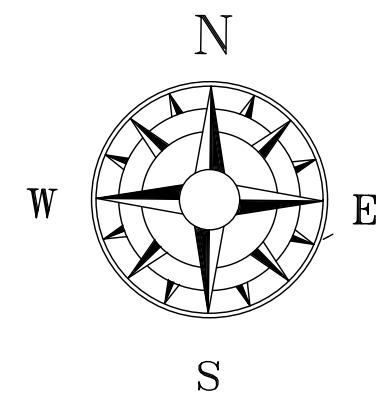
**ALTERATIONS AND
 EXTENSION**

**PROPOSED SECTIONAL
 ELEVATION**

Scale: 1/50 @ A3
 Date: FEB 2023
 DWG No. 22/0370/09



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 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com



Take down existing front wall and hard pave front garden to provide parking provision for 3 no cars on the forecourt. Retain brick gate stoops at each end and behind existing street lamp to protect the street lamp
 Drop kerbs adjacent to new forecourt parking and adjust footpath level to allow vehicular access. Fit a channel drain to the property front boundary to prevent rainwater run off onto the highway and public footpath.
 All works to the highway infrastructure are to be carried out by a Highway Authority approved contractor with the agreement of the Highway Authority and under their supervision and to their 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	800.0 metres	700.0	600.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	8000.0 metres	7000.0	6000.0	5000.0	4000.0	3000.0	2000.0	1000.0	0.0	

3 WEDICAR GARDENS CLEATOR MOOR
 CUMBRIA FOR STEPHANIE HUDDART
 AND MARTIN RUSH

ALTERATIONS AND
 EXTENSION

PROPOSED BLOCK PLAN
 PLAN

Scale: 1/200 @ A3
 Date: OCT 2021
 DWG No. 21/03141/10



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 Architectural Design and Technology
 Mobile 07816046756
 geoffreywallaceltd@gmail.com