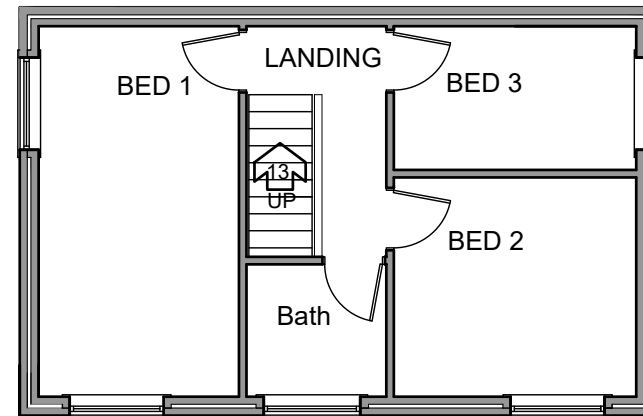
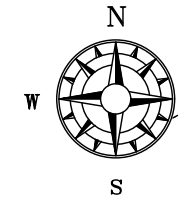


ALTERATION AND EXTENSION
AT 9 THE CROFTS ST.BEES
CUMBRIA CA27 0BH
For MR DAVID BROWN

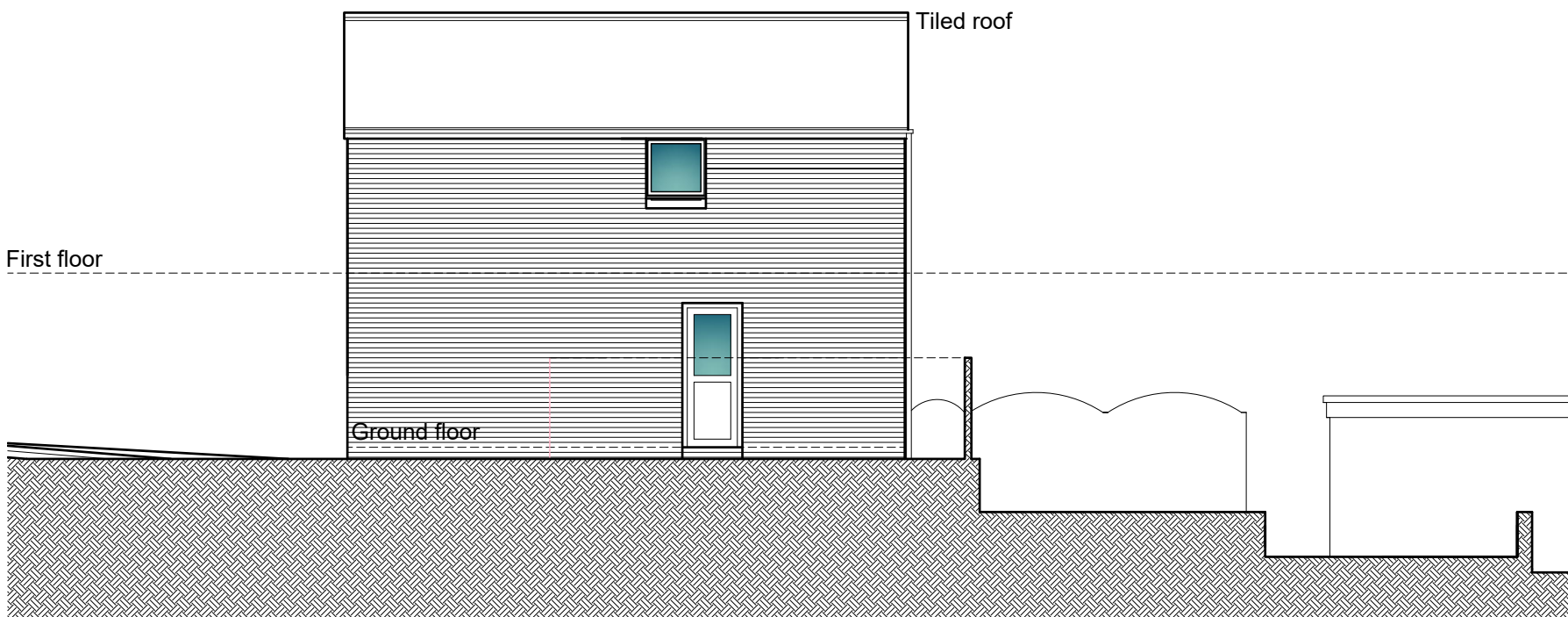
Geoffrey Wallace FCSD MCIAA
Architectural Design and Technology
Hunter How Beckermat Cumbria CA21 2YF
Tel 01946 841 398 mob 07816046756
geoffreywallaceltd@gmail.com



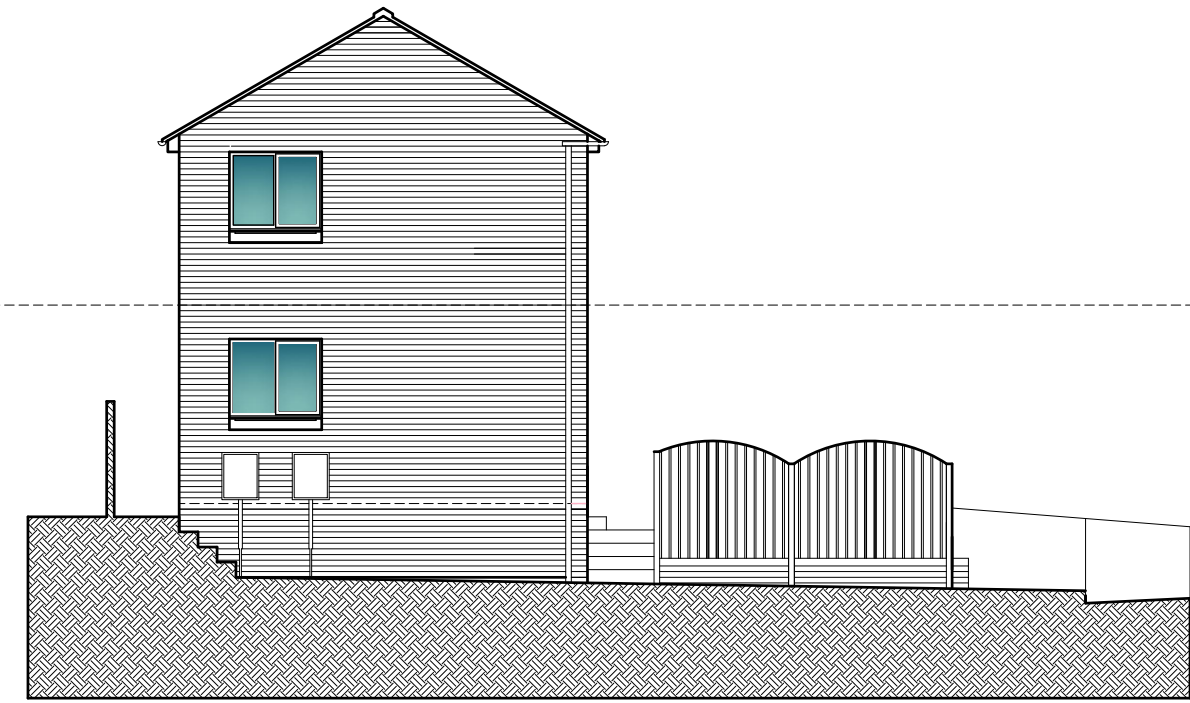
Reduce ground levels removing deleterious materials in area of extensions. Expose any drain under new extensions for inspection by Building Control prior to reuse or replacement as advised by Building Control.

[illegible]

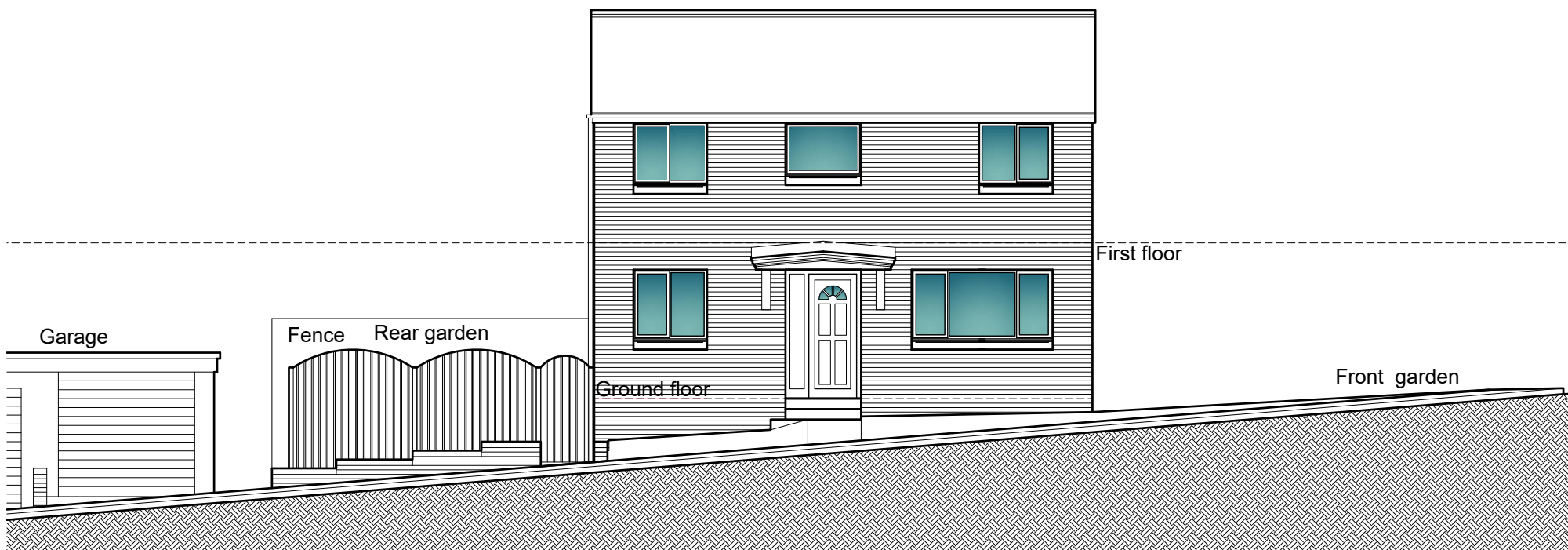
Geoffrey Wallace Limited FCSD MCIAT
Architectural Design and Technology
Mobile 07816046756
geoffreywallaceltd@gmail.com



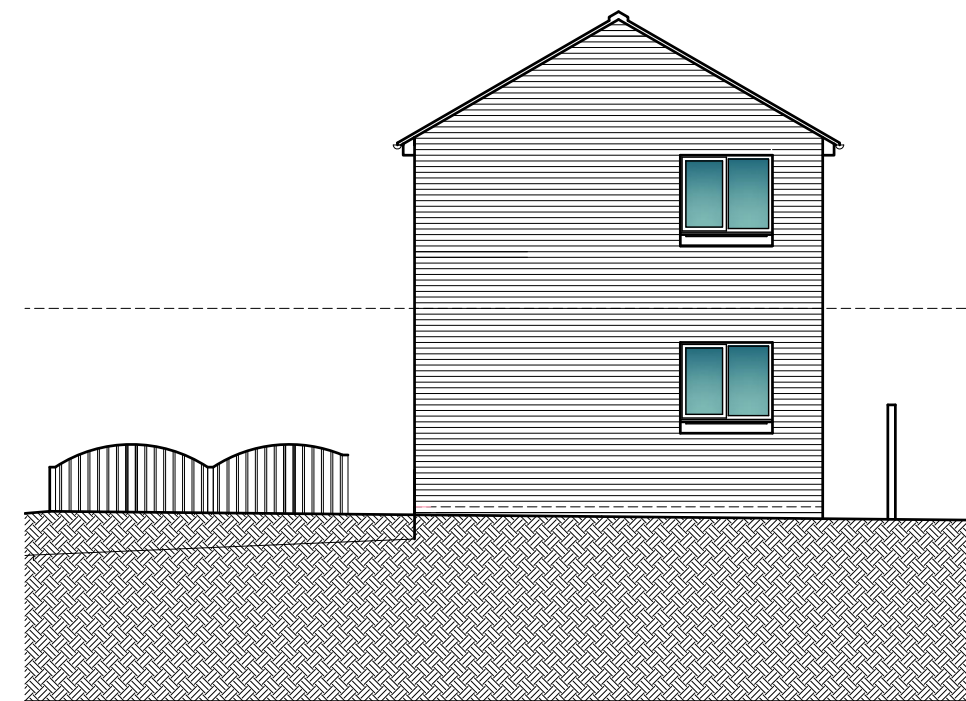
REAR ELEVATION EXISTING



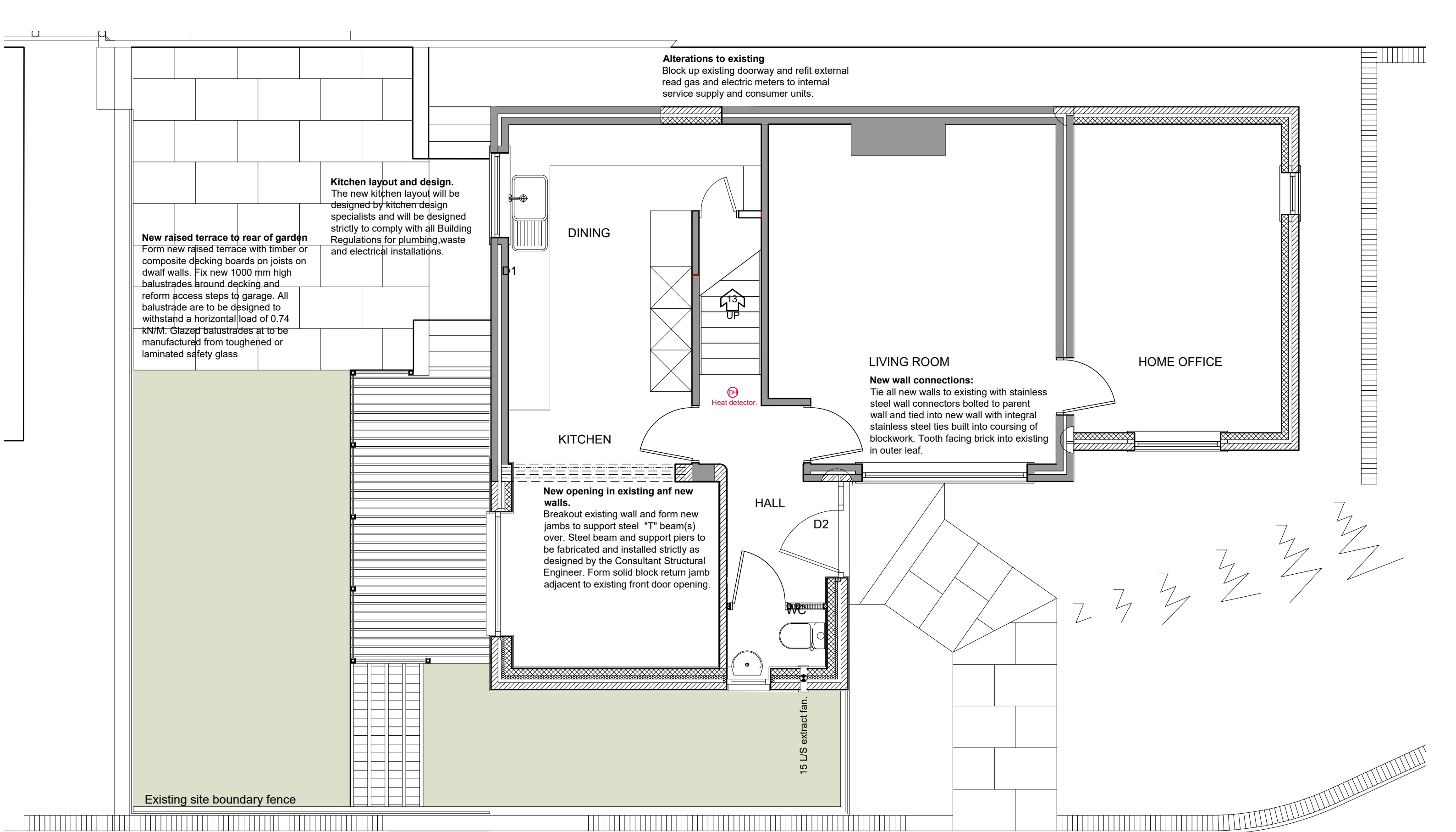
SIDE ELEVATION EXISTING



FRONT ELEVATION EXISTING



SIDE ELEVATION EXISTING



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.

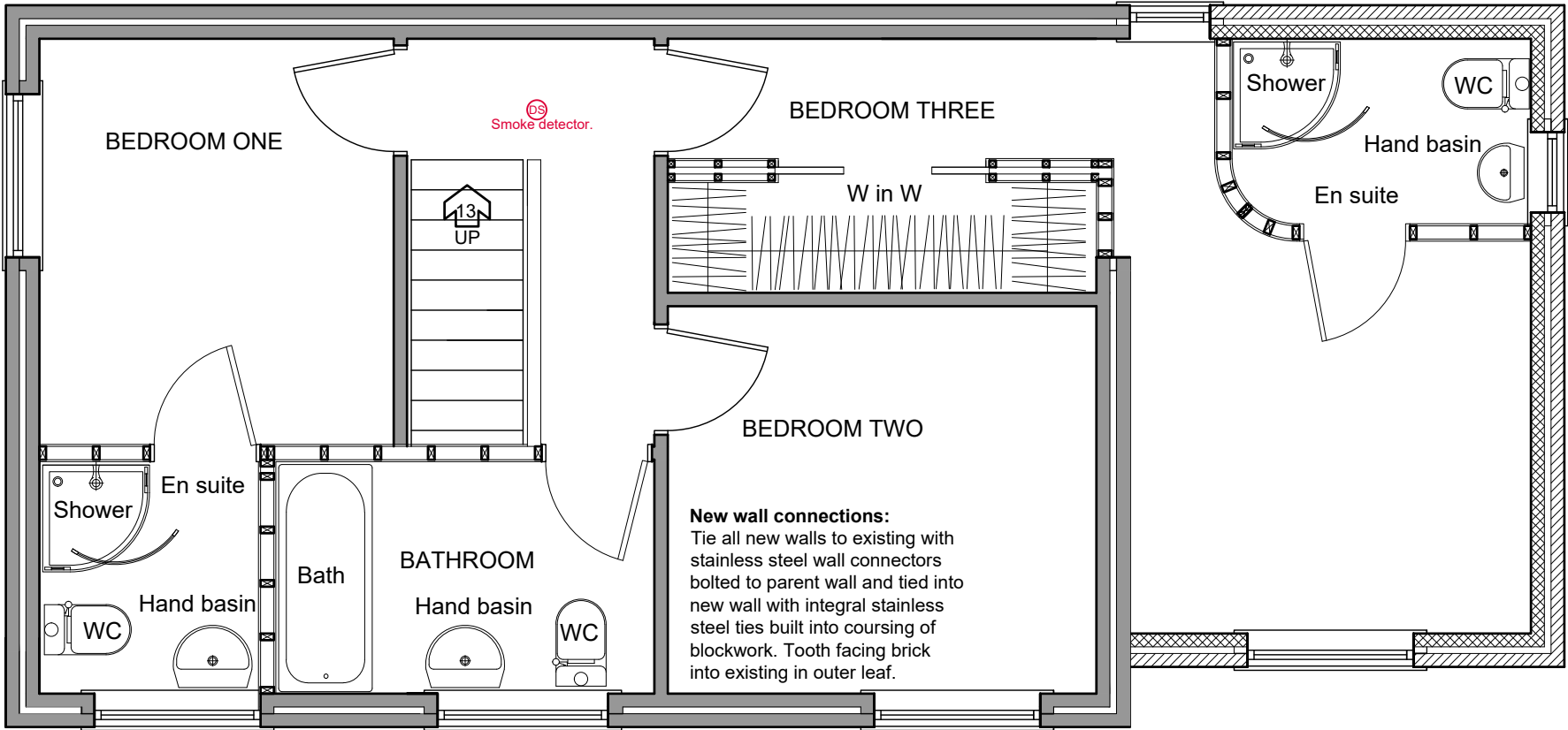
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															
9 THE CROFTS ST.BEES CUMBRIA CA27 0BH For MR DAVID BROWN	GROUND FLOOR PLAN PROPOSED				SINGLE AND TWO STOREY EXTENSIONS				Scale: Date: DWG No.		1/50 @ A3 SEPT 2020 19/0236/R3		REV A DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com						

Electrical Installations.
The external electric meter box will need to be repositioned, the electrician is to agree the revised position with the service provider and design the new internal supply and any reposition of the distribution cabinet.
All alterations and extensions to the existing 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.
Full details are to be submitted to Building Control prior to to installation or a 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 ie. Part M Accessibility.

Energy efficient lighting.
all rooms in the new extension will be fitted out with high efficiency low energy dedicated lighting fittings and all external lighting is to be movement sensor controlled and fitted with dedicated high efficiency light fittings.

Design requirement.
The owner will provide the main contractor with a schedule of fixtures and fitting for power and lighting.

Central Heating
The external gas meter box will need to be repositioned, the plumbing engineer is to agree the revised position with the service provider and design the new internal supply and extension of central heating and hot water supply to the new extension radiators and en suite shower room bathroom and toilet.
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.
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.



Reform window opening

Wall finishes
Dry line new cavity walls and parent brick wall with 12.5 mm. plasterboard and 2.5/3.0 mm skim on plaster dabs or metal battens.
New doors openings.
Carefully break out existing cavity wall to form new door opening to bathroom with 2 no. 225 mm x 100 reinforced concrete lintels over. Block up existing window.

New Floor fabric and structure.
Coordinate new floor with existing floor level.
25 mm thick15 kg/M² density glued and screwed Weyroc decking on 47 mm x 197 mm C16 at 400 mm. centres into inner leaf new walls. Fix herringbone strutting at centre spans and BAT MS305 cranked mild steel straps at 2000 mm centres around perimeter of extension fixed to supporting wall and minimum 3 joists perpendicular or along sides of parallel joist. Fit double joist under new stud partitions. Sound insulate between joists with Rockwool 100 mm thick sound insulation quilt and fix 15 mm thick (10kg/M²) density plasterboard and skim ceilings.
ALL TIMBERS ARE TO BE MARKED KILN DRIED

Stud partition.
Form new stud partitions with 12.5 mm plasterboard and 2.5/3.0 mm skim both sides on 47 mm x 75 mm PAR CR rationalised timber studs at 400 mm centres. Fully insulate between studs with Rockwool sound insulation slabs.
New openings.
Fix catnic type combines stainless steel lintels with integral insulation and trays over. Fix insulated damp proof upvc cavity closers to jambs and seal all round to prevent draughts.

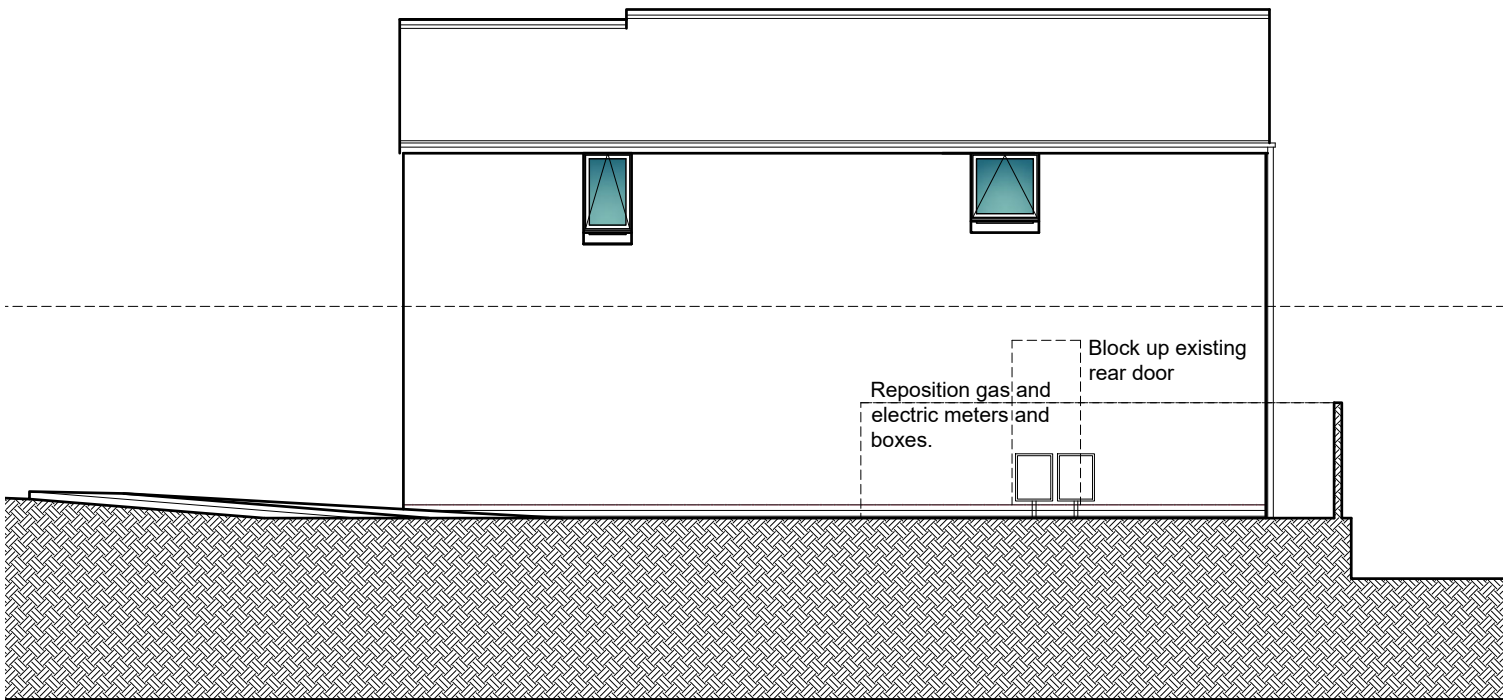
New windows and doors general.
New windows and doors are to match existing u.P.V.C. framed double glazed with Pilkington "K" glass. All windows are to be fitted with trickle ventilators to provide 500 sq. mm. of vent to every metre of living space in habitable rooms.
Windows are to be close fitting and sealed around all jambs heads and cills with matching mastic.
Where glazing is within 800 mm. of the floor or in glazed doors or side lights all glazing is to be carried out with toughened glass.
All doors and windows are to be fitted with draught proof seals to all opening casements.
All doors and windows are to have a minimum total U-Value of 1.8.

Sanitaryware 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 pipe lagging. Connect all wastes to the modified existing 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 in the garage. The soil stack is to be fitted with an intumesant collar at the intersection with the garage fire resistant ceiling. 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.

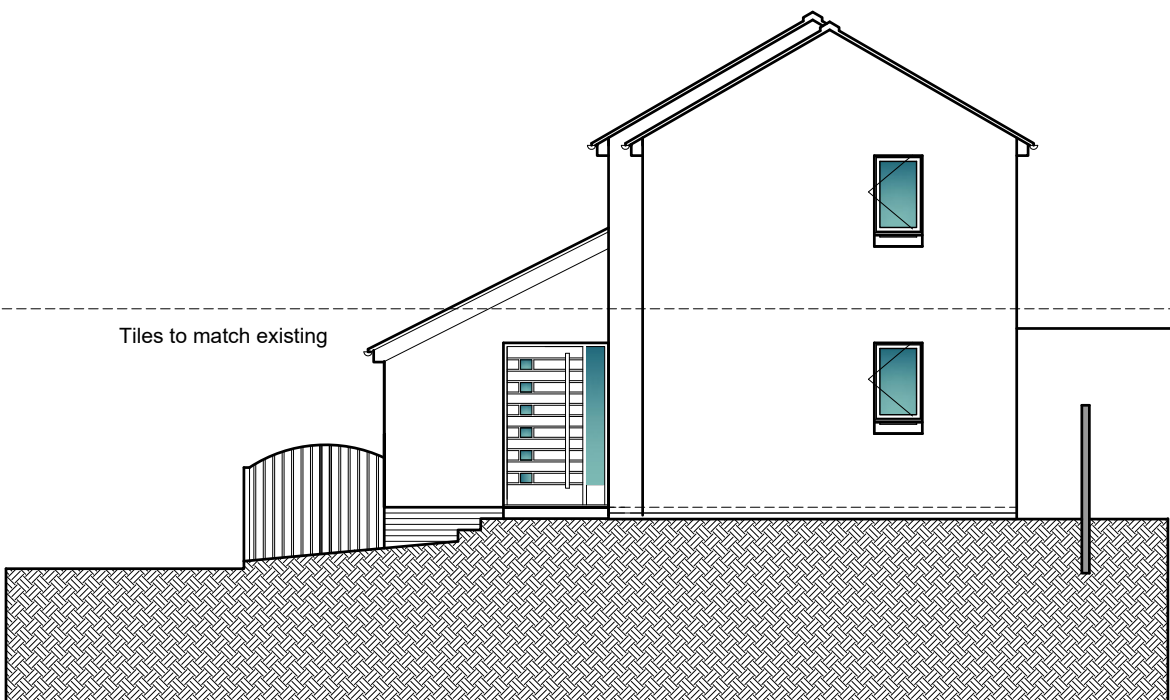
Building Regulations Part G Water.
All sanitaryware is to be from a range designed to reach sustainable Code 3 for water efficiency to achieve standard water usage of not more than 125 litres per person per day fitted with a flow restrictor to achieve the same rate..
Within 5 days of practical completion the applicant should have provided the water efficiency calculations proving the water usage of the dwelling complies with the regulations.

En suite layout and bathroom design.
The bathroom layout will be designed by bathroom design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste systems and electrical installations.
Take down walls not required and make good. Reform bathroom walls in stud partition as described elsewhere.

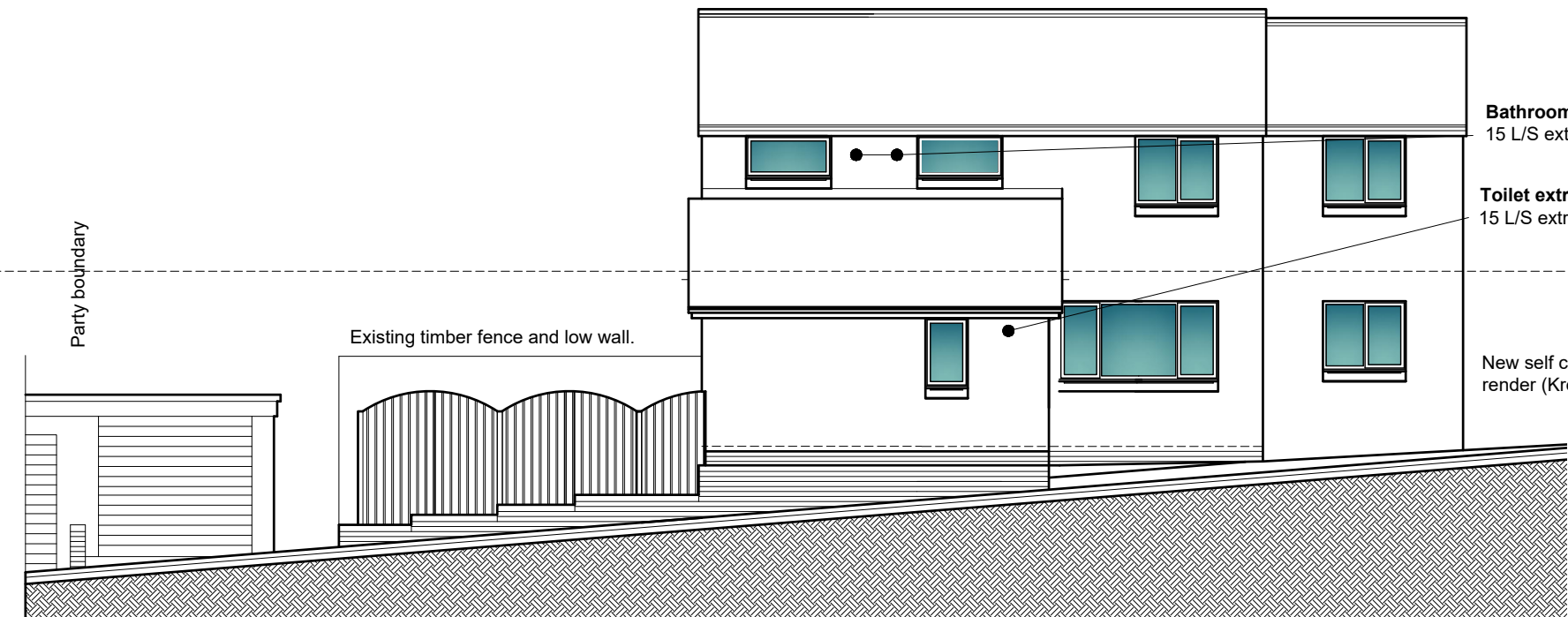
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500	
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500	
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres												
9 THE CROFTS ST.BEES CUMBRIA CA27 0BH For MR DAVID BROWN			FIRST FLOOR PLAN PROPOSED						SINGLE AND TWO STOREY EXTENSIONS					Scale: Date: DWG No.		1/50 @ A3 SEPT 2020 19/0236/R4		REV DATE		Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			



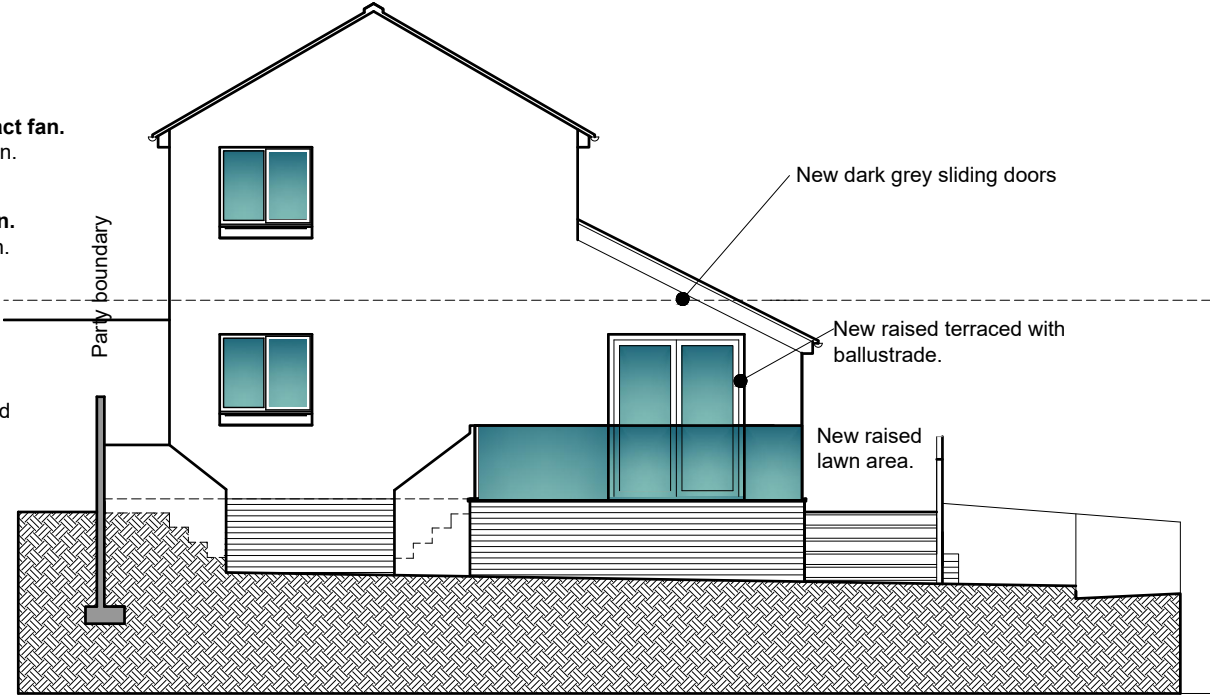
REAR ELEVATION PROPOSED



END ELEVATION PROPOSED



FRONT ELEVATION PROPOSED



GABLE ELEVATION PROPOSED

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										
9 THE CROFTS ST.BEES CUMBRIA CA27 0BH For MR DAVID BROWN			PROPOSED ELEVATIONS					SINGLE AND TWO STOREY EXTENSIONS					Scale: Date: DWG No.		1/100 @ A3 SEPT 2020 19/0236/R5		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											

9 THE CROFTS ST.BEES CUMBRIA CA27 0BH For MR DAVID BROWN	Proposed Block Plan	SINGLE AND TWO STOREY EXTENSIONS	Scale: Date: DWG No.	1/200 @ A3 SEPT 2020 19/0236/R8	REV DATE	Geoffrey Wallace Limited <small>FCSD MCAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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