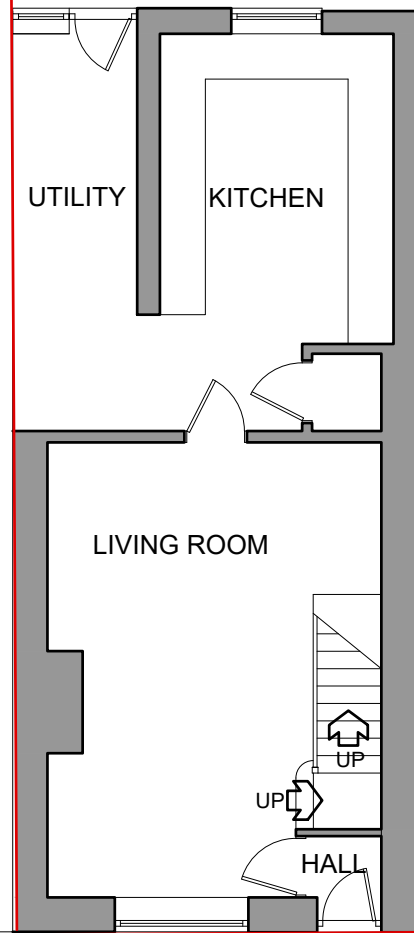


GARDEN



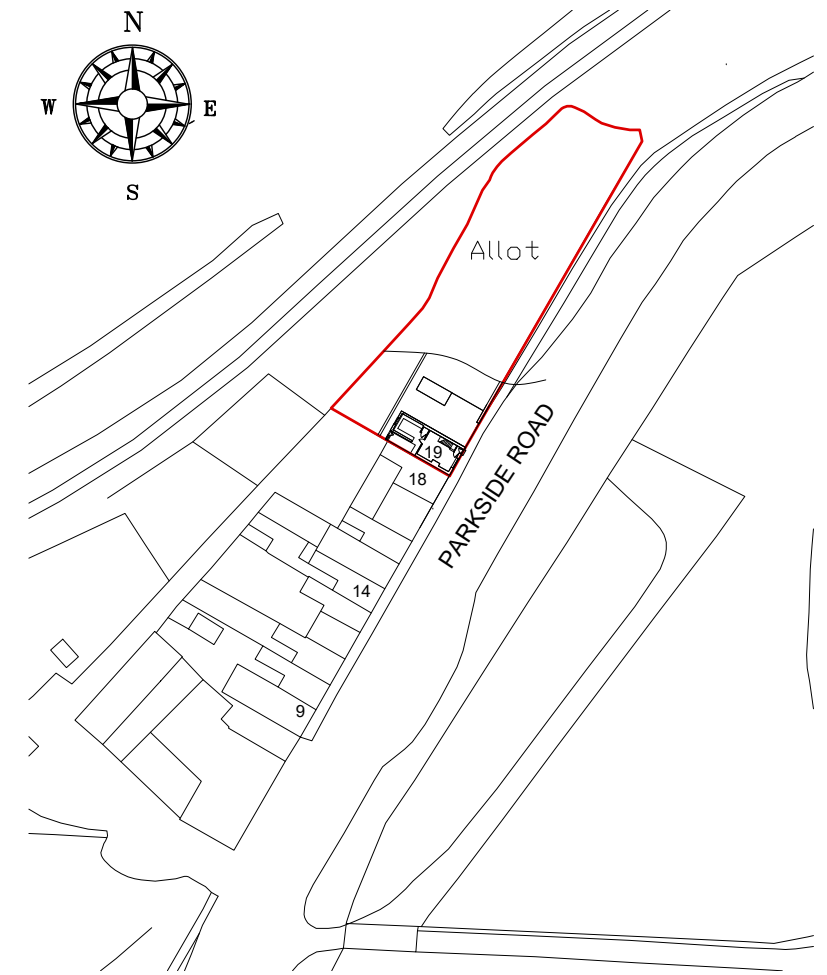
HARD STANDING (PARKING)

GARDEN (grass)

SANDSTONE GARDEN WALL

PUBLIC FOOTPATH

MAIN ROAD PARKSIDE



LOCATION PLAN 1/1250 Scale

LAY BY

|  |     |     |     |     |     |            |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |
|--|-----|-----|-----|-----|-----|------------|------|------|------|------|-------------|--------------|-------|-------|-------|-------|-------|-------|------|-----|------------------|
| 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 |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |

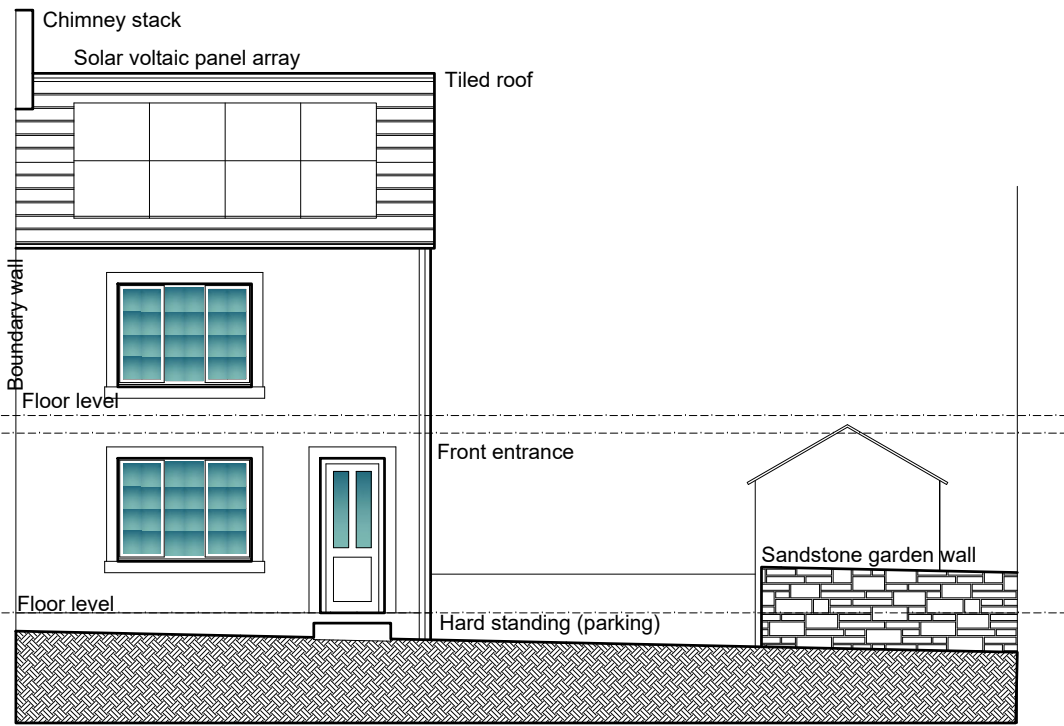
19 PARKSIDE CLEATOR MOOR CUMBRIA  
CA25 5HF FOR MR AND MRS G AND S  
RUDD

SURVEY EXISTING PLAN.  
GENERAL ARRANGEMENT

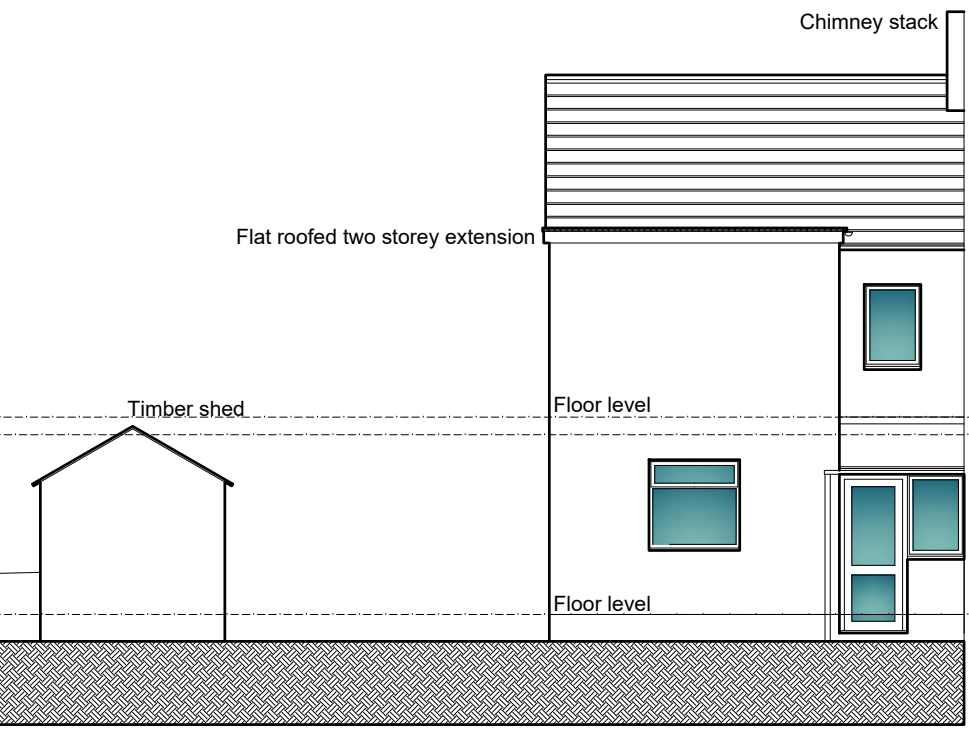
Scale: 1/100 @ A3  
Date: OCT 2023  
DWG No. 19/0393/01

REV  
Date

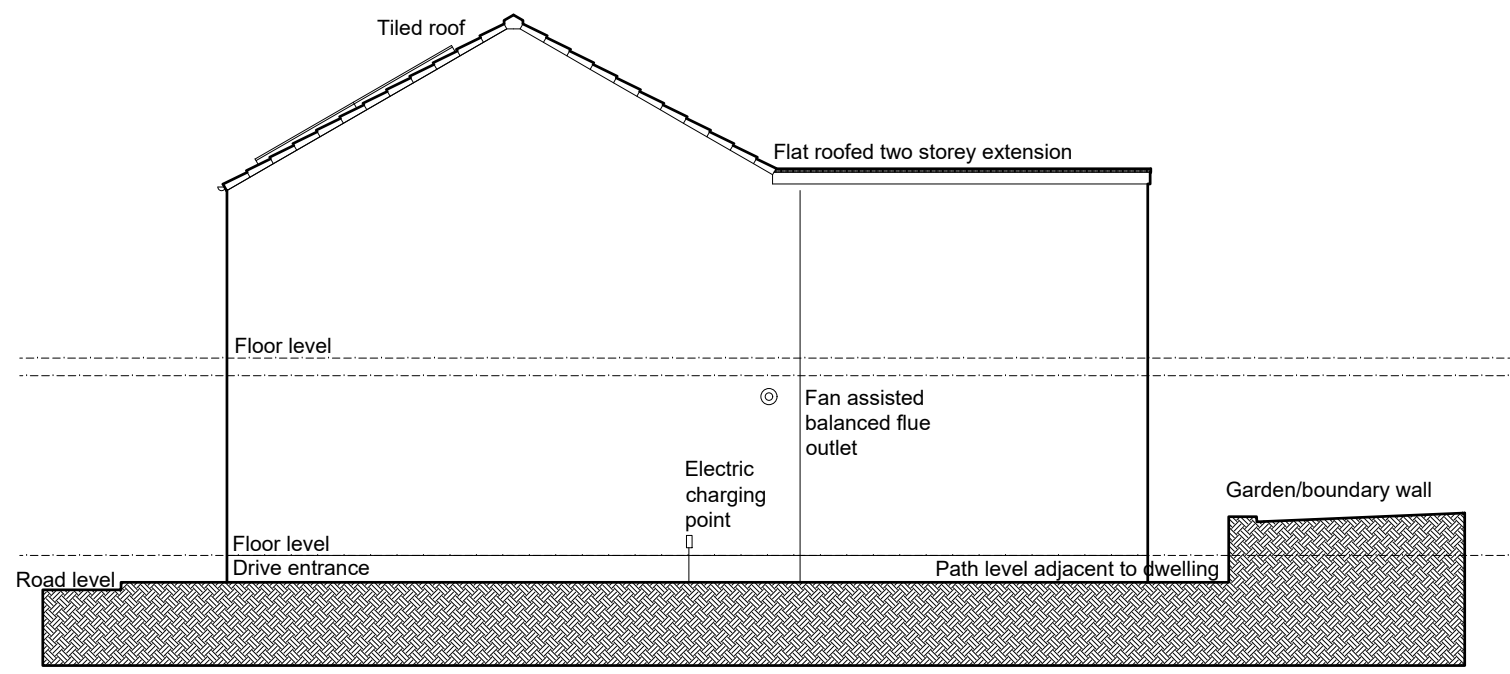
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geoffreywallaceltd@gmail.com



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION (SECTION THROUGH ROAD)

|  |     |     |     |     |     |            |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |
|--|-----|-----|-----|-----|-----|------------|------|------|------|------|-------------|--------------|-------|-------|-------|-------|-------|-------|------|-----|------------------|
| 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 |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |

19 PARKSIDE CLEATOR MOOR CUMBRIA  
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EXISTING ELEVATIONS

Scale: 1/100 @ A3  
Date: OCT 2023  
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**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**

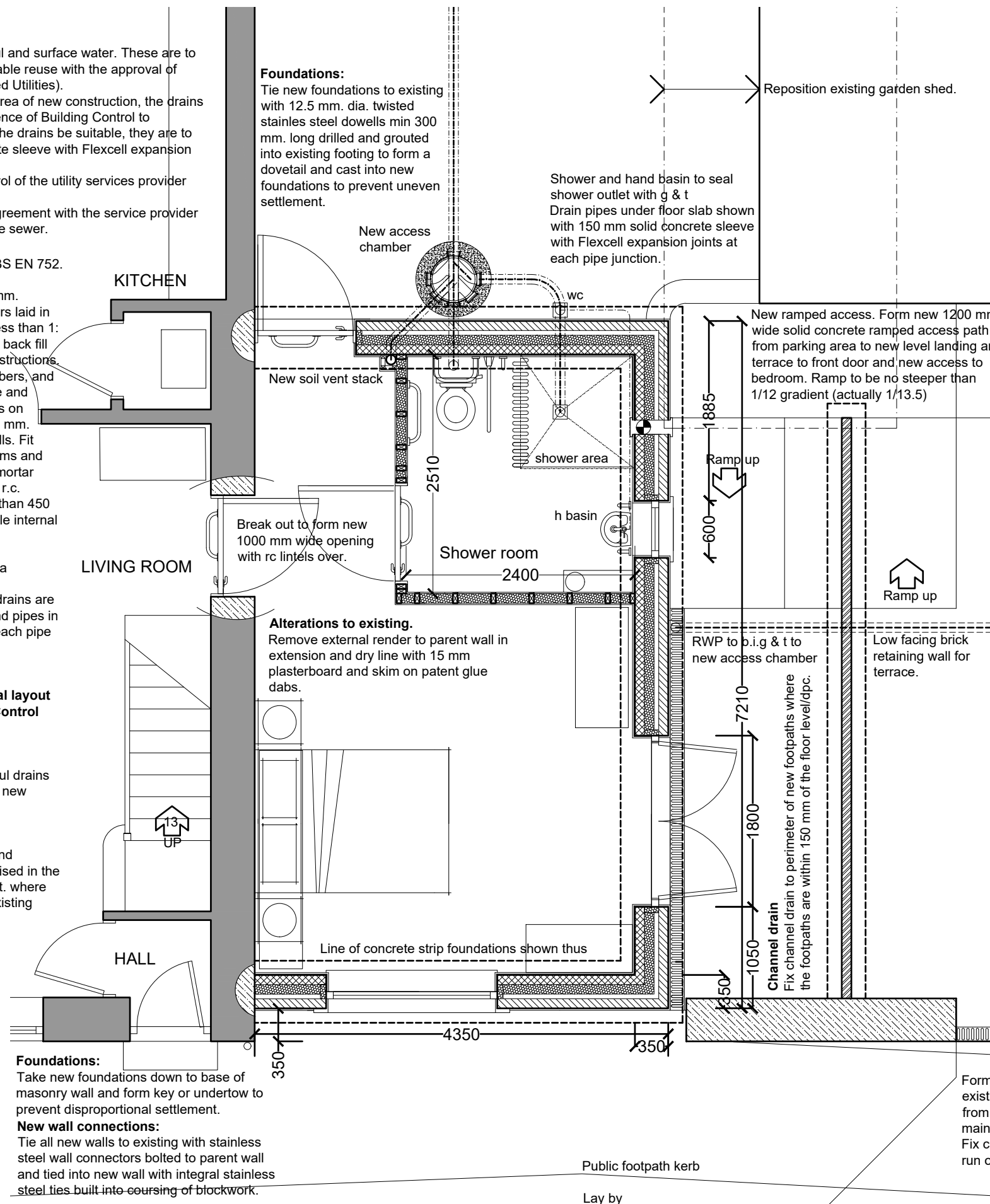
Connect rainwater to soakaway. Carry out ground percolation test and construct soakaway as advised in the British Research Establishment BRE 365 Digest. where there is unsatisfactory percolation connect to existing drains/sewers.

**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.

**Alterations to existing.**

Remove external render to parent wall in extension and dry line with 15 mm plasterboard and skim on patent glue dabs.



**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 650 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 damp proof course and 100 mm. solid concrete block inner leaf. Cavity walls to be tied to existing 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 450 mm 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.

**New concrete floors.**

U Value 0.17 W/M²K. Allow for flooring finish thickness on minimum 50 mm. sand cement screed with A146 anti crack mesh on vapour barrier on minimum 100 mm. Kingspan floor insulation on 1200 gauge Visqueen damp proof membrane on proprietary "beam and pot" Thos Armstrong Ltd. or similar suspended reinforced concrete floor system. Fix expansion joints/crack inducer to top screed where spans exceed 4200 mm and at pinch points. Fix minimum 25 mm. thick insulation and expansion strip to perimeter of all slabs. Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls. Radon Gas Protection.

**Initial Radon Gas report suggests 1 to 3 % risk of radon gas.** Where a radon gas report or survey is carried out and there is a risk, replace the damp proof course specified with a radon gas barrier. The barrier is to be designed to meet the level of risk reported. The Radon gas barrier is to be continuous throughout the building ground floor and extended outwards across the external wall cavities to prevent gas entering into the cavity walls. Depending on the level of risk notified a system of gas sumps and ventilation may be required. Top hat seals should be used around any pipes or ducts penetrating the radon gas barrier.

All measures are to be installed to the manufacturers recommendation and specification and to the minimum of standards. Satisfies NHBC Standards 2008. Meets BRE Radon requirements. Manufactured to BS EN ISO 9001:2008. Complies with Building Regulation 2000 Approved Documents C1 & C2. Meets all relevant British Standards

Form new 3000 mm wide opening in existing wall to allow for 4.5 m deep from road kerb 45° vision spays to main road.  
Fix channel drain to prevent rainwater run of onto public highway

|  |     |     |     |     |     |            |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |
|--|-----|-----|-----|-----|-----|------------|------|------|------|------|-------------|--------------|-------|-------|-------|-------|-------|-------|------|-----|------------------|
| 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 |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |

19 PARKSIDE CLEATOR MOOR CUMBRIA  
CA25 5HF FOR MR AND MRS G AND S  
RUDD

GROUND FLOOR PLAN SUB  
STRUCTURE AND DRAINS

Lay by

Scale: 1/50 @ A3  
Date: OCT 2023  
DWG No. 19/0393/03

REV Date

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Architectural Design and Technology  
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**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.

**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.

**Part J Heating and flues**

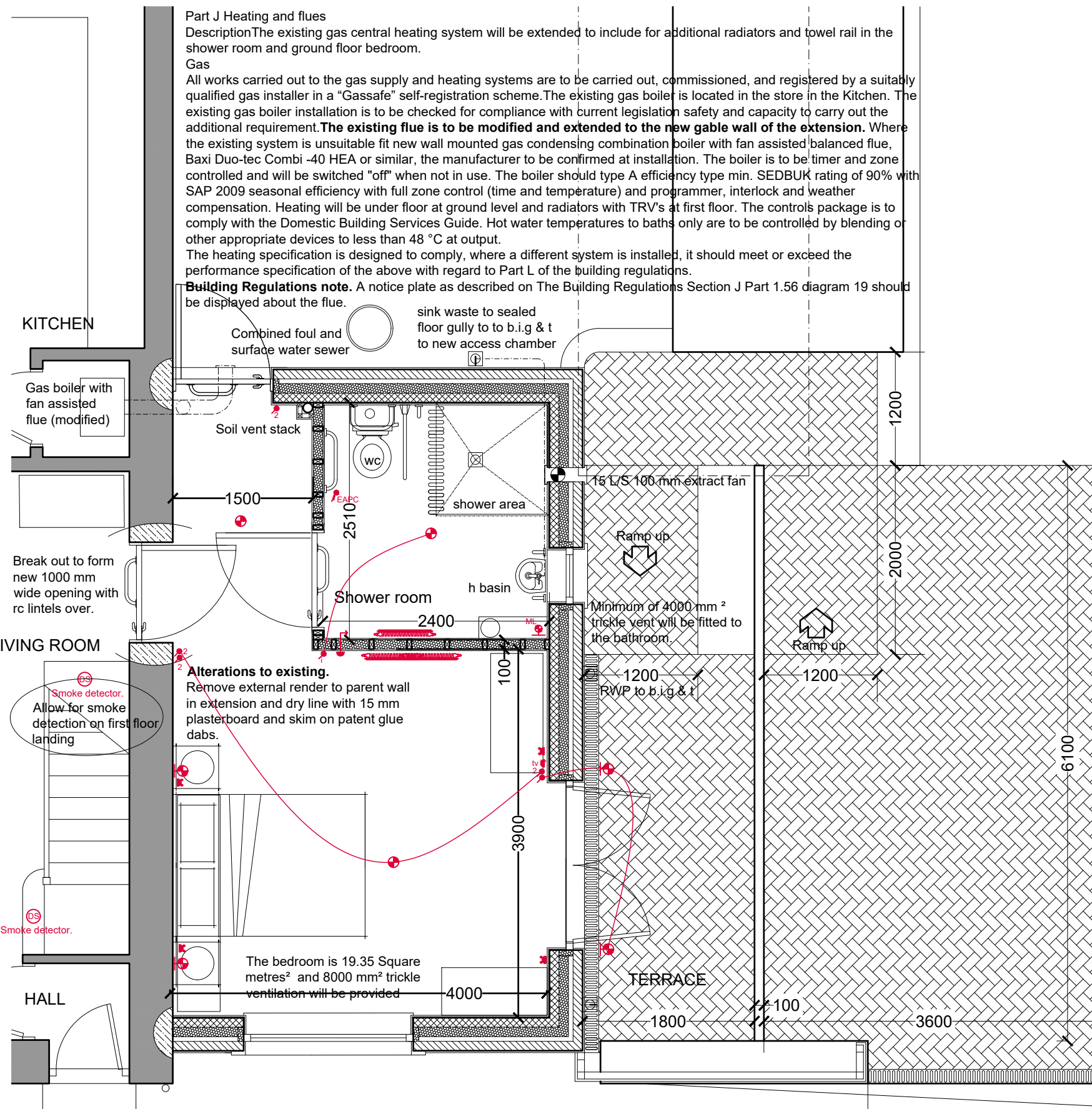
Description The existing gas central heating system will be extended to include for additional radiators and towel rail in the shower room and ground floor bedroom.

**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 store 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. **The existing flue is to be modified and extended to the new gable wall of the extension.** 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 of 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.



**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.

**New ramped access.** Form new 1200 mm wide solid concrete or pavior ramped access path from parking area new level landing and terrace to and new access to bedroom. Ramp to be no steeper than 1/12 gradient (actually 1/13.5). Fix channel drain to perimeter of new footpaths where the footpaths are within 150 mm of the floor level/dpc.

**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.**

**Non-Structural stud partitions:** Fix new stud partitions to layout shown. Partitions to be 100 mm x 47 mm. timber studs at 400 mm. centres built off 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick high density humidity resistant plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.

**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  
SCALE BAR 1/100  
SCALE BAR 1/50

|     |     |     |     |     |            |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |
|-----|-----|-----|-----|-----|------------|------|------|------|------|-------------|--------------|-------|-------|-------|-------|-------|-------|------|-----|------------------|
| 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  |
| 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 |
| 0.0 | 1.0 | 2.0 | 3.0 | 4.0 | 5.0 metres |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |

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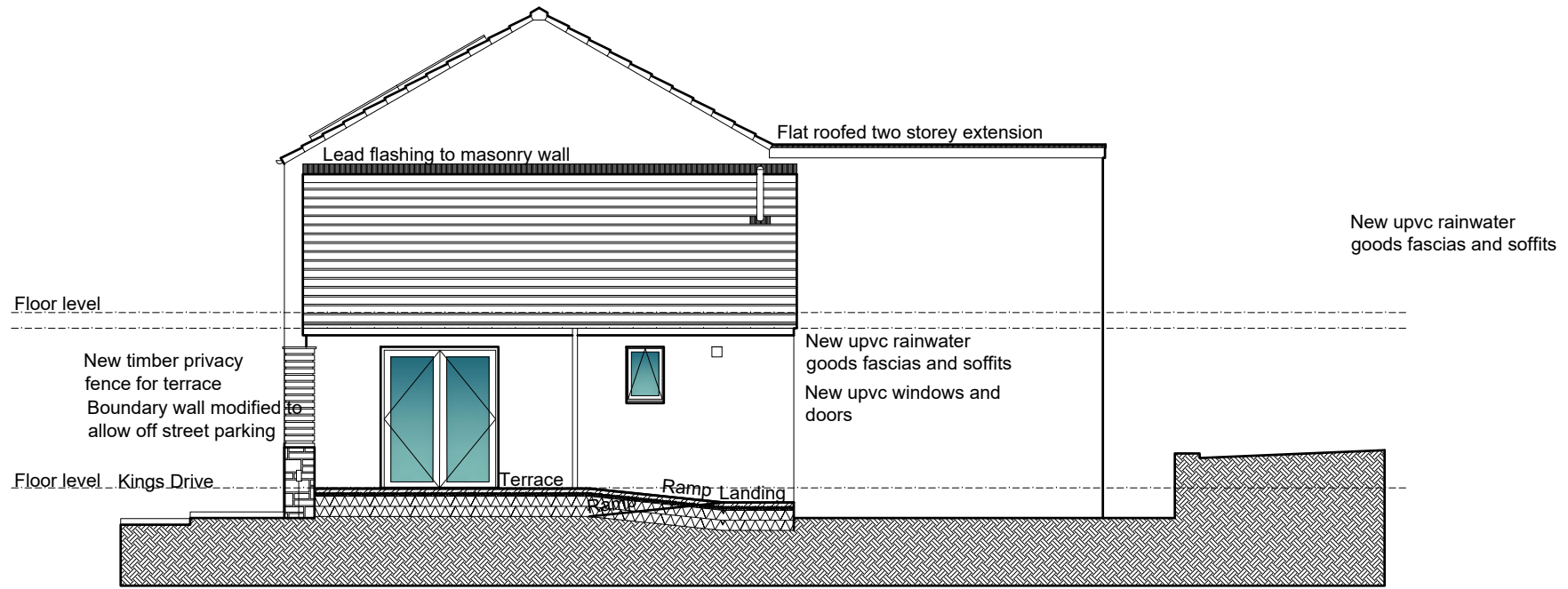
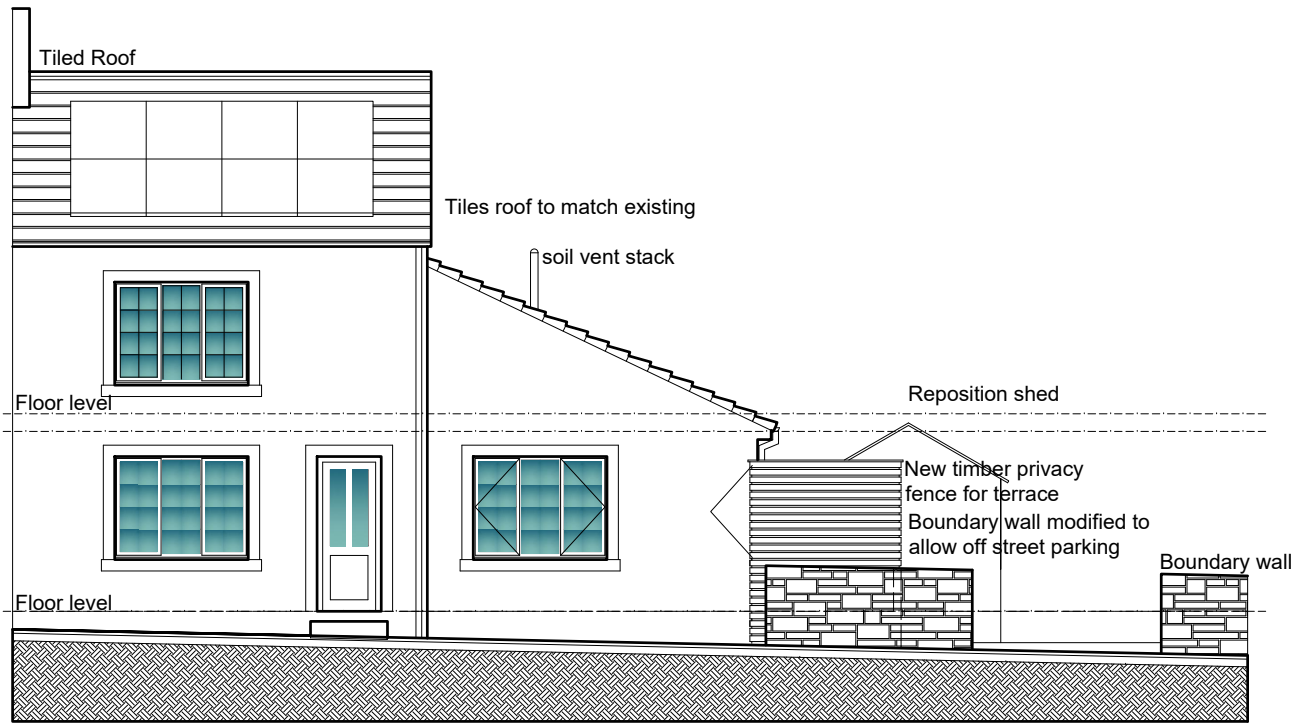
FLOOR PLAN GENERAL  
ARRANGEMENT

Scale:  
Date:  
DWG No.

1/50 @ A3  
OCT 2023  
19/0393/04

REV  
Date

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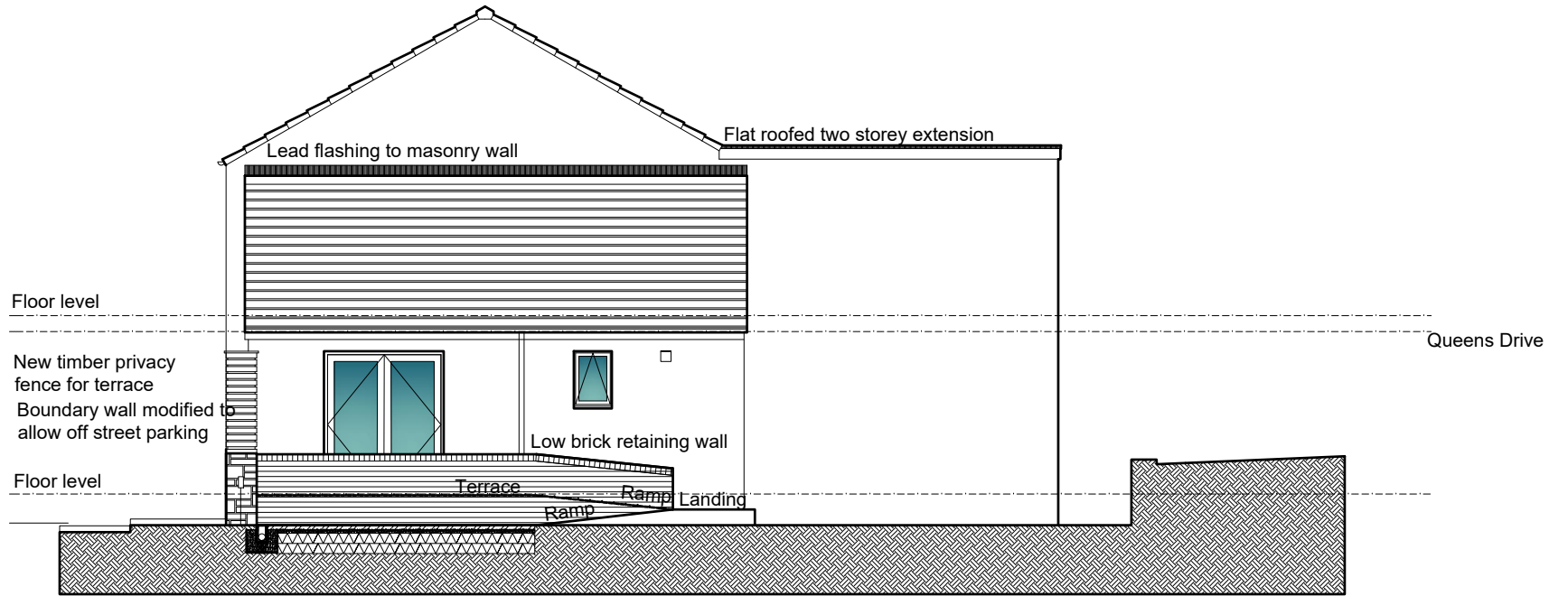
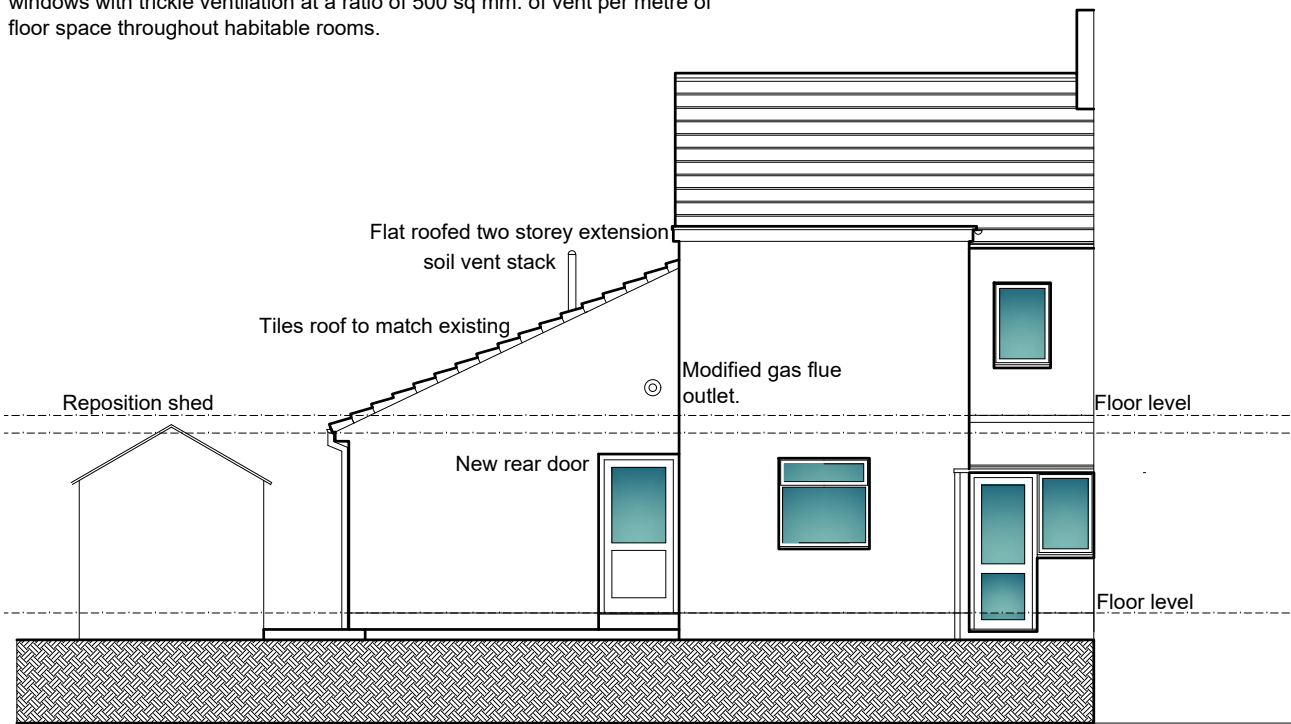


**PROPOSED FRONT ELEVATION**

**PROPOSED SIDE ELEVATION**

**Windows and doors**

All new windows and doors are to be upvc framed double glazed to match existing. 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<sup>2</sup>K. 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.



**PROPOSED REAR 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 |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |

19 PARKSIDE CLEATOR MOOR CUMBRIA  
CA25 5HF FOR MR AND MRS G AND S  
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**PROPOSED ELEVATIONS**

Scale: 1/100 @ A3  
Date: OCT 2023  
DWG No. 19/0393/05

REV Date

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**Roof Fabric and structure**

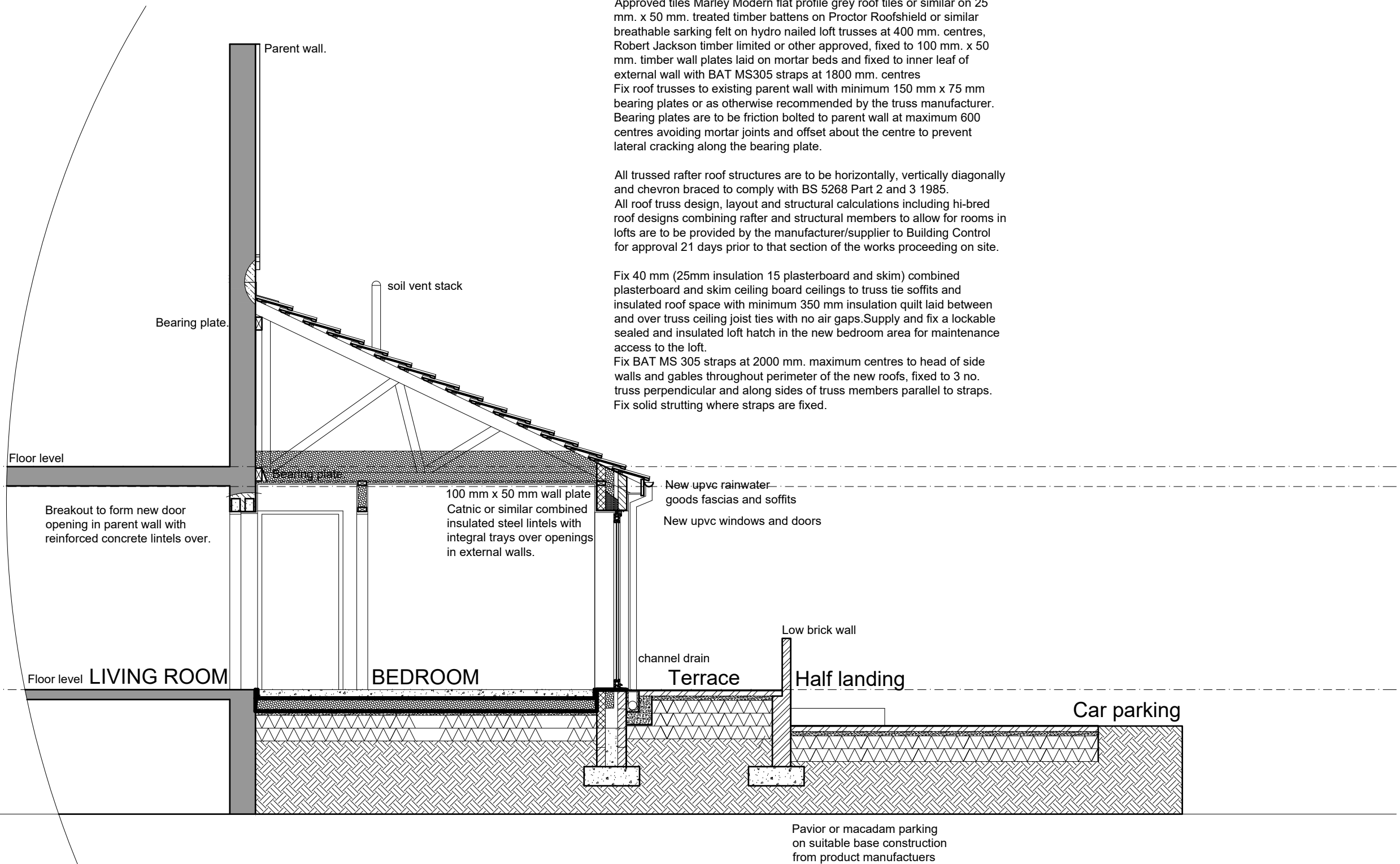
Roof Fabric and structure

Approved tiles Marley Modern flat profile grey roof tiles or similar on 25 mm. x 50 mm. treated timber battens on Proctor Roofshield or similar breathable sarking felt on hydro nailed loft trusses at 400 mm. centres, Robert Jackson timber 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 wall with BAT MS305 straps at 1800 mm. centres  
 Fix roof trusses to existing parent wall with minimum 150 mm x 75 mm bearing plates or as otherwise recommended by the truss manufacturer. Bearing plates are to be friction bolted to parent wall at maximum 600 centres avoiding mortar joints and offset about the centre to prevent lateral cracking along the bearing plate.

All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced to comply with BS 5268 Part 2 and 3 1985.  
 All roof truss design, layout and structural calculations including hi-bred roof designs combining rafter and structural members to allow for rooms in lofts are to be provided by the manufacturer/supplier to Building Control for approval 21 days prior to that section of the works proceeding on site.

Fix 40 mm (25mm insulation 15 plasterboard and skim) combined plasterboard and skim ceiling board ceilings to truss tie soffits and insulated roof space with minimum 350 mm insulation quilt laid between and over truss ceiling joist ties with no air gaps. 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 where straps are fixed.



|  |     |     |     |     |     |            |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |
|--|-----|-----|-----|-----|-----|------------|------|------|------|------|-------------|--------------|-------|-------|-------|-------|-------|-------|------|-----|------------------|
| 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 |      |      |      |      |             |              |       |       |       |       |       |       |      |     |                  |

19 PARKSIDE CLEATOR MOOR CUMBRIA  
 CA25 5HF FOR MR AND MRS G AND S  
 RUDD

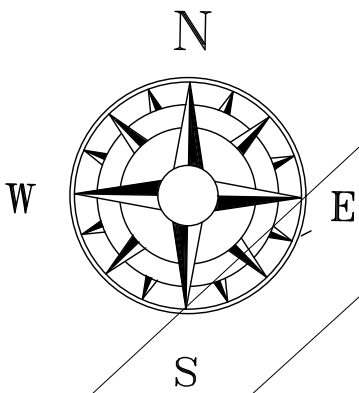
PROPOSED SECTIONAL  
 ELEVATION

Scale:  
 Date:  
 DWG No.

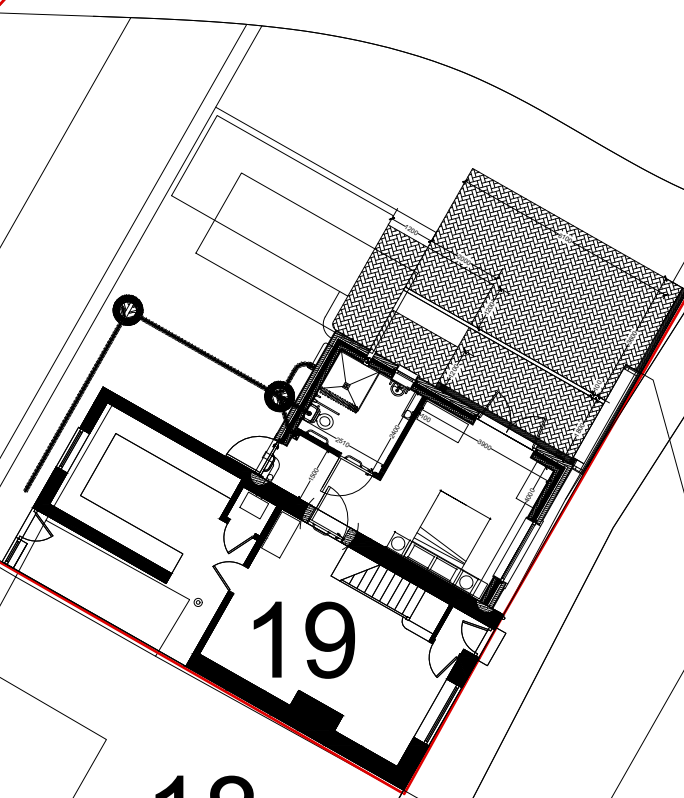
1/50 @ A3  
 OCT 2023  
 19/0393/06

REV  
 Date

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



PARKSIDE ROAD



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  | 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 |

19 PARKSIDE CLEATOR MOOR CUMBRIA  
CA25 5HF FOR MR AND MRS G AND S  
RUDD

BLOCK PLAN

Scale:  
Date:  
DWG No.

1/200 @ A3  
OCT 2023  
19/0393/07

REV  
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