

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											

Internal alteration and extension at
Rowan Garth, Scalegill Place, Moor
Row,CA24 3JU . for Gillian Spence

SURVEY EXISTING PLAN
LOCATION PLAN

Scale:
Date:
DWG No.

1/100 @ A3
May 2024
24/0406/01

REV
Date

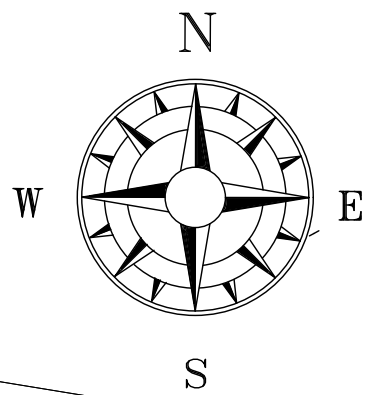
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geoffreywallaceltd@gmail.com

SCALEGILL PLACE

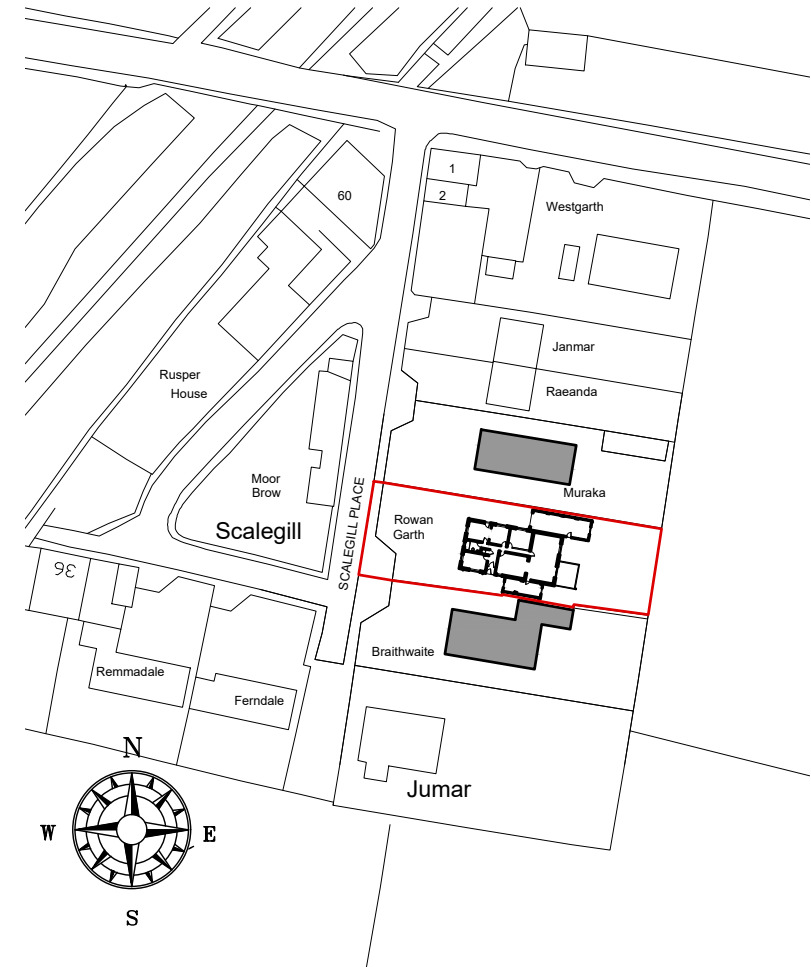
Rowan
Garth

Muraka

Braithwaite

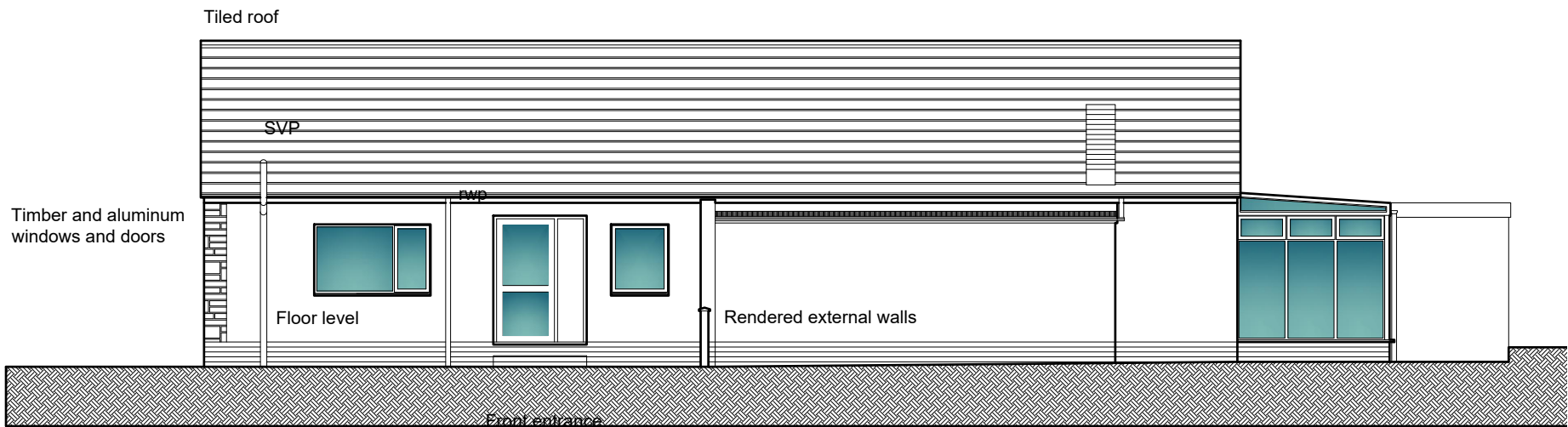


BLOCK PLAN

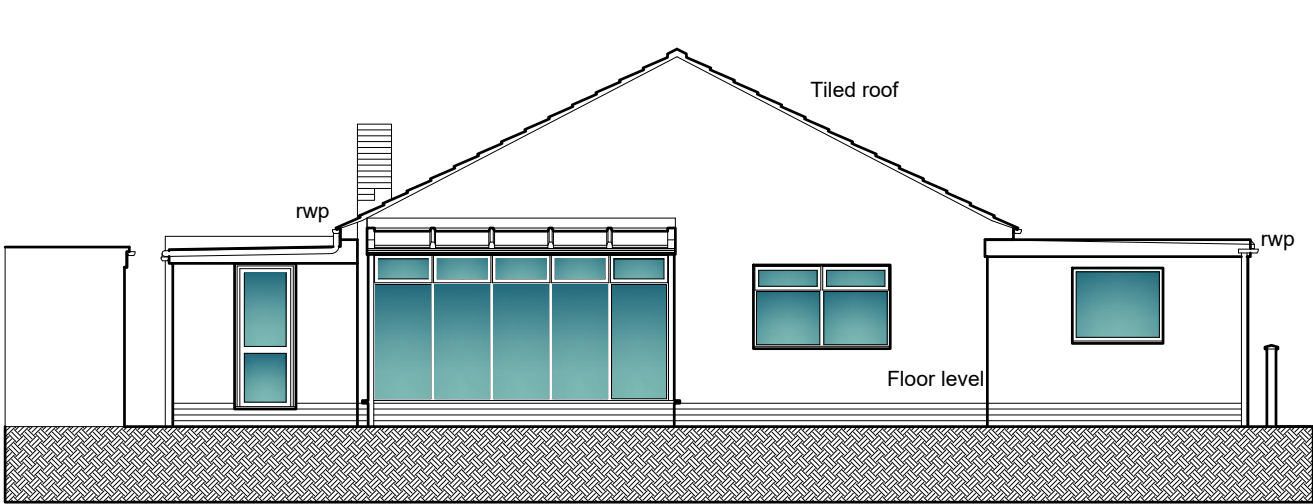


LOCATION PLAN 1/1250 Scale

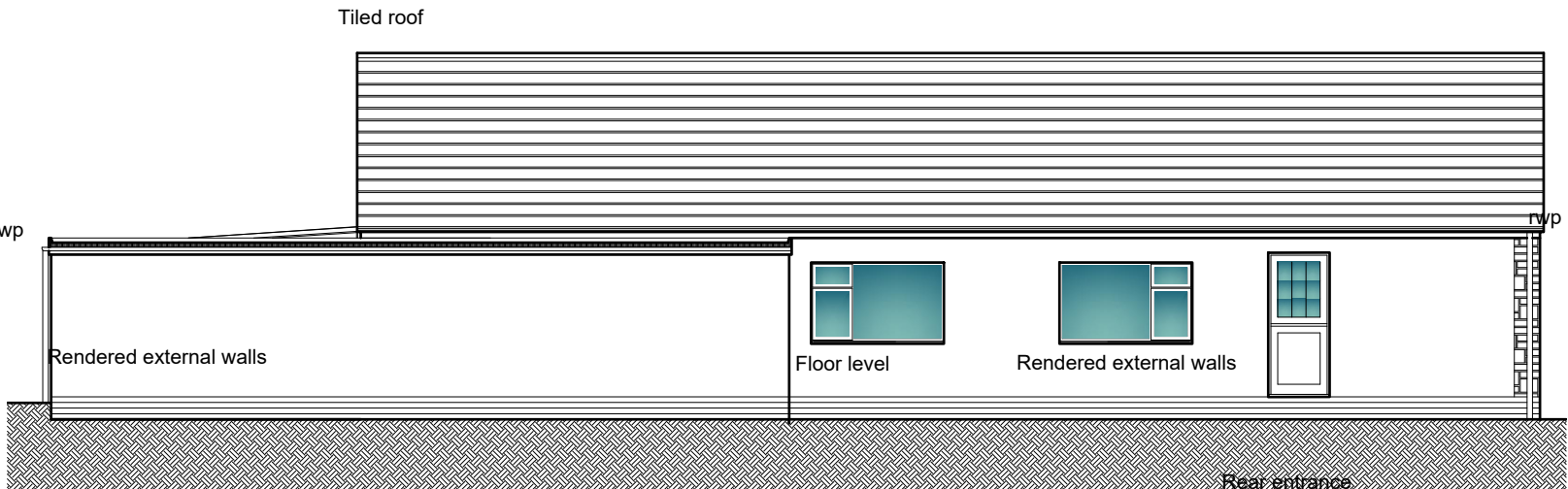
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											
Internal alteration and extension at Rowan Garth, Scalegill Place, Moor Row,CA24 3JU . for Gillian Spence				EXISTING BLOCK AND LOCATION PLANS										Scale:	1/200 @ A3	REV	Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com					
														Date:	May 2024	Date						
														DWG No.	24/0406/02							



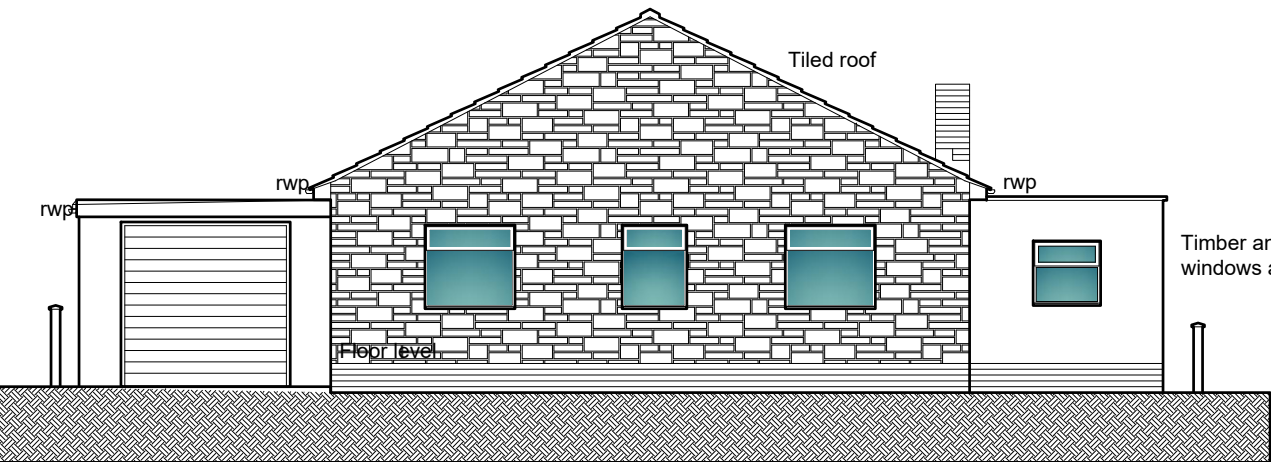
EXISTING SIDE ELEVATION



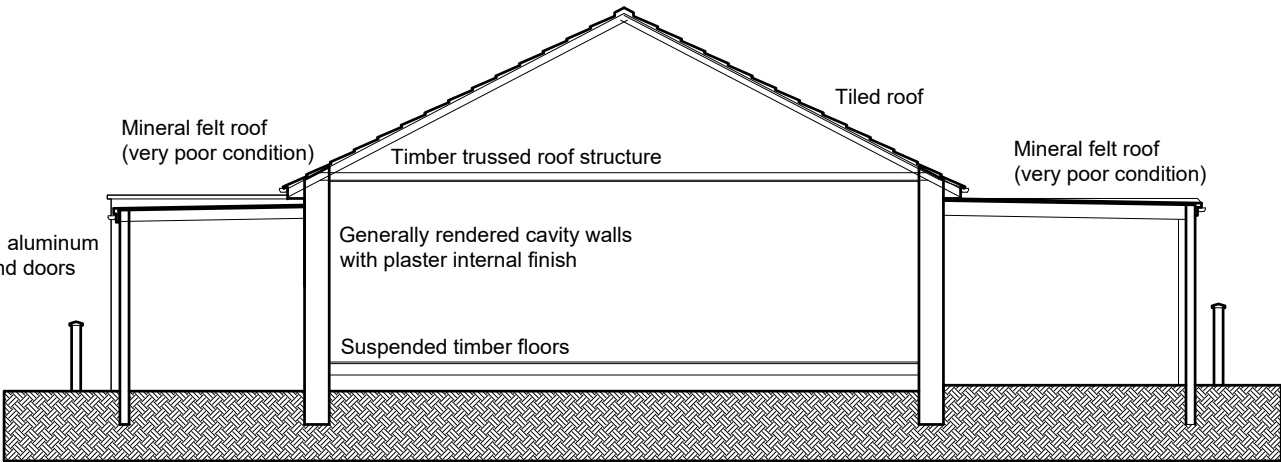
EXISTING REAR ELEVATION



EXISTING SECTIONAL ELEVATION



EXISTING FRONT ELEVATION

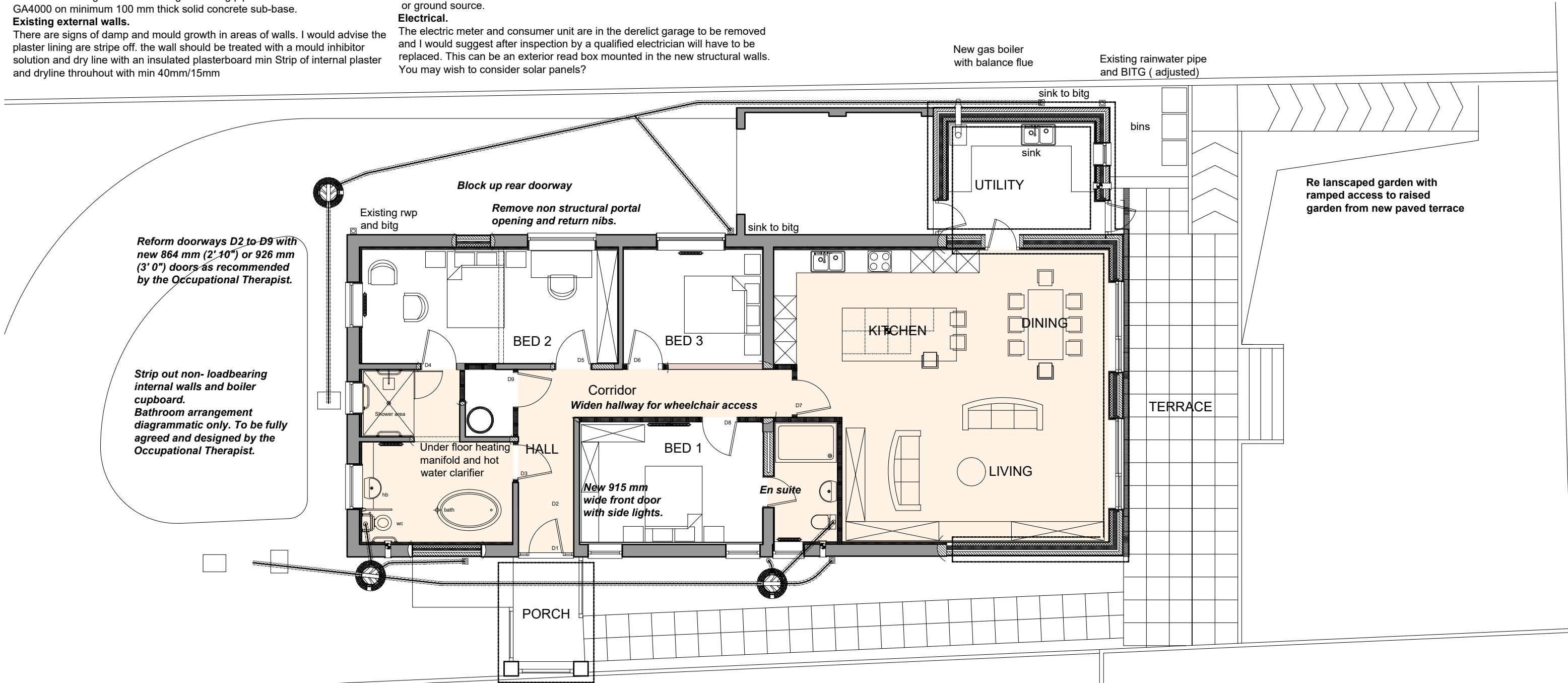


EXISTING SECTIONAL ELEVATION

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															
Internal alteration and extension at Rowan Garth, Scalegill Place, Moor Row, CA24 3JU . for Gillian Spence				EXISTING ELEVATIONS																Scale:	1/100 @ A3	REV Date	Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			
																				Date:	May 2024					
																				DWG No.	24/0406/03					

Existing Structure
Basic construction notes.
Existing floors throughout
Existing suspended timber floors are in poor condition and given the level of works to be carried out replacement should be considered.
The existing floor decking to be removed and all joists checked for structural soundness damage or rotten of infected timbers replaced.
Insulate between joists with minimum 100 mm solid slab floor insulation Celotex GA4000 or similar.
Alternatively remove completely timber floor and replace with 75 mm thick underfloor heating screed with integral heating pipes on 150 mm Celotex GA4000 on minimum 100 mm thick solid concrete sub-base.
Existing external walls.
There are signs of damp and mould growth in areas of walls. I would advise the plaster lining are stripe off. the wall should be treated with a mould inhibitor solution and dry line with an insulated plasterboard min Strip of internal plaster and dryline throuhout with min 40mm/15mm

Roof coverings.
The existing tiles are well beyond their useful life expectancy. The tiles and sarking should be replaced. Use a breathable fabric which will allow the loft insulation to be increased throughout to 1t least 400 mm thick glass fibre or recycled plastic insulation.
Gas heating and hot water.
The gas meter is in the derelict garage and when this is demolished it will need to be re-sited. This can be an exterior read box mounted in the new structural walls.
The gas currently fuels a boiler with stored hot water.
You may wish to to consider a different fuel source such as air source or or ground source.
Electrical.
The electric meter and consumer unit are in the derelict garage to be removed and I would suggest after inspection by a qualified electrician will have to be replaced. This can be an exterior read box mounted in the new structural walls.
You may wish to consider solar panels?



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
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Internal alteration and extension at Rowan Garth, Scalegill Place, Moor Row,CA24 3JU . for Gillian Spence

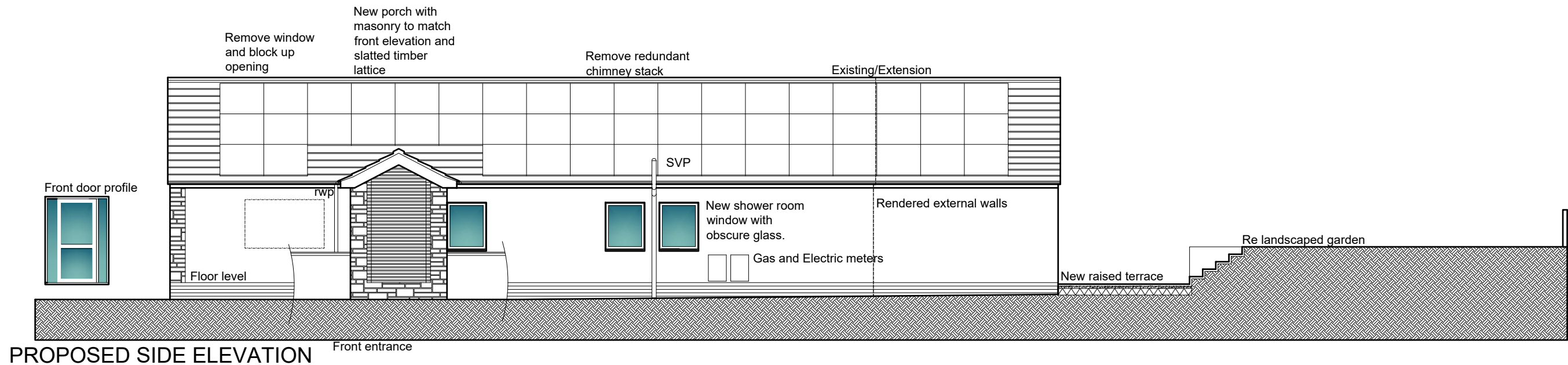
FLOOR PLAN GENERAL ARRANGEMENT

Scale: 1/100 @ A3
Date: May 2024
DWG No. 24/0406/04

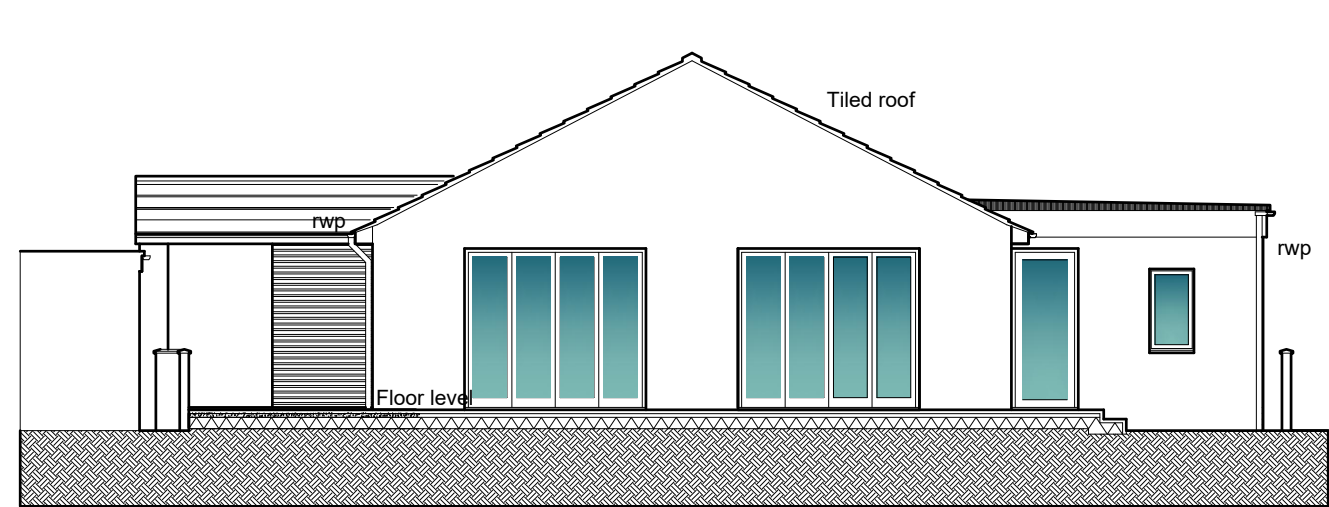
REV Date

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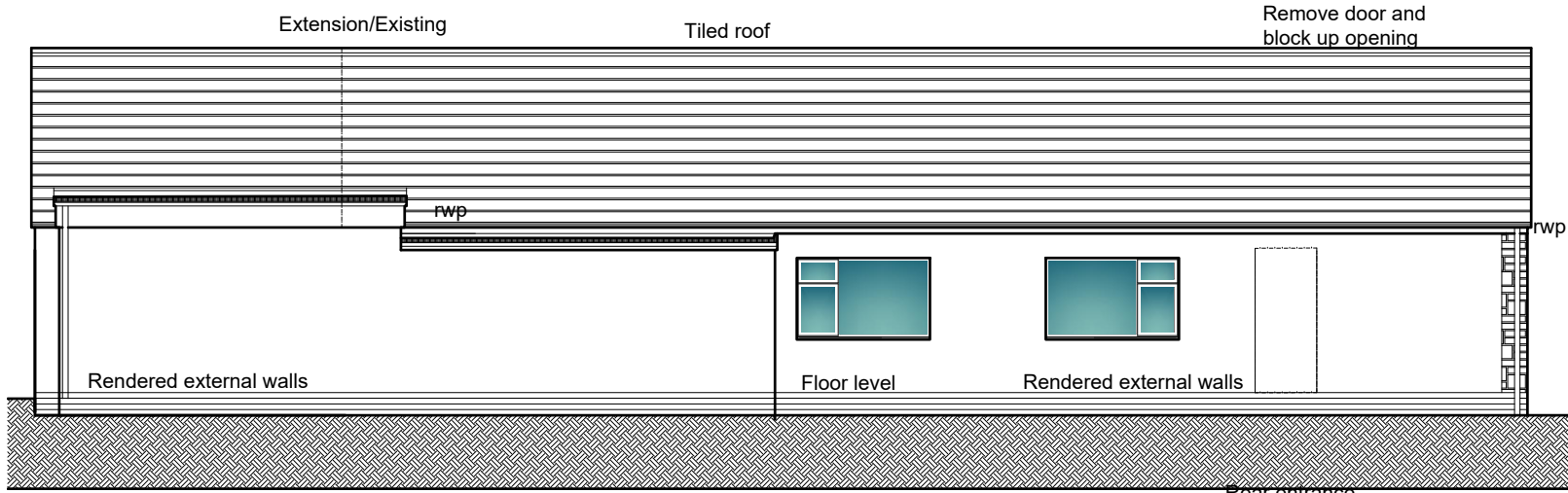
Building regulations.
All existing sewer and drain installations are to be traced and recorded and surveyed in the presence of the Building Control Officer prior to any service alterations taking place.
Where pipes pass under new building works they should be checked as fit for purpose and either surrounded in concrete or replaced as agreed with Building Control.



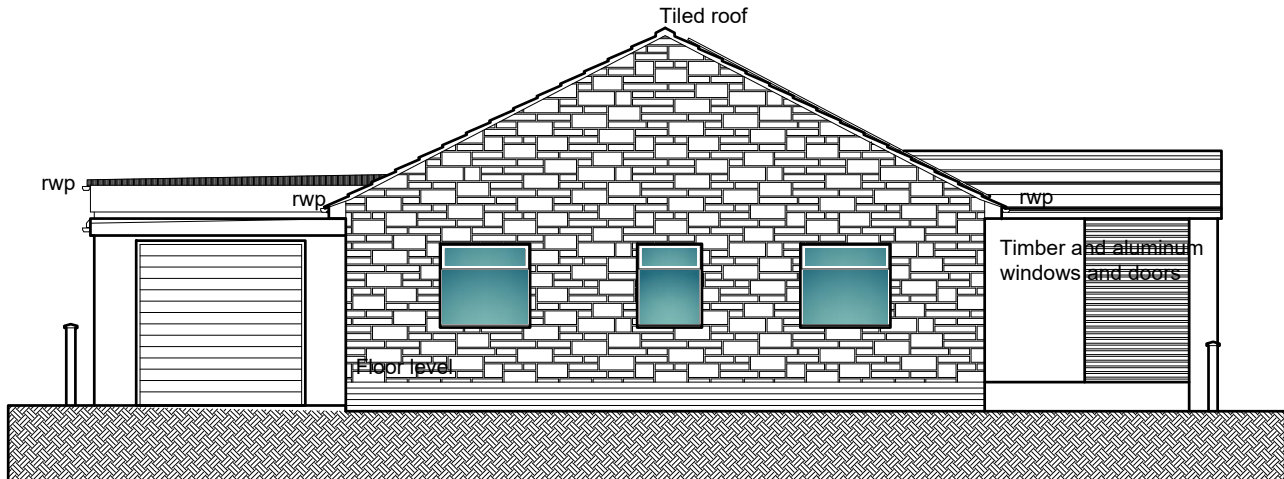
PROPOSED SIDE ELEVATION



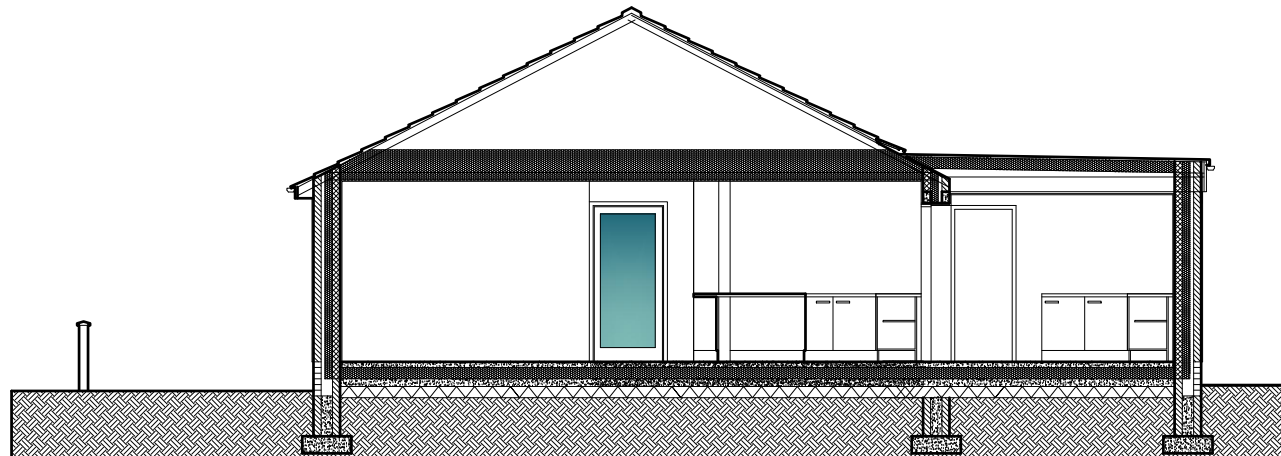
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

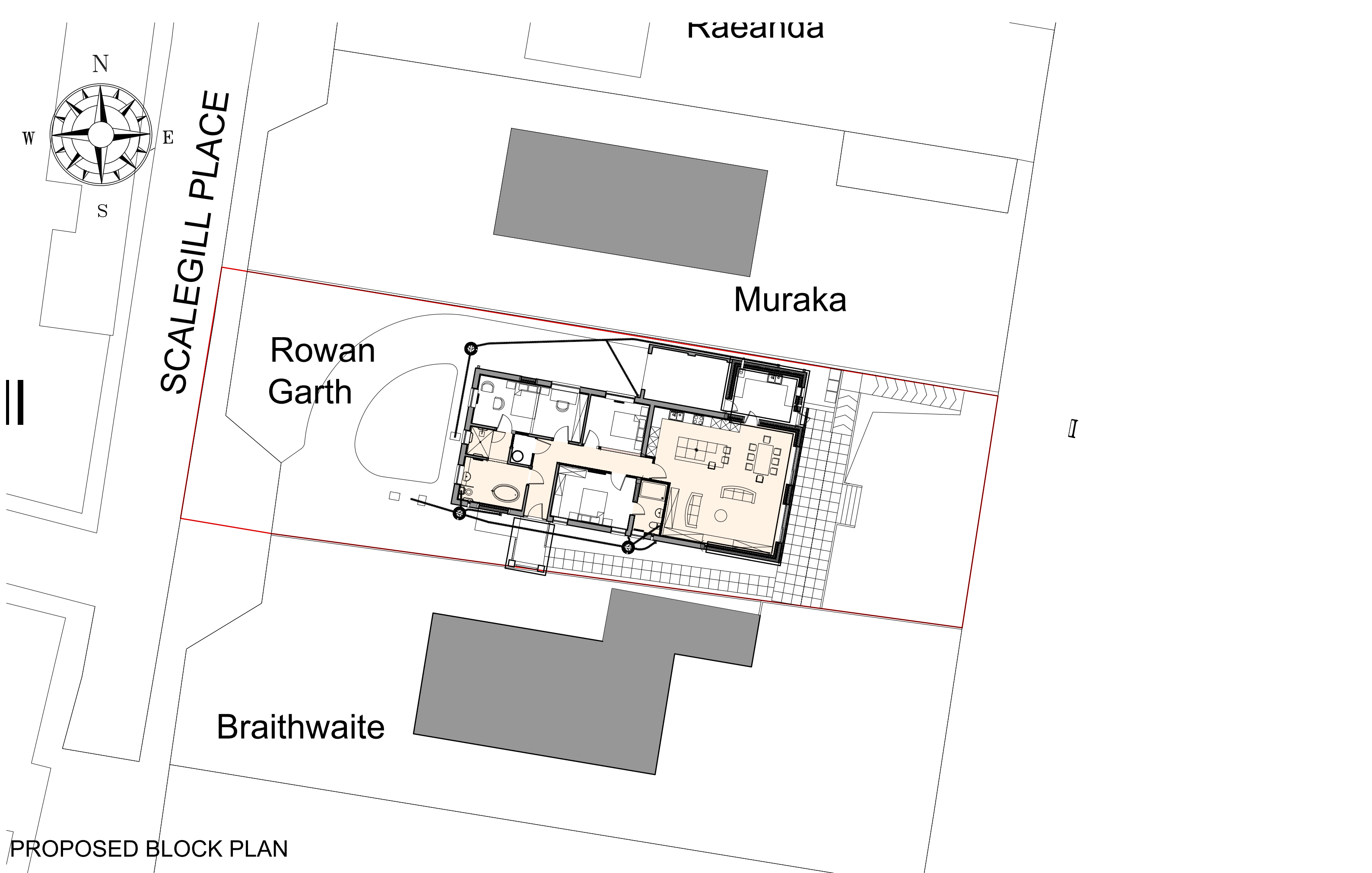


PROPOSED SECTIONAL ELEVATION

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SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															



Internal alteration and extension at Rowan Garth, Scalegill Place, Moor Row, CA24 3JU . for Gillian Spence	PROPOSED SECTIONAL ELEVATIONS	Scale: 1/100 @ A3 Date: May 2024 DWG No. 24/0406/06	REV DATE	Geoffrey Wallace Limited FCSD MCAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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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
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Internal alteration and extension at
Rowan Garth, Scalegill Place, Moor
Row,CA24 3JU . for Gillian Spence

BLOCK PLAN PROPOSED

ALTERATION AND EXTENSION
TO REPLACE EXISTING GARAGE
AND UTILITY ROOM

Scale:
Date:
DWG No.

1/200 @ A3
May 2024
24/0406/08

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