14 LOWRY CLOSE BECKERMET
CUMBRIA CA21 2YX FOR MRS &
MRS CHRIS SALMON

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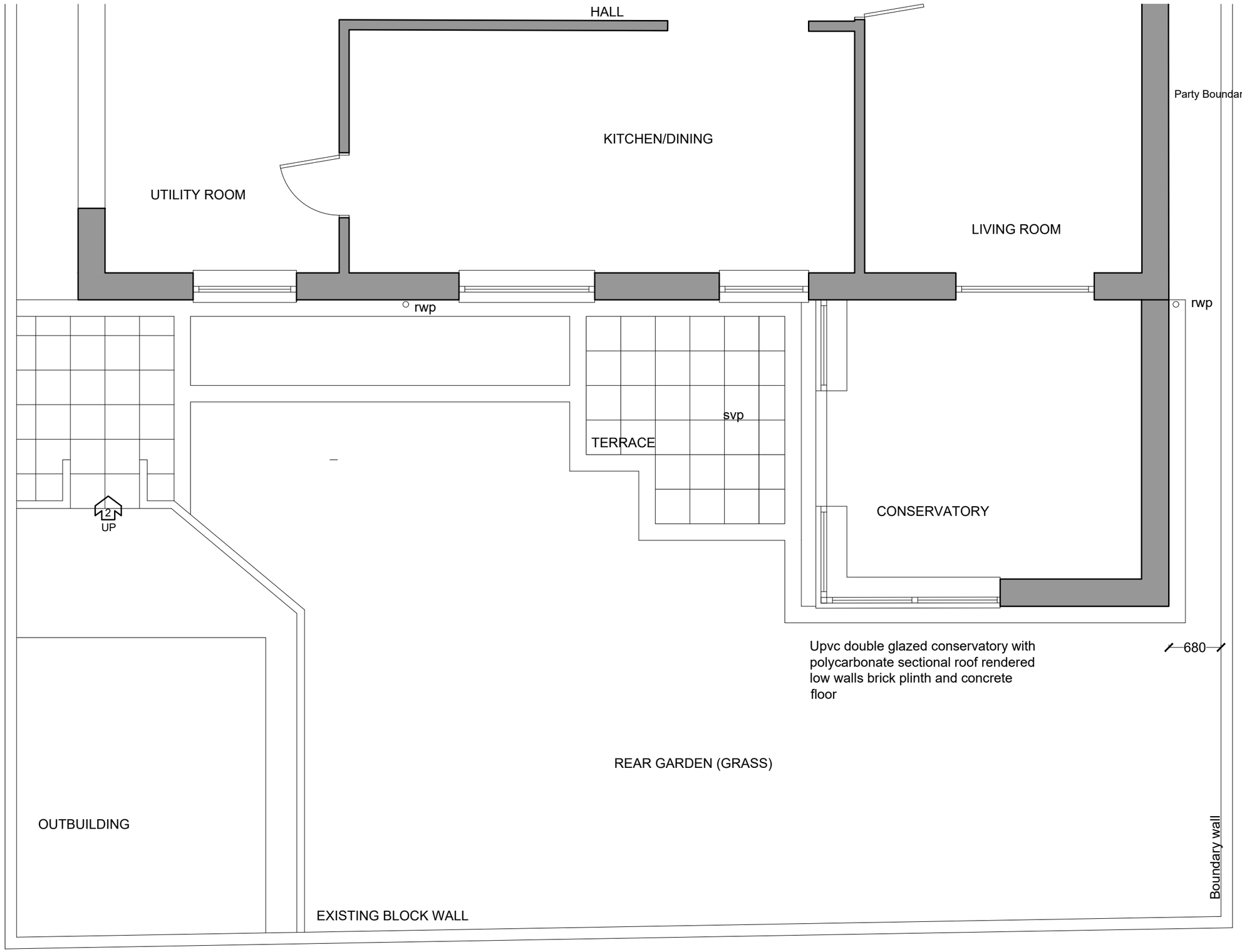
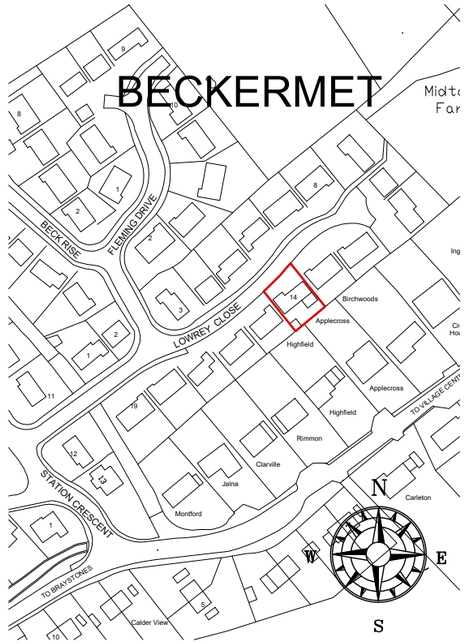
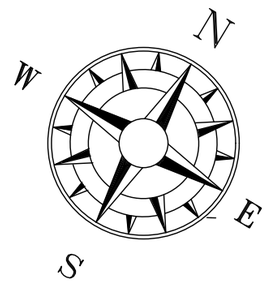




LOCATION PLAN
1/2500 Scale



GROUND 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		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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	SURVEY EXISTING PLAN. GROUND FLOOR PLAN AND LOCATION PLAN		Scale: 1/50 @ A3 Date: JULY 2020 DWG No. 20/261/1	REV Date

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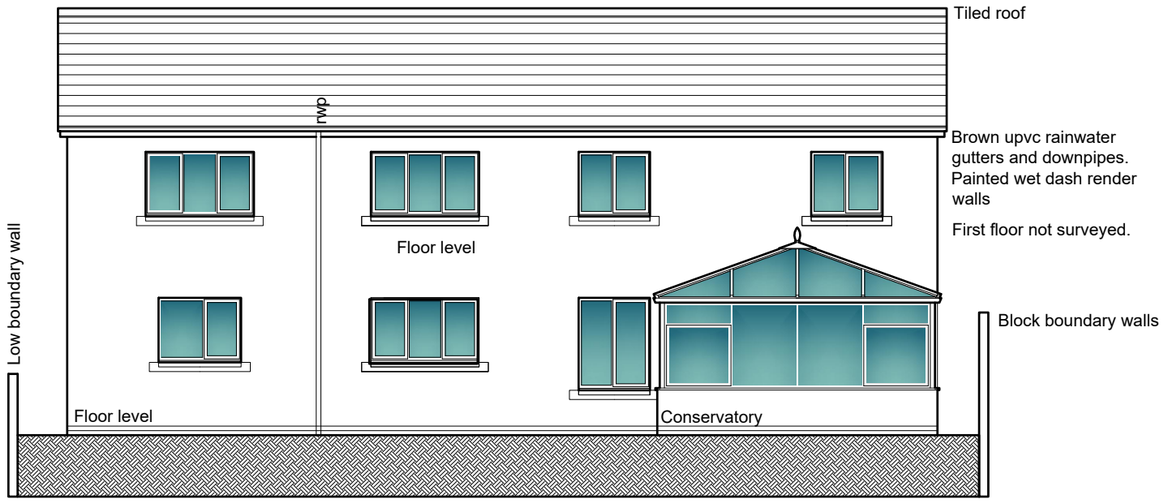
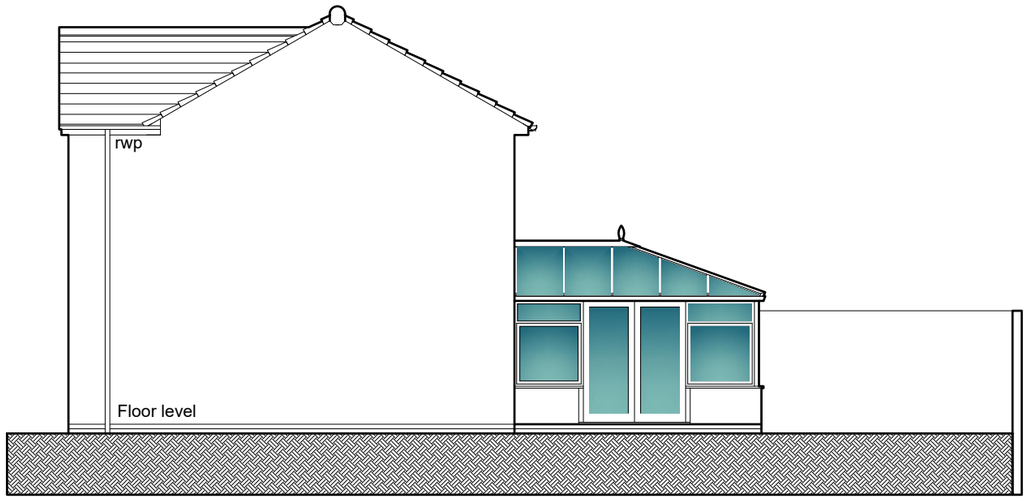
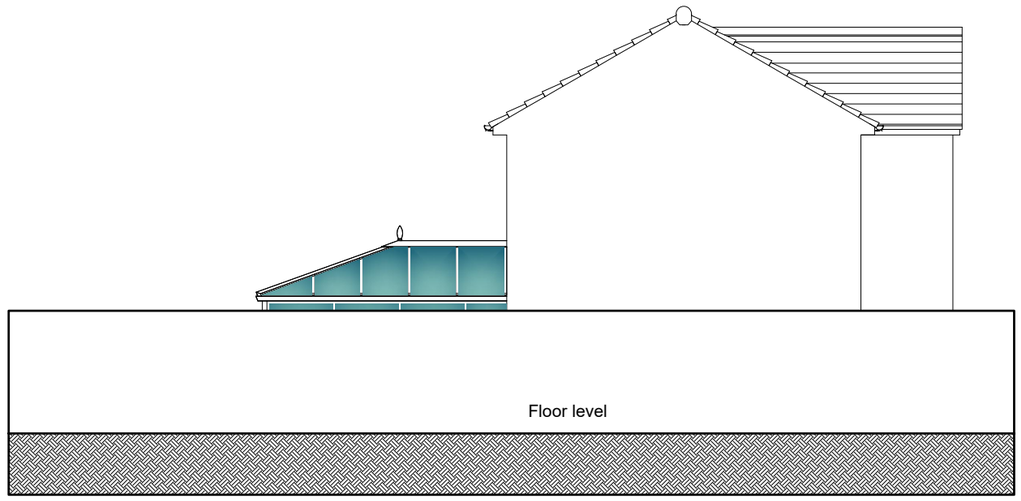


REAR ELEVATION EXISTING



SIDE ELEVATION EXISTING



SIDE ELEVATION EXISTING

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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	EXISTING ELEVATIONS		Scale: 1/50 @ A3 Date: JULY 2020 DWG No. 20/261/1	REV Date

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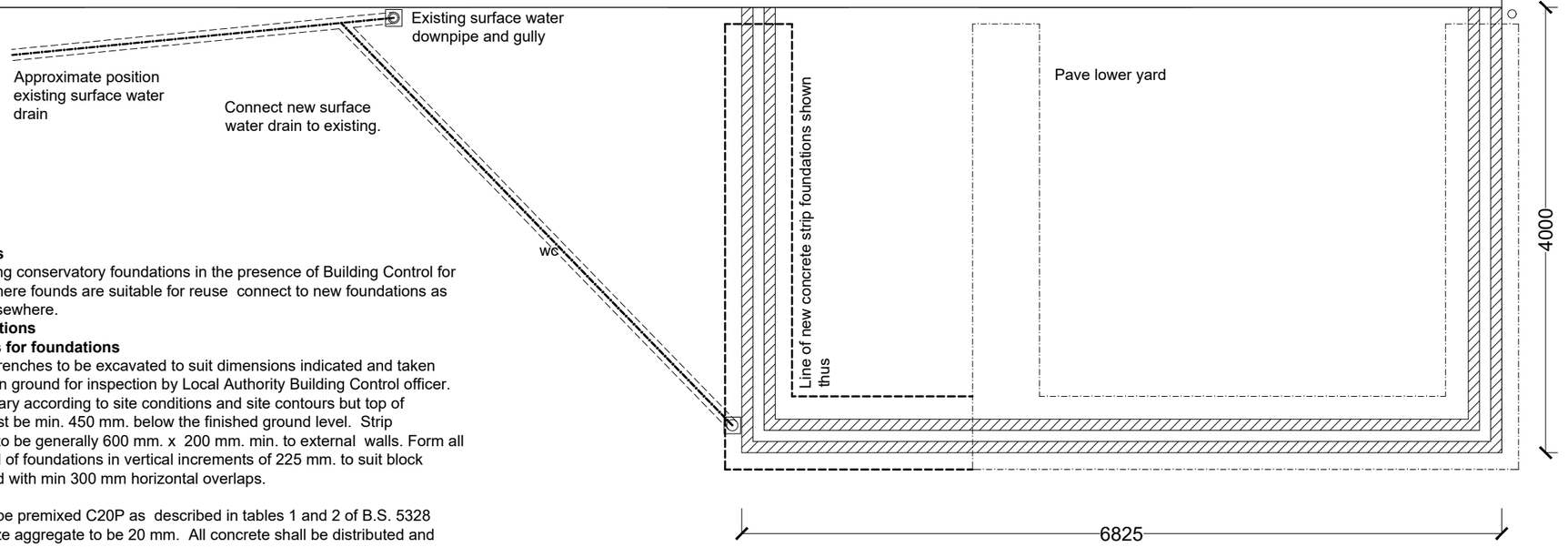
New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork. Cut out and insert insulated vertical dpc,s in external leaf where required to maintain cavity.

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.



Foundations
Check existing conservatory foundations in the presence of Building Control for suitability, where founds are suitable for reuse connect to new foundations as described elsewhere.

New foundations

Excavations for foundations
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 top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. x 200 mm. min. to external walls. 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 B.S. 5328 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 to 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 covering.

Drainage.Connections and Discharges.
There are existing surface water and foul drains on site. New drains are to be collected to existing 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 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 fall. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturers instructions. All fittings including manholes, inspection chambers, back inlet gullies etc. to be from the same range and supplier. Set all pre formed 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. Where manholes exceed 900 mm. deep form manholes in class A engineering bricks off 150 mm. solid concrete bases and form hanching to pipes and channels with smoothed concrete. Set manhole covers onto pre formed 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.

Ground floor
Check existing conservatory floor for insulation ans suitability for reuse in presence of Building Control prior to retention or replacement with new floor.

New Ground floor
Allow for floor finish and set new floor level to same level as existing Living room floor slab level. New floor to be 100 mm thick solid concrete floor slab on 500 gauge Visqueen vapour barrier on 100 mm FF4000 Celotex flooring grade insulation slabs laid on 1200 gauge Visqueen damp proof membrane on 50 mm sharp sand blinding on minimum 150 mm thick clean mechanically consolidated hardcore sub-base The insulation should be upturned around the perimeter of the floor to thickness of minimum 25 mm. The damp proof membrane should be upturned throughout the perimeter of the building to form a continuous barrier with the damp proof course set in the new and existing external walls.

Radon Gas Protection.
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 penitrating the radon gas barrier.
All measures are to be installed to the manufacurers 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

EXTENSION FOUNDATIONS AND DRAINS

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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	FOUNDATIONS		Scale: Date: DWG No.	1/50 @ A3 JULY 2020 20/261/3	REV Date

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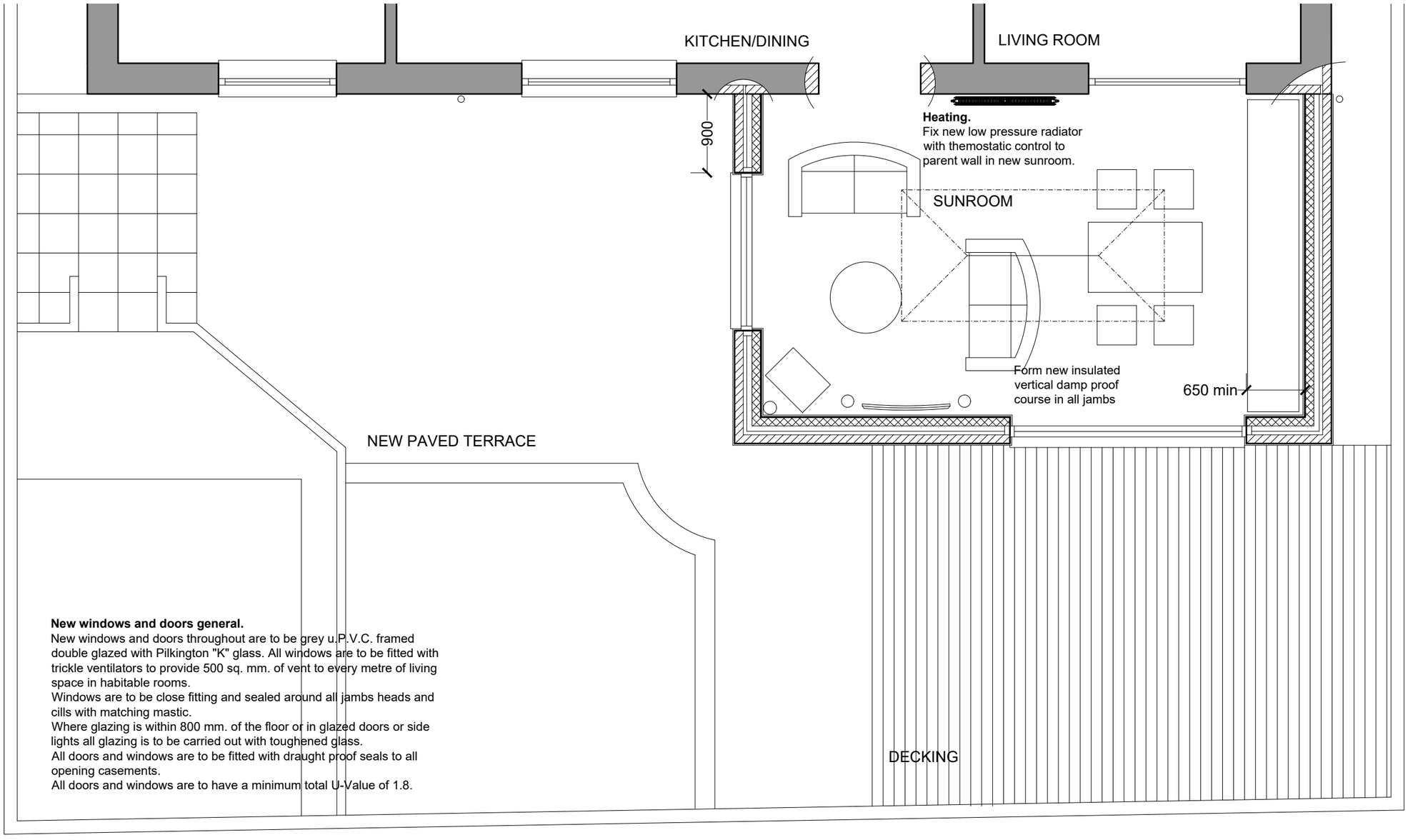
Cavity wall above dpc U Value 0.22 W/M²K
300 mm. thick cavity walls consisting rendered 100 mm solid concrete block external leaf 100 mm. clear cavity with 60 mm. Kingspan or similar insulation and 100 mm. thick Armstrong Airtec 3.5 concrete block inner leaf inner leaf. All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ /(h.M²)at50PA or better. Walls are to be dry lined internally with 15 mm. plaster plasterboard on dabs. Return inner leaf blockwork onto "Dampcor" insulated DPM at all jambs to doors and windows and fix tray under cills and lintels to heads of openings. Cavity wall ties to be Furfix stainless steel 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 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.

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 and insert insulated vertical dpc,s in external leaf where required to maintain cavity.

Modified opening to kitchen
Remove window and break out masonry under retaining existing lintel
Make good to disturbed surfaces



New windows and doors general.
New windows and doors throughout are to be grey 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.

Central Heating and Hot Water
The existing gas central heating system is to be extended to include for new low pressure radiators in the new extension.
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.

Electrical Installations.
All 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. or an equivulent standard. these works are to be undertaken by a person registered with an electrical self certifcation scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.
Full registration details are to be submitted to Building Control prior to to installation 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 Accessability.

Fire Protection.
Check the existing Fire alarm and protection system for compliance
Ensure a mains-powered and inter-connected fire alarm system will be provided for whole house protection. Mains-powered smoke alarms to be interlinkable, powered from a light fitting and fulfill BS5839 part 6 Grade D, E or F. where smoke detectoers 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
Minimum requirement Smoke detection at head and foot of stairs and heat detection in the kitchen.

Removals Carefully take down existing conservatory and un-insulated dwarf walls to foundation level. Grub out any unsuitable foundations that contradict new foundations. remove flashings and make good to disturbed surfaces.

Energy efficient lighting.
All new rooms created are to be fitted with dedicated efficiency light fittings. All external lighting is to be movement censor controlled and fitted with dedicated high efficiency light fittings.

Access and Facilities for Disabled People
All light switches are to be no higher than 1200 mm above the finished floor level and all power sockets are to be min. 450 mm above finished floor level.

Decking
Raised to Sunroom floor level 150 mm approximatley above ground level. 32 mm x 125 mm profiled decking board on 150 mm x 50 mm joist frame on weed proof blinding membrane

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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	FLOOR PLAN GENERAL ARRANGEMENT		Scale: Date: DWG No.	1/50 @ A3 JULY 2020 20/261/4	REV DATE

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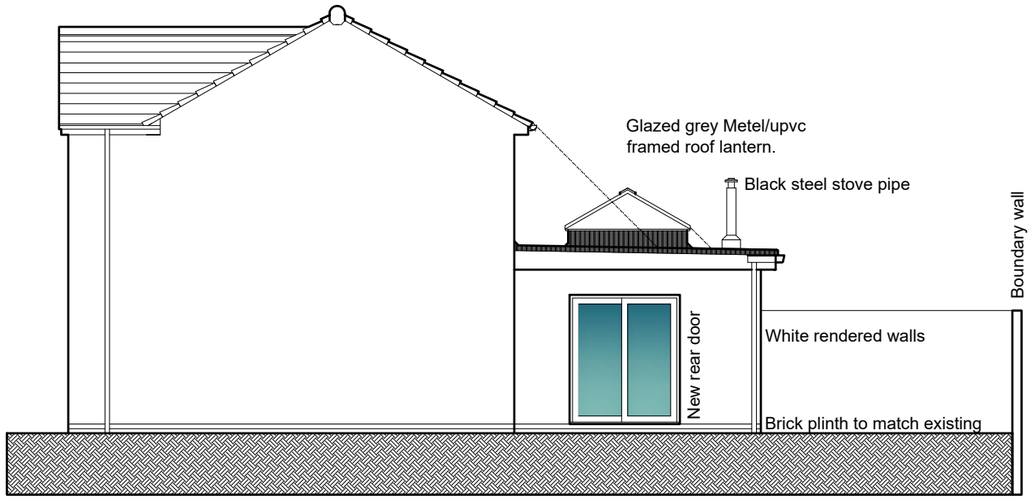
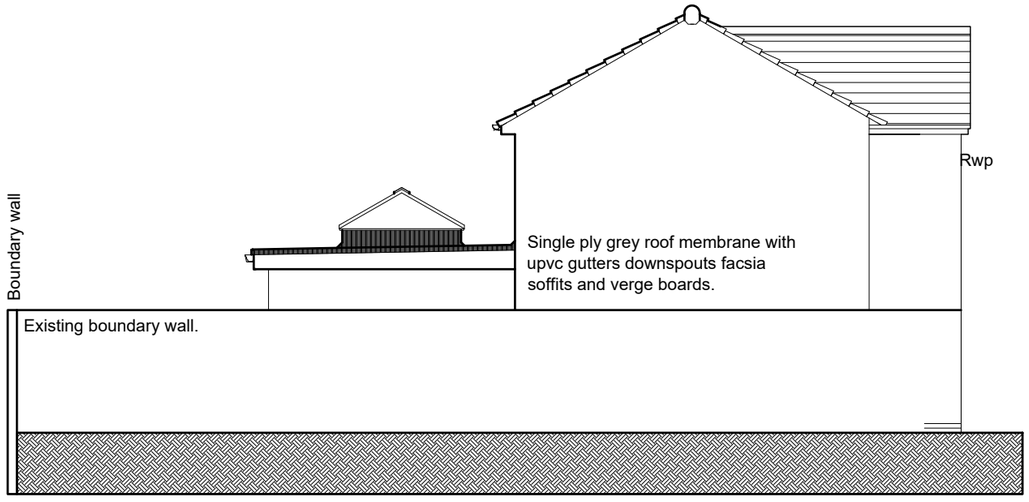
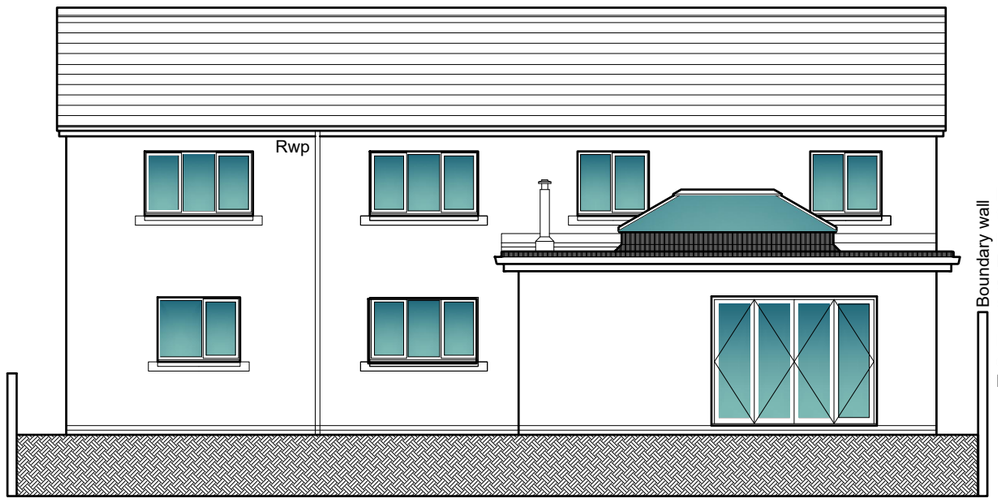


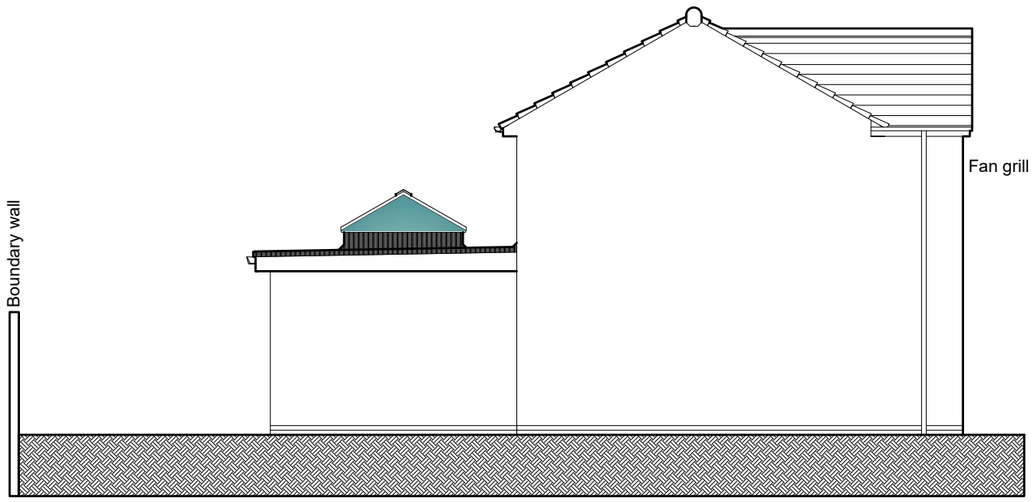
PROPOSED SIDE ELEVATION



PROPOSED SIDE VIEW



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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	PROPOSED ELEVATIONS		Scale: Date: DWG No.	1/100 @ A3 JULY 2020 20/261/5	REV DATE

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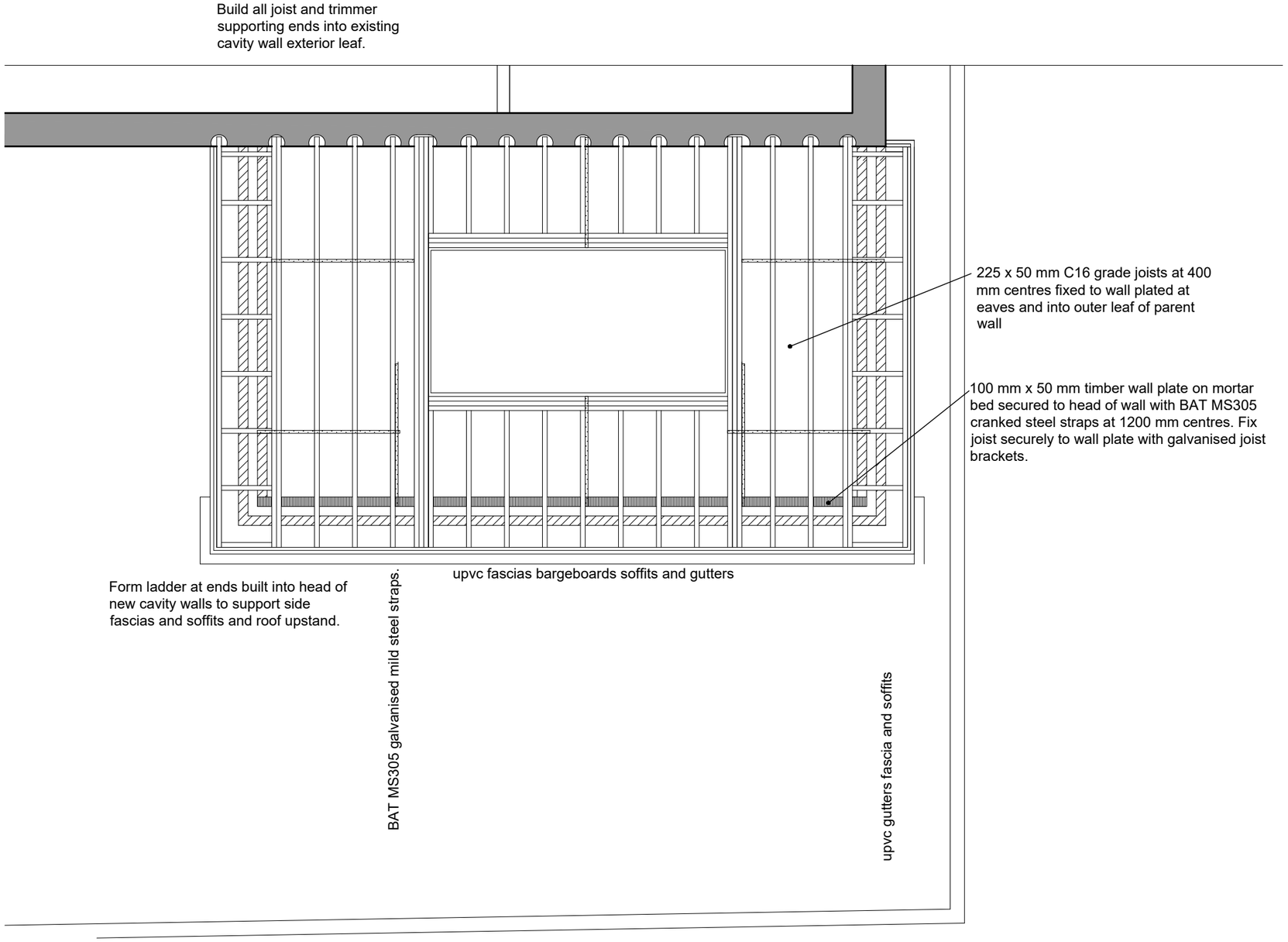

Roof Construction

Fabric.

Single ply fibre backed roofing membrane, Sanifil or similar, fixed by a manufacturer recommended and approved installer on 130 mm Celotex XR400 adhered to 25 mm thick external quality plywood roof decking. Fix code 4 lead flashing over up turned roof fabric at parent wall abutment to form weather sealed abutments. Fix cavity tray to parent wall over indented lead flashing to prevent water ingress from the cavity and fix perpend cavity vents over at 450 centres. Form welted drip at eaves and raised side verges all designed to membrane manufactures approved details.

All leadwork to be strictly as recommended by the Lead Sheet Manufacturers Association in their published specification and handbook.

Structure

Roof to have minimum 1 in 40 fall from back to front of roof on minimum 50 mm x 50 mm tapered roof firrings laid over joists.

Roof to be structurally supported on 220 mm x 50 mm SC16 treated softwood joists at 400 mm centres fixed into parent wall with minimum 100 mm bearing and fixed at eaves to 100 mm x 50 mm timber wall plate. Fix wall plate to head of wall on mortar bed with BAT MS205 galvanised mild steel straps at maximum 2000 mm centres. Fit BAT MS 305 galvanised steel straps to head of all new wall and across minimum 3 no. joist parallel or along the side of joists perpendicular to walls to provide lateral supports to the structure. Form opening for roof lantern with 220 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.

Roof trimming to be confirmed by lantern manufacturer or Structural Engineer at point of sale.

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 permanent or hit and miss trickle ventilation at head. The whole roof light assembly is to have U value of 1.0 Wm^2K.

Manufacturer to produce loading details prior to roof construction and advise on suability/design of trimming to ensure compliance.

Leadworks to roofs.

All lead gutters, valley, 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.

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.

ROOF LAYOUT 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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	ROOF LAYOUT PLAN		Scale: 1/50 @ A3 Date: JULY 2020 DWG No. 20/261/6	REV DATE

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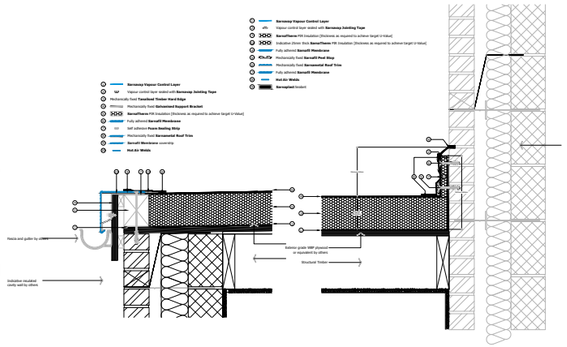
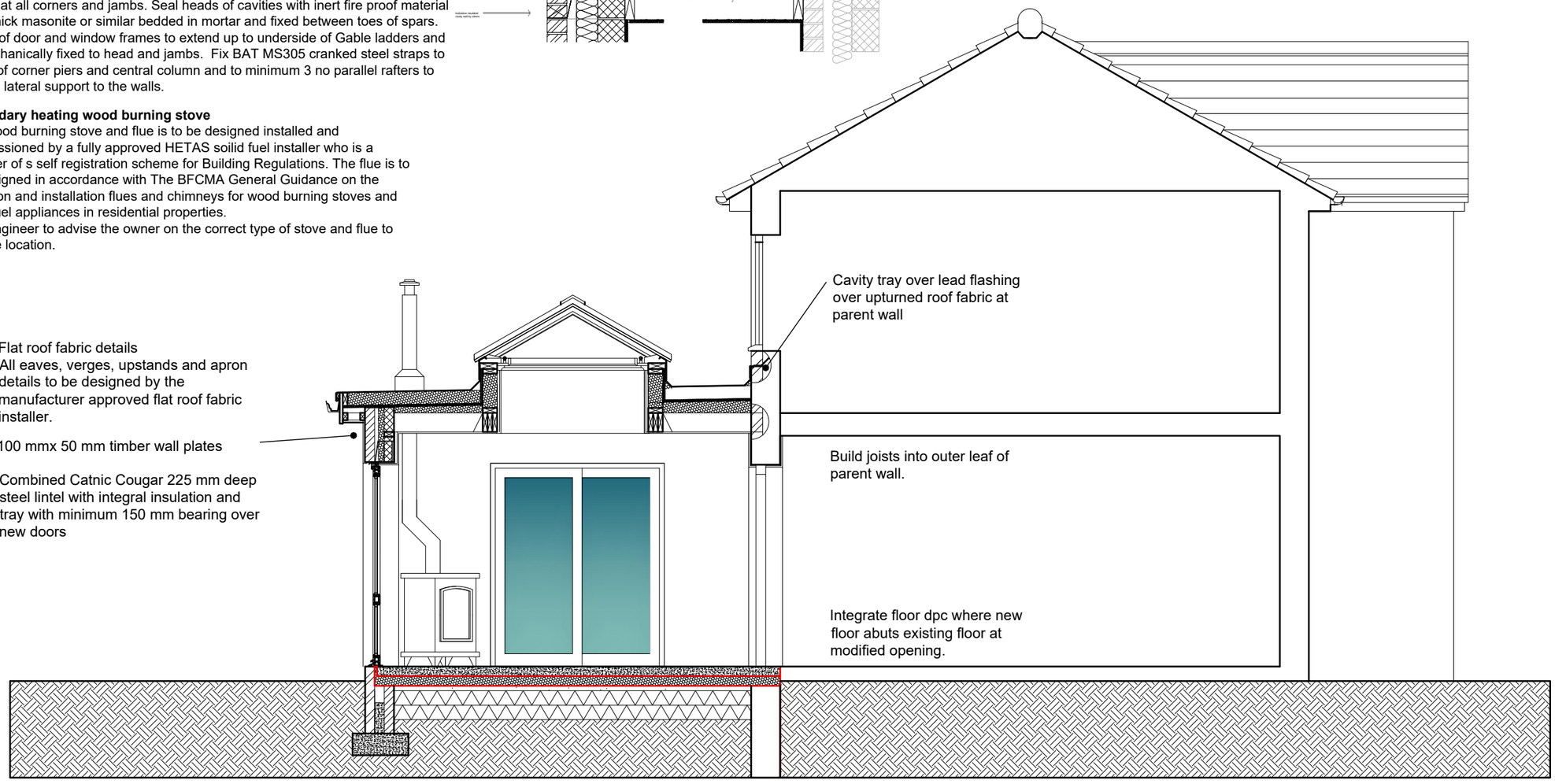
Cavity wall above dpc U Value 0.22 W/M²K
300 mm. thick cavity walls consisting rendered 100 mm solid concrete block external leaf 100 mm. clear cavity with 60 mm. Kingspan or similar insulation and 100 mm. thick Armstrong Airtec 3.5 concrete block inner leaf inner leaf. All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ /(h.M²)at50PA or better. Walls are to be dry lined internally with 15 mm. plaster plasterboard on dabs. Return inner leaf blockwork onto "Dampcor" insulated DPM at all jambs to doors and windows and fix tray under cills and lintels to heads of openings. Cavity wall ties to be Furfix stainless steel 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 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. Heads of door and window frames to extend up to underside of Gable ladders and be mechanically fixed to head and jambs. Fix BAT MS305 cranked steel straps to heads of corner piers and central column and to minimum 3 no parallel rafters to provide lateral support to the walls.



Secondary heating wood burning stove
The wood burning stove and flue is to be designed installed and commissioned by a fully approved HETAS soilid fuel installer who is a member of s self registration scheme for Building Regulations. The flue is to be designed in accordance with The BFCMA General Guidance on the selection and installation flues and chimneys for wood burning stoves and multi fuel appliances in residential properties.
The Engineer to advise the owner on the correct type of stove and flue to suit the location.



Cavity wall below dpc
300 mm. thick cavity walls consisting 100 mm. concrete blocks 100 mm cavity backfilled with concrete to ground level, 225 mm below d.p.c. and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 110/125 mm cavities at 750mm horizontal centres and 450m vertical centres, offset 375mm horizontally to form a diamond pattern. Fix additional wall ties every other course at all corners and jambs. Between ground level and floor level fix bituthene Hyload DPC's to both inner and outer leaves of walls at min of 150mm above ground level.

Excavations for foundations
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 top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. x 200 mm. min. to external walls. Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

New Ground floor
Allow for floor finish and set new floor level to same level as existing living room floor slab level. New floor to be 100 mm thick solid concrete floor slab on 500 gauge Visqueen vapour barrier on 150 mm FF4000 Celotex flooring grade insulation slabs laid on 1200 gauge Visqueen damp proof membrane on 50 mm sharp sand blinding on minimum 150 mm thick clean mechanically consolidated hardcore sub-base The insulation should be upturned around the perimeter of the floor to thickness of minimum 25 mm. The damp proof membrane should be upturned throughout the perimeter of the building to form a continuous barrier with the damp proof course set in the external walls.

SECTIONAL ELEVATIONS 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											

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	PROPOSED SECTIONAL ELEVATION		Scale: Date: DWG No.	1/50 @ A3 JULY 2020 20/261/7	REV DATE

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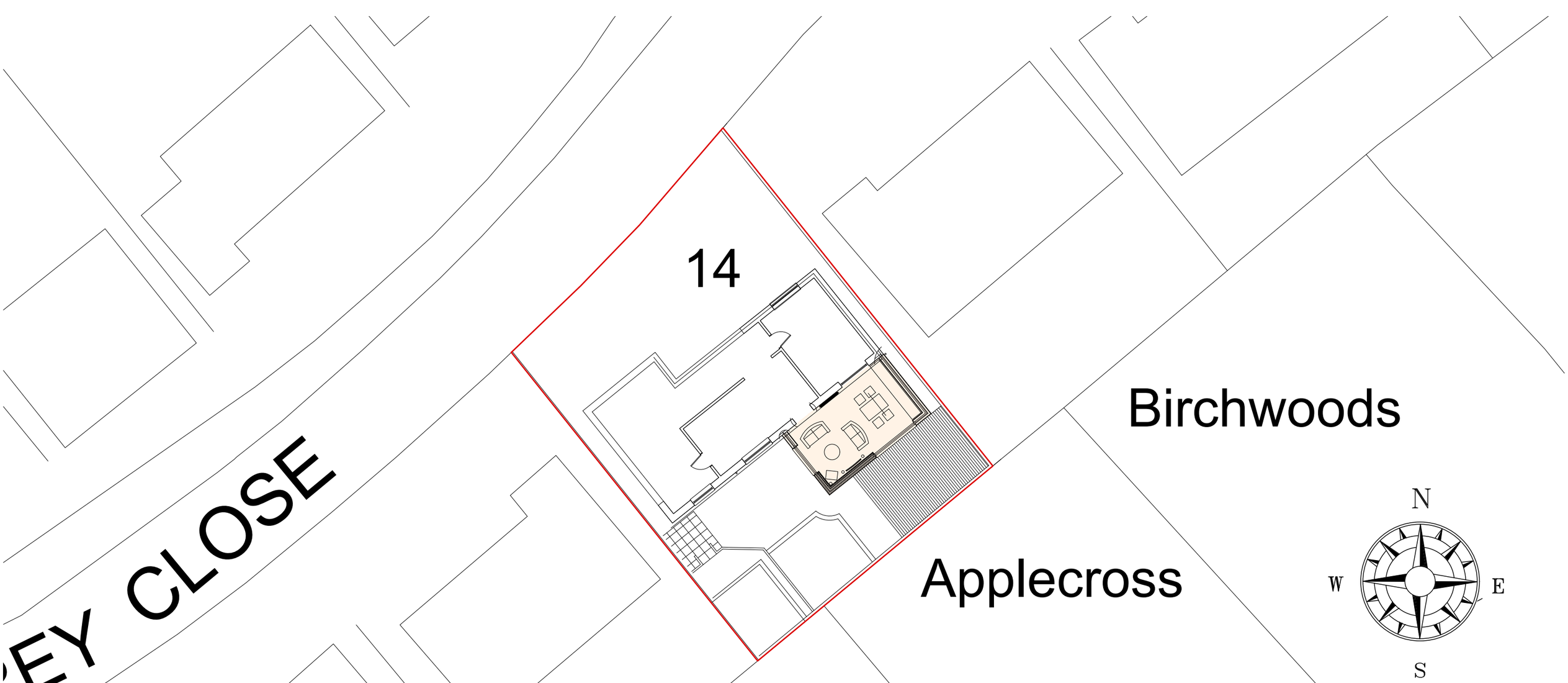

PROPOSED BLOCK PLAN

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
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										

14 LOWRY CLOSE BECKERMET CUMBRIA CA21 2YX FOR MRS & MRS CHRIS SALMON	BLOCK PLAN WITH GROUND FLOOR PLAN		Scale: Date: DWG No.	1/200 @ A3 JULY 2020 20/261/1	REV DATE

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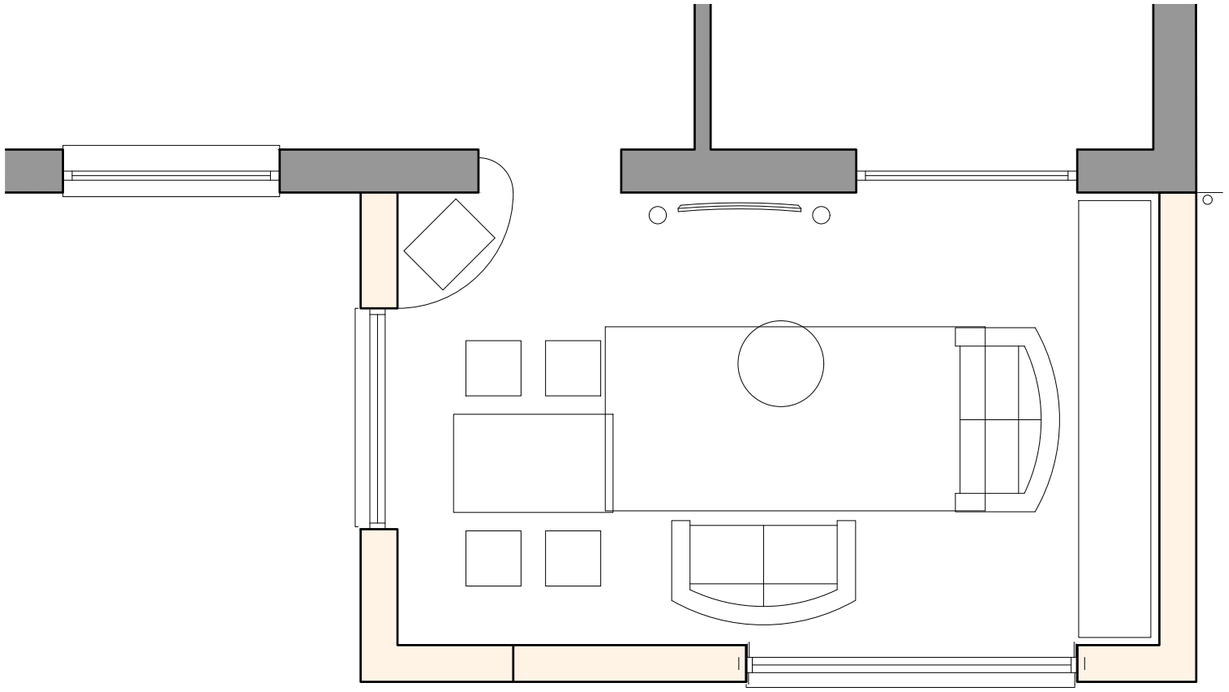

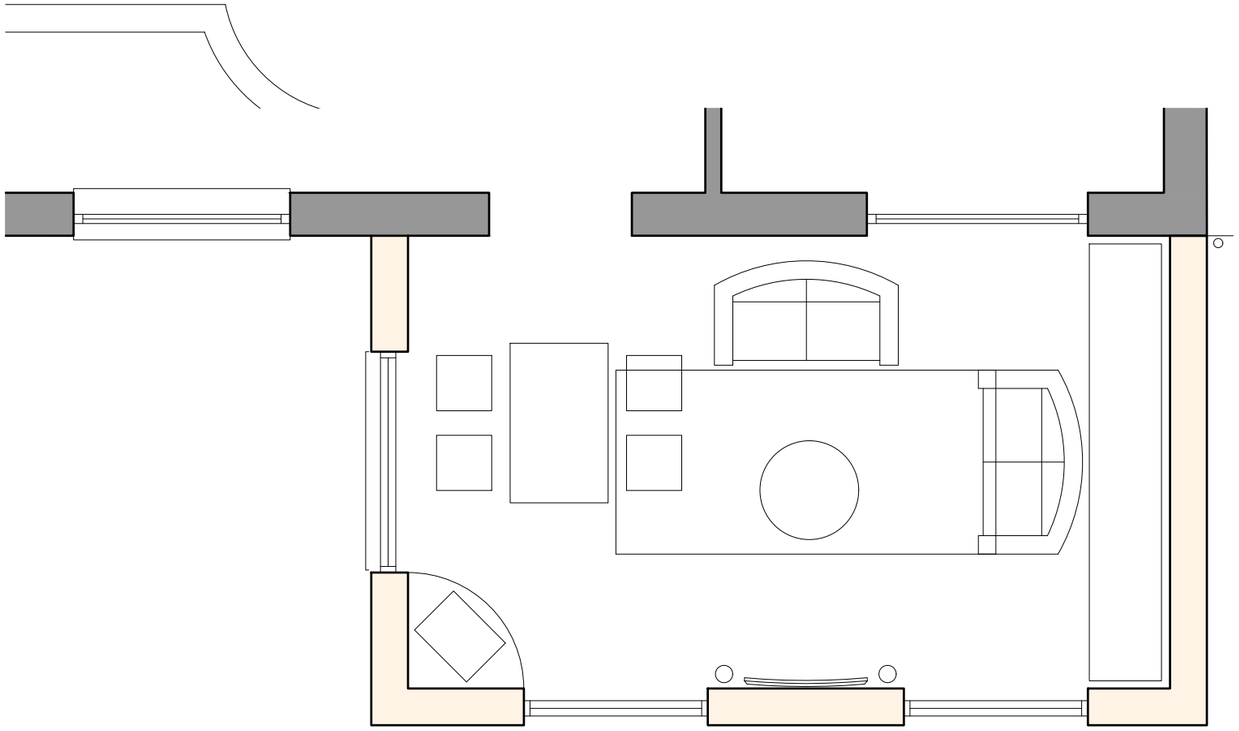

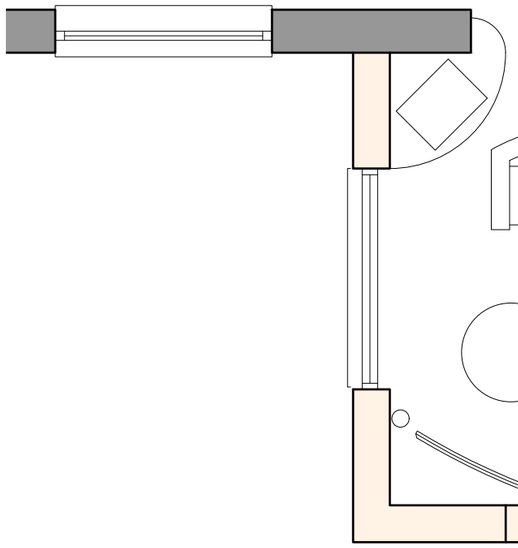

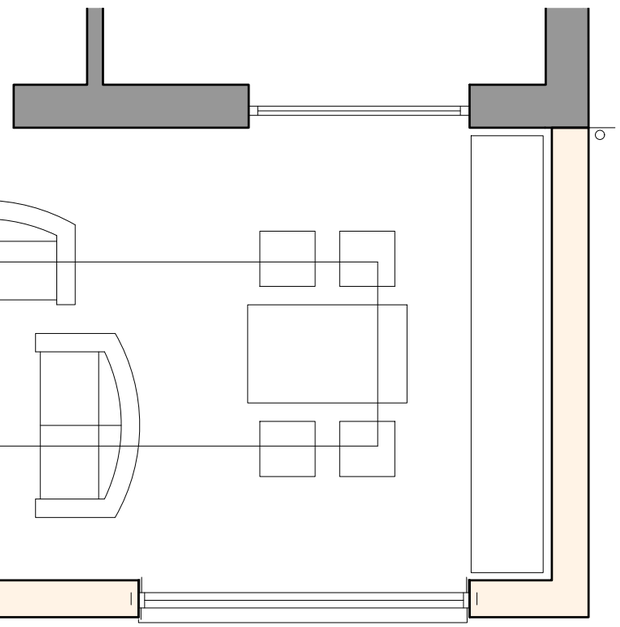

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR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

14 LOWRY CLOSE BECKERMET
CUMBRIA CA21 2YX FOR MRS &
MRS CHRIS SALMON

GROUND FLOOR PLAN
SOME ALTERNATIVE LAYOUTS

Scale: 1/200 @ A3
Date: JULY 2020
DWG No. 20/261/1

REV
DATE

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