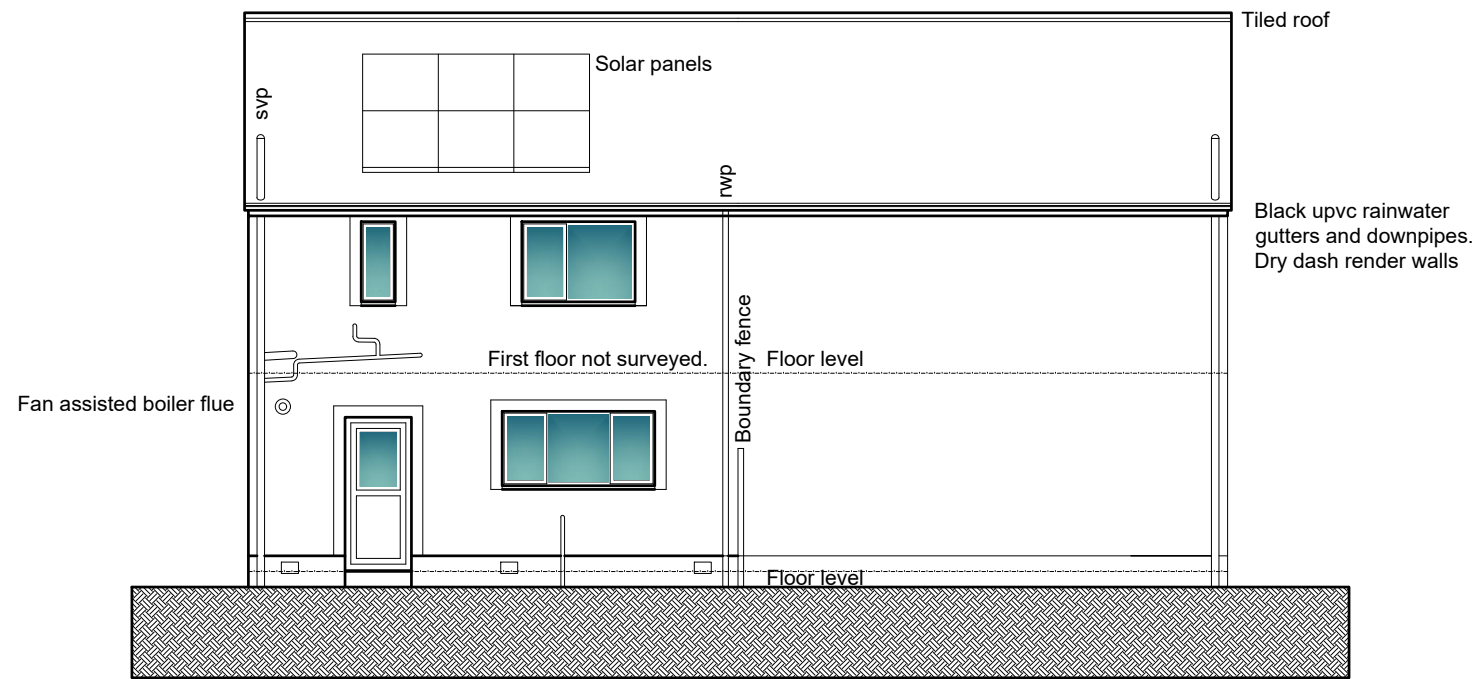
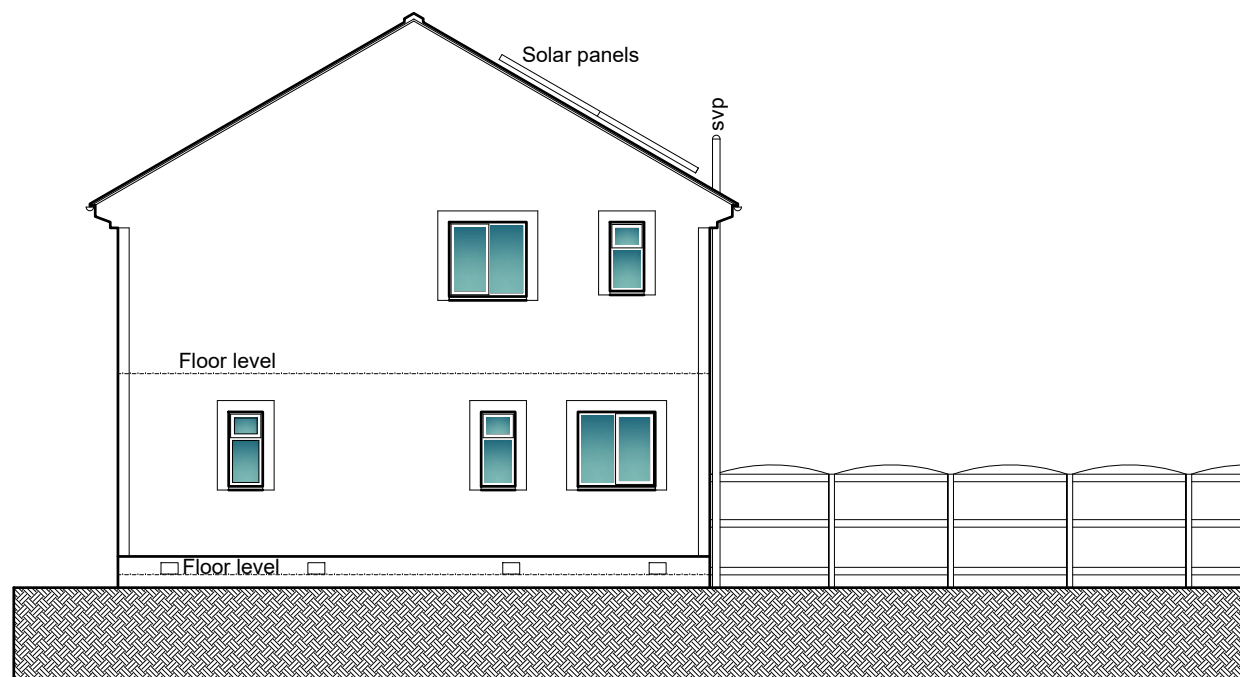


26 THE OVAL MIREHOUSE WHITEHAVEN CUMBRIA CA28 9TD FOR MRS & MRS S FERGUSON	SURVEY EXISTING PLAN. GROUND FLOOR PLAN AND LOCATION PLAN		Scale: Date: DWG No.	1/50 @ A3 OCT 2020 20/269/1	REV Date	Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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REAR 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											
26 THE OVAL MIREHOUSE WHITEHAVEN CUMBRIA CA28 9TD FOR MRS & MRS S FERGUSON			EXISTING ELEVATIONS												Scale: Date: DWG No.	1/100 @ A3 OCT 2020 20/269/2	REV Date	Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				

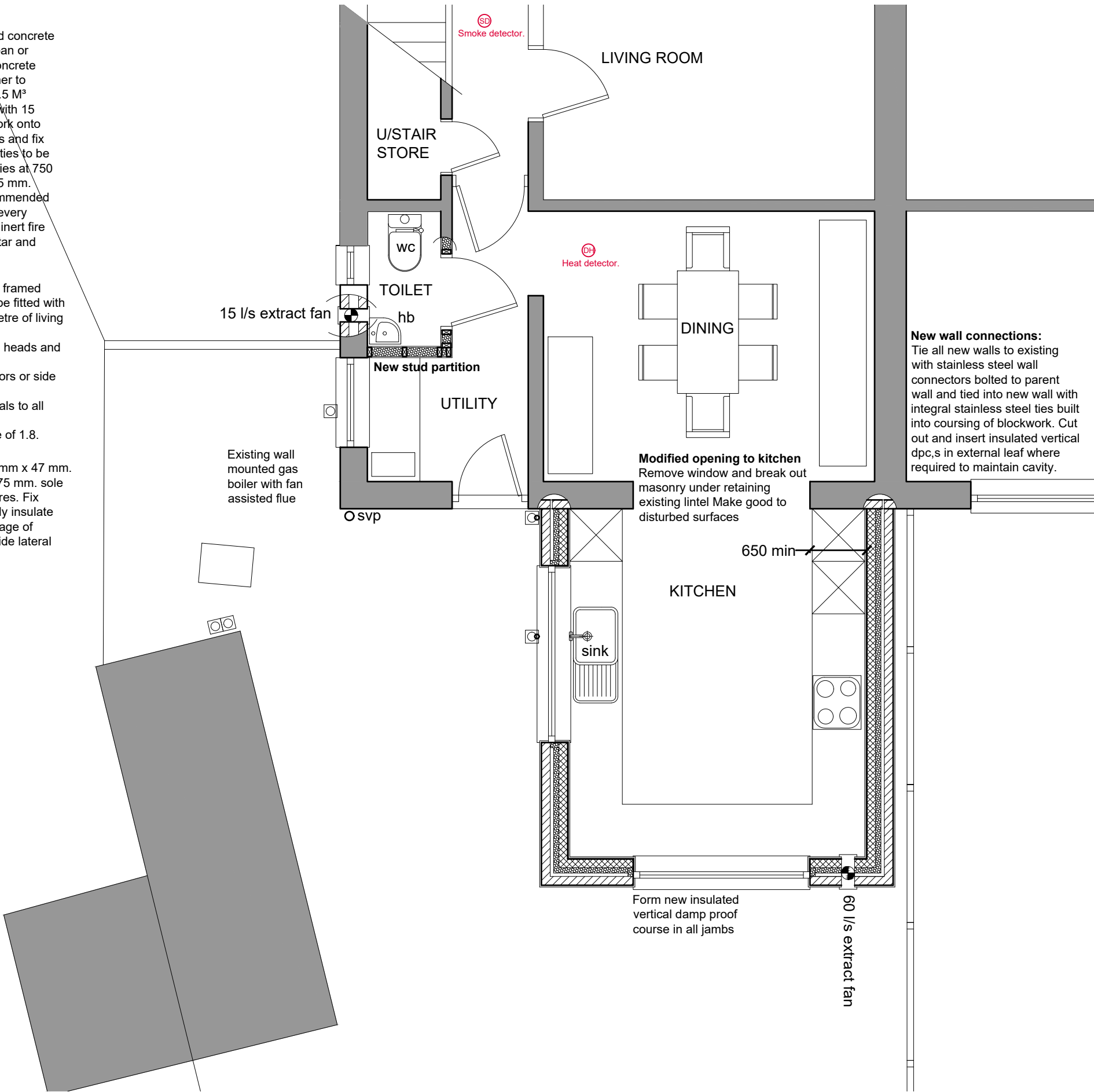
300 mm. thick cavity walls consisting rendered 100 mm solid concrete block external leaf 100 mm. clear cavity with 60 mm. Kingspan or similar insulation and 100 mm. thick Armstrong Airtac 3.5 concrete block inner leaf inner leaf. All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³/(h.M²) at 50PA 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 sills 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 450mm 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 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.

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 have a minimum total U-Value of 1.8.

Fix new stud partitions to layout shown. Partitions to be 75 mm x 47 mm. PAR CR timber studs at 400 mm. centres built of 75 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick 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.



The existing gas central heating system is to be extended to include for new low pressure radiators or convectors in the new extension.

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 equivalent standard. these works are to be undertaken by a person registered with an electrical self certification 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.

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.

Fire Protection.

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 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

Minimum requirement Smoke detection at head and foot of stairs and heat detection in the kitchen.

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

Supply and fix electric light switch operated extract fans to outside air with 20 minute overrun to the following including all ducting, damping, and external grills.

Kitchen.....150 mm dia. 60 l/s minimum extract rate.

Toilet100 mm. dia. 15 l/s min. extract rate.

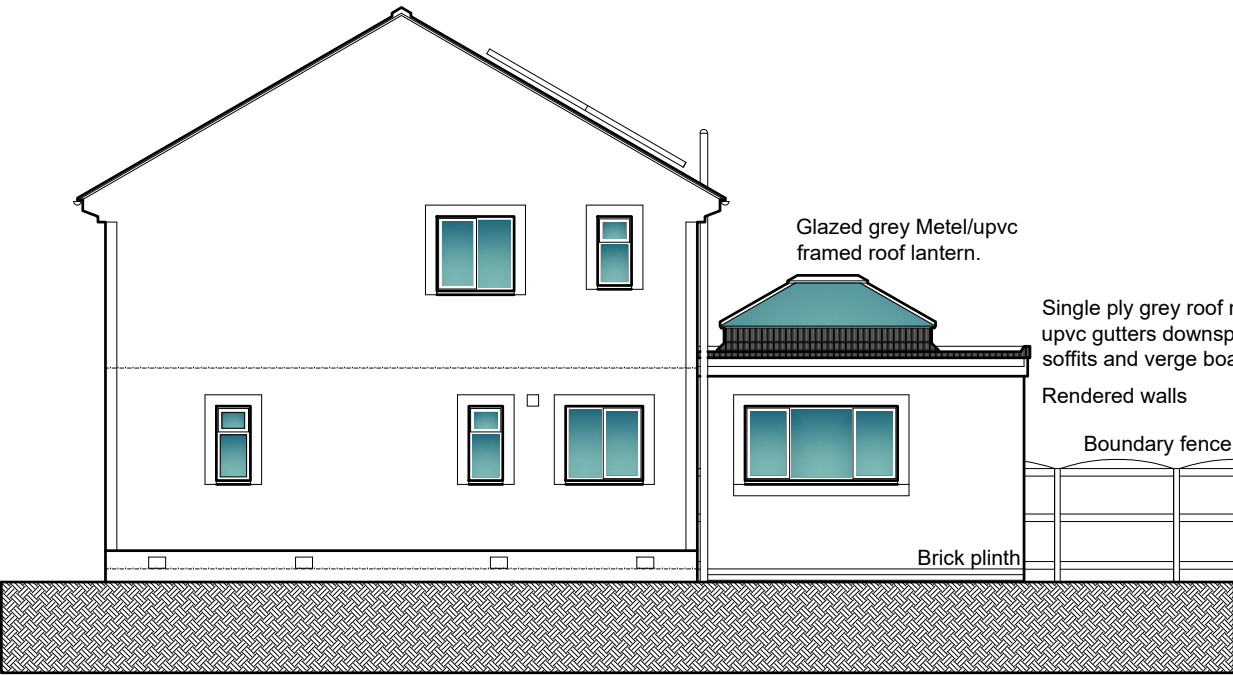
All new rooms created are to be fitted with dedicated efficiency light fittings. All external lighting is to be movement sensor controlled and fitted with dedicated high efficiency light fittings.

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.

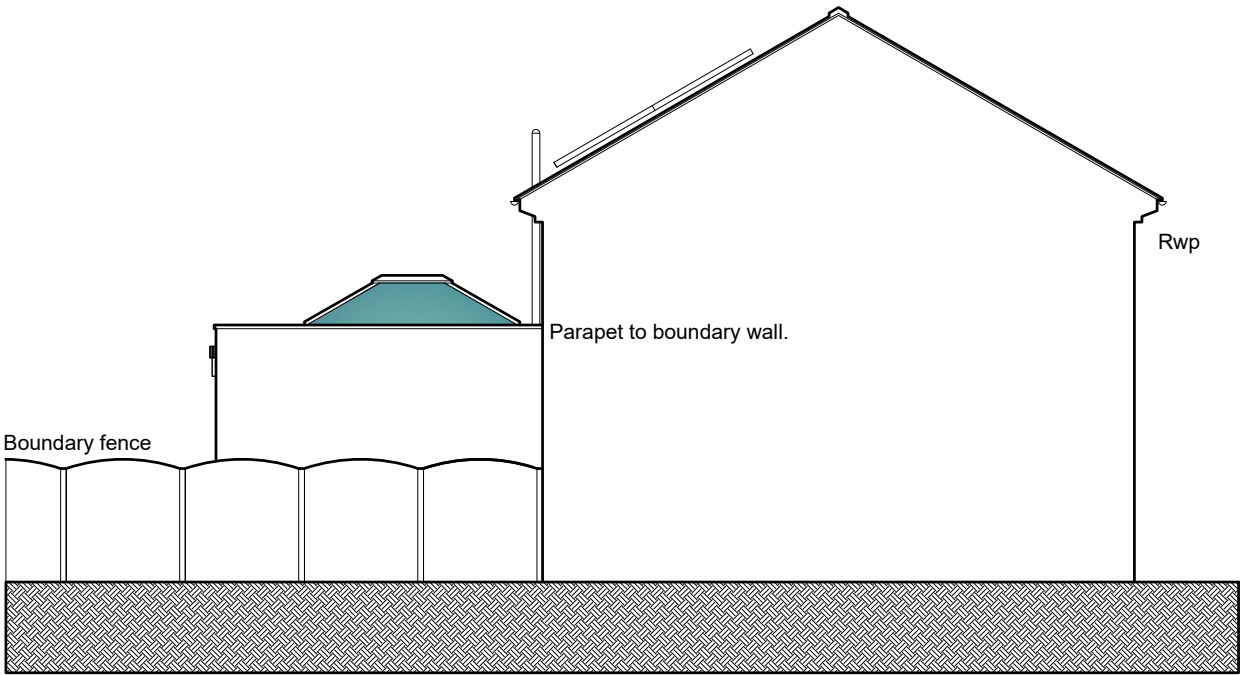
Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.

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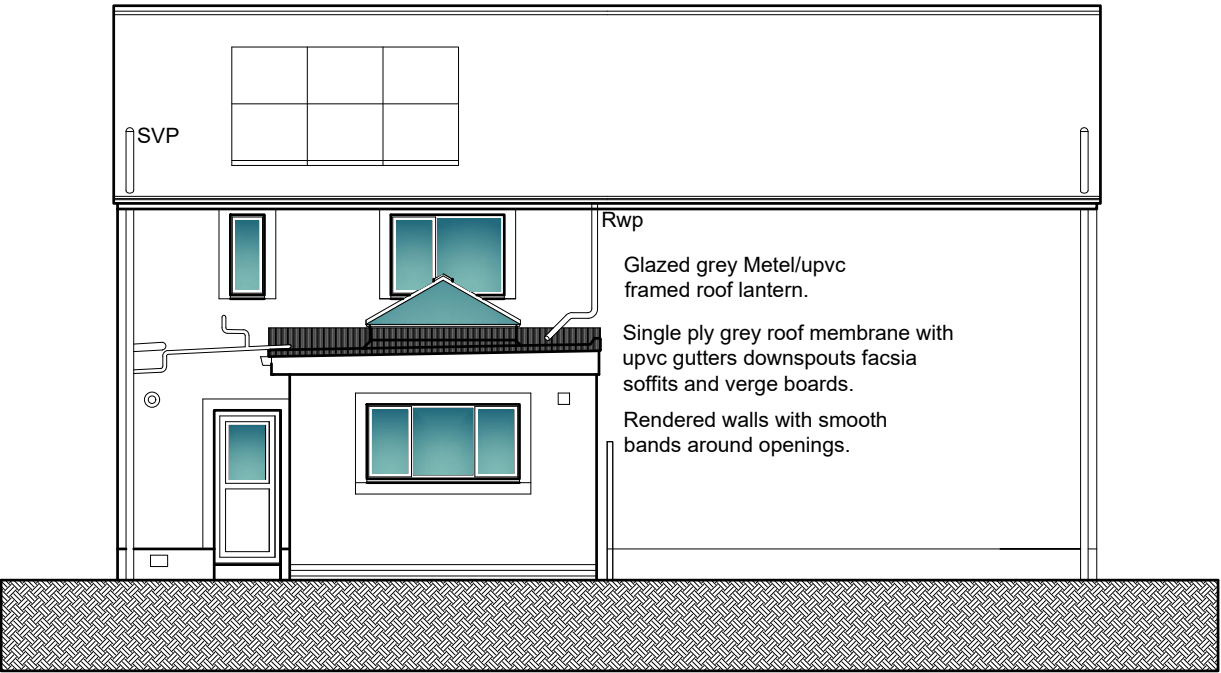
26 THE OVAL MIREHOUSE WHITEHAVEN CUMBRIA CA28 9TD FOR MRS & MRS S FERGUSON	FLOOR PLAN GENERAL ARRANGEMENT		Scale: Date: DWG No.	1/50 @ A3 OCT 2020 20/269/4	REV DATE	Geoffrey Wallace Limited <small>FCSD MCIAT</small> Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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PROPOSED SIDE ELEVATION

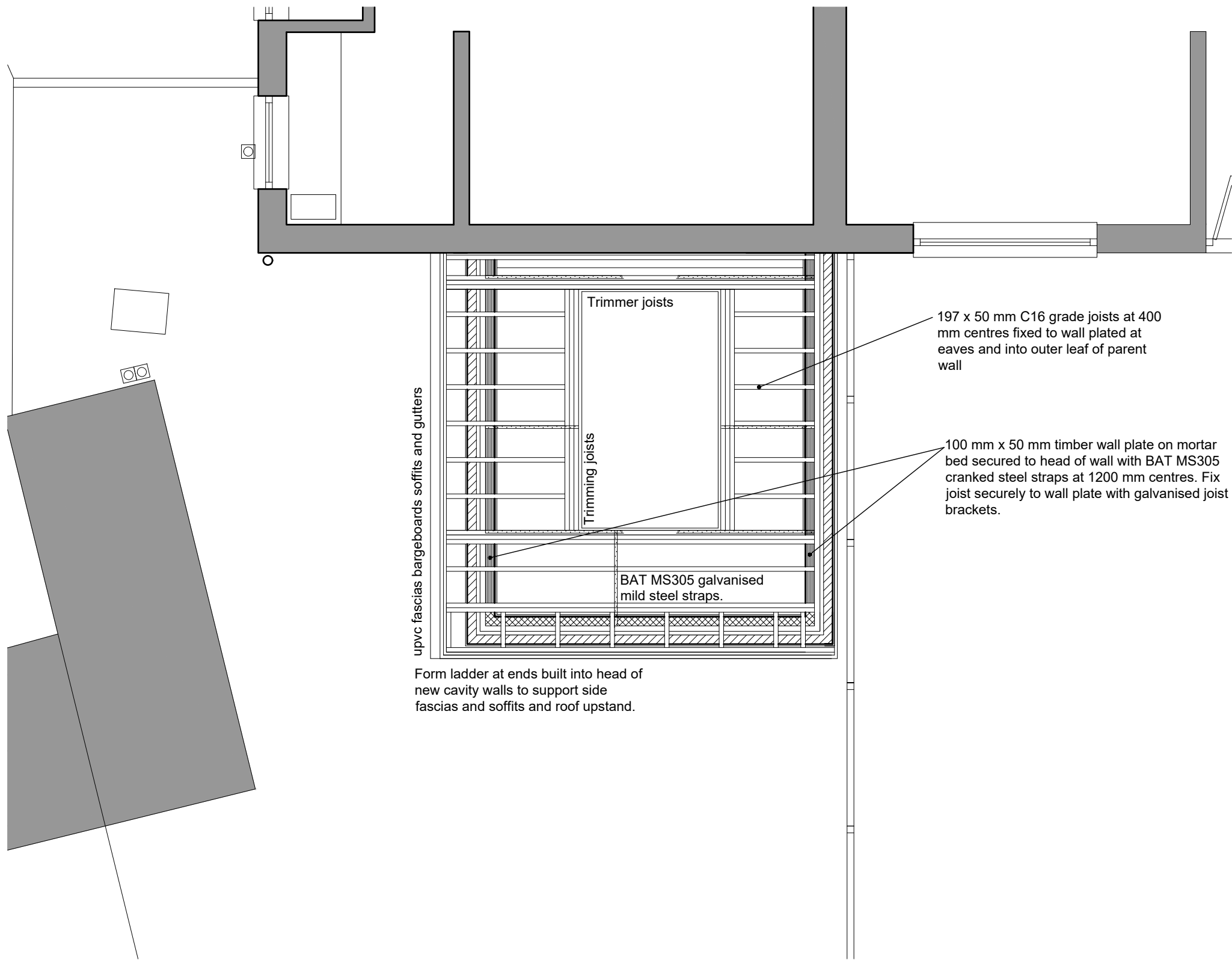


PROPOSED SIDE VIEW



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 metres												
26 THE OVAL MIREHOUSE WHITEHAVEN CUMBRIA CA28 9TD FOR MRS & MRS S FERGUSON			PROPOSED ELEVATIONS													Scale: Date: DWG No.	1/100@ A3 OCT 2020 20/269/5	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



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.

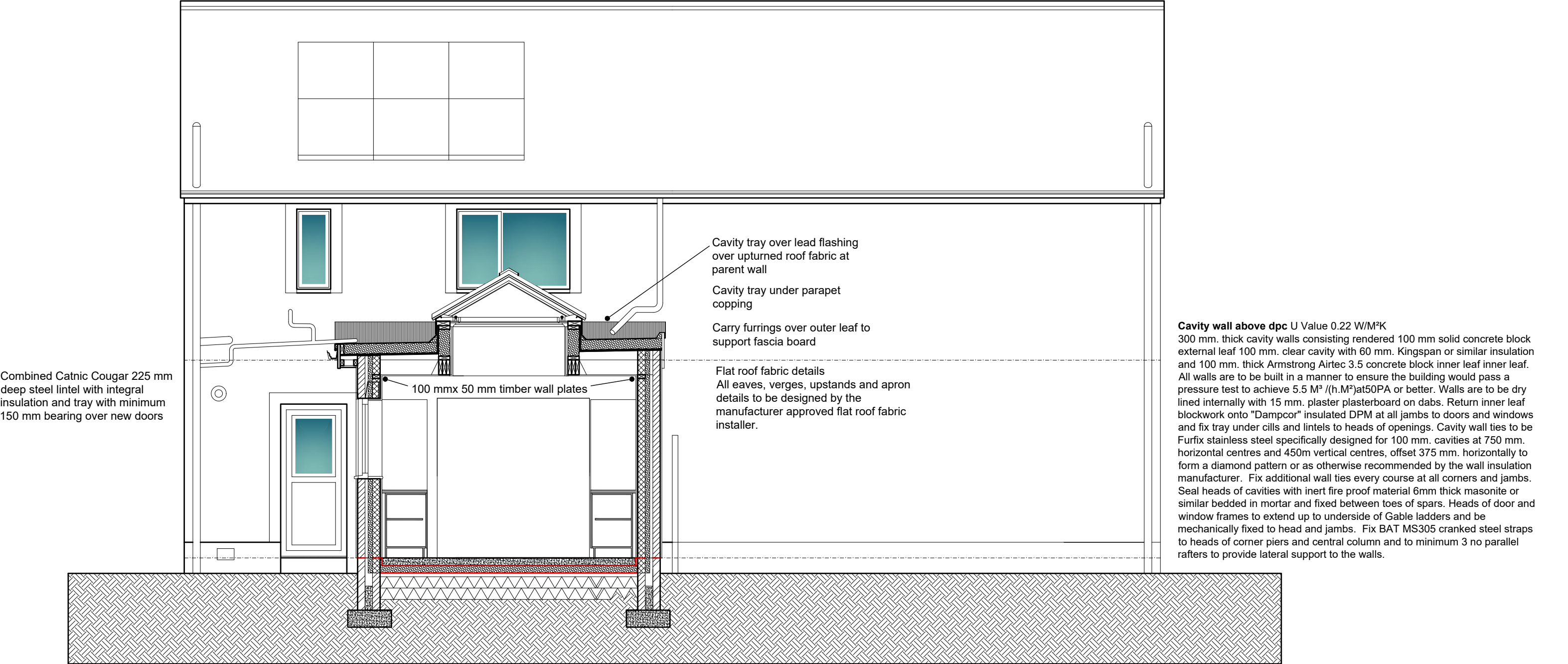
Structure
Roof to have minimum 1 in 40 fall from back to front of roof on minimum 50 mm x 50 mm tapered roof firrings laid over joists.
Roof to be structurally supported on 197 mm x 50 mm SC16 treated softwood joists at 400 mm centres fixed at eaves and back of roof to 100 mm x 50 mm timber wall plate. 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 197 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 breathable membrane fixed to soffit of joists 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 or 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 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											
26 THE OVAL MIREHOUSE WHITEHAVEN CUMBRIA CA28 9TD FOR MRS & MRS S FERGUSON	ROOF LAYOUT PLAN															Scale: Date: DWG No.	1/50 @ A3 OCT 2020 20/269/6	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			



Combined Catnic Cougar 225 mm deep steel lintel with integral insulation and tray with minimum 150 mm bearing over new doors

Cavity tray over lead flashing over upturned roof fabric at parent wall

Cavity tray under parapet coping

Carry furrings over outer leaf to support fascia board

Flat roof fabric details
All eaves, verges, upstands and apron details to be designed by the manufacturer approved flat roof fabric installer.

100 mm x 50 mm timber wall plates

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.

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.

Existing drains and sewers
Where existing drains/sewers pass under the new construction the applicants will enter into a building over agreement with United Utilities, the service provider. The existing drains will be inspected in the presence of Building Control and repaired or replaced and then surrounded in a 150 mm mm diameter protective concrete sleeve of as otherwise directed by Building Control at inspection.

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											
26 THE OVAL MIREHOUSE WHITEHAVEN CUMBRIA CA28 9TD FOR MRS & MRS S FERGUSON					PROPOSED SECTIONAL ELEVATION										Scale: Date: DWG No.		1/50 @ A3 OCT 2020 20/269/7		REV DATE		Geoffrey Wallace Limited FCSD MCIAAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com												

THE OVAL



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

26 THE OVAL MIREHOUSE
WHITEHAVEN CUMBRIA CA28 9TD
FOR MRS & MRS S FERGUSON

BLOCK PLAN

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OCT 2020
20/269/9

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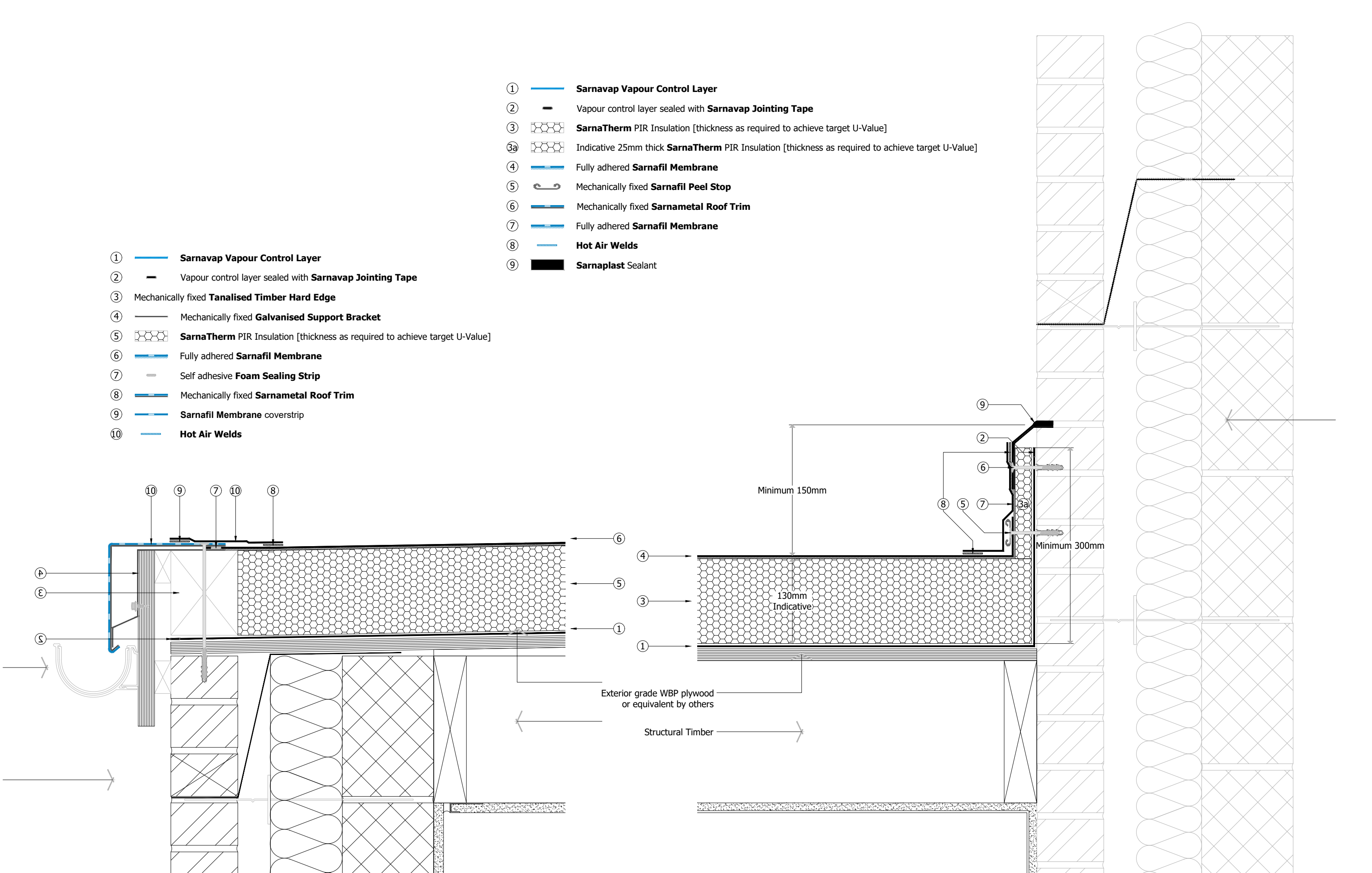
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SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/5	0.0		0.1		0.2		0.3		0.4		0.5											

26 THE OVAL MIREHOUSE
WHITEHAVEN CUMBRIA CA28 9TD
FOR MRS & MRS S FERGUSON

ROOF DETAILS

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