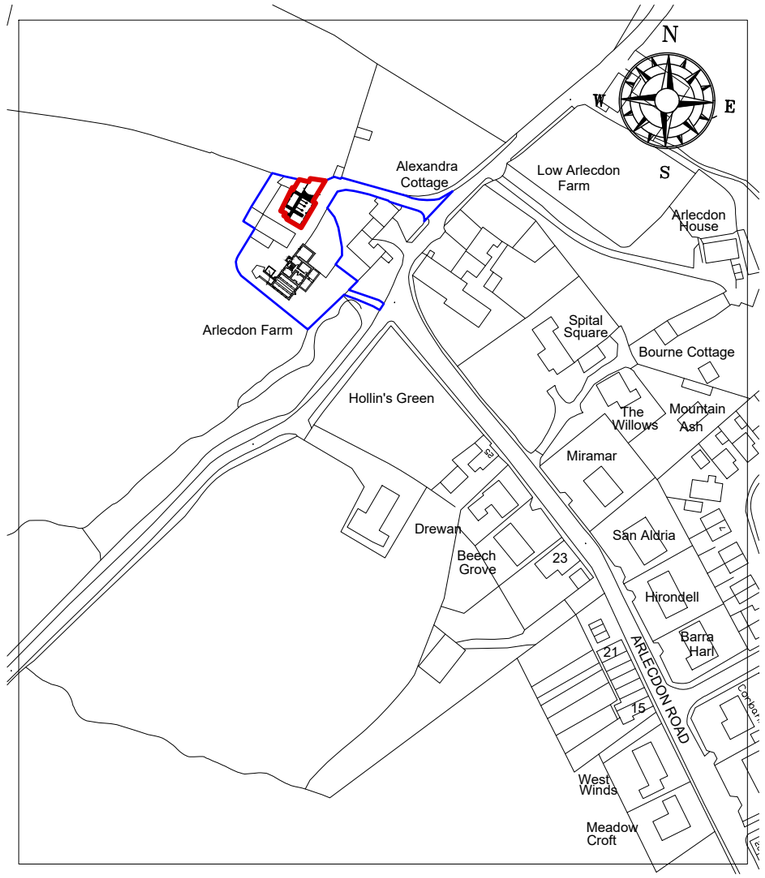

LOCATION PLAN
1/2500 Scale

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		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/500	0.0		10.0		20.0		30.0		40.0		50.0 metres											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	ALTERATIONS AND EXTENSION	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/500 @ A3 OCT 2024 24/0412/01	REV DATE

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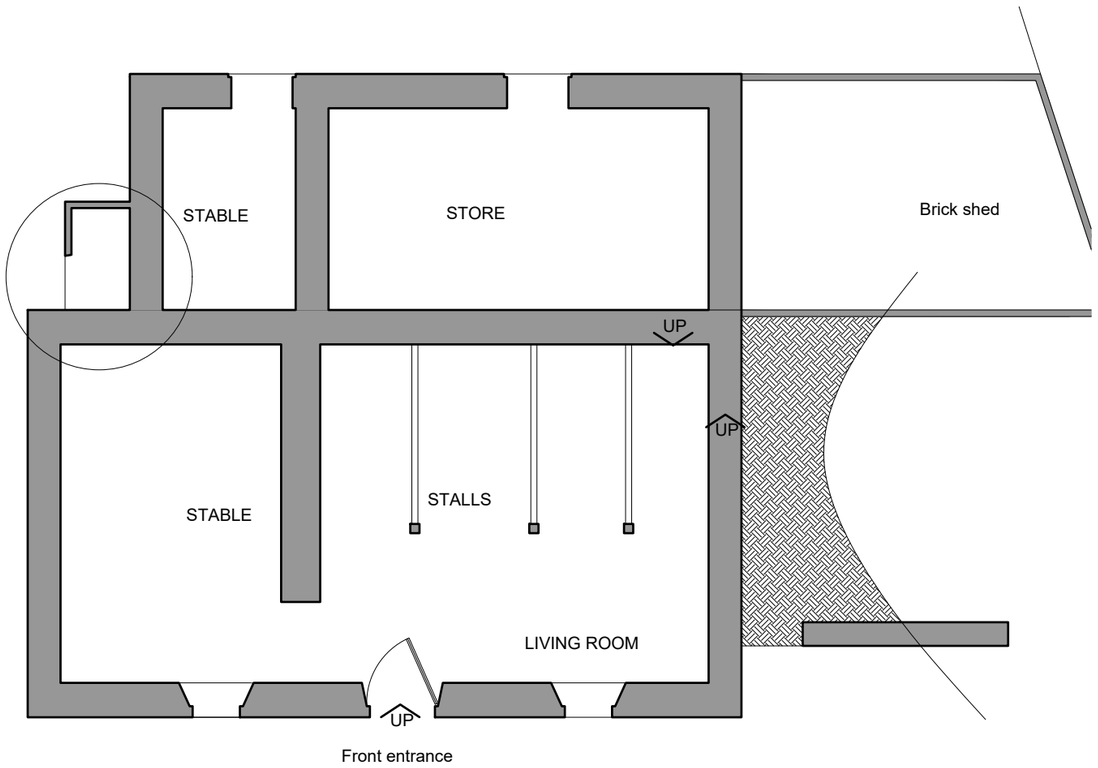
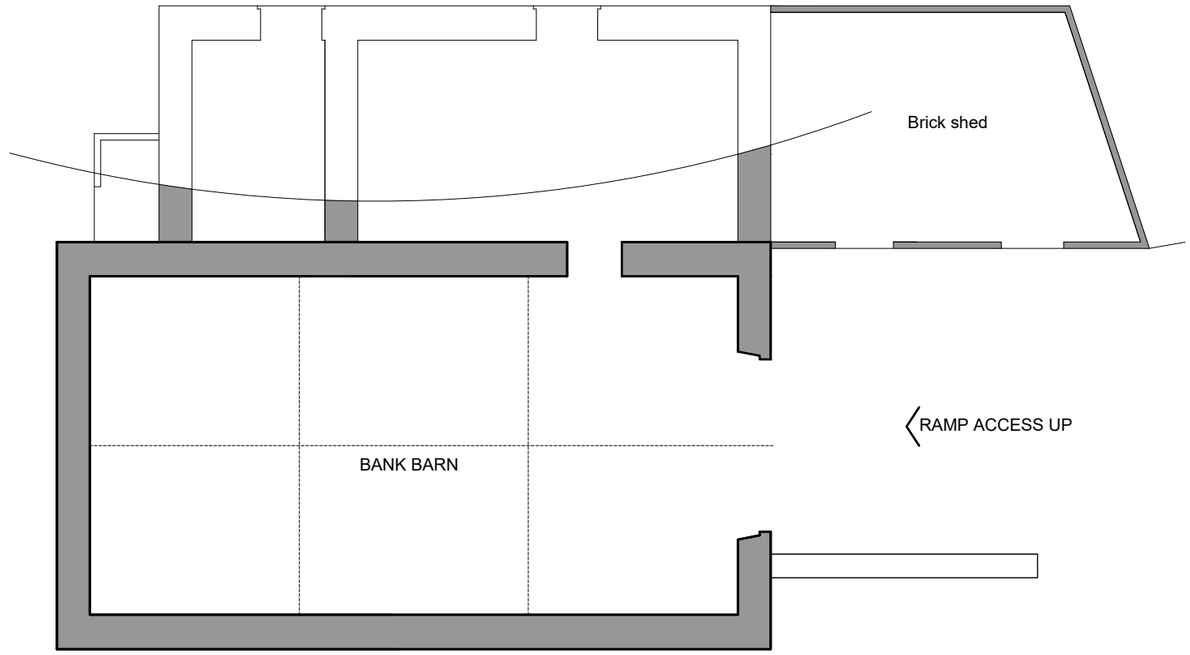
Mobile 07816046756
geoffreywallaceltd@gmail.com





FIRST FLOOR PLAN

GROUND FLOOR PLAN

Rev A. Doors amended to living room internal layout changed, wood burning stove added.

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		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	SURVEY EXISTING EXTENSION	EXISTING GROUND AND FIRST FLOOR PLANS	Scale: Date: DWG No.	1/100 @ A3 OCT 2024 24/0412/02	REV DATE

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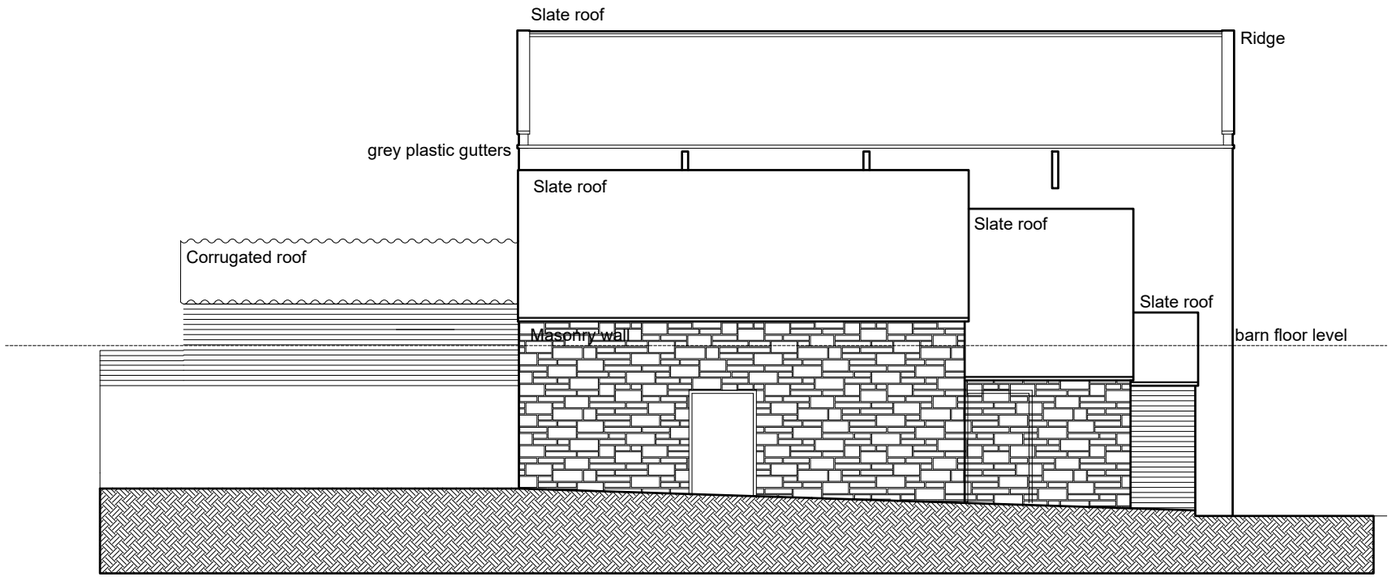
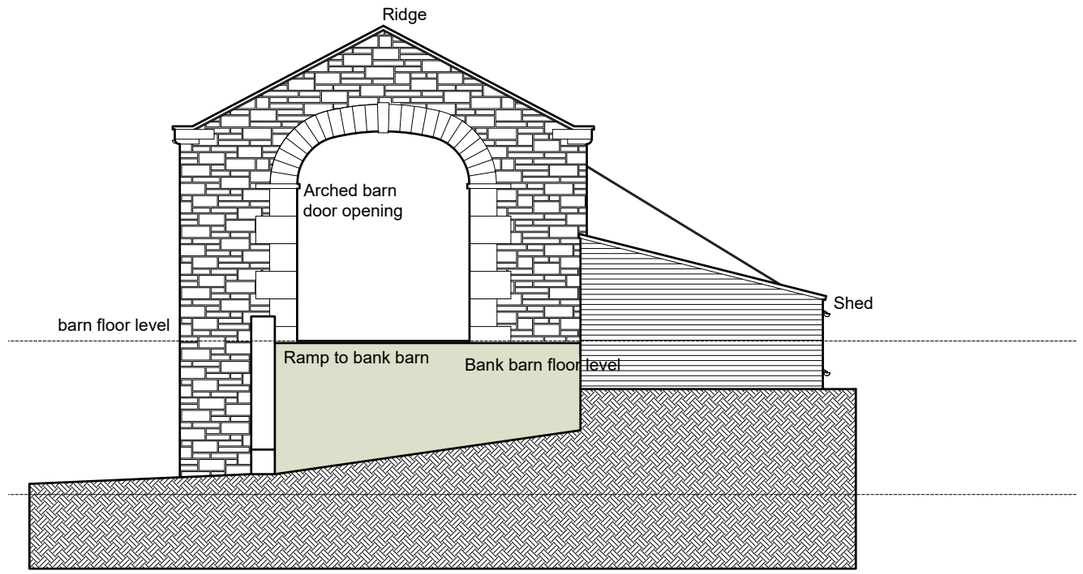
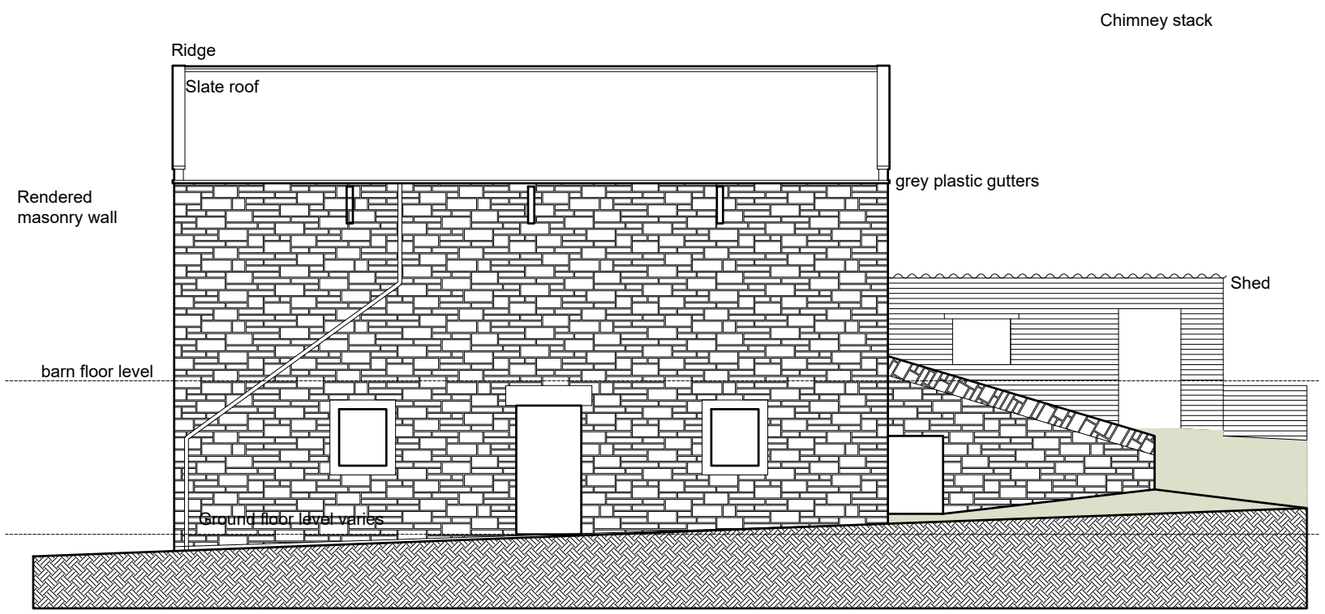


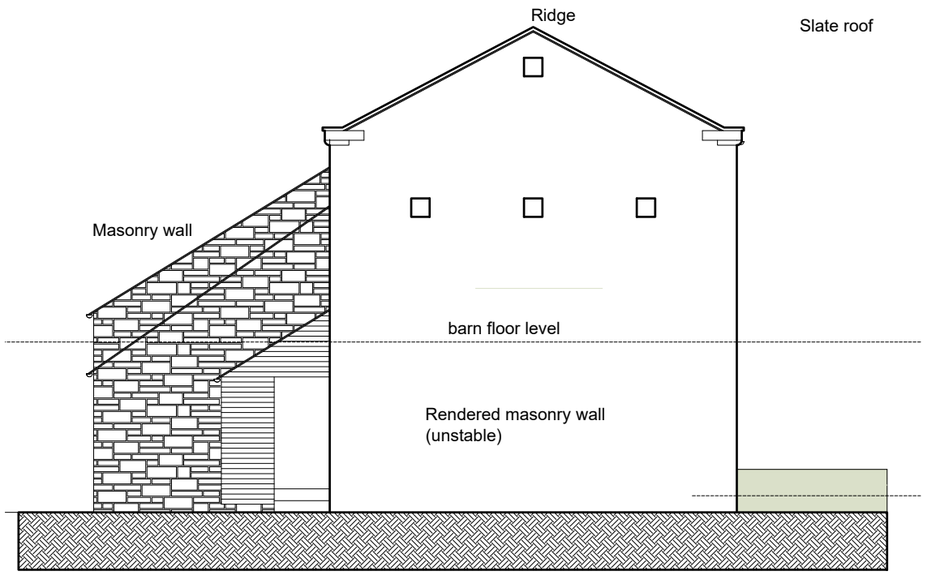
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING 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		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	SURVEY	EXISTING ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 OCT 2024 24/0412/03	REV DATE

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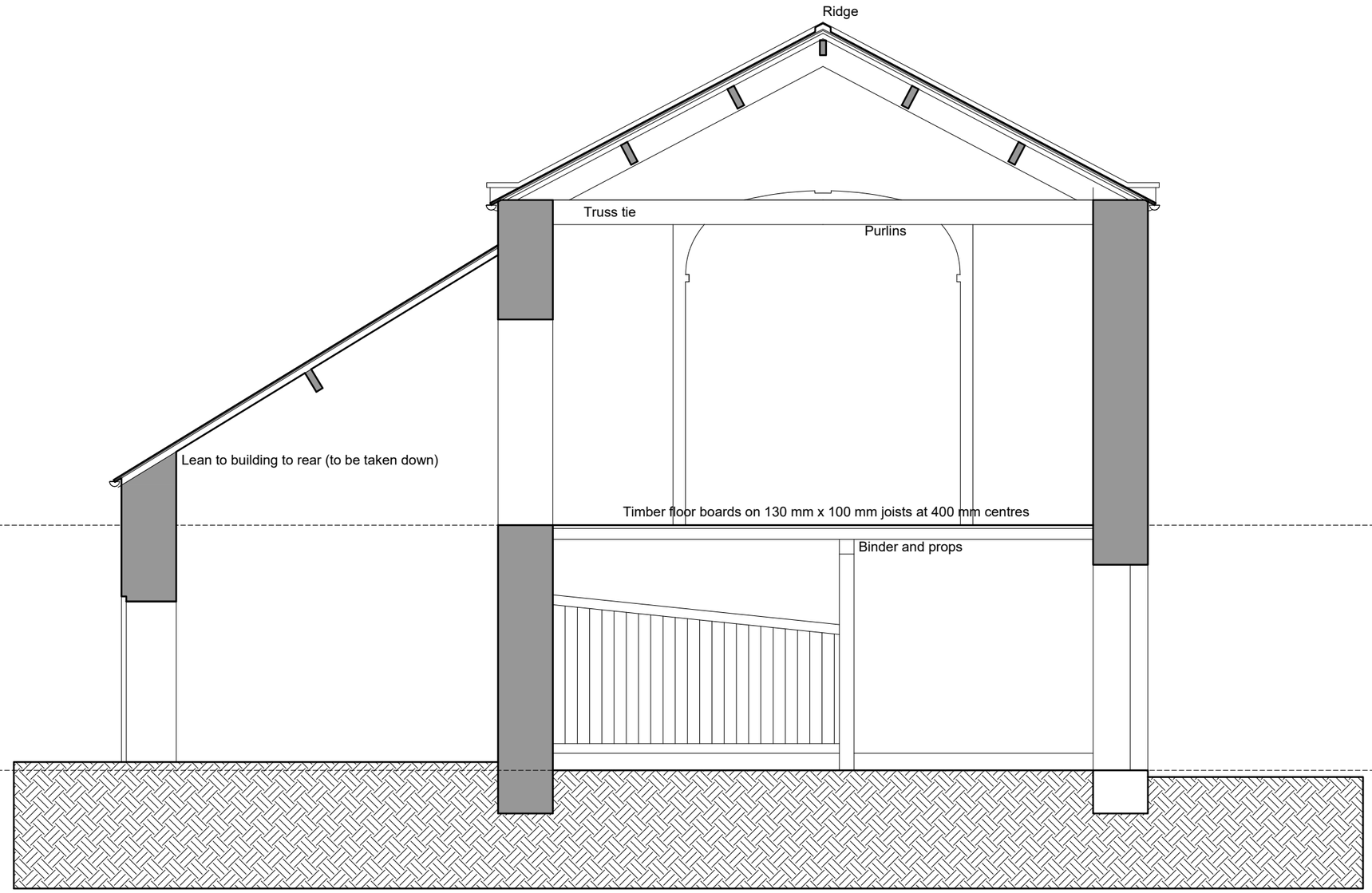

EXISTING SECTIONAL ELEVATION THROUGH BARN

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		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	SURVEY	EXISTING SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 OCT 2024 24/0412/04	REV DATE

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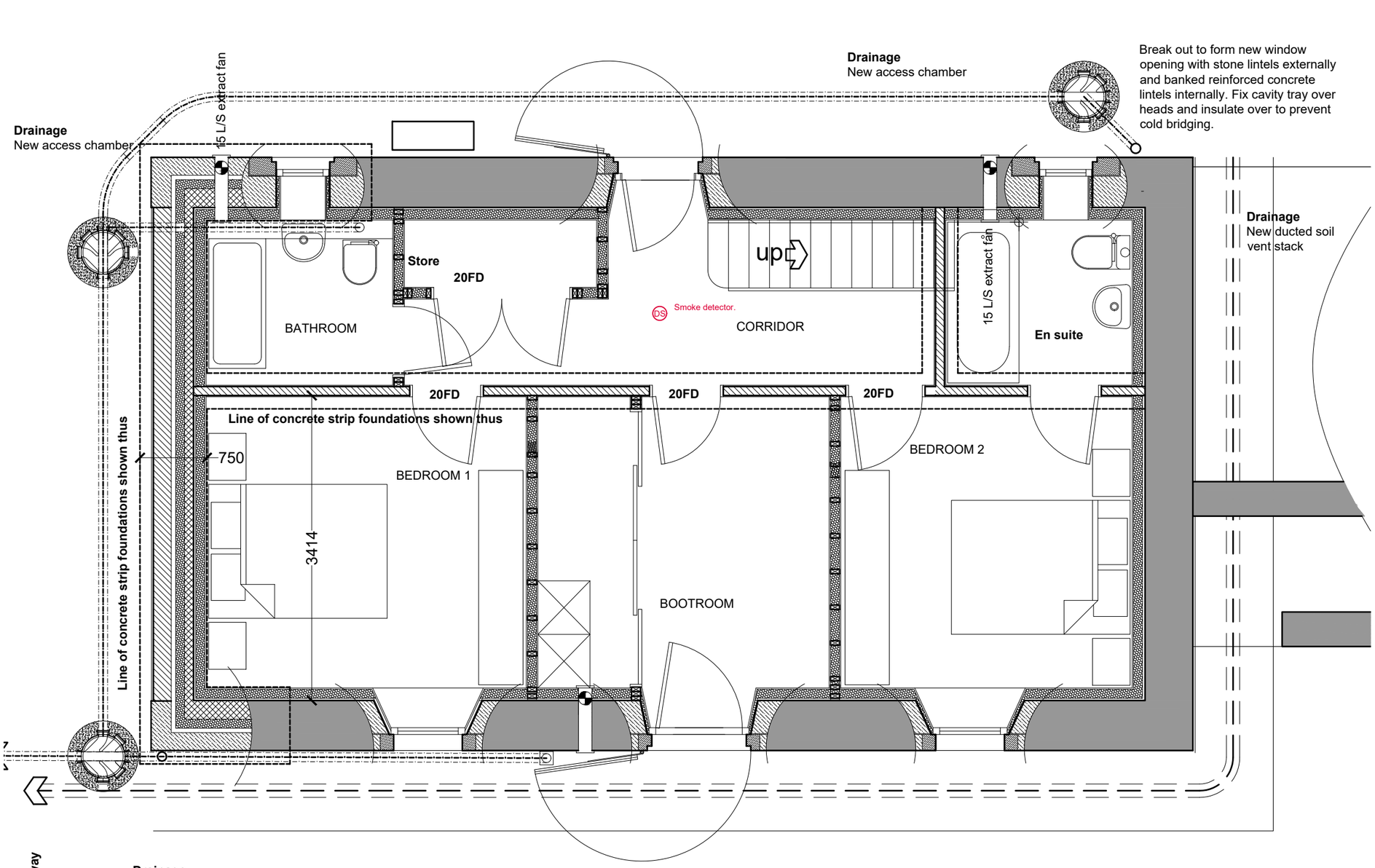

Drainage
Modify existing foul drain stand pipe to connect Kitchen sink waste.

Unstable gable end
Carefully take down unsuitable gable end Rebuild in masonry faced cavity wall off concrete strip foundations taken down to minimum depth the base of the existing bar wall base. Tie new walls into existing returns. Allow for any additional bracing etc. as specified by the Consultant Structural Engineer.

Window and doors
Fix new windows to existing openings. Form fully insulated jamb returns and vertical damp proof courses. Replace all timber lintels with reinforced concrete lintels and insulate to prevent cold bridging at head of windows

New central loadbearing wall.
100 mm thick 7.3 N/mm² solid concrete block walls built off 225 mm thick x 450 mm wide concrete strip foundations taken down to virgin ground not less than 150 mm below ground level to the top of he foundations. Fit horizontal damp proof course coordinated with floor damp proof course to provide continuous protection. One coat plaster of dry line partitions with12.5 mm plasterboard skimmed.

None structural stud partitions.
100 mm x 50 mm C16 timber stud partitions with 12.5 mm plasterboards each side with skim finish to provide half hour fire resistance for the whole partition. Insulate between the studs with 100 mm thick semi rigid acoustic insulation sheet cut to fit neatly with no air gaps.

New ground floor to extensions. Ground Floor U Value 0.18 W/M²K
Allow for flooring finish thickness on 100 mm concrete floor slab on 500 gauge Visqueen vapour barrier on 100 mm Celotex GA4000 floor insulation slabs on 1200 gauge damp proof membrane. All on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers no thicker than 600 mm. deep. Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier. All damp proof courses, and vapour barriers are to be overlapped and taped as recommended in the manufacturer's specification for the location and purpose. Upturn 25 mm thick insulation adjacent to exterior wall

Excavate adjacent to existing walls where floor is below ground level and fully tanks walls from base to minimum retained ground level. Apply vertical liquid damp proof membrane to exterior of walls from base to minimum depth of retained ground above floor level. Fix "egg crate" plastic sheet protection to vertical damp proof membrane and backfill trench with granular backfill with 225 mm topsoil over on Terram geotextile membrane. Water proof render internal walls throughout to smooth flat finish to allow for dry lining walling system. All walls are to be treated in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ / (h.M²) at 50PA or better. Dry line with 112.5 mm 100 mm insulation 12.5 mm plasterboard with skim finish on patent expanding foam bonding dabs as recommended by the board manufacturers.

FOUNDATIONS
Foundations
Excavations for foundations
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.
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 750 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 min. 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 C25 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. Tie new foundation horizontally to base of existing walls to prevent uneven settlement
C**avity walls below ground.**
450/500 mm. thick cavity walls consisting 300/250mm. thick solid concrete block with 50 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 wall ties to be Furfix stainless steel or similar specifically designed for 50 mm. cavities at 750 mm. horizontal centres and 450m 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. Lay masonry outer facing from one course below finished ground level dpc level in outer leaf to form plinth.

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.

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 fall. 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 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. 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. 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. New drains under concrete floor are to be surrounded in concrete sleeve with expansion joints as described above.
All drain lines are diagrammatic and the final layout should be agreed on site with the Building Control Department.

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.

PROPOSED GROUND FLOOR

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											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED ALTERATIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2024 24/0412/06	REV DATE

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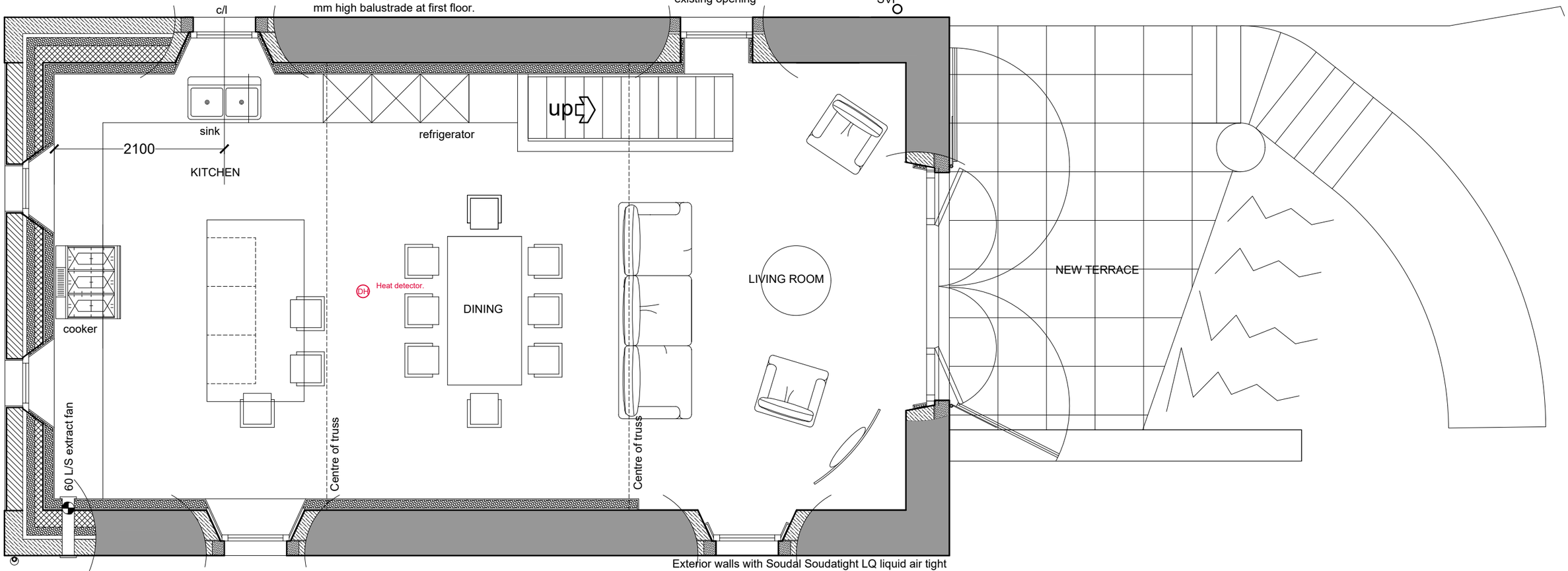
geoffreywallaceltd@gmail.com

Stairs.Ground to First Floor.
Total rise 2600mm in 13 equal 200 mm risers and 12 no. equal treads 230 mm angle of rise from the horizontal of not more than 42°. Stairs to be 826 over strings with minimum 900 mm square landings. Stairs to have handrail 900 mm high above angle of rise from toe of steps and minimum headroom of 2000 mm.Solid 1000 mm high balustrade at first floor.

Fit fixed light to existing opening

SVP



Cavity wall above dpc U Value 0.18 W/M²K

450/500 mm. thick cavity walls consisting rendered $\frac{200}{150}$ mm matching masonry 100 mm solid concrete block 50 mm clear cavity and 100 mm. thick Armstrong Airtec 7.2 Kn/mm² concrete block 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. Fix insulated cavity closers 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 Furfix or similar stainless steel specifically designed for 50 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.
Integrate new walls toothed into existing masonry walls. where required fix additional bracing as advised and specified by the Consultant Structural Engineer.

Exterior walls with Soudal Soudatight LQ liquid air tight membrane and 100 mm 15 mm plasterboard and skim Combination boards on 50 mm x 25 mm battens or other patent fixing system (metal lath or patent glue fixing)

Exposed masonry walls cleaned down of all deleterious materials repaired and repointed to be air tight and dust proofed.

PROPOSED FIRST FLOOR

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											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED ALTERATIONS FIRST FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 OCT 2024 24/0412/07	REV DATE

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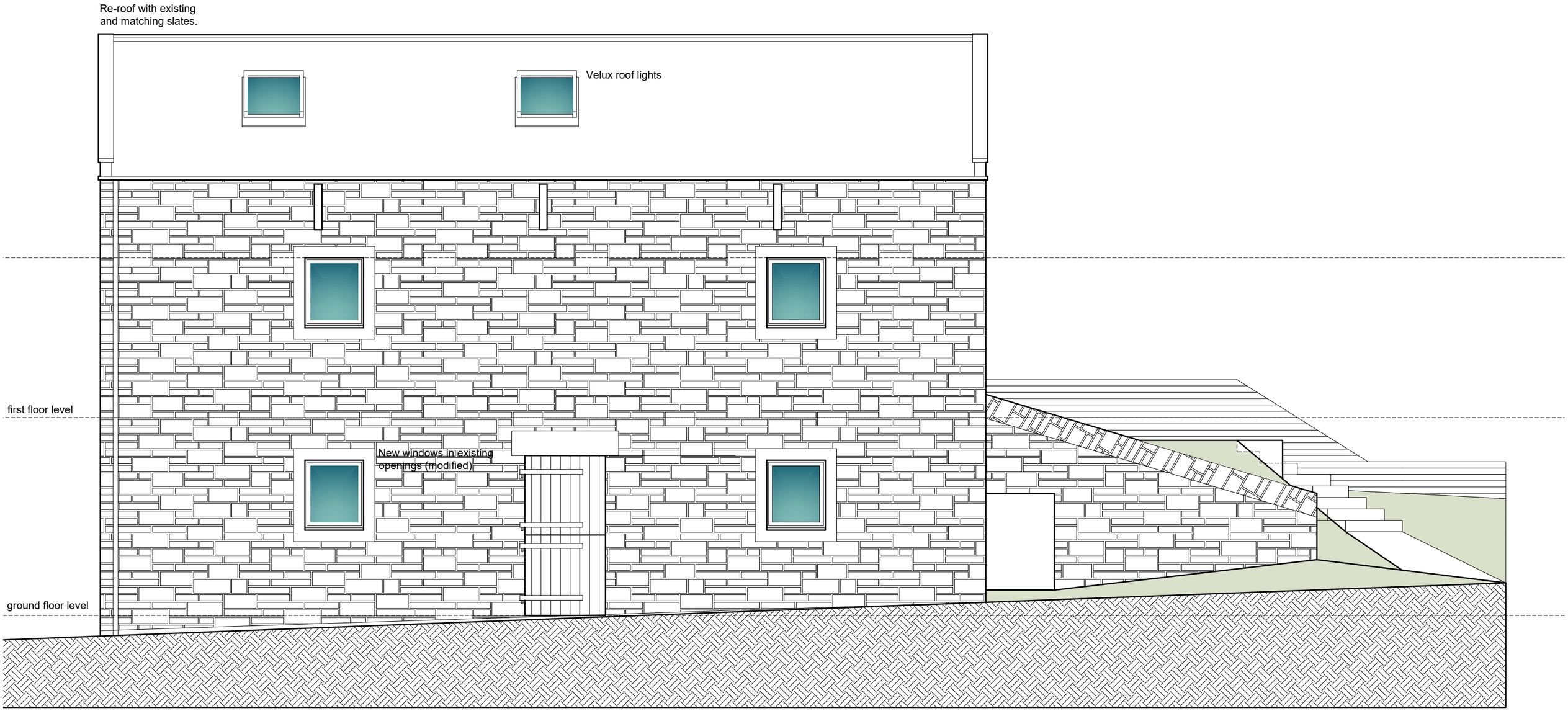
Mobile 07816046756
geoffreywallaceltd@gmail.com



PROPOSED FRONT 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											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED ALTERATIONS FRONT ELEVATION	Scale: Date: DWG No.	1/50 @ A3 OCT 2024 24/0412/08	REV DATE

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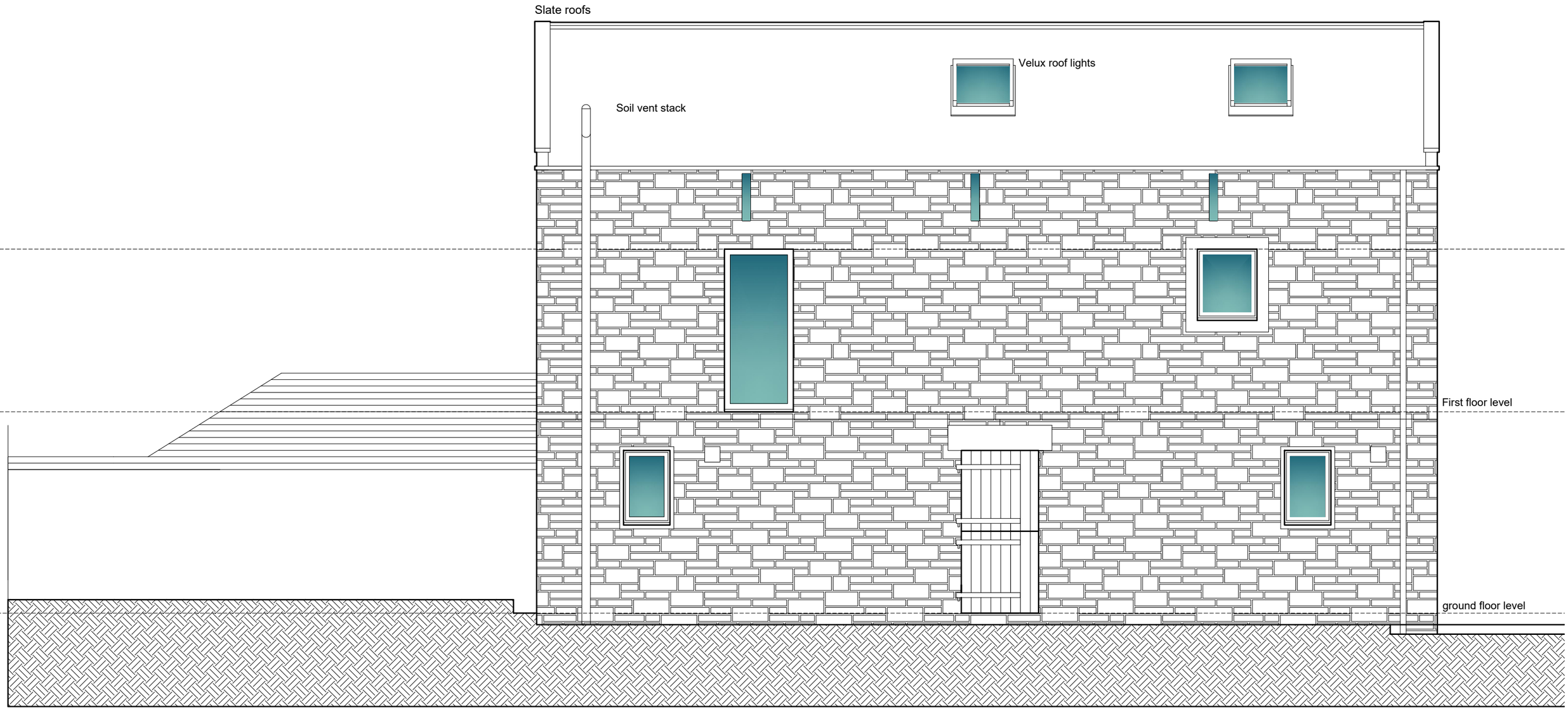

PROPOSED REAR ELEVATION

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											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED REAR ELEVATION	Scale: Date: DWG No.	1/50 @ A3 OCT 2024 24/0412/09	REV DATE

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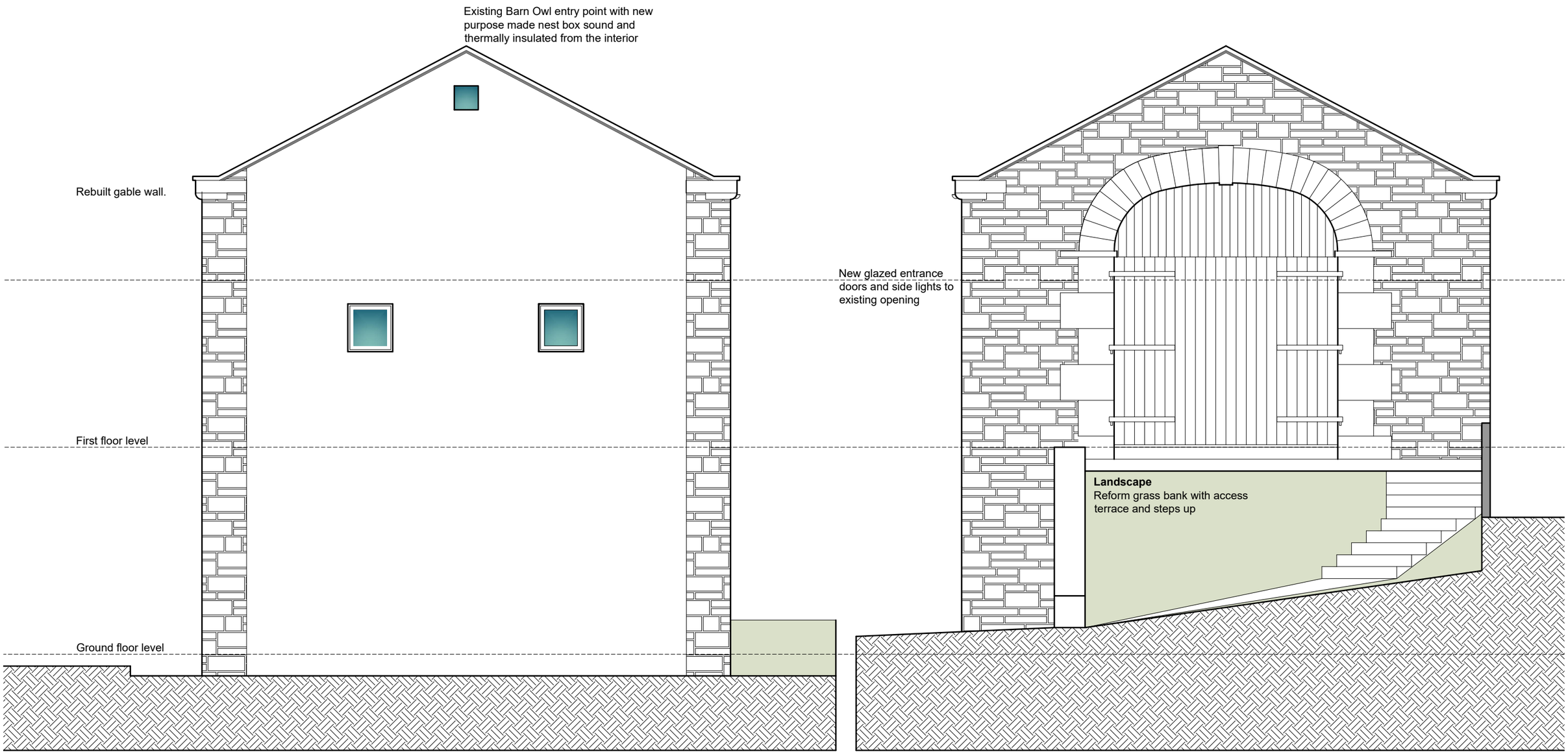

PROPOSED END ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	.04	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 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											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED END ELEVATIONS	Scale: Date: DWG No.	1/50 @ A3 AUG 2024 08/0412/10	REV DATE

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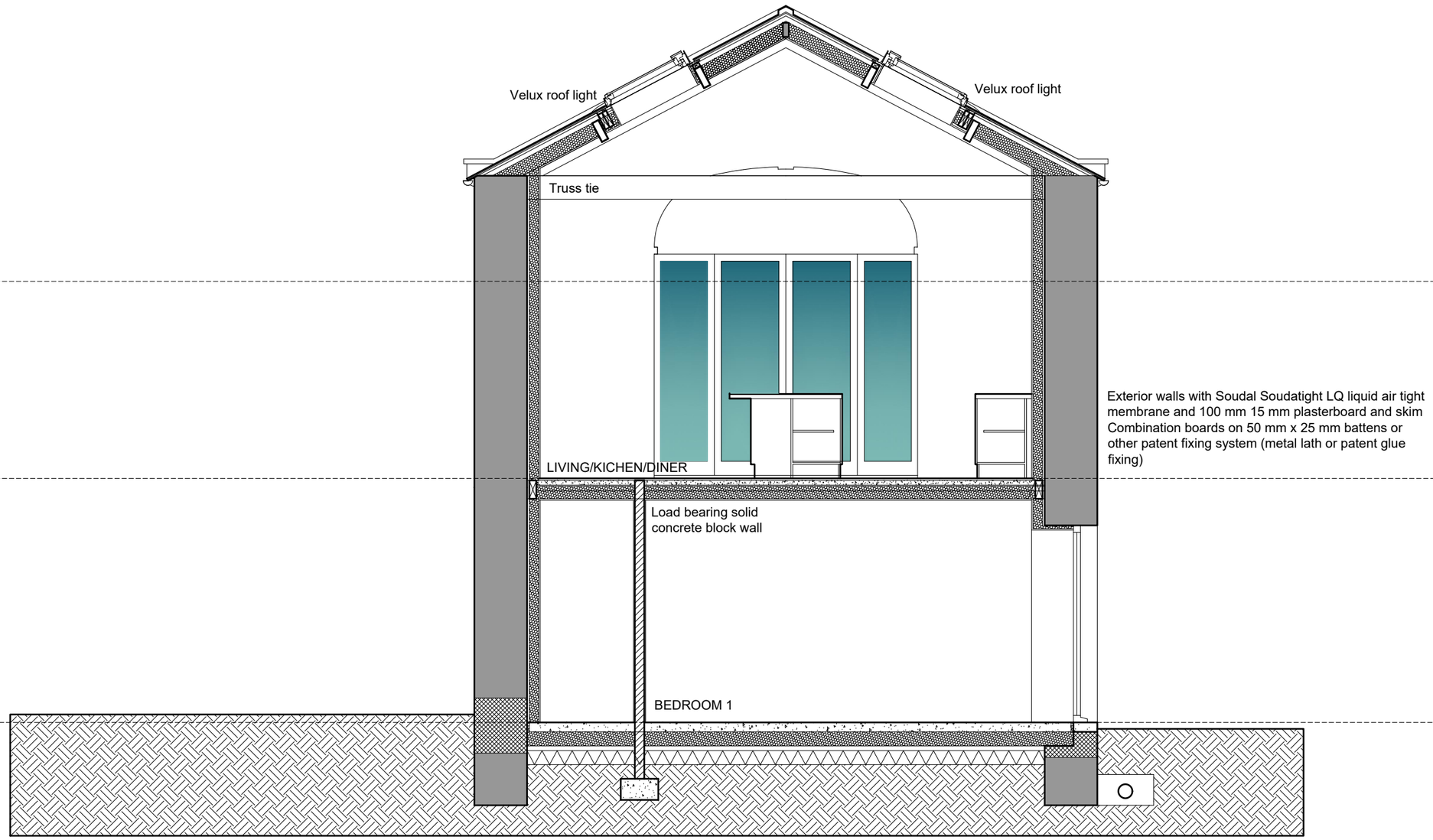

PROPOSED SECTION

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
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 OCT 2024 24/0412/11	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		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		10.0		20.0		30.0		40.0		50.0 metres											

ARLECDON FARM BARN 1 ARLECDON FARM ARLECDON CUMBERLAND CA26 3UW for Barry and Jackie Parsons	CONVERSION TO DWELLING	PROPOSED BLOCK PLAN PLAN	Scale: Date: DWG No.	1/500 @ A3 OCT 2024 24/0412/12	REV DATE

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