

# 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															

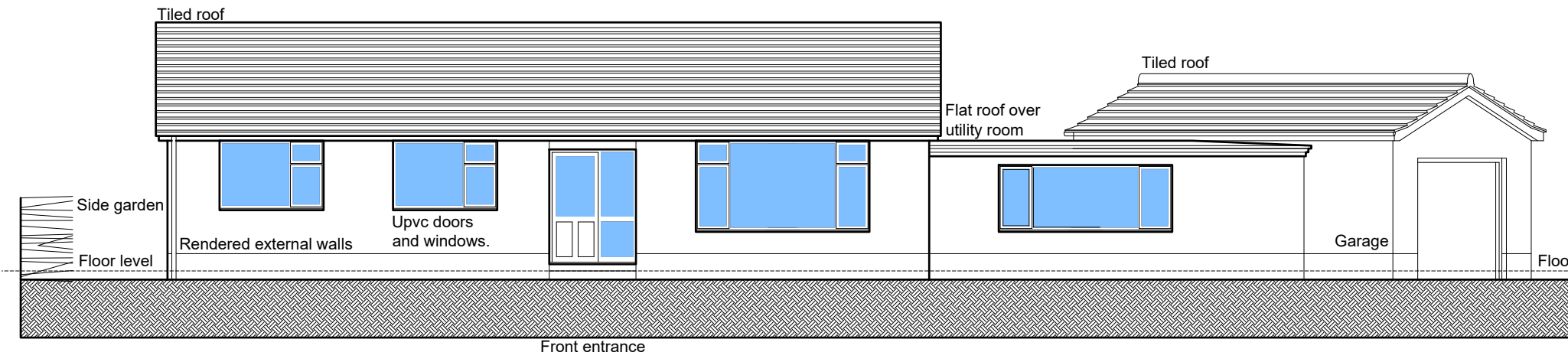
ASHLEA OLD SHORE ROAD DRIGG  
CUMBRIA CA19 1XW FOR Mr JAMES  
MOUNSEY

SURVEY EXISTING PLAN.  
GROUND FLOOR PLAN AND  
LOCATION PLAN

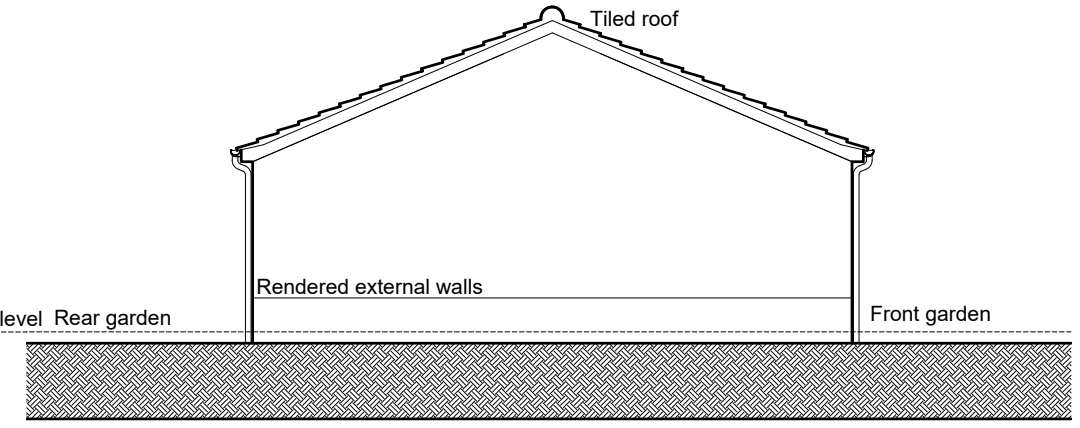
Scale: 1/100 @ A3  
Date: JAN 2023  
DWG No. 23/0367/1.

REV  
Date

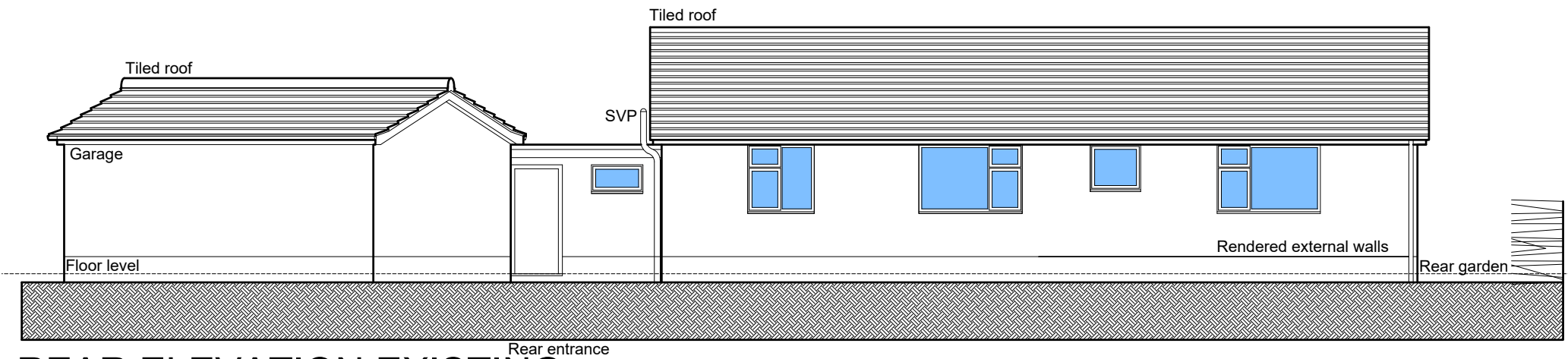
**Geoffrey Wallace Limited** FCSD MCIAT  
Architectural Design and Technology  
Mobile 07816046756  
geoffreywallaceltd@gmail.com



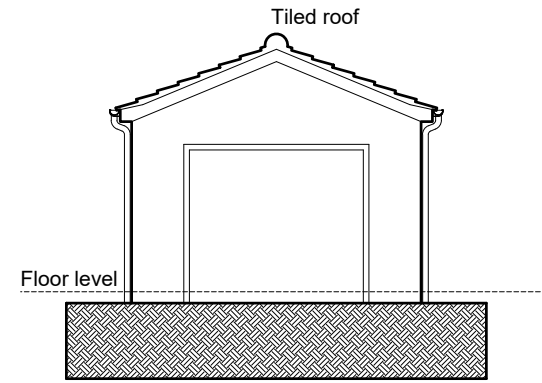
FRONT ELEVATION EXISTING



END ELEVATION EXISTING



REAR ELEVATION EXISTING



END 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	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

ASHLEA OLD SHORE ROAD DRIGG  
 CUMBRIA CA19 1XW FOR Mr JAMES  
 MOUNSEY

EXISTING ELEVATIONS

Scale:  
 Date:  
 DWG No.

1/100 @ A3  
 JAN 2023  
 23/0367/2.

REV  
 Date

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

**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.

**Demolitions**

the existing garage and Utility room will be demolished. Existing foundations are to be grubbed out.

**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 ramp. 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 640 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.**

350/250 mm. thick cavity walls consisting of 100 mm. thick solid concrete block with 150/50 mm wide cavity back filled with concrete to ground level max 225 mm below dampproof course and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Ancon 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 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 and integrated with the Gas and Damp proof floor membrane at min of 150 mm. above ground level.

**Ground Floor Construction. U Value 0.12 W/M²K**

Allow for flooring finish thickness on 100 mm concrete floor slab on 500-gauge Visqueen vapour barrier on 150 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 manufacture's specification for the location and purpose. New ground floor to be level with existing ground floor

**New Garage floor**

Minimum 100 mm thick solid floor slab on 1200 mm guage Visqueen damp proof membrane with 50 mm minimum fall to front of garage

Allow for flooring finish thickness on 100 mm concrete floor slab on 500 gauge on 50 mm sharp sand blinding on minimum 150 mm thick sand blinded hard-core sub-base laid and consolidated in 150 mm layers.

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 manufacture's specification for the location and purpose.

Garage floor to have 50 mm fall front to back and be minimum 100 mm below full sealed and draught proof external quality door access to the dwelling to create fire bund step at 1/2 fire door between Utility room and garage.

**Windows and External doors.**

External doors and windows to be from the same manufacturer. New doors are to be upvc lined and insulated to have a minimum U value of 1.2 Wm²K.

All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air.

Fit door frames with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.

Windows and doors

Windows and doors generally are to be designed and constructed by a member of a self-certification federation such as FENSA.

Windows and doors are to be designed to comply with

- Part B Means of Escape,
- Part F Ventilation
- Part K Protection from falling Collision and impact
- Part L Thermal Efficiency and Performance
- Part M Wheelchair Access
- Part N Toughened safety glass
- Part Q Secured by Design

All new windows are to be uPVC framed double glazed units or similar. All opening casements or sashes to habitable rooms are to be min. 450 mm. high and 450 wide to allow for escape in the case of fire, with min area of .33 M. sq. and a cill height not less than 800 mm. and no greater than 1100 mm.

Fit safety glass to BS 6206 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 Wm²K.

Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight mastic sealant.

**Windows and External doors continued.**

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. Windows are to be located in the wall to align with the cavity closer to ensure the thermal barrier is maintained. Fit windows with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.

Where opening windows are at ground level, they are to be fitted with protective safety barriers designed to withstand a Horizontal load of 0.74 kilo Newtons (kN) for every metre length.

External doors.

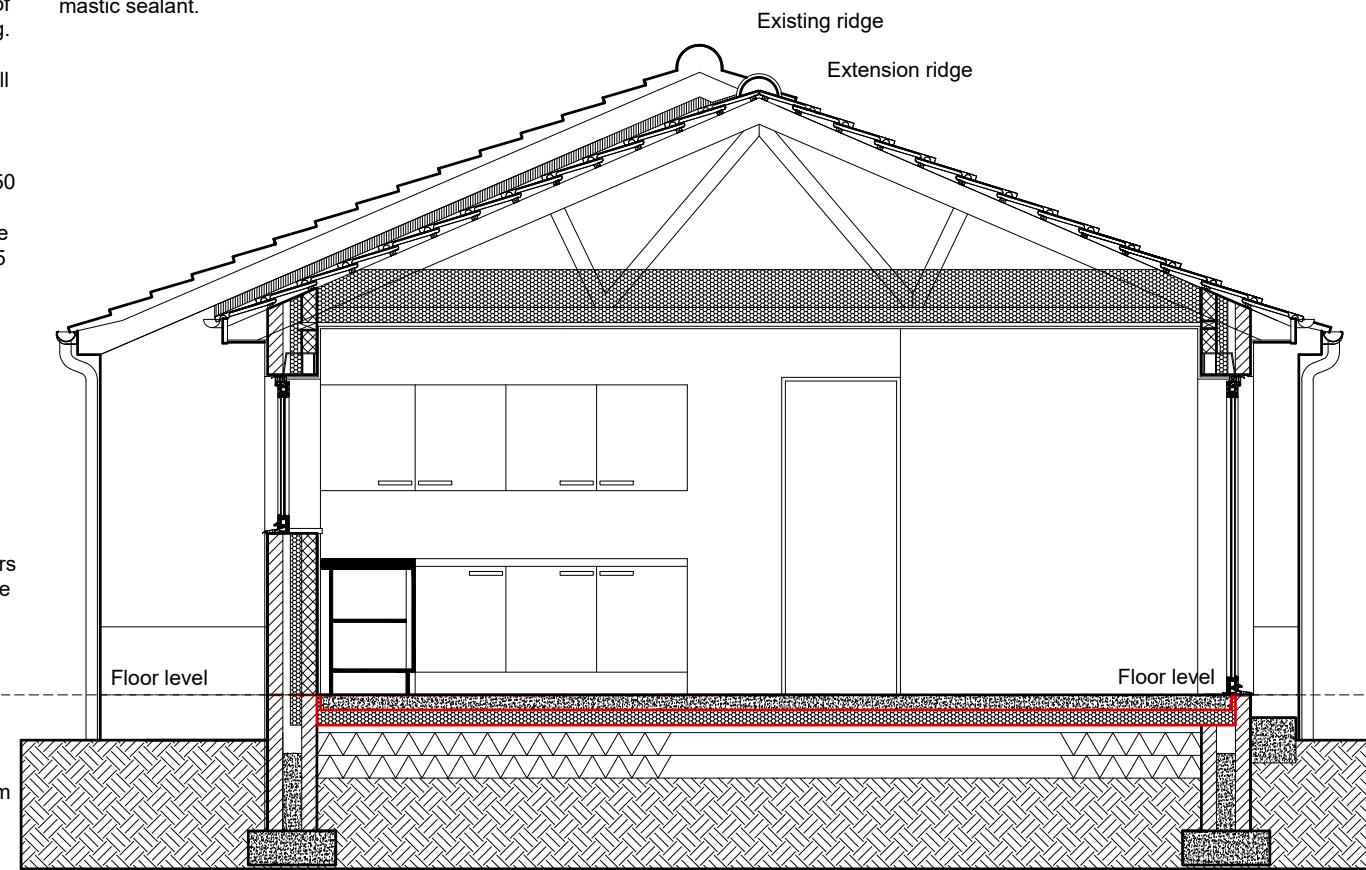
External doors and windows to be from the same manufacturer.

All new doors are to be upvc or timber, lined and insulated to have a minimum U value of 1.2 Wm²K. Entrance doors are to be minimum 838 mm. wide and fitted with low profile cills and thresholds to comply with Part M of the Building Regulations. Any access ramps required shall have a maximum gradient of 1:12.

All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air.

Glazed doors to be safety glass to BS 6206 to all glazing within 800 mm. of floor level.

All openings to be remeasured on site prior to manufacture.



**SECTIONAL ELEVATION EXISTING**

**Roof Fabric and structure**

Approved tiles to match existing on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on hydro nailed trusses at 400 mm. centres, Robert Jackson 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 walls with BAT MS305 straps at 1800 mm. centres

All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced to comply with BS 5268 Part 2 and 3 1985. Insulate loft space with minimum 350 mm quilt insulation laid between and over ceiling joists. All electrical wiring is to be fixed to trays above the insulation layer. Supply and fix a lockable sealed and insulated loft hatch in the utility room 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/ packing between individual joists and last roof truss and wall where straps are fixed.

All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site. The roof structure details will be provided by the timber frame manufacturer.

NOTE. Care to be taken to ensued new roof profile matches existing roof profile where wall plate width may vary.

Leadworks to roofs.

All lead gutters, valleys, 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 concordance with their published recommended details.

**Cavity wall construction. U Value 0.22 W/M²K**

Form 350 mm. thick cavity walls consisting of 2 coat waterproof render to match existing on 3.5KN solid concrete blocks, Armstrong's or similar, external leaf 150 mm. clear cavity with 100 mm. Kingspan Kooltherm K108 insulation or similar and 100 mm. thick Celcon standard insulation block. 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. foil backed plasterboard on dabs Shower rooms and Utility rooms are to have water-resistant high density plasterboard linings.

Fix Kingspan dedicated 150 mm Kooltherm K108, or similar, 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 stainless steel specifically designed for 150 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 fireproof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.

Tie new cavity walls to existing with crocodile stainless steel wall connectors or similar, bolted to parent wall and with integral fish tail wall ties built into coursing of new block/brick wall leaves. Cut out minimum 25 mm. wide chase to form space for insulated damp proof course or cavity closer to isolate inner leaf walls from external walls.

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 min. bearing of 150 mm. Fix additional bitumen trays in severe weather areas. Fix weep holes in outer leaf at 600 mm. centres above all cavity trays. All openings are to be sealed to comply with the pressure test requirement (5.5 M³ / (h.M²) at 50PA.)

NB Wall between garage and Utility room to be as describe for insulated cavity wall as above and taken up to underside of roof fabric.

**Garage Walls**

250 mm cavity walls consisting 2 coat waterproof render to match existing on 3.5KN solid concrete blocks, Armstrong's or similar, external and internal leaf with 50 mm clear cavity leaf. Render garage walls internally with 20 mm sand cement render. Fix cavity wall ties and lintels as described above for 50mm cavities.

Garage door to have Catnic Heavy Duty Lintel over.

**Existing external parent wall becoming internal wall.**

Strip off any external render and insulation and dry line as described above.

**Non Structural stud partitions:**

Fix new stud partitions to layout shown. Partitions to be 100 mm x 50 PAR C24 timber studs at 400 mm. centres built of 100 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.

Fix double joists under partitions parallel to joists and solid noggins under partitions perpendicular to joists.

**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															

ASHLEA OLD SHORE ROAD DRIGG CUMBRIA CA19 1XW FOR Mr JAMES MOUNSEY	PROPOSED SECTIONAL ELEVATION	ALTERATION AND EXTENSION TO REPLACE EXISTING GARAGE AND UTILITY ROOM	Scale: Date: DWG No.	1/50 @ A3 JAN 2023 23/0367/3	REV Date	<b>Geoffrey Wallace Limited</b> FCSD MCIAT <b>Architectural Design and Technology</b> <b>Mobile 07816046756</b> <b>geoffreywallaceltd@gmail.com</b>
-------------------------------------------------------------------------	---------------------------------	----------------------------------------------------------------------------	----------------------------	------------------------------------	-------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------



**Drainage.**  
**Foul Drainage.** Existing foul drainage to septic tank in adjacent field. Modify existing access chamber to allow for new sin and Shower room wastes.  
**Surface water drainage.** Retain existing surface water drainage outlets and modify to suite new roof rainwater run off.

**Drainage.**  
 Foul Drainage. New foul drain pipe under construction to have 150 mm diameter concrete sleeve with Flexcel expansion joints at all pipe junctions.  
**Drainage and waste runs are indicative and are to be agreed on site with the Building Controller to comply with the Building Regulations and meet the standards referenced above**

**Drainage.Connections and Discharges.**  
 There are existing foul and surface water drains on site. New foul drains are to be collected to existing drainage to sewer in road. SW drains to existing soakaways  
**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.

**Building regulations.**  
 All existing sewer and drain installations are to be traced and recorded and surveyed in the presence of the building control offer 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.

Drainage runs are show diagrammatically exact position of existing drains to be determined and agreed with building control. Break out and remove existing access chambers on sewer lines and replace with new access chambers at each end of sewer under building.  
**Sanitaryware details:**  
 All new sanitary appliances are to be connected as appropriate to the 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. 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 over flow. Hot water temperatures are to be control by blending or other appropriate devices to less than 48 °C at output. 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.

**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.**

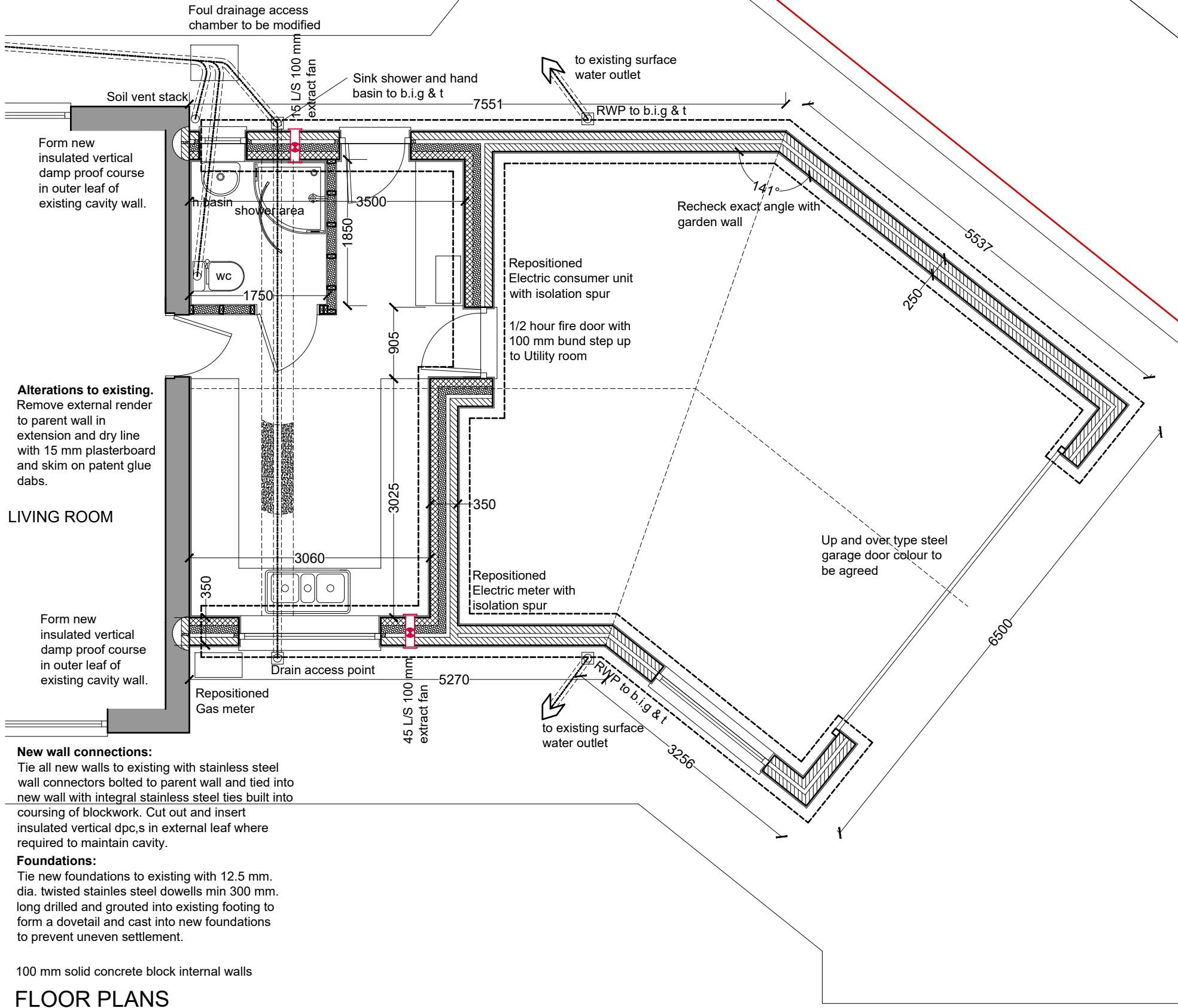
**Electrical Installations.**  
 All electrical installations are to be designed and carried out by a suitably qualified Electrician or Electrical Engineer, the system is to be designed and tested as defined by BS 7671: 2001 Chapter 13. or an equivalent standard. these works are to be undertaken by a 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.  
 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 Accessibility. 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.

Energy efficient lighting.  
 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.

**Mechanical Ventilation.**  
 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.  
 Utility and hobbies rooms.....150 mm dia 45 l/s minimum extract rate.  
 Shower room and toilet.....100 mm. dia. 15 l/s min. extract rate.

**Central Heating**  
 The existing building has an existing full heating and hot water supply from the existing gas boiler installation. The heating is via a low pressure radiator system which is to be extended. The hot water supply will be from direct mains water supply direct from the boiler or as otherwise recommended by the consultant electrical and mechanical engineer. As part of the works the existing boiler will be tested for safety compliance and capacity to conform to the minimum standards of the Building Regulations and current energy performance, installation, and safety standards legislation. The existing hot water and central heating services are to be extended into the new extension

**Gas.**  
 All works carried out to the gas supply and heating systems are to be carried out and commissioned by a suitably qualified and registered Gas Safe installer, in a recognised self-certification scheme. Details of the plumbing service installer are to be noted on the installed equipment, with full registration details.



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

**LIVING ROOM**

Form new insulated vertical damp proof course in outer leaf of existing cavity wall.

**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 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.

100 mm solid concrete block internal walls

**FLOOR PLANS**

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															

ASHLEA OLD SHORE ROAD DRIGG CUMBRIA CA19 1XW FOR Mr JAMES MOUNSEY

FLOOR PLAN GENERAL ARRANGEMENT

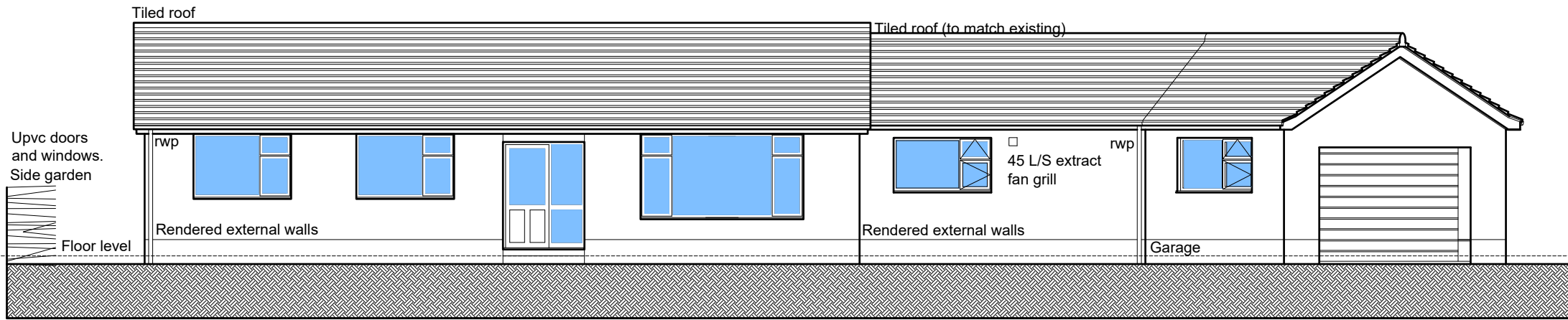
ALTERATION AND EXTENSION TO REPLACE EXISTING GARAGE AND UTILITY ROOM

Scale: 1/50 @ A3  
 Date: JAN 2023  
 DWG No. 23/0367/4

REV Date

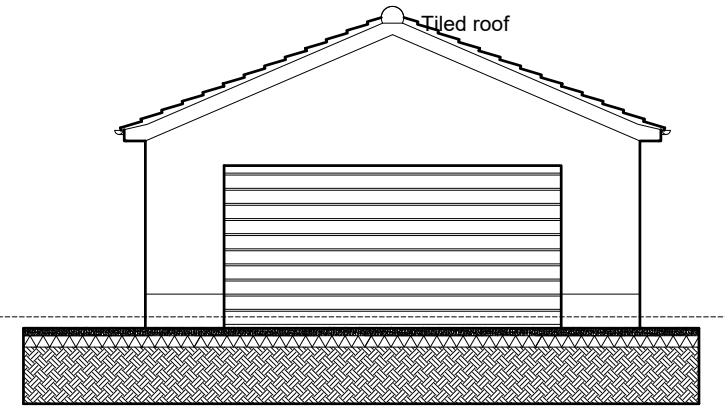
**Geoffrey Wallace Limited** FCSD MCIAT  
 Architectural Design and Technology  
 Mobile 07816046756  
 geoffreywallaceltd@gmail.com

Existing dwelling Proposed extension

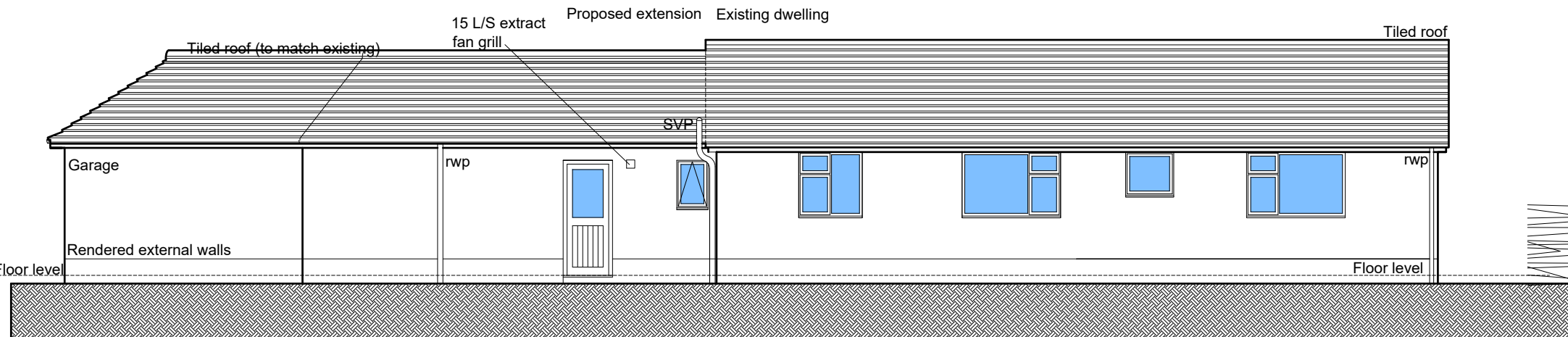


PROPOSED FRONT ELEVATION

Front entrance



PROPOSED SIDE ELEVATION



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	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	

ASHLEA OLD SHORE ROAD DRIGG  
CUMBRIA CA19 1XW FOR Mr JAMES  
MOUNSEY

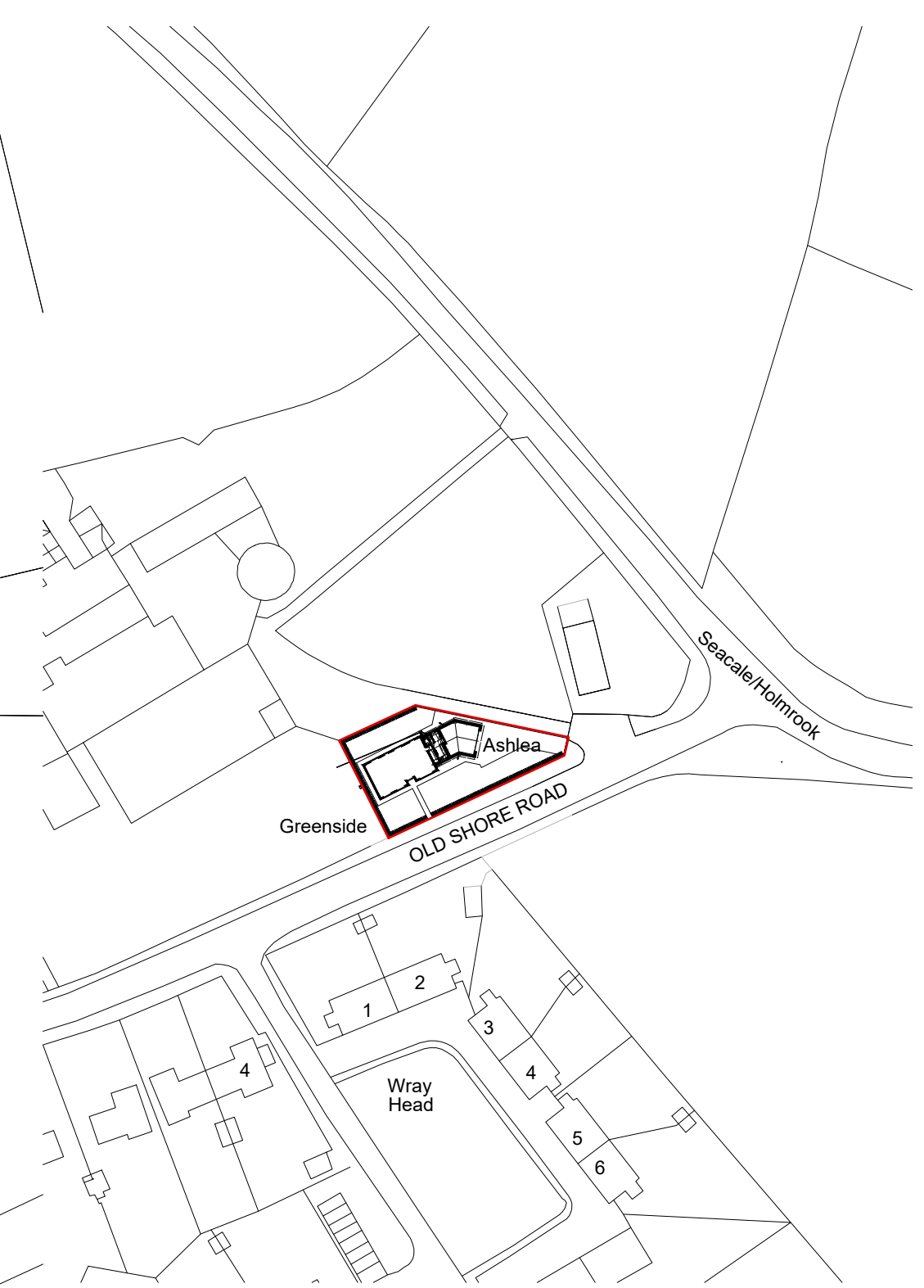
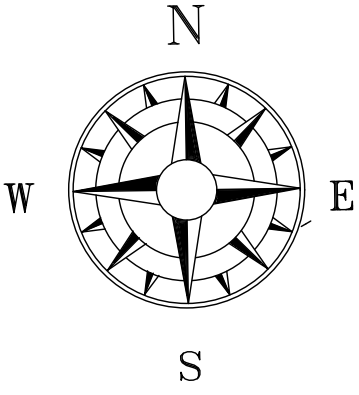
PROPOSED ELEVATIONS

ALTERATION AND EXTENSION  
TO REPLACE EXISTING GARAGE  
AND UTILITY ROOM

Scale: 1/100 @ A3  
Date: JAN 2023  
DWG No. 23/0367/5

REV Date

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



LOCATION PLAN 1/1250 scale

**OLD SHORE 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	20.0 metres	15.0	10.0	5.0	0.0	0.0	0.0	0.0	0.0	

ASHLEA OLD SHORE ROAD DRIGG  
CUMBRIA CA19 1XW FOR Mr JAMES  
MOUNSEY

BLOCK AND LOCATION PLANS

ALTERATION AND EXTENSION  
TO REPLACE EXISTING GARAGE  
AND UTILITY ROOM

Scale: 1/200 @ A3  
Date: JAN 2023  
DWG No. 23/0367/6

REV  
Date

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