20 SEASCALE PARK SEASCALE
CUMBERLAND CA20 1HD
For ANDY WARWICK

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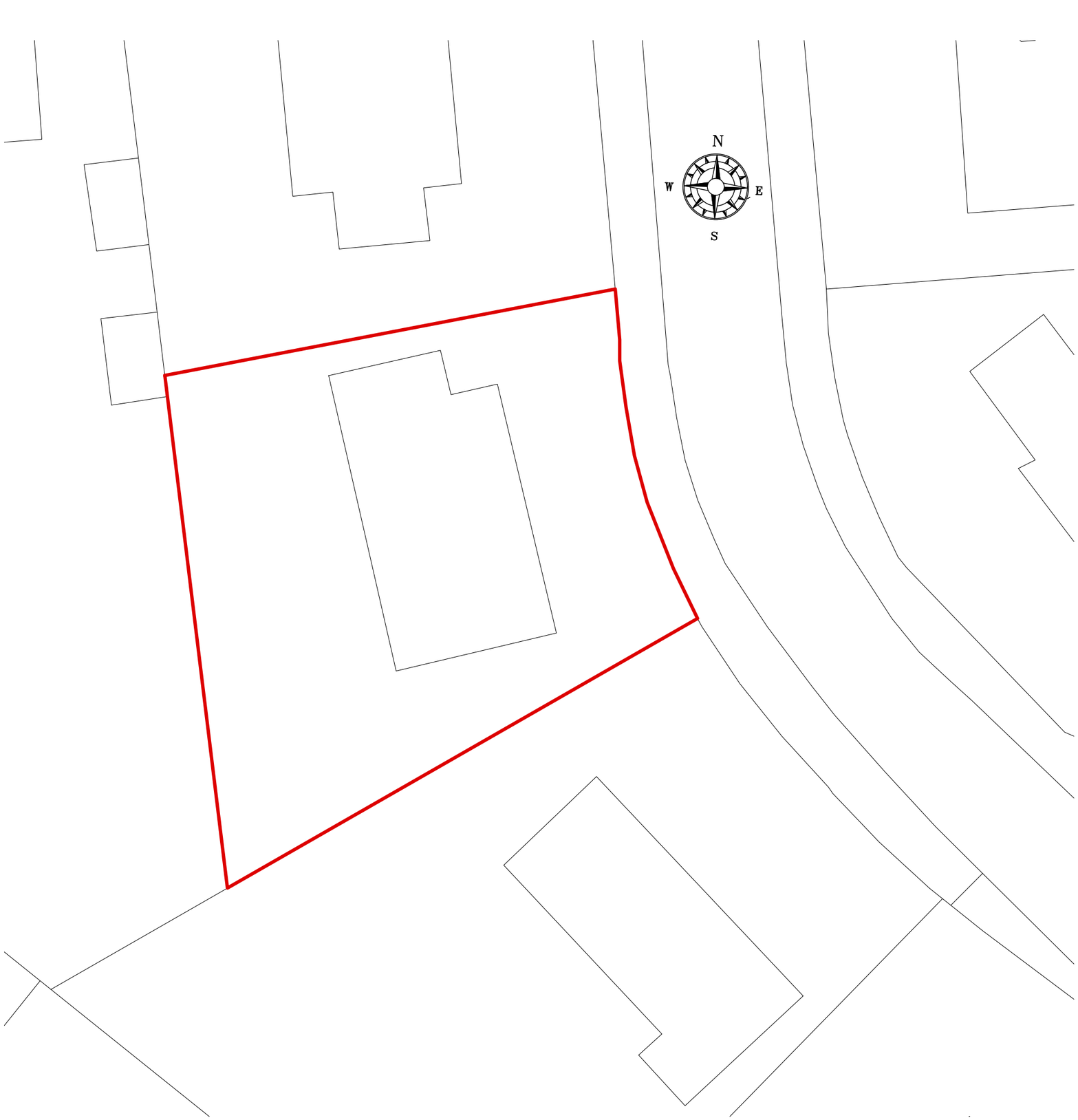
LOCATION PLAN 1/1250 Scale



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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/200 @ A3 JAN 2026 26/0448/01	REV DATE

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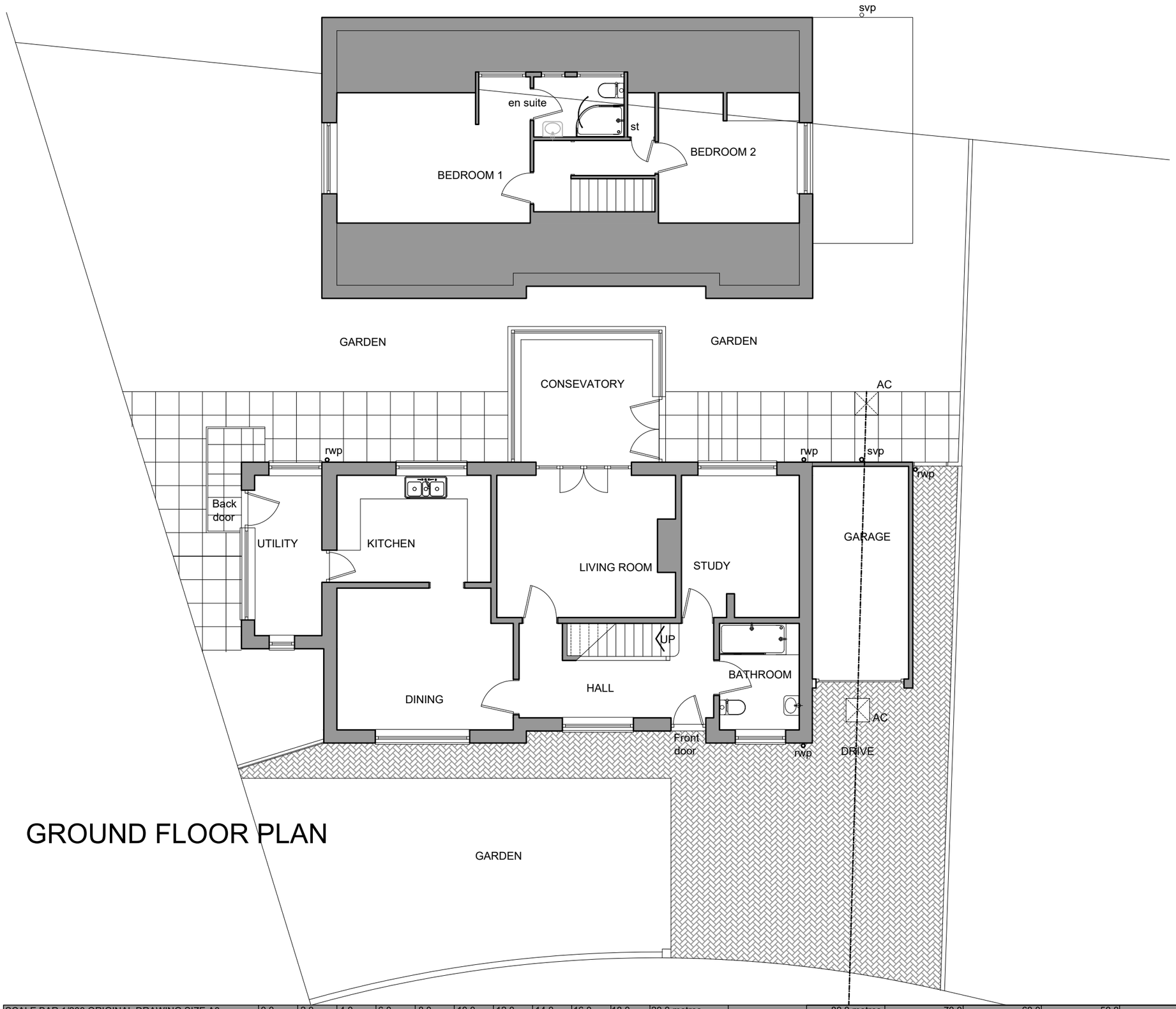

GROUND FLOOR PLAN

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		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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	EXISTING FLOOR PLANS	Scale: Date: DWG No.	1/100 @ A3 JAN 2026 26/0448/02	REV DATE

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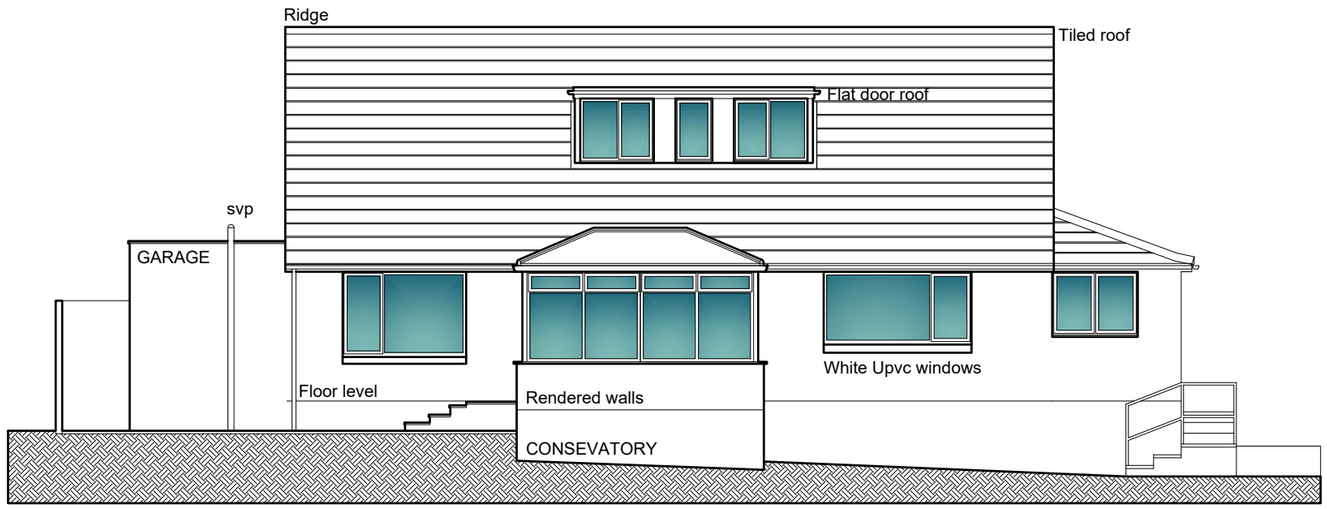
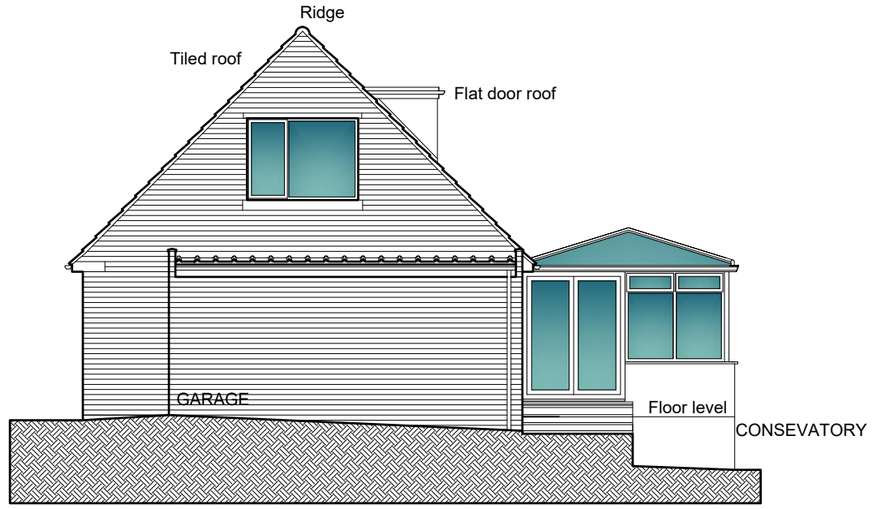
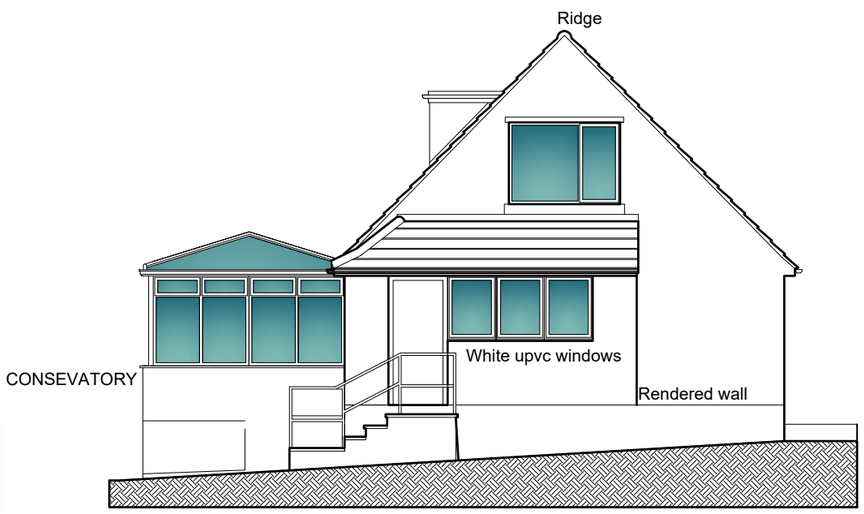


EXISTING REAR ELEVATION



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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	EXISTING ELEVATIONS	Scale: Date: DWG No.	1/200 @ A3 JAN 2026 26/0448/03	REV DATE

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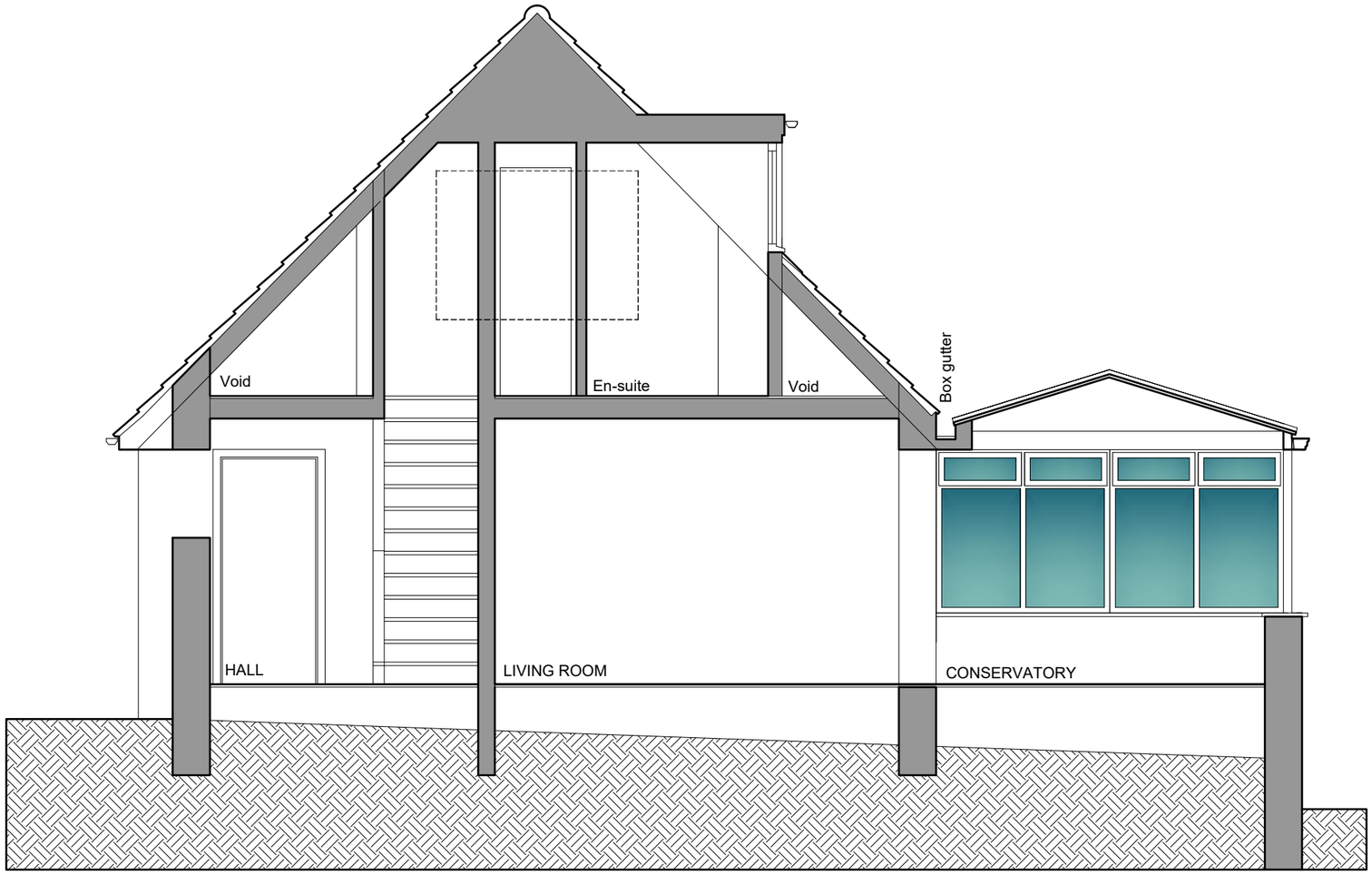

EXISTING SECTIONAL ELEVATION

Depth of foundations to be determined before any works commence on site.

1/50 @ A3
JAN 2025
24/0423/04

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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	EXISTING SECTIONAL ELEVATION	Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/04	REV DATE

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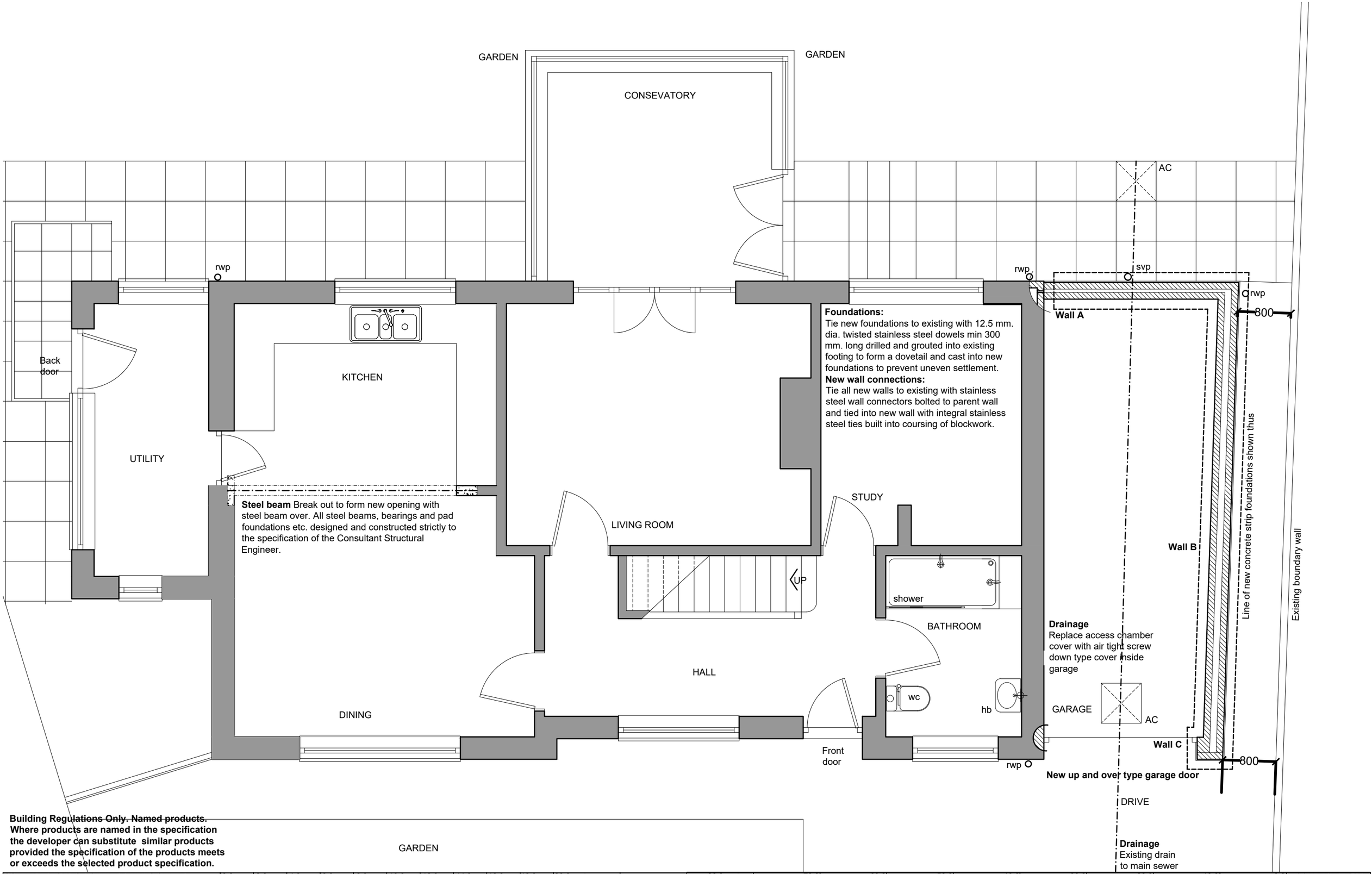

Building Regulations Only. Named products.
Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.

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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/05	REV DATE

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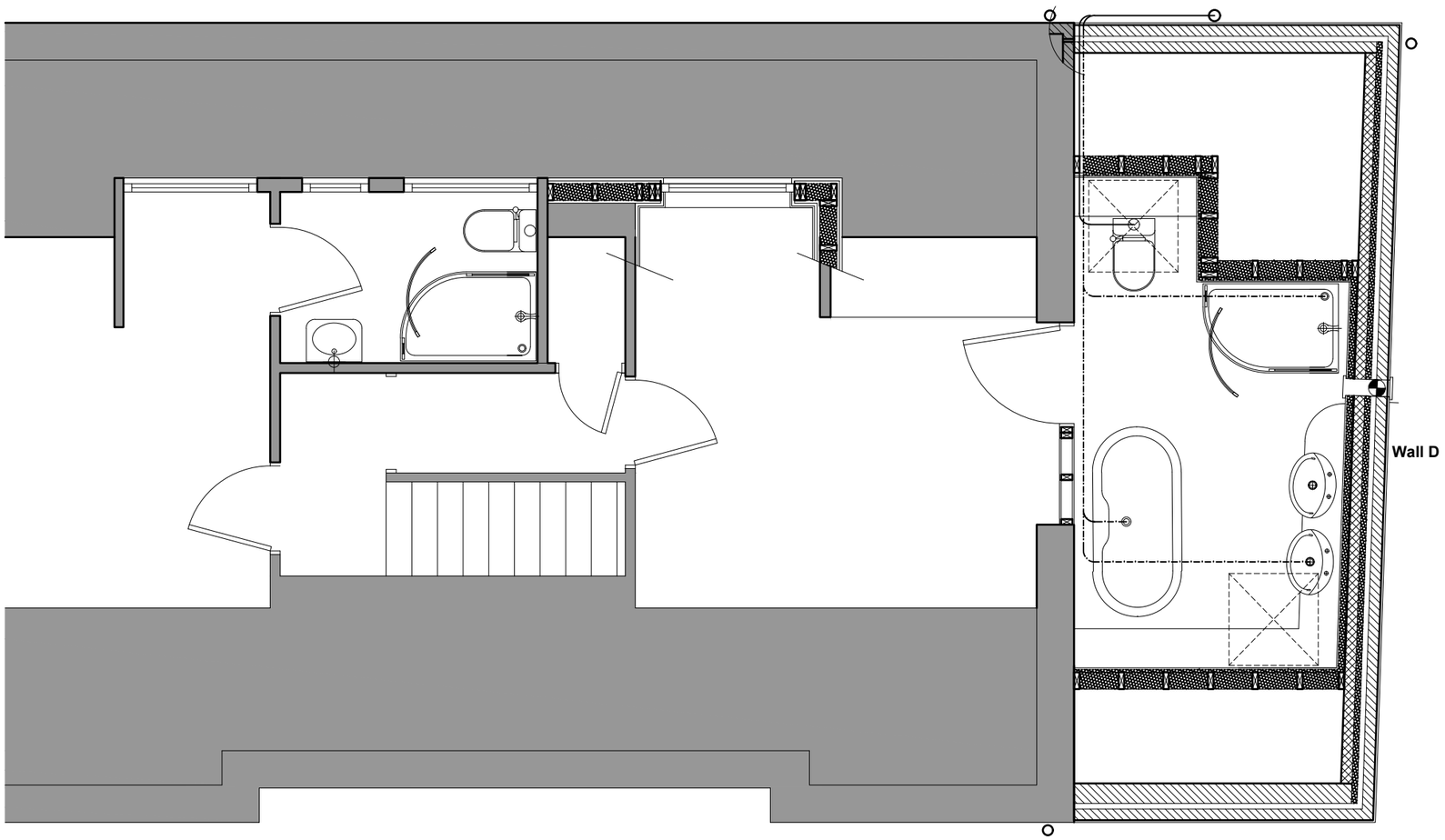

Building Regulations Only. Named products.
Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.

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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS FIRST FLOOR PLAN	Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/06	REV DATE

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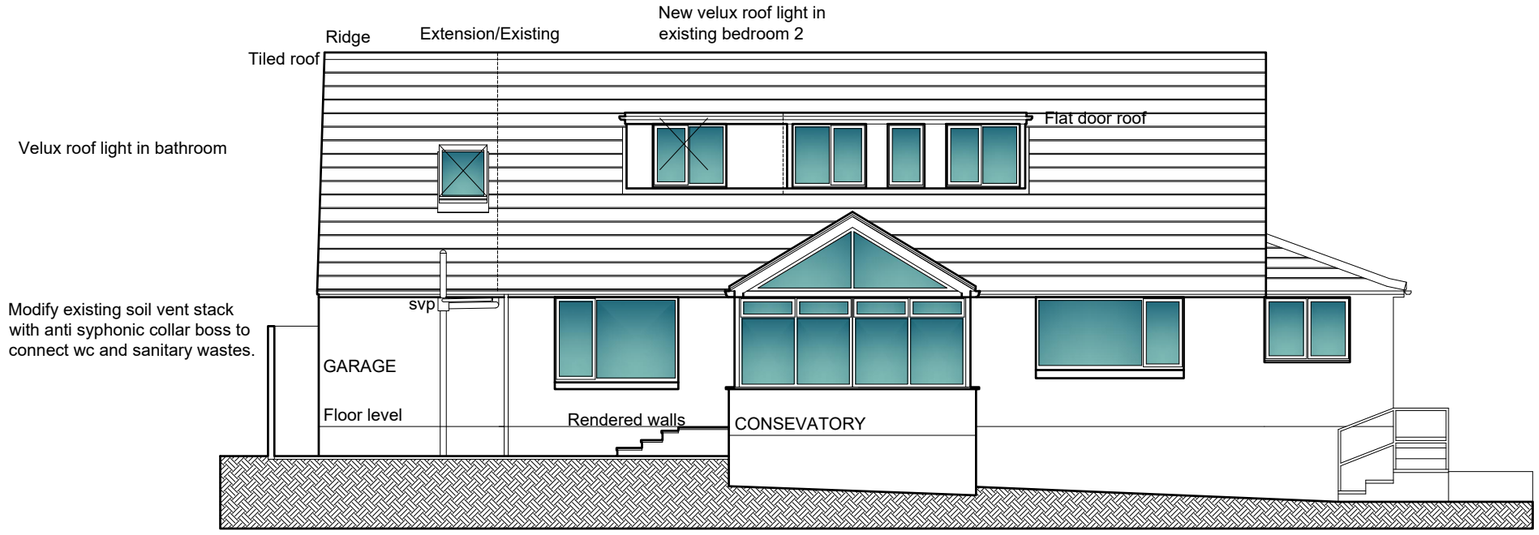
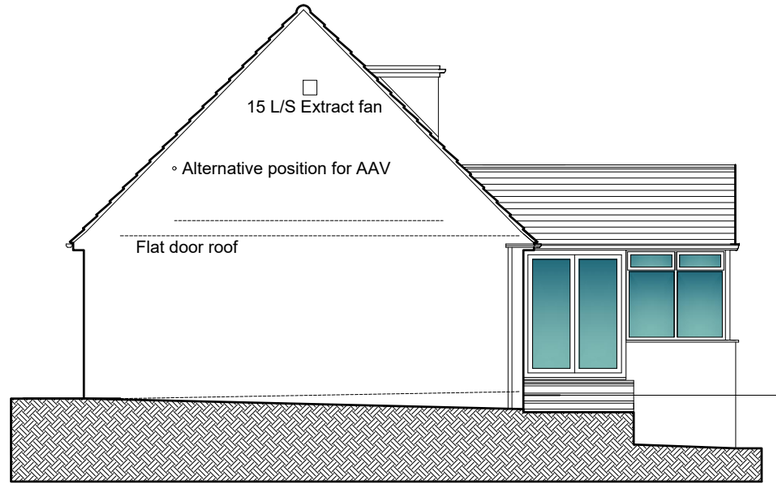
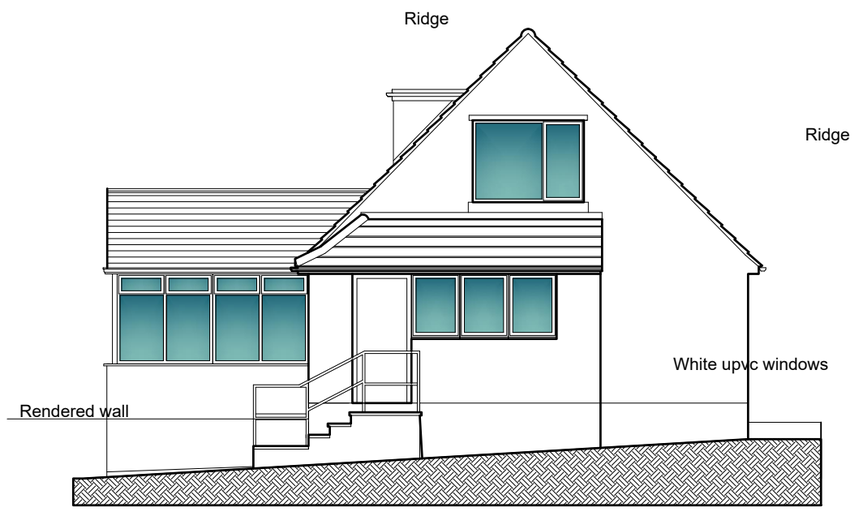


PROPOSED REAR ELEVATION



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											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS FRONT ELEVATION	Scale: Date: DWG No.	1/100 @ A3 JAN 2026 26/0448/07	REV DATE

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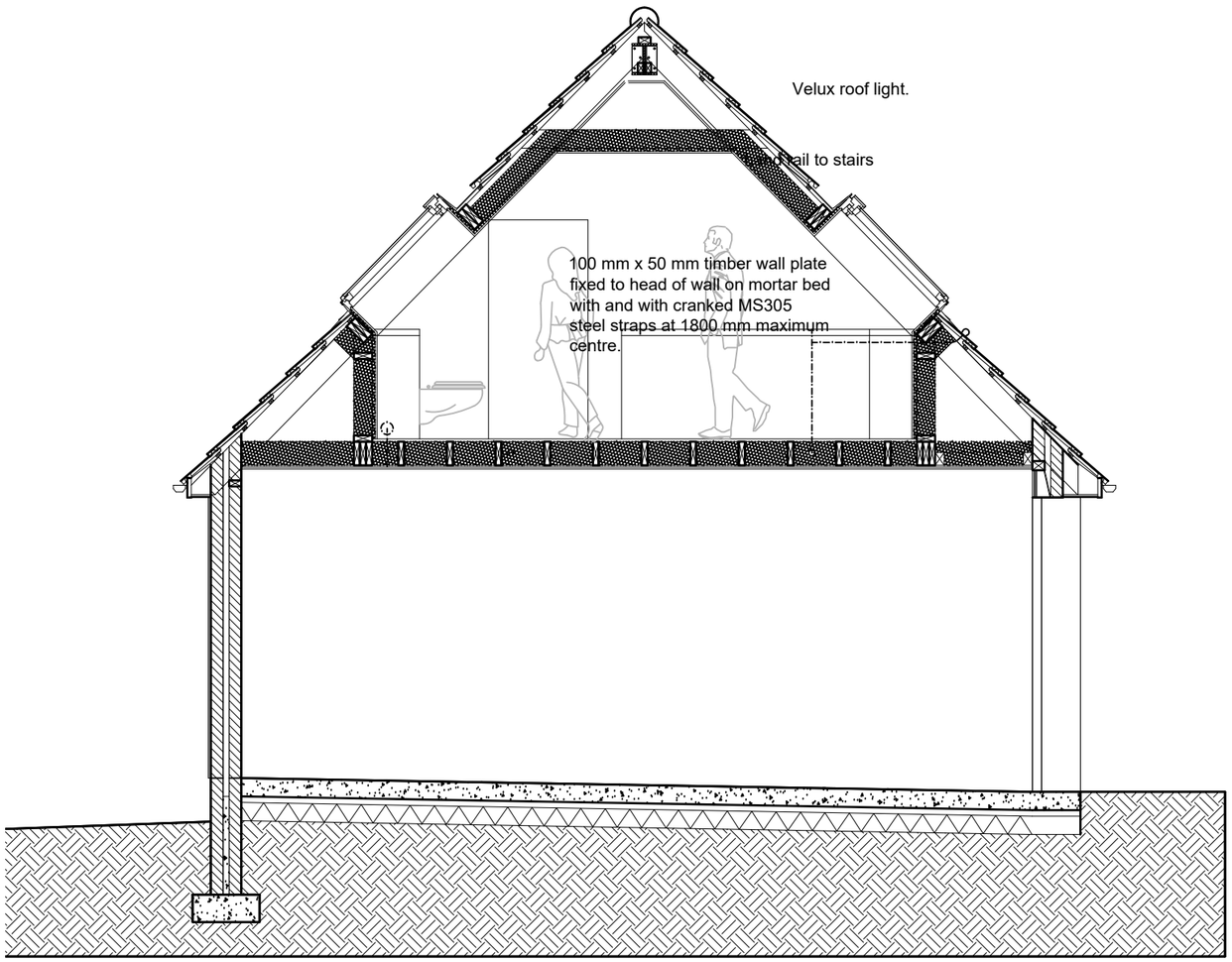
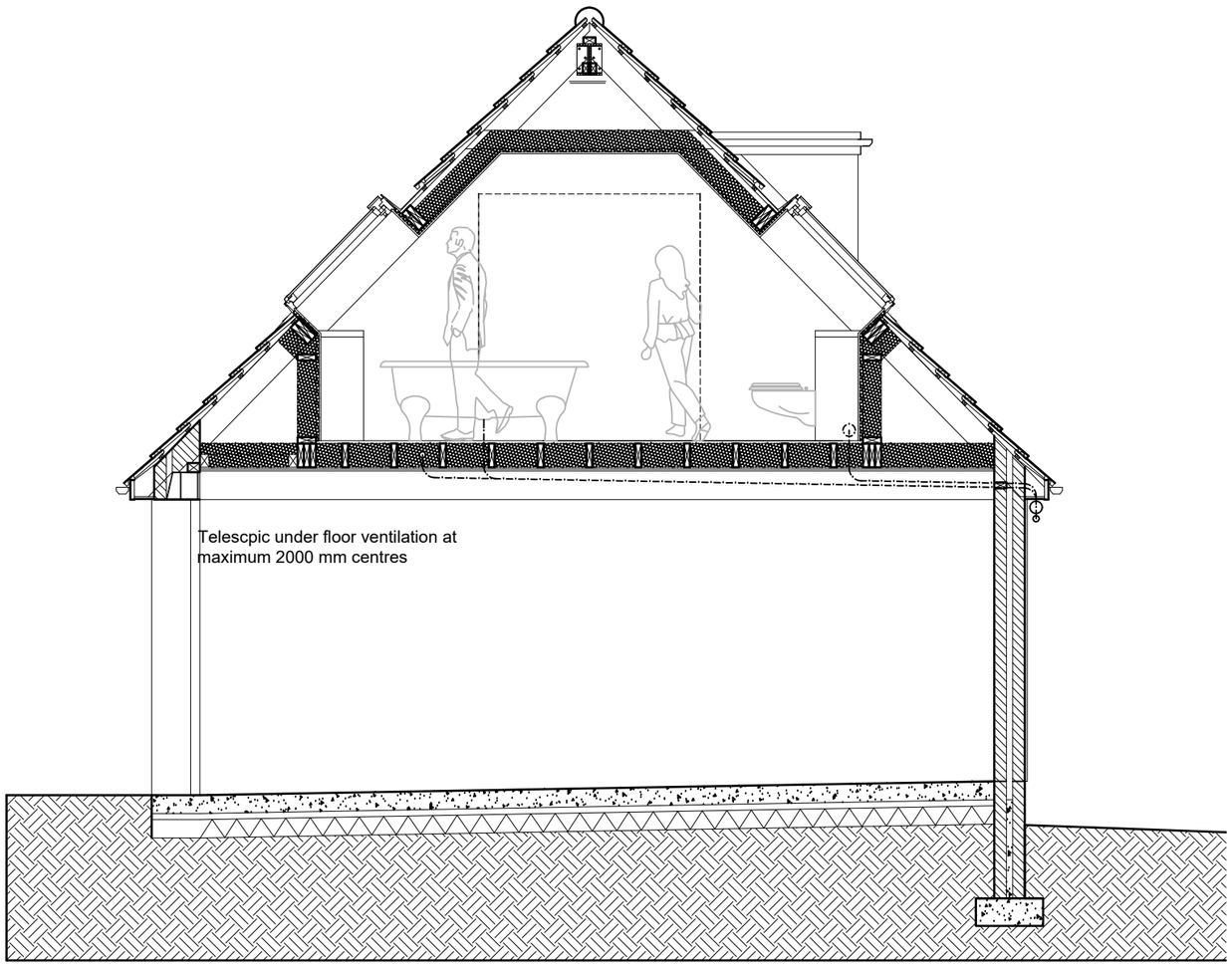


PROPOSED CROSS SECTIONAL ELEVATION



PROPOSED SECTIONAL ELEVATION

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

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	PROPOSED SECTIONAL ELEVATION **REV A French casement doors added.** **Handrail to stair added.**	Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/08	REV A 02/12/2025

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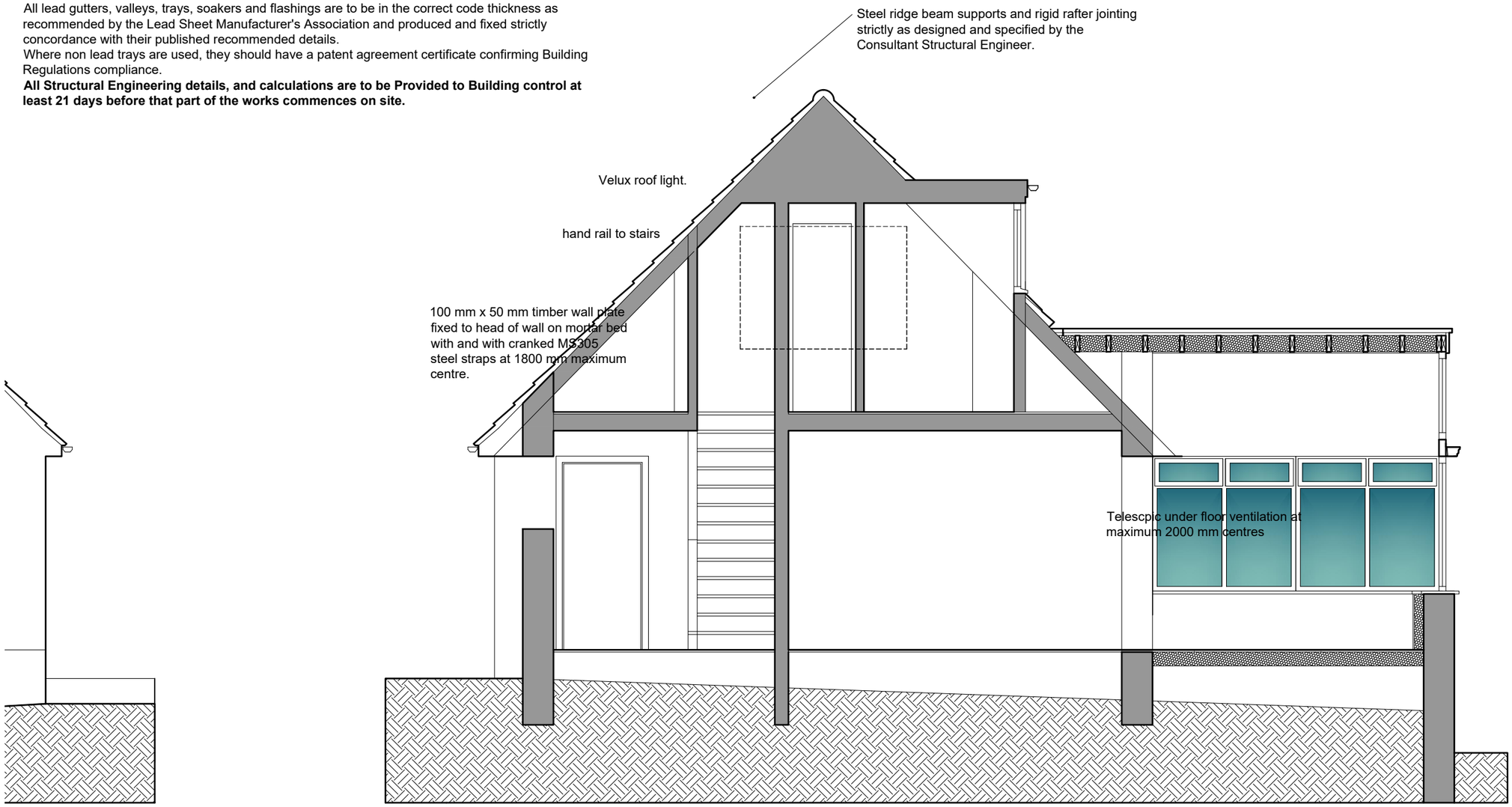
New Roof Structures Minimum U Value 0.15 W/M²K
Roof Fabric and Structure
Generally
Approved tiles to match existing on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on 195 mm x 50 mm C24 timber spars at 400 mm centres (Eurocode 5 Span table 6.18) fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT MS305 straps at 1800 mm. centres and fixed steel Ridge.
Rigidly fix spars at ridge to structural steel ridge. Steel ridge beam and the spars rigid fixing to be to be strictly as designed and specified by the Consultant Structural Engineer.
Ridge to support on new gable wall inner leaf and existing gable wall outer leaf. Insulate between the spars with 150 mm thick rigid insulation sheets cut to fit neatly between the spars with no air gaps and fix 40 mm thick, 25mm thick insulation and 15 mm thick plasterboard and skim combination board ceilings. Double joists around Velux roof lights and trim openings with double joists. Fit Velux with dedicated slate flashing kits.
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. spars perpendicular and along sides of spars parallel to straps. Fix solid strutting/ packing between individual joists and last roof truss and wall where straps are fixed.
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.
Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance.
All Structural Engineering details, and calculations are to be Provided to Building control at least 21 days before that part of the works commences on site.

Ground Floor construction U Value 0.12 W/M²K
Allow for flooring finish thickness on minimum 50 mm minimum sand cement screed 500 gauge Visqueen vapour barrier on minimum 150 mm. Celotex FF4000 floor insulation on concrete beam and block floor decking built into inner leaf of new external walls and exterior leaf of existing gable wall. Ensure minimum airspace under beams of 150 mm and fix telescopic air vents throughout cavity walls to vent sub floor space. Vents to be at maximum 2000 mm centres throughout perimeter of floor. Wrap DPC roll under and over ends of beams on external walls. Fix expansion joints/crack induction joints to top screed where spans exceed 5000 mm and at pinch points. Fix minimum 25 mm. thick insulation and expansion strip to perimeter of all slabs adjacent to exterior walls. Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier.
First floor mezzanine
22 mm Weyroc tongued and groove particle board decking on 195 mm x 50 mm C16 Timber joists at 400 mm centres with plasterboard and skim ceiling under. Fix herringbone strutting at centre span. Form ladder access with hand rail and 1100 mm high balustrade.Form ladder access with handrail and 1100 mm high balustrade. Balustrade must be capable of bearing a horizontal applied load of 0.76 kN/M.Where the balustrade is formed with railings the railings should be 25 mm square section at 100 mm centres.

Non-Structural stud partitions:
Form all new rooms with non-load bearing stud partitions.Fix new stud partitions to layout shown. Partitions to be 100 mm x 47 mm. timber studs at 400 mm. centres built off 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick high density humidity resistant 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.



PROPOSED CROSS SECTIONAL ELEVATION

PROPOSED SECTIONAL 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										

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	PROPOSED SECTIONAL ELEVATION **REV A French casement doors added.** **Handrail to stair added.**	Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/09

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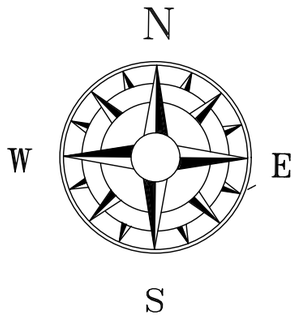

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		10.0		20.0		30.0		40.0		50.0 metres											

20 SEASCALE PARK SEASCALE CUMBERLAND CA20 1HD For ANDY WARWICK	ALTERATIONS AND EXTENSION	PROPOSED BLOCK PLAN PLAN	Scale: Date: DWG No.	1/200 @ A3 JAN 2026 26/0448/10	REV DATE

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