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BREWERY BROW

EXISTING SANDSTONE RETAINING WALL

VEHICULAR ACCESS TO SITE

EXISTING UNSURFACED TRACK

EMBANKMENT

COLLAPSING EMBANKMENT

NEW RETAINING WALL UNDER CONSTRUCTION

EMBANKMENT

STORAGE AREA

COLLAPSING EMBANKMENT

EMBANKMENT

Three Views

Fern Cottage

BREWERY BROW

1
2
3
4
5
6
FIRTH VIEW
52
42
CRIFFEL ROAD
LB

LOCATION PLAN 1/1250 Scale

1

2

APPLICATION SITE

E 298076 N 520590

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											

LAND AT BREWERY BROW PARTON WHITEHAVEN CUMBRIA CA28 6PF for Mr. D and Mrs. M DUSTIN	BLOCK PLAN. LOCATION PLAN		Scale: Date: DWG No.	1/200 @ A3 FEB 2024 24/400/01.	REV DATE

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Ground Conditions
No ground condition or survey has yet been carried out.
The site developer will provide details of any variation in the ground condition that may require additional structural consideration of the foundations.
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.
Any changes to the approved details will be fully specified to building control prior to that part of the works being undertaken.

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 minimum 450 mm. below the finished ground level. Strip foundations to be generally 600 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 minimum 450 mm horizontal overlaps.

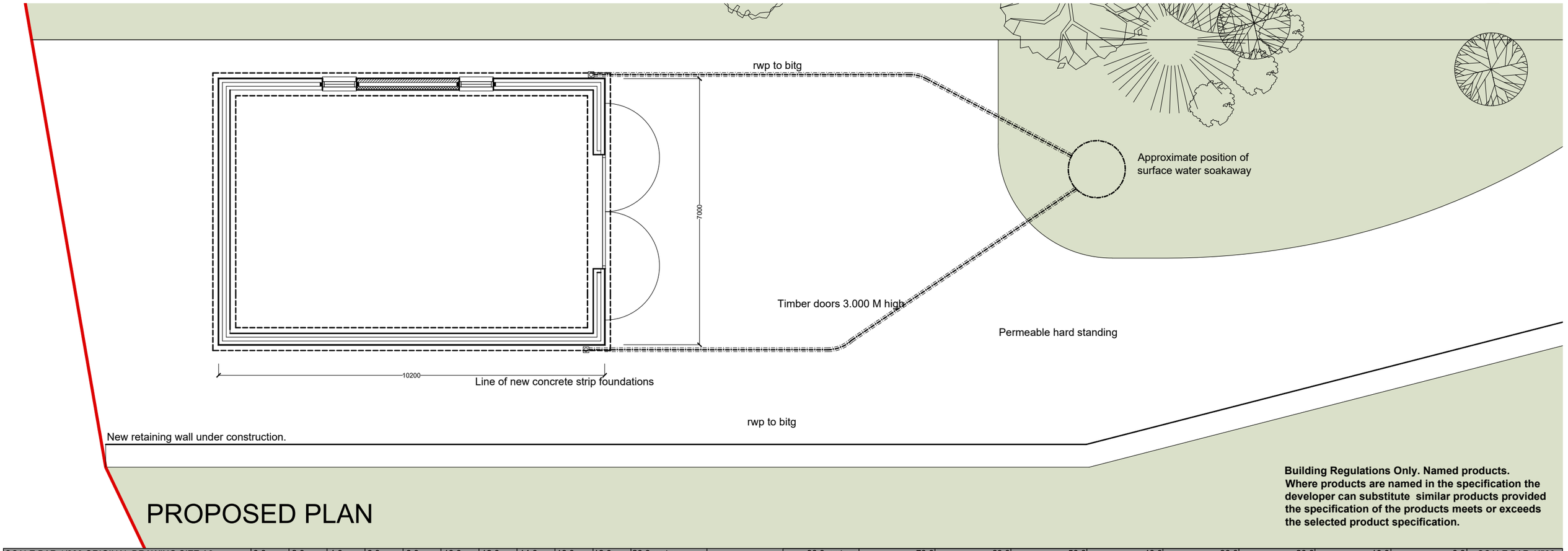
Concrete
Concrete to be premixed C20P as described in tables 1 and 2 of B.S. 5328 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by a method which precludes contamination, segregation or loss of materials, compaction shall be complete 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. In general steps should be in increments of 225 mm. to suit block coursing with a minimum of 300 mm horizontal overlapping.
Foundations are shown as a dashed line on the Foundations and Drainage plans

Cavity wall below dpc generally.
300 mm. thick cavity walls consisting of 100 mm. thick dense solid concrete block outer leaf 100 mm thick cavity and 100 mm thick internal solid leaf concrete block. High strength grade (7.3 N/mm²) 350 mm thick Celcon Foundation Blocks can be substituted for the above for 3 storey dwellings and Standard grade (3.6N/mm²) for two storey dwellings.
Back fill cavity with concrete to ground level max 225 mm below damp-proof course.
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. 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 expansion joints and jambs.
Between ground level and floor level, fix bituthene Hyload DPCs to both inner and outer leaves of walls at minimum of 150 mm. above ground level.
Lay facing bricks from one course below finished ground level to dpc level in outer leaf to form plinth.

Garage floor construction
150 mm thick solid concrete floor slab on 1200-gauge Visqueen damp proof membrane on minimum 50 mm thick sand blinding on 150 mm thick, clean consolidated hardcore sub base laid and consolidated in 150 mm layers no thicker than 600 mm. deep. The garage floor to have 50 mm fall rear to front.

Surface water rainwater goods
To be designed to comply with Building Regulations Part H3 Table 1 and Table 2.
For table 1 Maximum roof area 14.000 M. x 4.300 M = 60.0 SQ. M.
For table 2 115 diameter gutter and 63 mm diameter down pipe or equivalent.

Cavity wall above dpc for garage
300 mm. thick cavity walls consisting of 100 mm thick selected facing bricks as approved by the Planning Authority (see above) 100 mm. clear cavity and 100 mm. thick dense concrete block inner leaf.
Fix 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 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, expansion joints and jambs.
Fix brick soldier course decorative masonry facing lintels over steel lintel toes.
Seal heads of cavities with inert fireproof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.
Fix Catnic HD Cavity wall lintel over garage door opening with integral tray. All exposed steel lintels internally are to be lined with 15 mm British Gypsum Fireline plasterboard and skim to ensure ½ hour fire resistance to all elements of structure.



PROPOSED PLAN

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
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LAND AT BREWERY BROW PARTON WHITEHAVEN CUMBRIA CA28 6PF for Mr. D and Mrs. M DUSTIN	PROPOSED SHED PLAN		Scale: Date: DWG No.	1/100 @ A3 FEB 2024 24/400/02

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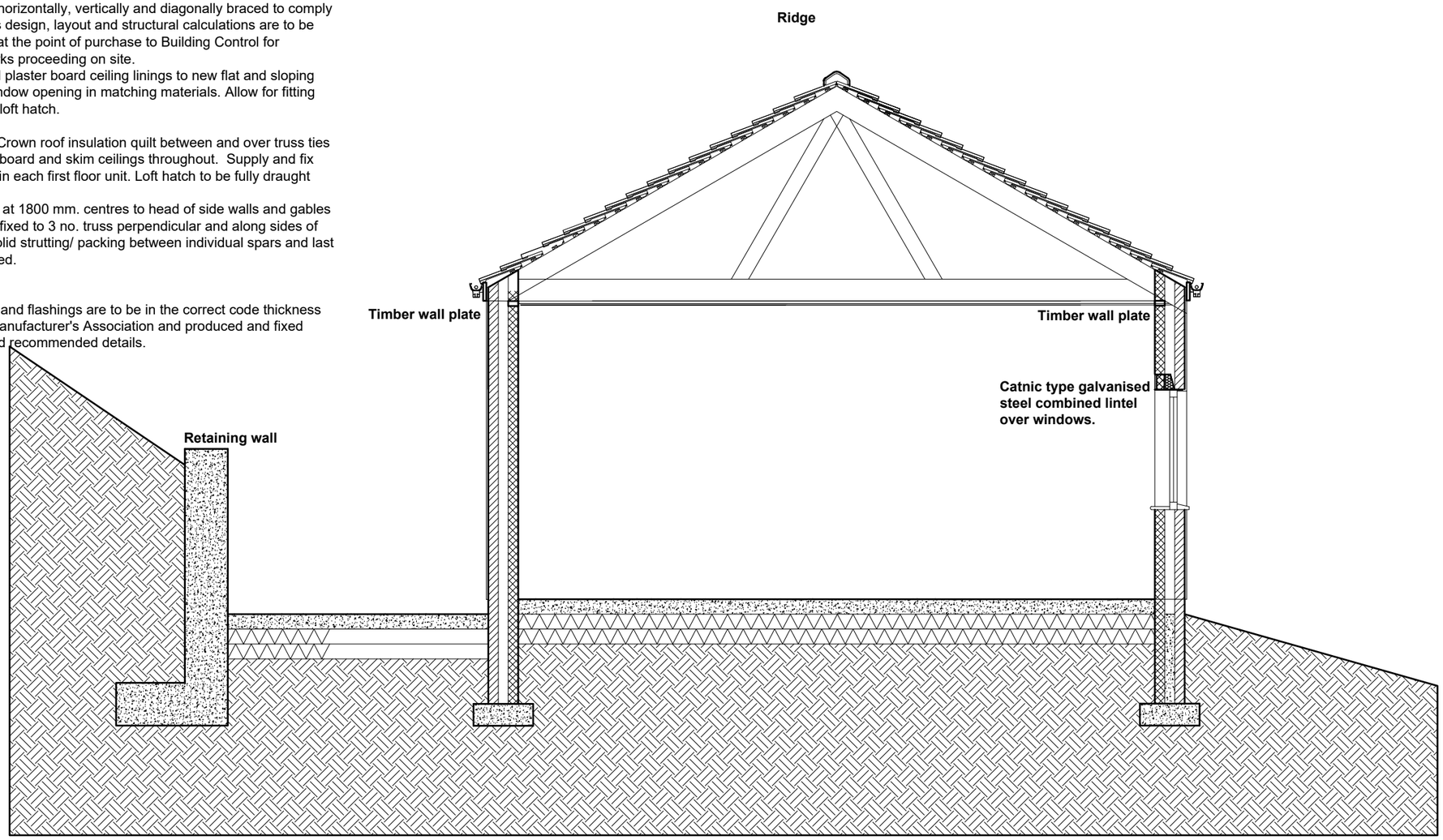
Roof construction.
Approved tiles on 25 mm. x 50 mm. treated timber battens on breathable sarking felt Proctor Roofshield or similar on hydro nailed trusses at 400 mm. centres, Thomas Armstrong Limited of Flimby or other approved, fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT MS305 straps at 1200 mm. centres. All trussed rafter roof structures are to be horizontally, vertically and diagonally braced to comply with BS 5268 part 3 1985. All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier at the point of purchase to Building Control for approval prior to that section of the works proceeding on site.
Fix new 25 mm. /15 mm. insulation and plaster board ceiling linings to new flat and sloping ceiling soffit. Make good around old window opening in matching materials. Allow for fitting new fully insulated and draught sealed loft hatch.
Roof insulation. U Value 0.12 W/M²K
Fix minimum 300 mm. thick Pilkington Crown roof insulation quilt between and over truss ties at ceiling level and fix 12.5 mm. plasterboard and skim ceilings throughout. Supply and fix insulated loft hatch to access roof void in each first floor unit. Loft hatch to be fully draught sealed and lockable.
Lateral support. Fix BAT MS305 straps at 1800 mm. 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 spars 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.



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LAND AT BREWERY BROW PARTON WHITEHAVEN CUMBRIA CA28 6PF for Mr. D and Mrs. M DUSTIN	PROPOSED SECTIONAL ELEVATION	**Rev A. External access way around dwellings removed.**	Scale: Date: DWG No.	1/50 @ A3 FEB 2024 24/400/03

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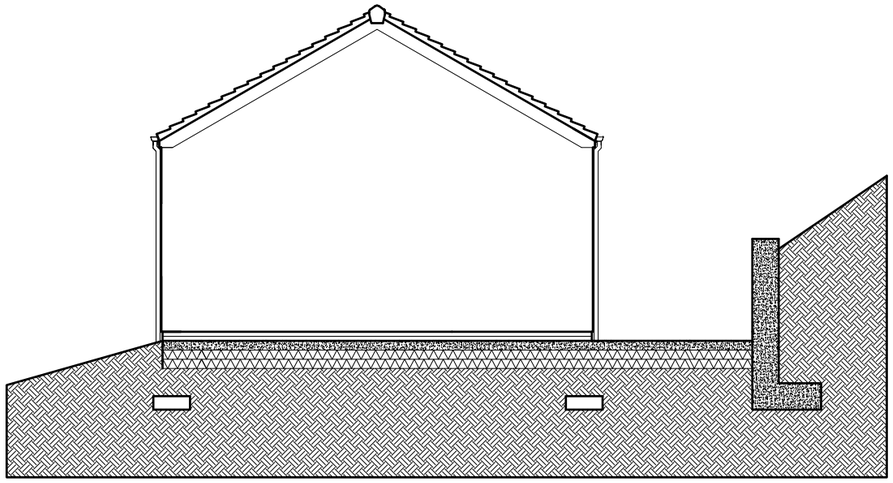
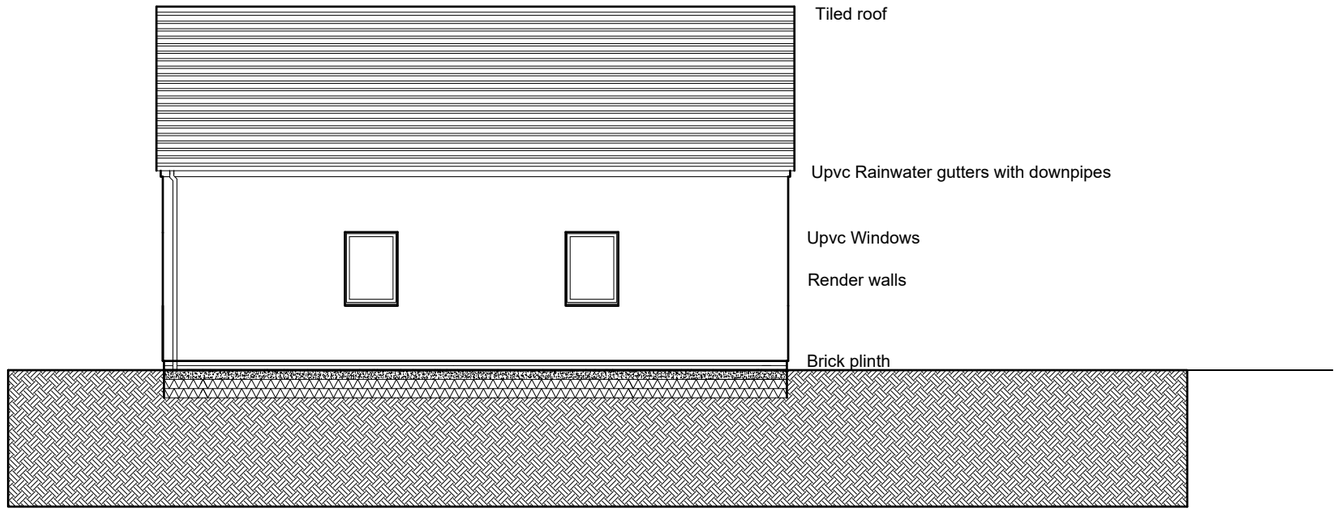
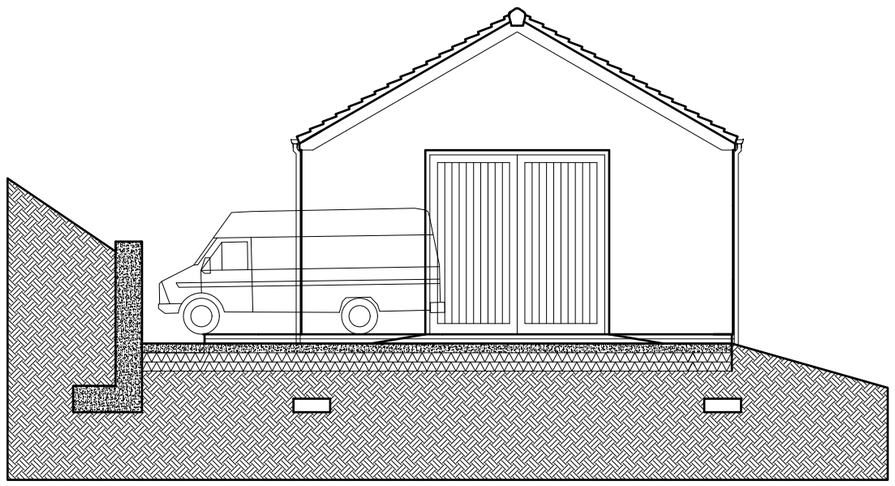


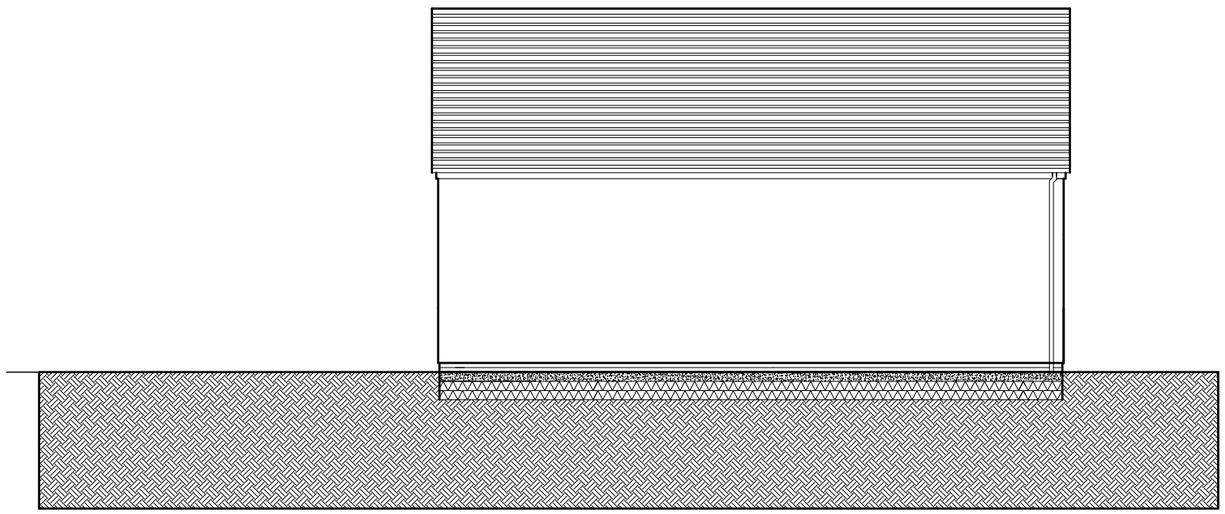
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

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LAND AT BREWERY BROW PARTON
WHITEHAVEN CUMBRIA CA28 6PF
for Mr. D and Mrs. M DUSTIN

PROPOSED
ELEVATIONS

Scale: 1/100 @ A3
Date: FEB 2024
DWG No. 24/400/04

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BREWERY BROW

EXISTING VEHICULAR ACCESS TO SITE
New profiled concrete apron with channel drain to prevent rainwater run off to highway.

EXISTING SANDSTONE RETAINING WALL

EMBANKMENT

SOAKAWAY

EXISTING UNSURFACED TRACK (WITH NEW HARDCORE SUB BASE AND PERMIABLE UN BOUND GRAVEL SURFACE)

EMBANKMENT

NEW RETAINING WALL UNDER CONSTRUCTION (TO BE STONE FACED)

NEW SHED

EMBANKMENT

1

2

SURFACE WATER DRAINAGE.
The SW drainage from the development will be via an approved soakway. The soakaway drainage field, is to be designed and constructed to the current British Standard BS6297 2007 and will follow the guidance of the British Research Establishment Digest 365 for soakaway design.
A percolation test will be carried out as described in the British Research Establishment Digest 365 for soakaway design to determine the size of the soakaway drainage field.
The system will be CE Kite marked with documentation showing compliance with The British Standards Certificates BS EN 12566-13 and BS EN 12566-3.

PROPOSED REAR ELEVATION

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LAND AT BREWERY BROW PARTON WHITEHAVEN CUMBRIA CA28 6PF for Mr. D and Mrs. M DUSTIN	PROPOSED BLOCK PLAN	**Rev A. External access way around dwellings removed.**	Scale: Date: DWG No.	1/200 @ A3 FEB 2024 24/0400/05	REV A 08/07/2024

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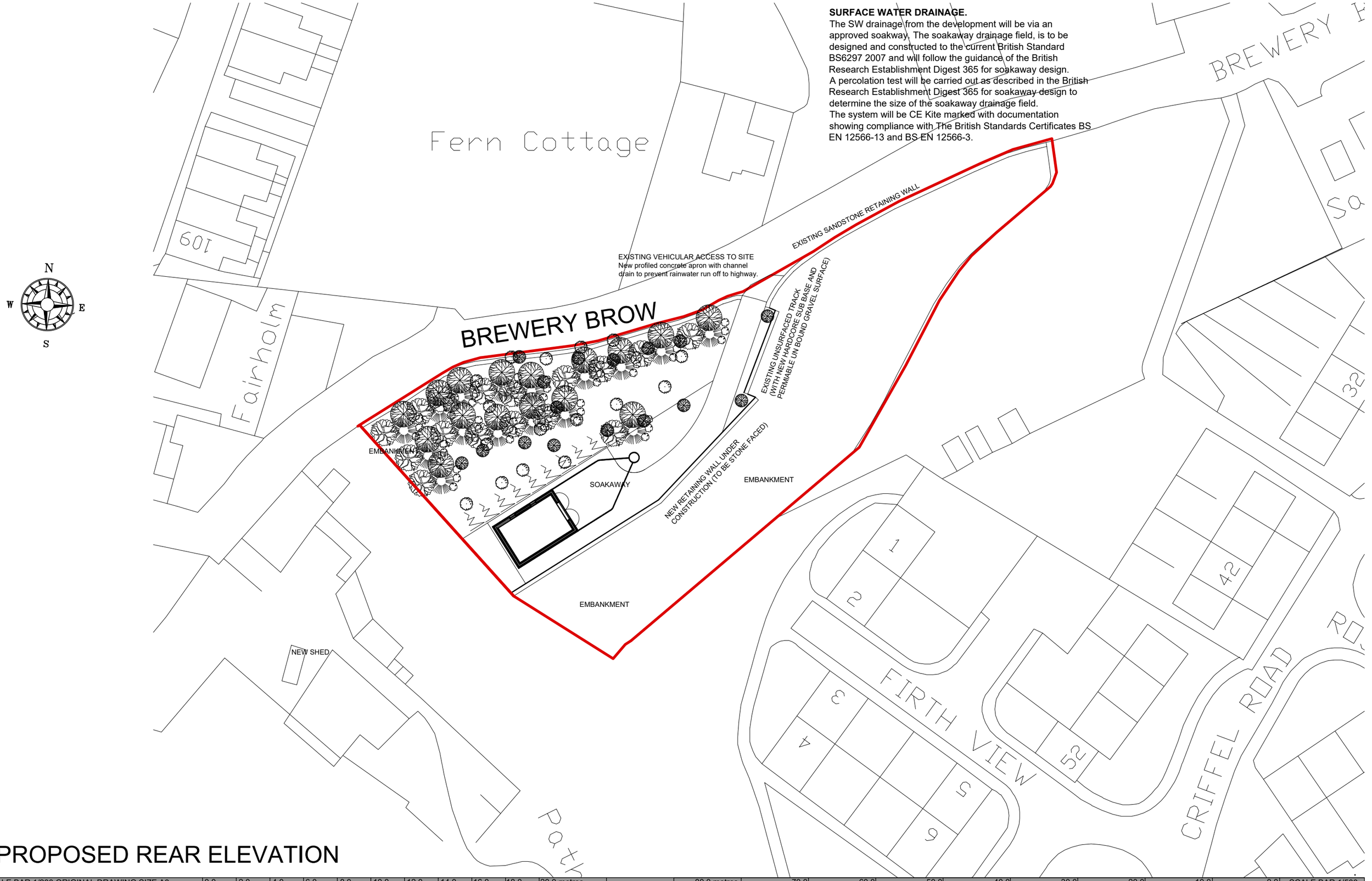

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LAND AT BREWERY BROW PARTON WHITEHAVEN CUMBRIA CA28 6PF for Mr. D and Mrs. M DUSTIN	PROPOSED BLOCK PLAN		Scale: Date: DWG No.	1/500 @ A3 FEB 2024 24/0400/06	REV A 25/04/17

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