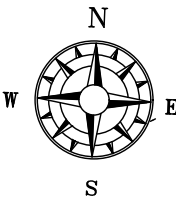




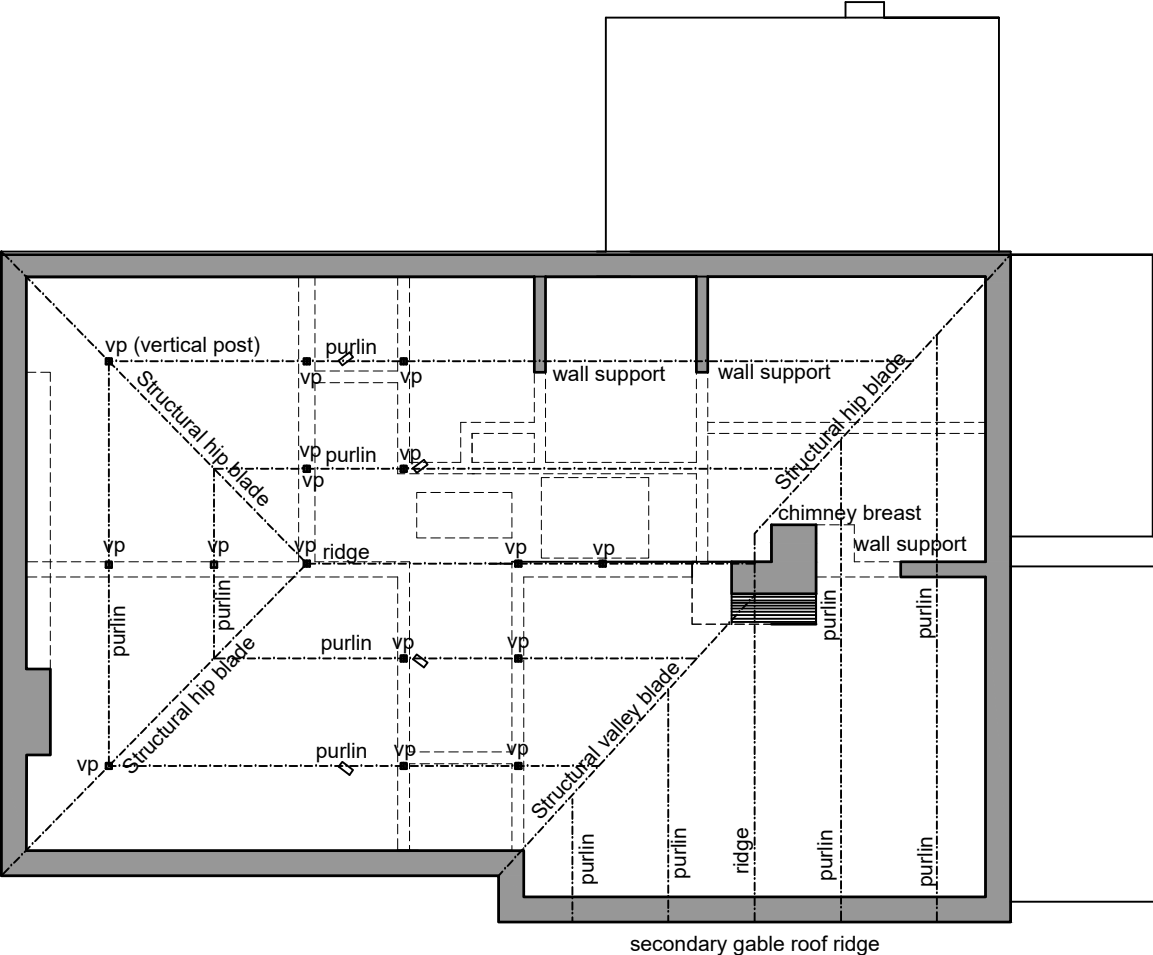
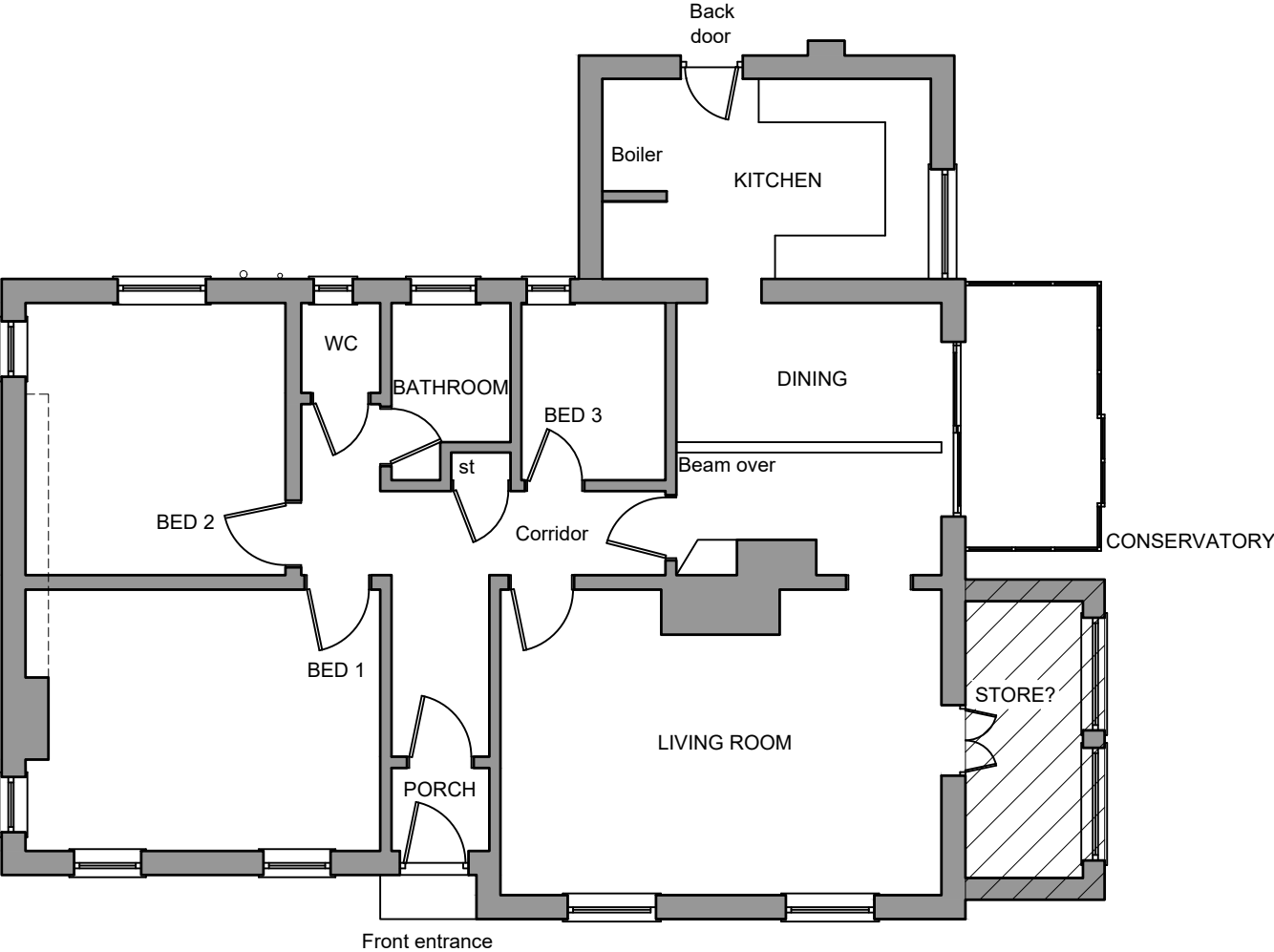
LOCATION PLAN
1/2500 Scale



BLOCK PLAN

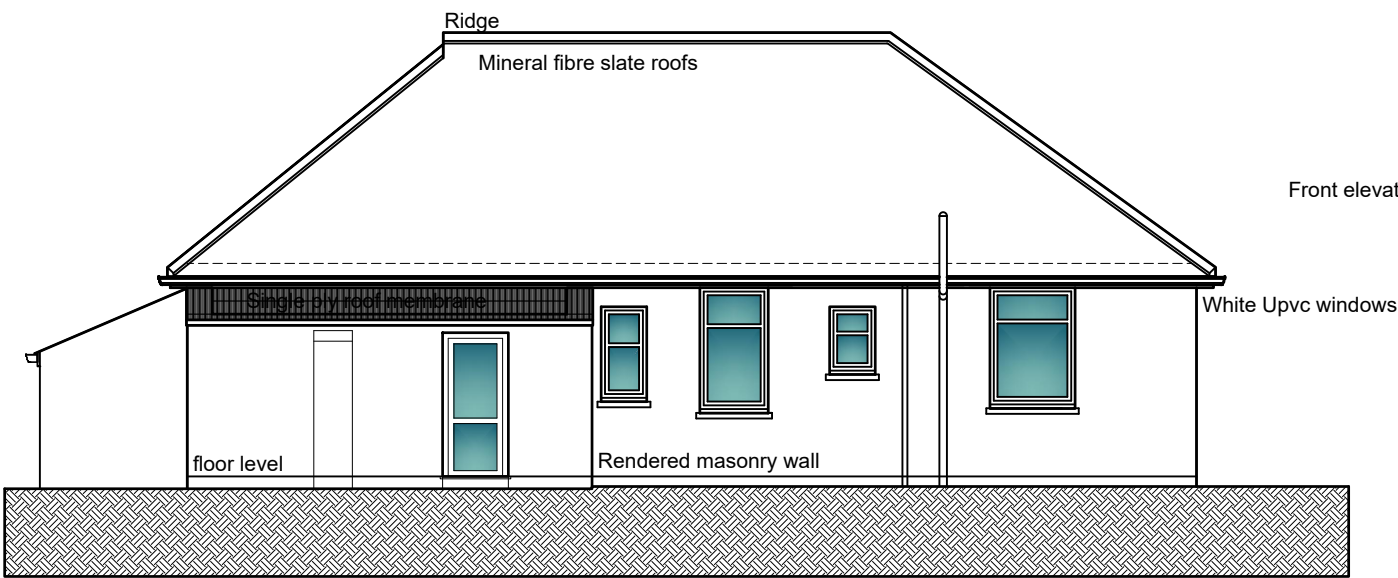
SCALE BAR 1/100 SCALE BAR 1/500	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
	0.0		10.0		20.0		30.0		40.0		50.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner	ALTERATIONS AND EXTENSION	EXISTING BLOCK PLAN & LOCATION PLAN	Scale: Date: DWG No.	1/200 @ A3 JAN 2026 26/0448/01	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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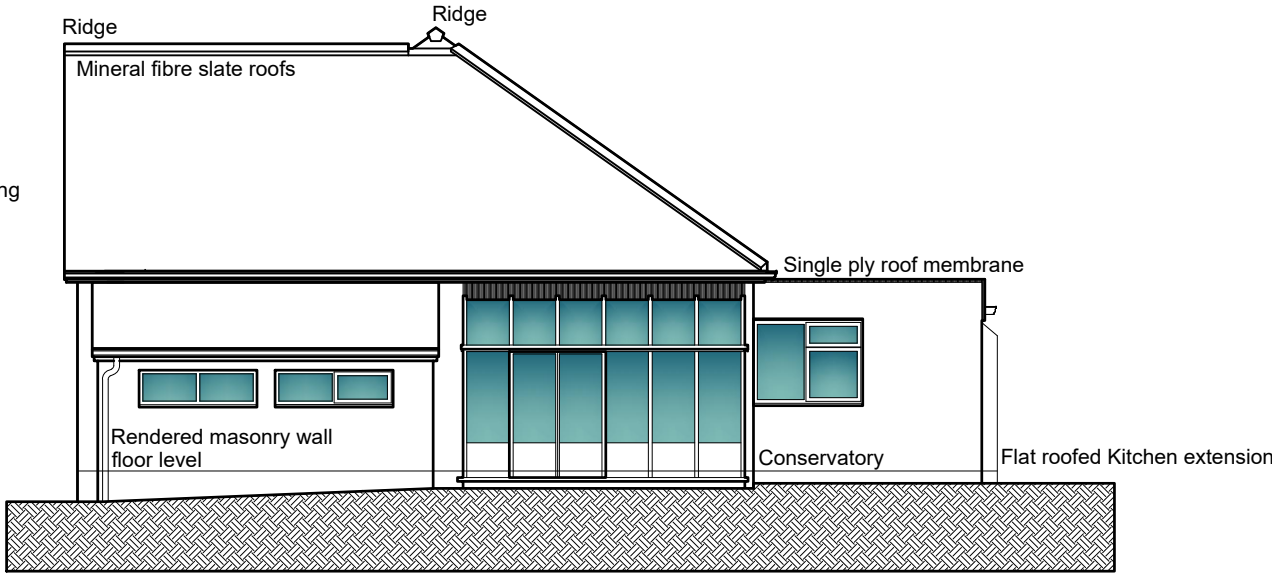


EXISTING GROUND FLOOR PLAN

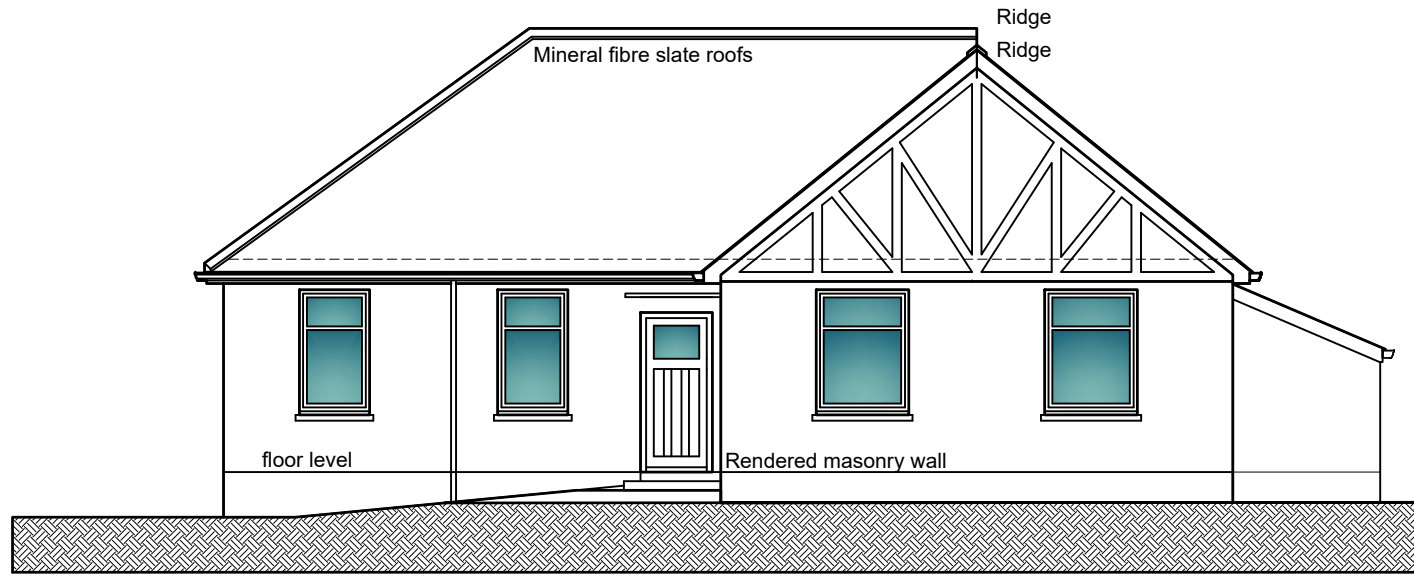
EXISTING LOFT FLOOR PLAN



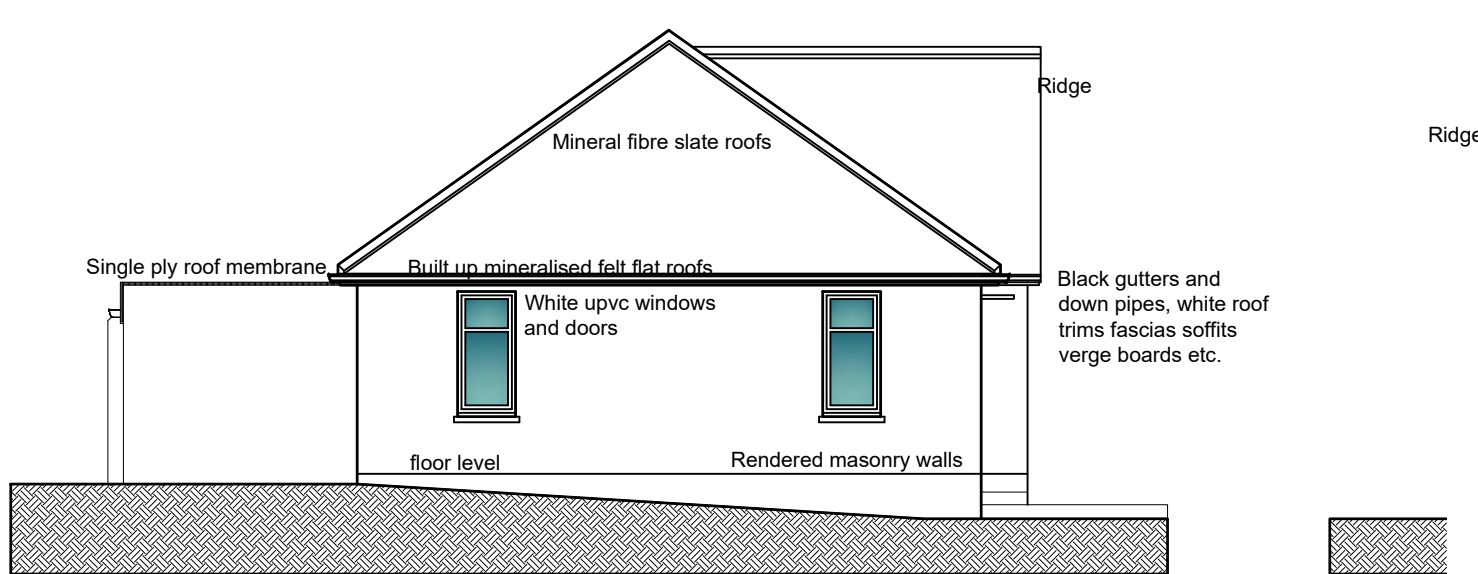
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

Existing estimated roof construction
Mineral fibre slates on timber battens on roofing felt on full timber load bearing sarking on structural timber frame of ridge purlins hip blades and valley blades with vertical and diagonal timber supports to load bearing walls under.
Note there may be no battens or even battens and cross battens!

Ceiling construction
Partially boarded loft with various thickness floor boards on 125 mm deep ceiling joists with plasterboard and skim ceilings. The ceilings are non load bearing with various vertical joist hangers at irregular spacing.

Flat roof supported on exterior walls and exterior walls of parent dwelling

Approximate ground level

ridge

purlin

2935

Loft floor level

151

2816

Bathroom

Store

Corridor

Porch

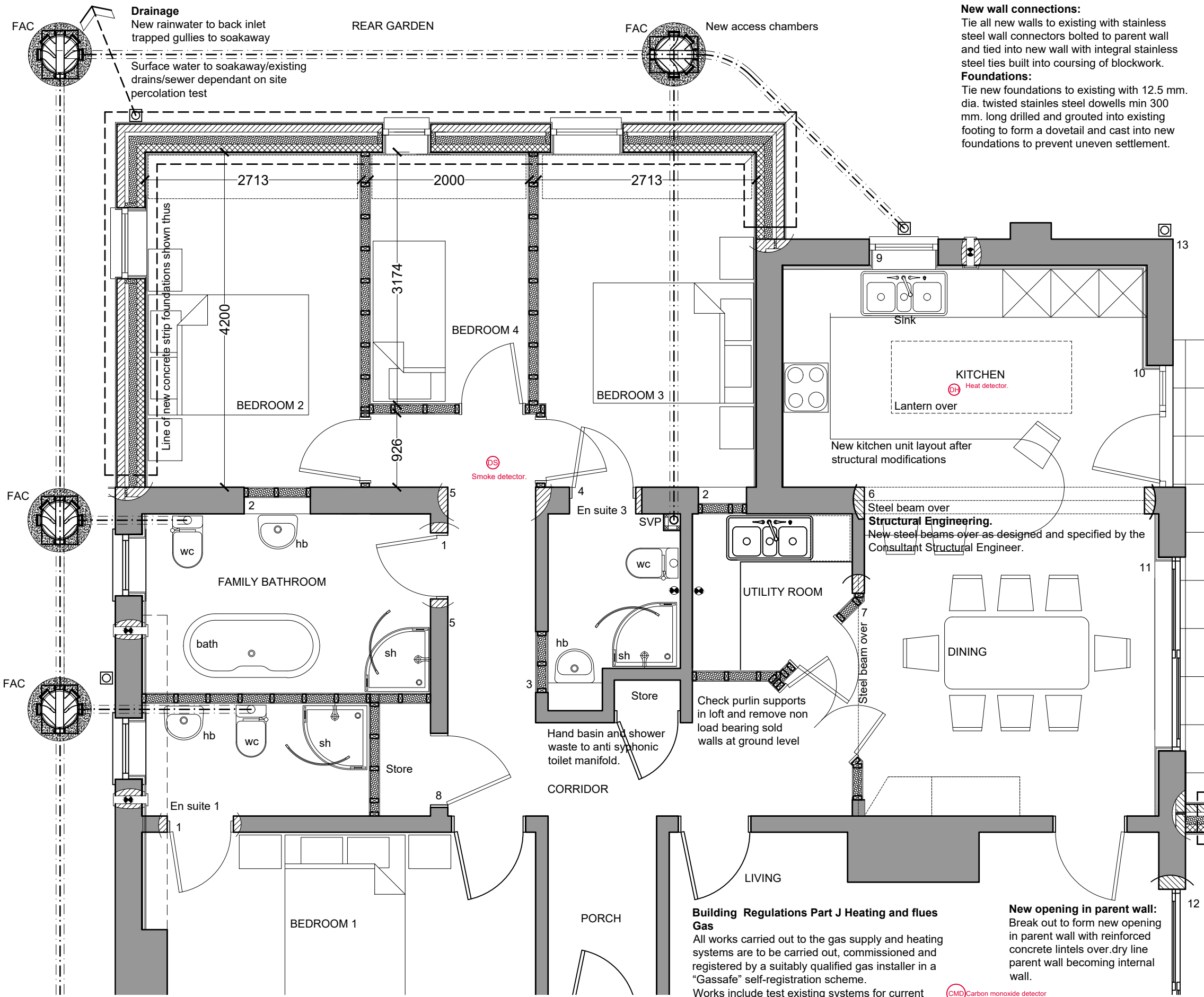
floor level

steps

Approximate ground level

EXISTING SECTIONAL 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	600.0	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																
1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner	ALTERATIONS AND EXTENSION					EXISTING SECTIONAL ELEVATION					Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/04	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com								



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.

- LEGEND**
Generally where alterations are made to the existing structures fixtures and fittings make good to all disturbed surface.
- 1. Breakout to form new doorways with reinforced concrete lintels over lintels to be designed to BS8110 1997 and manufacturer in accordance to BS5977 .
 - 2. Block up un-required openings with none load bearing stud partitions. Trim out at head with double joists to support roof joists on joist hangers (see section).
 - 3. Block up un-required doorways with non-structural insulated stud partitions.
 - 4. Modify existing window opening to form new doorway to en-suite to bedroom 3.
 - 5. Break out and remove completely ground floor toilet and cubicle. Form new open into extension with reinforced concrete lintels over.
 - 6. Break out to from large new opening in original parent wall. Form opening with steel beam designed and installed strictly as specified by the Consultant Structural Engineer
 - 7. Check load-bearing requirements in loft before removing solid brick wall under. where require fix steel beam(s). Form opening with steel beam designed and installed strictly as specified by the Consultant Structural Engineer
 - 8. Re-hang existing door to open out into corridor.
 - 9. Reform rear door to kitchen to reuse window as directed by the employer.
 - 10. Reform window opening in kitchen to form new doorway and sice light with steel lintel over. Lintel to be Catnic or similar combined steel lintel with integral tray and insulated cavities.
 - 11. Remove existing sliding door and replace with bi-fold doors from dining to external terrace.
 - 12. Break out to from new opening to Sunroom with reinforced concrete lintels over and new glazed internal doors.
 - 13. Remove existing kitchen roof and raise heads of existing kitchen walls to allow for new roof over

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	40.0 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															

1 Loop Road North Whitehaven
Cumbria CA28 6NA
for Jason and Kerry Turner

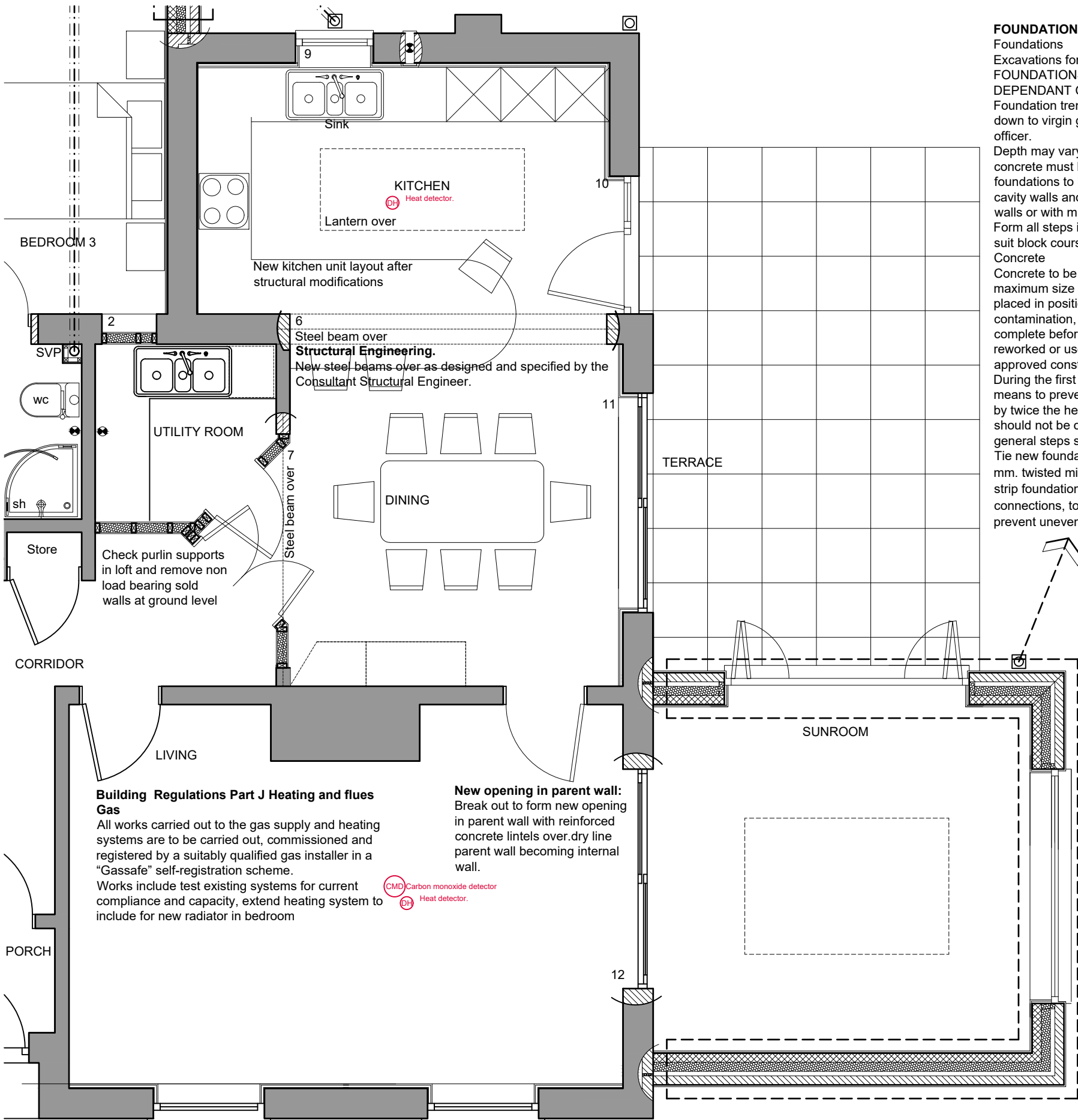
ALTERATIONS REAR
BEDROOMS EXTENSION

PROPOSED ALTERATIONS
AND EXTENSIONS GROUND
FLOOR PLAN

Scale:
Date:
DWG No.

1/50 @ A3
JAN 2026
26/0448/05

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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											

1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner	ALTERATIONS AND EXTENSION	PROPOSED ALTERATIONS AND EXTENSIONS GROUND FLOOR PLAN	Scale: Date: DWG No.	1/200 @ A3 JAN 2026 26/0448/05	Geoffrey Wallace Limited FCS D MCI AT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com
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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 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 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 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.

Surface water to soakaway/existing drains/sewer dependant on site percolation test

Cavity walls below ground.

350 mm. thick cavity walls consisting 100 mm. thick solid concrete block with 150 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 150 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 facing bricks from one course below finished ground level dpc level in outer leaf to form plinth.

Cavity wall above dpc U Value 0.18 W/M²K.

350/250 mm. thick cavity walls consisting of rendered concrete block to match existing 150 mm. clear cavity with 100 mm. Kingspan Kooltherm insulation slabs or similar and 100 mm. thick 3.6n/mm² Celcon standard concrete block inner.

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. high density plasterboard on dabs or patent plasterboard adhesive.

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 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.

Fix Catnic Cougar or IG type stainless steel or galvanised lintels or similar designed for 150 mm/50 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.)

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.

All window and door jambs to the thermal envelope are to be fitted with Kingspan or similar insulated and damp proof vertical cavity closers. Return soffits to windows are to be lined with minimum 40mm (25 mm/15mm) combination insulation/plasterboards and skim.

New Ground Floor Construction. U Value 0.16 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.

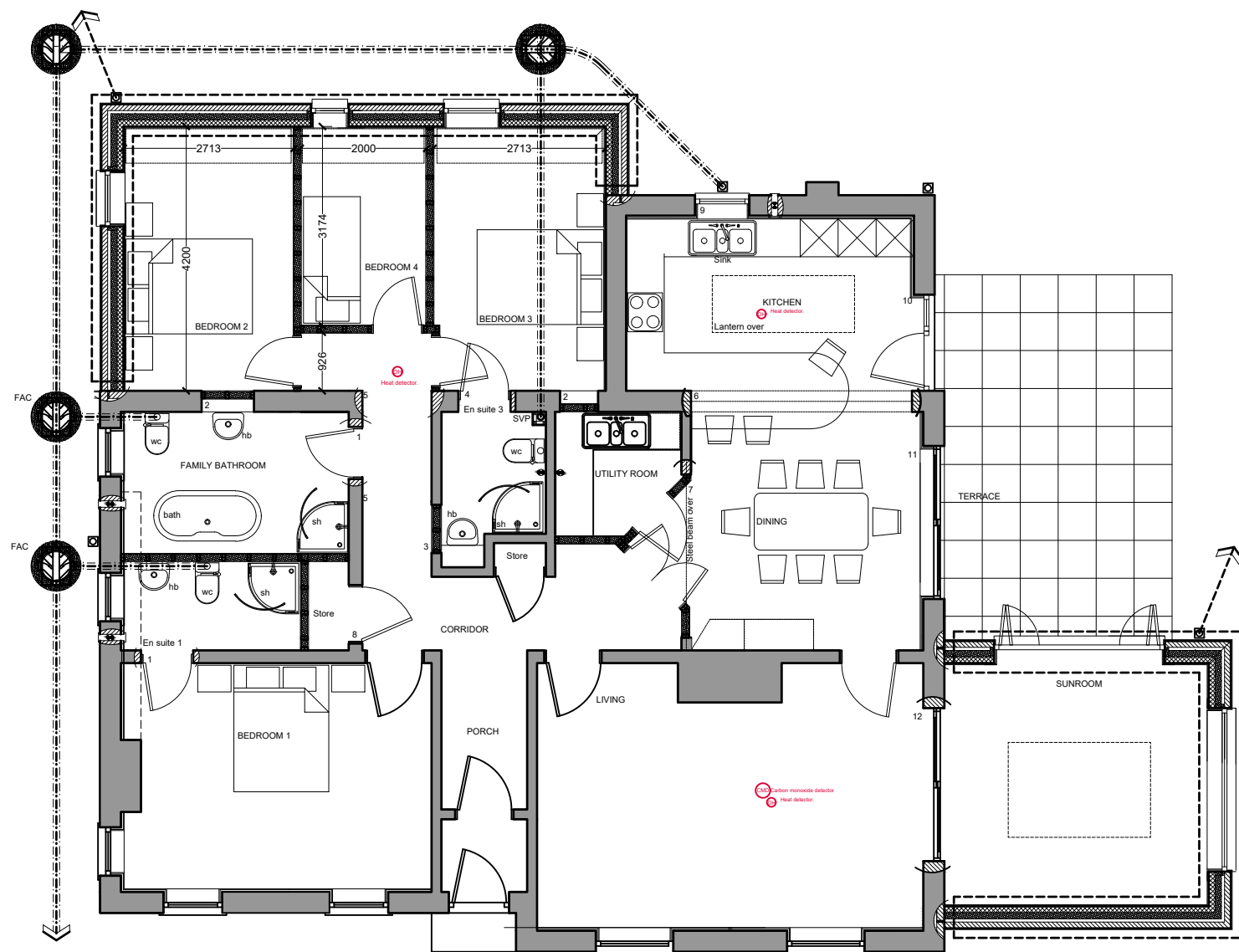
Non-Structural stud partitions:

Fix new stud partitions to layout shown. Partitions to be 69 mm x 47 mm. C24 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.

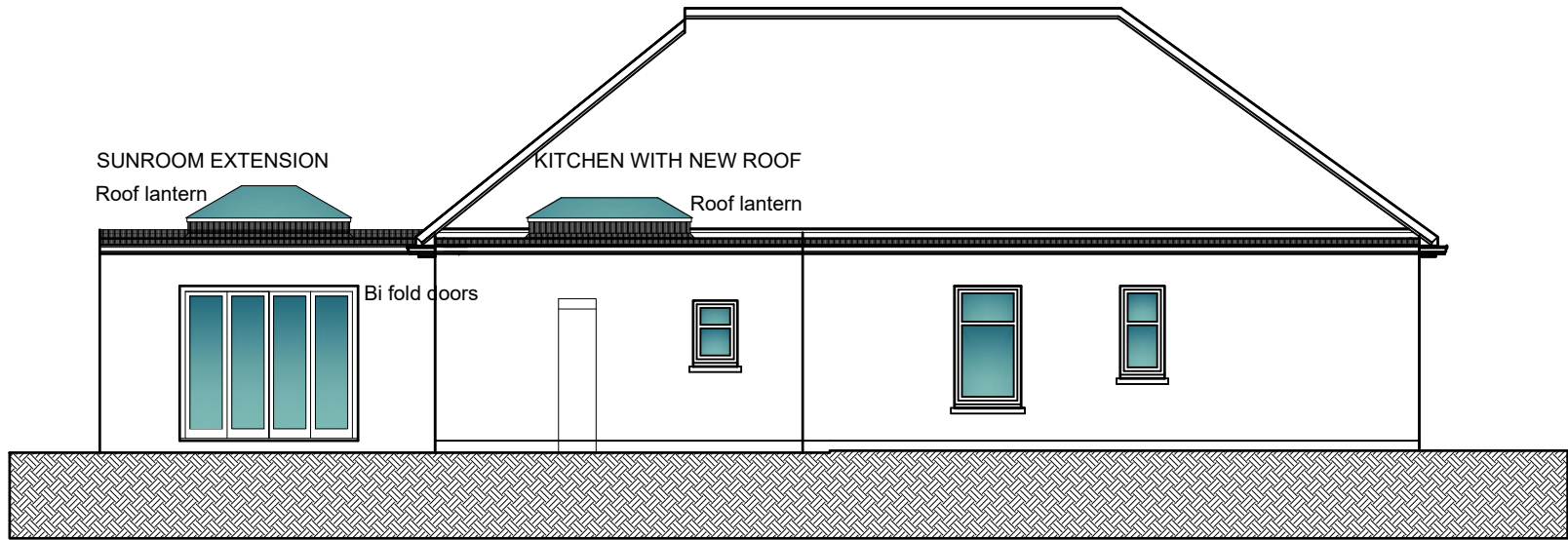
Building Regulations Only. Named products.

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.

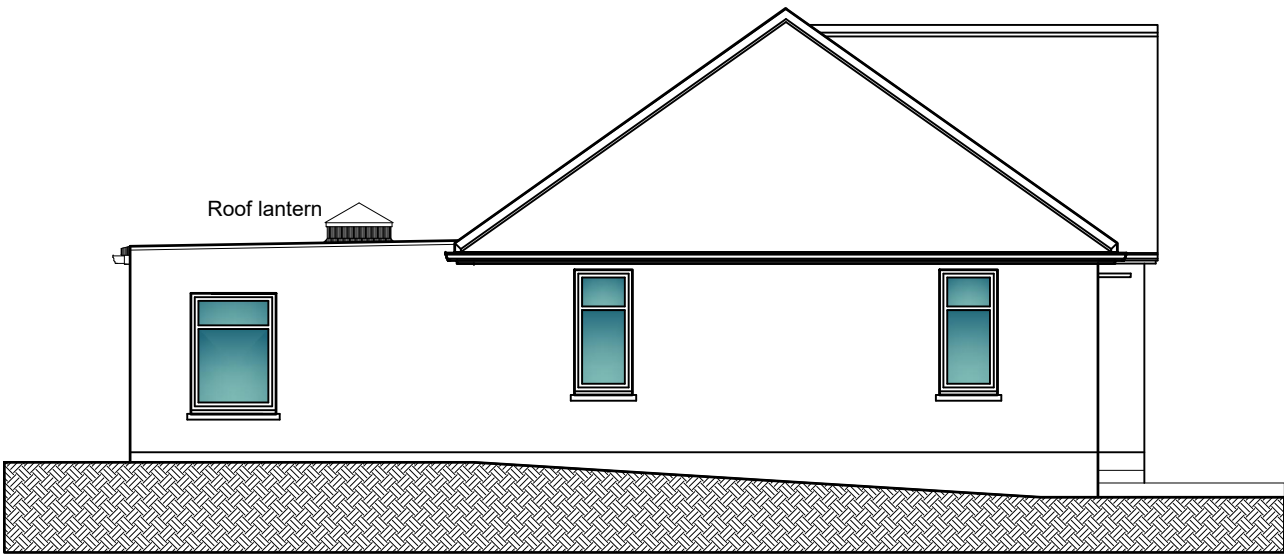


PROPOSED FIRST FLOOR

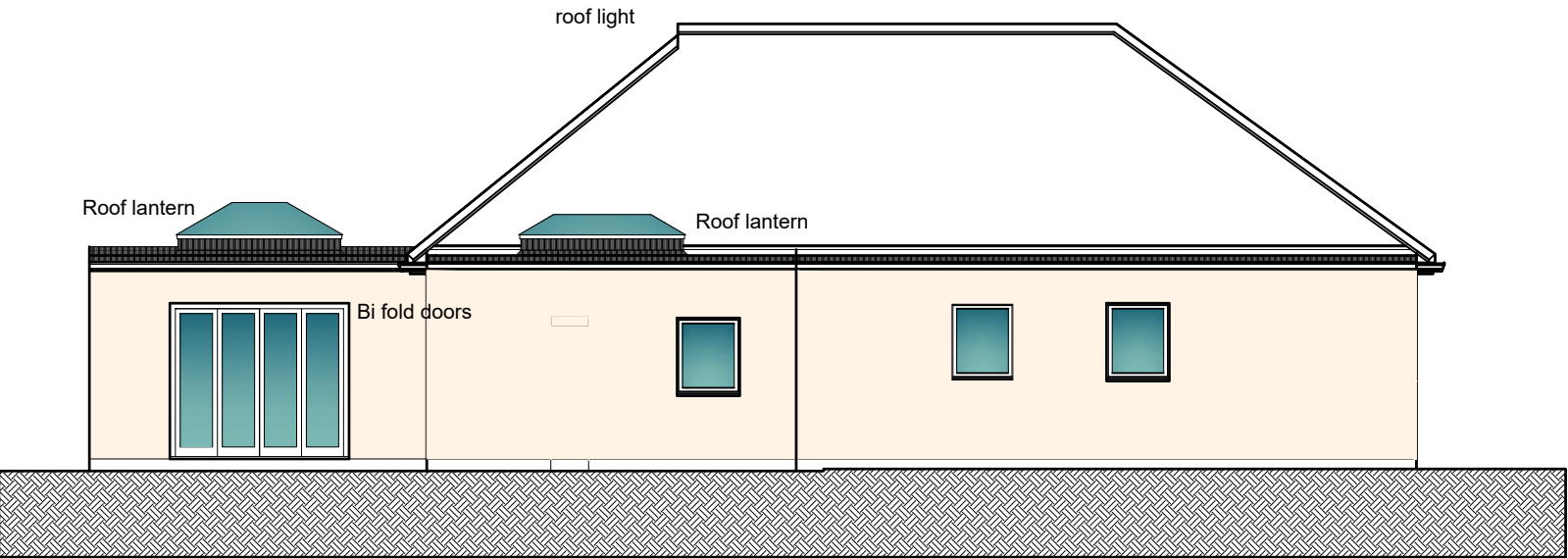
SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3																		0.0	SCALE BAR 1/500
SCALE BAR 1/100																		0.0	SCALE BAR 1/2500
SCALE BAR 1/50																		0.0	
1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner				ALTERATIONS AND EXTENSION				PROPOSED ALTERATIONS AND EXTENSIONS FIRST FLOOR PLAN				Scale: Date: DWG No.		1/50 @ A3 JAN 2026 26/0448/06		REV DATE		Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com	



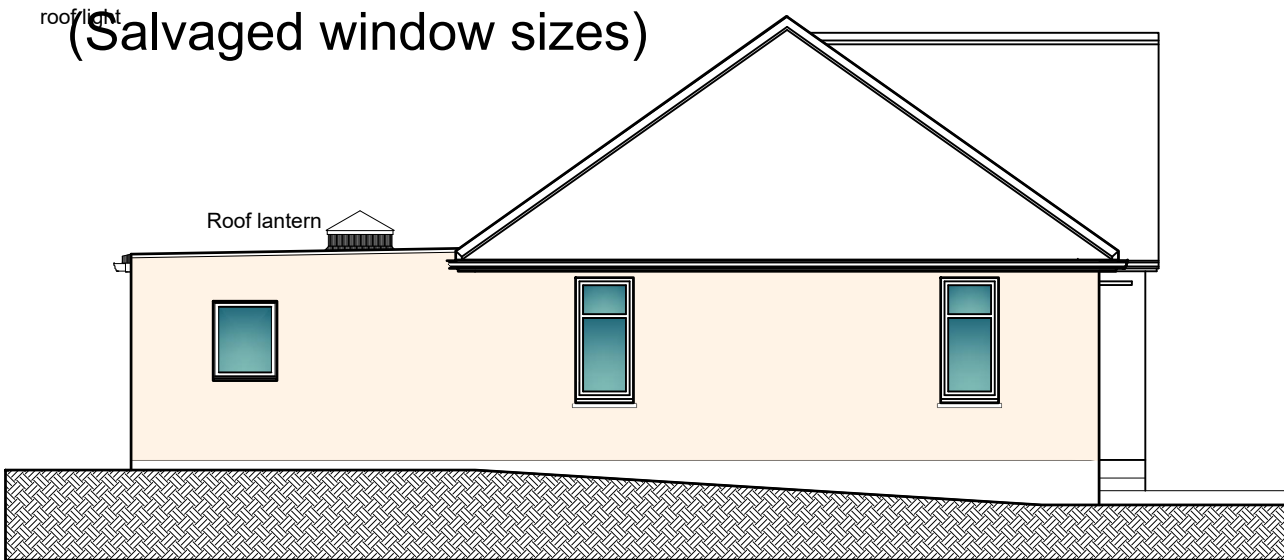
PROPOSED REAR ELEVATION (Salvaged windwo sizes)



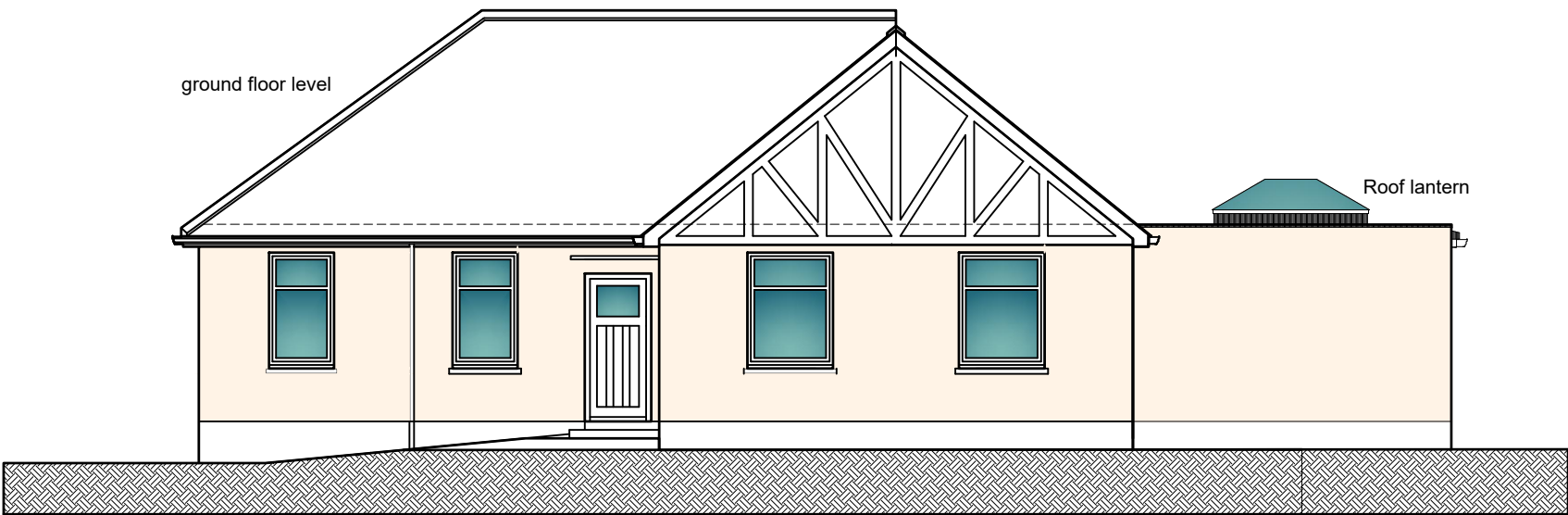
PROPOSED NORTH SIDE ELEVATION
(Salvaged window sizes)



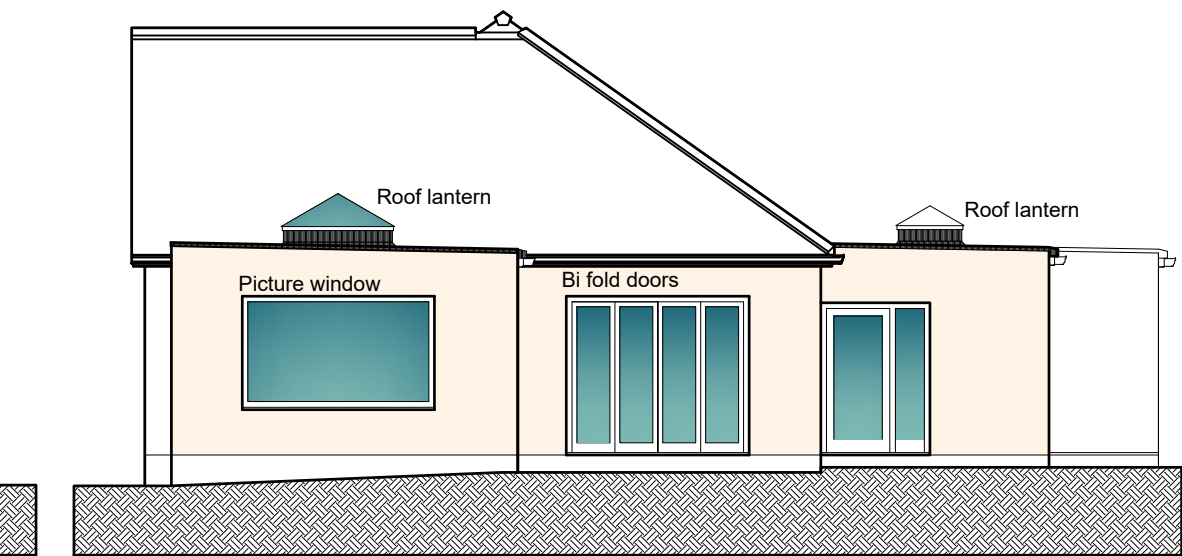
PROPOSED REAR ELEVATION



PROPOSED NORTH SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SOUTH SIDE ELEVATION

Roof Fabric and Structure

Roof Construction Fabric. Minimum U Value 0.15 W/M²K
The roof type will be a warm roof with insulation over the roof decking. Single ply fibre backed roofing membrane, Sanafil or similar, fixed by a manufacturer recommended and approved installer on 25 mm external quality plywood decking on150 mm Celotex XR400 or similar adhered to on vapour control layer DuPont Tyvek Air Guard Reflective Vapour Barrier membrane or similar approved by the flat roof installer adhered to 25 mm thick external quality plywood roof decking.
All roof fabric details fixtures and fittings roof outlet gully etc. re to be strictly as recommended and detailed by the roof fabric product manufacturer/installer.
Fix code 4 lead flashing over up turned roof fabric abutment with existing slate roofs to form weather sealed transition.
Roof to fall across the extension to the rainwater gutter downpipe and yard gully at minimum gradient of 1in 40 fall or as otherwise recommended by the fabric manufacturer.

Roof Structure

Roof structure to be minimum 50 mm x 50 mm tapering timber firrings on 195 x 47 C24 roof joists at 400 mm centres.fixed to 100 mm x 50 mm timber wall plates bedded in mortar at head of inner leaf and tied down with Galavanised straps at maximum 2000 mm centres. Fix rafters to head of existing parent wall on joist hangers fixed to 75 mm x 105 mm C24 bearing plated friction bolted to head of wall at maximum 600 mm centres of set the centre of the bearing plate to prevent splitting.
Fit BAT MS 305 galvanised steel straps to walls around perimeter of new roof across minimum 3 no. joist parallel or along the side of joists perpendicular to walls to provide lateral supports to the structure

ALL TIMBERS ARE TO BE MARKED KILN DRIED

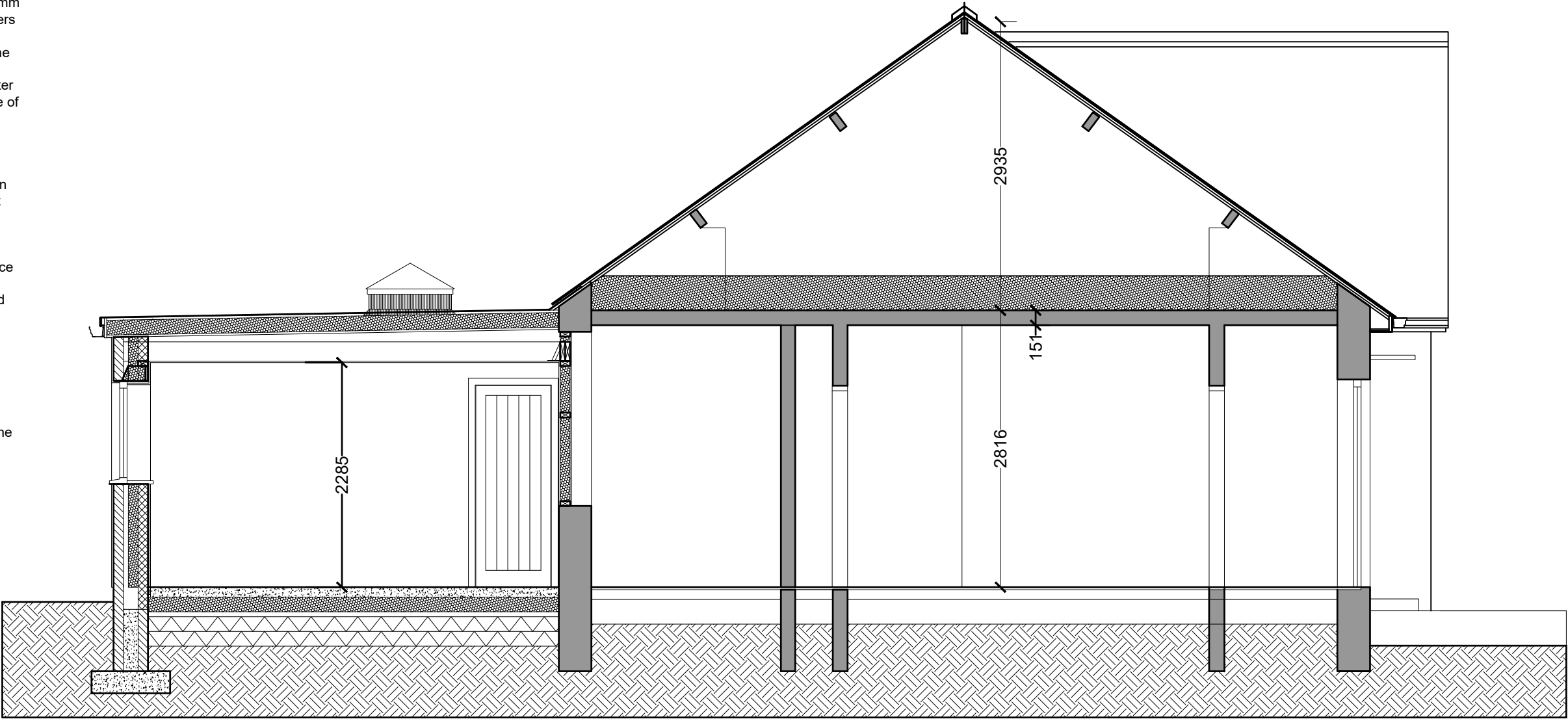
Leadworks to roofs.

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 in accordance with their published recommended details.
Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance

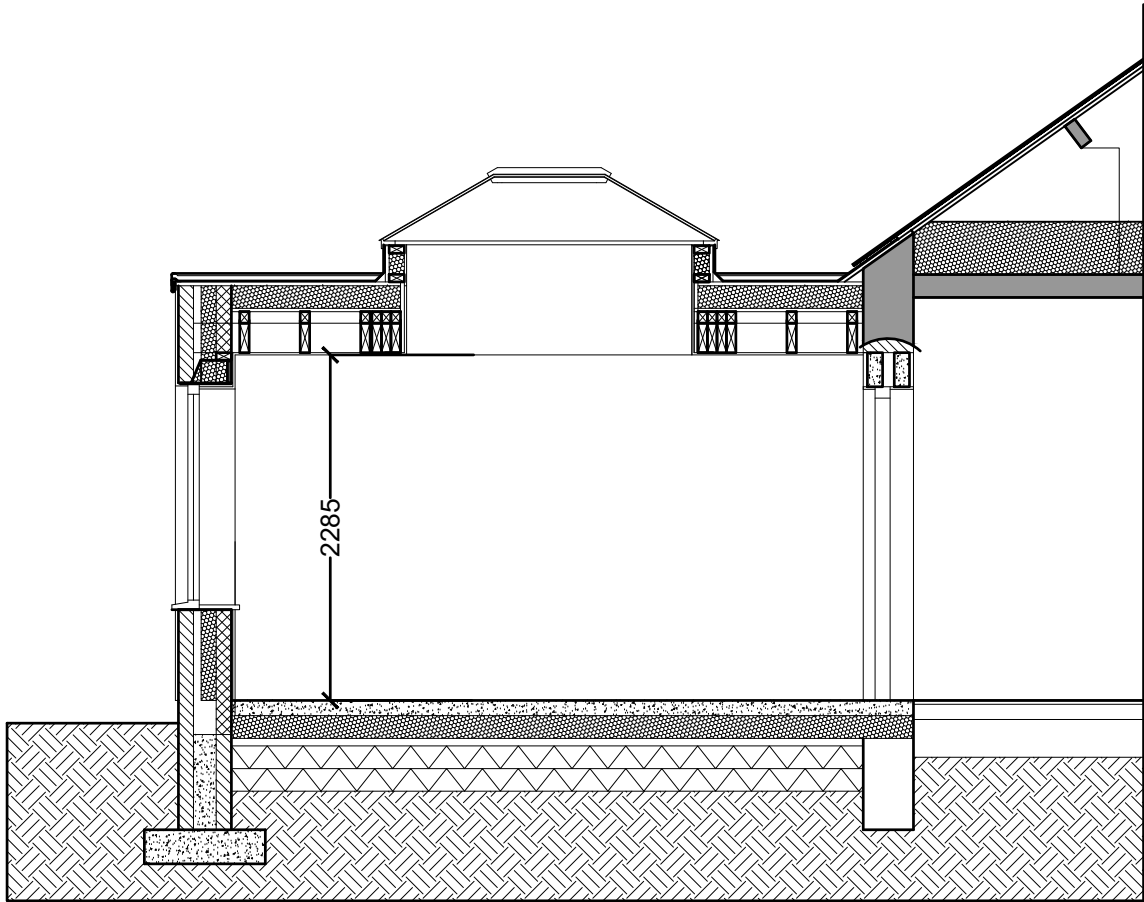
Ceiling linings

25mm/12.5mm (15mm) combination insulation and plasterboard and skim ceiling with 3 mm plaster skim finish.
Roof lanterns
The selected rooflanterns are to be designed and insatalled to comply with thefollowing standards of performance:
BS EN 12150-1: Toughened safety glass standards.
BS EN 1279: Quality of insulated glass units.
BS EN 14351-1: General performance and weather-tightness.
CWCT TN66/67: Industry standards for non-fragility (ensuring the glass can support weight if someone falls on it).
Unit should have a "U" value no greater than 2.2 W/M²K. or as alternatively specified in any detailed off set calculations.

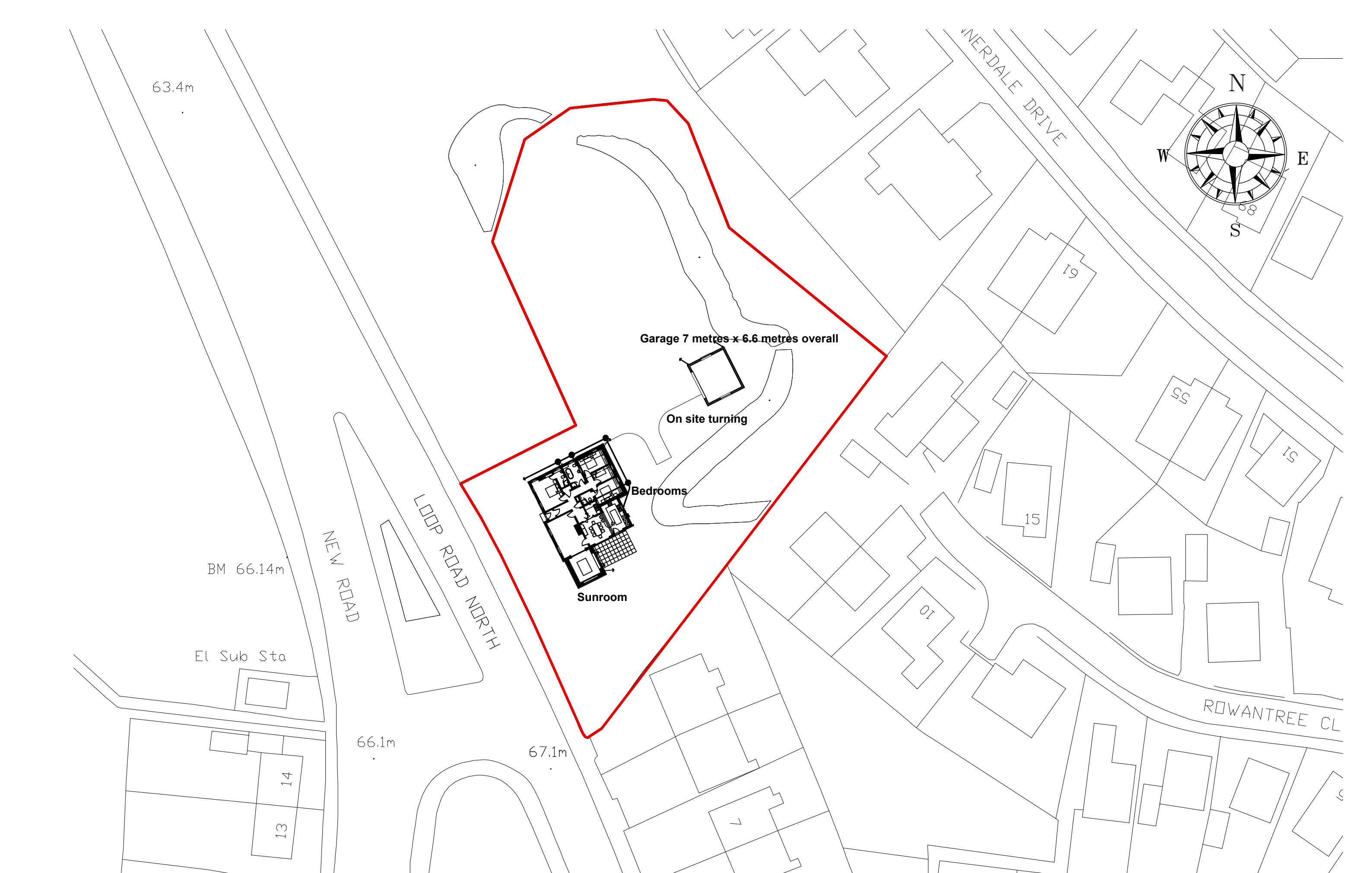
Non-Structural stud partitions:
Fix new stud partitions to layout shown. Partitions to be 69 mm x 47 mm. C24 timber studs at 400 mm. centres built off 100 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres.
Fix 10kg/m² 15 mm thick high density humidity resistant plasterboard 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.



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											
1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner					ALTERATIONS AND EXTENSION					PROPOSED SECTIONAL ELEVATION BEDROOM 2					Scale: Date: DWG No.	1/50 @ A3 JAN 2026 26/0448/08	REV DATE		Geoffrey Wallace Limited FCS D MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			



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											
1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner					ALTERATIONS AND EXTENSION					PROPOSED SECTIONAL ELEVATION					Scale: Date: DWG No.	1/100 @ A3 JAN 2026 26/0448/09	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com				



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	600.0	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											

1 Loop Road South Whitehaven
Cumbria CA28 6NA
for Jason and Kerry Turner

ALTERATIONS AND
EXTENSION

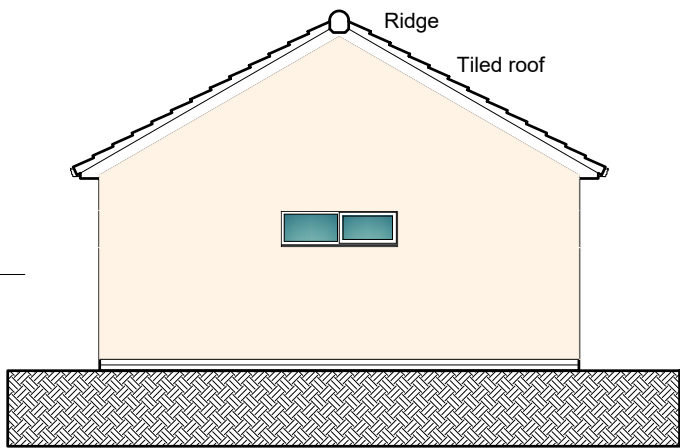
PROPOSED BLOCK PLAN
PLAN

Scale:
Date:
DWG No.

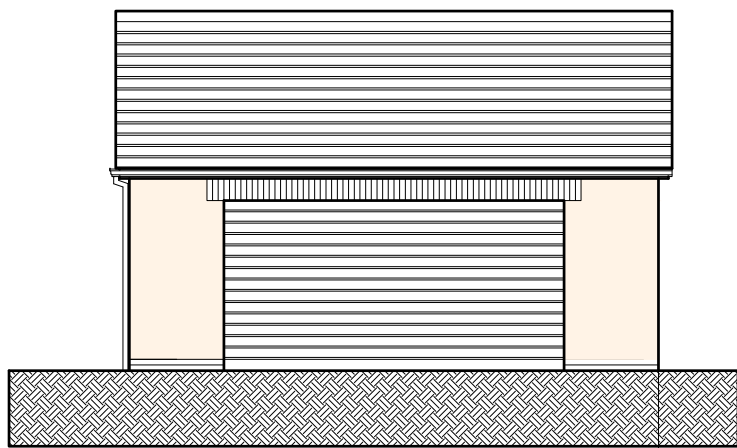
1/500 @ A3
JAN 2026
26/0448/10

REV
DATE

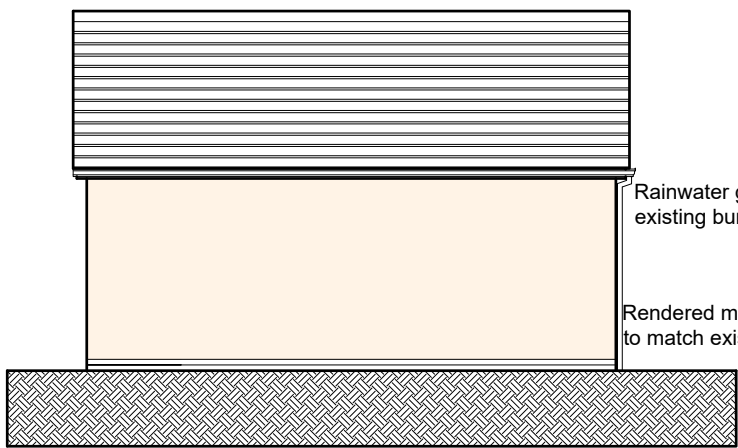
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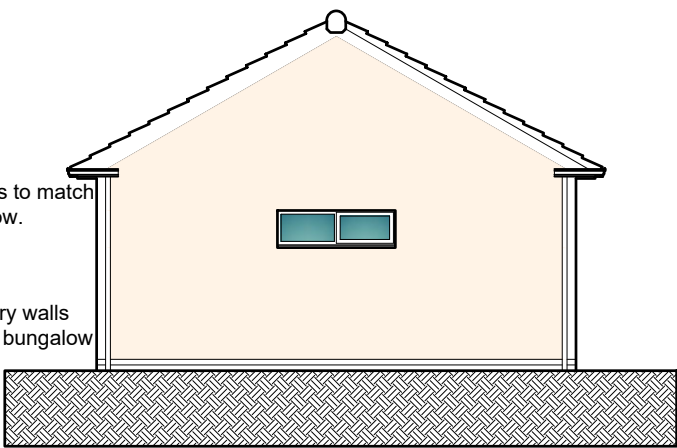
SIDE ELEVATION



FRONT ELEVATION

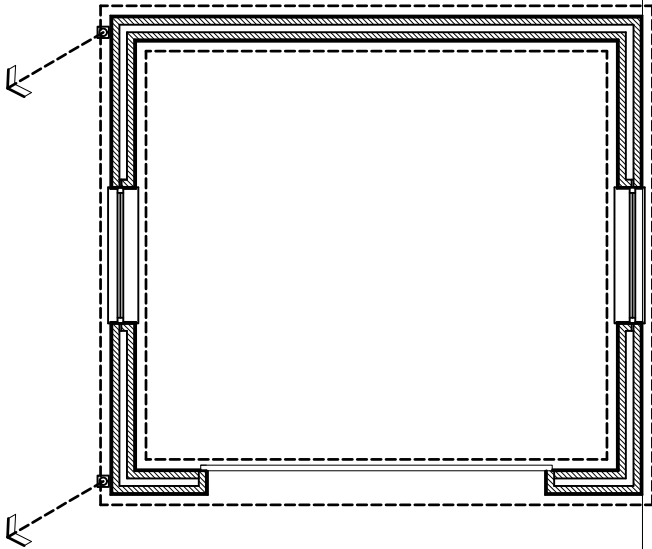


REAR ELEVATION



SIDE ELEVATION

Surface water to soakaway/existing drains/sewer dependant on site percolation test



PROPOSED 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	600.0	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															
1 Loop Road North Whitehaven Cumbria CA28 6NA for Jason and Kerry Turner					ALTERATIONS AND EXTENSION AND GARAGE					PROPOSED GARAGE PLAN AND ELEVATIONS					Scale: Date: DWG No.	1/100 @ A3 JAN 2026 26/0448/11	REV DATE	Geoffrey Wallace Limited FCSD MCIAT Architectural Design and Technology Mobile 07816046756 geoffreywallaceltd@gmail.com			