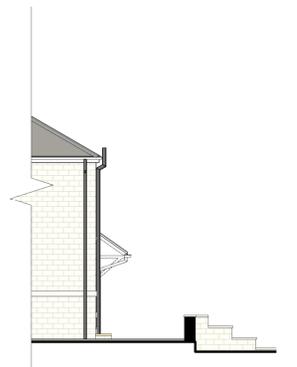
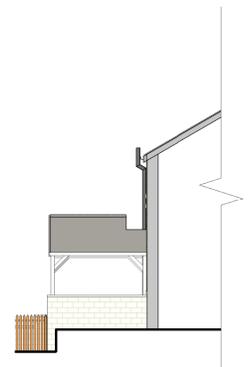


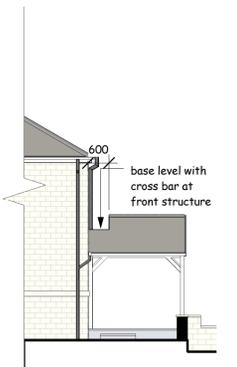
Sectional Elevation N
1 : 100



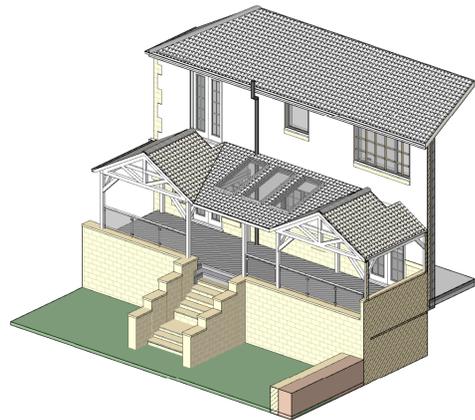
Side Elevation S
1 : 100



Sectional Elevation N
1 : 100



Side Elevation S
1 : 100



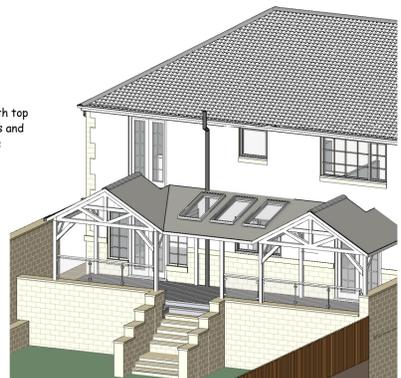
Sectional View Showing Glass Balustrading



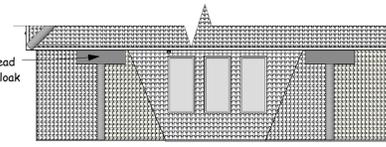
Rear Elevation E
1 : 100



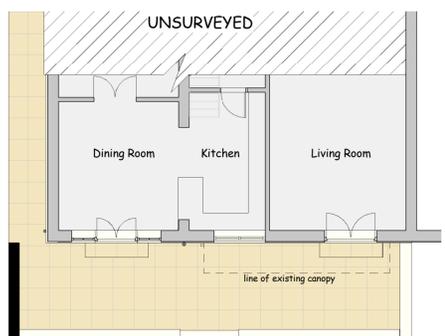
Rear Elevation E
1 : 100



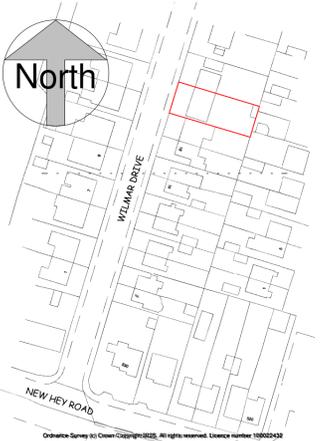
3D View 1



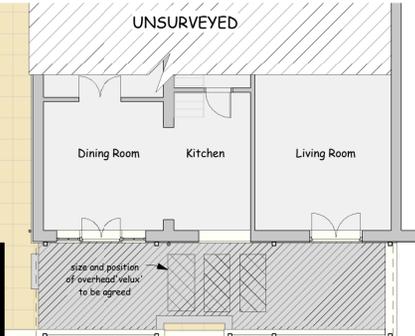
Roof Plan
1 : 100



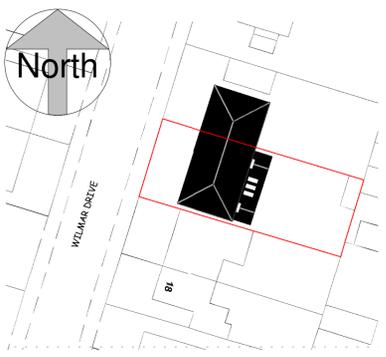
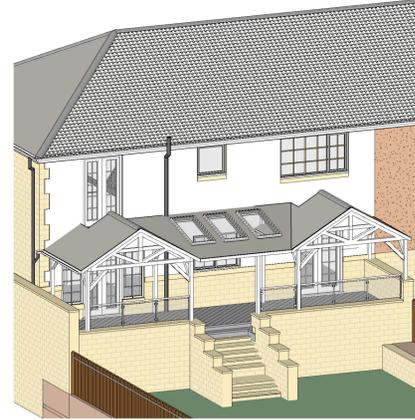
Ground Floor Plan
1 : 100



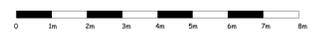
A4 Location Plan
1 : 1250



Ground Floor Plan
1 : 100



Block Plan
1 : 500



scale 1 : 100 @ sheet size A1

OUTLINE SPECIFICATION and SCHEDULE of WORKS

This drawing, Outline Specification and Schedule of Works is for approval under the current Building Regulations.

The works are to be carried out competently, with proper materials and in a workmanlike manner in accordance with BS 8000 and shall comply in all respects with the latest Building Regulations, British Standards, B S Codes of Practice, Statutory Undertakings and the Local Authority Inspectorate.

The Contractor should have a full knowledge of standard and safe working practices in the construction industry.

The project comprises the construction of a pitched roofed rear canopy extension supported partly on the existing garden walls and the removal of the old smaller canopy.

The canopy is to be constructed in timber with a tiled finish and suitable recesses to allow for existing window and door openings at first floor level and including new supporting posts and infill as indicated.

Demolitions and Preparation
Provide protection on the terrace and remove the existing smaller canopy. Save any suitable roofing materials for use later.

Prepare the existing copings on the garden wall and ensure the suitability for supporting the new timber framework.

Clear the existing terrace ready for the new decking.

Walls
Ensure that the walls are suitable for the new construction and that the copings are securely bedded and ready to receive the horizontal timber member of the new terrace.

The main timber structure is covered under 'Roof'.

Floors
Ensure that the existing concrete paved terrace is sound and ready to receive the new decking.

The new decking comprises proprietary composite decking to be approved by the client (shown grey but to be agreed with the client) on preservative treated softwood joists of size 50 x 150 C24 at 400c/s from similar sized bearers fixed to masonry each side and including boarding out in forming steps at the existing stone steps down to the lawn and at the passageway.

The drainage on the terrace should be checked and the new terrace above to falls as appropriate and agreed.
Allow for the installation of cavity tray lead flashings both ends to prevent moisture percolating onto the new timber support structure.

Roof and Canopy Construction
The structure is indicated on the drawing and is to be constructed in timber and painted white.

Provide and fit on suitable spacers (to provide a small gap between the coping and the rail for drainage) the main horizontal rail fixed to the copings on the existing garden walls. Size 125mm x 125mm or 100mm x 100mm which is to be agreed with the client.

The vertical members should be the same size as the bottom rail and this also applies to the top rail and infill timber structure. Rails should extend to the house wall and be fixed to the vertical timbers on the wall. The top rail extends between each framed structure which has one post down to the bottom rail on the RH side.

The roof comprises matching profiled tiles (some reclaimed) on 25 x 50 tanalised laths on sarking membrane on 50 x 125 C24 joists from the eaves rail and front rail and extending to the ridge member on the framed structure and back to the wall member.

Trim out for roof recesses at the 'juliet' balcony one side and the large window the other.

Trim out for 'velux' style windows in agreement with the client.

The u/side is to be lined with t and g boarding (painted) in agreement with the client.

Provide and fit Code 4 lead flashings. (Some already exist but in the wrong position and should be removed).

Timber Treatment
All structural and external timbers shall be tanalised to a net dry salt retention of 4.3kg/m³ either by the double vacuum process using organic solvent to B5707 or vacuum/pressure process with water borne preservative to B54072 and all cut ends of timbers to be re-treated as recommended by the preservative manufacturer.

Electrical
In agreement with the client, electric lighting may be required on the underside of the canopy together with an external electrical power point. Electrical layout to be by a competent Part P qualified person.

Drainage

Extend the drains as necessary to take the new rwp from the hopper head.

Make good elsewhere and leave the site clean and tidy.

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Do not scale - Use figured dimensions only

PROJECT Proposed New Porch to Property at 22 Wilmar Drive, Salendine Nook, Huddersfield. HD3 3XQ

CLIENT Anna Skibinska

DWG TITLE Plans, Elevations and Views as Existing and Proposed

DWG NO. 2502 - 01
SCALE 1 : 100
1 : 1250
DATE 20/02/2025

DB ARCHITECTS

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