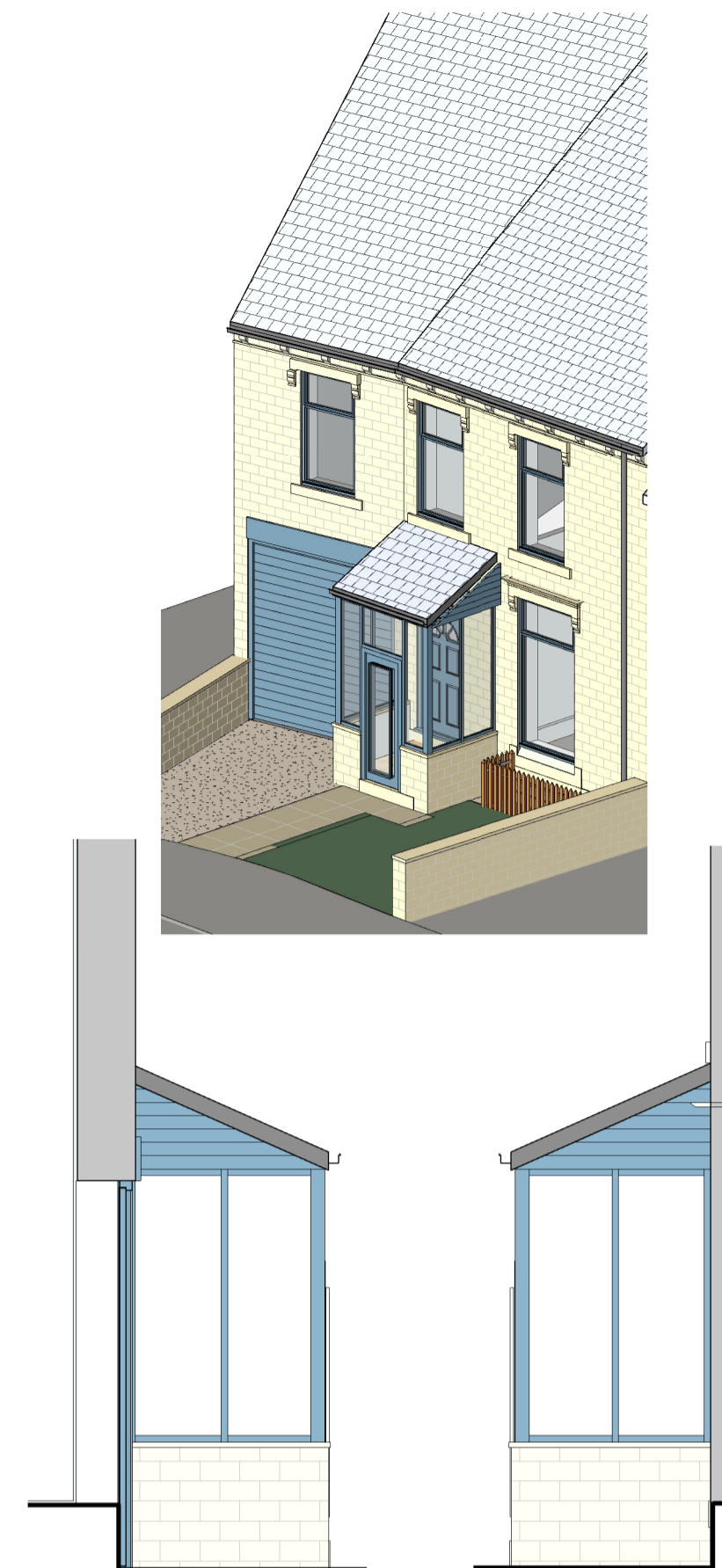




Front Elevation S
1 : 50

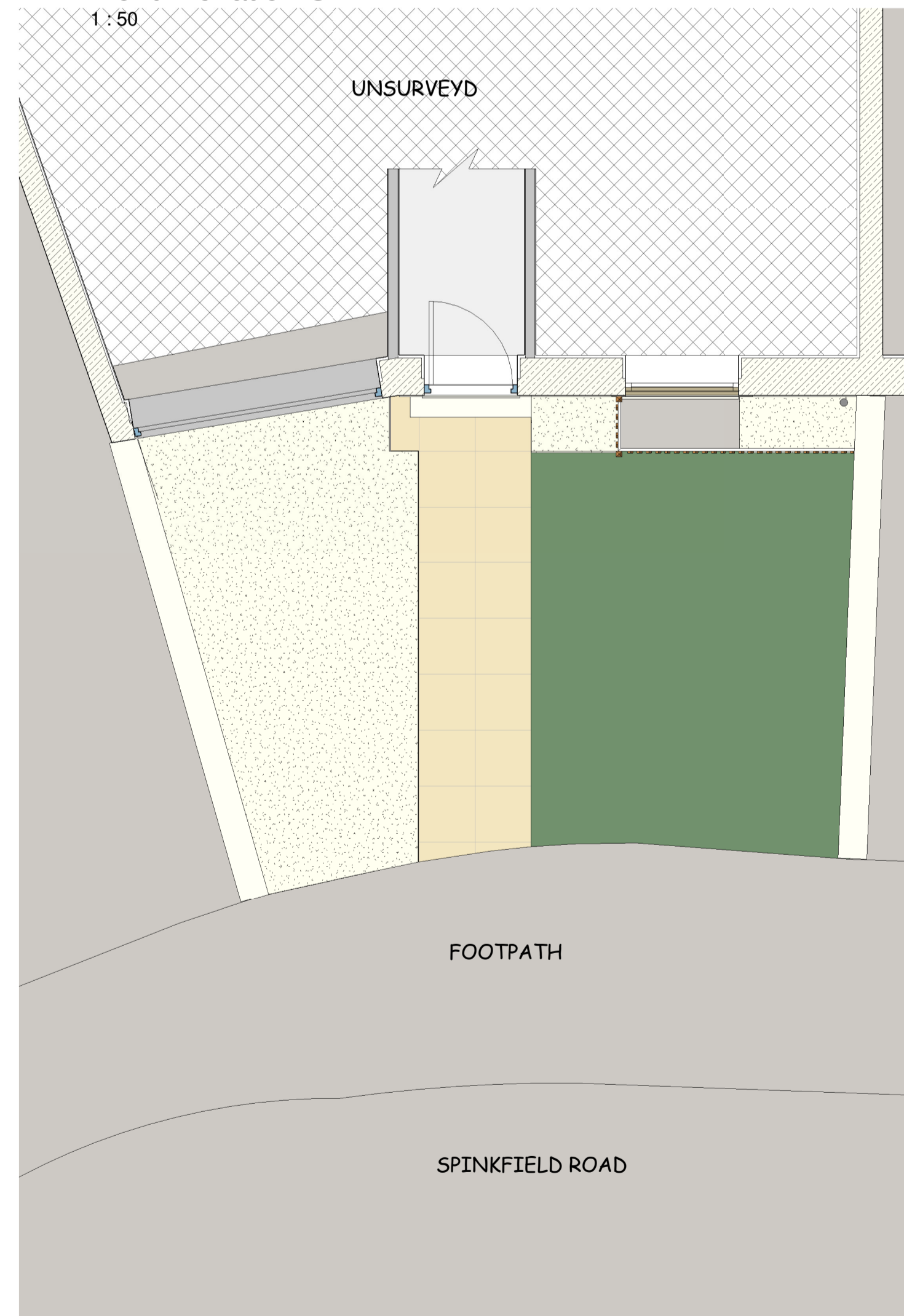


Front Elevation S
1 : 50



Sectional Elevation W
1 : 50

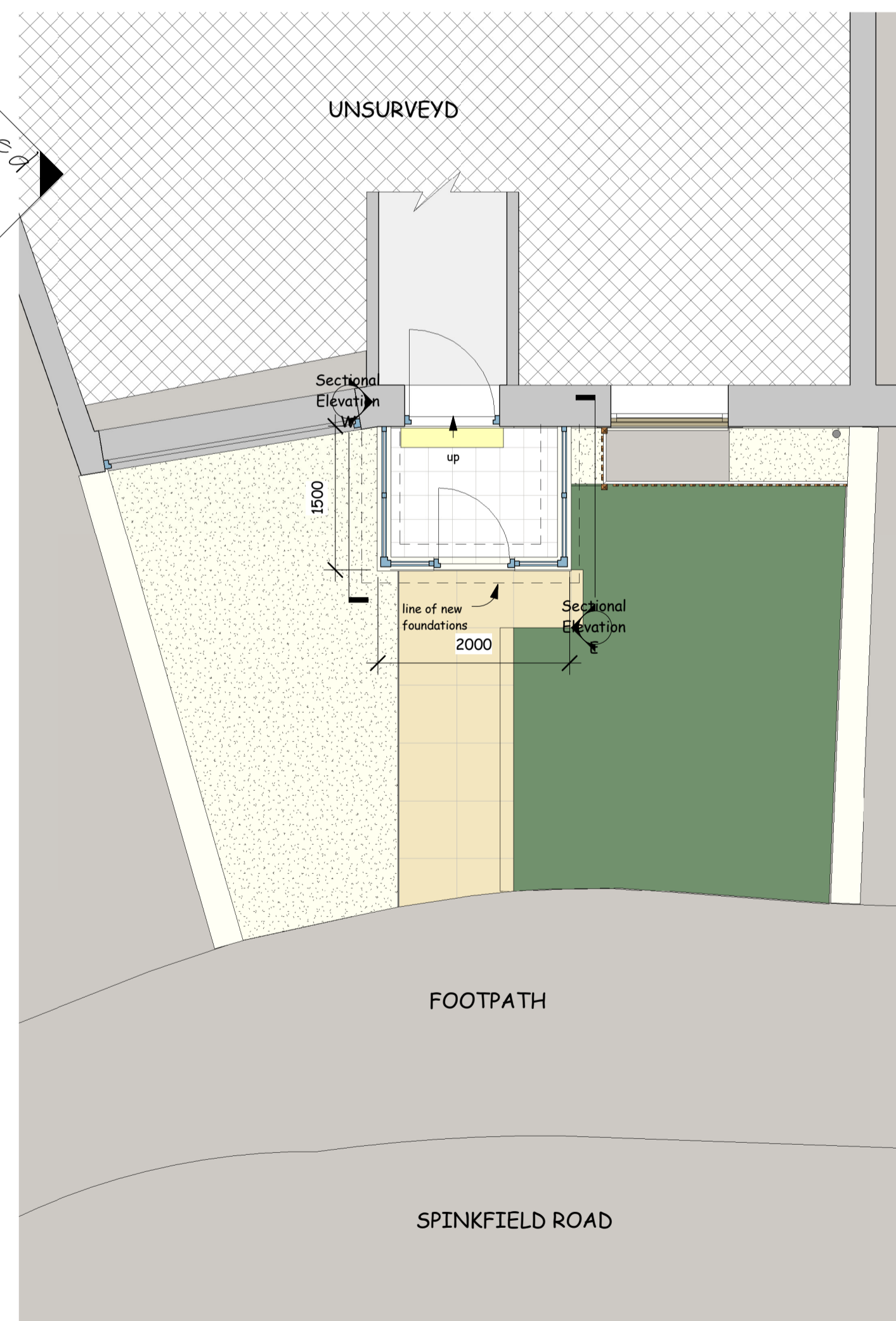
Sectional Elevation E
1 : 50



Ground Floor Plan
1 : 50



Block Plan
1 : 500



Ground Floor Plan
1 : 50



Location Plan
1 : 1250

Outline Specification and Schedule of Works

This drawing, Outline Specification and Schedule of Works is not a full description of all the works and is for approval under the current Building Regulations and for the guidance of Building Contractors undertaking the project.

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 project comprises the construction of a small front Porch extension to the existing house at 39 Spinkfield Road, Birkby, Huddersfield HD2 2AY

Excavations and Foundations
Clear the front door area and remove the step/landing ready for the works to commence.

Excavate to reduce levels and over the site and cart away and form foundations to BS 8004 1986 Code of Practice for foundations, BS 8110 Structural Use of Concrete Pt 1, 1985 Code of Practice for Design and Construction and to the satisfaction of the Building Inspector.

Foundations shall be to an agreed depth (min 750mm) and 600mm wide and contiguous with any adjacent foundations and shall be attached to the existing concrete wall or foundations by 2no 400mm long M15 Hilti HY150 each side. (In agreement with the Building Inspector).

The Contractor shall be responsible for the overall design of the foundations and any soil investigations necessary. Cart away surplus material from the site.

Walls

The walls may be single skin masonry (100mm on bed) with an internal render finish or blockwork or boarded inner lining or masonry (100mm on bed), (with optional insulated cavity comprising, 90mm K106 Kooltherm, 10mm residual cavity, installed strictly in accordance with the manufacturers written instructions), 100mm concrete block, stainless steel wall ties at 450c/s vert, 750c/s horiz in staggered rows with additional ties at the door opening. This to be agreed with the client.

Wall dpc to be contiguous with the floor slab dpm.

Include for small stone coping as indicated.

Include for structural bonding of new walling to existing and vertical dpm to either side in line with the windows.

Allow for the installation of new cavity tray at the junction with the new pitched roof.

Porch Windows and Door

As shown on the drawing and agreed with the client.

Glass and glazing to comply with BS EN 12600 and safety glass (Part K4) as appropriate.

Following discussions with Kirklees Building Control - where the floor area of that extension does not exceed 30m2, provided that in the case of a conservatory or porch which is wholly or partly glazed, the glazing satisfies the requirements of F3 schedule/2; F4 /2214/schedule/2; Part K4, K5.1, K5.2, K5.3, and K5.4 schedule/2; Part H) of Schedule 1.

U value 1.4 W/m² K and manufacturers' certificate required.

The door and style to be chosen by the client.

Floor

Construction may comprise a 65mm lightly reinforced sand and cement screed on 50mm Kingspan K103 floorboard on separating membrane on 125mm concrete slab reinforced with A142 mesh on dpm on sand blinding on well consolidated hardcore. The floor finish to be agreed with the client which may be a single thickness concrete slab on dpm.

Continuity of ventilation to the existing ground floor to be provided by the step up which is to be maintained at the front door.

Floor finish to be agreed with the client.

Roof

The pitched roof is to comprise light weight artificial slates on 25 x 50 tanalised laths on Kingspan Nilvent on 50 x 100 C24 roof joists at 400c/s with full fill insulation. Allow for 9mm wbp ply lining screw fixed to the underside of each rafter for lateral restraint. This to be fixed to the front wall plate and the rear lath on the house wall.

The rafters to be secured to a 40 x 100 timber lath resin anchored to the existing house wall and to a 50 x 100 tanalised wall plate secured to the top off the new window frames. This to extend up each side and fixed to the timber lath on the house wall.

The drawing shows a triangular infill each side, boarded to match and similar construction to the roof although in agreement with the client the glazing each side may be full height.

Include for a small uPVC fascia and verge.

Joinery, Internal Finishes and Decorations

Render/plaster finish to internal face as agreed with the client together with any joinery such as skirting board or cill board.

Electrical Installation

The electrical layout for power and lighting shall be agreed with the client.

It may comprise an internal and external light.

Electrical installation to be by a competent Part P qualified electrician.

Drainage

Provide guttering to the front fascia to discharge in agreement to existing side drains.

The layout and installation of the drainage is to comply with BS 8301:1985.

External Works and Landscaping

Make good to the external area and leave the site clean and tidy.

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Do not scale - Use figured dimensions only

PROJECT Proposed New Porch for Property at 39 Spinkfield Road, Birkby, Huddersfield. HD2 2AY

CLIENT Mr Uddin

DWG TITLE Plans, Elevation and View as Existing and Proposed

DWG NO. 2606 - 01

SCALE 1 : 100
1 : 1250

DATE 9/06/2026

DB ARCHITECTS

12 Hanson Lane, Meltham, Holmfirth, HD9 4EX

t:01484 850579 e:david.dbarchitects@virginmedia.com

