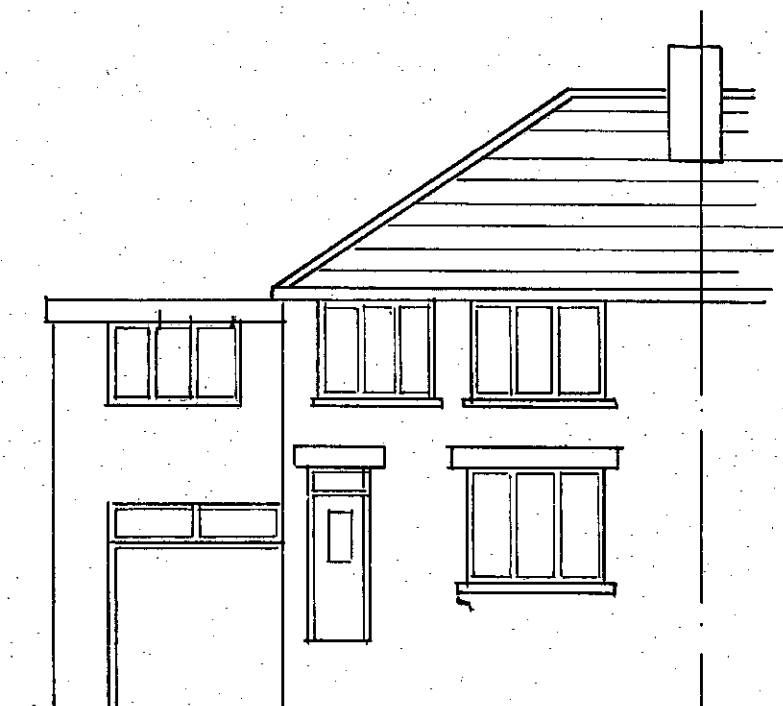
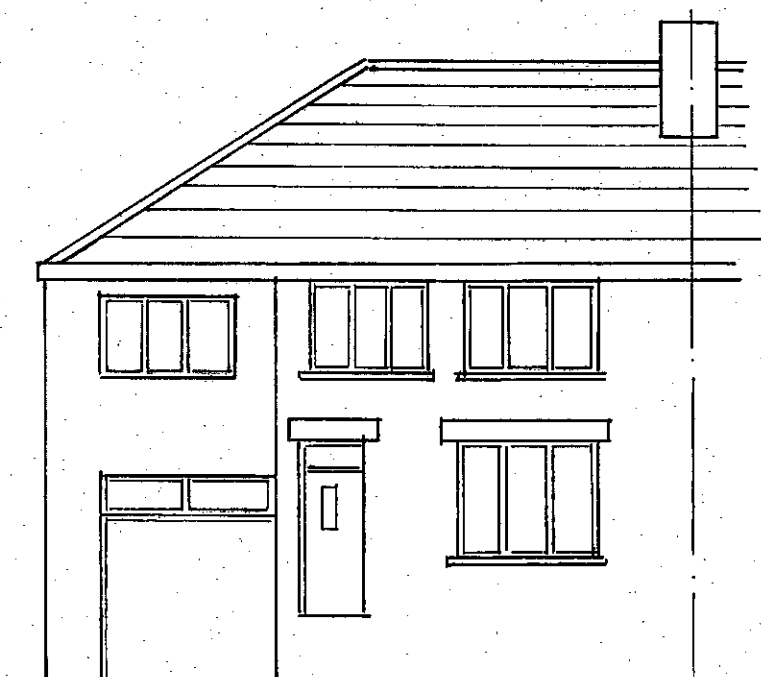
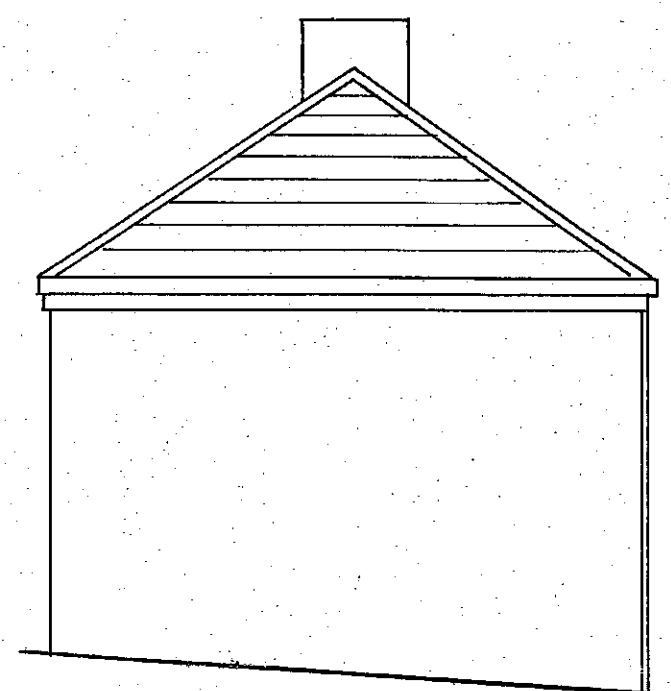




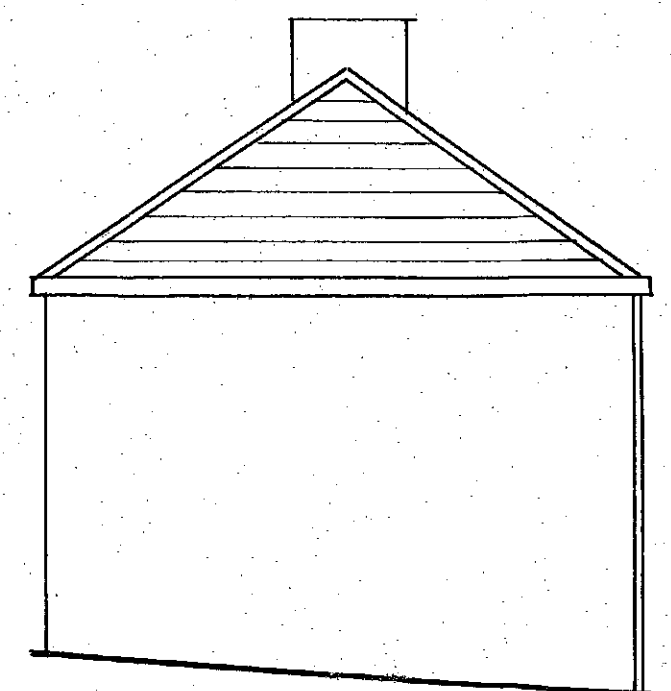
EXISTING FRONT



PROPOSED FRONT



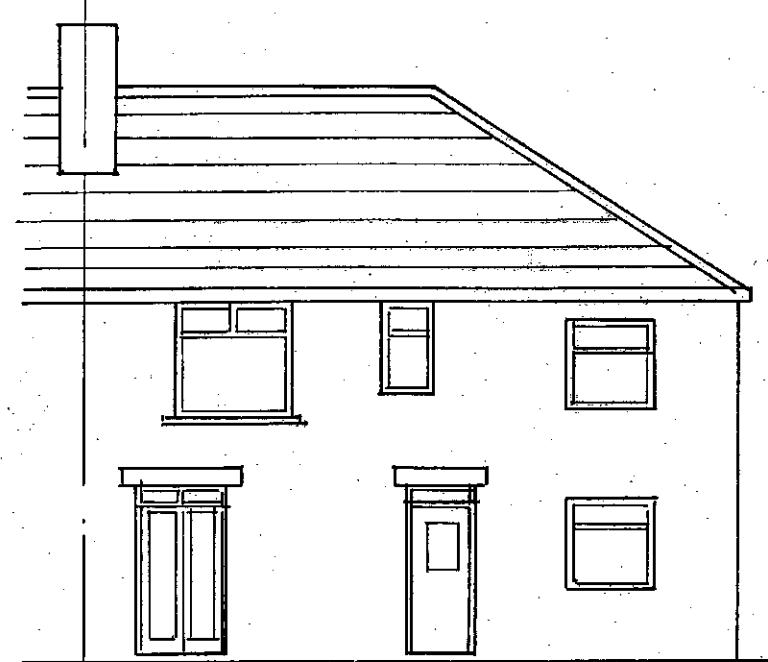
EXISTING SIDE



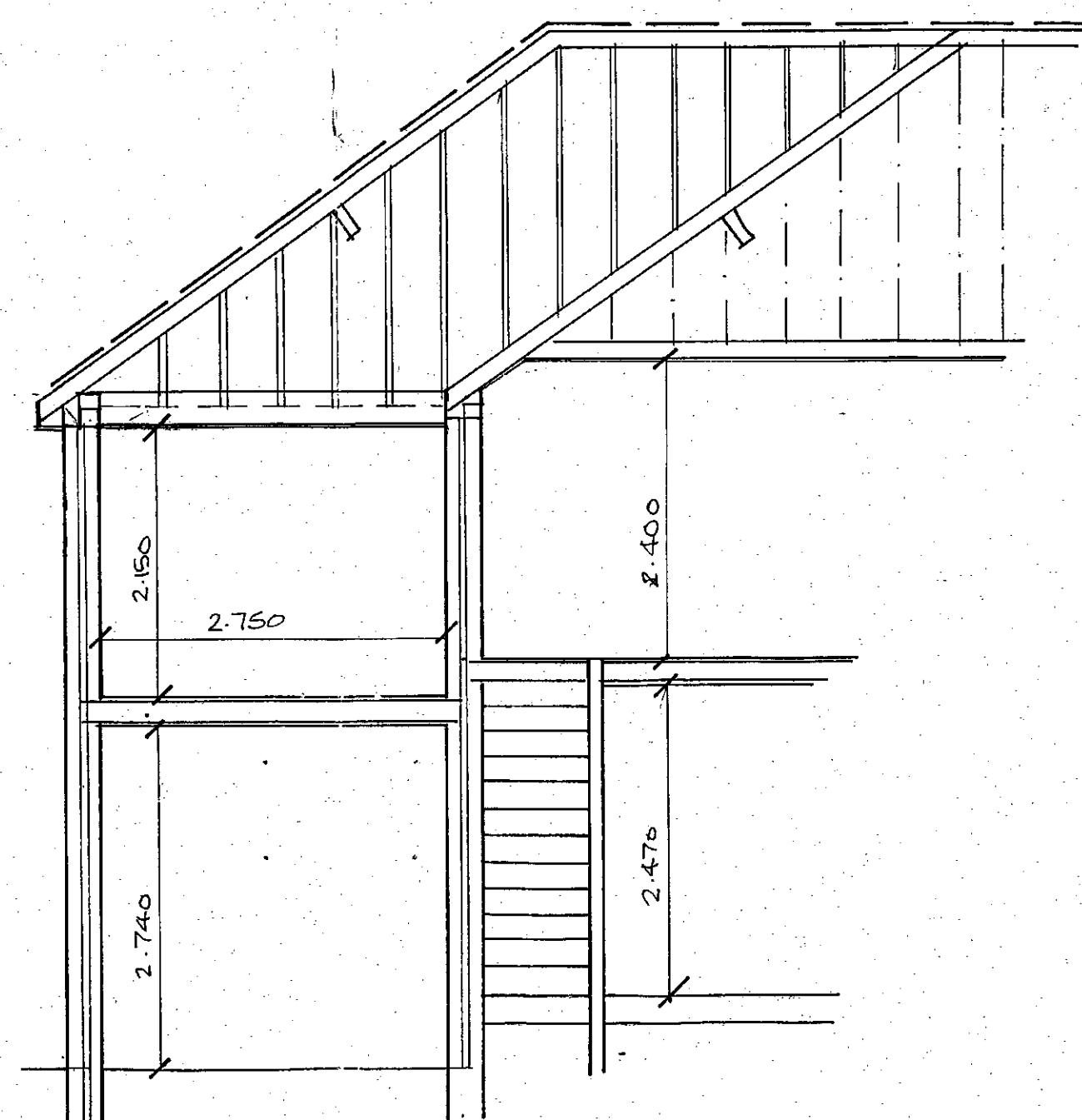
PROPOSED SIDE



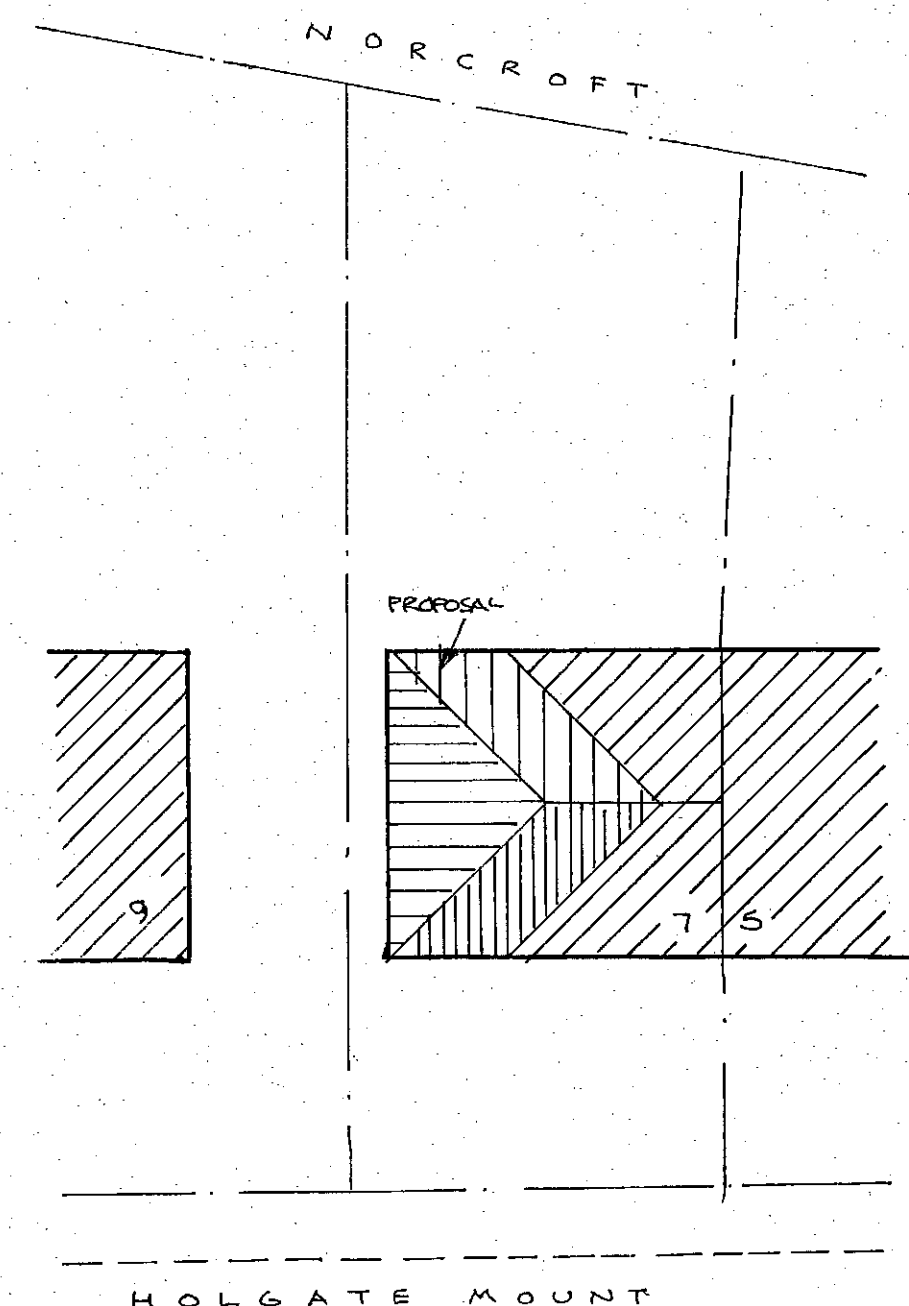
EXISTING REAR



PROPOSED REAR



SECTION



SITE PLAN 1/200

Remove covering and decking off existing flat roof and retain roof joists as ceiling joists including ceiling construction; check roof joists and existing wallplate have lateral restraint; if not restrain wallplate by fixing to blockwork at maximum 1800 centres with 30 x 5 x 600 once bent galvanised m.s.straps and ceiling joist by 30 x 5 galvanised mild steel anchors in lateral restraint to gables at mid span built into wall and nailed across first 3 ceiling joists

NEW HIP ROOF: Natural grey slate to match existing house roof on 38 x 25 battens on underlay felt to BS EN 13707; reuse existing slates taken from side roof and reuse on front elevation; galvanised hip iron minimum 5mm thick at fixed to base of hip tree with two 5mm diameter nails; mitre hip tiles at ridge junctions ensuring that the end tile does not ride up; 125 x 38 jack and common rafters at 450 centres at 32.5 degree pitch in Strength Class C16 timber; rafters to bear on existing wallplate on 175 x 50 hip rafter in Strength Class C16 timber or 200 x 25 ridge board in Strength Class C16 timber with 275 x 63 purlin at 2.000 centre in Strength Class C24 timber; purlin supported off 100 load bearing blockwork built off existing external wall one end and off hip rafter other end; ridge board supported off load bearing blockwork built off existing external wall; 50 x 100 dragon ties to corners and across ceiling joists to tie hips together; PVCu soffit and fascia board; insulation to be 300 Rockwool mineral fibre laid in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent area as 12mm continuous air; roof felt lapped under roof coverings min 230

PROPOSED REPLACEMENT of FLAT ROOF with HIP ROOF at No.7 HOLGATE MOUNT, WARD GREEN, BARNSELY