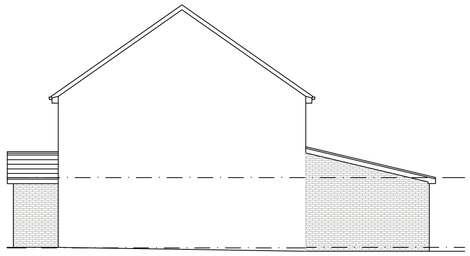


PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



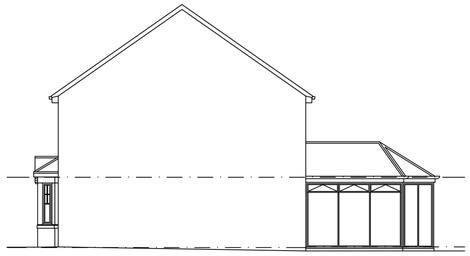
PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



EXISTING FRONT ELEVATION
SCALE 1:100



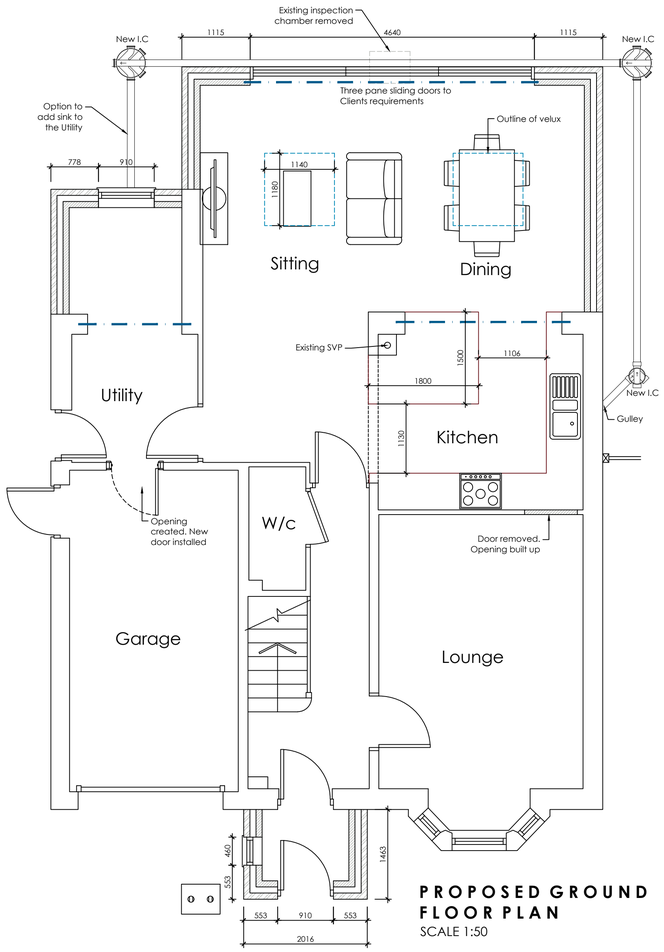
EXISTING SIDE ELEVATION
SCALE 1:100



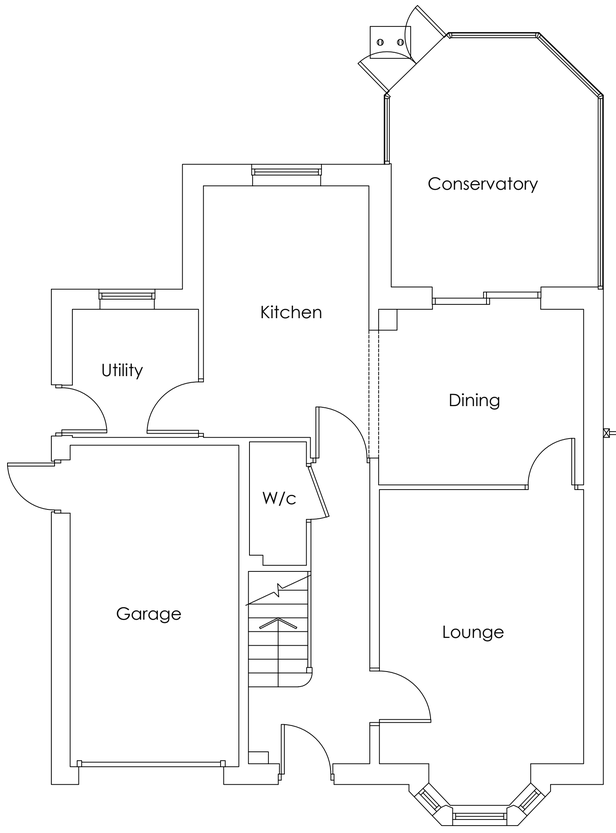
EXISTING REAR ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



EXISTING GROUND FLOOR PLAN
SCALE 1:50

ROOF COVERING – 13° PITCH

Roof pitch 13°. Roof covering to be a proprietary low-pitch interlocking tile, laid strictly in accordance with the manufacturer's low-pitch fixing specification, BS 5534:2014+A2:2018 and BS 8000-6. Tiles to achieve BROOF(t4) to BS EN 13501-5.

Tile to be ONE of the following (contractor to confirm choice with the Architect before ordering):

(a) Marley Mendip 12.5 concrete interlocking double pantile (Smooth Grey, Smooth Brown or Old English Dark Red). Minimum pitch 12.5° at 100mm headlap, maximum batten gauge 320mm, maximum rafter length 6.0m at this pitch. Anti-capillary channels / no nail holes – fix with Marley clips to the Marley fixing specification for the site exposure, every tile fixed. Mendip 12.5 tiles only – standard Mendip (15° smooth / 25° granular) is NOT acceptable.

(b) Forticrete / FP McCann Centurion concrete interlocking tile (smooth finish; Slate Grey, Brown, Red or Autumn). Minimum pitch 12.5° at 100mm headlap (maximum 9.0m rafter length), batten gauge 275–285mm. Every tile to be fixed with Centurion tile clips. Note: Forticrete do not recommend roof windows in Centurion below 15° unless approved by their Technical Advisory Service – obtain written approval if this tile is used with the roof windows below.

(c) Marley Melodie single-interlocking clay pantile, minimum pitch 12.5° – to Marley's low-pitch fixing specification.

Underlay: BBA-approved vapour-permeable underlay suitable for low-pitch use (e.g. Klober Permo Extreme RS SK2, or the tile manufacturer's own low-pitch underlay) laid over counter battens. Horizontal laps minimum 225mm at pitches below 15° (300mm if any area falls below 12.5°), all laps and penetrations sealed with the manufacturer's integrated tape or lap sealant. Underlay to be fully supported where required by the manufacturer. Underlay to drape into gutter over a rigid eaves protector / proprietary eaves carrier.

Battens: 50 x 25mm BS 5534 graded, blue-stamped treated softwood on rafters at max 600mm centres (38 x 25mm acceptable up to 450mm centres), fixed with 65mm galvanised/stainless nails, laid to the gauge stated by the tile manufacturer for 13°. Counter battens 25mm minimum over the underlay.

Fixings: every tile mechanically fixed (nail and/or clip) to the manufacturer's calculated fixing specification for the site (BS 5534 / BS EN 1991-1-4) – fixing schedule to be obtained from the tile manufacturer's technical department and kept on site.

Eaves: tiles to overhang gutter by 50mm max; eaves comb filler and eaves ventilation via over-fascia or soffit vents giving 25mm continuous equivalent (BS 5250) – no tile ventilators (not permitted below 20° on these tiles).

Ridge/verge: proprietary dry-fix ridge and dry verge systems compatible with the chosen tile and approved by the tile manufacturer for use at 13°; ridge to be mechanically fixed to BS 5534 with ventilated ridge roll where required by BS 5250.

Abutments: Code 4 lead stepped cover flashing with min 150mm upstand above the finished tile surface, lead soakers / secret gutter to side abutments as recommended by the tile manufacturer at low pitch. Lead to be patinated. Avoid valleys and hips at this pitch; where unavoidable, use proprietary GRP/metal low-pitch valley trough to manufacturer's details.

No tile vents, in-roof solar or other penetrations without the tile manufacturer's approval at this pitch.

ROOF WINDOWS – 13° PITCH

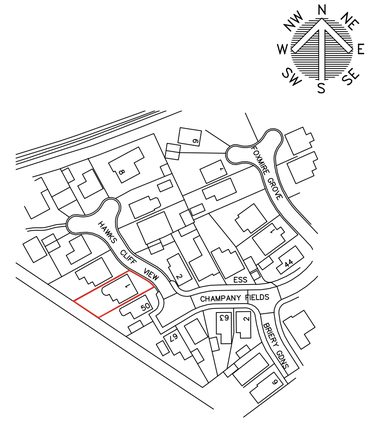
Roof windows to be VELUX GBL low-pitch centre-pivot roof windows (suitable for 10°–20° roof pitches), white-painted timber (code GBL xxxx 2015; e.g. GBL MK06 for 780 x 1180mm, GBL SK06 for 1140 x 1180mm – sizes to drawing), glass-to-edge design, laminated inner pane, Ug/Uw to achieve 1.1 W/m²K (better than the Part L limiting value of 2.2 W/m²K for a roof window in the vertical). Standard GGL/GGU windows with EDW/EDL flashings are NOT acceptable (15° minimum).

Flashing: VELUX EDG 1000 low-pitch flashing kit, size to match window, complete with BDX/BFX insulation collar and underfelt collar, installed to VELUX instructions; underlay dressed and sealed to the collar; drainage gutter above the window formed in the underlay. Suitable for interlocking profiled tiles 15–120mm profile only (confirm the chosen tile is approved by VELUX for use with EDG at 13°).

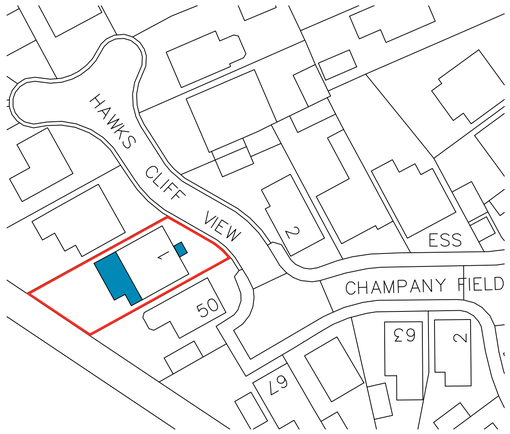
Alternative (where a GGL/GGU window or a combination is required, or where the tile manufacturer will not accept a flush window at 13°): VELUX EAW 6000 low-pitch insulated "mini dormer" flashing kit (10°–20°) which raises the window to a steeper pitch, used with a standard GGL/GGU window – to VELUX details.

Trimming: trimmers and trimming rafters to windows to be doubled up as detailed/to the Structural Engineer's design; 20mm minimum tolerance to each side of the window frame, timber framing to the sides of the window per VELUX instructions. Internal reveals; head and sill linings splayed (head horizontal, sill vertical) with vapour control layer continuous into the frame (VELUX BBX VCL collar). Windows to be fitted by a VELUX-trained installer; install at not less than 10° – at 13° the window is within the GBL range but the roof must be checked on site for any local flattening (e.g. at the eaves) which would take the window below 10°.

Obtain VELUX's written confirmation of the flashing/tile combination at 13° and keep with the site file.



LOCATION PLAN
SCALE 1:1250



BLOCK PLAN
SCALE 1:500

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Project.
PROPOSED EXTENSIONS AT 1 HAWKS CLIFF VIEW, DODWORTH BARNSLEY, S75 3TW

Client.
LIAM SANDIE

Drawing Title.
PLANS AND ELEVATIONS

Date. OCTOBER 2026
Scale. 1:50 & 1:100 @ A1
Ref. 26–136
Dwg. No. 01
Rev. B

Date	Suffix	Description	Date	Suffix	Description
29/10/2026	A	FLOOR PLAN REVISED			
02/11/2026	B	LAYOUT REVISED			