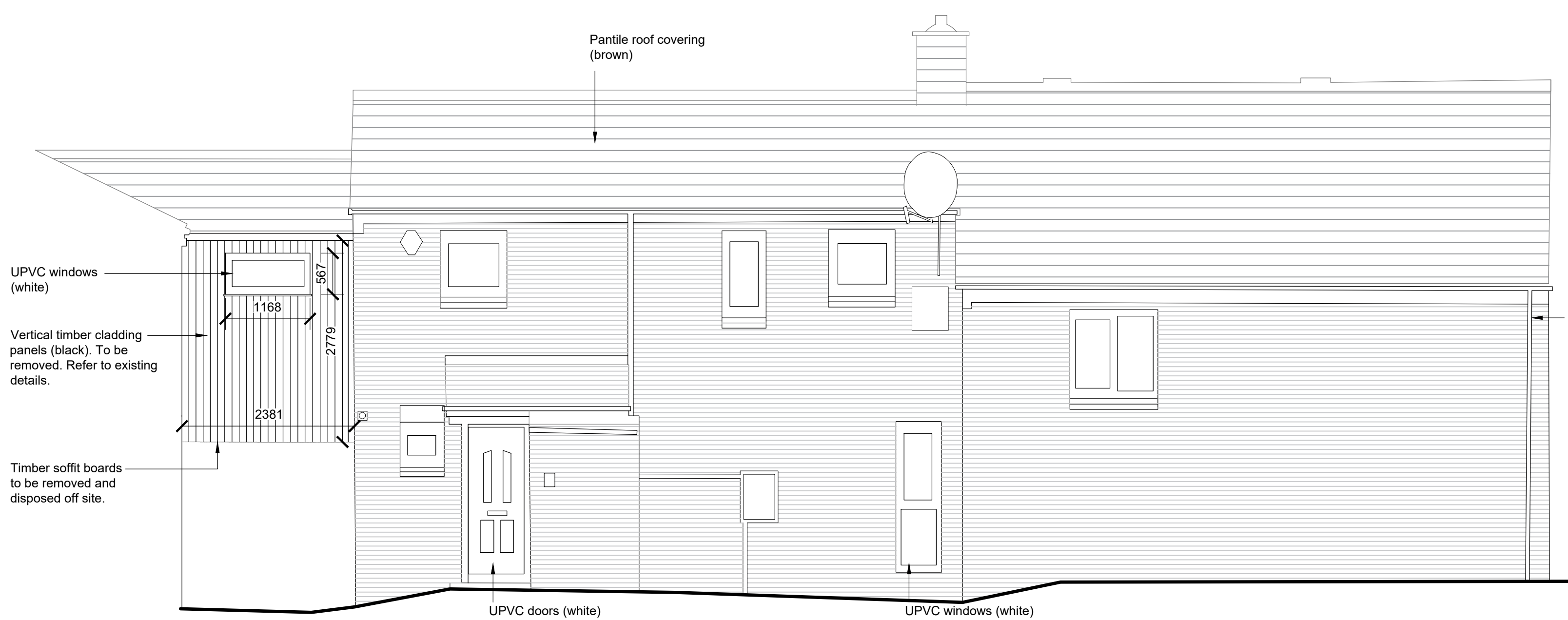


Notes

This Drawing is an instrument of service and shall remain the property of Align Property Partners Ltd copyright ©. It may not be reproduced or copied in any form. It shall not be used for the construction, enlargement or alteration of a building or area other than the land project without the authorisation of the issuing office.

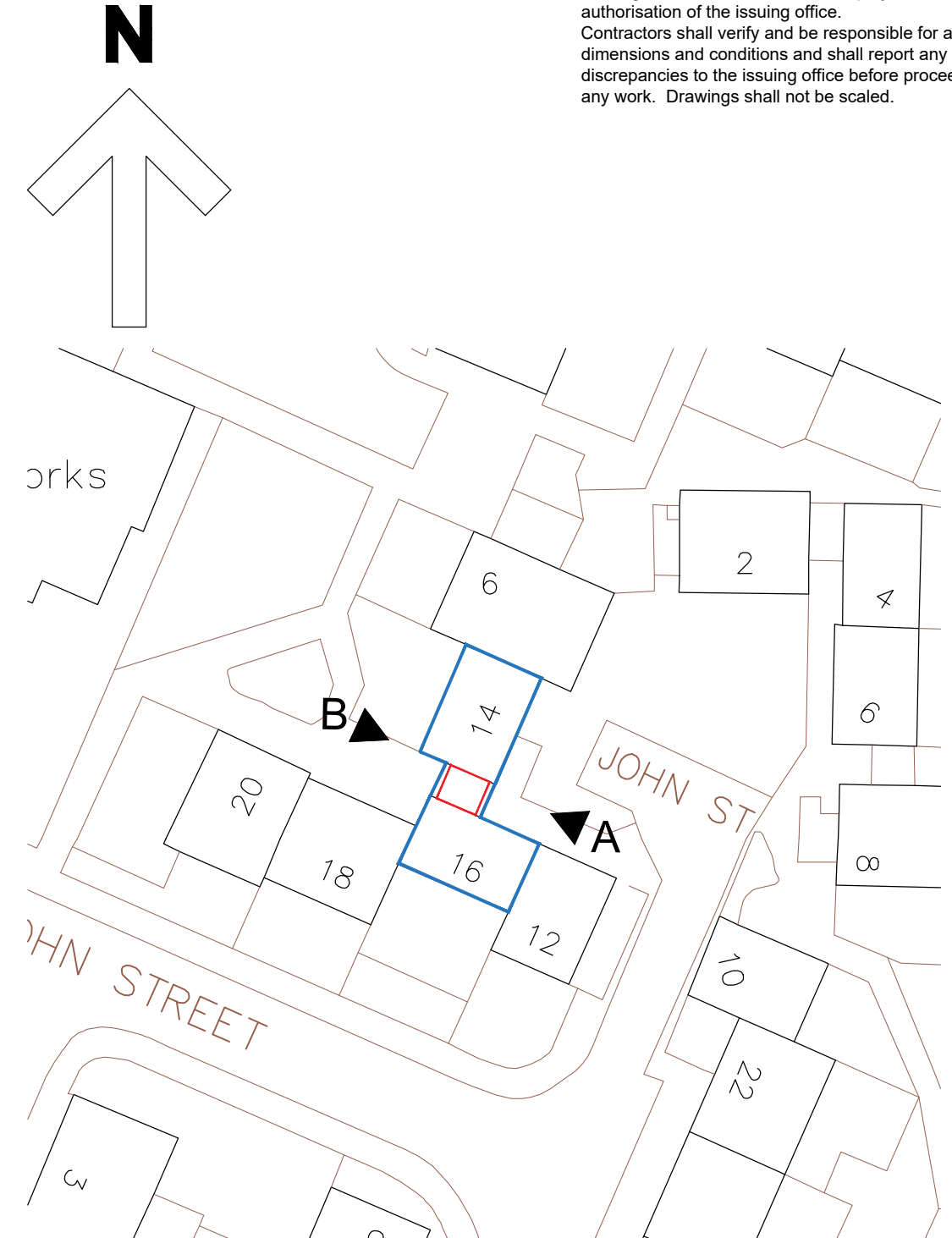
Contractors shall verify and be responsible for all dimensions and conditions and shall report any discrepancies to the issuing office before proceeding with any work. Drawings shall not be scaled.



No.14 - 16 John Street
Existing Front Elevation (A)
Scale 1:50



No.14 - 16 John Street
Proposed Front Elevation (A)
Scale 1:50



Elevation Reference Plan
Scale 1:100

Key:

- Property outline
- Circulation space and area of replacement cladding to front and rear elevations. Including new soffit details

General Notes:

Drawings to be read in conjunction with the Wetherby Building Systems Ltd (WBS) project specification and detail drawings. Ref. AS_23-00333LR.

All fixings, joints / abutments and associated details to be as per WBS Specification and associated details. Proposed WBS Stone Wool Silicone External Wall Insulation System and Render Carrier Board HECK Silicone Render System (Soffits) to be installed by a WBS approved contractor.

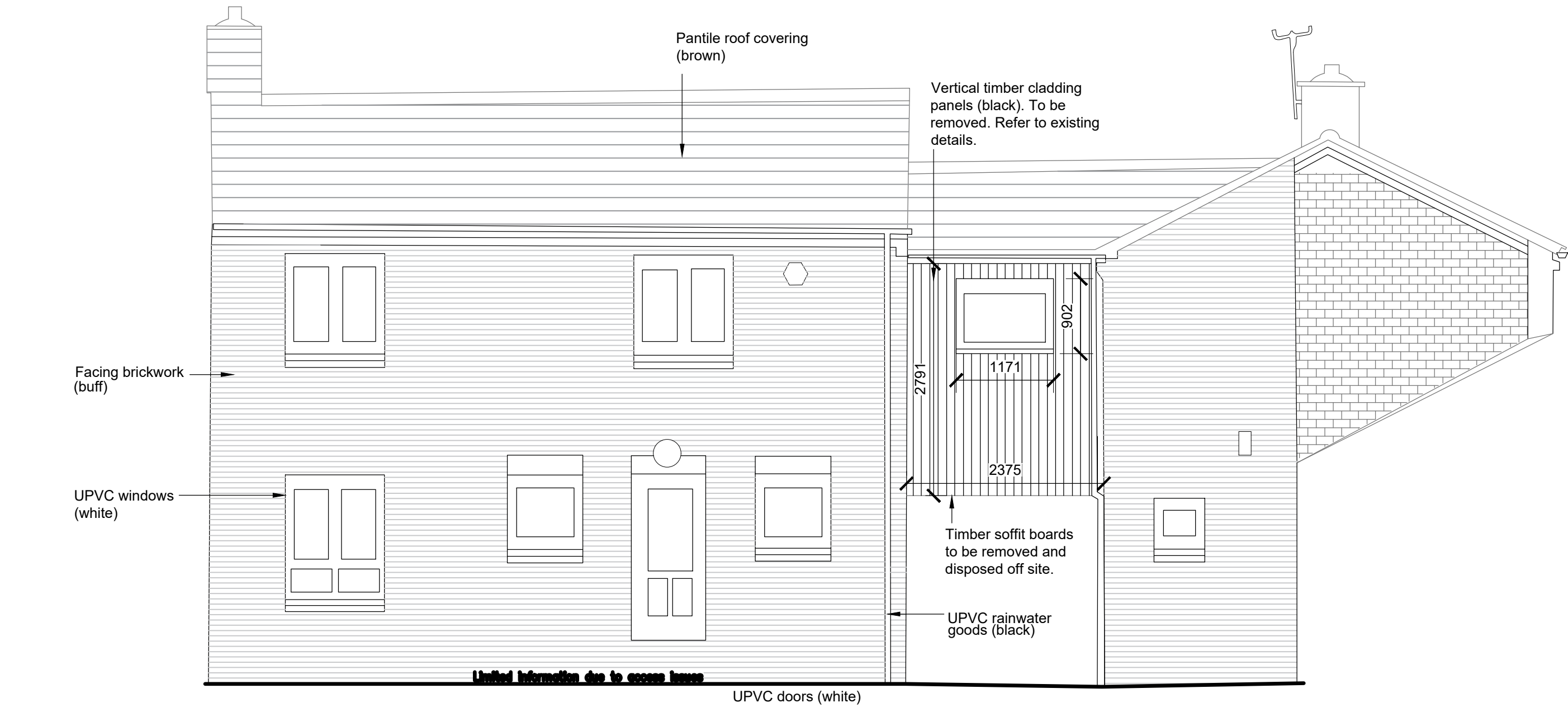
Proposed cladding system to provide a minimum Fire Performance 'Class A1' (BS EN 13501-1:2002) non-combustible.

Proposed cladding system to provide a minimum U' value 0.30 W / (m².K) in accordance with Building Regulations Approved Document Part L. Refer to WBS U'Value calculation document.

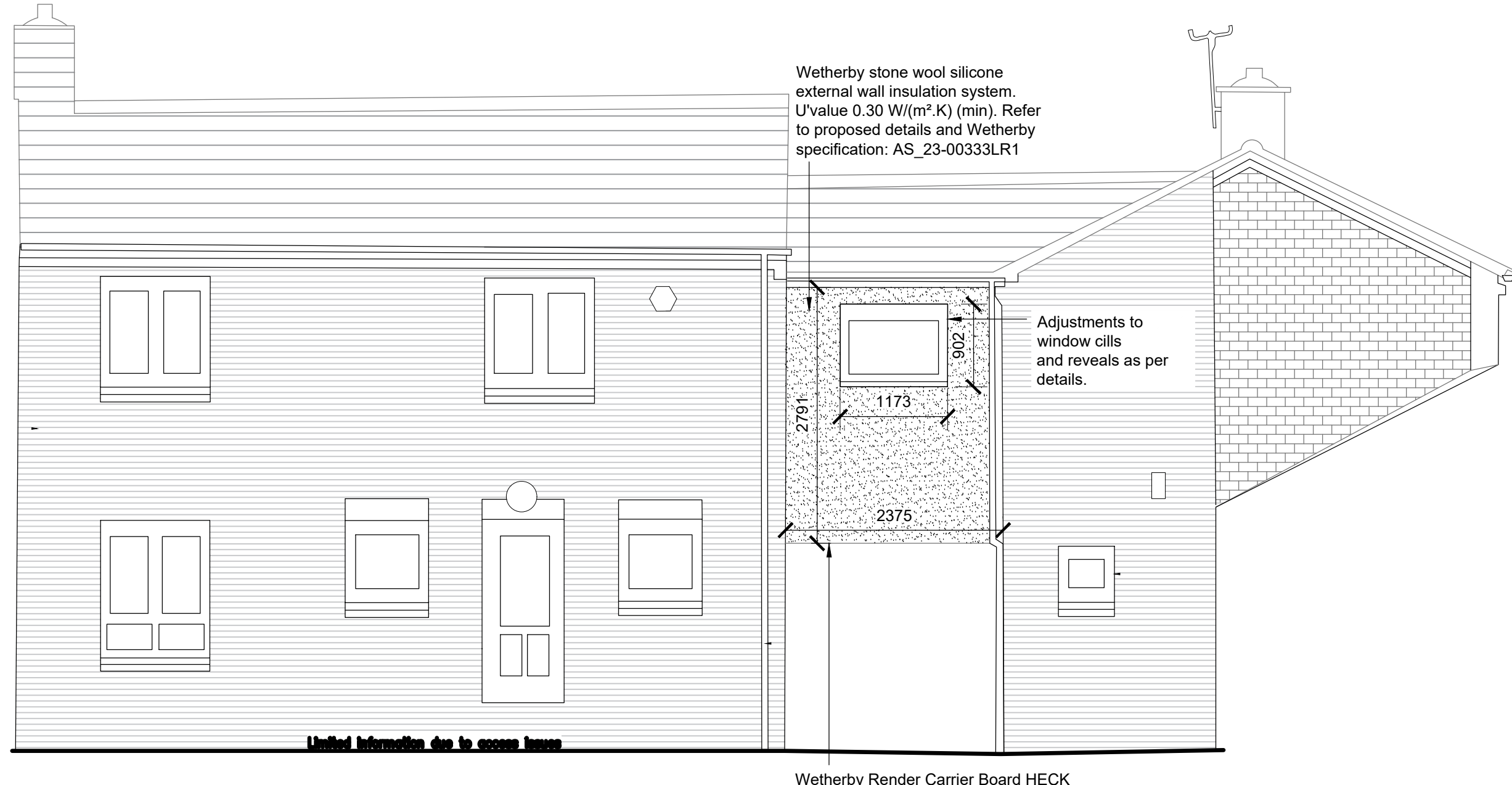
Contractor Design Portion

Condition and the stability of the existing timber supporting frame to be checked by the contractor and their structural engineer. Contractor to arrange a pull out test as per the requirements of the Wetherby specification AS_23-00333LR. Contractor to include for the full replacement of the timber supporting frame including changes as required following the pull out test. Fixing types as per Wetherby specification: WHX 60mm screws - minimum 35 fixings per board subject to pull out test.

Contractor responsible for temporarily isolating and removing any fixture / fittings, services and lighting fixed to the cladding and reinstalling on completion.

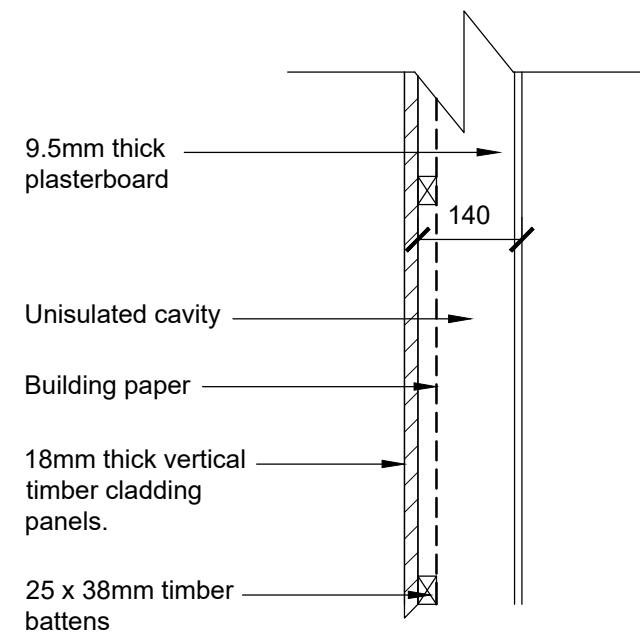


No.14 - 16 John Street
Existing Rear Elevation (B)
Scale 1:50

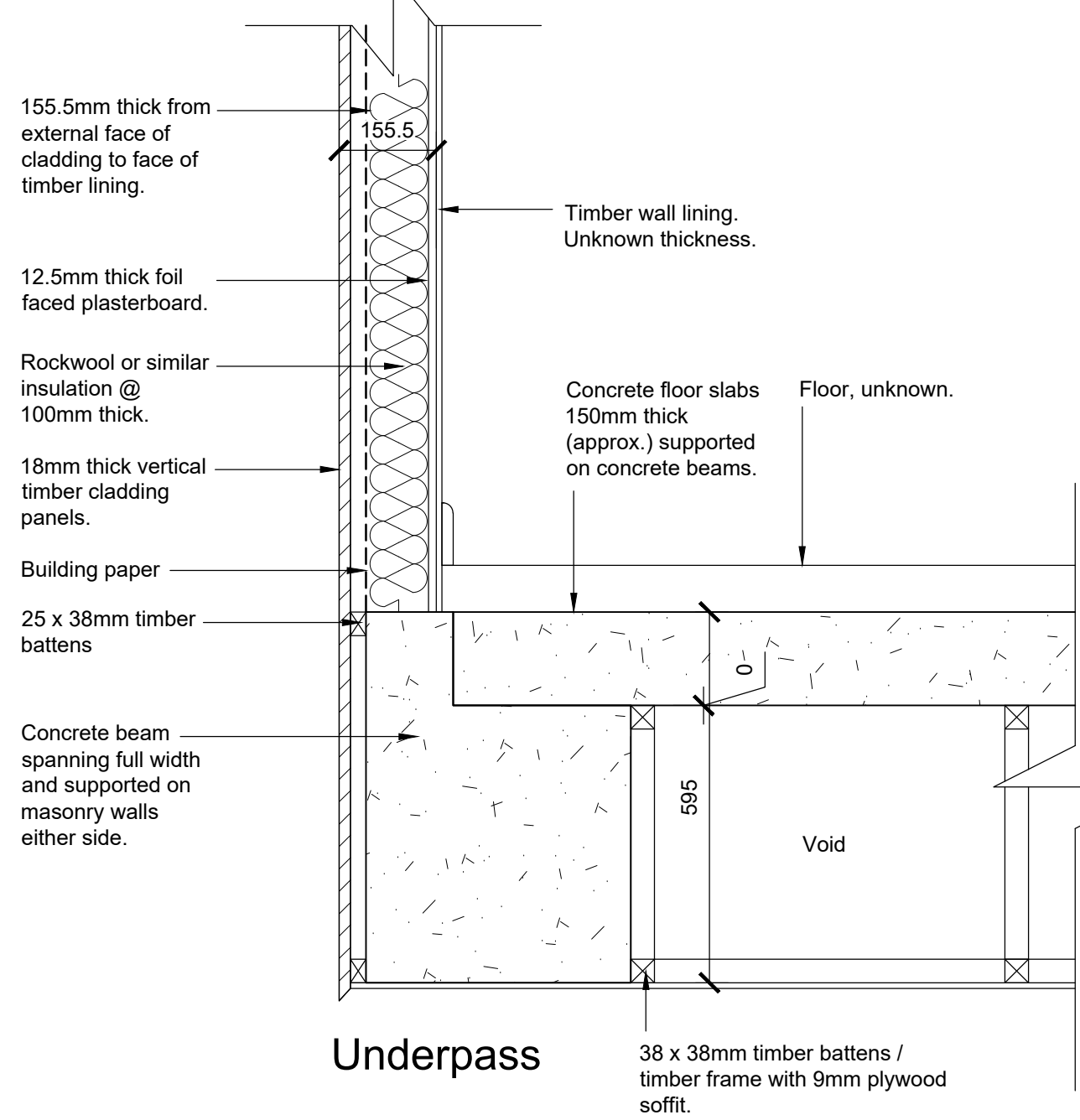


No.14 - 16 John Street
Proposed Rear Elevation (B)
Scale 1:50

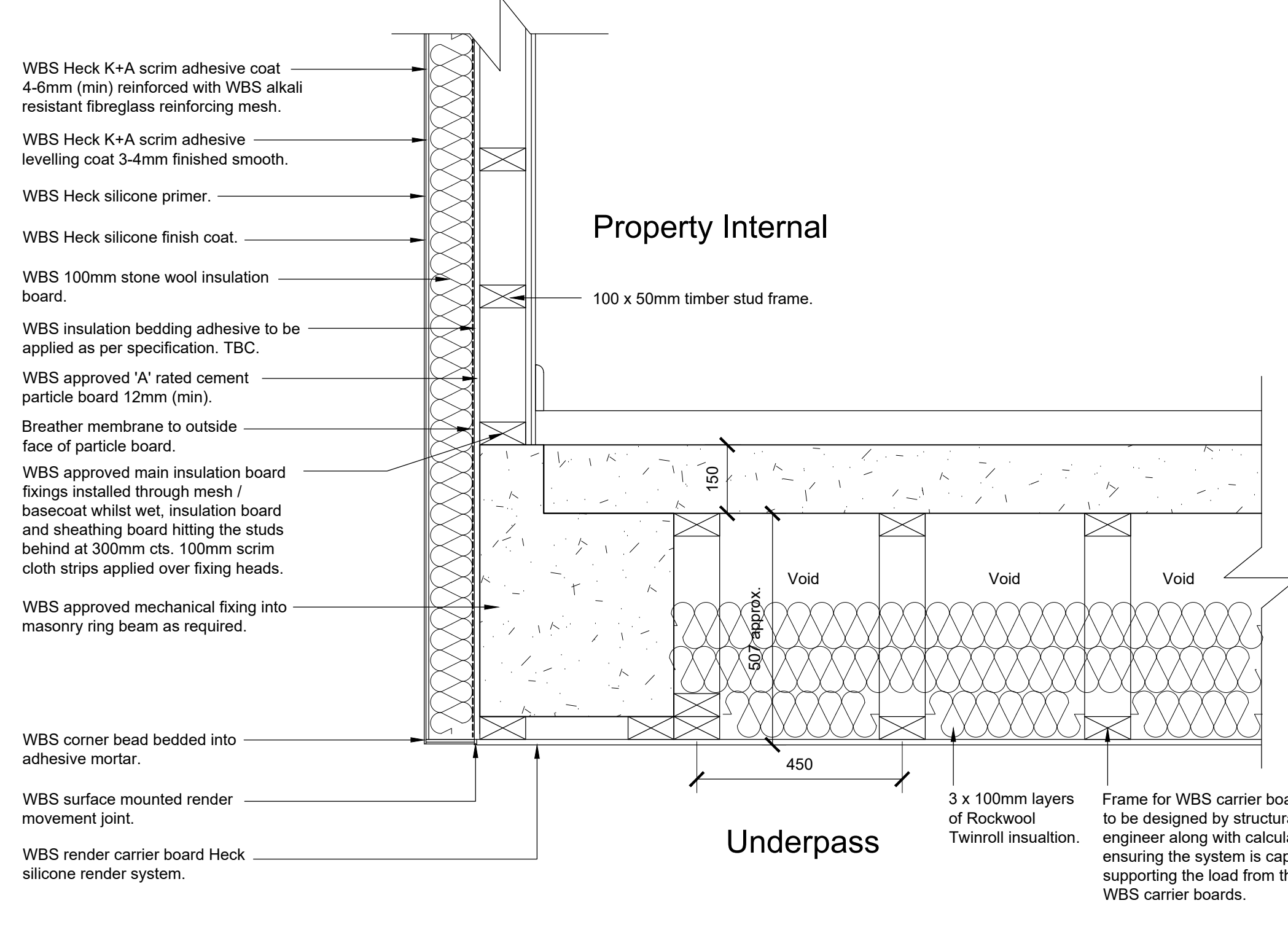
Wetherby Render Carrier Board HECK Silicone Render System as per Wetherby specification AS_23-00333LR. New structural supporting frame as detailed and 3 x 100mm layers of Rockwool Twinroll or equal and approved insulation within void.



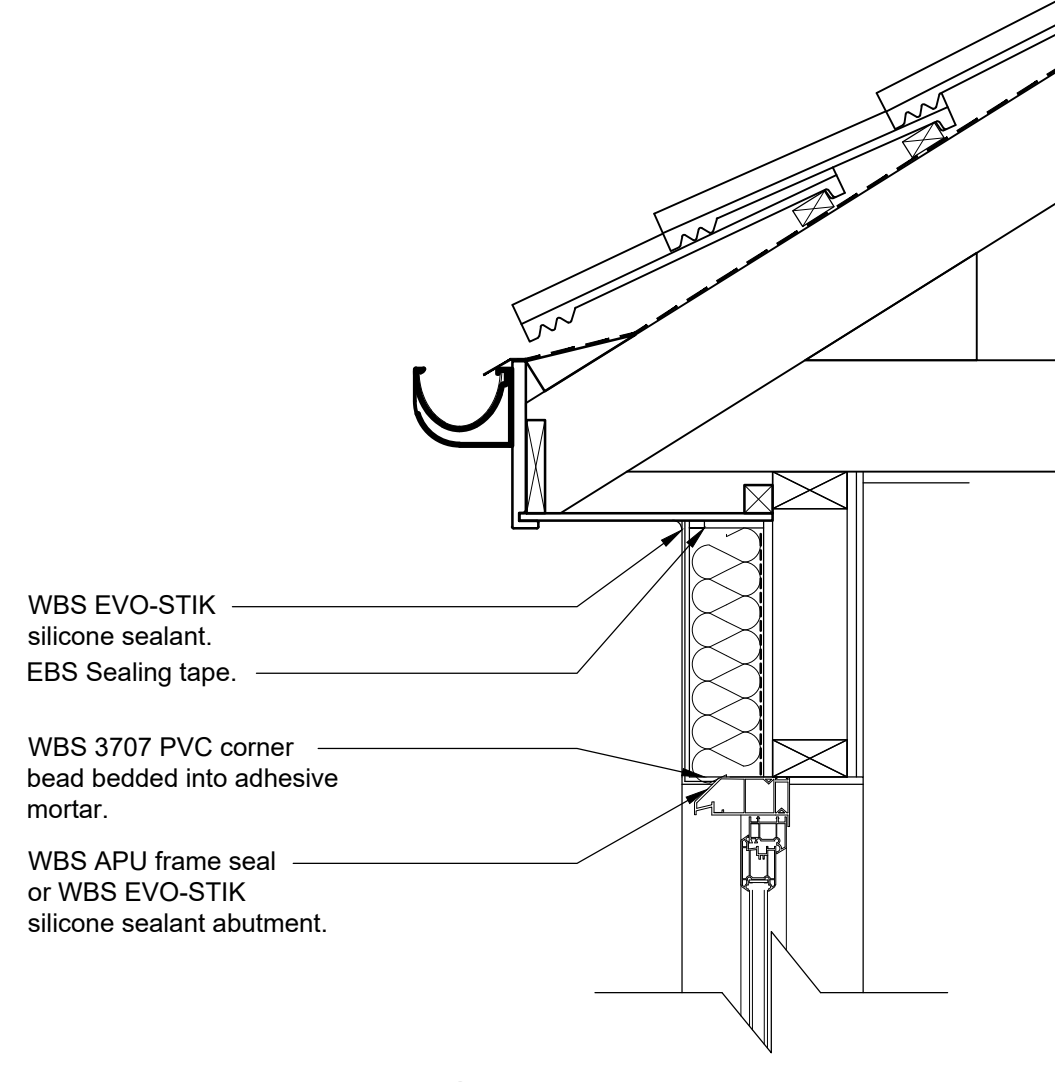
Typical Existing Section Through External Wall
Scale 1:10



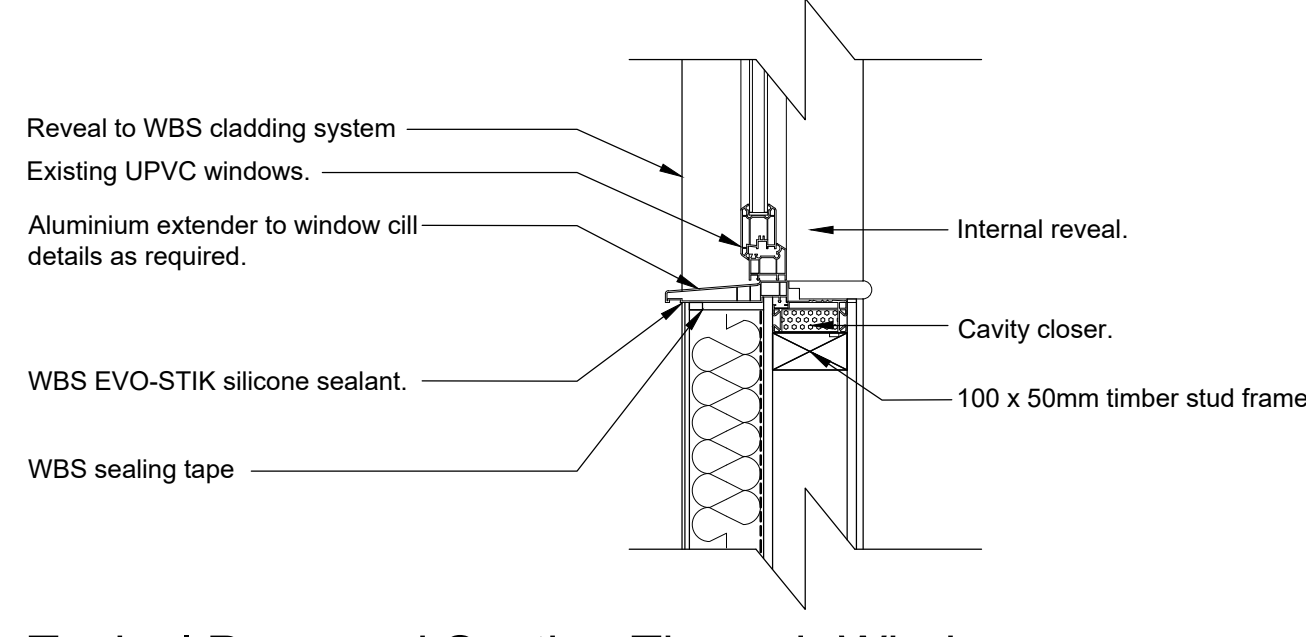
Typical Existing Section Through External Wall & Underpass
Scale 1:10



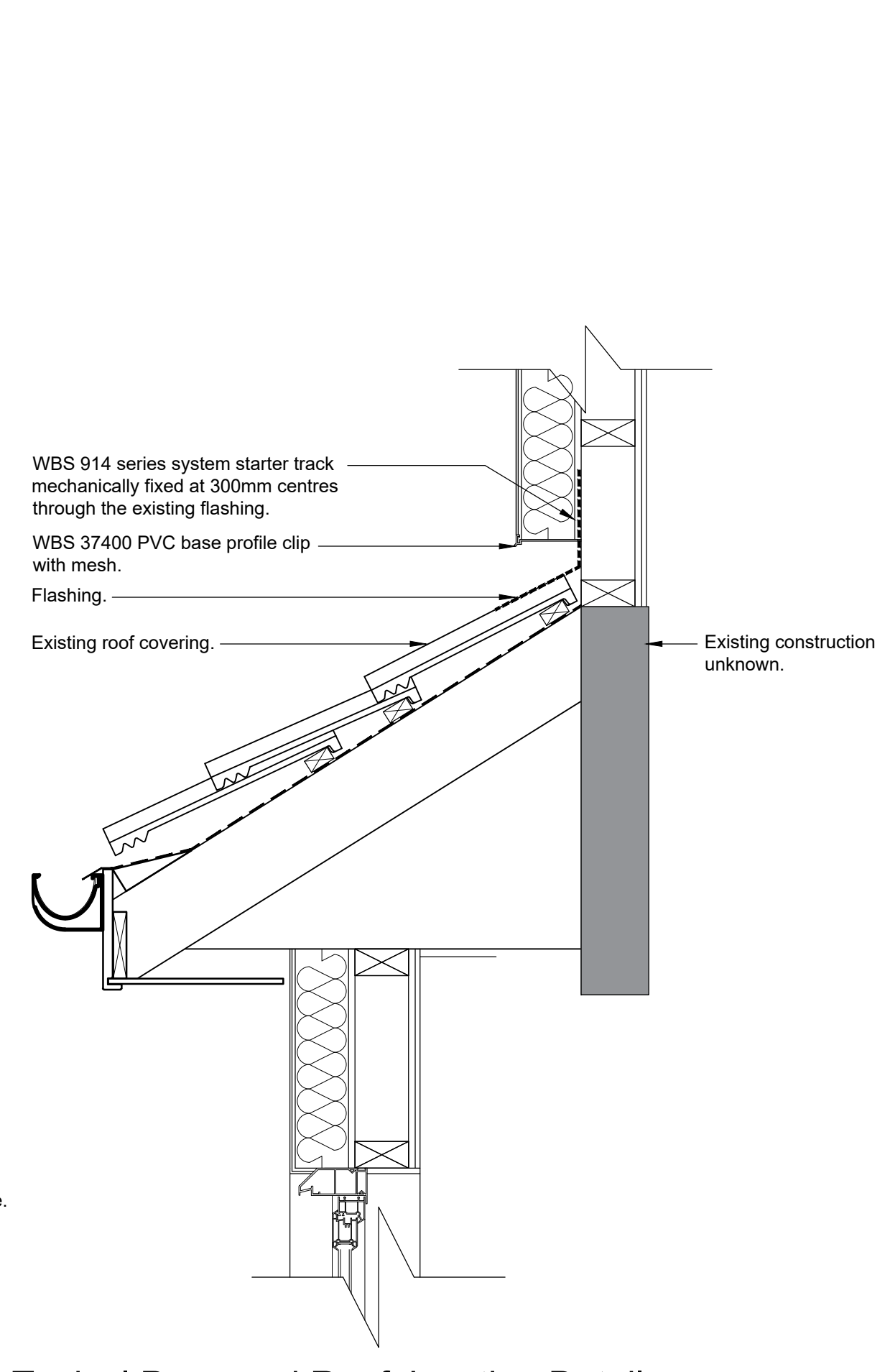
Typical Proposed Section Through External Wall & Underpass
Scale 1:10



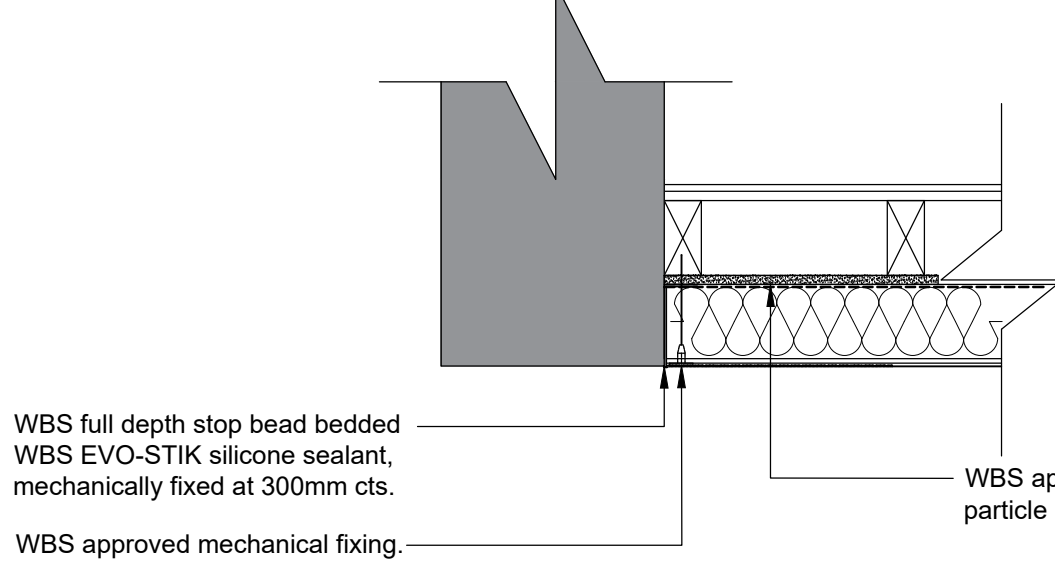
Typical Proposed Section Through Window Head / Soffit Detail
Scale 1:10



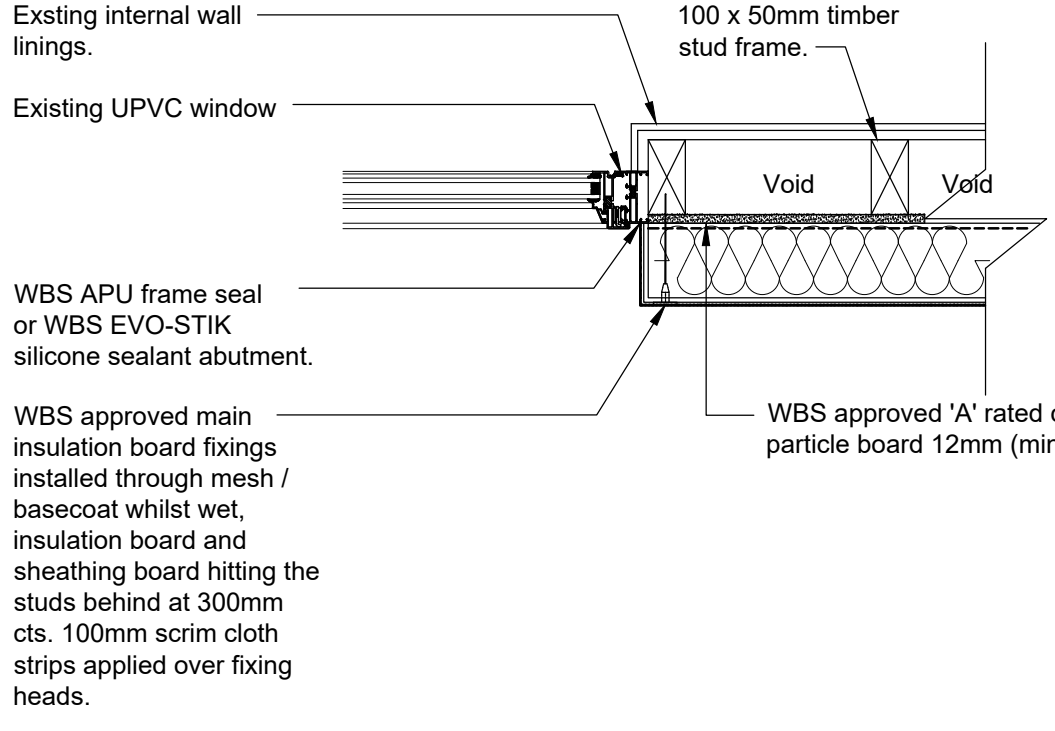
Typical Proposed Section Through Window Cill Detail
Scale 1:10



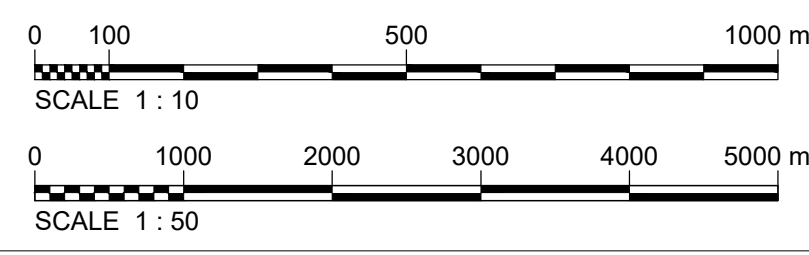
Typical Proposed Roof Junction Detail
Scale 1:10



Typical Proposed Party Wall Detail (Plan)
Scale 1:10



Typical Proposed Window Jamb Detail (Plan)
Scale 1:10



PI	Planning	WBS	NRI	SAS
Ver	Details	08.12.23	08.12.23	08.12.23
		Author	Checked	Approved
		& Date	& Date	& Date
align PROPERTY PARTNERS				
White Rose House (2nd Floor), Northcliffe Business Park, Thurston Road, Northcliffe, GL2 2NA, Tel: 01628 797273				
Client: Barnsley Metropolitan Borough Council				
Project Name: Cladding Replacements (Phase 1) Worsbrough				
Drawing Title: No. 14 - 16 John Street Elevations and Details				
Project: Planning				
Drawn	WBS	08.12.23	08.12.23	08.12.23
SCALE	1:10	1:50	1:100	1:500
Original Size	Date	Date	Date	Date
A1	08.12.23	08.12.23	08.12.23	08.12.23
Drawing Number	BC2202 22-APP-XX-XX-DR-B-000223			Version
	P1			