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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 Weatherby specification AS_23-003331R. 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 Weatherby 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.

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Notes

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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.

Planning		WRB	NRL	GAS
Ver.	Details	Author & Date	Checked & Date	Approved & Date



align PARTNERS

White Rose House (2nd Floor), Northampton Business Park,
Thruston Road, Northampton, NN4 2NA Tel: 01609 797323

Client **Barnsley Metropolitan Borough Council**

Project name **Replacement Replacements (Phase 1)**
Worsbrough

Drawing Title
George Street 12-14
Elevations and Details

Planning		Checked	Approved
Scale	WRB	NRL	GAS
1:50, 1:10			
Original	Date	Date	Date
AI	15/12/23	16/12/23	14/1/2025

Drawing Number
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Version
P1