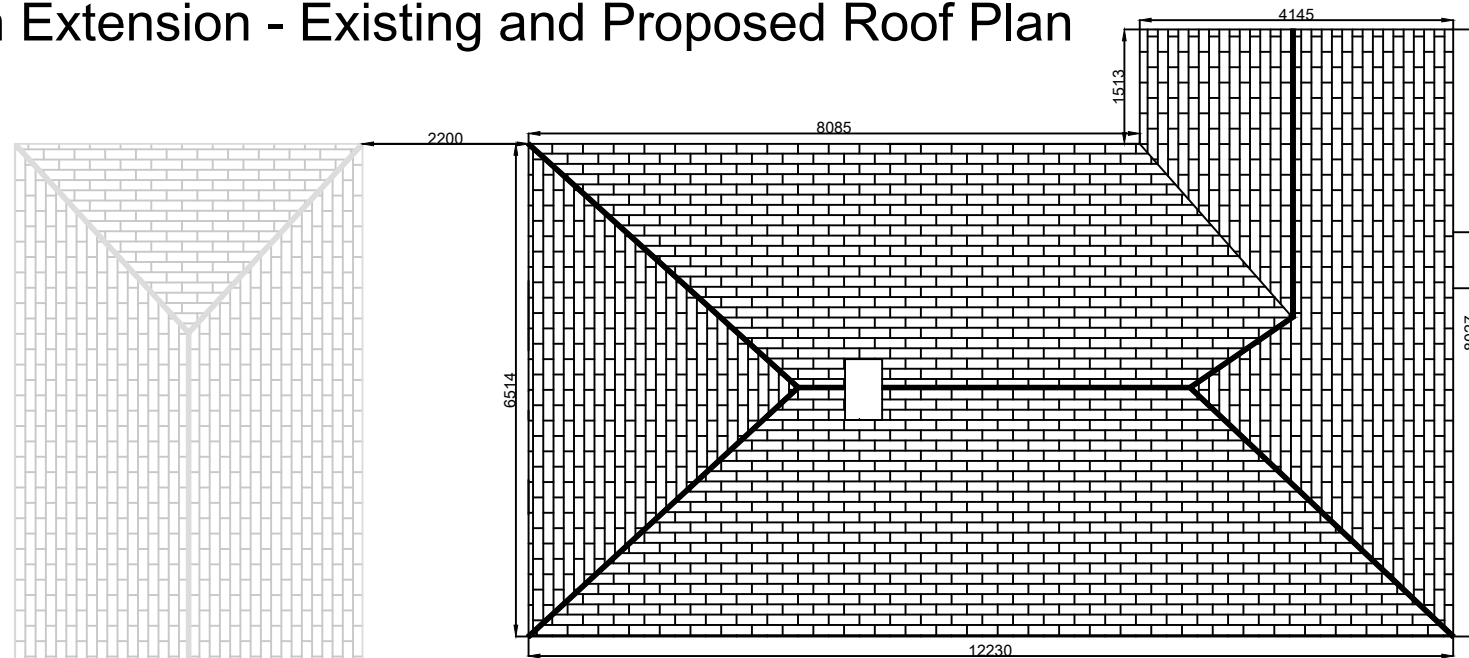


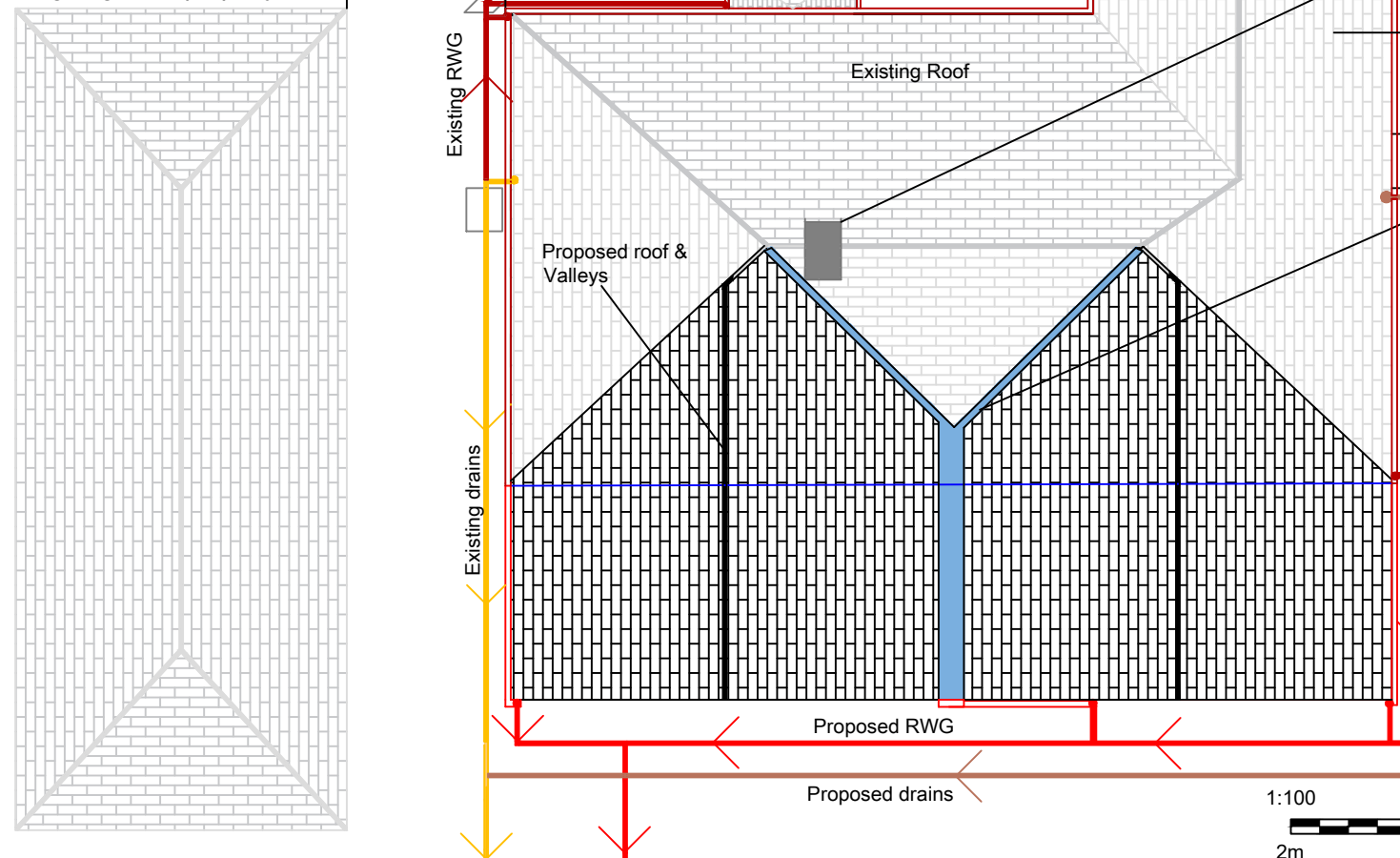
Hyden Extension - Existing and Proposed Roof Plan



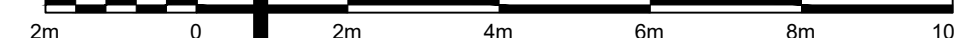
Existing Roof Plan

Proposed Roof Plan

Approximate distance between garage and property.



1:100



Boundary wall and approximate distance.

Chimney stack to be removed in conjunction with internal removal of chimney breasts, and roof coverings made good to engineers satisfaction.

Roof finish to match existing as close as possible, incorporating plain concrete tiles to same dimensions and colour.

Proposed roof structure, new ridges projecting from original to two gable ended roofs. Valley gutter to be incorporated where roof slopes meet. To engineers and roofers designs.

Current foul drainage on the right Elevation and proposed SVP on the left Elevation. Assumed route from the left elevation towards the septic tank at the rear of the property, and proposed route for the new SVP and foul drainage.

New rainwater gullies to each corner of the rear elevation and to the valley gutter, linked to soakaways if possible. Capacity of existing soakaways to be established by the installer. New soakaways installed if required.

Assumed drainage route towards soakaway, and proposed / existing position of RWG's. Drainage route to the front elevation is unknown, an assumed route has been plotted. Drainage routes need to be confirmed.

These drawings are intended for planning and design purposes only.

They are not detailed structural or construction drawings.

All dimensions and scales must be verified on-site before proceeding with any work. The client and/or contractor is responsible for confirming the accuracy of all measurements.

These drawings are based on available site information and visual surveys.

No detailed structural, topographical, or boundary surveys have been undertaken unless otherwise stated.

The responsibility for compliance with building regulations, structural integrity, and construction details lies with the appointed contractor and/or structural engineer.

Third-party permissions, including but not limited to Party Wall Agreements, landlord consents, and neighbor consultations, remain the responsibility of the client.

Any assumptions made within these drawings (e.g., regarding existing structural elements, boundaries, or underground services) must be independently verified before construction.

The contractor is responsible for ensuring that the construction aligns with these plans and complies with all applicable building regulations and standards.

The location of underground services (e.g., water, gas, electricity) has not been confirmed. It is the responsibility of the contractor to conduct necessary investigations.

These plans do not specify materials. It is the responsibility of the contractor to source appropriate materials and ensure their suitability for the project.

Approval of these plans does not constitute planning permission or guarantee approval from any local authority.

Any modifications to the design after approval of these plans must be communicated in writing and may require revised drawings and additional permissions.

Any structural elements, such as steel beams, foundations, or load-bearing walls, must be designed and certified by a qualified structural engineer.

These plans do not account for potential environmental or ground conditions, such as flooding or subsidence. Independent assessments are advised.

The accuracy of existing conditions is based on visual inspection and provided information. No guarantees are made regarding the presence of concealed or unforeseen elements.

The creator of these drawings accepts no responsibility for issues arising from improper use, misinterpretation, or errors introduced by third parties.

The left and right elevations are shown as viewed from the front elevation.



27 Dodworth Road, Barnsley, S70 6DW

Mrs Jane Gibbons

Hyden, extension
Hyden, Halifax Road, Sheffield, S35 7AJ

Roof Plans - Existing & Proposed

DRAWING NUMBER	HSD26006 -P-301-B	REVISION	B
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PROJECT NUMBER	HSD26006
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NTS	AUTHOR	CHECKED	PHB	CO-ORD CHECK
A3	16/04/2026	16/04/2026		

Status: Planning

DO NOT SCALE
USE ONLY WRITTEN DIMENSIONS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO THE WORKS BEING PUT INTO HAND AND ANY DISCREPANCIES TO BE REPORTED TO THE ORIGINATOR.