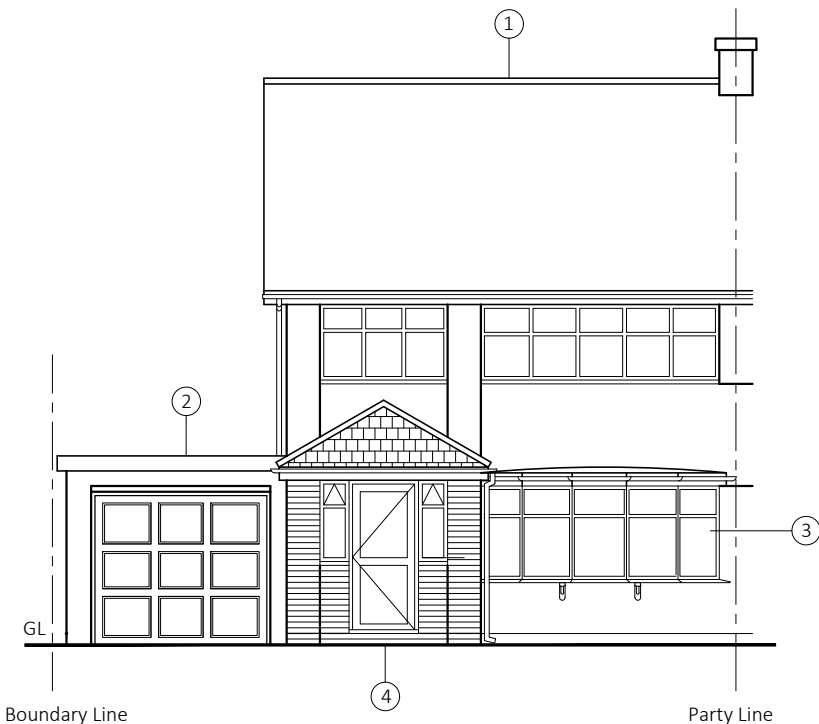
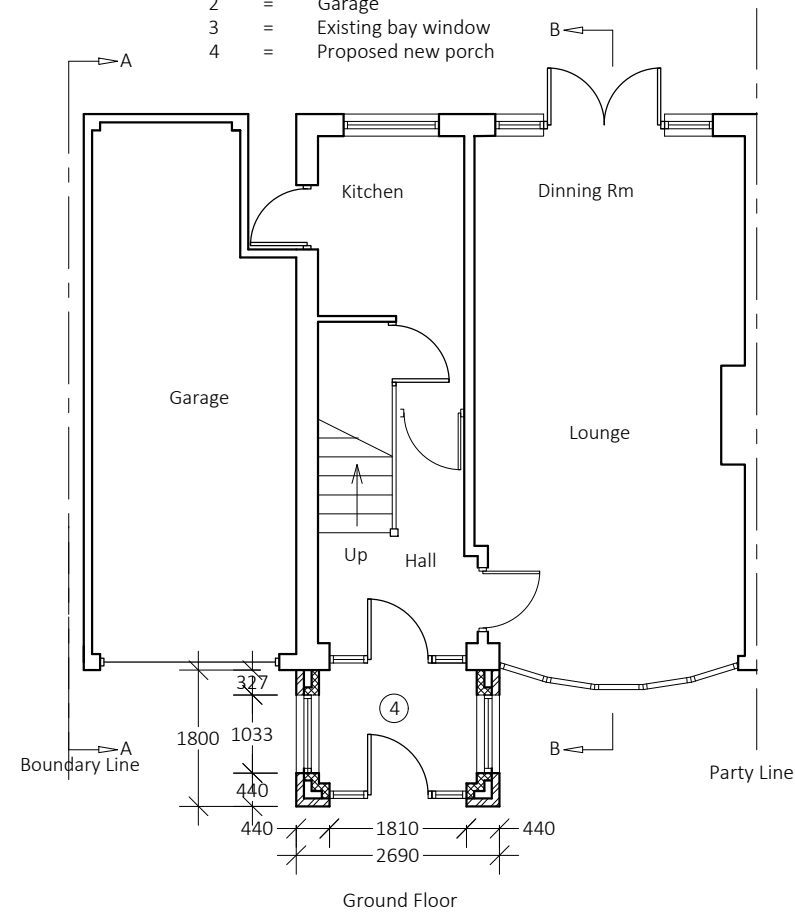


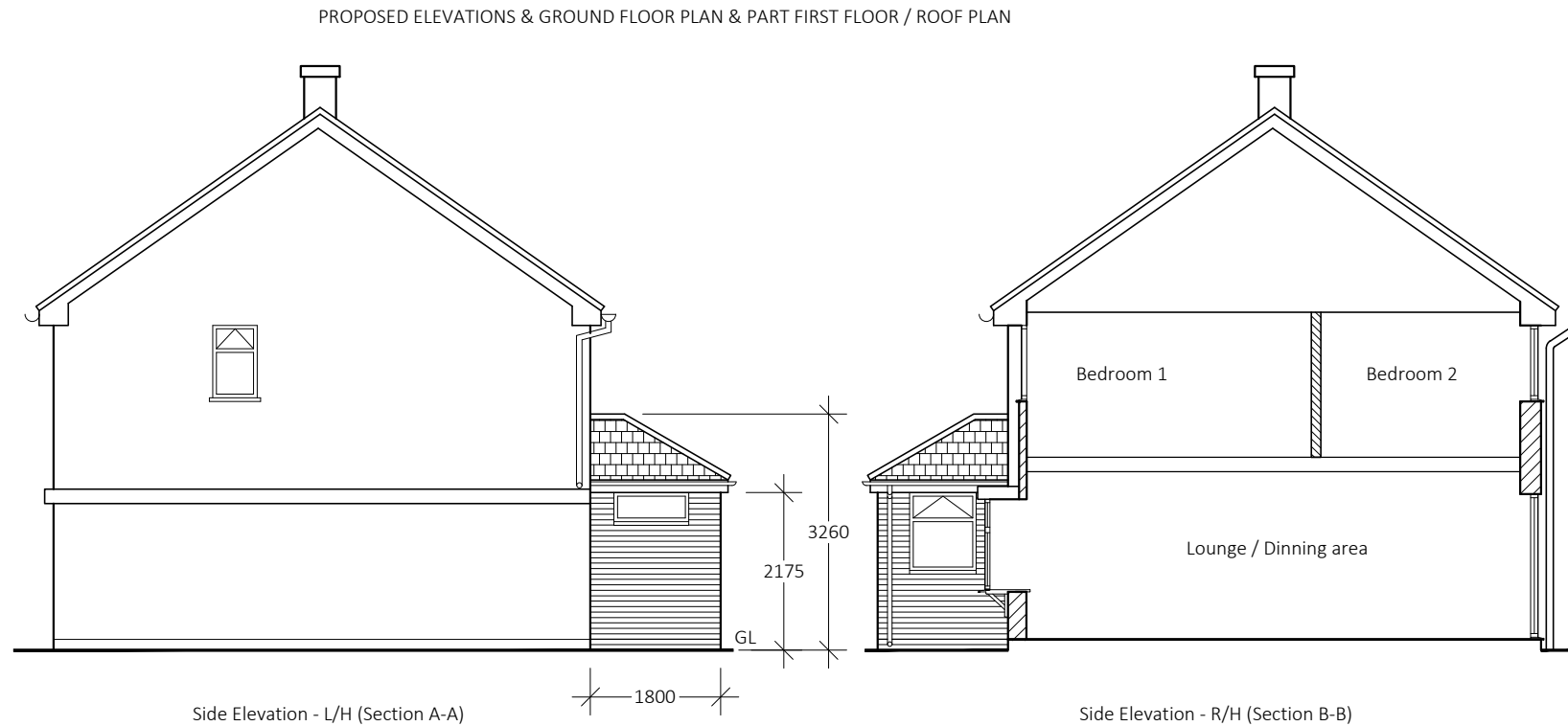


Front Elevation
LEDGER - Proposed

- 1 = 75 Vigilant Way
2 = Garage
3 = Existing bay window
4 = Proposed new porch



Ground Floor



Side Elevation - L/H (Section A-A)

Side Elevation - R/H (Section B-B)

Foundations - Porch

New foundations are to be a size and depth to suit site conditions and Local Authority requirements and are to be mass concrete trench fill type a minimum of 700mm deep and 600mm wide; concrete to be 1:2:4 (3/4") mix; depth of excavation to suit site conditions and Local Authority requirements.

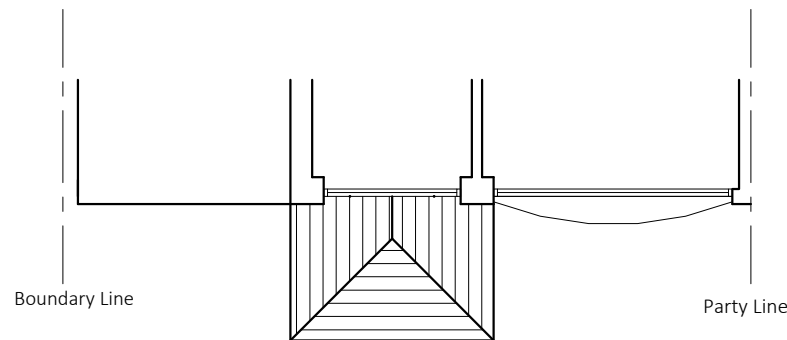
Underside of foundations to be a minimum of 1000mm below the ground level in cohesive sub-soil and 450mm in non-cohesive sub-soil and in all cases below the invert level of all adjacent drains runs.

Floor Construction - Porch

To match existing - 50mm screed on 100mm oversite concrete. 1200 gauge polythene DPM, lapped and jointed with existing DPC on 65mm Styrofoam insulation sand blinded 150mm hardcore bed.on existing garage floor.

Damp Proof Course:

To be Hyload pitch polymer type lapped a minimum of 150mm at all joints and be bedded on sand/cement mortar. To be continuous with existing & stepped where necessary.



First Floor Plan (Part Off) & Roof Plan

External Walls - Porch .

Cavity walls are to be formed in 102 face brickwork to match existing with 100mm cavity with 100mm Celcon Solar block inner leaf, tied in with 200 x 3.5mm stainless steel butterfly wall ties @ 900mm horizontal & 400mm vertical maximum centres. Finished internally with 13mm plaster. Cavity insulation to be 55mm Kingspan K3 wall batts or similar & equally approved. New walling to achieve U-value of 0.28W/m2K or better. Supply & fit Insulated cavity closure.

New external walls are to be tied to existing external walls by means of 'Catnic' or equal approved stainless steel adjustable profile cramps.

Include min. 50 x 100mm wallplate fixed down by 3.5mm thick x 50mm wide x 600mm long stainless steel straps @ 1200mm centers

Pitched Roof Construction - Porch.

New cut & pitched roof comprising roof tiles incorporating tiles to match existing roof on 38 x 19mm softwood tanalised tiling battens on layer of untearable sarking felt (to be dressed into rainwater gutter at eaves level) on 150 x 50mm softwood rafters at 450mm centres spiked to 225 x 25mm ridge board. Rafters bird mouthed over and spiked to 100 x 50mm softwood wall plates at eaves level. Supply & fit min insulation between rafters. Roof to be ventilated in accordance with current requirements.

Rainwater disposal (RWGs)

Black plastic half round gutter to match existing. New guttering connecting to round downpipe with shoe for rainwater disposal onto existing flower bed.

Fasica, Soffits

White plastic NE 150mm soffit & NE 175mm fascia

Windows

New windows to be uPVC double glazed and to comply with current requirements to achieve u-value of 1.4W/m2k & supported under insulated Catnic lintels, sized to suit opening with min 150mm bearing.

Main Entrance Door

New windows to be uPVC / composite door, double glazed vision panels and to comply with current requirements to achieve u-value of 1.4W/m2k & supported under insulated Catnic lintels, sized to suit opening with min 150mm bearing.

NOTES:

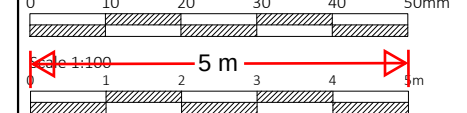
Do not scale this drawing

All dimension must be checked on site before fabrication / construction

Material & workmanship shall be to the best of their respective kind and in accordance with current British and European Standards & Codes of Practice, Statutory Authority & Manufacturers recommendations / specification

This Drg may have been reduced

Scale 1:1



AMENDMENTS

J M D
Property Services

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Client / Location

Mrs Christian Thomson
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Job Title

Front Porch

Drawing Title

Proposed
Elevations and Plans

Scale

1:100 @ A3

Date

March 2025

Designed by

MB

Drawn by

MB

Checked by

Client (CL)

Approved by

Client

Drawing No.

JMD-1238-E-110

Revision

P1

Status

Planning Issue

File Ref:

JMD-12138-E-Drawing-02