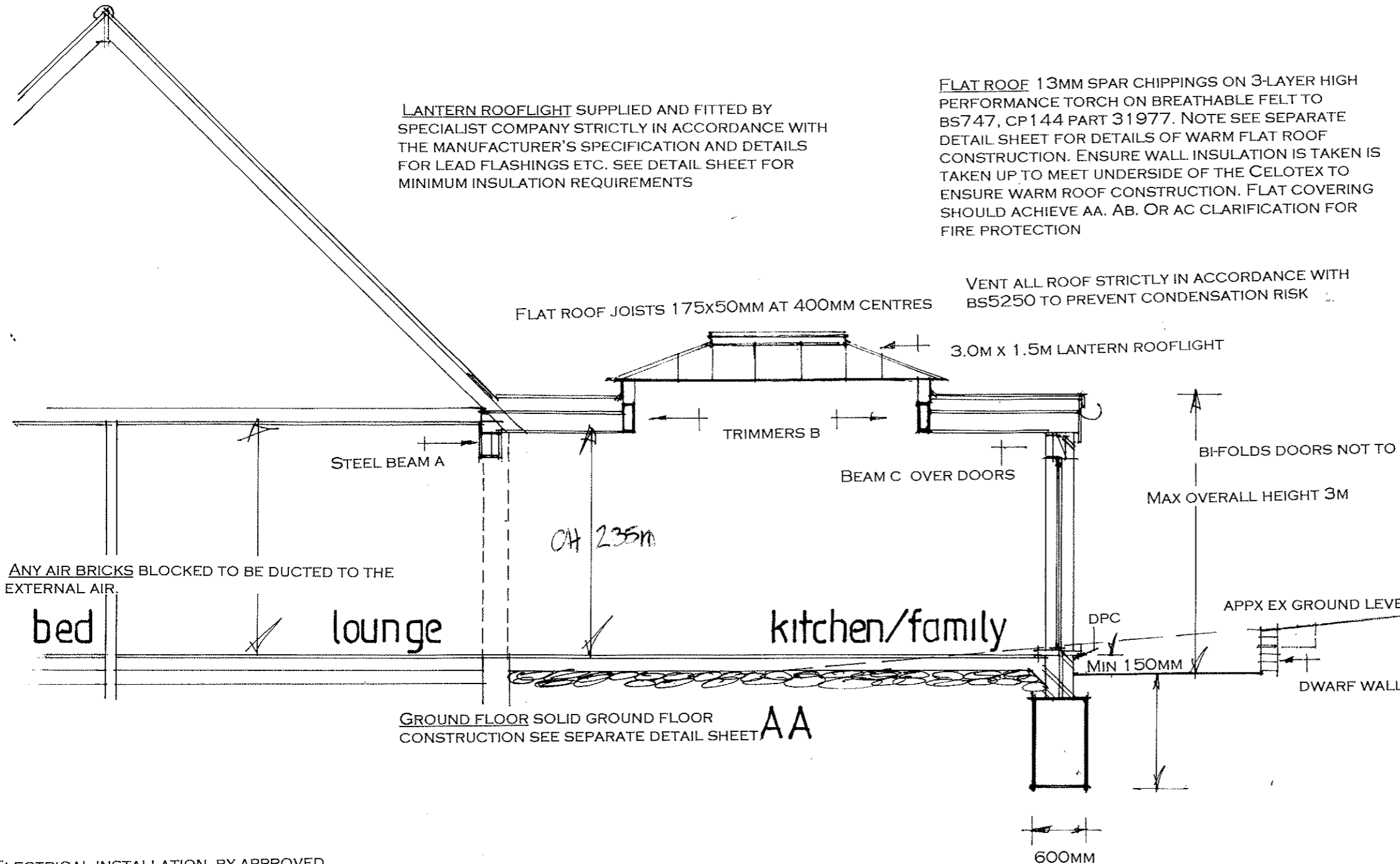


PROPOSED SINGLE STOREY REAR ADDITION. 45, BROOKLANDS RD, BEDHAMPTON, HANTS. FOR MR & MRS B. WAIN.

AMENDED DEC 2023 (CORNER SPLAY)



LANTERN ROOFLIGHT SUPPLIED AND FITTED BY SPECIALIST COMPANY STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND DETAILS FOR LEAD FLASHINGS ETC. SEE DETAIL SHEET FOR MINIMUM INSULATION REQUIREMENTS

FLAT ROOF 13MM SPAR CHIPPINGS ON 3-LAYER HIGH PERFORMANCE TORCH ON BREATHABLE FELT TO BS747, CP144 PART 31977. NOTE SEE SEPARATE DETAIL SHEET FOR DETAILS OF WARM FLAT ROOF CONSTRUCTION. ENSURE WALL INSULATION IS TAKEN UP TO MEET UNDERSIDE OF THE CELOTEX TO ENSURE WARM ROOF CONSTRUCTION. FLAT COVERING SHOULD ACHIEVE AA, AB, OR AC CLARIFICATION FOR FIRE PROTECTION

VENT ALL ROOF STRICTLY IN ACCORDANCE WITH BS5250 TO PREVENT CONDENSATION RISK

FLAT ROOF JOISTS 175x50MM AT 400MM CENTRES

3.0M X 1.5M LANTERN ROOFLIGHT

STEEL BEAM A

TRIMMERS B

BEAM C OVER DOORS

BI-FOLDS DOORS NOT TO BE TOP HUNG

MAX OVERALL HEIGHT 3M

ANY AIR BRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR.

APPX EX GROUND LEVEL

bed lounge

kitchen/family

DPC

MIN 150MM

DWARF WALL

GROUND FLOOR SOLID GROUND FLOOR CONSTRUCTION SEE SEPARATE DETAIL SHEET AA

600MM

ELECTRICAL INSTALLATION BY APPROVED CERTIFICATED ELECTRICIAN TO COMPLY WITH APPROVED DOCUMENT P. CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK. BY COMPETENT APPROVED CERTIFICATED ELECTRICIAN USE ENERGY EFFICIENT LIGHT BULBS AND FITTINGS.

FOUNDATIONS TO LOCAL AUTHORITY APPROVAL TO SUIT SITE CONDITIONS. USE ONLY CLASS A CONCRETE BLOCKS BELOW GROUND LEVEL. FOUNDATIONS ALSO TO COMPLY WITH NHBC PRACTICE NOTE WITH REGARD TO ANY TREES., TRENCH FILL FOUNDATIONS. NOTE DUE TO THE CLOSE PROXIMITY OF EXISTING TREES THE DEPTH OF THE FOUNDATIONS IS TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING CONTROL PRIOR THE COMMENCEMENT OF ANY WORK

WALLS CAVITY WALLS BRICKWORK TO MATCH EXTERNALLY SEE SEPARATE DETAIL SHEET.

BUILD SMALL DWARF RETAINING WALL WHERE GARDEN EXCAVATED TO LEVEL EXTERNALLY

TAKE DOWN EXISTING KITCHEN AND MAKE GOOD EXISTING PITCHED ROOF. CEILING HEIGHT 2.3M

CATNIC LINTELS OVER ALL NEW OPENINGS, SIZE IN ACCORDANCE WITH THE MANUFACTURERS SPAN TABLES MINIMUM 150MM END BEARINGS.

STRAP DOWN NEW FLAT ROOF WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMX5MM AND AT 1.2M CENTRES.

WINDOWS TO BE DOUBLE AND TO ACHIEVE A U VALUE OF 1.4W/M2K TO GIVE A MINIMUM 1/20TH OF THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ. TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW-LEVEL GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206

RAINWATER DISPOSAL VIA 100MM DIAMETER GUTTERS AND DOWNPIPE TO PICK UP INTO EXISTING SURFACE WATER DRAINS IF FOUND AVAILABLE TO LA APPROVAL ON SITE, ALTERNATIVELY TO NEW SOAKAWAYS MIN 5M FROM ANY BUILDING AND MIN 1M/3

PROVIDE MECHANICAL VENTILATION TO NEW KITCHEN AND UTILITY ROOM/WC DUCTED TO THE EXTERNAL AIR MINIMUM CAPACITY 60 LITRES/SEC

NEW DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE HAUNCH IN 150MM CONCRETE WHERE SHALLOW.

date oct 23

scale 1:50

SECTION DRAWING AA

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