

**PROPOSED SINGLE STOREY REAR ADDITION.
PASTORAL, WOODGASTON LANE,
HAYLING ISLAND, HANTS.
FOR MR S. HARRISON.**

A CAVITY TRAY AND LEAD FLASHING ARE REQUIRED AT THE JUNCTION OF THE NEW FLAT ROOF AND THE CAVITY WALLS OF THE EXISTING HOUSE.

FLAT ROOF 13MM SPAR CHIPPINGS ON 3-LAYER HIGH PERFORMANCE TORCH ON BREATHABLE FELT TO BS747, CP144 PART 3 1977. 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

FLAT ROOF JOISTS 175x50MM AT 400MM CENTRES

WALLS FACE BRICK CAVITY WALLS TO MATCH EXTERNALLY SEE SEPARATE DETAIL SHEET.

STUDWORK WELL BRACED 100x50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES INSERT BETWEEN STUDS 100MM THICK SOUND DEADENING QUILT MINIMUM DENSITY 10KG/M3 ALL BUILT OFF DOUBLE JOISTS WHERE APPROPRIATE.

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

STRAP DOWN NEW ROOF WITH MILD STEEL ANCHORS MINIMUM CROSS SECTION 30MMx5MM AND AT 1.2M CENTRES.
CLOSE TOP OF NEW CAVITY WALLS WITH BRICKWORK.

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

NEW DRAINS TO BE 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE HAUNCH IN 150MM CONCRETE UNDER BUILDING PROTECT WITH LINTELS THROUGH FOUNDATIONS

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 AND HEDGES THE DEPTH OF THE FOUNDATIONS IS TO BE AGREED ON SITE WITH THE LOCAL AUTHORITY BUILDING CONTROL PRIOR THE COMMENCEMENT OF ANY WORK

GROUND FLOOR SOLID GROUND FLOOR CONSTRUCTION SEE SEPARATE DETAIL SHEET.

ANY AIR BRICKS BLOCKED TO BE DUCTED TO THE EXTERNAL AIR

NOTE CHECK ALL MEASUREMENTS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

WALLS TO BE FULLY BONDED TO THE EXISTING CAVITIES AND DAMP-PROOF COURSES TO BE MAINTAINED CONTINUOUS CLOSE ALL REVEALS WITH INSULATED CAVITY CLOSERS.

DATE NOV 2022
SCALE 1.50

SECTION DRAWING AA

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