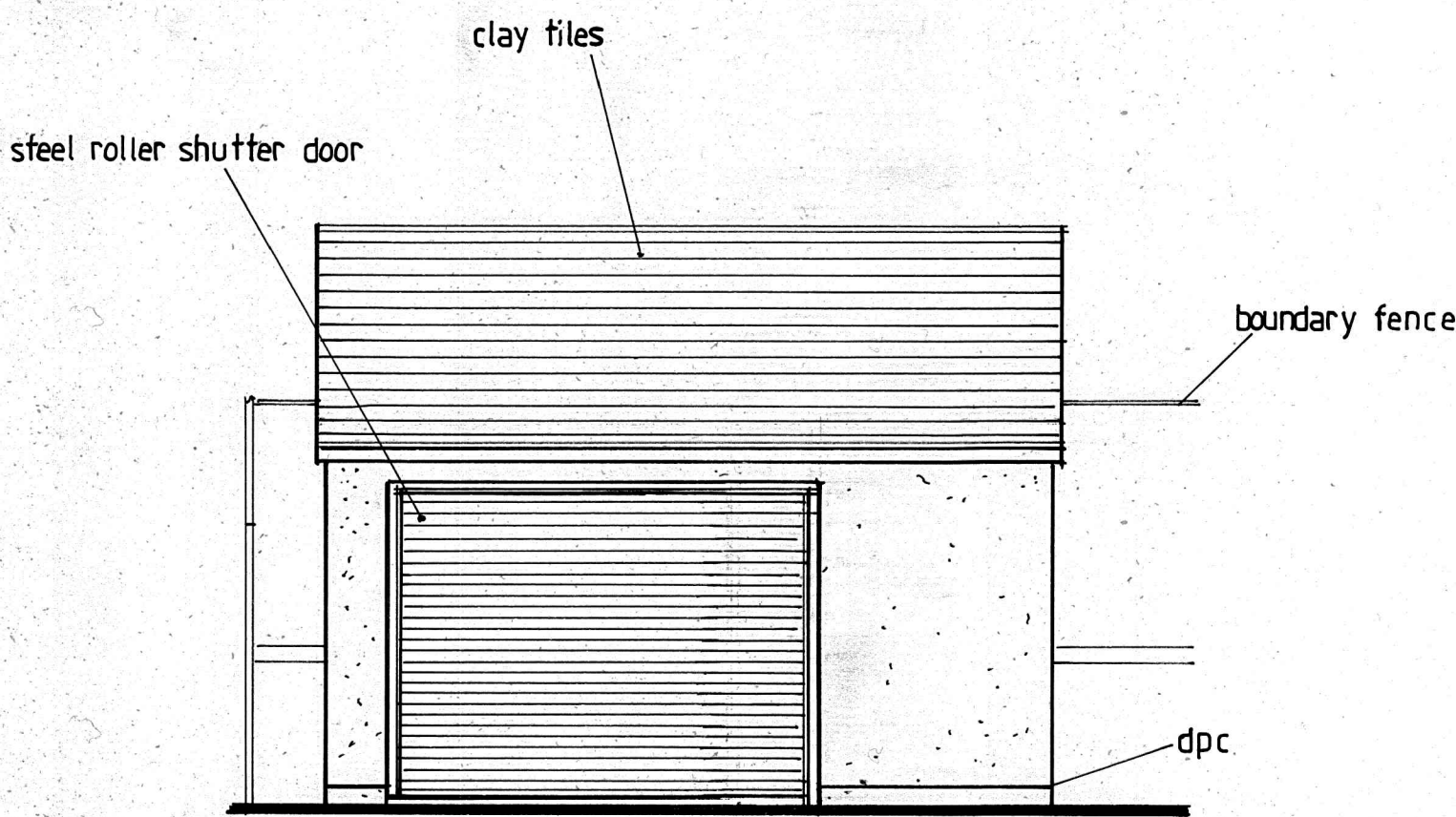
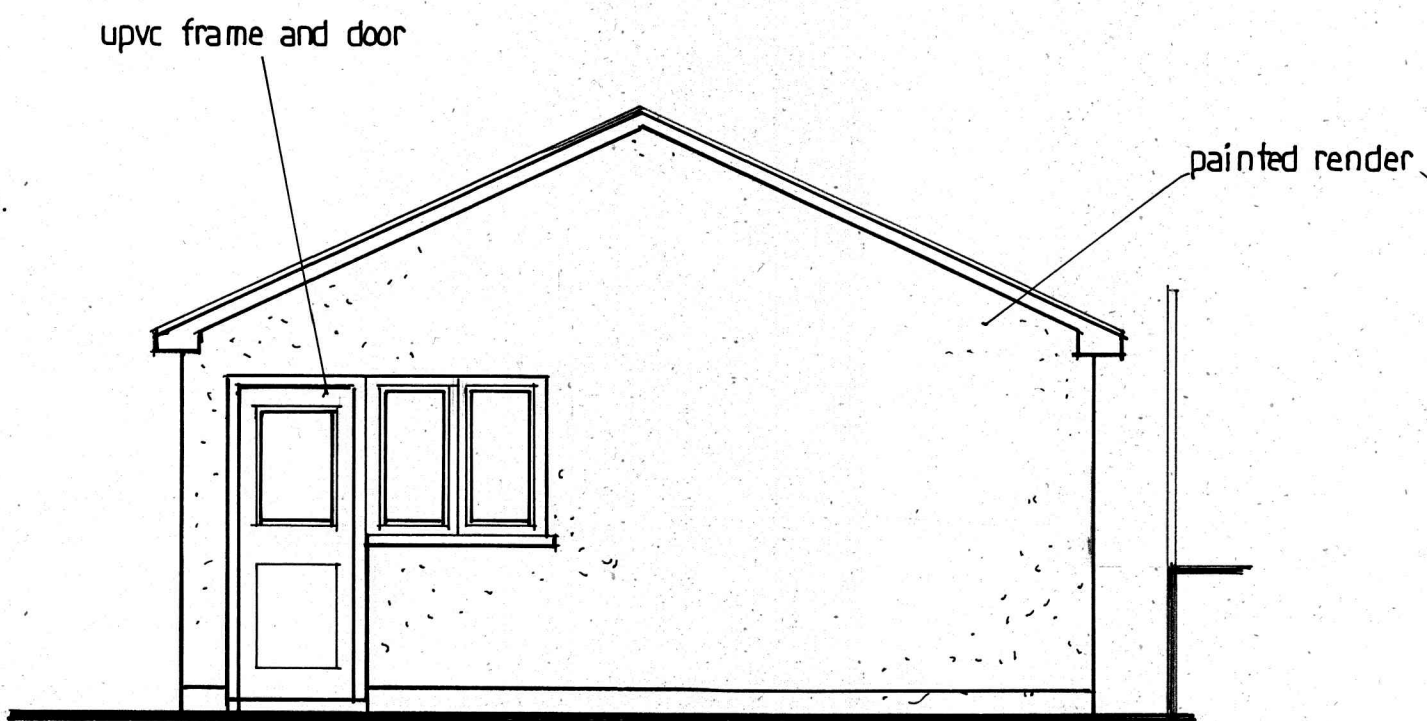
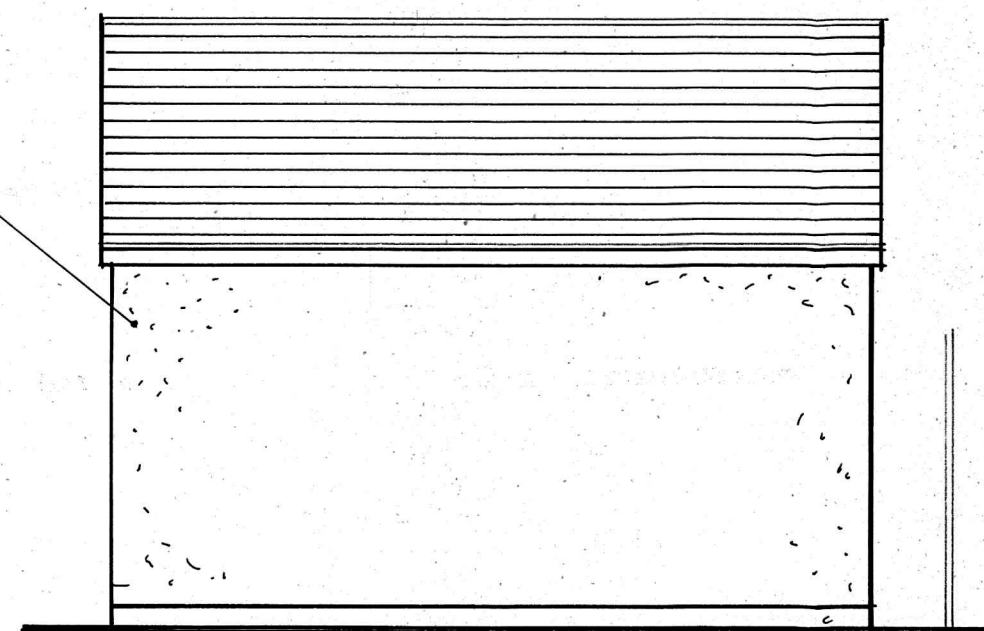




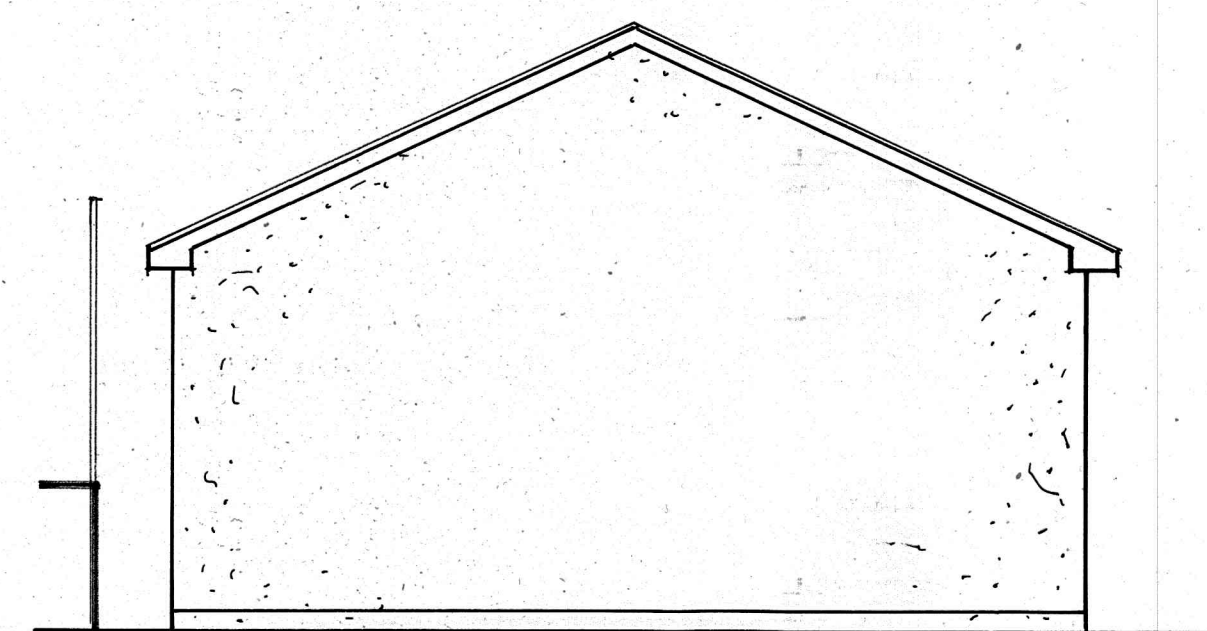
proposed front elevation.



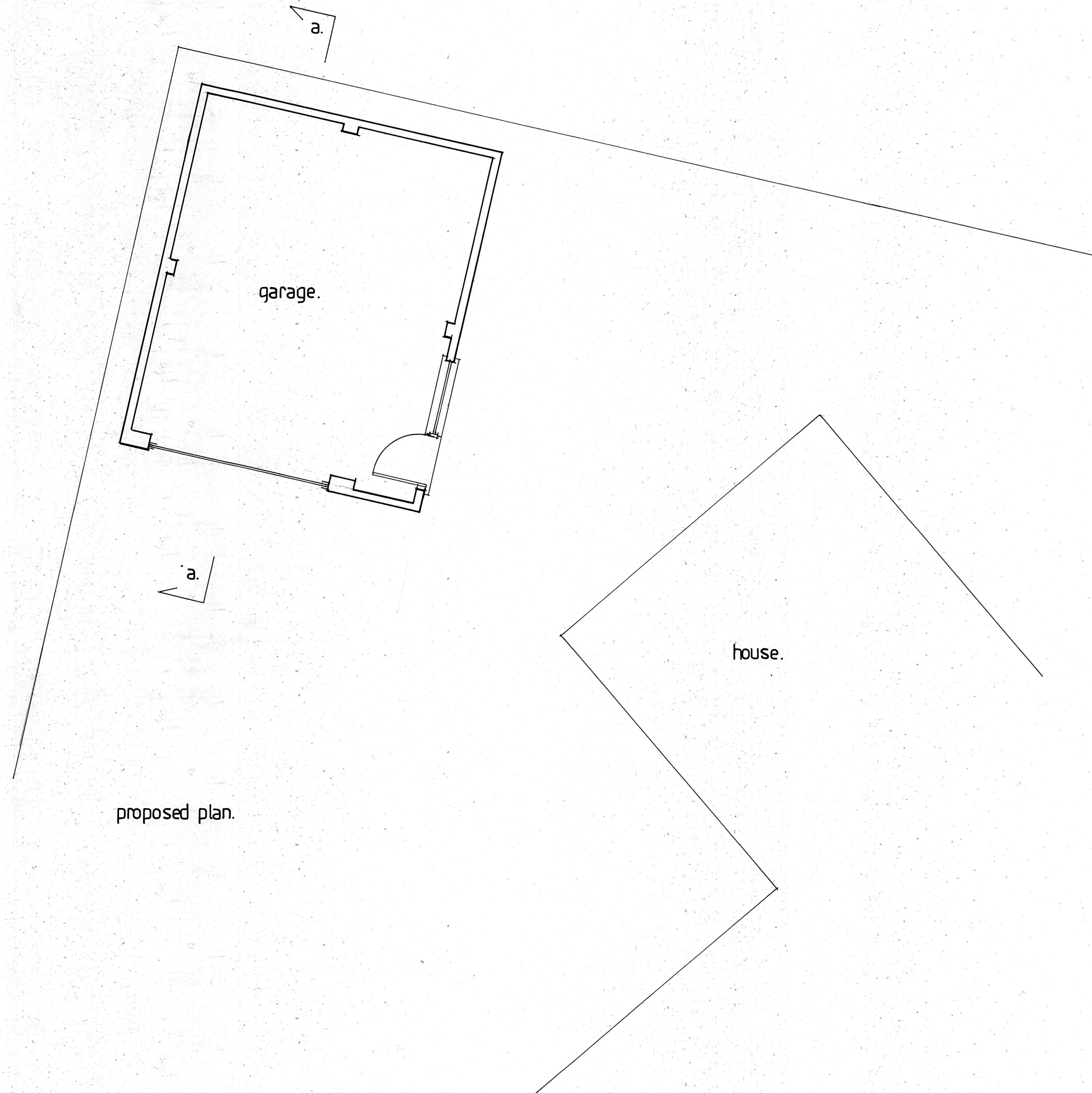
proposed side elevation.



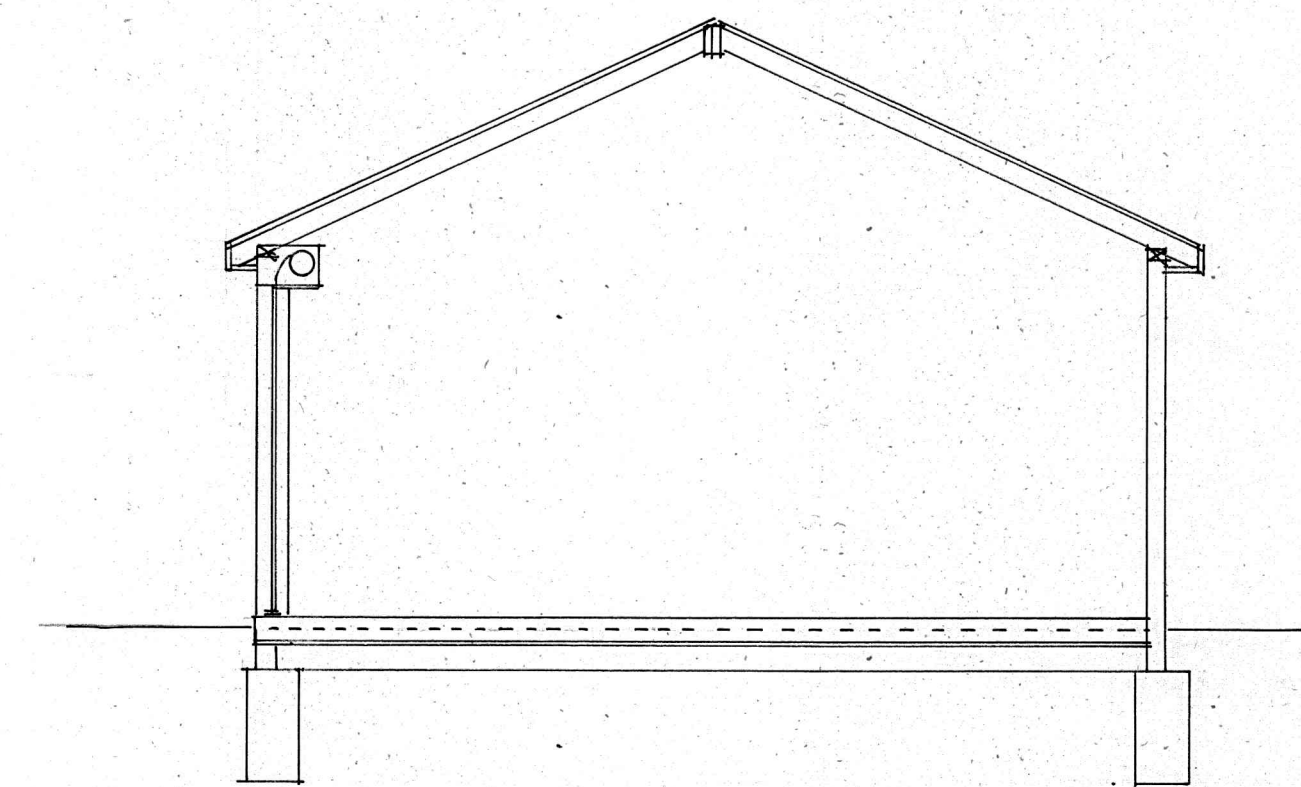
proposed rear elevation.



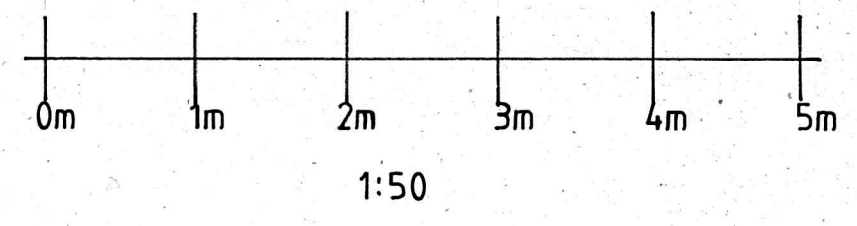
proposed side elevation.



proposed plan.



section a.a.



FOUNDATIONS: Concrete trench fill minimum 400 wide at minimum depth 1.0m or 1.20m in clay soil or to suit local ground conditions. Foundations to be below invert level of any drains where within 3.0m

NEW CONCRETE FLOORS: 150mm concrete with A142 Steel Mesh in centre on 1200-gauge damp proof membrane continuous with damp proof courses on 150mm well consolidated hardcore.

NEW EXTERNAL WALL: 100mm concrete blocks with Painted render externally. Steel lintols over all new openings minimum bearing 150mm. DPC to be minimum 150mm from ground level. Walls to achieve minimum ½ hour fire protection each side where within 1.00m of boundary.

NEW PITCH ROOF: Clay tiles on battens on felt on 47x150mm C24 pressure treated rafters at 400mm centres. With 2no 47x245mm C24+10x220mm Fitch Plate as ridge beam. Strap down roof with 6x32x1000mm galvanised mild steel straps at maximum 1.20m around perimeter and up slope of gables for lateral support.

100mm diameter half round guttering to 75mm Diameter down pipe to discharge two new soakaway minimum 5m from any building. Size of soakaway to minimum 1.00m cube and lined with permeable membrane.

ANY DIMENSIONS ARE TO BE CHECKED ON SITE. THESE DETAILS ARE FOR LOCAL AUTHORITY PLANNING AND BUILDING REGULATION PURPOSES ONLY AND ARE NOT WORKING DRAWINGS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

THE PROPERTY OWNERS ARE TO ENSURE THAT ALL/ANY REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH AT LEAST TWO MONTHS PRIOR TO COMMENCEMENT OF WORKS. ADVICE CAN BE OBTAINED FROM BJH PROPERTY SERVICES.

NO NEW WORKS ARE TO PROTRUDE INTO NEIGHBOURING PROPERTIES.

COMMENCEMENT OF ANY WORKS PRIOR TO GAINING THE NECESSARY LOCAL AUTHORITY PLANNING OR BUILDING REGULATION APPROVAL IS ENTIRELY AT THE CLIENTS RISK.

ANY CHANGES TO THE PROPOSED SCHEME ARE TO BE APPROVED BY THE ARCHITECT AND/OR THE LOCAL PLANNING, BUILDING REGULATION AUTHORITY PRIOR TO BEING APPLIED.

Revisions
Copyright: B J H Property Services 42 Nobes Avenue Gosport Hampshire PO13 0HT 07787711781 bjhpropertyservices@outlook.com
 LABC Registered Partner Authority Scheme
Site Address: Keepers House, Kings Croft Lane, Bedhampton, PO9 3JE
Client: Mr. V Cowley
Job title: Proposed: Garage and Car Port to front Garden area.
Drawing Title: Proposed: Plans & Elevations. Site Plan & Notes
Date: February 2022.
Scales: 1:50, 1:200 @ A1.
Drawn by: B J Hindle.
Drawing no: 60/2122