This drawing to be read in conjunction with Construction Specification Notes and Structural Engineers details.

0 1 2 3 4 5

Scale bar (metres)

Note. Setting out heights to be confirmed on site as existing brickwork to match is not at exact brickwork coursing height

Note.Having a hipped roof and connection over the existing roof structure, it is proposed that the new roof will be a 'cut' roof.

50mm x 125mm C24 rafters at 400mm max ctrs

Eaves level, height and overhang to match and be a continuation of the existing eaves arrangement.

Note. Matching the existing roof pitch, eaves height and projection will inherently create a deep fascia board arrangement

Indicative w.plate level is to be confirmed on site to ensure that the plane of the roof is an exact continuation of the existing roof structure.
It may be necessary to provide double w.plate to suit matching existing eaves level as indicated.

Note.External skin dpc 1 course lower than internal skin dpc to allow for new dpc to lap and be sealed with existing external skin dpc.
Ground level lowered locally to ensure finished ground level is 150mm min below external skin dpc.

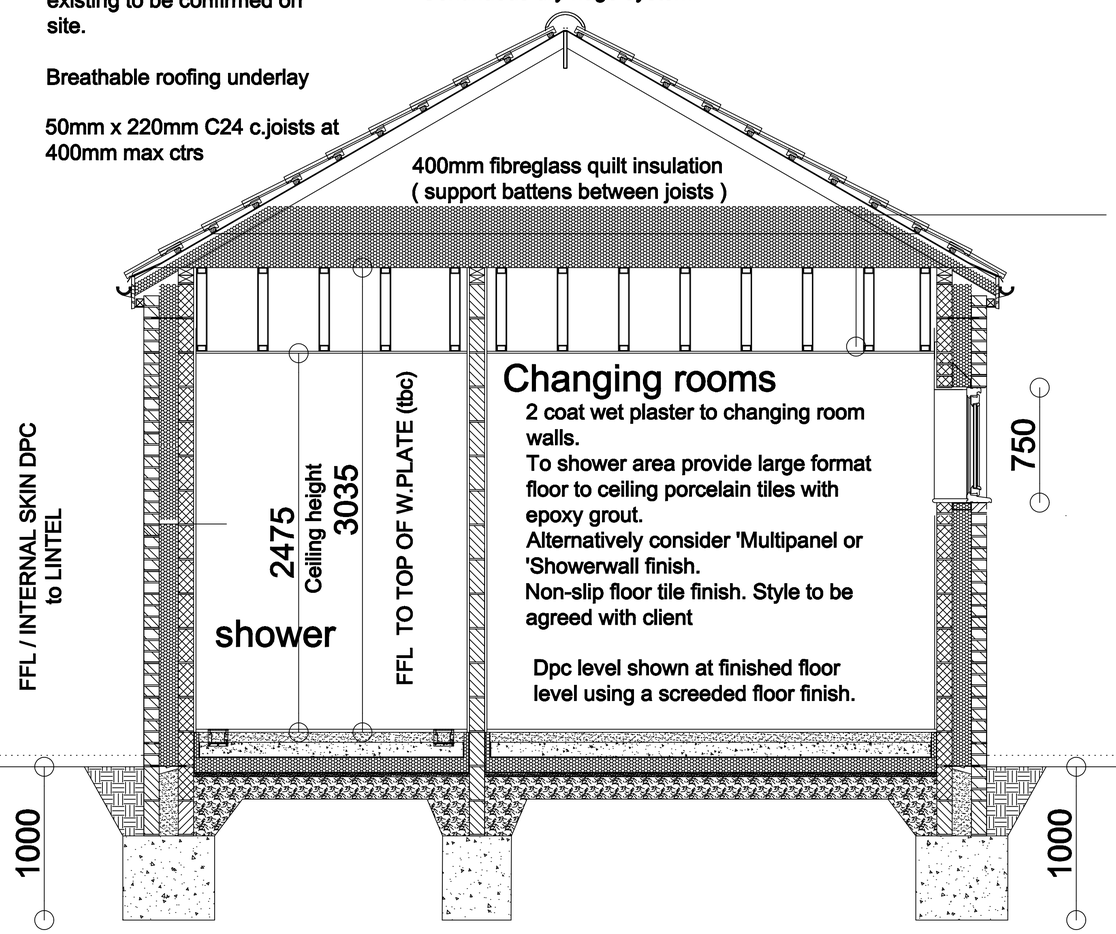
30 degree roof pitch to match existing to be confirmed on site.

Breathable roofing underlay

50mm x 220mm C24 c.joists at 400mm max ctrs

Continuous dry ridge system.

400mm fibreglass quilt insulation (support battens between joists)



Provide proprietary eaves tray to maintain 20mm min gap between underlay and insulation to allow for sagging of underlay

Over shower area provide 125mm x 50mm C16 ceiling joists at 400mm max ctrs to provide suitable support for cement board.

Proprietary MF ceiling grid and associated supports to support 12.5mm moisture resistant plasterboard over changing room area.(see note for ceiling over shower area)

Note.The ceiling level has been located below w.plate level to reduce the un-necessary ceiling height that a traditional construction would create. The existing changing rooms have this lower ceiling level presumably for the same reason.
Contractor to confirm that the proposed ceiling height is acceptable or if the potential higher ceiling level is preferred?.
To avoid a more complex roof structure. it is proposed to construct a traditional roof with a MF ceiling grid suspended from the ceiling joists to hang a plasterboard ceiling from.

Cavity wall insulation to extend at least 150mm below top level of perimeter insulation

Lean-mix conc. 225mm below lowest dpc

Top of foundation no higher than 225mm below internal skin dpc

Foundation depth to be agreed on site with Building Inspector

Structural Engineer to provide foundation recommendation for extension and basic blockwork retaining wall detail for construction of 1000mm max height retaining wall

P/A = 0.6
Provide 95mm Celotex GA4095 to acheive a min 'U' value of 0.18W/m2K

NOTE - NO WORK TO COMMENCE UNTIL RADON REPORT OBTAINED (from British Geological Society). Should radon protection measures be required, contractor to contact Graham Moir Associates

Graham Moir Associates Ltd
Architectural Design Consultants
The Hive Business Centre, 6 Beaufighter Road, Weston-super-Mare, BS24 8EE
Telephone 01934 644418 & 07855 853284
E-mail grahamgma@aol.com

Project: Proposed extension to existing changing rooms at:
Hangstones Pavilion
Stowey Road
Yatton
BS49 4HS

Client: Yatton Parish Council

Drawing: Section B-B

DATE:	DEC2025	DRAWN BY:	GMM
SCALE:	1:20@A1	REVISION:	-
JOB No:	2852	DRAWING No:	04