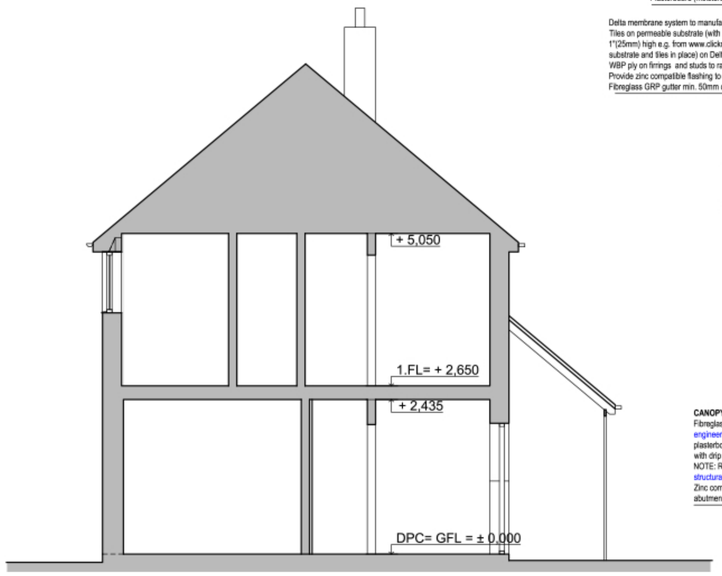
0m 1 2 3m

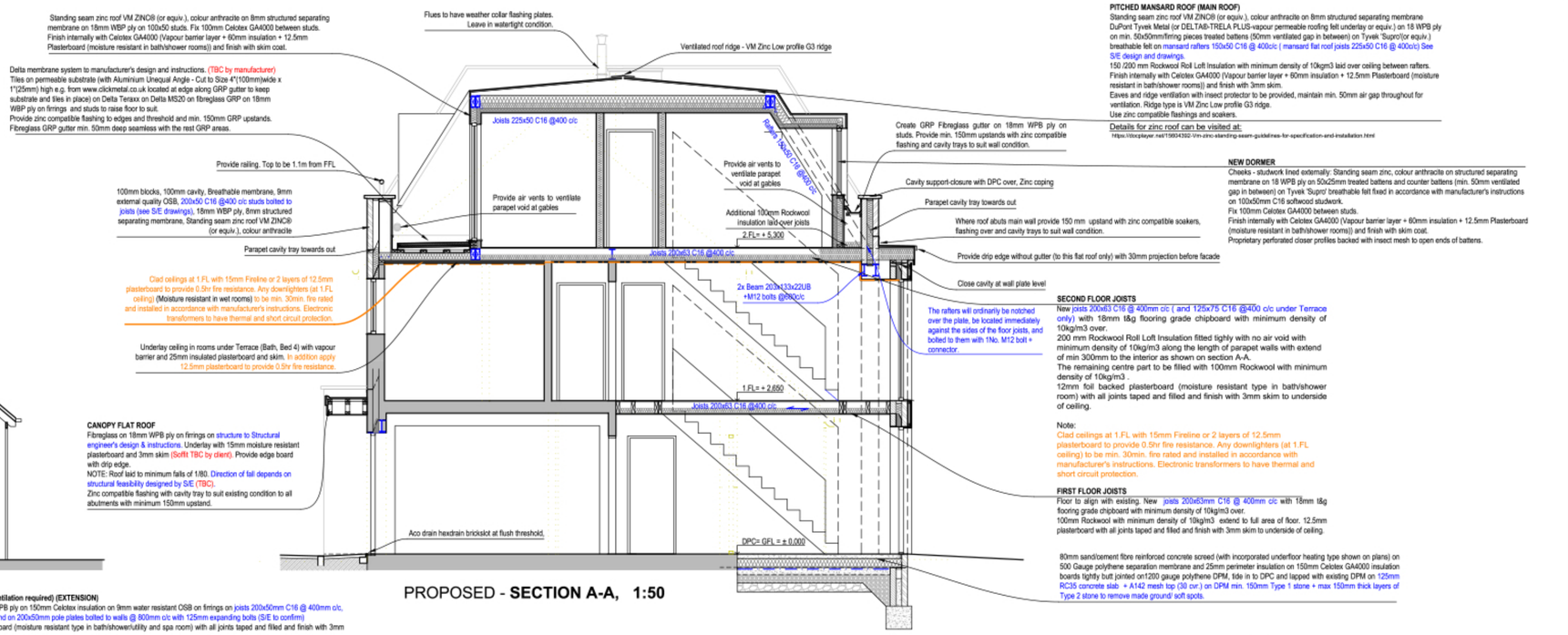
1:50 @ A1

Key:

- Existing structures
- Demolished structures




EXISTING - **SECTION A-A, 1:50**




**CANOPY FLAT ROOF**
Fibreglass on 18mm WPB ply on firrings on structure to Structural engineer's design & instructions. Underlay with 15mm moisture resistant plasterboard and 3mm skim (Soffit TBC by client). Provide edge board with drip edge.
NOTE: Roof laid to minimum falls of 1/80. Direction of fall depends on structural feasibility designed by S/E (TBC).
Zinc compatible flashing with cavity tray to suit existing condition to all abutments with minimum 150mm upstand.

**PITCHED MANSARD ROOF (MAIN ROOF)**
Standing seam zinc roof VM ZINC® (or equiv.), colour anthracite on 8mm structured separating membrane
DuPont Tyvek Metal (or DELTA®-TRELA PLUS-vapour permeable roofing felt underlay or equiv.) on 18 WPB ply on min. 50x50mm/firring pieces treated battens (50mm ventilated gap in between) on Tyvek 'Supro'(or equiv.) breathable felt on mansard rafters 150x50 C16 @ 400c/c ( mansard flat roof joists 225x50 C16 @ 400c/c) See S/E design and drawings.
150 /200 mm Rockwool Roll Loft Insulation with minimum density of 10kgm3 laid over ceiling between rafters.
Finish internally with Celotex GA4000 (Vapour barrier layer + 60mm insulation + 12.5mm Plasterboard (moisture resistant in bath/shower rooms)) and finish with 3mm skim.
Eaves and ridge ventilation with insect protector to be provided, maintain min. 50mm air gap throughout for ventilation. Ridge type is VM Zinc Low profile G3 ridge.
Use zinc compatible flashings and soakers.
Details for zinc roof can be visited at:
https://dcxplayer.net/15904332-Vm-zinc-standing-seam-guidelines-for-specification-and-installation.html

**NEW DORMER**
Cheeks - studwork lined externally: Standing seam zinc, colour anthracite on structured separating membrane on 18 WPB ply on 50x25mm treated battens and counter battens (min. 50mm ventilated gap in between) on Tyvek 'Supro' breathable felt fixed in accordance with manufacturer's instructions on 100x50mm C16 softwood studwork.
Fix 100mm Celotex GA4000 between studs.
Finish internally with Celotex GA4000 (Vapour barrier layer + 60mm insulation + 12.5mm Plasterboard (moisture resistant in bath/shower rooms)) and finish with skim coat.
Proprietary perforated closer profiles backed with insect mesh to open ends of battens.

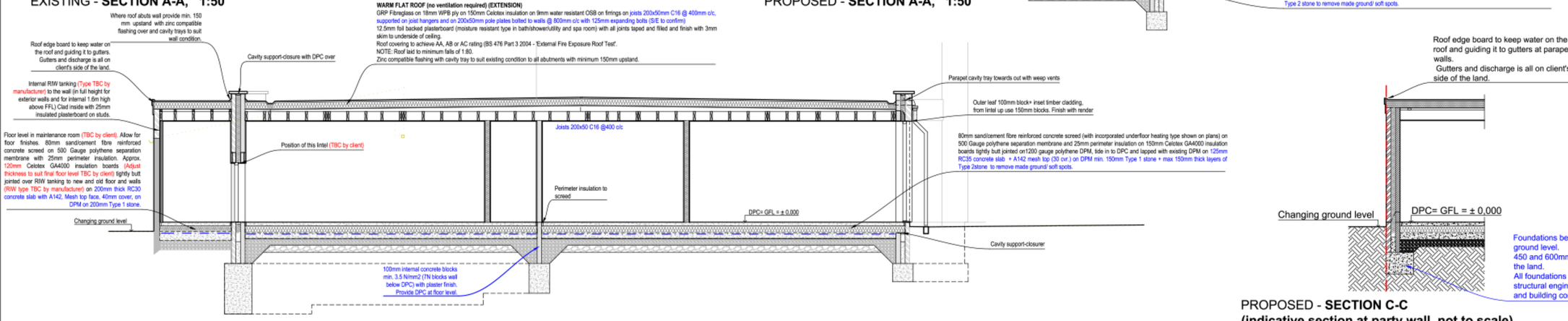
**SECOND FLOOR JOISTS**
New joists 200x63 C16 @ 400mm c/c ( and 125x75 C16 @400 c/c under Terrace only) with 18mm t&g flooring grade chipboard with minimum density of 10kg/m3 over.
200 mm Rockwool Roll Loft Insulation fitted tighly with no air void with minimum density of 10kg/m3 along the length of parapet walls with extend of min 300mm to the interior as shown on section A-A.
The remaining centre part to be filled with 100mm Rockwool with minimum density of 10kg/m3 .
12mm foil backed plasterboard (moisture resistant type in bath/shower room) with all joints taped and filled and finish with 3mm skim to underside of ceiling.

Note:
Clad ceilings at 1.FL with 15mm Fireline or 2 layers of 12.5mm plasterboard to provide 0.5hr fire resistance. Any downlighters (at 1.FL ceiling) to be min. 30min. fire rated and installed in accordance with manufacturer's instructions. Electronic transformers to have thermal and short circuit protection.

**FIRST FLOOR JOISTS**
Floor to align with existing. New joists 200x63mm C16 @ 400mm c/c with 18mm t&g flooring grade chipboard with minimum density of 10kg/m3 over.
100mm Rockwool with minimum density of 10kg/m3 extend to full area of floor. 12.5mm plasterboard with all joints taped and filled and finish with 3mm skim to underside of ceiling.

80mm sand/cement fibre reinforced concrete screed (with incorporated underfloor heating type shown on plans) on 500 Gauge polythene separation membrane and 25mm perimeter insulation on 150mm Celotex GA4000 insulation boards tightly butt jointed on1200 gauge polythene DPM, tide in to DPC and lapped with existing DPM on 125mm RC35 concrete slab + A142 mesh top (30 cvr.) on DPM min. 150mm Type 1 stone + max 150mm thick layers of Type 2 stone to remove made ground/ soft spots.

PROPOSED - **SECTION A-A, 1:50**







PROPOSED - **SECTION C-C**
**(indicative section at party wall, not to scale)**

PROPOSED - **SECTION B-B, 1:50**




PROPOSED - **ROOF PLAN 1:100**

**AD Part G (Sanitation, hot water safety and water efficiency)**
Water consumption using fitting approach under Regulations 37,
less than 125 litres/person/day using fittings approach.

| | |
|---|---|
| WC | - max. 6/4 Litres dual flush or 4.5 single flush |
| Shower | - max. 10 Litres/ minute |
| Bath | - max. 185 Litres |
| Basin taps | - max. 6 Litres/ minute |
| Sink taps | - max. 6 Litres/ minute |
| Dishwasher | - max. 1.25 Litres/ place setting |
| Washing machine | - max. 8.17 Litres/ kilogram |

**ELECTRICAL**
All works to be carried out by a 'competent person' who is a member of a self-certification scheme. CIBSE commissioning certificates for lighting and mechanical ventilation (in accordance with BS 7671) to be provided prior to completion of works.
- min. 75% of installed light fittings to be energy efficient LED lights.

**VENTILATION**
Mechanical ventilation:
- **WC -** EnviroVent silent 100 (or equiv.) wall/ceiling mounted fan operated with light fittings with 15min. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts.
(airflow min. 6 L/sec)
- **Bath/Shower/En-suite -** EnviroVent silent 100 SELV (or equiv.) with humidity sensor set to start at 60% of humidity level. Wall/ceiling mounted fan operated with light fittings with 15min. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts.
(airflow min. 15 L/sec)
- **Spa/Family room -** Ventilation TBC by client. Otherwise use Envirovent SILMV500/150 (or equiv.) with humidity sensor set to start at 60% of humidity level. Wall/ceiling mounted fan operated with light fittings with 15min. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet.
- **Kitchen -** Provide recirculation hood to hob TBC by client.
(airflow min. 30L/sec adjacent to hob or 60L/sec elsewhere)
- **Utility -** EnviroVent silent 125 (or equiv.) wall/ceiling mounted fan operated with light fittings with 15min. overrun period ducted through wall/ roof with flat-ducts (or similar) connecting to proprietary outlet. Use sound insulation for ducts. Ducts and vent at safe distance from gas flue.
(airflow min. 30L/sec)

Purge ventilation: see windows&doors
Background ventilation: see windows&doors

**SMOKE, HEAT DETECTORS**
Existing system to be checked and if necessary replaced with new fire detection/alarm system to be Grade D - Category LD3 (BS 5839 - 6:2004).
To be mains operated and interlinked with battery back-up and sited minimum 300mm from any light fitting.

**AD Part M (Access to and use of buildings: Volume 1 - Dwellings)**
Provide level wheel chair access from parking space within the boundary of the property with adequate manouvering space into dwelling via ramped access (max.1:20) and level threshold.
WC to be provided on entrance storey comlpaint with Approved Document part M Diagram 1.4 of 2015 (as amended 2016)
All electrical outlets, telephone, TV points and lights switch to be located between 450 and 1200mm from finished floor level.

**AD Part R (Physical infrastructure for high speed electronic communications networks)**
If not already existing, provide physical infrastructure for high-speed electronic communications networks in compliance with "approved document R". Client to be consulted and agree on internet, telephone and TV, aerial/satelite dish connections and locations.

**PARTY WALL ACT 1996**
As required under Party Wall Act 1996 the building owner should serve notice on any affected Party Wall neighbour including details of the proposed works, start date, building owners name and address where the work is to be carried out. This should be accompanied by a statement confirming that the notification is served as "notice under the provisions of the Party Wall etc. Act 1996".

**FINISHES**
Refer to Client for wall, floor and ceiling finishes including tiling, etc.
Refer also to Client for Kitchen, Bathroom, Ensuite, Landscape layout, type and fitting, etc.

**ROOFLIGHTS (SKY LIGHTS)**
Sizes are indicated on the floor plans. Double-glazed flat-roof roof windows fitted and installed in accordance with manufacturer's details.
U value to be 1.8W/m2K.
Double up and triple up joists as trimmers to rooflights (see S/E design and drawings).
Allow for proprietary flashings, etc.
Line internally with 25mm Celotex insulated plasterboard.

**RW GOODS, SOFFITS/FASCIAS/RWDPs and GUTTERING**
PVC, colour anthracite.
GRP gutter along parapet walls with flute outflow to hopper and RW downpipe.

**PARAPET WALL**
Close cavity with cavity support-closure with DPC over. Anthracite colour zinc coping.
Cavity tray to parapet wall, open perpend weep holes @ max. 1m centres.

PRELIMINARY DRAWING
01/09/2021

RIBA | PSK Cheltenham Ltd is a chartered practice registered with RIBA.

CAVEAT NOTE:

- All levels, dimensions and existing drainage including its invert levels to be checked by contractor prior to commencment of works.
- All structural elements here are shown for illustration purposes and are subject to structural engineer's design and instructions. Structural engineer's drawings superceed these illustrations.
- These drawings are to be read in conjunction with the structural engineers drawings.

| Rev. | Date | Revisions |
|---|---|---|
| | | |

PSK architect
Your Home Extension Specialists
PSK Cheltenham Ltd,
Unit B4, Staverton Connection,
Gloucester Road, Cheltenham,
GL51 0TF.
Tel. 01452 714596

DESCRIPTION
Proposed alterations and extension

BUILDING REGULATIONS
**Sections**

As **EXISTING & PROPOSED**

| DATE | SCALE |
|---|---|
| JUL 2021 | 1:50/100 @ A1 |
| DRAWN | CHECKED |
| VH | --- |

A348P/236 - BR03