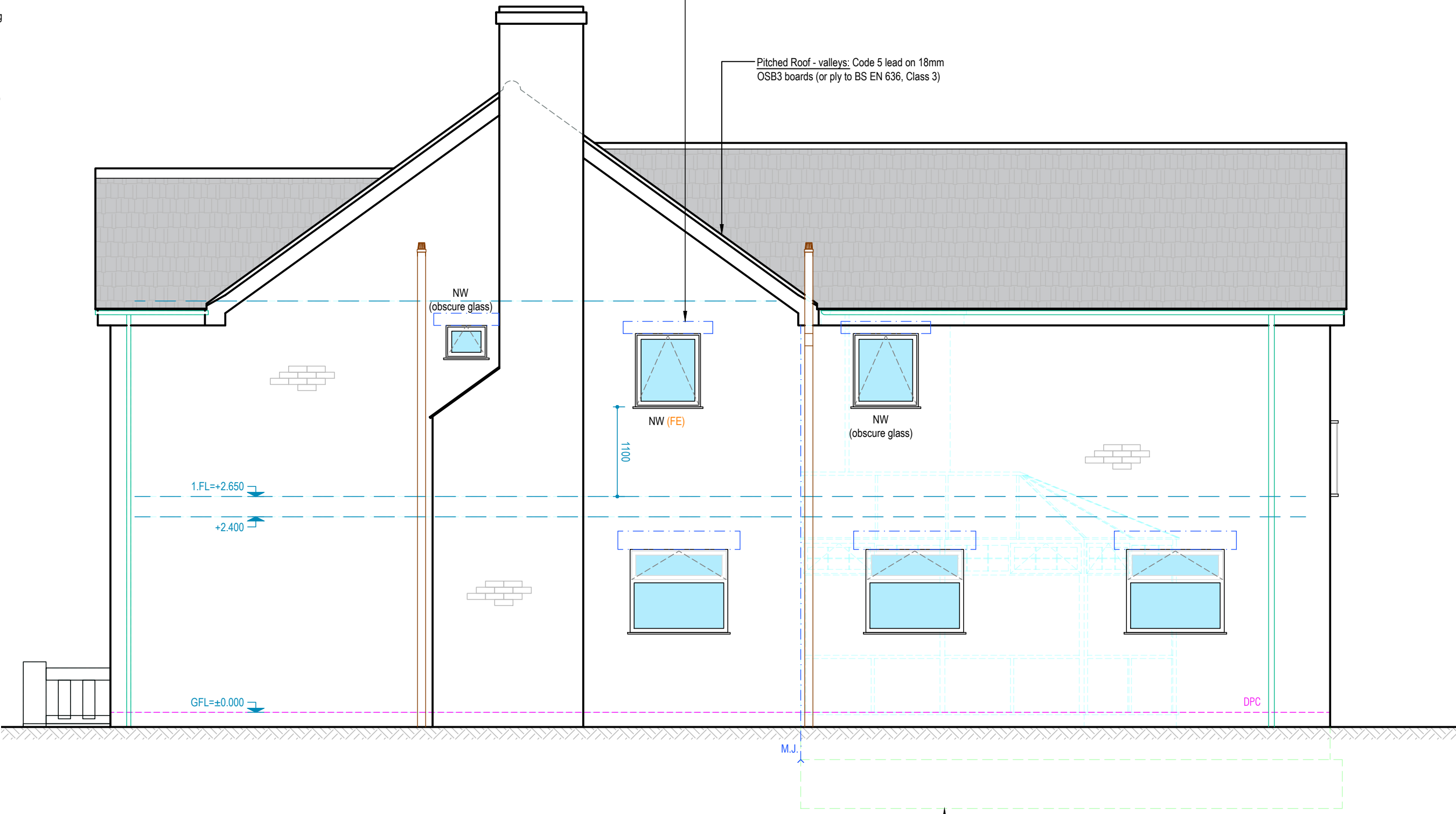
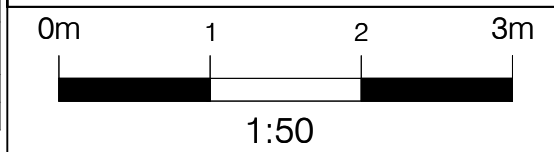


**NEW PITCHED ROOF**  
Concrete tiles to match existing and to suit pitch on battens on breathable felt Tyvek 'Supro' (or equiv.) protected by protector trays at eaves with over fascia ventilator (or equiv.) on rafters (refer to S/E design and instructions).  
- Eaves to be fully filled with insulation and to have rafter ventilator (to preserve ventilation).  
- (1) min. 300mm insulation Knauf Onnitr Roll 40 (or equiv.) between roof ties. Underlay with Vapour Control Layer membrane with joints taped 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant in wet rooms). In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard.  
- Proposed approx. U=0.14W/m2K - complies (required for new fabric elements in existing dwelling U=0.15 W/m2K).  
- (2) 100mm 'Celotex GA4000' (or equiv.) PIR rigid insulation boards laid between rafters. Underlay rafters with 70mm 'Celotex GA4000' (or equiv.) with joints taped as VCL (Vapour Control Layer) and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant in wet rooms) with all joints taped and filled and finish with 3mm skim. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard.  
Proposed approx. U=0.15W/m2K - complies (required for new fabric elements in existing dwelling U=0.15 W/m2K).  
- Eaves and ridge ventilation with insect protector to be provided, maintain min. 50mm air gap throughout for ventilation.  
- Provide vertical strapping of rafters in compliance with Approved Document A. (Subject to S/E).  
- Provide lateral support with noggings between 3 rafters at the gable and provide its strapping to the wall @ max. 2m c/c in accordance with Approved Document A. (Subject to S/E).  
- Wall plates 50x100mm strapped @ max. 2m c/c and min. 1m long straps in compliance with Building Regulations.  
- (B3) Close cavity at wallplate level with non combustible material.  
- Provide Part L compliant insulated loft hatch by Polypipe (or equiv.).  
Pitched Roof side - Cavity Wall abutment: provide 150mm upstand with lead Code 4 soakers, Code 5 flashing with breathable membrane to be turned up behind flashing and a cavity tray to suit wall condition with weep vents.  
Pitched Roof - valleys: Code 5 lead on 18mm OSB3 boards (or ply to BS EN 636, Class 3)



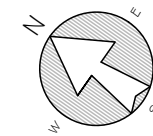
Proposed - MATERIALS	
Roof (pitched)	Concrete tiles to match existing and to suit pitch
Roof (flat)	Epdm
Facade	Facing brick to match existing
Windows	Dark brown uPVC to match existing
Doors	Dark brown uPVC to match existing
Fascia	uPVC to match existing
RW goods	uPVC to match existing

This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction. If in doubt contact main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to be read in conjunction with Structural Engineers' report, which takes precedence over all other specifications. Main contractor responsible for site safety.



- General key:**
- Existing structures
  - Demolished / As existing underlay
  - New structures
  - New foundations - for all foundations refer to S/E drawings and details
  - Approx. Boundary line
  - Structural engineers notes (S/E) notes
  - Movement joint
- Drainage key:**
- I.C. - Inspection chamber
  - R.G. - Roddable gully
  - AAVI Durgu - Durgu air admittance valve
  - SP / SVP - Soil pipe / Soil vent pipe
  - Proposed FW (foul water) drains
  - RWP+RG - Rain water pipe + Roddable gully
  - Proposed RW (rain water) drains
- Heating key:**
- R - Radiator / Heated Towel Rail
- Fire strategy key:**
- All doors (including bathrooms) leading to the fire escape route to be min. E20. New doors to be FD30.
  - All structural Walls/ Ceilings/ Roofs and all walls enclosing fire escape route to be min. 30 mins. fire resistant.
  - SD - Smoke / Heat detector (approx. position)
  - HD - Provide Carbon monoxide detector to rooms with fire burning appliance if any.
  - ND (FD30) / ND - New fire door / New door
  - NW (FE) / NW - New window (Fire Escape type) / New window

**FOUNDATIONS**  
- All as per Structural Engineer's details, design and specifications. S/E to confirm that the structure has been designed to take into consideration ground conditions and surrounding trees.  
- Any trees within 20m of the new foundations to be identified and the impact of the depth and type of foundations should be considered prior to commencing of any work. Arboricultural Impact Assessment to be provided where requested by BCO. Designed to suit soil conditions and to conform to NHBC practice. Note 4.2 'Building Near Trees'. Foundations min. 500mm below lowest root and to BCO approval.  
- All subject to BCO approval and site inspections.  
- Also foundations to be taken below invert level of drain pipes.  
- If applicable build eccentric foundations (subject to S/E design) at the boundary line. The whole structure (foundations, walls, roof) to be on the client's side of the land.



Proposed - ROOF PLAN 1:100

Proposed - SIDE ELEVATION 1:50

**NEW EXTERNAL GABLE WALL (No ventilation required)**  
Construction has approx. U=0.17 W/m2K = complies in Conversions/Extensions: required min. U=0.18 W/m2K, (as per BR AD L1a, Table 4.2) (externally).  
Lead Code 5 or Aluminium (TBC by client) on separation membrane on 18mm OSB3 boards (or ply to BS EN 636, Class 3) on 50x100 sw treated studs (subject to S/E design) filled with 100mm rigid insulation (Celotex or equiv.).  
(internally).  
- Overlay internally studs with 50mm Celotex (or equiv.), Vapour Control Layer membrane with joints taped and 12.5mm plasterboard (moisture resistant in wet rooms) with all joints taped and filled and finish with 3mm skim.

Pitched Roof side - Cavity Wall abutment: provide 150mm upstand with lead Code 4 soakers, Code 5 flashing with breathable membrane to be turned up behind flashing and a cavity tray to suit wall condition with weep vents.

- Flat Roof-Cavity Wall abutment: min. 150mm insulated (25mm Celotex) upstand. Code 5 lead flashing with cavity tray to suit wall condition with weep vents.

**Juliet Balcony:**  
- Laminated safety glass  
- Overall height to be 1.1m from FFL.  
- To be not climbable.  
- Any gap width including around the edges must be max. 99mm  
- and to comply with Bldg regs AD K

Proposed - REAR ELEVATION 1:50

Proposed - SIDE ELEVATION/ SECTION A-A 1:50



PSK Cheltenham Ltd is a chartered practice registered with RIBA.

-	-	-
A	Oct 23	updated with SE details
Rev.	Date	Revisions
<b>PSK architect</b> <i>Your Home Extension Specialists</i> PSK Cheltenham Ltd 41 Bath Road Cheltenham GL53 7HQ Tel. 01242 304477		
TITLE		
Mr. & Mrs. .... ..... Road Cheltenham .....		
DESCRIPTION		
Proposed extension and internal alterations		
BUILDING REGULATIONS		
as <b>PROPOSED</b>		
DATE	July 2023	FORMAT @ A1
DRAWN	VH	CHECKED PSK
-----BR02A		