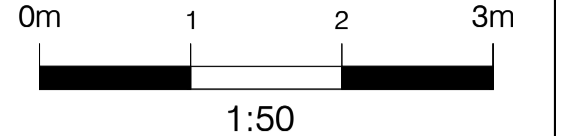


This drawing is copyright and should not be reproduced without permission. Do not scale from drawing for construction. If it does exist main contractor before proceeding. The contractor is responsible for checking all information before any orders are placed or construction commences. All drawings to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



General key:

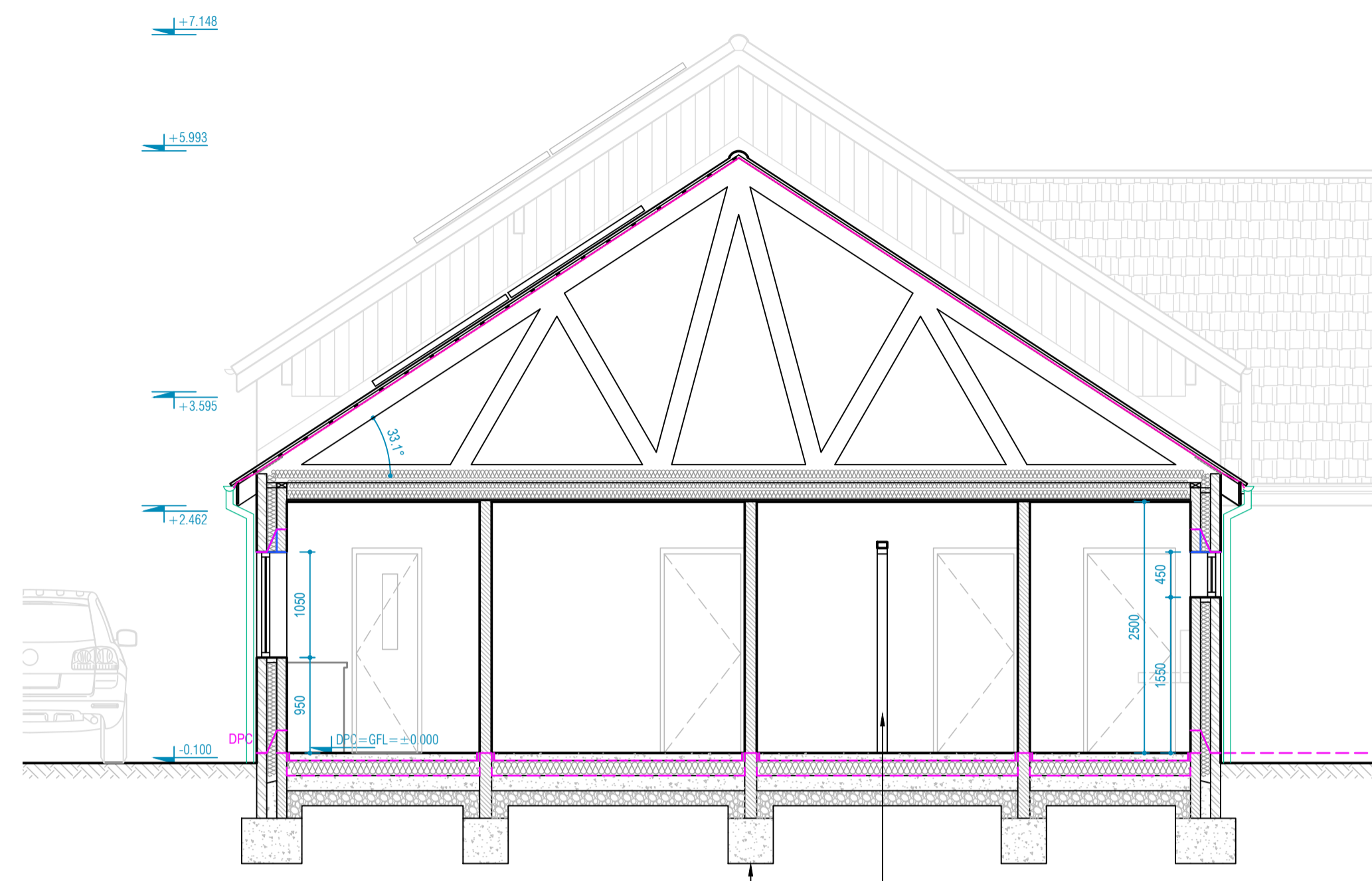
- Existing structures
- Demolished/ As existing underlay
- New structures
- New foundations - for all foundations refer to SE drawings and details
- Approx. Boundary line
- Structural engineers notes (S/E) notes
- M.J. - Movement joint

Drainage key:

- I.C. - Inspection chamber
- R.G. - Roddable gully
- AAV/ Durgo - Durgo 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

Fire strategy key:

- Walls/ Ceilings with 60 mins. fire resistance
- SD - Smoke / Heat detector (approx. position)
- ND (FD60) / ND - New fire door FD60 / New door - finish by client
- NW - New window



Proposed - SECTION A-A 1:50

INTERNAL SOLID WALLS
 - 100mm internal concrete blocks min. 3.5N/m² (and min. 7.3N/m² below DPC) (Subject to S/E)
 - to have foundations (to S/E design)
 - Provide DPC at floor level and to be well lapped where meeting horizontal new/existing DPM.
 - Finish internally with 13mm plaster.

INTERNAL TOILET CUBICLE TIMBER STUDS PARTITIONS
 - height of the toilet cubicle to be 2.1m with open ceiling to allow for ventilation within the toilet room.
 - 75x50mm sw studs @ max. 600mm c/c lined each face with 12.5mm moisture resistant plasterboard. All joints taped and filled and finish with 3mm skim.
 - Add additional noggings to support heavy features.
 - Every toilet cubicle to have a hook for clothes.

NEW PITCHED ROOF
 Concrete tiles and pitch (cca 33.1°) to match existing and suit pitch on battens on breathable felt Tyvek 'Supro' (or equiv.) protected by protector trays at eaves with over fascia ventilator (or equiv.) on roof trusses to manufacturer's design and instructions. Take site dimensions before ordering trusses.

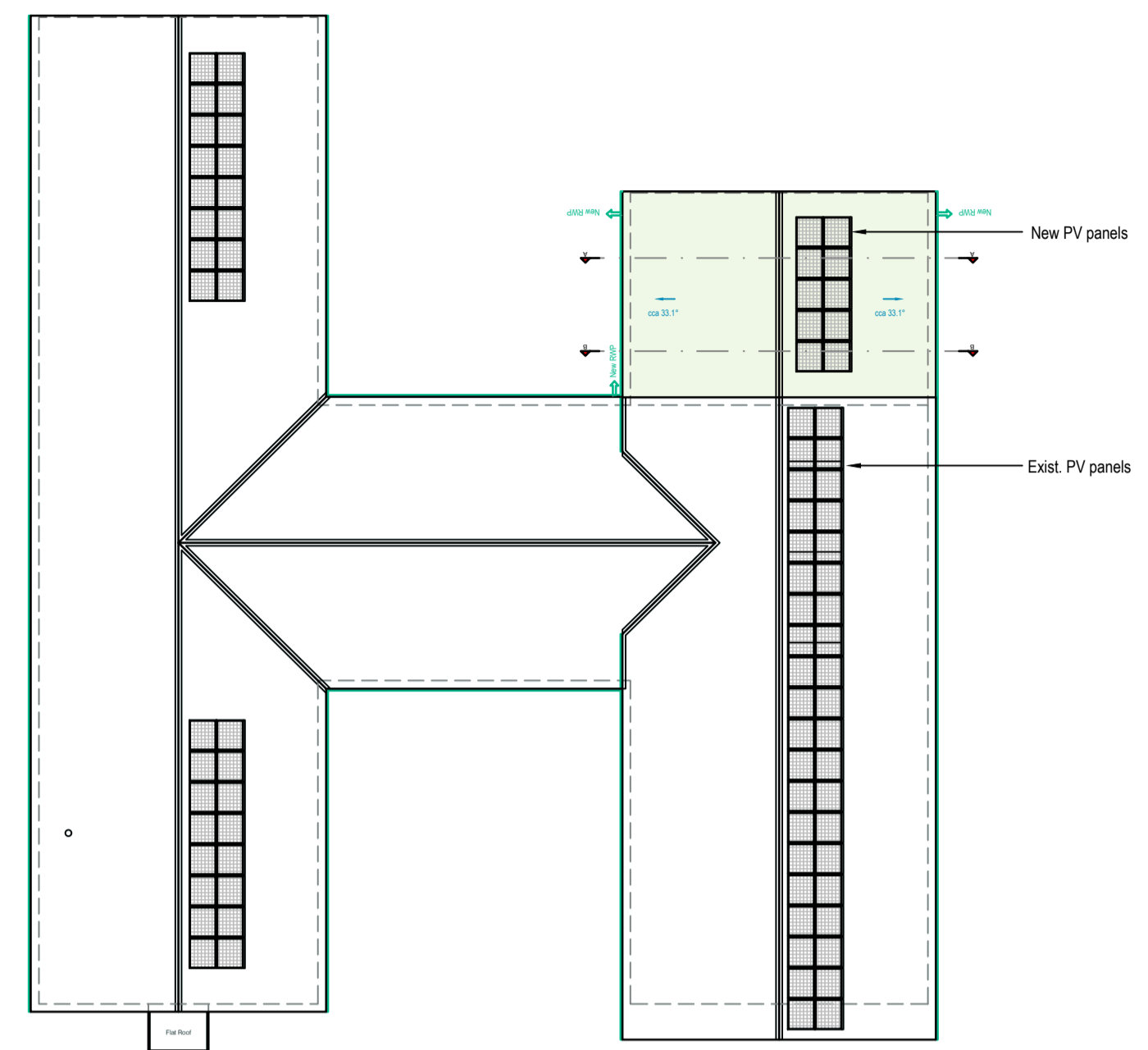
- Eaves to be fully filled with insulation and to have rafter ventilator (to preserve ventilation).
 (1) min. 300mm insulation Knauf Omnifit Roll 40 (or equiv.) between roof ties. Suspended ceiling Gyproc system. Gyproc Ceiling MF C106003 (EN) (or equiv.). Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard (Gyproc Fireline, fire/moisture resistant in toilets, kitchen, wet rooms) to provide min. 60 mins. fire resistance and finish with 3mm skim.
 BCO to be consulted if any additional fire barrier within the ceiling is needed.
 Proposed approx. U=0.14W/m²K - complies required for new existing buildings U=0.16 W/m²K as per BR AD L2 Table 4.1

(2) 100mm Celotex (or equiv.) PIR rigid insulation boards laid between rafters. Underlay rafters with 50mm Celotex (or equiv.) PIR rigid insulation boards with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard to provide min. 60 mins. fire resistance and finish with 3mm skim.
 Proposed approx. U=0.15W/m²K - complies required for new existing buildings U=0.16 W/m²K as per BR AD L2 Table 4.1

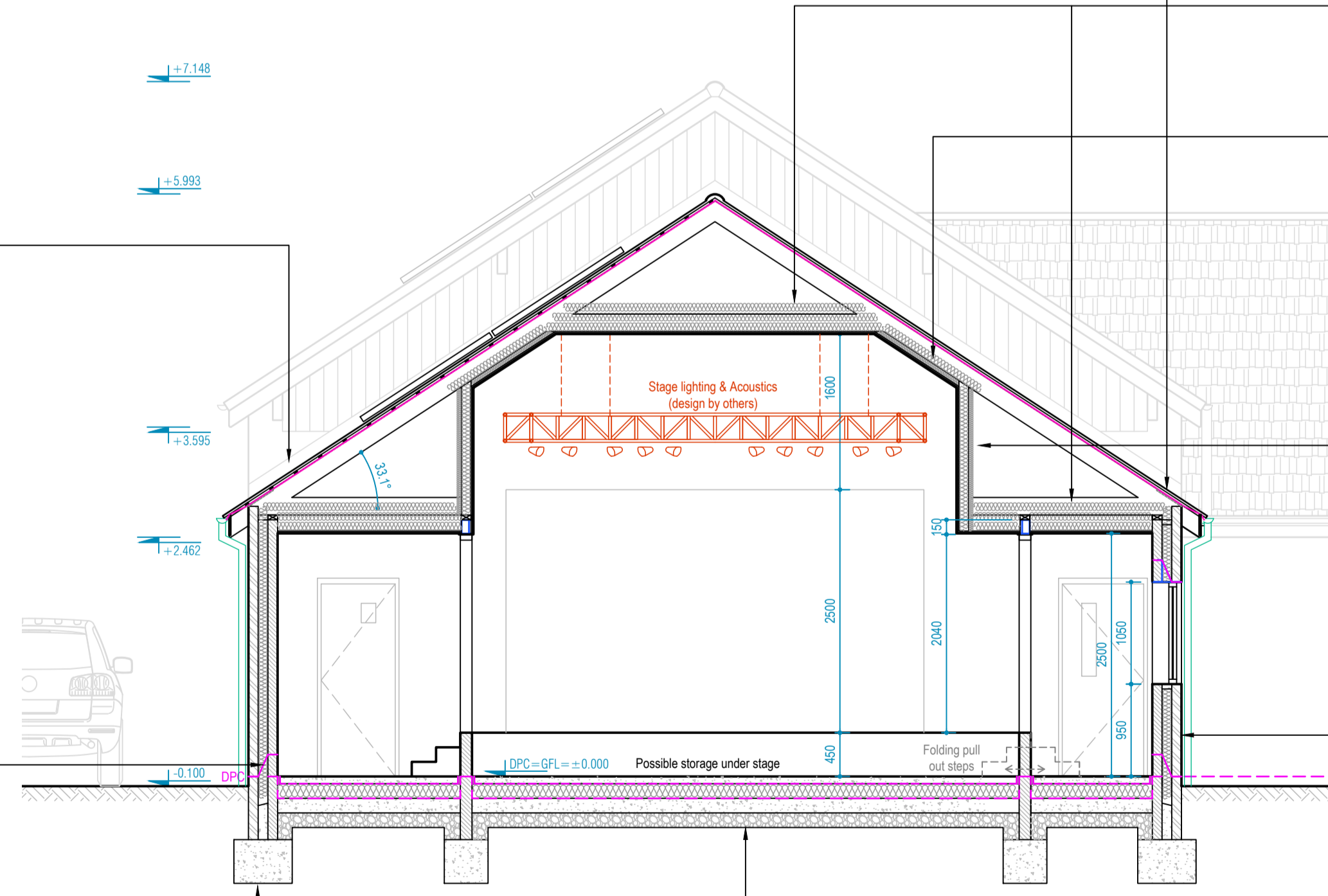
(3) 50mm Celotex (or equiv.) PIR rigid insulation boards laid between vertical studs with backing battens to keep insulation in place, 100mm Celotex (or equiv.) PIR rigid insulation boards laid between studs/ vertical roof members. Underlay with Vapour Control Layer membrane with joints taped and staggered 2 layers of 12.5mm Gyproc Fireline plasterboard to provide min. 60 mins. fire resistance and finish with 3mm skim.
 Proposed approx. U=0.15W/m²K - complies required for new existing buildings U=0.16 W/m²K as per BR AD L2 Table 4.1

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 - 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.

NEW EXTERNAL CAVITY WALLS
 Construction has approx. U=0.18W/m²K = complies required in new/existing buildings U=0.26 W/m²K, (as per BR AD L2, Table 4.1)
 - Outer leaf of 100mm brick to match existing, 100mm cavity partially filled with 90mm Celotex Thermacore 21 (or equiv.) PIR rigid insulation boards with min. 10mm residual cavity (as specified by the manufacturer) (use self-adhesive breathable tape at all joints and wall ties locations as per manufacturer's instructions) with inner leaf of 100mm ThermaLite Shield (or Celcon or equiv.) lightweight blockwork strength to be min. 3.5N/m² (7.3N blocks below DPC), subject to S/E.
 Finish externally with facing brick to match existing.
 Finish internally with 13mm lightweight plaster.
Wall ties to be spaced:
 - in general wall area - max. 900mm horizontally and max. 450mm vertically.
 - at jamb openings, movement joints, parallel to the top of the gable walls, etc. - max. 225mm horizontally and max. 300mm vertically.
Below DPC level use:
 - using bricks use either engineering bricks or frost resistant bricks F2/S2 to BS EN717-1.
 Use frost resistant brick F2/S2 category:
 - below ground level DPC, sills, coping/cappings, beneath cappings, in projecting details (e.g., pinnas, cornice), in exposed site locations, retaining walls, fence wall, chimney above roof line.
 Cavity wall in contact with a higher ground level.
 - Damp proofing system for the external wall in contact with higher ground level to specialist design.



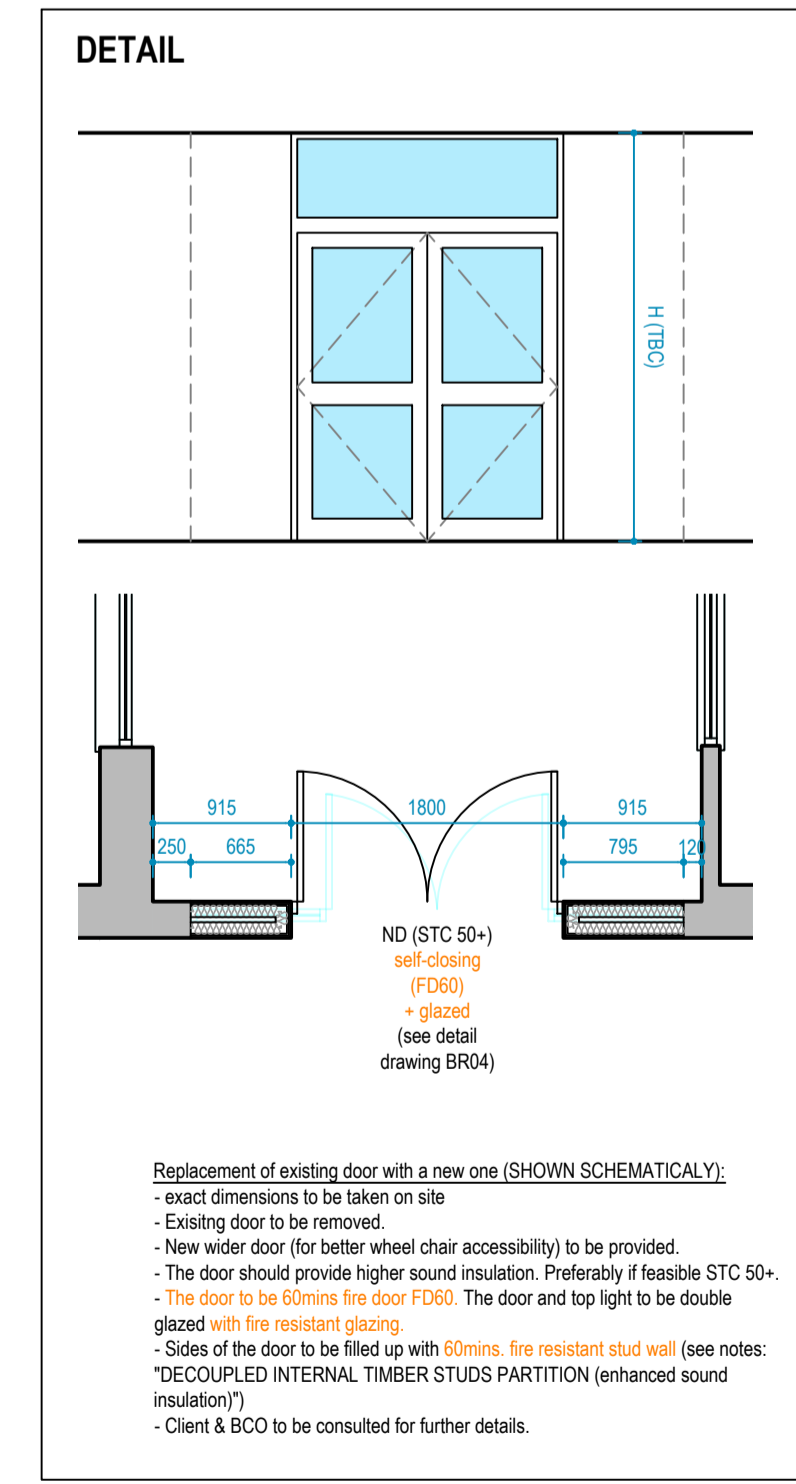
Proposed - ROOF PLAN 1:200



Proposed - SECTION B-B 1:50

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 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.

GROUND FLOOR
 Concrete Scream.
 Construction has approx. U=0.13W/m²K - complies required in new/existing buildings U=0.18 W/m²K, (as per BR AD L2, Table 4.1)
 - 75mm sand/cement concrete screed with incorporated under floor heating on 500 Gauge polythene separation membrane on 25mm perimeter insulation and on 150mm Celotex GA4000 (or equiv.) insulation boards tightly jointed over DPM on 1200 Gauge polythene DPM, tie in to DPC and lapped with existing DPM on 150mm concrete slab, min. 150mm Type 1 granular infill - max. 150mm thick layers of Type 2 to remove made ground/soft spots (TBC by S/E). Thickness of gravel infill max. 600mm altogether otherwise use Beam&Block.
 - Allow for floor finishes. New and existing floor levels to align.
 - All subject to BCO approval and site inspections.
 - Minimum 225mm cavity clearance below DPC.



Rev.	Date	Revisions
A	Oct 23	Updating to BR conditions

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TITLE
 Mr. & Mrs.
 Road
 Cheltenham

DESCRIPTION
 Proposed extension and internal alterations
BUILDING REGULATIONS
 as **PROPOSED**

DATE	FORMAT
19/10/2023	@ A1
DRAWN	CHECKED
VH	PSK

-----BR04A



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