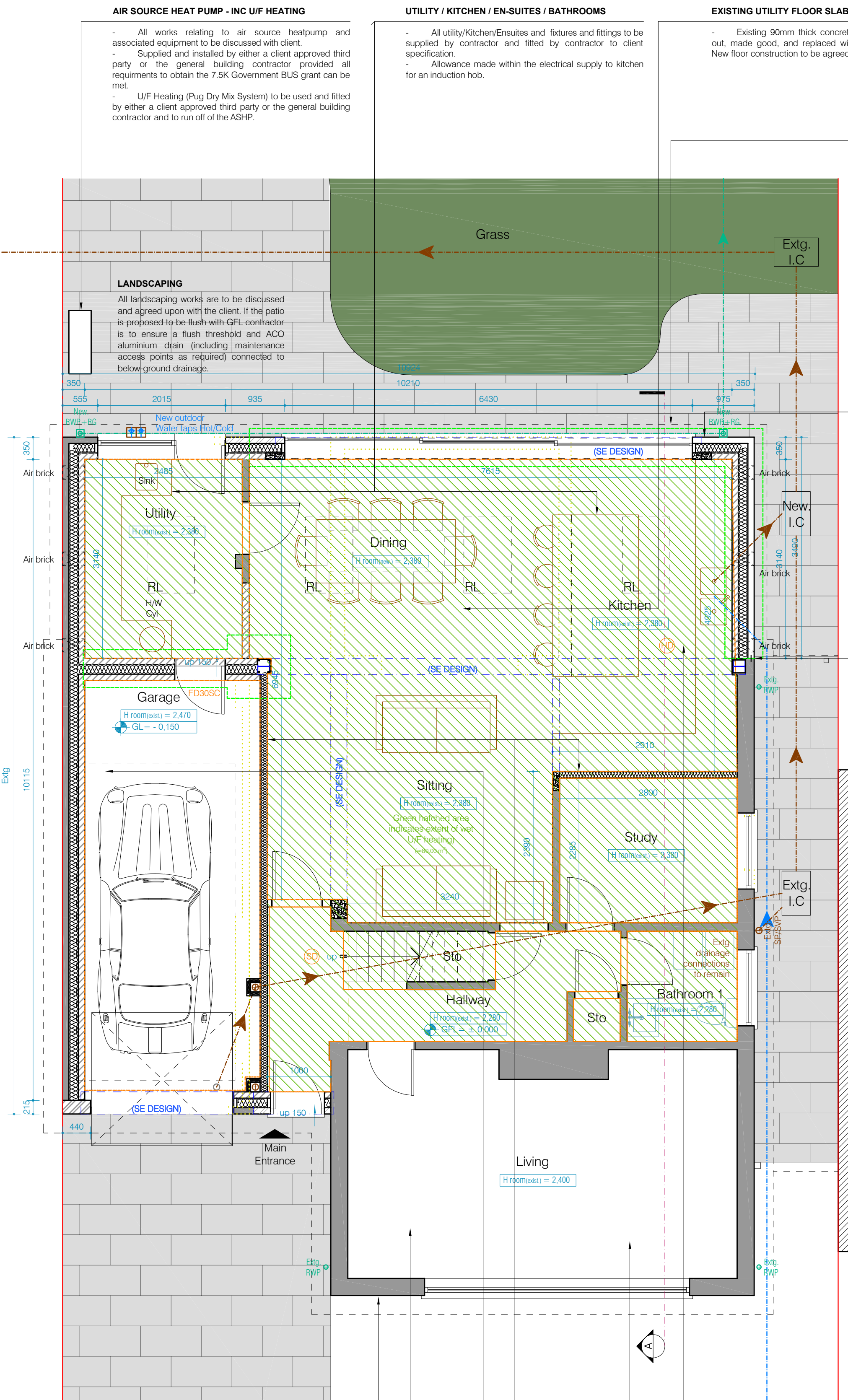




GROUND FLOOR PLAN AS PROPOSED
SCALE: 1:50@A1

EXISTING EXTERNAL WALLS

- Existing external cavity walls to be investigated by contractor. If a cavity of over 50mm is found to have no insulation the use of injected small polystyrene beads into the cavity using a bonding agent is to be utilised to achieve Min 0.70W/m²K ✓ complies

LIVING ROOM

- NO ACCESS OR WORKS REQUIRED TO THE EXISTING LIVING ROOM

INCOMING WATER SUPPLY

Upgrades:

New 32mm water pipe to be installed from property boundary to new meter location (Under sink). Home owner to manage Severn Trent fees and interfacing. Contractor to allow for the installation up to boundary edge.
NOTE: The trench is to be excavated to severn trent details and photos taken with levels illustrated as evidence.

UTILITY / KITCHEN / EN-SUITES / BATHROOMS

- All utility/Kitchen/Ensuites and fixtures and fittings to be supplied by contractor and fitted by contractor to client specification.
- Allowance made within the electrical supply to kitchen for an induction hob.

EXISTING UTILITY FLOOR SLAB

- Existing 90mm thick concrete floor slab to be broken out, made good, and replaced with new floor construction. New floor construction to be agreed with BCO/Client on site.

FOUNDATIONS

- Foundations are shown only as indicative. *PSK does not specify foundations - All foundations and sub-structure to be designed by a structural engineer*.
- The foundation design must be supported by structural calculations provided by an SE.
- Duty-holders will ensure that design and construction follow BS 8004:2015 Code of Practice for foundations (+A1:2020).
- The depth of all foundations should be determined by specific site conditions.
- Constructed to a depth which will not be affected by nearby drainage or other services.
- Everything is in accordance with the Structural Engineers details, design, and specifications 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 before 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'. All are subject to BCO approval and site inspections.
- Also foundations are to be taken below the invert level of drain pipes.

NEW EXTERNAL CAVITY WALLS

Construction has U=0.17W/m²K = ✓ complies with external walls on extensions; required max. U=0.18 W/m²K (as per Approved Document L 2021 in England).

Outer leaf: of 100mm brickwork facing (to match existing)

150mm cavity full filled with 150mm 'Knauf Dritherm 32' (or Equiv.) Ensure cavity is clean and free of any debris. Friction fit between wall ties (Installation as per manufacturer's instructions).

Inner leaf: 100mm ThermaLite Shield (or Celcon or Equiv.) lightweight blockwork (SE design).

Finish externally: brick outer leaf, refer to elevations (to match existing).

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,
- Below DPC level:
- if using concrete blocks, use frost-resistant blocks (Min 7K/N below DPC),
 - if using bricks, use either engineering or frost-resistant bricks F2/S2 to BS EN 771-1.
- Use frost resistant brick F2/S2 category:
- below ground level DPC, sills, coping/cappings, beneath cappings, in projecting details (e.g., plinths, cornices) in exposed site locations, retaining walls, fence wall, and chimney above the roof line.
- Damp proofing of the wall where in contact with the soil including junctions:
- to specialist design.

Vertical movement joints should be provided to the outer leaf of cavity walls (SE design)

Wall ties should be provided at 300mm maximum vertical spacing on either side of the expansion joint and within 225mm horizontal spacing of the movement joint. (see diagram 1).

Compressible filler, such as polyurethane foam, should form the joint and be sealed to prevent water penetration. Movement joints are to be considered for the internal leaf of cavity walls for spaces with unbroken wall lengths above 6m (SE design).

STRUCTURAL WORKS

The structural elements shown in blue are only indicative. Please refer to the structural engineers details for clarification of all structural works.

The contractor is responsible for setting out the works and checking the position of structural steels and supports before ordering any steels.

INTERFACE WITH EXISTING STRUCTURE, EXPANSION JOINTS

Where new walls abut existing: Allow expansion joints, fully fixed following the manufacturer's instructions. Mastic seals externally and plaster beads on either side of the joint internally.

- Where the new cavity wall abuts the existing wall; cut the existing solid vertically and insert insulated DPC.
- Movement joint to start from the top of foundations and run the full height of the superstructure masonry wall.

Additional expansion joints:

- (1) if DPC is less than 600mm above ground level - movement joint to start from DPC level.
- (2) if DPC is more than 600mm above ground level - movement joint to start from the top of the foundations.
- (3) if a major change in foundations, between foundations of different designs, at the variation of the height of the building/ walls - movement joint to start from the top of foundations.
- (4) if SE designed a movement joint in the foundations then this movement joint is to be continued up through the superstructure.

- Material of expansion joint:
- to perform effectively a sealant in a movement joint should be applied against a suitable debonding joint filler/backing rod so that the sealant adheres only to the two opposing masonry faces.
- Width of joints:
- For masonry (concrete, stone, blockwork etc.) = 10mm

NEW GROUND FLOOR CONSTRUCTION

Timber suspended ground floor or Block & beam - To be agreed between BCO and client on site

- Breakout existing floor where appropriate ensuring all existing floor construction and sub base is removed to a depth appropriate for new floor construction
- Ensure the area is thoroughly cleared of any debris prior to laying new substrate.
- (Max) 22mm Flooring to match existing on VCL
- On assumed 150mm joists (subject to SE design) notched with incorporated wet under-floor heating in 25mm dry sand/cement mix inc 25mm perimeter insulation and 150mm Celotex GA4000 (or Equiv) insulation boards tightly but jointed under 15mm Sterling board (or similar) and supported with suspension battens with breathable airtightness layer lapped over joists and under insulation.
- OR
- Concrete Block & Beam to specialist details.
- with DPM/Radon gas membrane over
- with 150mm Celotex GA4000 (or Equiv.) over
- with V.C.L over
- with (Max) 22mm Flooring to match existing on VCL
- Min 150mm Ventilated void subject to BCO approval
- BCO to confirm joists level and DPC are in compliance with relevant guidance on site assuming timber joist floor construction is used instead of B & B.
- Allow for floor finishes. New and existing floor levels to align.
- Proposed approx. U=0.17W/m²K ✓ complies
- Limiting U-values for new fabric elements (RE: Floors) on extensions in existing dwellings U_{design}=0.18 W/m²K (see Table 4.2, AD L 2021).

GROUND FLOOR (LIVING ROOM ONLY)

Existing Timber Joist and board:

To remain as existing - NOTE there will be no contractor access at any time to this room.

GARAGE CEILING

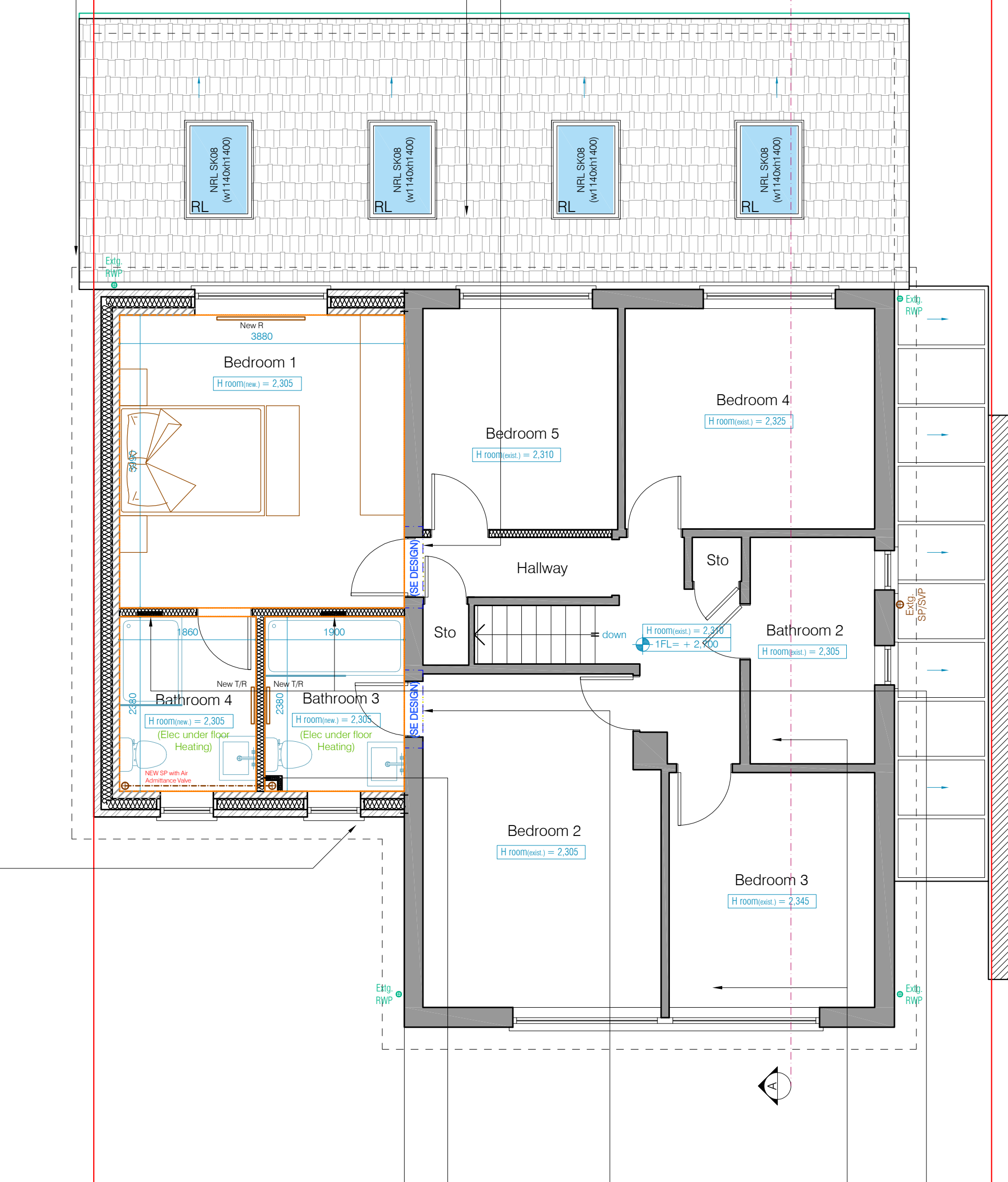
- U/S of garage roof soffit to be lined with 2x layers of 15mm Gyproc Fireline MR plasterboard being fire & moisture-resistant.
- All joints taped and filled. In high moisture areas, apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance. Finish with 3mm skim.

NEW PITCHED ROOF

- Roofing slates (Permanent - low pitch slate) (to client's choice) 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/ roof trusses (refer to SE design and instructions). If applicable, take site dimensions before ordering trusses.
- Eaves to be filled with insulation and to have a rafter ventilator (to preserve ventilation).
 - Insulation between and under rafters: Actis Hybris 125mm (or Equiv.) rigid insulation boards are to be laid between rafters/ties. Underlay rafters/ties with 50mm Foil Faced Rigid PIR Insulation Boards (or Equiv.) Vapour Control Layer with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR) fire & moisture resistant type in Bath/Shower/En-suite/Utility/Kitchen) with all joints taped and filled. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard. Finish with 3mm skim.
 - Proposed roof approx. U=0.11W/m²K ✓ complies (required for extensions to an existing building: U_{design}=0.16 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 SE)
 - Provide lateral support with noggings between 3 rafters at the gable and provide its strapping to the wall @ max. 2m c/c following Approved Document A (Subject to SE)
 - 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.

- Pitched Roof - valleys: Code 5 lead on 18mm Sterling OSB Zero OSB3 boards (BBA approved product) (or ply to BS EN 636, Class 3) or fibreglass open valley or plain valley tiles.

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

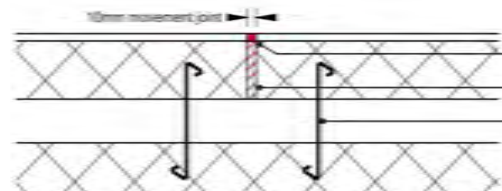


FIRST FLOOR PLAN AS PROPOSED
SCALE: 1:50@A1

INTERNAL TIMBER STUDS PARTITIONS

- 50x75mm or 50x100mm sw studs @ max. 600mm c/c lined each face with a 12.5mm plasterboard. Use 12.5mm Gyproc Fireline MR plasterboard being fire & moisture-resistant.
- All joints taped and filled. In high moisture areas, apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance. Finish with 3mm skim.
- 75 mm quilt sound insulation Knauf Insulation Acoustic Roll (or Equiv.) between studs.
- Add additional noggings to support radiators, cabinets or other heavy features.

TYPICAL MOVEMENT JOINT DETAIL (DIAGRAM 1)



EXISTING BEDROOM

- Only works required to this bedroom is the knock through to bathroom. This is to be carried as close to practical completion as possible to ensure the least amount of disruption to the client.

EXISTING BEDROOM/EXISTING BATHROOM

- NO access or works required to bedrooms 3 & 4.
- NO access or works required to bathroom.

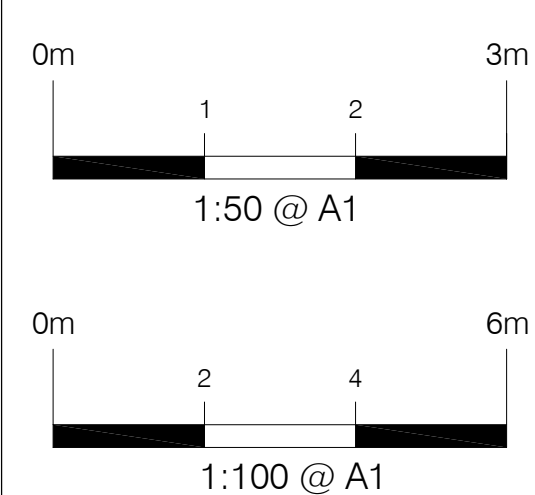
NICHES

- Create niche to shower enclosures

Existing internal wall(s) may be load-bearing and support the ceilings and existing roof structure above. - All internal wall(s) are to be checked by the contractor and/or SE before the internal wall(s) are removed. The contractor is to ensure wall(s) and ceiling(s) are supported before commencing work.

NOTE:

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General key:

- Existing structures
- Demolished / As existing underlay
- New structures
- Approx. Boundary line
- Structural engineers notes (SE) notes

Drainage key:

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

- Radiator / Towel rail

Fire strategy key:

- min. 30 mins. fire resistant plasterboard/ board
- exist./new Smoke / Heat detector (approx. position)
- 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

List of Abbreviations:

- SE..... Structural Engineer
- BR..... Building Regulations
- AD..... Approved Document

- Approx. levels

F	23.03.26	Eng comments - column/pad/s added + Garage corner pier updated
E	06.02.26	Client comments
D	04.02.26	Client comments
C	28.01.26	Client comments
B	26.01.26	Client comments
A	06.01.26	Client comments
Rev.	Date	Revisions

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Your True Extension Specialists

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Unit C1
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Staverton
Herrick Way
Tel. 01242 304477

Two Storey Extension

Plans as Proposed

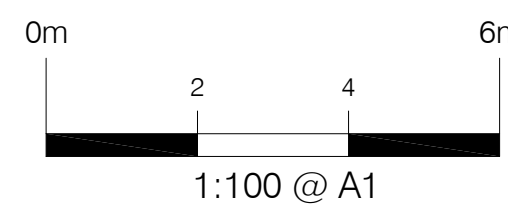
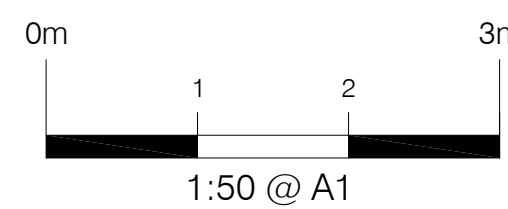
DATE	23/12/25	SCALE	As noted @ A1
DRAWN	JG	CHECKED	PSK

1127-BR01F

RIBA

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- General key:**
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- 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

- Heating key:**
- Radiator / Towel rail

- Fire strategy key:**
- min. 30 mins. fire resistant plasterboard/ board
 - SD - exist./new Smoke / Heat detector (approx. position)
 - ND (FD30) / ND - New fire door / New door
 - NW (FE) / NW - New window (Fire Escape type) / New window

- List of Abbreviations:**
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Approx. levels

Rev.	Date	Revisions
C	23.03.26	Minor layout updates
B	26.01.26	Client comments
A	06.01.26	Client comments

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Herrick Way
Tel. 01242 304477

Two Storey Extension
M&E Plans as Proposed

DATE	23/12/25	SCALE	As noted @ A1
DRAWN	JG	CHECKED	PSK

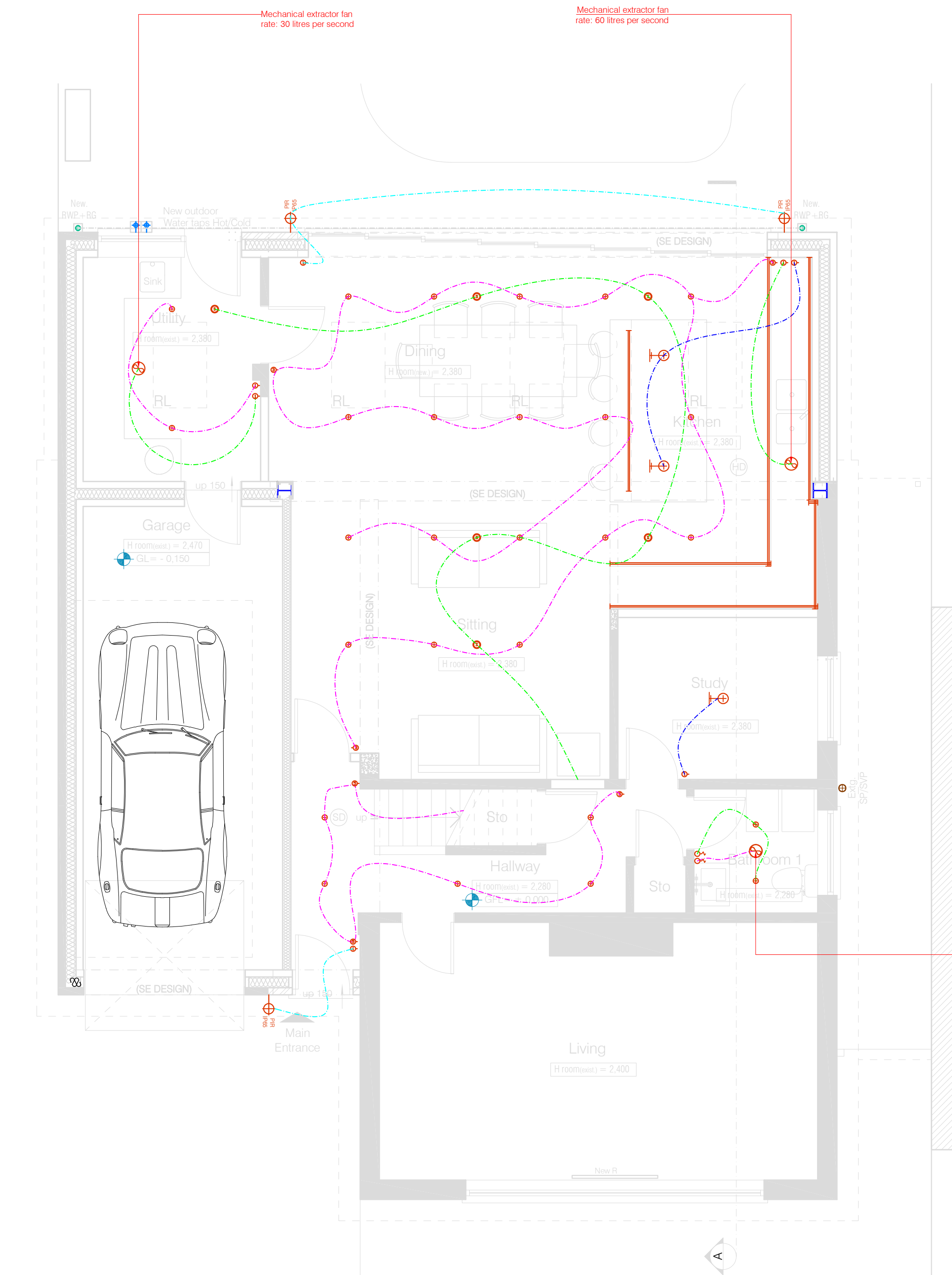
1127-BR02C

Electrical key:

- PIR**
- Recessed Spotlights/ Downlights
 - Ceiling Light
 - Ceiling Mounted Speaker
 - Wall Light
 - Pendant Light
 - Single LED batten
 - 1 way switch
 - 2 way switch
 - 3 way switch
 - 1 way pull switch
 - Door bell push
 - Door bell chime
 - Shaver socket (see bathroom/Ensuite rooms)
 - Double socket
 - Double socket, IP65 RATING
 - Electrical Appliance
 - Extractor fan
 - TV aerial point
 - Cat 6 Ethernet data socket
 - Power for electric gates / video entry system

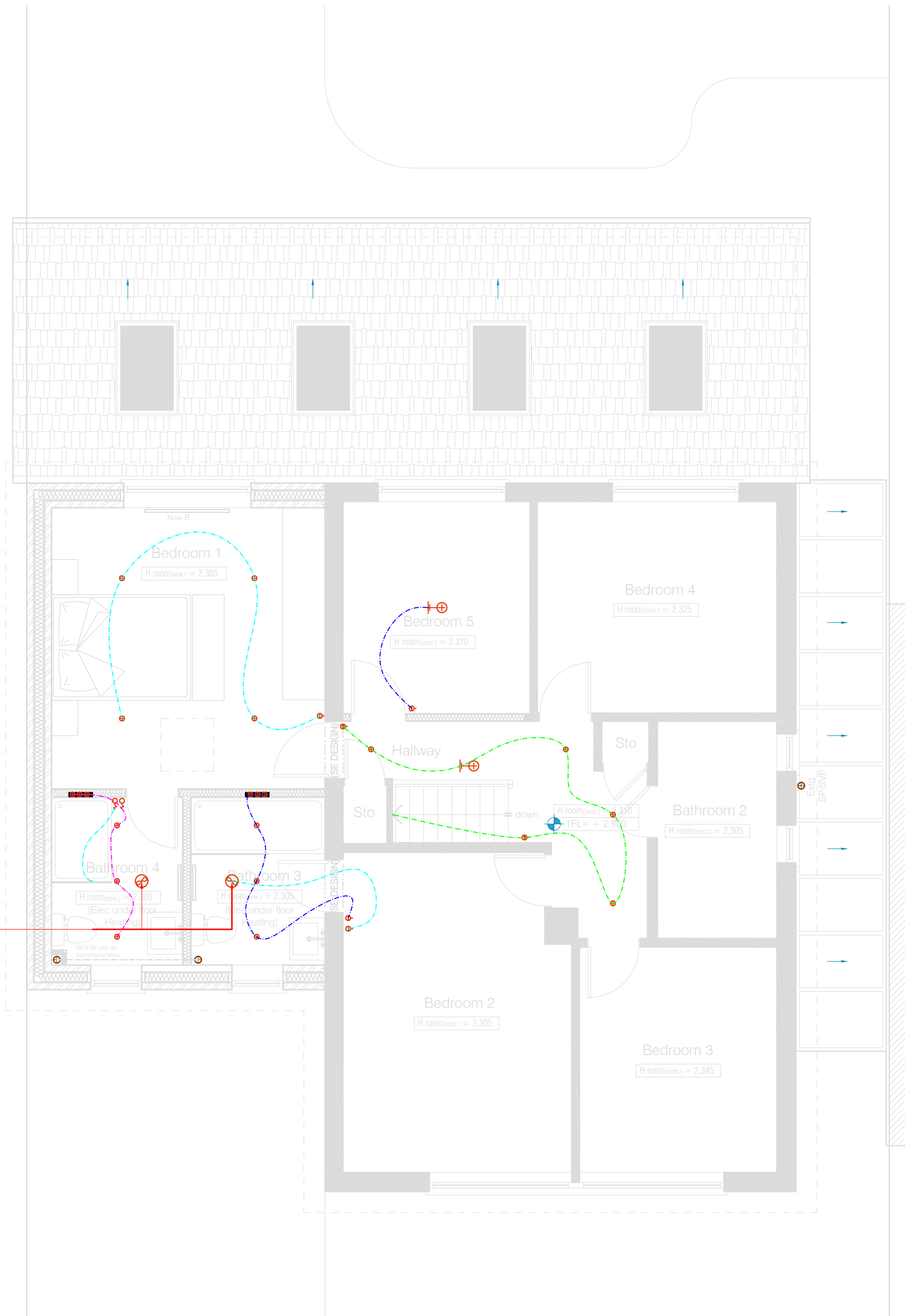
NOTE:

- Electrical signs shown are for illustration with approx. location and are not exhaustive. Full electrical design to be designed by a competent electrician including (fan switch over doors, fuse spur, sockets for oven, hob, fridge, dishwasher, washing machine, tumble dryer, electric radiators, TV, internet, etc. (These are not shown on the plans, and to comply with all related standards including safety.)
- Bath/Shower rooms to have water & moisture resistant LED lights.
- Outdoor lighting, switches and sockets to be suitably IP rated.
- Client to be consulted by the contractor for the type/model of lighting/ switch/ power point and its precise location.
- All sockets to be between 450mm and 1200mm from FFL.
- If applicable, provide to loft at least 1x LED light with time switch and 1x double socket.



ELECTRICAL LAYOUT

GROUND FLOOR PLAN AS PROPOSED
SCALE - 1:50@A1

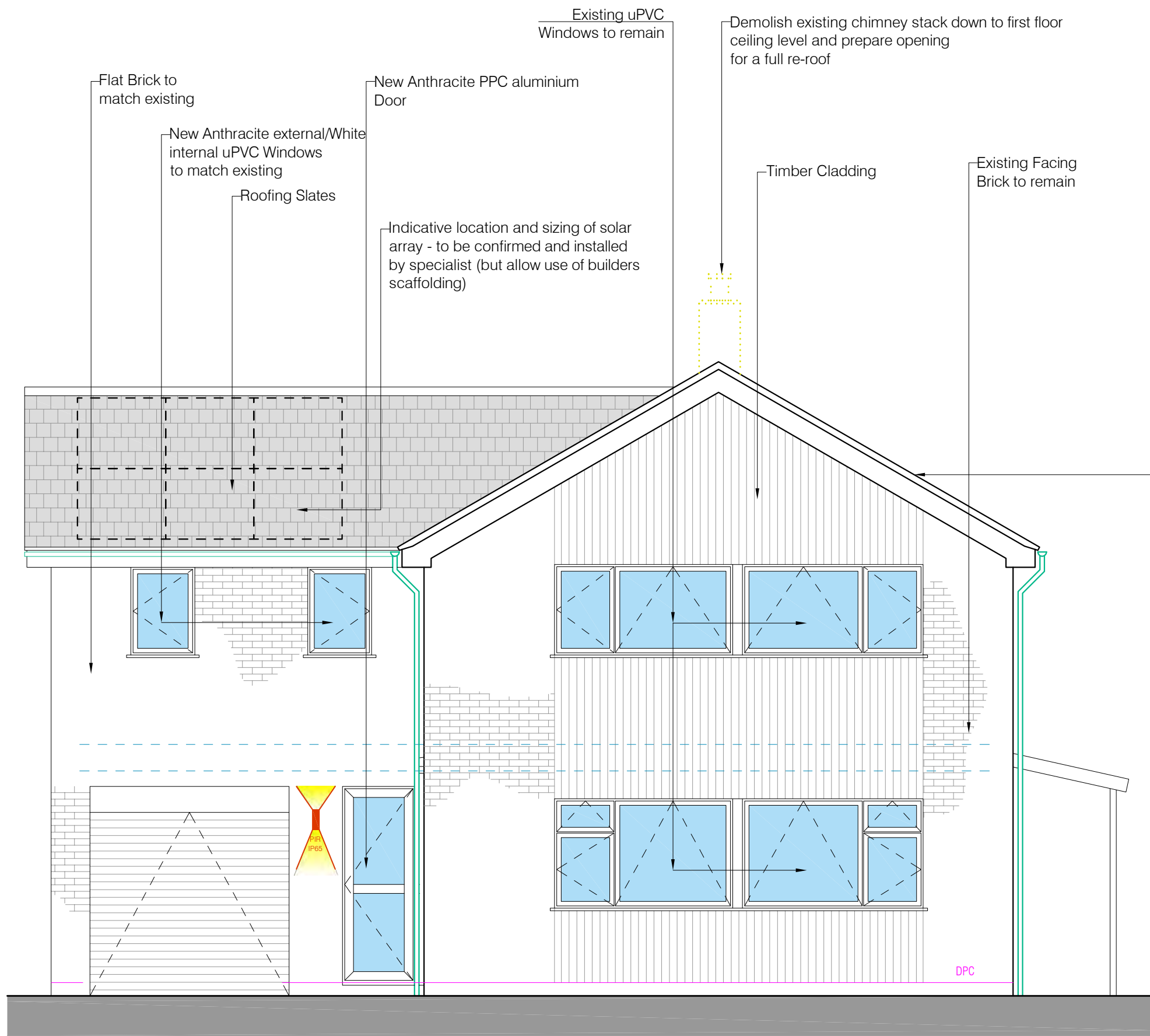


ELECTRICAL LAYOUT

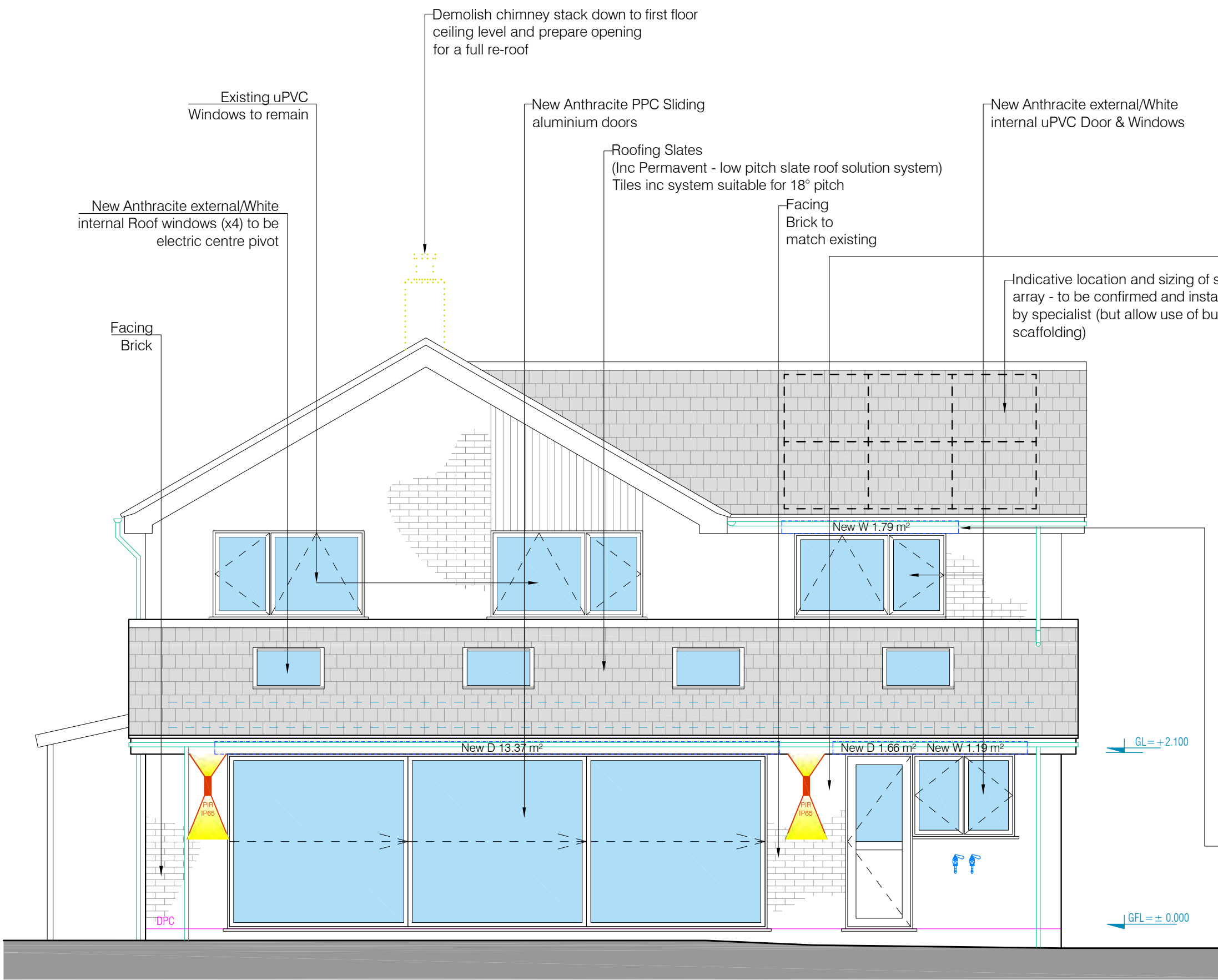
FIRST FLOOR PLAN AS PROPOSED
SCALE - 1:50@A1

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FRONT ELEVATION AS PROPOSED
SCALE - 1:50@A1



REAR ELEVATIONS AS PROPOSED
SCALE - 1:50@A1

EXISTING PITCHED ROOF (ventilation required)

- The existing roof structure is to remain (subject to SE).
- The existing concrete double roman roof tiles are to be replaced with slate.
- The contractor is to check the condition of the existing roof for defects (e.g. missing breathable membrane, missing flashings, cleaning of the gutters, etc. and consult and agree with the client on any remedial work).
- Contractor to replace the roof insulation, with the following:
 - Ventilated airway throughout the roof. Provide an air inlet at the eaves (equal to continuous 10mm gap) and ridge (equal to continuous 5mm gap) levels with insect protectors, (e.g. over fascia ventilators at eaves with protector trays)
 - Eaves to be fully filled with insulation with a rafter ventilator.
- Insulation between ceiling joists:
 - 300mm rock mineral wool insulation rolls are to be laid between joists and cross laid in 100mm thickness over. Underlay joists with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant type in Bath/Shower/En-suite/Living/Kitchen) with all joints taped and filled. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard. Finish with 3mm skim.
 - Proposed: U=0.15W/m²K - complies (required for new fabric elements (Roofs) in existing dwelling U_{lim}=0.15 W/m²K)

NEW EXTERNAL CAVITY WALLS

Construction has U=0.17W/m²K = ✓ complies with external walls on extensions: required max. U=0.18 W/m²K, (as per Approved Document L 2021 in England).

Outer leaf: of 100mm brickwork facing. (to match existing)

150mm cavity full filled with 150mm 'Knauf Dritherm 32' (or Equiv.) Ensure cavity is clean and free of any debris.

Friction fit between wall ties (Installation as per manufacturer's instructions).

Inner leaf: 100mm ThermaLite Shield (or Celcon or Equiv.) lightweight blockwork (SE design).

Finish externally, brick outer leaf, refer to elevations (to match existing).

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.
- Below DPC level:
- if using concrete blocks, use frost-resistant blocks (Min 7kN below DPC).
- if using bricks, use either engineering or frost-resistant bricks F2/S2 to BS EN 771-1.

Use frost resistant brick F2/S2 category:

- below ground level DPC, sills, coping/cappings, beneath cappings, in projecting details (e.g. plinths, cornices) in exposed site locations, retaining walls, fence wall, and chimney above the roof line.
- Damp proofing of the wall where in contact with the soil including junctions:
- to specialist design.

Vertical movement joints should be provided to the outer leaf of cavity walls (SE design).

Wall ties should be provided at 300mm maximum vertical spacing on either side of the expansion joint and within 225mm horizontal spacing of the movement joint. (see diagram 1).

Compressible filler, such as polyurethane foam, should form the joint and be sealed to prevent water penetration.

Movement joints are to be considered for the internal leaf of cavity walls for spaces with unbroken wall lengths above 6m (SE design).

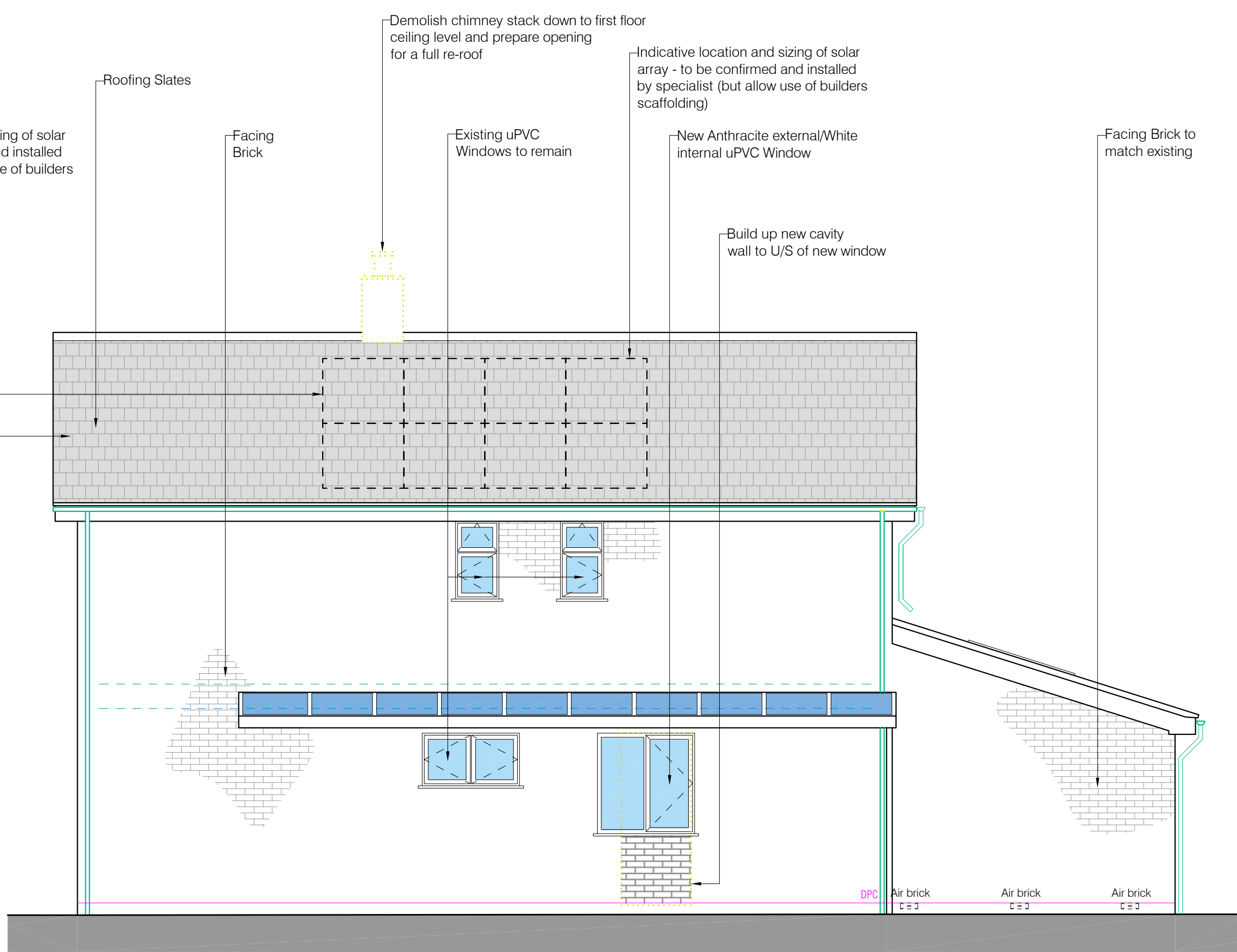
STRUCTURAL WORKS

The structural elements shown in blue are only indicative. Please refer to the structural engineer's details for clarification of all structural works.

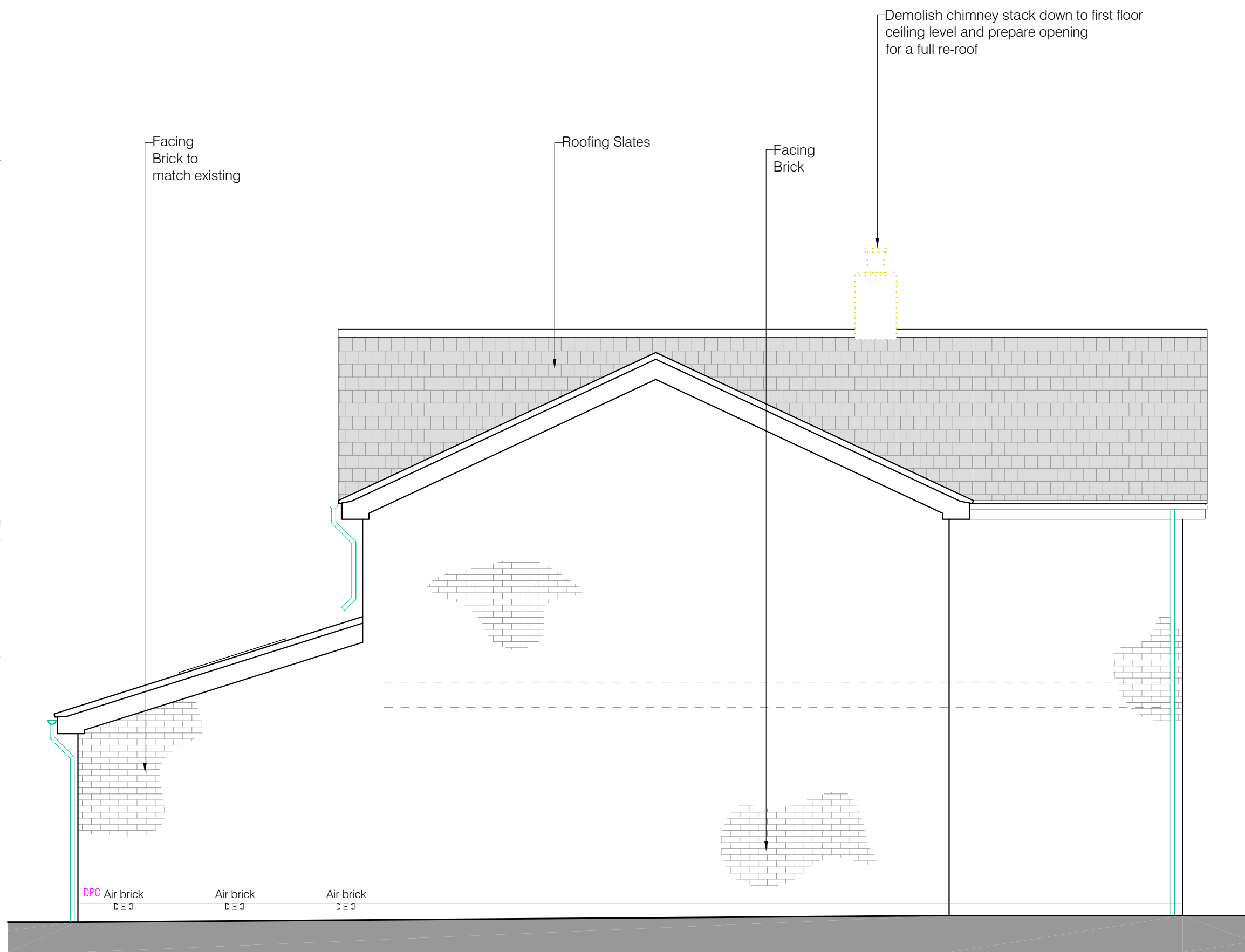
The contractor is responsible for setting out the works and checking the position of structural steels and supports before ordering any steels.

LINTELS

- All to SE design, instructions and details. Catnic (or Equiv.) lintels and galvanised steel beams with min. 150mm (or as specified by SE) end bearing on concrete padstones.
- use thermally broken Catnic lintels in exterior walls otherwise, if the lintel/beam has a continuous baseplate, then underlay it with 37.5mm insulated foil-backed plasterboard internally. Provide plastering mesh or tape, as applicable, between different materials.
- Weep holes @ 450mm c/c or min. 2 No. per lintel.
- Provide additional Ruberoid tray over lintels in internal walls.
- All installed as per manufacturer's instructions.
- Where forming new openings, allow all temporary support where inserting new lintel (to SE detail) and make good all disturbed surfaces to match existing.

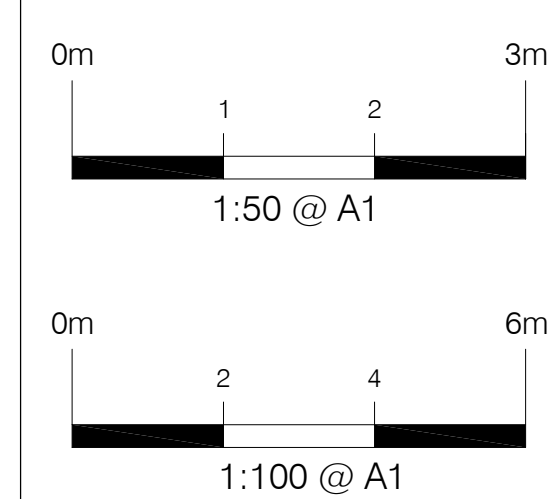


SIDE ELEVATIONS AS PROPOSED
SCALE - 1:100@A1



SIDE ELEVATIONS AS PROPOSED
SCALE - 1:50@A1

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- General key:**
- Existing structures
 - Demolished / As existing underlay
 - New structures
 - Approx. Boundary line
 - Structural engineers notes (SE) notes

- Drainage key:**
- I.C. - Inspection chamber
 - R.G. - Roddable gully
 - AAV/ Durgu - Durgu air admittance valve
 - SP /SVP - Soil pipe / Soil vent pipe
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- Radiator / Towel rail

- Fire strategy key:**
- min. 30 mins. fire resistant plasterboard/board
 - exist./new Smoke / Heat detector (approx. position)
 - Provide Carbon monoxide detector to rooms with fire burning appliance if any

- ND (FD30) / ND - New fire door / New door
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Rev.	Date	Revisions
D	23.03.26	Eng comments - Garage corner pier updated
C	06.02.26	Client comments
B	26.01.26	Client comments
A	06.01.26	Client comments

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Two Storey Extension

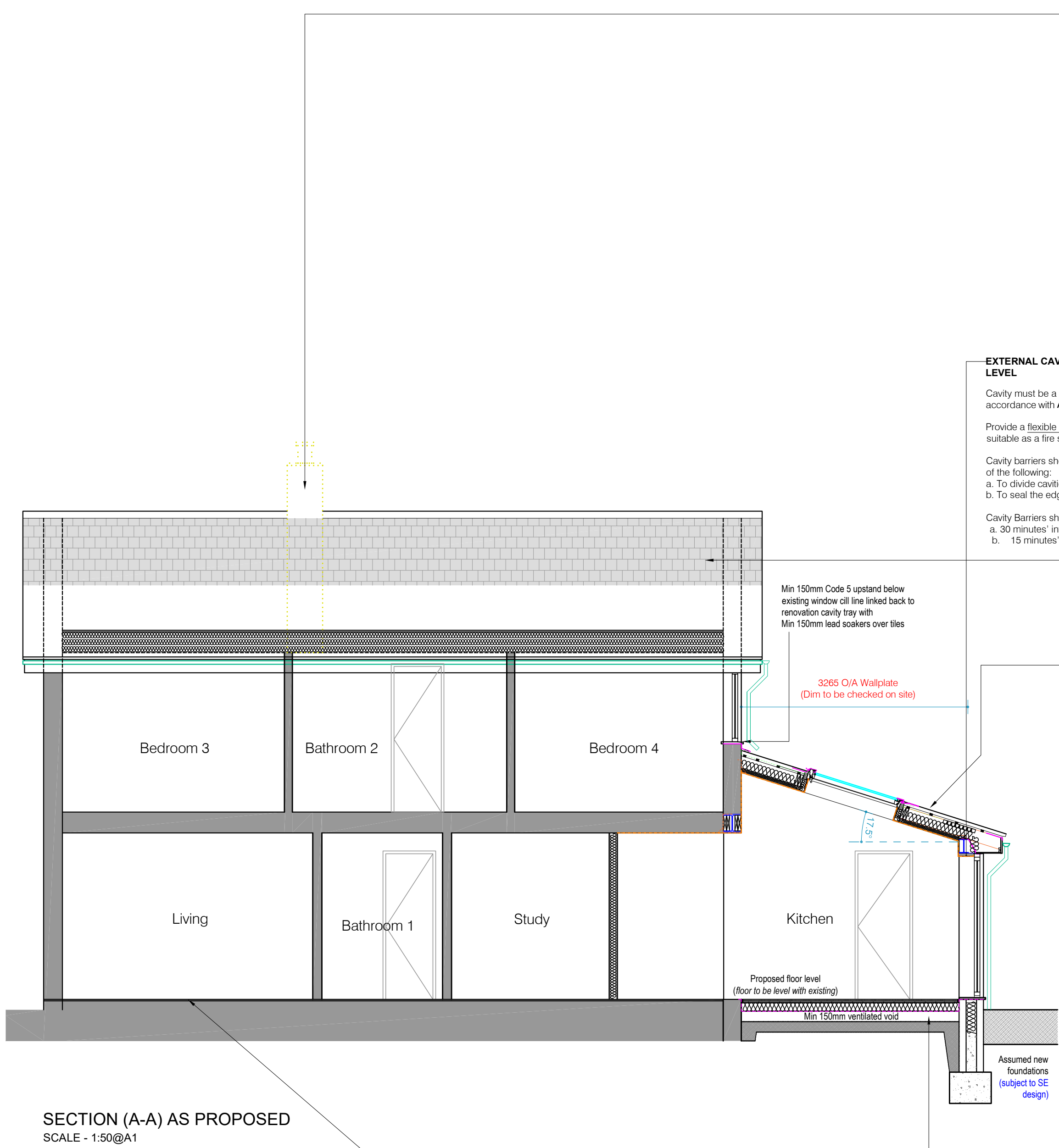
Elevations as Proposed

DATE	23/12/25	SCALE	As noted @ A1
DRAWN	JG	CHECKED	PSK

1127-BR03D

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SECTION (A-A) AS PROPOSED
SCALE - 1:50@A1

DEMOLITION OF EXISTING CHIMNEY TO FIRST FLOOR CEILING LEVEL

- Contractor shall verify chimney location, size, and extent prior to demolition, including portions within attic, walls, floors, and below roof line.
- Disconnect and cap all associated utilities and services (fireplace, flue, gas, or mechanical connections) before demolition begins.
- Provide temporary shoring and protection as required to maintain structural stability of adjacent walls, floors, and roof framing.
- Demolish chimney in a controlled, top-down manner to prevent damage to surrounding construction.
- Protect adjacent finishes, roofing, and building components from damage during demolition.
- Remove all chimney materials down to first floor ceiling level, including masonry, liners, flashing as indicated.
- Patch and repair all affected roof and ceiling areas as part of the re-roof, including framing, sheathing, vapor barriers, roofing, and finishes.
- Provide new roof framing and roofing membrane as part of the full re-roof where chimney penetrations are removed; install new full re-roof to maintain a watertight assembly.
- Repair fire-rated assemblies to maintain required fire resistance ratings.
- Dispose of demolished materials off-site in accordance with local regulations.
- Contractor shall comply with all H&S requirements and applicable building regulations.
- Site conditions may vary; contractor shall notify Architect/Engineer of unforeseen conditions prior to proceeding.
- Final condition shall be weathertight, structurally sound, and B-reg compliant.

EXTERNAL CAVITY WALL AT EAVES LEVEL

Cavity must be a concealed space in accordance with **AD B, Volume 1**.
Provide a flexible closer which is also suitable as a fire stop.
Cavity barriers should be provided for both of the following:
a. To divide cavities.
b. To seal the edges of cavities.
Cavity Barriers should provide a minimum of
a. 30 minutes' integrity (E 30).
b. 15 minutes' insulation (I 15).

EXISTING PITCHED ROOF (ventilation required)

- The existing roof structure is to remain (**subject to SE**).
- The existing concrete double roman roof tiles are to be replaced with slate.
- The contractor is to check the condition of the existing roof for defects (e.g. missing breathable membrane, missing flashings, clearing of the gutters, etc. and consult and agree with the client on any remedial work).
- Contractor to replace the roof insulation, with the following:
 - Ventilated airway throughout the roof. Provide an air inlet at the eaves (equal to continuous 10mm gap) and ridge (equal to continuous 5mm gap) levels with insect protectors. (e.g. over fascia ventilators at eaves with protector trays)
 - Eaves to be fully filled with insulation with a rafter ventilator.
- Insulation between ceiling joists:
 - 300mm rock mineral wool insulation rolls are to be laid between joists at first floor ceiling level and cross laid in 100mm thicknesses over. Underlay joists with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant type in Bath/Shower/En-suite/Utility/Kitchen) with all joints taped and filled. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard. Finish with 3mm skim.
 - Proposed: $U=0.15W/m^2K$ - complies (required for new fabric elements (Roofs) in existing dwelling $U_{max}=0.15W/m^2K$)

NEW PITCHED ROOF

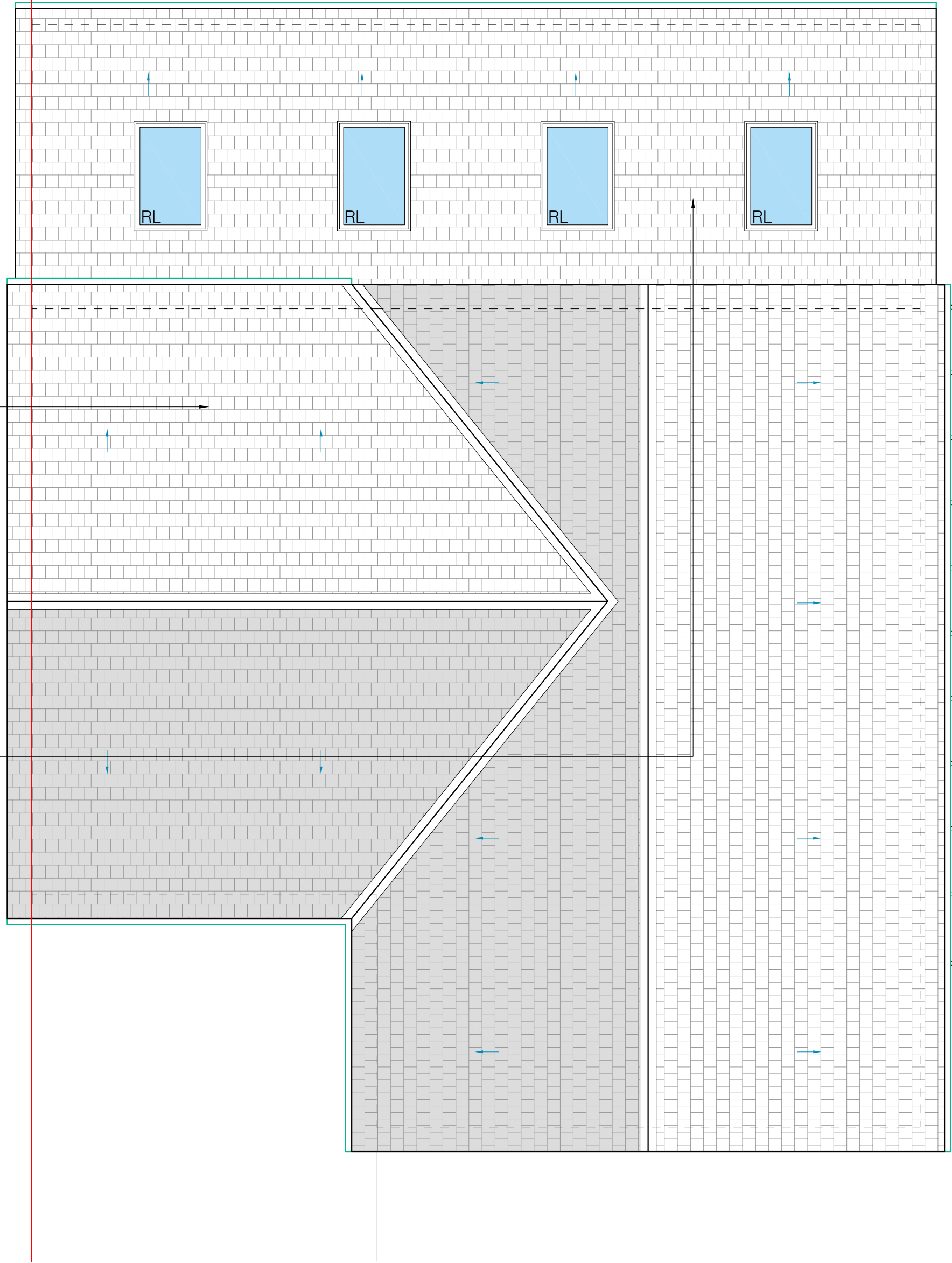
- Roofing slates (**to client's choice**) and to suit pitch on battens (17.5") on breathable felt Tyvek Supro' (or **Equiv.**) protected by protector trays at eaves with over fascia ventilator (or **Equiv.**) on rafters/ roof trusses (refer to **SE design and instructions**). If applicable, take site dimensions before ordering trusses.
- Eaves to be filled with insulation and to have a rafter ventilator (to preserve ventilation).
- Insulation between and under rafters:
 - Acis Hylite 125mm (or **Equiv.**) rigid insulation boards are to be laid between rafters/ies. Underlay rafters/ies with 50mm Foil Faced Rigid PIR Insulation Boards (or **Equiv.**). Vapour Control Layer with joints taped and 12.5mm Gyproc Fireline plasterboard (Gyproc FRMR fire & moisture resistant type in Bath/Shower/En-suite/Utility/Kitchen) with all joints taped and filled. In high moisture areas apply 2x coats of Gyproc Drywall Sealer to improve moisture resistance of plasterboard. Finish with 3mm skim.
 - Proposed roof approx. $U=0.11W/m^2K$ - ✓ complies (required for extensions to an existing building: $U_{max}=0.16W/m^2K$)
- 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 SE)**.
- Provide lateral support with noggings between 3 rafters at the gable and provide its strapping to the wall @ max. 2m c/c following **Approved Document A (Subject to SE)**.
- 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.
- Pitched Roof - valleys: Code 5 lead on 18mm SterlingOSB Zero OSB3 boards (BBA-approved product) (or ply to **BS EN 636, Class 3**) or fibreglass open valley or plain valley tiles.
- Pitched Roof side - Wall abutment: Provide a 150mm upstand with lead Code 4 soakers, Code 5 flashing with a breathable membrane to be turned up behind the flashing, and a cavity tray to suit the wall condition with weep vents.

NEW GROUND FLOOR CONSTRUCTION

- Timber suspended ground floor or Block & beam - To be agreed between BCO and client on site.
- Breakout existing floor where appropriate ensuring all existing floor construction and sub base is removed to a depth appropriate for new floor construction.
- Ensure the area is thoroughly cleaned of any debris prior to laying new substrate.
- (Max) 22mm Flooring to match existing on VCL.
- On assumed 150mm joists (**subject to SE design**) notched with incorporated wet under-floor heating in 25mm dry sand/cement mix inc 25mm perimeter insulation and 150mm Celotex GA4000 (or **Equiv.**) insulation boards tightly butt jointed under 15mm Sterling board (or similar) and supported with suspension battens with breathable airtightness layer lapped over joists and under insulation.
- OR
- Concrete Block & Beam to specialist details:
 - with DPM/Radon gas membrane over
 - with 150mm Celotex GA4000 (or **Equiv.**) over
 - with V.C.L over
 - with (Max) 22mm Flooring to match existing on VCL.
 - Min 150mm Ventilated void subject to BCO approval
 - BCO to confirm joists level and DPC are in compliance with relevant guidance on site assuming timber joist floor construction is used instead of B & B.
 - Allow for floor finishes. New and existing floor levels to align.
 - Proposed approx. $U=0.17W/m^2K$ ✓ complies
 - Limiting U-values for new fabric elements (RE: Floors) on extensions in existing dwellings $U_{max,RE}=0.18W/m^2K$ (see Table 4.2, **AD L, 2021**).

GROUND FLOOR (LIVING ROOM ONLY)

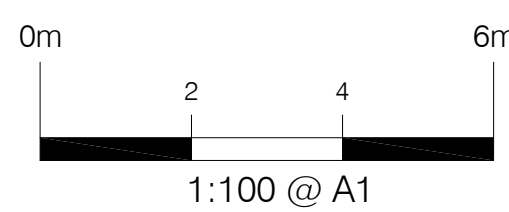
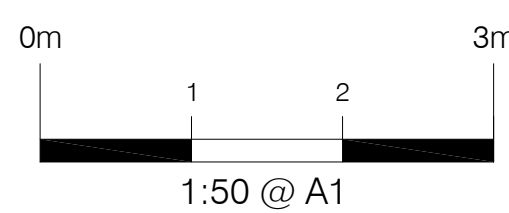
Existing Timber Joist and board:
To remain as existing - NOTE there will be no contractor access at any time to this room.



ROOF PLAN AS EXISTING
SCALE - 1:50@A1

GF DETAIL 01 AS PROPOSED
SCALE - 1:50@A1

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
- Approx. Boundary line
- Structural engineers notes (SE) notes

Drainage key:

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

- Radiator / Towel rail

Fire strategy key:

- min. 30 mins. fire resistant plasterboard/ board
- SD - exist./new Smoke / Heat detector (approx. position)
- ND (FD30) / ND - New fire door / New door
- NW (FE) / NW - New window (Fire Escape type) / New window

List of Abbreviations:

- SE..... Structural Engineer
- BR..... Building Regulations
- AD..... Approved Document

Approx. levels

Rev.	Date	Revisions
C	06.02.26	Client comments
B	28.01.26	Notes updated
A	26.01.26	Client comments



PSK Cheltenham Ltd
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Staverton Technology Park
Staverton
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Tel. 01242 304477

Two Storey Extension

Elevations as Proposed

DATE	06/01/26	SCALE	As noted @ A1
DRAWN	JG	CHECKED	PSK

1127-BR04C



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