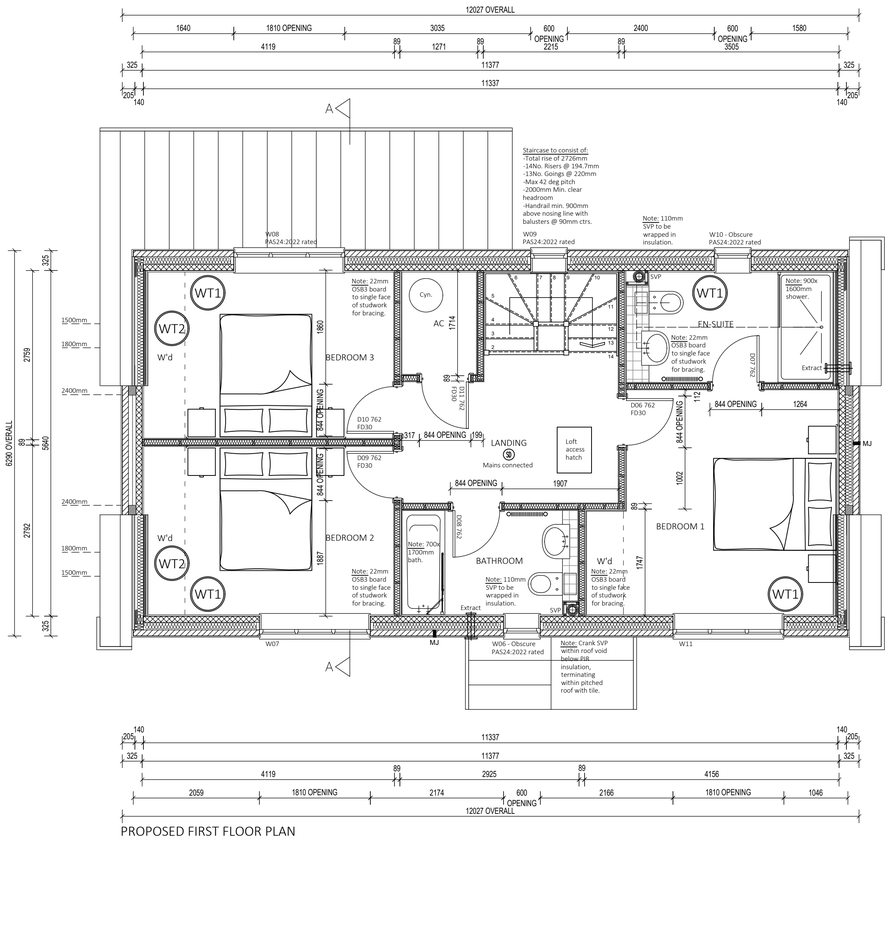


PROPOSED FIRST FLOOR PLAN

Note: Drainage from shower, WC and WHB to connect into new SVP.

Note: En-Suite extract to terminate via wall vent.

Note: Studs to partition behind sanitaryware to allow for any mixer valves etc. Client to advise on spec.

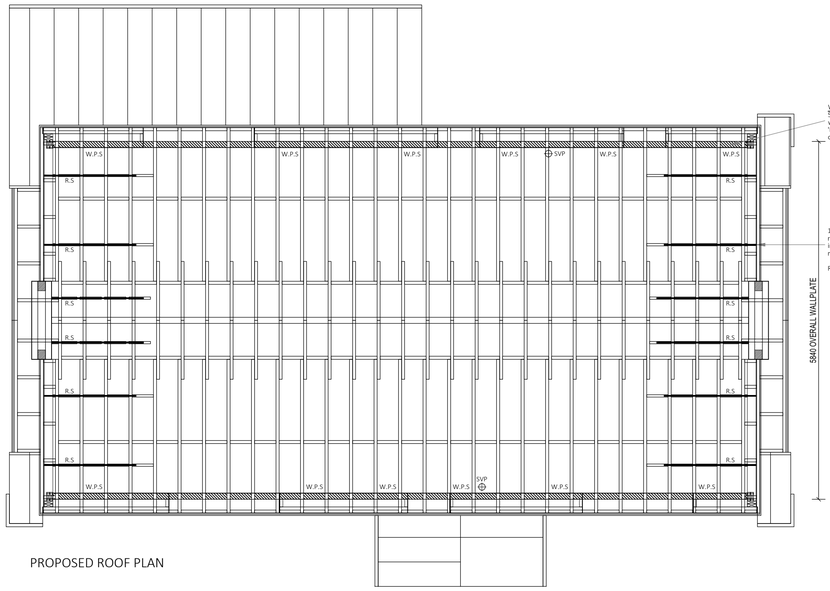
Note: SVP with rodding eye.

Note: Drainage from bath, WC and WHB to connect into new SVP.

Note: Bathroom extract to terminate via wall vent.



ROOF PLAN DESIGN BY SPECIALIST.



PROPOSED ROOF PLAN

WALL LEGEND -

WALL TYPE 1
- Render over 7.3N/mm2 solid dense standard blockwork
- 125mm full fill cavity containing 90mm Celotex Thermaclass Cavity Wall 21 PIR insulation, ensure Celotex guidelines are followed with all junctions
- 100mm 3.6N/mm2 Tarmac Standard blockwork inner leaf
- 1No. 12.5mm plasterboard on dabs (25mm o/a thickness) with 3mm skim finish.

Wall thickness of 325mm achieves 0.17W/m2.K

WALL TYPE 2
- Render over render board
- 25mm ventilated cavity using 25x50mm treated battens
- Breathable membrane stapled to 12mm OSB3 board
- 140mm timber wall filled with 100mm PIR insulation
- 40mm PIR insulation internally acting as VCL
- 25mm service zone using 25x50mm treated battens, finished with 12.5mm plasterboard.

Internal loadbearing partition where indicated on plan to be 100mm 3.6N/mm2 solid dense standard blockwork and finished with lime plaster to each side.

Internal non loadbearing partition where indicated on plan separating structures between all wc compartments and habitable rooms to be 38 x 89mm timber studs at max 600mm ctrs or as otherwise indicated on drawings, with 12.5mm plasterboard (10 kg/m²) each side and 3mm plaster skim finish. Studs to be filled with 60mm Knauf Earthwool Acoustic roll (min. 10kg/m3) insulation. Where additional support is required to wet rooms or Kitchen, allow for 9mm OSB3 board to stud face. First floor where indicated to receive 22mm OSB3 boarding for wind bracing.

Main pitched roof (u-value = 0.09w/m²k)
Profiled roof tiles to match existing roof tiles on 50 x 25mm (full size) sawn treated s.w. battens on Proctor Roofshield membrane, or similar approved BBA supported product, all to BS 5534:2014, BS EN 1991-1-1:2005, BS EN 1806:2006, BS EN 1304:2013 & BS EN 490/492 as applicable on specialist manufactured trussed rafters set at max 600mm centres. Trusses to be mechanically fixed to 100 x 50mm SC3 tanalised s.w. wall plates (bedded on mortar) with truss clips (Bat or similar) fixed by 32x9 gauge square twisted sheradised nails through every hole. Hold-down 5x30x1000mm galvanised ms straps to wall plate to be fitted where shown on roof truss layouts but minimum 2m cts with 8 x 50mm countersunk screws into solid blockwork, based on structural engineer's design. Roofshield to be dressed down over klobber underlay support tray as eaves carrier. Eaves soffit to be 6mm WBP plywood with treated s.w. fascia, coated HDF or PVCu. Underside of trusses & associated infill ceiling joists to be lined with 12.5mm plasterboard on two-storey units with escape windows. Noggings to be provided to support all edges of plaster board.

Roof insulation to consist of 3No, layers of mineral fibre matts 0.044W/mk to BS EN 13162:2012(+A1:2015) laid cross-ply 400mm thick. The first 100mm layer being laid between ceiling joists the second layer being laid across the ceiling joists in opposite direction and the third layer at right angle to the preceding layer. Roof does not require ventilation at eaves or ridge level but fit 9mm ply sheet supported by battens to maintain 20mm minimum offset of insulation to top of rafter at eaves junction.

For wall stability galvanised ms 5x30mm restraint straps to be provided at gable walls, including party walls and to all walls parallel with roof trusses fixed at maximum 2000mm centres across a min. of three adjacent trusses. Straps supported by blockers between trusses and between trusses to wall with 38x75mm noggins.

Flat Roof
Flat Roof (u-value = 0.15w/m²k)
Single ply membrane laid over 18mm OSB3, over 150mm thick Celotex XR4150, Alutrix 600 VCL laid over 18mm OSB3 deck over minimum 1:80 fall treated softwood timber battens, finished over 50x170mm C24 joists at 400mm centres. Underside of joists finished with 15mm plasterboard and 3mm skim finish.

Roof bracing
Rafters at 400 ctrs ceiling ties, to be in strict accordance with BS EN 1995-1-1:2004 Eurocade 5 (+A2:2014), roof plan to specialist design with calculations and full bracing details submitted prior to work.

Roof straps
R.S. = Raffer strap
C.S. = Ceiling strap

Gable wall to be restrained by 30 x 5mm galvanised mild steel straps once bent at 100mm built into cavity wall and fixed to first three truss members. Timber packing pieces to be fixed between wall and truss. 75 x 50 noggins fixed between roof trusses, straps at 2000mm max ctrs. 1 no. strap to be within 500mm of ridge.
C.T.

Roof
25 x 38 sw tanalised battens on 1 layer breathable membrane installed to strict manufacturers instructions on structural roof as specified. Wall plates 50 x 100 bedded & secured with 30 x 5 mild steel type 'L' straps @ max 2m centres - fascia board, soffit as specified.

Wall plate
50 x 150 secured with 30 x 5 mild steel type 'L' straps @ max 2m centres

Roof bracing
Rafters at 400 ctrs ceiling ties, longitudinal's, diagonals to be in strict accordance with BS EN 1995-1-1:2004(+A2:2014), roof plan to specialist design with calculations and full bracing details submitted prior to work.

Roof straps
R.S. = Raffer strap
C.S. = Ceiling strap

Gable wall to be restrained by 30 x 5mm galvanised mild steel straps once bent at 100mm built into cavity wall and fixed to first three truss members. Timber packing pieces to be fixed between wall and truss. 75 x 50 noggins fixed between roof trusses, straps at 2000mm max ctrs. 1 no. strap to be within 500mm of ridge.

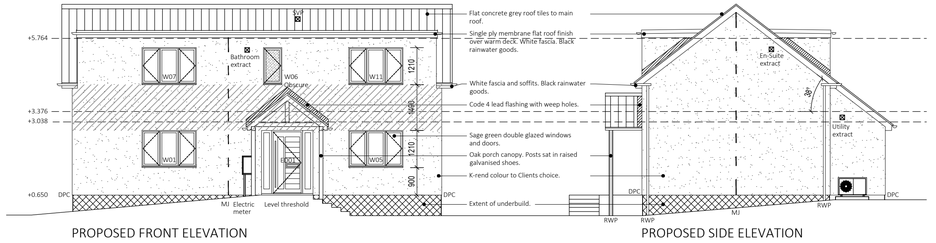
Roof Truss Layout
General notes: Roof construction
The trussed rafter roof construction is to be designed and installed to comply with BS EN 1995-1-1:2004 Eurocode 5 (+A2:2014).

Provide all bracing as detailed by truss manufacturer with all bracing and binders to provide 30 x 5mm gms lateral restraint straps at ceiling tie level and at rafter level, supported on solid bridging and packing pieces at 1.5m centres.

Provide diagonal bracing as detailed by truss manufacturer.

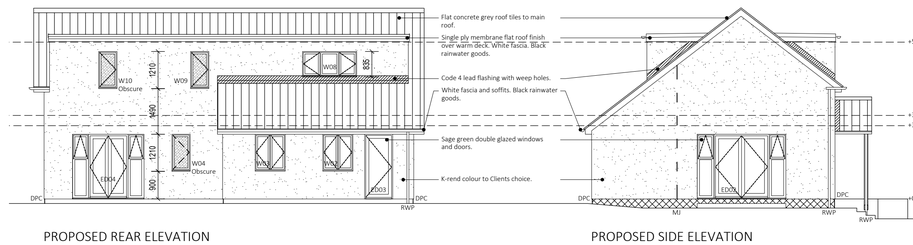
Provide 30 x 2.5mm gms holding down straps to all wallplates at 2.0m c/c.

Roof finish to be as detailed in site specification on s.w. tiling battens, size and spacing to suit choice of tile, all on approved reinforced roofing.



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

RISK DISCLAIMER

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Specific health & safety risks associated with this apartment are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawing.
	Unless highlighted there are no specific health & safety risks associated with this apartment, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.

RISK SCHEDULE

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Risk - Handling of large / heavy flat gauge lintel or steel beam Action - A method statement to be provided by installer and approved prior to commencement on site
⚠	Risk - Handling of large / heavy PCC beams and collapse of undercut or overloaded blocks Action - A method statement to be provided by installer and approved prior to commencement on site

Notes

* These drawings are for planning & building regulations approval only.

* Any works carried out prior to the necessary approvals being granted are carried out at the clients own risk.

* These drawings are copyright and their use or reproduction without the written permission of Poulsom Architectural Design and Planning Services is prohibited.

* Party Wall - where work involves alterations to a party wall or works close to a boundary, it is the owners responsibility to comply with the necessary notices etc. required by the Party Wall Act. 1996. Notices to be served at least two months before work commences.

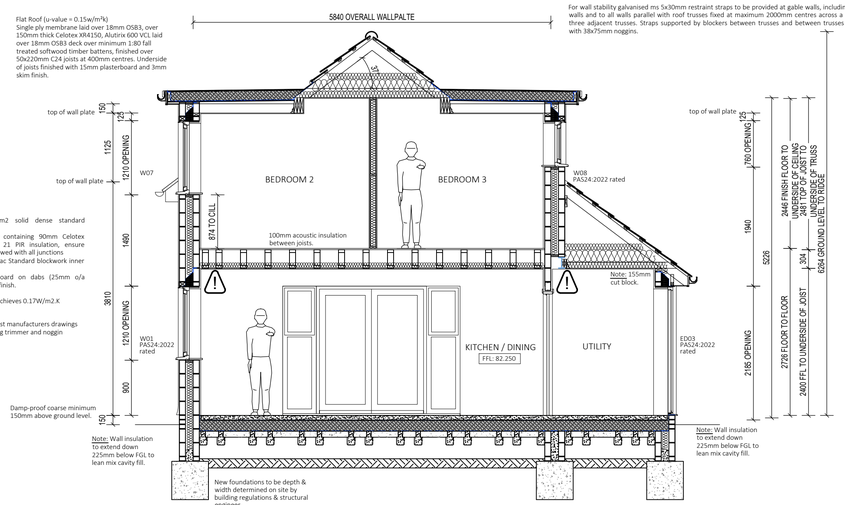
* General Notes - the contractor must comply in all respects with current building regulations & relevant building standards & practice whether specifically stated on this drawing or not.

* Before the start of work all site measurements, angles & levels must be checked by the contractor in the event of any inaccuracies on this drawing no liability or responsibility will be accepted once work has started.

* Only the materials on this drawing are to be used. Any substitutions must be of a similar quality & standard as that stated. All materials are to be used in accordance with manufactures instructions unless otherwise directed.

* All construction projects large and small are subject to the CDM Regulations (2015). If the development will be for a domestic Client or less than 30 days in duration then the responsibility for Health and Safety is then passed onto the Main Contractor. In all cases the Client may devolve the responsibility to a CDM Planning Supervisor, who will act on the Clients behalf. Please refer to Panning Supervisor for advice.

* Before starting work you need to check if any asbestos is present, in Commercial properties there should be a plan/register - Ask to see it. You need to check that the plan covers the area of the building that you will be working in and if you are doing refurbishment work that it includes a survey that tells you what types of asbestos is present and its condition. If there is no Register or survey or the report is not clear - Do not start work.



PROPOSED SECTION A-A

Window Schedule

First Floor Window Schedule

			Catnic Lintel Type		Cill					
Ref	Location	Window Size	Reference	Length	Masonry Type	uPVC size	Glazing	Ventilation	Comments	
W6	Bathroom	685 x 1210	TBC	1050	-	675 x 1200	-	4,000mm2	PAS24:2022	
W7	Bedroom 2	1810 x 1210	TBC	2400	-	1810 x 1200	-	8,000mm2		
W8	Bedroom 3	1810 x 835	TBC	2400	-	1810 x 825	-	8,000mm2	PAS24:2022	
W9	Landing	685 x 1210	TBC	1050	-	675 x 1200	-	4,000mm2		
W10	En-Suite	685 x 1210	TBC	1050	-	675 x 1200	Obscure	4,000mm2		
W11	Bedroom 1	1810 x 1210	TBC	2400	-	1810 x 1200	-	8,000mm2		

Door Schedules

First Floor Internal Doors

			Catnic Lintel Type		Frame & door				
Ref	Location	Opening Size	Reference	Length	Size	Lining Width	Fire Rating	Wall Type	Comments
D06	Bedroom 1	844 x 2050	N/A	N/A	762 x 1981	32 x 142	FD30	89mm stud	10mm undercut
D07	En-Suite	844 x 2050	N/A	N/A	762 x 1981	28 x 129	N/A	89mm stud	10mm undercut
D08	Bathroom	844 x 2050	N/A	N/A	762 x 1981	28 x 129	N/A	89mm stud	10mm undercut
D09	Bedroom 2	844 x 2050	N/A	N/A	762 x 1981	32 x 142	FD30	89mm stud	10mm undercut
D10	Bedroom 3	844 x 2050	N/A	N/A	762 x 1981	32 x 142	FD30	89mm stud	10mm undercut
D10	AC	844 x 2050	N/A	N/A	762 x 1981	32 x 129	FD30	89mm stud	10mm undercut

ALL EXTERNAL GLAZING TO BE IN ACCORDANCE WITH APPROVED DOCUMENT L OF THE BUILDING REGULATIONS.

'EGRESS' IS IN RELATIONSHIP TO APPROVED DOCUMENT B WINDOWS FOR MEANS OF ESCAPE. CLEAR OPENING TO BE MIN 0.33m2. AND AT LEAST 450mm HIGH AND 450mm WIDE (THE ROUTE THROUGH THE WINDOW MAY BE AT AN ANGLE RATHER THAN STRAIGHT THROUGH). THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100mm. ABOVE FLOOR LEVEL.

BACKGROUND VENTILATORS TO BE FITTED IN ACCORDANCE WITH PART 'F1' 2021 AS SET OUT IN TABLE 1.7. VENTILATORS BASED ON SINGLE STOREY DWELLINGS - HABITABLE ROOMS 10,000MM², KITCHEN (10,000MM²) WITH LIVING SPACE NO FEWER THAN THREE VENTILATORS OF THE SAME EQUIVALENT AREA AS FOR THE OTHER HABITABLE ROOMS, BATHROOM 4,000MM². THESE VENTILATION RATES HAVE BEEN BASED UPON THE AIR PERMEABILITY LEAKIER THAN (>) 3M³/(H.M²) AT 50 PA.

ACOUSTIC BACKGROUND VENTILATORS TO BE FITTED IN ACCORDANCE WITH PART 'F1' 2021 AS SET OUT IN PARAGRAPH 1.60 TO 1.66. ALL HABITABLE ROOMS TO HAVE A MIMIMUM EQUIVALENT AREA OF 4,000MM². WET ROOMS REQUIRE NO TRICKLE VENTS. THESE VENTILATION RATES HAVE BEEN BASED UPON THE AIR PERMEABILITY LEAKIER THAN (>) 3M³/(H.M²) AT 50 PA.

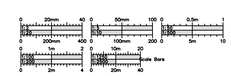
RW SIMON LTD TRICKLE VENTS OR SIMILAR TO BE USED.

WINDOWS & DOORS (HEIGHT X WIDTH OF THE OPENING PART) TO PROVIDE PURGE VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F EQUIVALENT TO 1/20TH OF THE FLOOR AREA OF THE ROOM. WHERE THERE IS MORE THAN ONE OPENING THE COMBINED OPENING AREA MAY BE ADDED TOGETHER TO MEET THE REQUIREMENTS.

EXTERNAL DOOR NOTES:
ALL EXTERNAL GF DOORS TO BE PART Q COMPLIANT AND PAS 23/24 RATED WITH MULTIPOINT LOCKS & LAMINATED GLASS - FRONT DOOR ACCESSORIES TO CONSIST OF LETTER PLATE SECURITY HOOD, DOOR CHAIN AND EYE VIEWER.

WINDOW NOTES:
ALL WINDOWS TO BE PART Q AND PAS 23/24 COMPLIANT WITH LAMINATED GLASS, EASY CLEAN HINGES, CHILD RESTRICTORS TO NON EGRESS WINDOWS AND KEY OPERATED LOCKS TO ALL GROUND FLOOR NON EGRESS WINDOWS. ALL WINDOW CONTROLS TO BE NO HIGHER THAN 1200mm ABOVE FFL.

FOR CONSTRUCTION



do not scale this drawing. check all dimensions on site. this drawing is only to be used on the site for which designed all materials specified are subject to confirmation on site prior to works commencing. figured dimensions and levels to be used. any inaccuracies must be notified to Poulsom Architectural Design and Planning Services. detail drawings and large scale drawings take precedence over smaller drawings.

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PRELIMINARY		TENDER	
PLANNING		CONSTRUCTION	✓

Revision Description
RevA 23.01.26 Wall legend cavity wall note amended.
RevB 04.02.26 Plans and section amended to match SE details.

Poulsom
Architectural Design and Planning Services
Telephone - 07769 728671
enquiries@poulsom.co.uk

Drawing No. 364-202
Rev. b

Client Name -
Site - Sc Coahill Lane, Potterne, Devizes, Wiltshire, SN10 5PH
Drawing Title - Proposed drawings
Scale - 1:50 & 1:100 @ A1
Date - November 2025
Drawn - RP