



- 12.5mm skim finished plasterboard
- VCL
- 100mm C24 timber rafter with 75mm PIR insulation fixed between
- 40mm SF40 Superfoil insulation fixed between rafter and 50mm counter batten
- 50mm counter batten to form cavity for zinc cladding ventilation. Consult zinc supplier for cavity reduction. Allow for insect mesh to all ventilation gaps and drip details.
- 18mm marine or external grade ply
- Vertical standing seam panels installed to specialist suppliers details in approx 430mm centres.

X Proposed Mansard Build Up NTS

Gutter detail to be lead lined and keyed into existing wall to min 150mm at abutment. Detail TBC

UPGRADING SOLID PARTY WALL
To achieve min U-value 0.18 W/m²K
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Insulate wall on the warm side using 100mm PIR insulation, e.g. Celotex GA4000 insulation board, fixed to 50 x 50mm battens at 600mm centres to provide a nominal 25mm cavity between the masonry and insulation. Fix a vapour control layer on the warm side of the insulation. Finish with 12.5 plasterboard and a plaster skim.
All work in accordance with BS 8000-8:2023 Design and installation of dry lining systems. A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room.
An injected DPC may also be required if one is not already present and working in existing wall. New DPC to be made continuous with floor DPM. Tanking requirements TBC on site.

Apex rooflight to specialist manufacturers details. To be installed to specialist manufacturers installation details.

Requirement for ridge steel TBC with structural engineer/window manufacturer.

Proposed structure indicative and TBC with structural engineer. Steel beams to be connected into existing external walls of main house and garage and to support proposed roof.

Steel and roof to be placed to not obstruct existing window

Proposed standing seam mansard roof build up as per detail

Supporting steel sizing TBC with structural engineer.

Gutter detail to be lead lined and keyed into existing wall to min 150mm at abutment. Gutter over door to be formed with timber with external face dressed in zinc profile to match proposed new roof. Detail TBC

Proposed glazed door as per planning elevations.

UPGRADING EXISTING SOLID FLOOR
To meet min U value required of 0.18 W/m²K
The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. Install new reinforced concrete slab as per structural engineers design and details. Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick PIR insulation, e.g. Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging.
A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air.
Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

GENERAL NOTE

- Drawing to be read with Structural Engineer's specifications and details.
- All details to be read with manufacturer's installation manuals, guide and guidelines.
- All structural details to be checked by structural engineer prior to fabrication.
- All fixings to be specified by Structural Engineer or following manufacturer's system guidelines.
- Any specified system should include all spare parts as per manufacturer's guidance.
- Contractor to notify Beckmann Architecture Ltd on any specification change or alternative product to be used in the external building envelope build-ups: walls, roofs, floors, doors & windows. Contractor to provide the U-value of the updated build-up for EPC consultant checking and Beckmann Architecture Ltd's approval.
- Contractor / Manufacturer / Supplier to confirm all fire ratings of the components and their suitability in regard to the current Fire Regulations and BS 9999.
- All components and materials to be CE marked and compliant with the current British Standards.
- Any change to specifications and details contained in this drawing should be notified to Beckmann Architecture Ltd/client for approval prior to construction. Approval will be based on physical samples provided by contractor.
- This is a design intent for pricing only. Contractor to allow for templating on site and shop drawings to be signed off by architect prior to construction.
- All finishes, fixtures, fittings and associated accessories TBC with interior designer
- Designs and details contained in this drawing are subject to full coordination with all the relevant Consultants' design schemes. Confirm with Beckmann Architecture Ltd the status of coordination before any pricing or work is commenced.
- This drawing to be read in conjunction with full drawings set.
- All works are subject to Listed Building Consent and not to be commenced without approval in writing

NOTE: THIS DRAWING IS SUBJECT TO STRUCTURAL ENGINEER INPUT AND IS NOT FOR CONSTRUCTION. THE DETAILS SHOWN ARE FOR ILLUSTRATIVE PLANNING PURPOSES ONLY.

REV | DATE | COMMENT



1:25

DRAWING TITLE			
PROPOSED GARDEN ROOM BUILD UP SECTION			
DRAWING NUMBER	REV		
BA180 - 04 - 480	-		
SCALE	STAGE		
1:25 @ A3	PLANNING		
DATE	DRAWN	CHECKED	SIZE
AUG 2023	MSH	CB	A3

SITE ADDRESS
2 HOLLY HILL TERRACE, LONDON, N6 6LX

PROJECT
LISTED BUILDING CONSENT APPLICATION

CLIENT
MR AND MRS BANKS

- Do not scale this drawing except for planning purposes.
- All dimensions are in mm.
- Beckmann Architecture to be notified immediately if any discrepancy is found.
- All dimensions to be verified by contractor and/or subcontractors before work commences.
- All shop drawings to be approved by Beckmann Architecture before work commences.
- All details to be in accordance with relevant British Standards, manufacturer's recommendations and specifications.
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BECKMANN ARCHITECTURE

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OgdenPitt
AND COMPANY
CONSTRUCTION AND PROPERTY DEVELOPMENT

1 Proposed Section Through Garden Room 1:25 @ A3