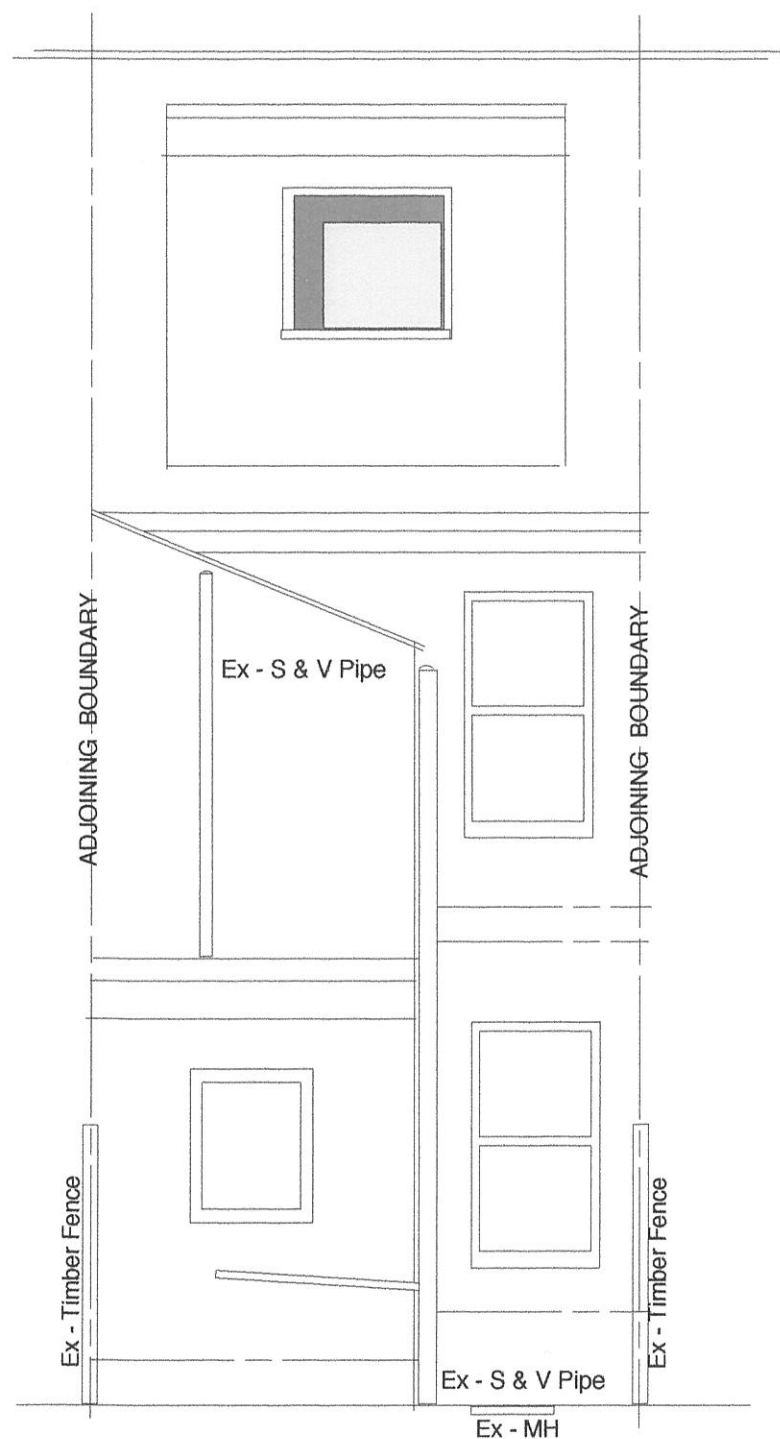


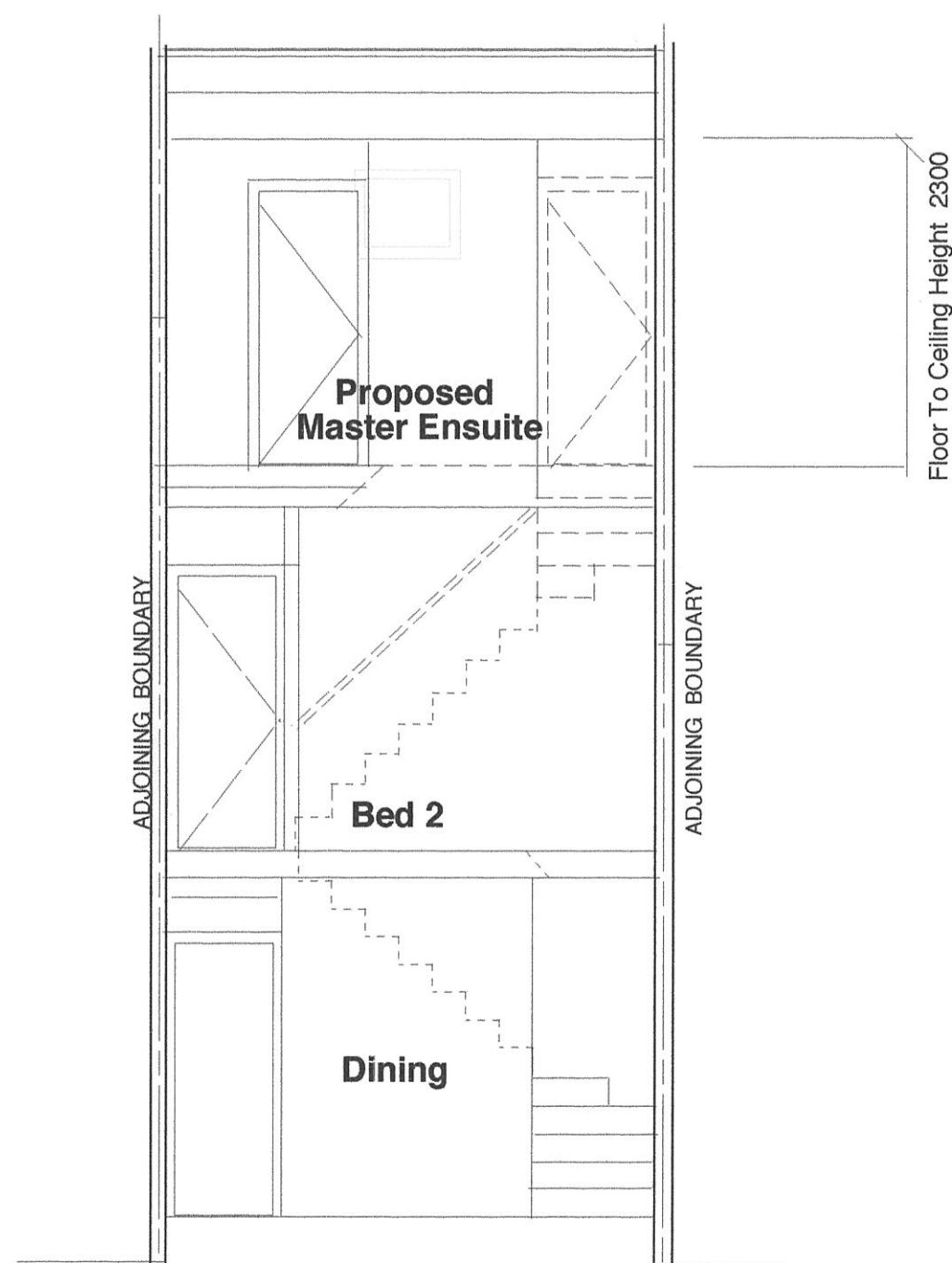
## Windows

New window 1000 x 1000 mm white UPVC frame with obscured glass to achieve a min WER (window energy rating) band C or a U value of 16 W/m<sup>2</sup>K. Trickle ventilators are required in windows to provide 2,500 mm<sup>2</sup> equivalent in wet rooms and 5000, mm<sup>2</sup> equivalent area in all other rooms.

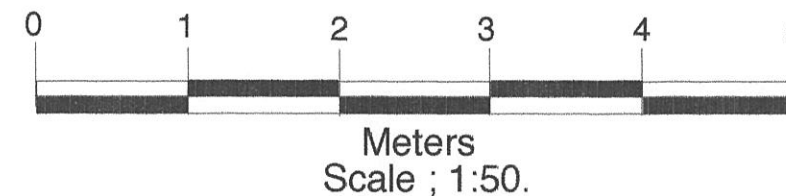
The height at the bottom of the window opening should be between 800 mm and 1100mm measured from the floor level.



**Proposed North**



**Proposed Section b - b**



## Party Walls

Any gaps in party walls between houses must be closed with brick / block and mortar, to ensure fire separation. The party wall will require upgrading to achieve a thermal Uvalue of 0.28w / mk<sup>2</sup>.

For 102 mm internal brick walls, 25 x 47 mm sw battens at 600 mm centres. 62.5mm thick kingspan K118 insulated / plasterboard.

## New Floor

Floor joists (grade C16)  
47 x 195 mm joists installed at 400 mm ctrs, spanning up to 3.87  
22 mm floorboarding  
(min mass 15kg / m<sup>2</sup>)

100mm rockwool insulation between joists for sound insulation  
125 mm plasterboard to underside of joists.  
New ceiling will be required to provide 30 min fire resistance.

## Stair Case

New staircase should have max risers 220 mm with min tread 220 mm.  
The min pitch for stairs to be 42 degrees pitch.

Continuous handrail set at 900 mm from the pitch line of the flight  
Guarding should have no gaps exceeding 99 mm  
The headroom of the stairs to be 2000 mm min.

# PROPOSED PERMITTED DEVELOPMENT.

Title

**PROPOSED LOFT. REAR DORMER  
NEW MASTER ENSUITE.**

Client

**Mr. & MRS. P. SMITH.**  
7, QUEENS COTTAGES,  
READING. RG1 4BE

Location

7, QUEENS COTTAGES,  
READING. RG1 4BE

Scale

**1:50.**

Date

**April, 2024.**

**David Edgar Brewster** MSIAD  
**Interior Designer**

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