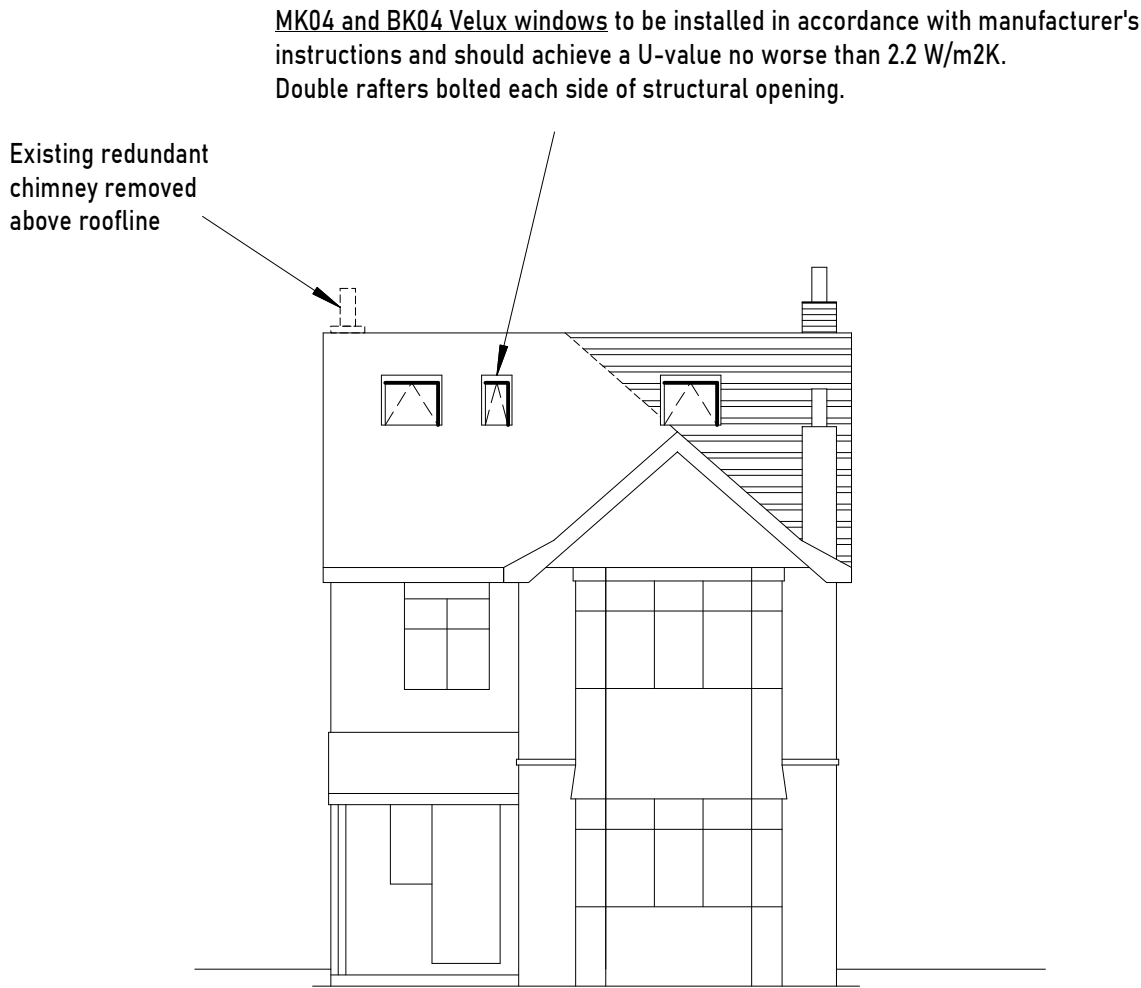
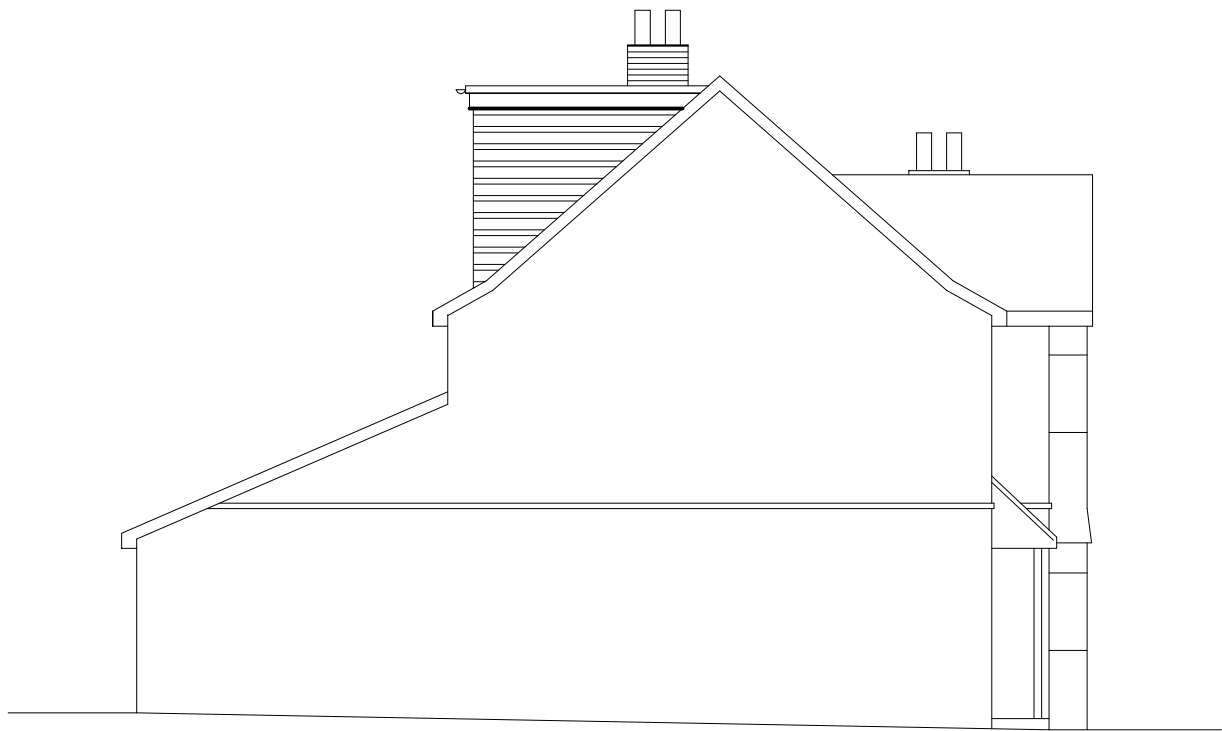
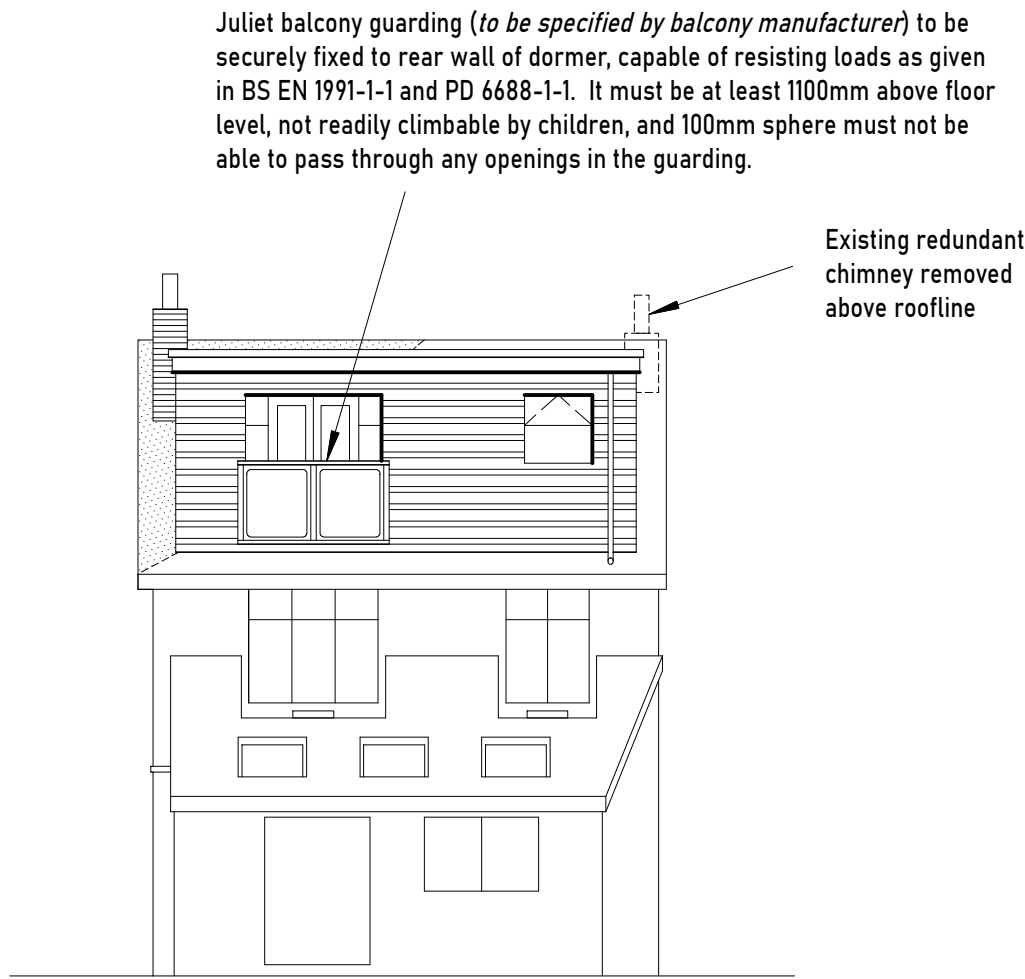




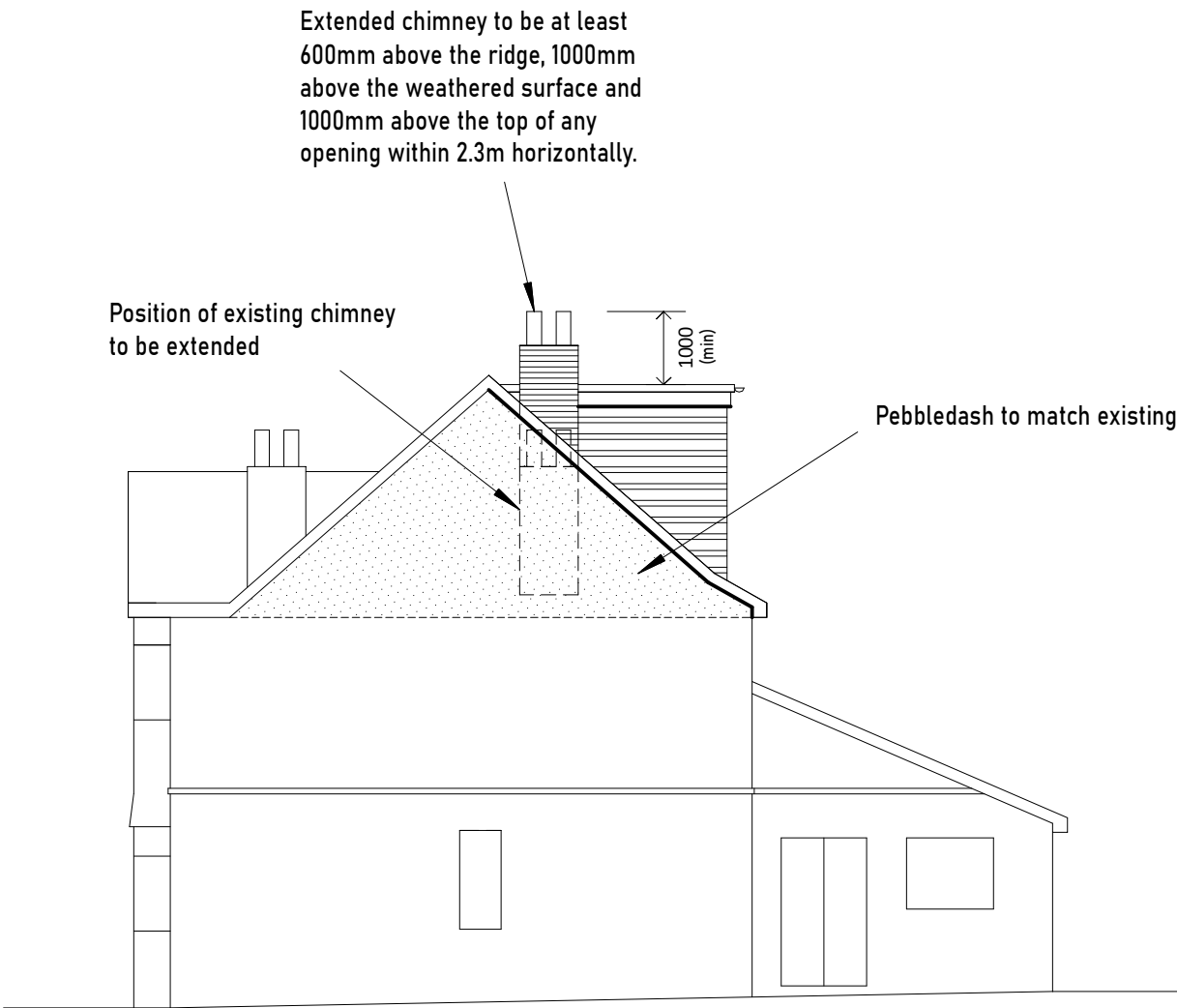
FRONT



SIDE



REAR



SIDE

WINDOWS

All windows and glazed doors to be wood, aluminium or PVC-U frames to match existing and be double-glazed with PILKINGTON 'K' glass with 16mm minimum gap (argon filled) to provide U value of 1.4W/m2K and be Band B (minimum), and comply with BS 6206. All habitable rooms to have 8000mm2 Equivalent Area ventilation (4000 sq mm for non-habitable rooms) with trickle vent and have a clear opening casement of 750 x 450mm (0.33m2 min) with the sill positioned between 800-1100mm above finished floor level. Ventilation openings to be reasonably secure, adjustable, and located 1750mm (typically) above floor level. Window & door frames to be sealed with mastic internally and externally.

Any glazing lower than 800mm above finished floor level to be toughened safety glass. All glazing in door panels to be toughened safety glass. All glazing within 300mm of a door to be toughened safety glass to a height of 1500mm above ground level. If the area of glazing within 1m from any boundary exceeds 1m2, windows must be fixed shut and half-hour fire resistant glass and frames must be provided.

New windows within 1m of the boundary to have fire-rated glass and surrounds. All glazing in windows to be fixed (non-opening)

ROOF

Roof Tiles to match existing house colour on battens and breathable felt (e.g. Klover Permo Air open underlay roofing breather felt - or similar). Roof tiles selected must be suitable for roof pitch.

Flat roof (warm roof) construction to have a Broof(t4) membrane (e.g. 1.2mm EPDM membrane or similar) on 200mm Celotex PIR insulation board (to achieve 0.15W/m2K or better) on vapour control layer on 200 x 50mm C24 joists at 400mm centres with tapered firrings and a 19mm exterior grade plywood deck with mushroom vents as required.

DORMER

Dormer cheeks to be constructed of hanging tiles to match roof colour on battens and felt on 47 x 140mm (C24) framing lined internally with 12mm foil backed plasterboard and filled with 100mm Celotex PIR insulation board, with an additional 50mm Celotex PIR insulation board on internal faces. Dormer cheek to be faced with 19mm exterior grade plywood beneath finishings with noncombustible material such as 'Supalux' (or similar) to provide 30 minute fire resistance.

RAINWATER PIPES & GUTTERING

New 70mm dia rwps to soakaway 5m (min) from building. If required, new soakaways to be 1 cubic metre (min) filled with brick hardcore only, taken down to a previous sub-strata and capped with concrete. Guttering to be 115mm half-round or equivalent.

SMOKE DETECTION

Smoke detectors/alarms (SD) to be provided to the Hall/Landings on each level as per the requirements of BS 5839 with a heat detector in the Kitchen (HD). These should be located within 7.5m of doors serving habitable rooms. The detectors are to be mains operated with a secondary power supply, such as batteries, and linked so that the detection of smoke by one unit operates the alarm signal in all of them.

All doors giving access from the staircases to the habitable rooms on all floors (including the Kitchen) will have E30Sa fire rating (min), with intumescent strips to the top and sides of the doors or frames, self-closers, and be fitted with three steel hinges.

2no. layers of plasterboard across underside of circulation space (incl staircases) between the loft conversion and final exit to ensure 30 minute standard of fire resistance.

					STEPHEN BIDDLE BSc CEng FICE Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk						
					Client	Mr & Mrs A. Uden					
					Address	29 Morecambe Avenue, Caversham, Reading RG4 7NL					
					Drwg No	UDEN-1124-03		Scale: (A2) 1:100			
				Title	PROPOSED ELEVATIONS						
Revision				2m		4m		6m		8m	
	A	12/02/25	Height of raised chimney clarified								