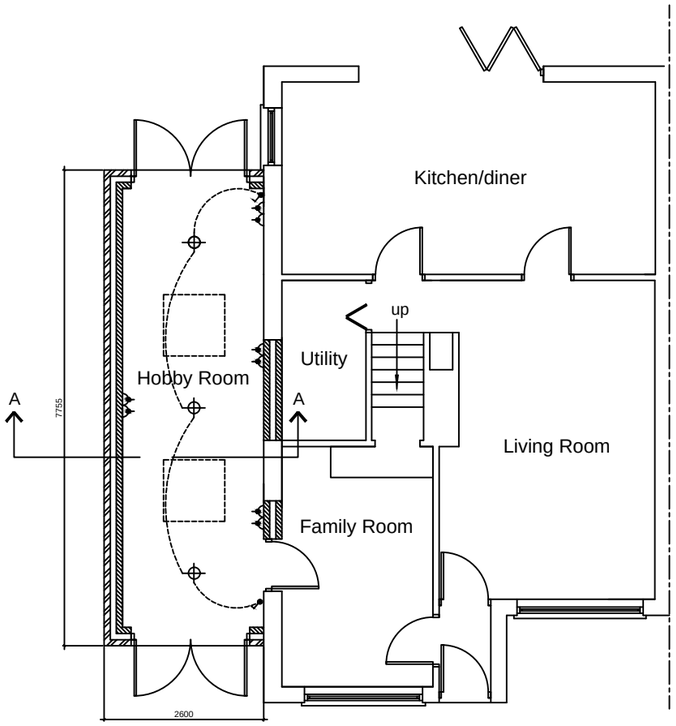
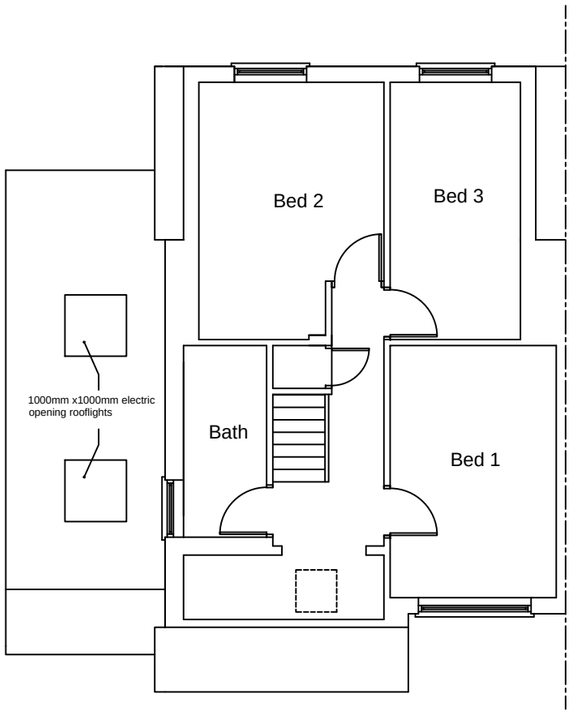
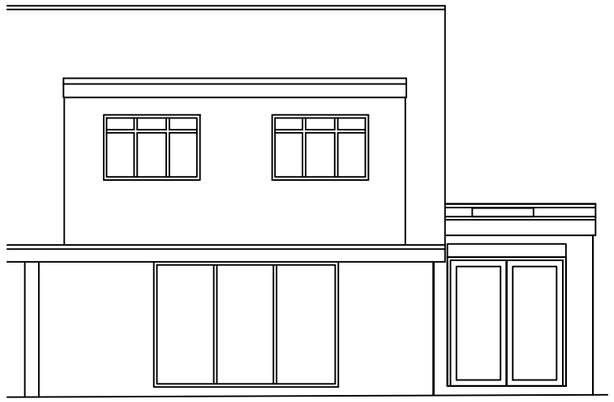


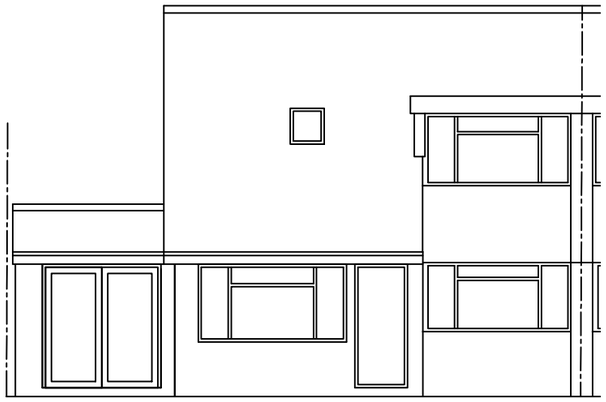

Proposed Ground Floor




First Floor (unchanged)



Proposed North Elevation



Proposed South Elevation

1:500 Block Plan

0 5 10 15 20 25m

1:500 Scale

0 1 2 3 4 5m

1:50 Scale

0 1 2 3 4 5 6 7 8 9 10m

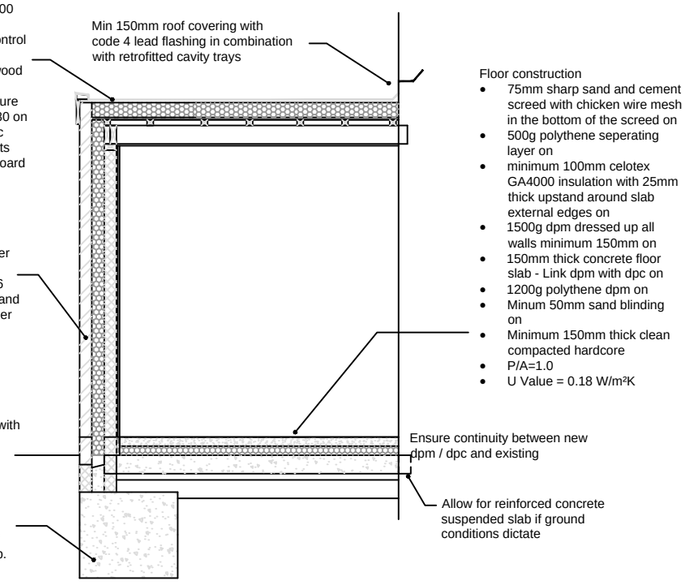
1:100 Scale

Flat roof construction
- grp with grp edgings, trims and drips or similar aa, ab, or ac fire rated single ply roof covering on
- 19mm external grade osb or plywood on
- 150mm thick celotex XR4000 insulation on
- 1000g polythene vapour control layer on
- 19mm external quality plywood on
- firrings with 1:40 fall to ensure minimum finished fall of 1:80 on
- 50x150 C24 joists @400c/c doubled up around rooflights with 12.5mm thick plasterboard and skim under
- U value = 0.15 w/m²k

Wall construction
- 100mm thick brickwork outer leaf
- 90mm thick Kingspan K106 with residual 10mm cavity and 100mm thick blockwork inner leaf (Thermalite Turbo or similar)
- U Value = 0.18 W/m²K

Fill cavity to 225mm delow dpc with 10mm aggregate concrete

foundations
- 600mm wide (800 on boundary)
- depth to suit ground conditions and proximity of trees - minimum 1.0m deep.
- depth to local authority's approval
- subsoil assumed to be sand
- ground conditions to be confirmed on site




Floor construction
- 75mm sharp sand and cement screed with chicken wire mesh in the bottom of the screed on
- 500g polythene seperating layer on
- minimum 100mm celotex GA4000 insulation with 25mm thick upstand around slab external edges on
- 1500g dpm dressed up all walls minimum 150mm on
- 150mm thick concrete floor slab - Link dpm with dpc on
- 1200g polythene dpm on
- Minum 50mm sand blinding on
- Minimum 150mm thick clean compacted hardcore
- P/A=1.0
- U Value = 0.18 W/m²K

1:50 Section A-A

## Notes

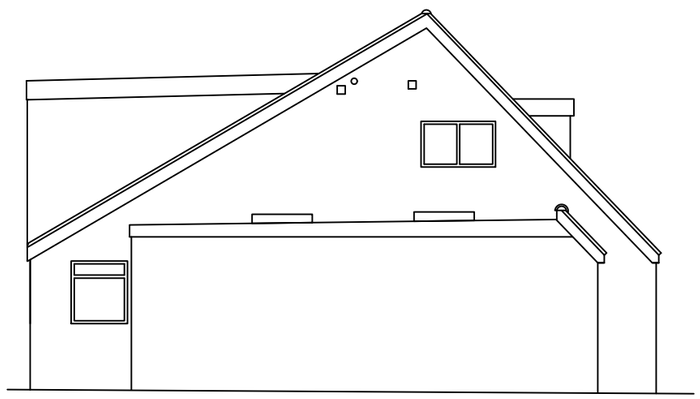
**RAINWATER GOODS**
Form new plastic guttering at front and rear with downpipes and drainage connections to existing SW drainage runs and soakaways. Lay any new 100mm diameter Hepsleve pipework in 150mm peashingle surround at 1:60 falls.

**MECHANICAL EXTRACTORS**
Extend/provide extraction to existing utility room to give minimum 30 litres/sec. Ducting to outside air through roof vent cowl or extend to rear wall.

**ELECTRICAL INSTALLATION**
All electrical work to be carried out by competent electrician to building regulations Part P and certificate to BS 7671 provided to LA prior to completion. Provide mains wired and linked fire detection to current mimimum standards. Provide energy saving light fittings throughout. Switches and sockets to be fixed 450mm and 1000mm above floor.

**HEATING**
Existing heating system to be extended / modified to accomodate the new extension with 1or 2no. radiators. Designed and certified by gas safe plumber. Provide TRVs to radiators and valves/stopcocks as required.

**DOORS / WINDOWS/VENTILATION**
Supply and install new doors/windows to clients requirements to give 1.4 U value with trickle ventilation of 8000mm² and a rooflight having an openable area for purge ventilation of $\frac{1}{20}$ of the floor area..



Proposed West Elevation (east unchanged)

ARD ARCHITECTURE & DESIGN
PROSPECT COTTAGE
26 WINDMILL ROAD
MORTIMER COMMON
BERKSHIRE
RG7 3RN

Mob. 07950 311036

CLIENT
Eve and Ben

PROJECT
Proposed Side Extension
271 Norcot Road, Tilehurst, Reading RG30 6AF

DRAWING TITLE
Proposed Plans and Elevations

| DATE | SCALE |
|---|---|
| 11/03/2026 | 1:50 @ A3 |

| DWG NO. | REVISION |
|---|---|
| 26/07/02 | B |