



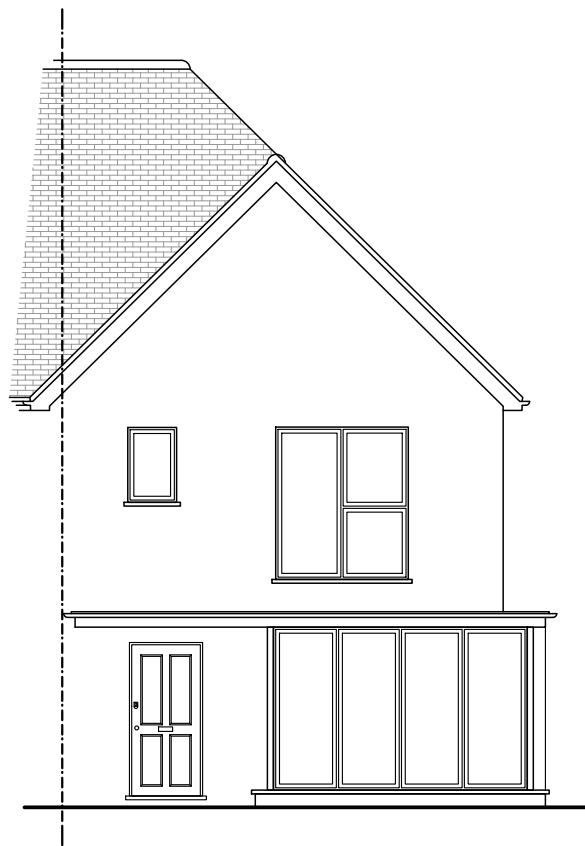
Email: *limetreedesigns@icloud.com*

Web site:

www.limetreedesignsandplanning.co.uk

Mob.: 07528 770 701

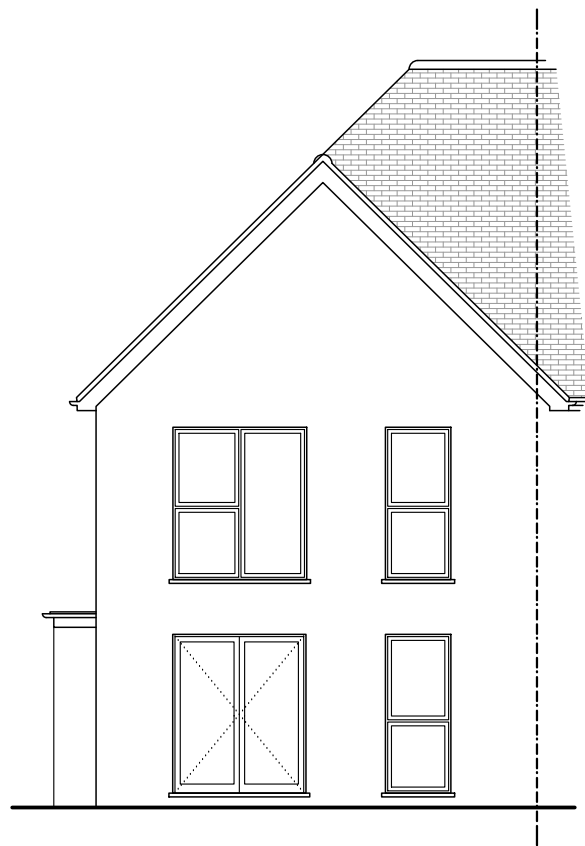
Project 26 Cardiff Road, Reading
Velux conversion



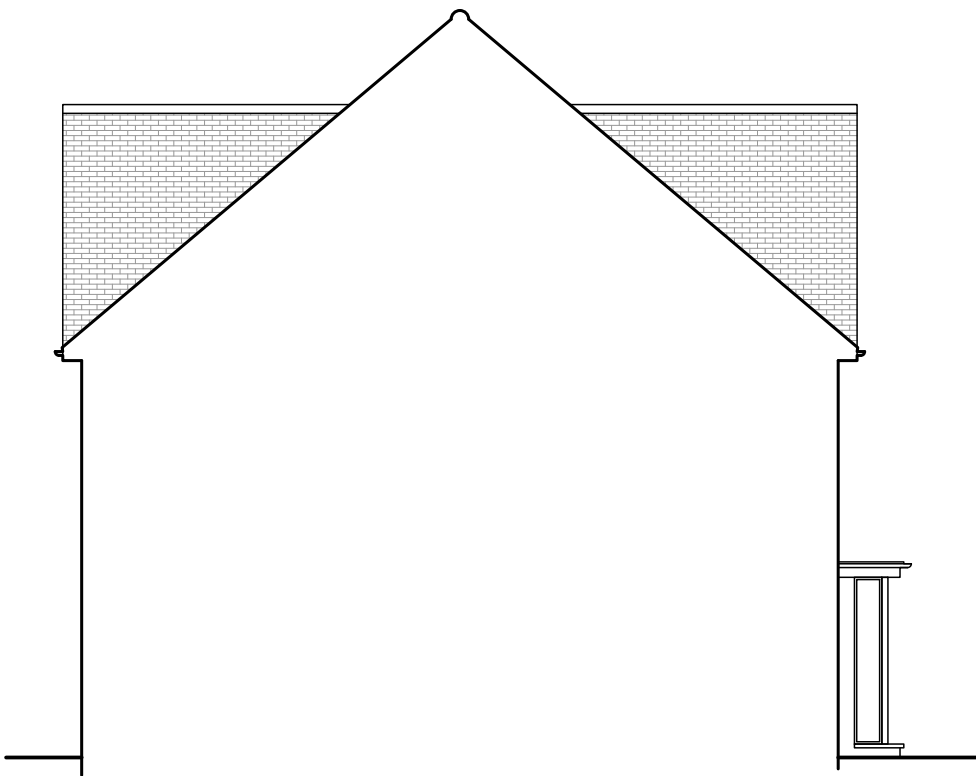
Existing Front Elevation
Scale 1/100@A3



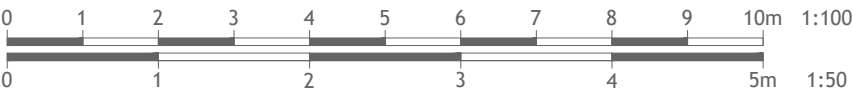
Existing RHS Elevation
Scale 1/100@A3



Existing Rear Elevation
Scale 1/100@A3



Existing LHS Elevation
Scale 1/100@A3



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED TIMBER JOISTS
	PROPOSED STEEL BEAMS		

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site:
www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client

Douglas

Title

Existing Elevations

Scale

1/100 @ A3

Drawn by

S.K.

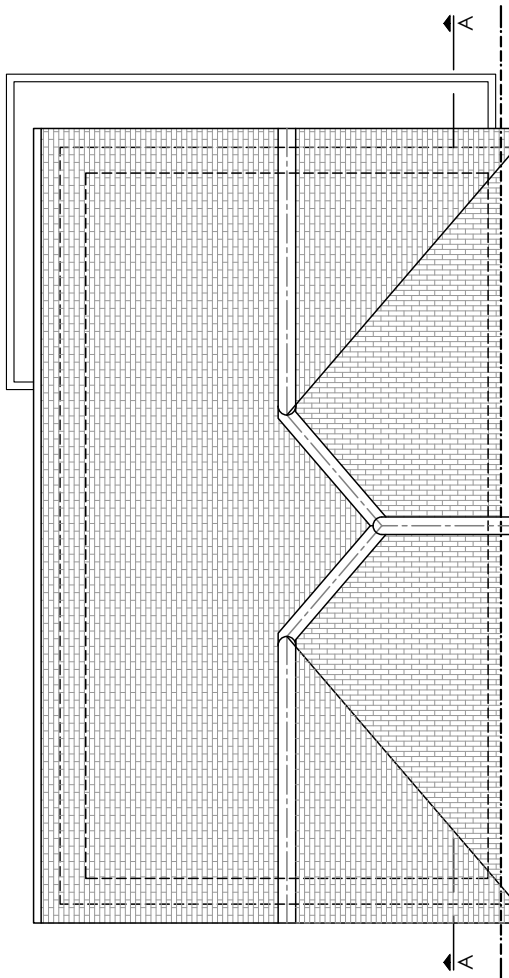
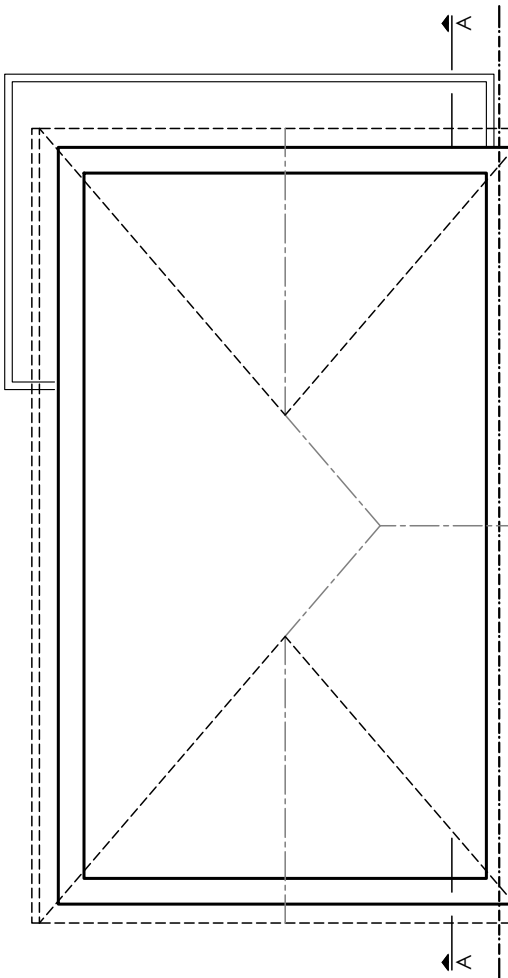
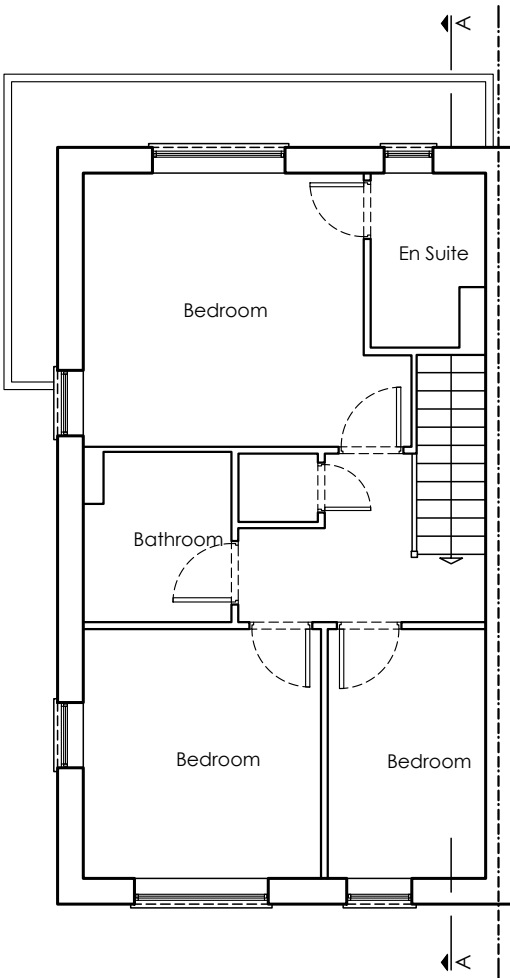
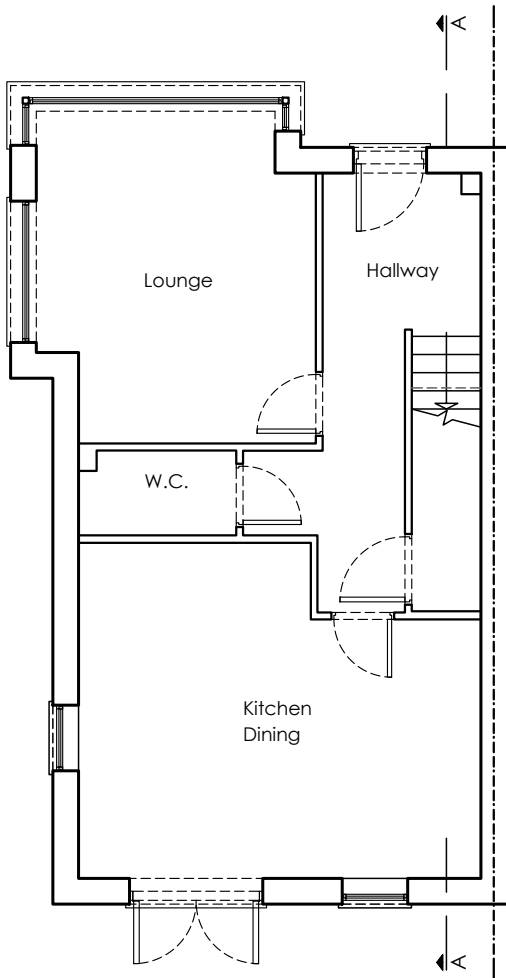
Checked by

ASE

Job No.

Drawing

E.01



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

- EXISTING BRICK WALL
- EXISTING TIMBER WALL
- DEMOLITION
- AXIS LINE
- EXISTING FOUNDATIONS
- PROPOSED STEEL BEAMS
- PROPOSED CAVITY WALL
- PROPOSED STUD WALL
- BOUNDARY LINE
- PROPOSED FOUNDATIONS
- PROPOSED TIMBER JOISTS

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site: www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client
Douglas

Title
Existing Floor Plans

Scale
1/100 @ A3

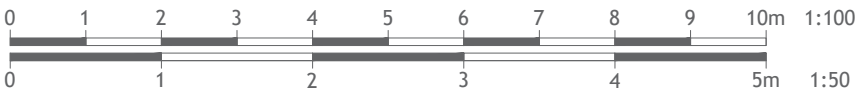
Drawn by
S.K.

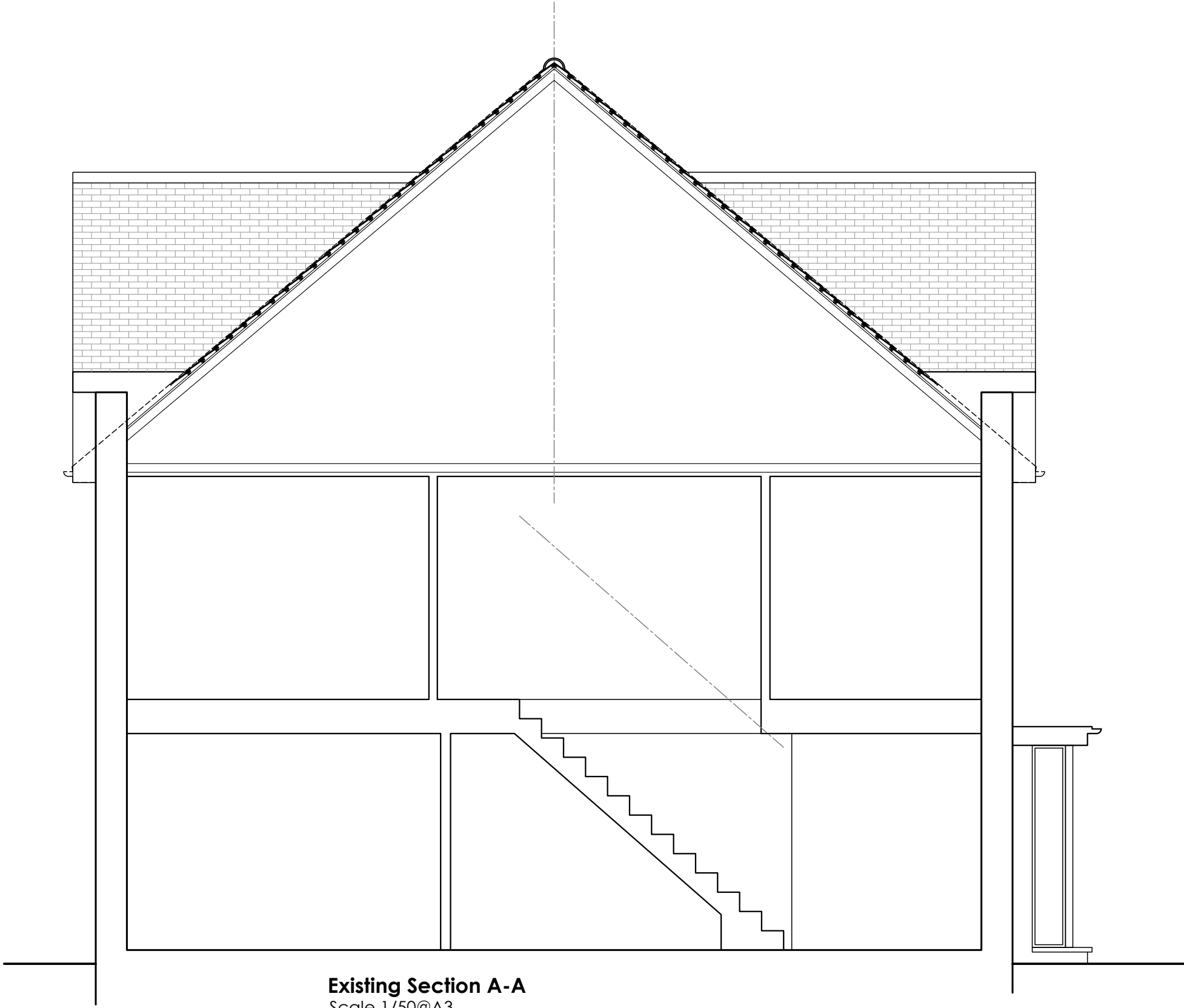
Checked by
ASE

Job No.

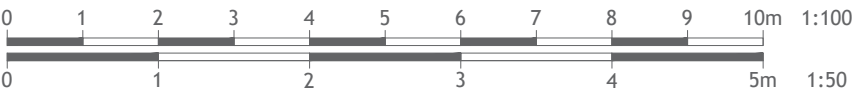
Drawing

E.02





Existing Section A-A
Scale 1/50@A3



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED STEEL BEAMS
			PROPOSED TIMBER JOISTS

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site:
www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client

Douglas

Title

Existing Section

Scale

1/50 @ A3

Drawn by

S.K.

Checked by

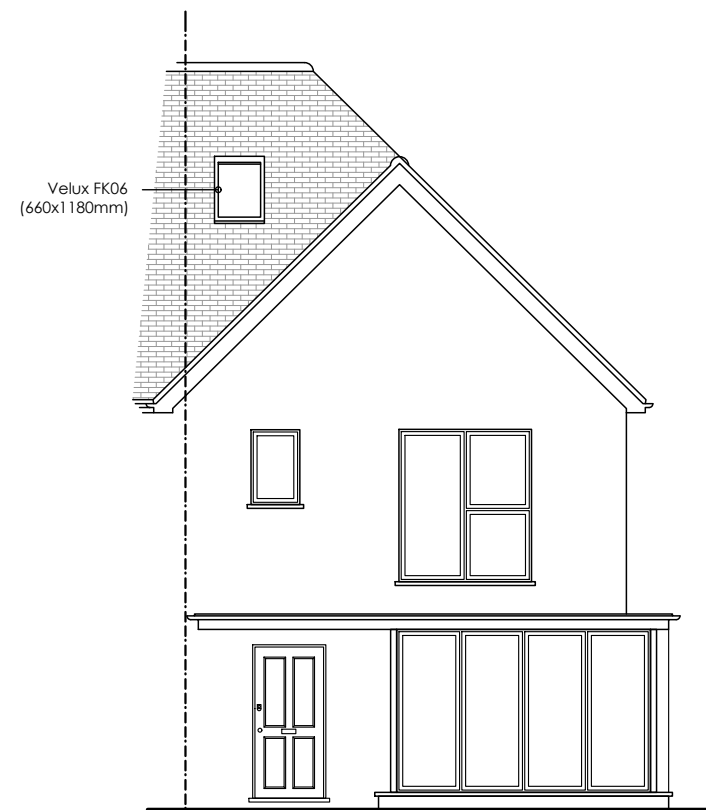
ASE

Job No.

Drawing

E.03

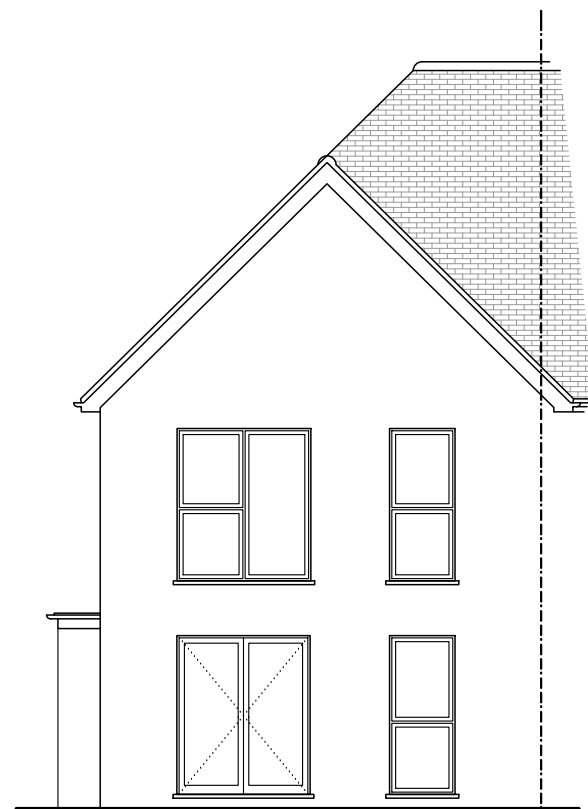
PRELIMINARY DESIGN. NOT FOR CONSTRUCTION



Proposed Front Elevation
Scale 1/100@A3

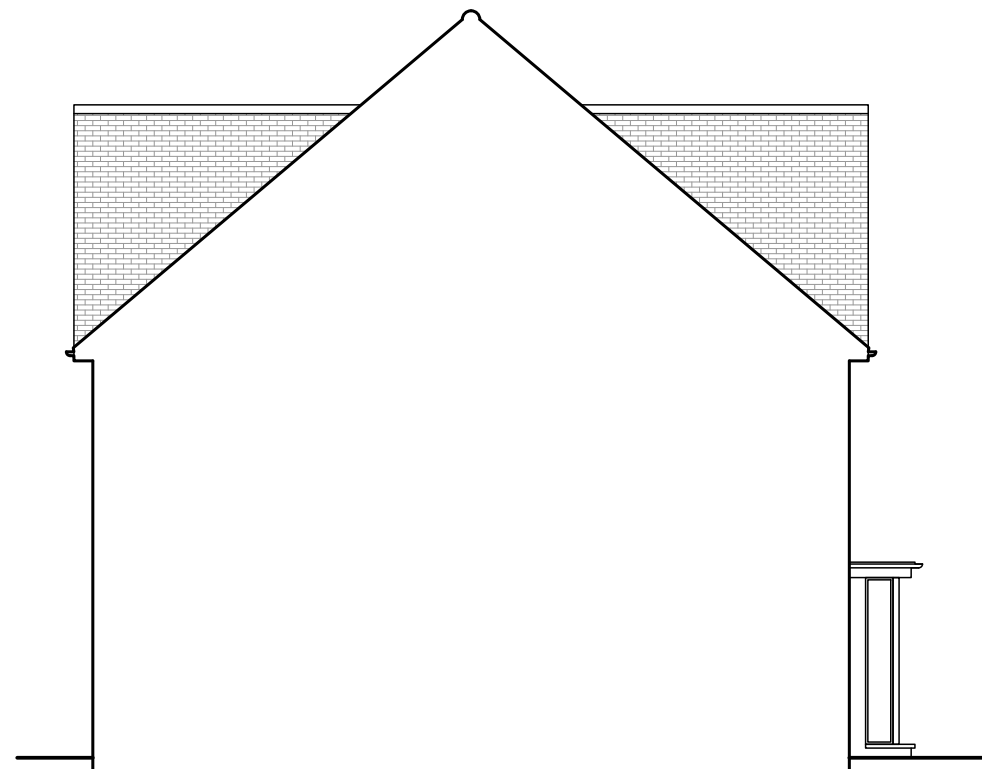


Proposed RHS Elevation
Scale 1/100@A3



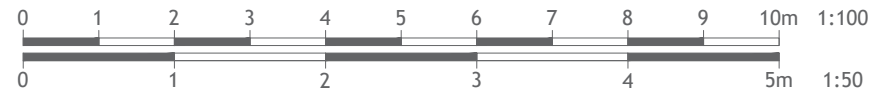
Proposed Rear Elevation*
Scale 1/100@A3

* Please note that there are no alterations at the Rear Elevation visible from the street level.



Proposed LHS Elevation*
Scale 1/100@A3

* Please note that there are no alterations at the LHS Elevation visible from the street level.



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED STEEL BEAMS
	PROPOSED TIMBER JOISTS		

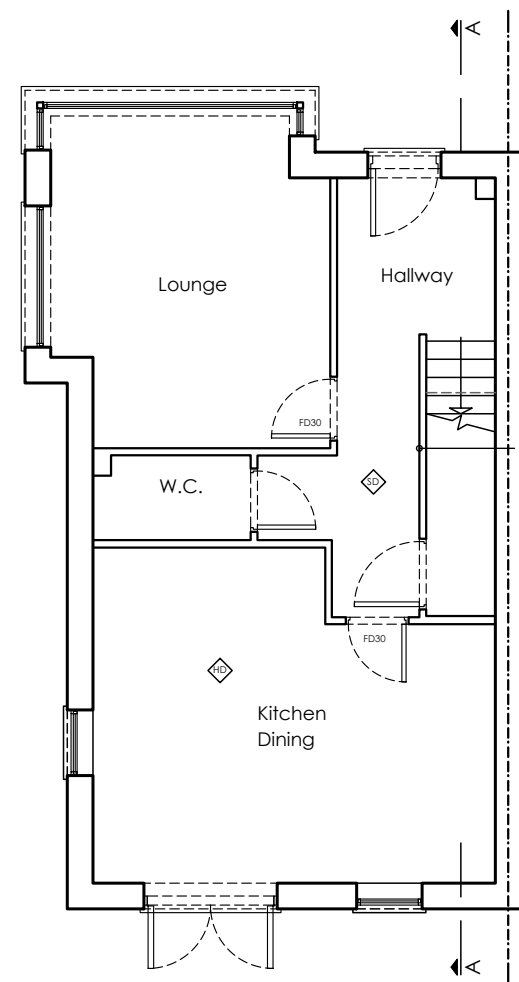
DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev

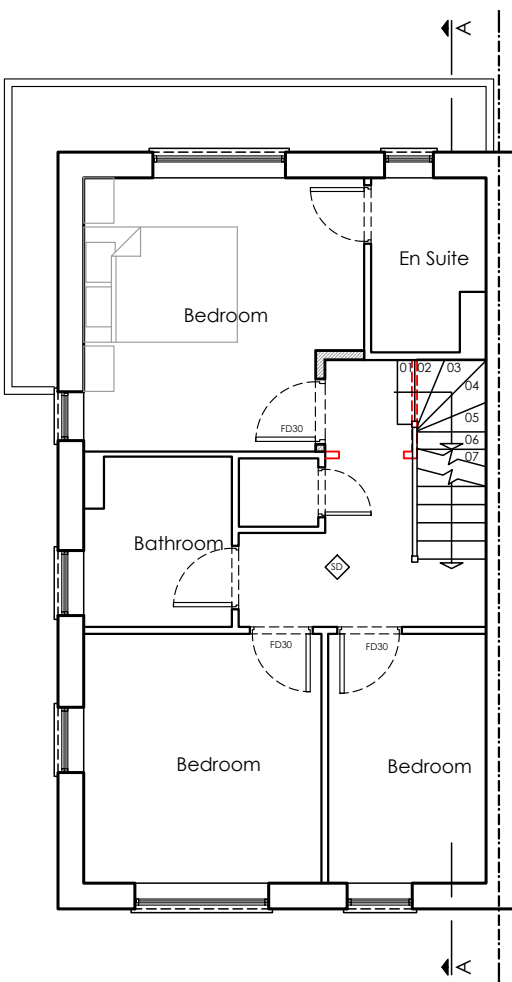


Email: limetreedesigns@icloud.com
Web site: www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

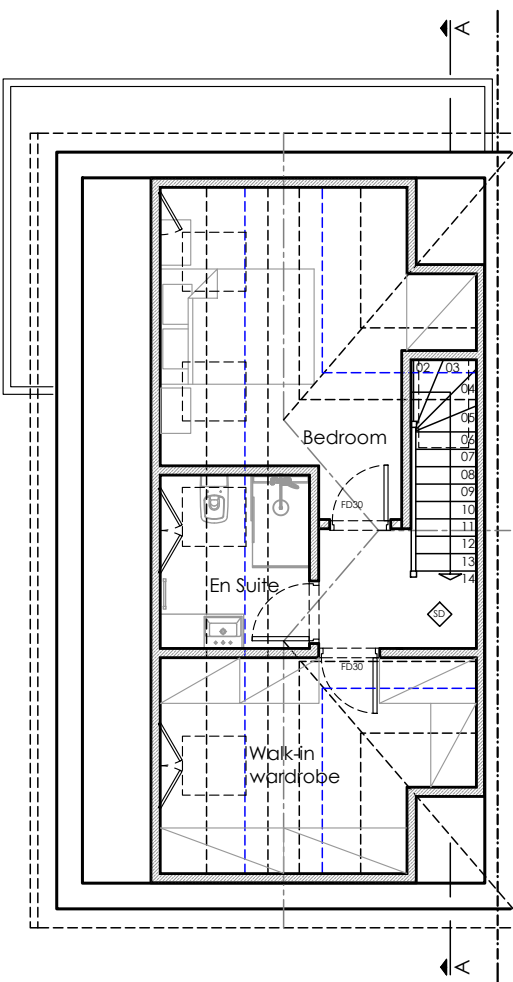
Project	26 Cardiff Road, Reading Velux conversion ----		
Client	Douglas		
Title	Proposed Elevations		
Scale	1/100 @ A3		Drawing P.01
Drawn by	S.K.	Checked by ASE	
Job No.			



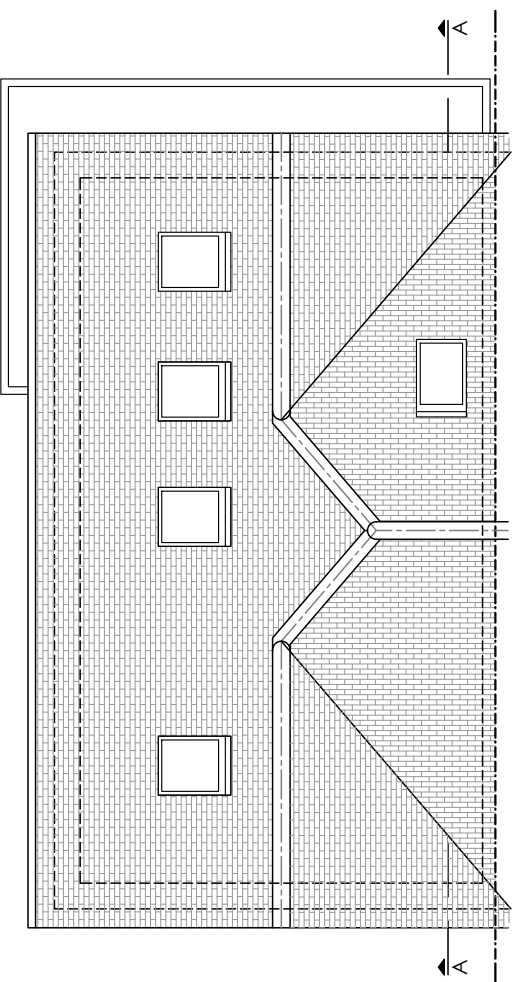
Proposed Ground Floor Plan
Scale 1/100@A3



Proposed First Floor Plan
Scale 1/100@A3



Proposed Second Floor Plan
Scale 1/100@A3



Proposed Roof Plan
Scale 1/100@A3

General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

- EXISTING BRICK WALL
- EXISTING TIMBER WALL
- DEMOLITION
- AXIS LINE
- EXISTING FOUNDATIONS
- PROPOSED STEEL BEAMS
- PROPOSED CAVITY WALL
- PROPOSED STUD WALL
- BOUNDARY LINE
- PROPOSED FOUNDATIONS
- PROPOSED TIMBER JOISTS

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site: www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client
Douglas

Title
Proposed Floor Plans

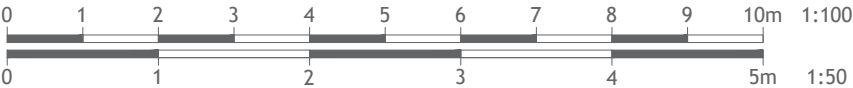
Scale
1/100 @ A3

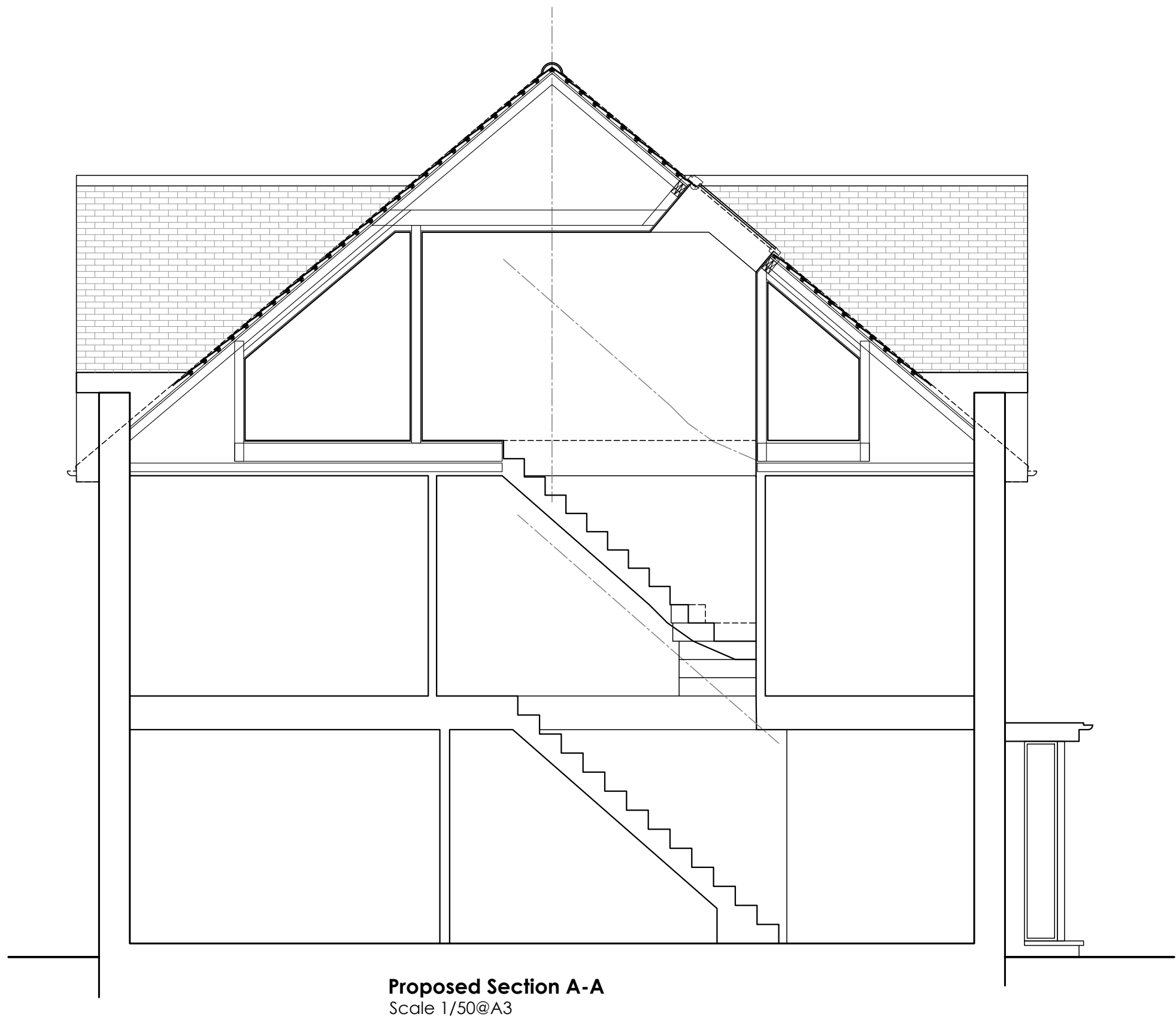
Drawn by S.K.
Checked by ASE

Job No.

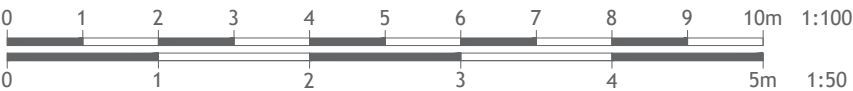
Drawing

P.02





Proposed Section A-A
Scale 1/50@A3



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED TIMBER JOISTS
	PROPOSED STEEL BEAMS		

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site:
www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client
Douglas

Title
Proposed Section

Scale
1/50 @ A3

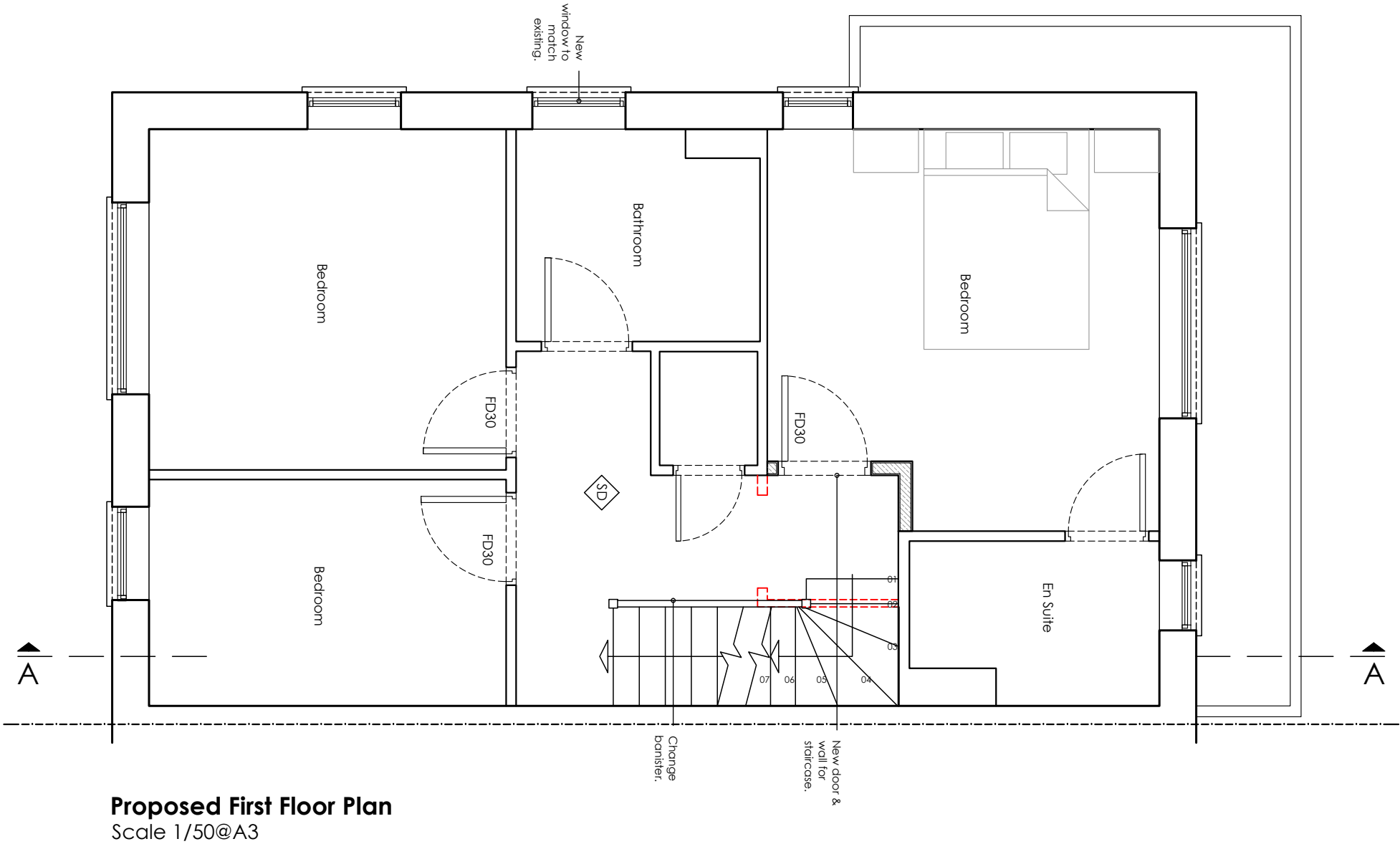
Drawn by
S.K.

Checked by
ASE

Job No.

Drawing

P.03



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED TIMBER JOISTS
	PROPOSED STEEL BEAMS		

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site:
www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client

Douglas

Title

Proposed First Floor Plan

Scale

1/50 @ A3

Drawn by

S.K.

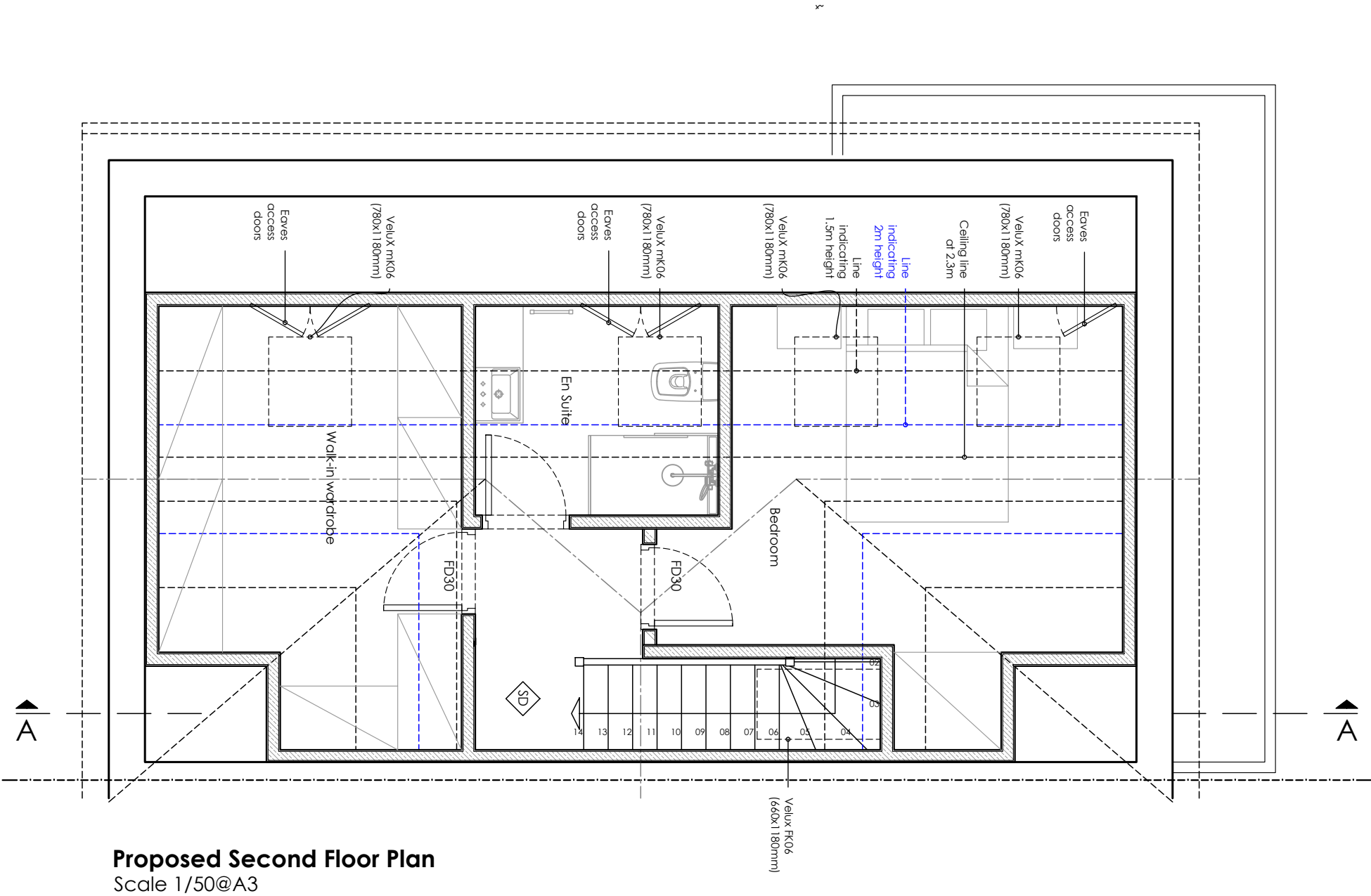
Checked by

ASE

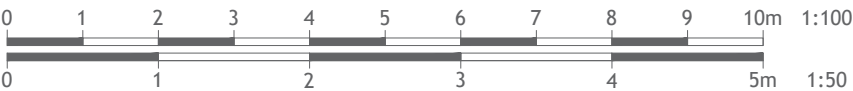
Job No.

Drawing

P.04



Proposed Second Floor Plan
Scale 1/50@A3



General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		PROPOSED FOUNDATIONS
	EXISTING FOUNDATIONS		PROPOSED TIMBER JOISTS
	PROPOSED STEEL BEAMS		

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
08.06.26	Minor Alterations	B
26.05.26	Minor Alterations	A
	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site: www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project 26 Cardiff Road, Reading
Velux conversion

Client

Douglas

Title

Proposed Second Floor Plan

Scale

1/50 @ A3

Drawn by

S.K.

Checked by

ASE

Job No.

Drawing

P.05

PRELIMINARY DESIGN. NOT FOR CONSTRUCTION

BUILDING REGULATIONS NOTES

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings).

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

EXISTING STRUCTURE

Existing structure including foundations, floor, beams, walls, roof and lintels are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS AND STRUCTURE

Engineers Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc Fireline board with staggered joints. Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

DORMER CONSTRUCTION

To achieve minimum U Value of 0.18 W/m²K

Structure to engineers details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNk/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex IB4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster.

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

WARM FLAT DORMER ROOF

(Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value 0.15 W/m²K

12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229 on 22mm external quality ply (ply optional, see manufacturer's details) over 165mm Celotex XR4000 insulation.

Insulation bonded to VCL which is bonded to 22mm exterior grade plywood on firings to give 1:60 fall on 47 x 195mm C24 timber joists at 400 centres max span 4.51m (see engineer's details for sizes). Ceilings of 12.5mm plasterboard over vapour barrier with skim plaster finish.

Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

DORMER FLAT ROOF

(Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)

To achieve U value of 0.15 W/m²K

To Structural Engineer's details. Ventilated flat roof construction comprising: 12.5mm spa solar reflective chippings to achieve aa designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229 on 22mm exterior grade plywood, laid on firings to give a 1:60 fall fixed to 47 x 175mm grade C24 joists at 400 centres max span 3.89m. Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation. Insulation to be 120mm Celotex GA4000 between joists and 50mm under joists. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.

Provide restraint to flat roof by fixing using of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

STUD ASHLAR/DWAF WALL

To achieve minimum U Value of 0.28 W/m²K

Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs: 60mm Celotex GA4000 between plus 37.5mm Celotex PL4000 insulated plasterboard with VCL.

Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

DRY LINING EXISTING CAVITY WALL

To achieve min U-value 0.30 W/m²K

The existing external walls must be checked for stability and be free from defects as required by the Building Control Officer. Mechanically fix 62.5mm Celotex PL4000 insulated dry-lining board to 25 x 50mm treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level.

Fix using drywall screws or galvanised clout nails placed at 150mm centres. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

UPGRADING SOLID PARTY WALL (cold adjoining space)

The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Insulate wall on the warm side using 62.5mm Ecotherm Eco-liner fix dry-lining board.

Batten out to provide a nominal 25mm cavity between the masonry and insulation. Provide a vapour control layer under the insulation. All work in accordance with BS 8212 (Code of practice for dry lining).

UPGRADING PARTY WALL (warm adjoining space)

The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Apply plasterboard with mass of 10kg/m² or greater to the exposed face of the wall to ensure adequate sound insulation in accordance with Approved Document E.

UPGRADE OF PITCHED ROOF

(Imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)

Vented roof - pitch 22-45°

To achieve U-value 0.16 W/m²K

Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.

Roof construction - 47 x 150mm Grade C24 rafters at max 400mm centres max span 3.47m. Insulation to

be 100mm Celotex GA4000 between rafters and 60mm under rafters. Fix 12.5mm foil backed plasterboard (joints staggered) to the underside of all ceilings using galvanised plasterboard nails. Finish with 5mm skim coat of finishing plaster.

(Cavity of 25mm provided by fixing battens between plasterboard and under rafter insulation recommended where insulation under rafters exceeds 50mm).

Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufacturer's details.

UPGRADE OF EXISTING FLOORS

Ensure first floor achieves modified half-hour fire resistance.

New second floor -Joists to be 50mm minimum from chimney breasts. (Joist size to structural engineer's details and calculations) Provide min 20mm l and g chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples (these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be studded at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/c.s. Provide min 10kg/m² density acoustic soundproof quilt lightly packed (eg. 100mm Rockwool or Isovol mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

NEW STAIRCASE

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread of at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. However, if there is not enough space to achieve this height the headroom will be satisfactory if the height measured at the centre of the stair width is 1.9 m reducing to 1.8m at one side of the stair. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

ELECTRICAL WORKS

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BPEC certification Ltd, BS, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the Council.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

HEATING

Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 2.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

MEANS OF ESCAPE - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE - Door upgrade

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). Existing doors on to protected route to be upgraded with proprietary intumescent paint/paper products with relevant B8A certificate applied as manufacturer's details to achieve 20 minutes fire resistance (check suitability of doors as agreed with building control before works commence on site). A copy of the purchase invoice will be required by building control on completion to confirm product used and manufacture to confirm fire resistance achieved. Doors to be fitted with intumescent strips rebated around sides and top of door or frame if required by BCO. Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE - SDs in all rooms and retaining existing doors (LABC guidance note Ref 07/02).

The following 3 conditions should All be met:

- a) Provide smoke detectors at every storey level, at half landing levels adjacent to habitable rooms and in all habitable rooms. An additional heat detector is also required in the kitchen. Smoke detection to be mains operated linked smoke alarm detection system to BS 5446 - 1:2000 mains powered with battery back up.
- b) Provide an egress window at first floor level with an unobstructed openable area that complies with:
 - minimum height of 450mm and minimum width of 450mm.
 - minimum area 0.33m².
 - the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

c) Provide a protected escape route requiring doors to be min standard of traditional timber panel type of at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels, (hardboard or other lightweight flush doors are not acceptable). Walls throughout stair enclosure and frames around doors must be checked and be free from defects as required by the Building Control Officer. Any glazing in doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

MEANS OF ESCAPE - 2 exits at ground floor

The first and second storeys should be served by a protected stairway, the structure forming this enclosure must have 30 minute fire resistance including floors and ceilings above and below rooms. The doors must be FD20 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). The enclosure should lead to at least two alternative escape routes at ground level, which should be separated from each other by fire-resisting construction and fire doors. Where applicable, any glazing in walls or doors enclosing the protected stairs is to have 30 minutes fire resistance. (no inner rooms allowed)

MEANS OF ESCAPE - SPRINKLERS

Provide a residential sprinkler system to BS 9251:2005 to the open-plan area on the ground floor, in conjunction with fire-resisting partition and FD20 fire door fitted with intumescent strips which separates the ground floor from the upper storeys. This door should be so arranged as to allow the occupants of the loft room to access an escape window in compliance with approved document 8 on first floor level, window to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire. Any cooking facilities should be separated from the open plan area with fire-resisting construction.

BACKGROUND VENTILATION

Controltable background ventilation at least 1700mm above floor level to be provided to habitable rooms and kitchens at a rate of min 10,000mm², and to wet rooms at a rate of min 5000mm².

Background ventilators to be tested to BS EN 13141-1

Background ventilator equivalent area and operation to be measured and recorded.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermitent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermitent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

PURGE VENTILATION

Minimum total area of opening in accordance with Table 1.4 Approved Document F1.

Hinged pivot windows with an opening angle of 15 to 30 degrees to have an openable area in excess 1/10 of the floor area of the room.

Sash windows, external doors or hinged pivot windows with an opening angle of equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Purge ventilation should be capable of extracting at least 4 air changes per hour per room directly to the outside.

Internal doors should be provided with a 10mm gap below the door to aid air circulation

PITCHED ROOF VENTILATION

Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

FLAT ROOF VENTILATION

Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a continuous 50mm air gap above the insulation for ventilation.

RAINWATER DRAINAGE

New rainwater goods to be new 110mm upvc half round gutters taken to and connected into 68mm dia downpipes

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

ROOF LIGHTS

Min U-value of 1.6 W/m²K.

Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 600mm above floor

level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations.

Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals.

Windows and door frames to be taped to surrounding openings using air sealing tape.

DOOR BETWEEN HOUSE AND GARAGE

Door between garage and house to be FD30 self closing with a 100mm step down into garage, fitted with 3 steel hinges, intumescent strips and smoke seals. Construction between house and garage to be 30 minutes fire resisting.

GLASS BALUSTRADING

All balcony balustrades to be min 1.1m height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

TRADITIONAL BALUSTRADES

Provide balustrades to balcony min 1100mm in height and capable of resisting at least the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.

General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		PROPOSED STUD WALL
	AXIS LINE		BOUNDARY LINE
	EXISTING FOUNDATIONS		PROPOSED FOUNDATIONS
	PROPOSED STEEL BEAMS		PROPOSED TIMBER JOISTS

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev

		
Email: limetreedesigns@icloud.com		
Web site: www.limetreedesignsandplanning.co.uk		
Mob.: 07528 770 701		
Project	26 Cardiff Road, Reading Velux conversion ----	
Client Douglas		
Title Tech Spec		
Scale n/a	Drawing	
Drawn by S.K.	Checked by ASE	N.01
Job No.		

HOME OWNERS RESPONSIBILITIES UNDER THE PARTY WALL ACT 1996

Notifiable works will fall in to one of three categories.

- 1.Work which has a direct effect on a party wall (or other party structure)
- 2.Excavation close to an Adjoining Owner's Building
- 3.The construction of a new wall at the line of junction between two properties

1. Work which has a direct effect of a party wall (or other party structure).

The list of works which a Building Owner has the right to undertake which have a direct effect on a party wall are given under section 2(2). Examples include:

- (a) 'To underpin, thicken or raise a party structure, a party fence wall, or an external wall which belongs to the building owner and is built against a party structure or party fence wall' - This section allows a Building Owner to increase the height of a party wall,as part of a loft conversion or to add an extra floor to a building or to underpin the whole width of a party wall which has suffered from subsidence.
- (b) 'To make good, repair, or demolish and rebuild, a party structure or party fence wall in a case where such work is necessary on account of defect or want of repair of the structure or wall' - Where a party wall has become defective either owner can take the initiative and serve notice to have it repaired or re-built. The costs of the work are split according to the use that the owners make of the wall and responsibility for the defect or lack of repair.

- Sub-sections (d) & (e) can be ignored for works to residential properties.
- (f) 'To demolish a party structure which is of insufficient strength or height for the purposes of any intended building of the building owner and to rebuild it of sufficient strength or height for the said purposes (including rebuilding to a lesser height or thickness where the rebuilt structure is of sufficient strength and height for the purposes of any adjoining owner)' - This right would only be exercised as a last resort as the costs would be considerable; including the payment of compensation to the Adjoining Owner for disturbance and inconvenience. Most designers/engineers would explore alternative options first.
 - (f) 'To cut into a party structure for any purpose (which may be or include the purpose of inserting a damp proof course)' - This right is most commonly exercised by a Building Owner cutting pockets in to a party wall to insert beams, either as part of loft conversion works or when internal walls are to be removed. It also covers the insertion of flashings and damp-proofing works which involve drilling or cutting in to the party wall.
 - (g) 'To cut away from a party wall, party fence wall, external wall or boundary wall any footing or any projecting chimney breast, jamb or flue, or other projection on or over the land of the building owner in order to erect, raise or underpin any such wall or for any other purpose' - This section covers the demolition of chimney breasts which are attached to a party wall but also gives the Building Owner the right to cut away other projections from the party wall, such as footings, if they are impeding his building work.
 - (h) 'To cut away or demolish parts of any wall or building of an adjoining owner overhanging the land of the building owner or overhanging a party wall, to the extent that it is necessary to cut away or demolish the parts to enable a vertical wall to be erected or raised against the wall or building of the adjoining owner' -In practice it will be items such as rainwater goods, soffits and fascia's or coping stones which will be in the way of a Building Owner raising wanting to raise his wall . The Building Owner has a duty to make good any damage.
 - (i) 'To cut into the wall of an adjoining owner's building in order to insert a flashing or other weather-proofing of a wall erected against that wall' - If a Building Owner constructs an extension alongside an Adjoining Owner's existing extension it is likely that a small gap will remain. It would normally be in the interests of both owners to waterproof the gap with a flashing, if that flashing has to be cut in to the Adjoining Owner's wall this section gives the Building Owner the right to do just that.
 - (k) 'To execute any other necessary works incidental to the connection of a party structure with the premises adjoining it' - In practical terms this section is only likely to be used in residential situations where a Building Owner wants to re-build his property but leave the party wall in place, it may then be necessary to form a more permanent connection between the party wall and the Adjoining Structure and to attach the new building to the existing party wall.
 - (l) 'To raise a party fence wall, or to raise such a wall for use as a party wall, and to demolish a party fence wall and rebuild it as a party fence wall or as a party wall' - A party fence wall is effectively a garden wall which is in shared ownership - they are commonly found between period properties; particularly those with back additions which have windows to the side. This section gives either owner the right to raise or re-built such a wall as part of their new building.
 - (m) 'Subject to the provisions of section 11 (7), to reduce, or to demolish and rebuild, a party wall or party fence wall to -
 - (i) A height of not less than two metres where the wall is not used by an adjoining owner
 - (ii) To any greater extent than a boundary wall; or a height currently enclosed upon by the building of an adjoining owner

This section allows a Building Owner to reduce the height of a party wall or a shared garden wall down to a height of no less than 2 metres so long as it doesn't compromise the Adjoining Owner's building. If both owners are in agreement a wall can be removed altogether.

- (n) 'To expose a party wall or party structure hitherto enclosed subject to providing adequate weathering' -The purpose of this section is really to protect an Adjoining Owner where a Building Owner plans to remove part or all of his structure and as a result expose the party wall. It may be necessary to protect the newly exposed wall with felt and battens if the exposure is temporary or if it is to be permanent exposed a more permanent solution, such as rendering or re-pointing may be required.

The notice period for works under section 2 of the Act is 2 calendar months.

2. Excavation close to an Adjoining Owner's Building.

This type of work is covered by section 6 of the Act and can be divided in to two parts.

Section 6(1), where -

- (a) a building owner proposes to excavate, or excavate for and erect a building or structure, within a distance of three metres measured horizontally from any part of a building or structure of an adjoining owner; and
- (b) Any part of the proposed excavation, building or structure will within those three metres extend to a lower level than the level of the bottom of the foundations of the building or structure of the adjoining owner.

Section 6(2), where -

- (a) a building owner proposes to excavate, or excavate for and erect a building or structure, within a distance of six metres measured horizontally from any part of a building or structure of an adjoining owner; and
- (b) any part of the proposed excavation, building or structure will within those six metres meet a plane drawn downwards in the direction of the excavation, building or structure of the building owner at an angle of forty-five degrees to the horizontal from the line formed by the intersection of the plane of the level of the bottom of the foundations of the building or structure of the adjoining owner with the plane of the external face of the external wall of the building or structure of the adjoining owner.

The notice period for excavation work which comes within the scope of the Act is 1 calendar month.

3. The construction of a new wall at the line of junction between two properties.

This category covers the construction of new walls at the line of junction i.e. the boundary line between two properties in different ownership. The new wall may be built up to the boundary line but wholly on the land of the Building Owner or astride the boundary line i.e. with part of it on each owner's side. If the Adjoining Owner refuses consent then the wall must be built wholly on the Building Owner's side. The construction of new wall at the line of junction are covered under section 1 of the Act.

There are two practical reasons why a Building Owner might want to carry out work detailed under this section of the Act:

- 1. To maximize the width of a rear extension.

If the flank walls of a new extension can be built astride the boundary then a few extra square feet of internal floor space will be gained. It should be noted that new walls built astride the boundary under this section of the Act will be defined as party walls and may be enclosed upon by the Adjoining Owner at a later stage (subject to serving notice and contributing towards the cost of building the wall).

- 2. To replace an existing boundary wall, fence or hedge with a party wall or party fence wall.

The notice period for building a new wall at the line of junction is 1 calendar month. Procedures differ from works under sections 2 & 6 of the Act in that there is no automatic dissent to a notice after 14 days. If the wall which the Building Owner wishes to construct is wholly on his own land and he has had no response to his notice after 1 calendar month has passed he is free to proceed.

FOR FURTHER INFORMATION VISIT THE GOVERNMENT WEB SITE
<https://www.gov.uk/party-wall-etc-act-1996-guidance>

General Notes:

Note on Setting Out. The contractor shall ensure to confirm setting out as indicated by the proposals opposite is achievable prior to placing of any orders or commencement of works in part.

Use figure dimension only.

Existing foundations, lintels and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.

The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

Proposed roof lights will protrude no more than 0.15m beyond the plane of the slope of the original roof when measured from the perpendicular

Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site

All drainage to be confirmed on site

All materials, windows, doors etc used to be fitted as per manufacturers specifications

It's the home owners responsibility to obtain all permissions under the Party Wall etc. Act 1996

Key To Drawings:

	EXISTING BRICK WALL		PROPOSED CAVITY WALL
	EXISTING TIMBER WALL		PROPOSED STUD WALL
	DEMOLITION		BOUNDARY LINE
	AXIS LINE		BOUNDARY LINE
	EXISTING FOUNDATIONS		PROPOSED FOUNDATIONS
	PROPOSED STEEL BEAMS		PROPOSED TIMBER JOISTS

DRAWING COPYRIGHT © TO:
LIME TREE DESIGNS LTD., LINDFIELD, WEST SUSSEX.

----	----	----
23.06.26	Minor Alterations	B
08.06.26	Minor Alterations	A
26.05.26	Preliminary Drawings	Prelims
Date	Description	Rev



Email: limetreedesigns@icloud.com
Web site:
www.limetreedesignsandplanning.co.uk
Mob.: 07528 770 701

Project	26 Cardiff Road, Reading Velux conversion ----		
Client	Douglas		
Title	Party Wall Notes		
Scale	n/a		Drawing N.02
Drawn by	S.K.	Checked by ASE	
Job No.			