

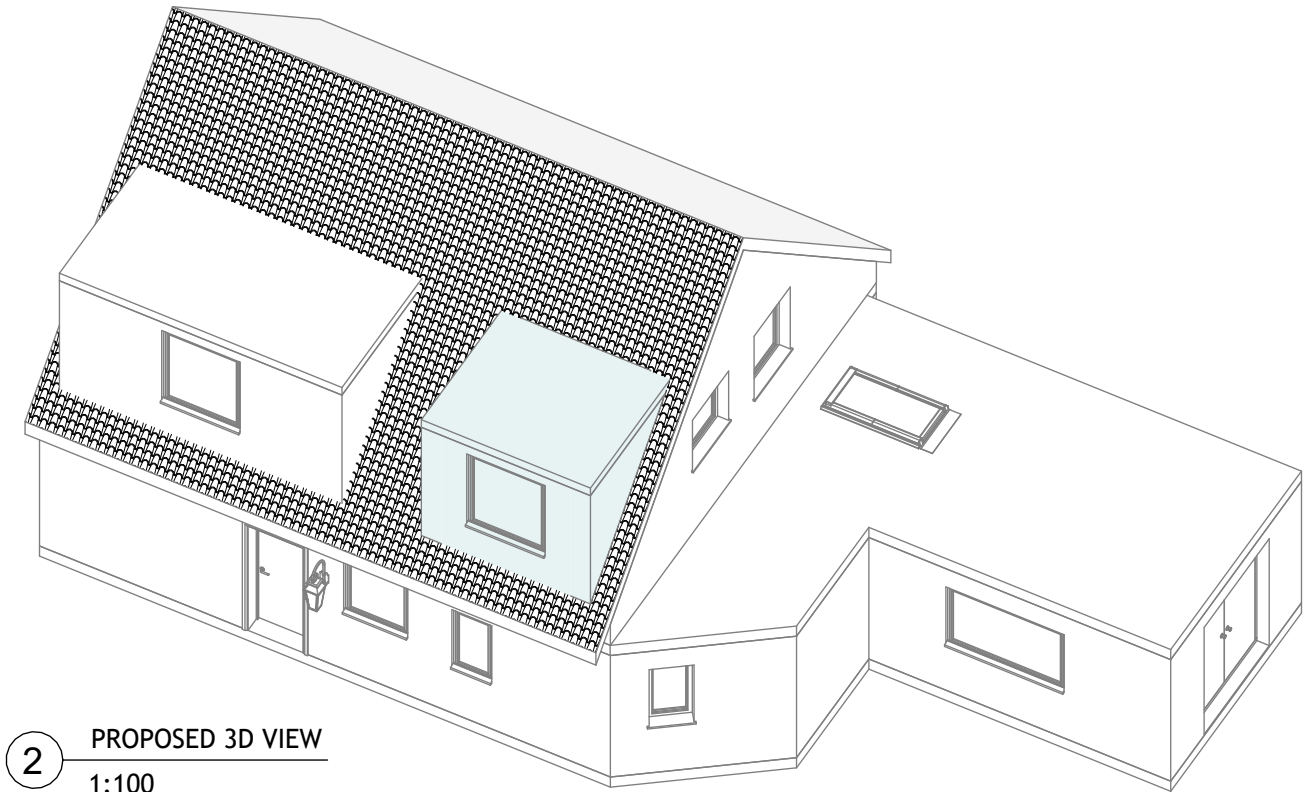
NOTE 1: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS. ALL CONSTRUCTION IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND SHALL BE SUBJECT TO APPROVAL BY BUILDING CONTROL.

NOTE 2: LAYOUTS ARE INDICATIVE AND SUBJECT TO APPROVAL BY BUILDING CONTROL. FURTHER INPUT IS REQUIRED AT THE NEXT DESIGN STAGE FROM A FIRE ENGINEER AND AN ACOUSTIC CONSULTANT, TO BE APPOINTED BY THE CONTRACTOR.

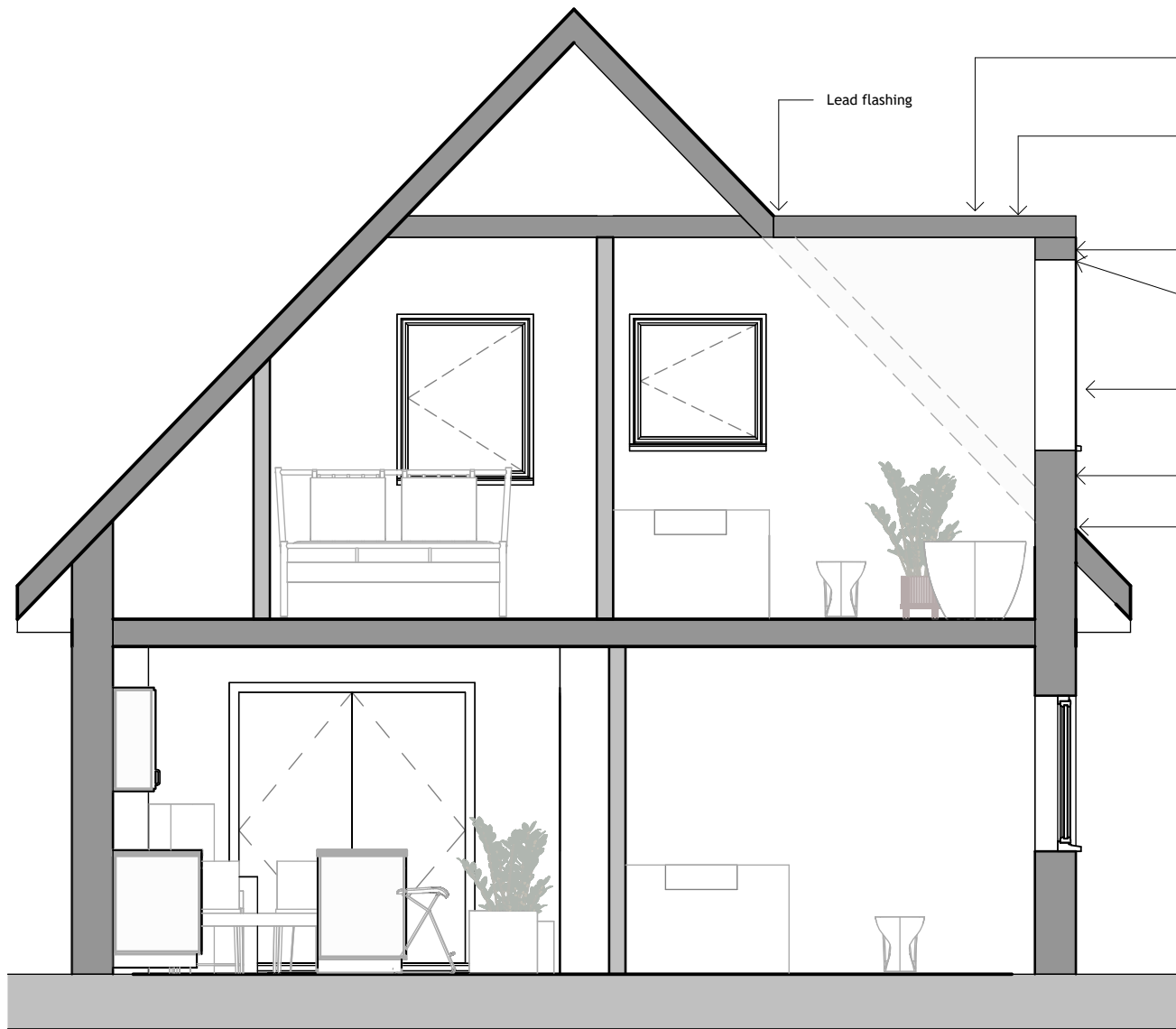
NOTE 3: THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND CONFIRMING THE FIRE RESISTANCE AND ACOUSTIC PERFORMANCE OF EXISTING PARTITIONS WHERE APPLICABLE. SHOULD ANY ELEMENTS FAIL TO MEET CURRENT BUILDING REGULATION REQUIREMENTS, FURTHER COORDINATION AND REMEDIAL DESIGN SHALL BE UNDERTAKEN AT THE NEXT STAGE TO ADDRESS POTENTIAL ISSUES.

NOTE 4: ALL STRUCTURAL ELEMENTS MUST BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER TO CONFIRM THEIR SUITABILITY PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE.

NOTE 5: THIS DRAWING MUST BE PRINTED IN COLOUR TO ENSURE FULL LEGIBILITY AND COMPLIANCE WITH DRAWING CONVENTIONS.



2 PROPOSED 3D VIEW
1:100



1 PROPOSED SECTION
1:50

Proposed dormer extension external materials to match those of the existing dormer on the same elevation, maintaining consistency in appearance

Flat roof construction with a timber structure finished with a modern waterproof membrane (such as EPDM or GRP), to match the existing dormer. Allow for roof joist firrings to allow for falls and drainage.

White uPVC guttering and downpipe

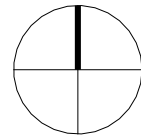
White uPVC fascia boards and soffits to match existing and provide a clean, low-maintenance finish

New white upvc framed window with top-hung casement lights, double-glazed to match existing. Window to line up with the existing dormer windows on the same elevation

New dormer with cheeks and face (cladding): Clay tile hanging, plain tiles in a dark red/brown tone to match existing dormer. Allow for breather membrane behind cladding to manage moisture

Lead flashing

Lead flashing



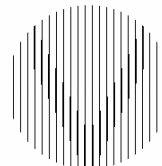
0.5 0 0.5 1 1.5 2 2.5
SCALE 1: 50 m

Notes
Contractors must verify all dimensions on site before commencing any work on shop drawings Do not scale from this drawing
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PLANNING

2	Issued for planning	31.07.25	KC	EC
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Rev	Rev Description	Rev Date	Issued by	Issued to
	KC	JF	KC	
	Drawn By	Reviewed By	Approved By	
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Project
57 WESTERN AVENUE
READING
RG5 3BL

Drawing Title
PROPOSED SECTION

ARCHITECTURE

Drawing / Document Reference								Status	
WEST57	VDE	XX	ZZ	DR	A	0207		S4	2
Project	Originator	FnBr	SpBr	Form	Discipline	Number		Status	Revision