

Balcony roof to comprise Millboard composite decking (type/colour to clients choice) supported in Millboard Duo-lift foot & pedestal support system & installed in accordance with mfgs recommendations. See sections for roof construction

toughened laminated obscure glass screen with proprietary captive fixings in purpose made stainless steel support posts fixed through silicone seal & lead capping to stud framing. Top of screen to be min 2m above finished level of balcony decking

Code 5 lead capping on 22mm exterior wbp ply played to discharge over lead flashing to tiling abutment to top edge of stud wall. Welshed drip to edges. Note maintain 10mm airgap at top of Cedral cladding on balcony side

Extg eaves cut back as req'd & adapted to discharge onto new flat roof

Obscure Glazed screen returned to side of dormer to form guarding against roof slope

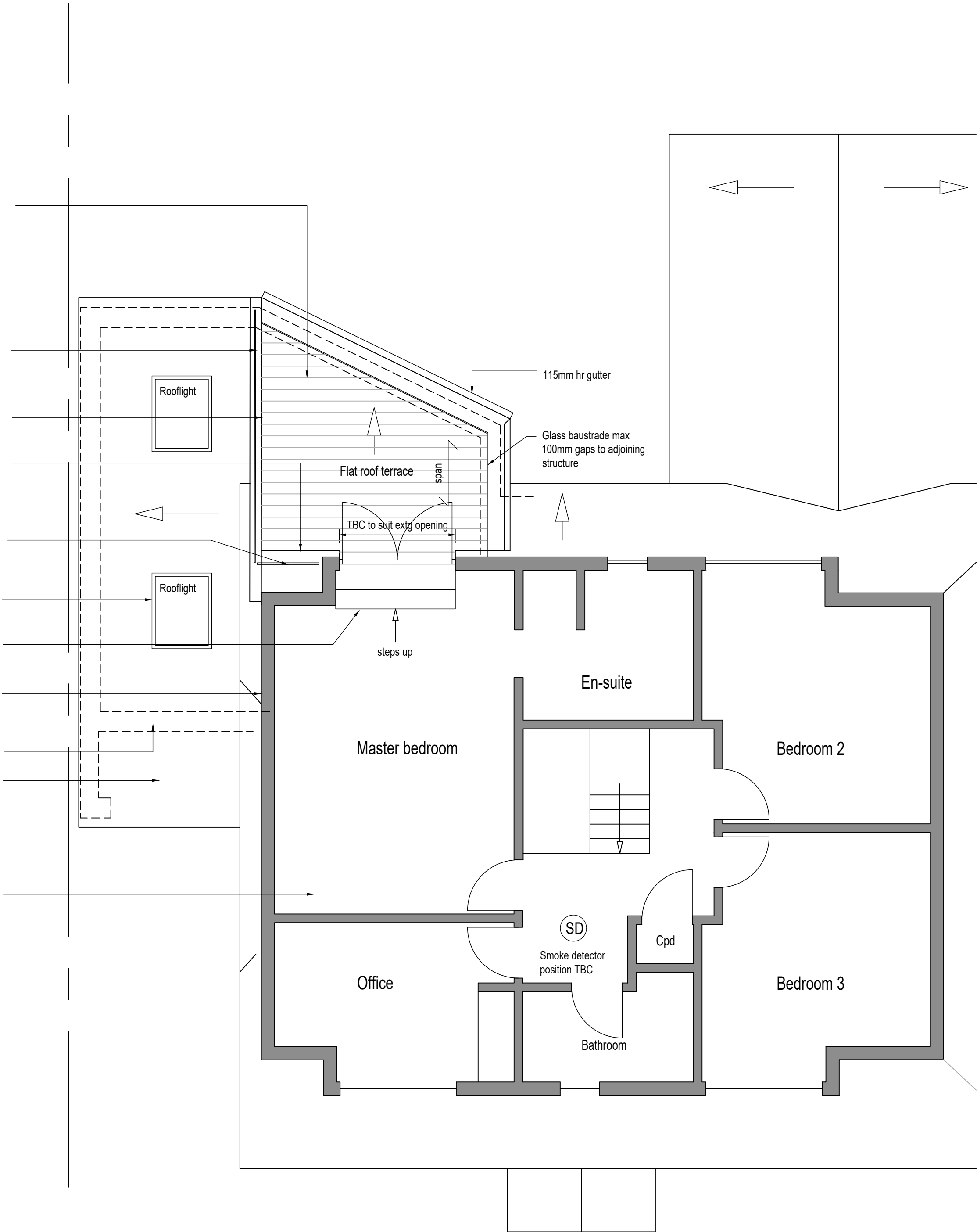
Velux roof lights in trimmed openings 2x47x147 rafters bolted together to Engineers details
Form steps up to door threshold & terrace level as noted elsewhere

Code 5 lead flashing at wall abutment

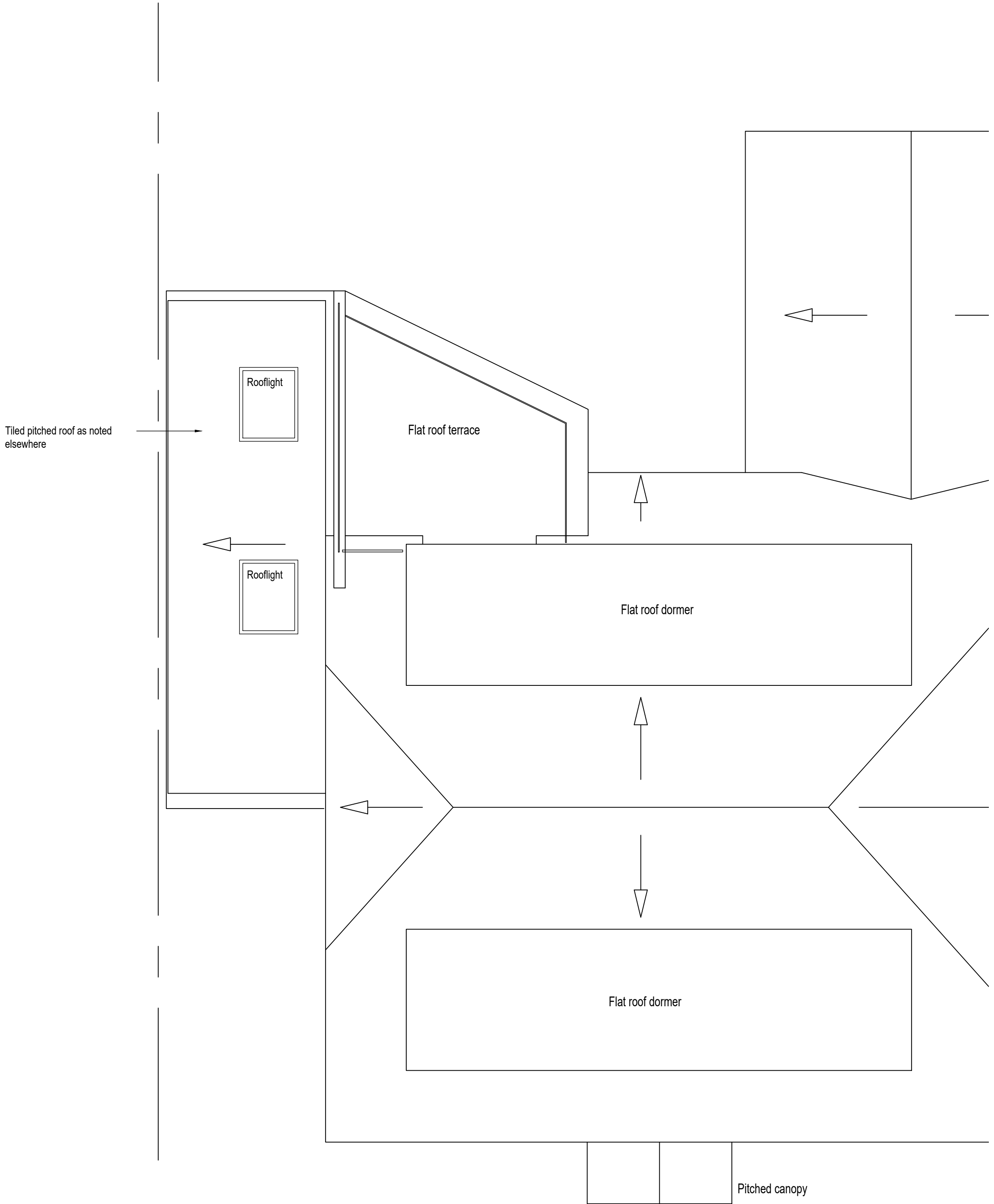
Dotted line of separating wall below taken up to underside of roof covering and fire stopped with mineral quilt

12.5mm plasterboard & skim to store ceiling to give 30 mins fire resistance

New AC unit to be installed within master bedroom in agreed location to provide room heating/cooling.
External condenser unit location TBC. Installation in accordance with mfgs recommendations



Proposed first floor plan



Proposed roof plan



SCALE 1:50

Rev C 16.04.2026 Amended for planning. Wall insulation/render & dormer cladding replacement note removed
Rev B 12.11.2024 Underfloor heating to master bedroom omitted. A/C note added. Structural information added
Rev A 05.08.2024 Misc amendments & drawing update

PROPOSED EXTENSION AT
193 VICTORIA ROAD
WARGRAVE
RG10 8AH
For Mr I MILLS & Ms S CASEBOURNE

Scheme Proposals

First floor & roof plan

Date June 2024

Scale 1:50 AT A1

Drawing number 1827/BR/04 C

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