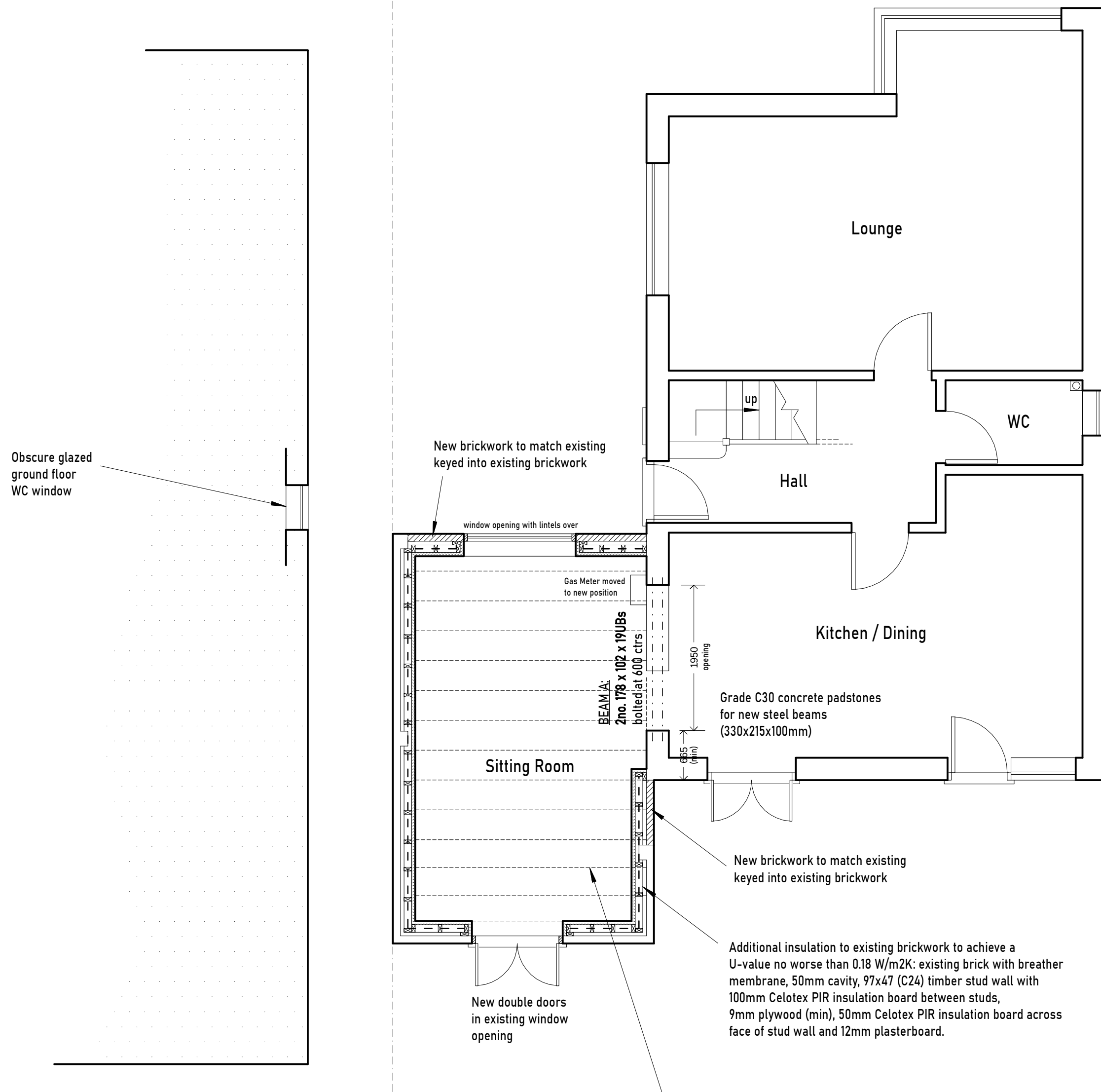


PARTY WALL ACT 1996 The owner has a duty to serve a Party Structure Notice on an adjoining owner prior to the commencement of work if building on, or near an existing Party Wall which involves any of the following: Beam support, insertion of DPC, raising a wall or removing projections, demolition and rebuilding, underpinning or insertion of lead flashings, excavations within 3 metres of a neighbouring structure with shallower foundations, or within 6 metres of a neighbouring structure where the new foundations are to be substantially deeper.

	S BIDDLE Ltd		
	Stephen Biddle BSc CEng FICE Email: stephen@sbiddle.co.uk Mob: 07864 122 313 Web: www.sbiddle.co.uk		
Client	Mr & Mrs G. Collings		
Address	31 Mallard Close, Twyford, Reading RG10 0BE		
Drwg No	COLLINGS-0925-01	Scale: (A2)	1:50
Title	PROPOSED GROUND FLOOR PLAN		
	1m	2m	3m
	4m		



Flat roof (cold Roof) construction to be positioned to ensure upstand, abutment vent and flashing terminate below any existing windows. Roof(t4) membrane (e.g. 1.2mm EPDM membrane or similar) on 19mm grade 3 moisture resistant plywood (shuttering grade) on 200 x 50mm (C24) joists at 400mm centres with tapered firrings. Roof to be provided with 150mm Celotex PIR insulation board (to achieve 0.15W/m2K or better) and vapour control layer. 50mm clear air gap over insulation to be provided to maintain effective cross flow ventilation with soffits and roof vents, and 50mm Celotex PIR insulation board across underside of timber joists. All soffits to have ventilation at least equal to a continuous air gap of 25mm.

Revision				Drwg No	COLLINGS-0925-01				(A2)	1:50
				Title	PROPOSED GROUND FLOOR PLAN					
	A	10/11/25	Proposed extension removed from scope of project		1m	2m	3m	4m		