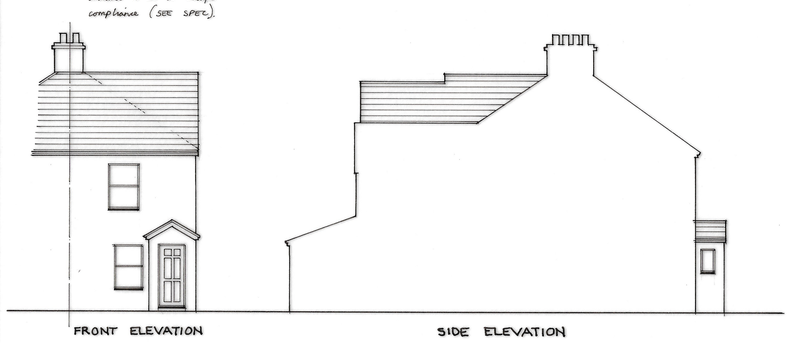
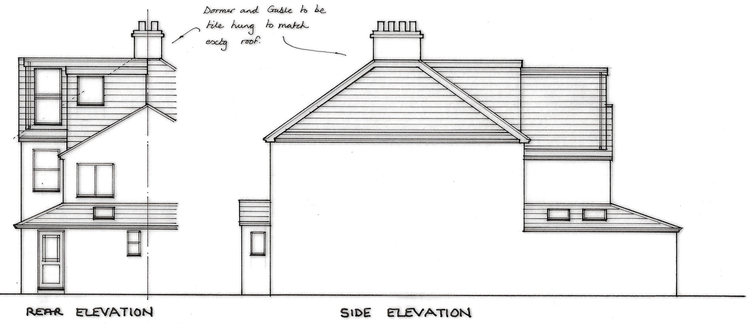
NOTE :- At least one First Floor windows to be in escape compliance (SEE SPEC).



FRONT ELEVATION

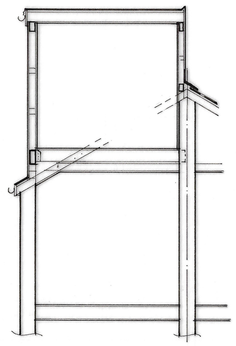
SIDE ELEVATION

PERMITTED DEVELOPMENT VOLUMES.	
GABLE BUILD-UP	= 16.76 m³
REAR DORMER	= 15.31 m³
ANNEX DORMER	= 14.56 m³
TOTAL	= 46.63 m³

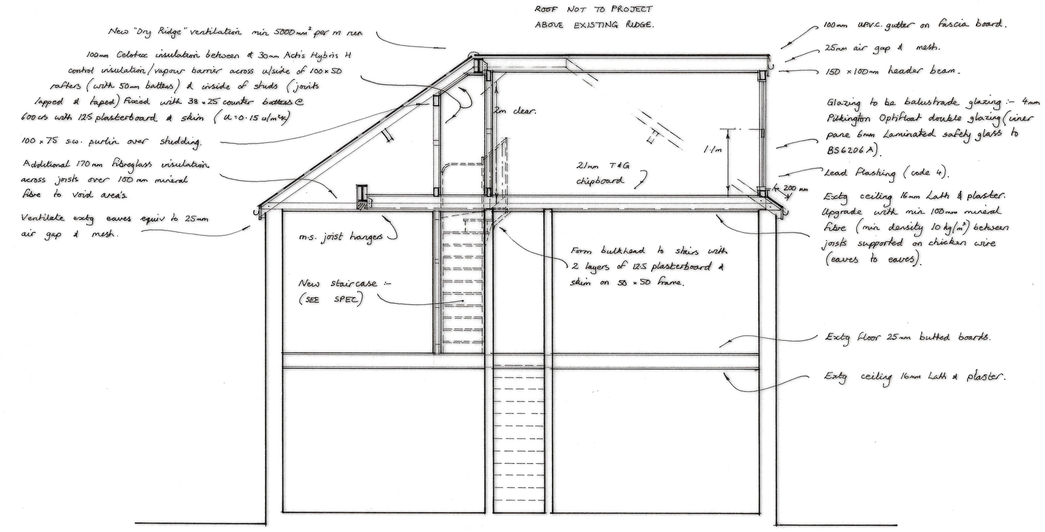


REAR ELEVATION

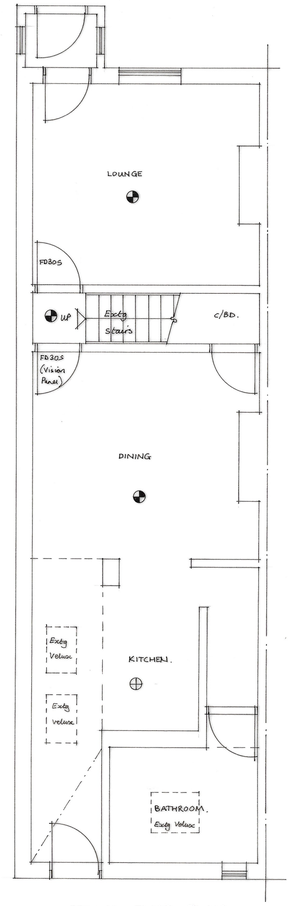
SIDE ELEVATION



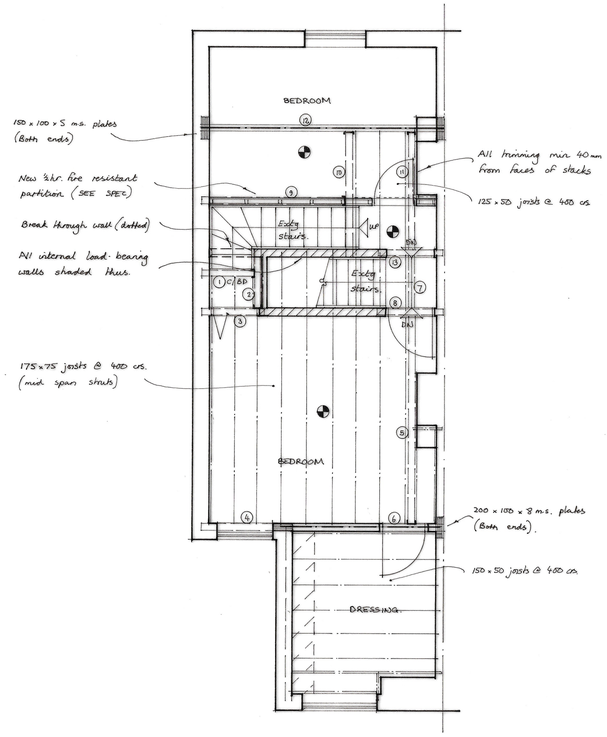
SECTION A-A



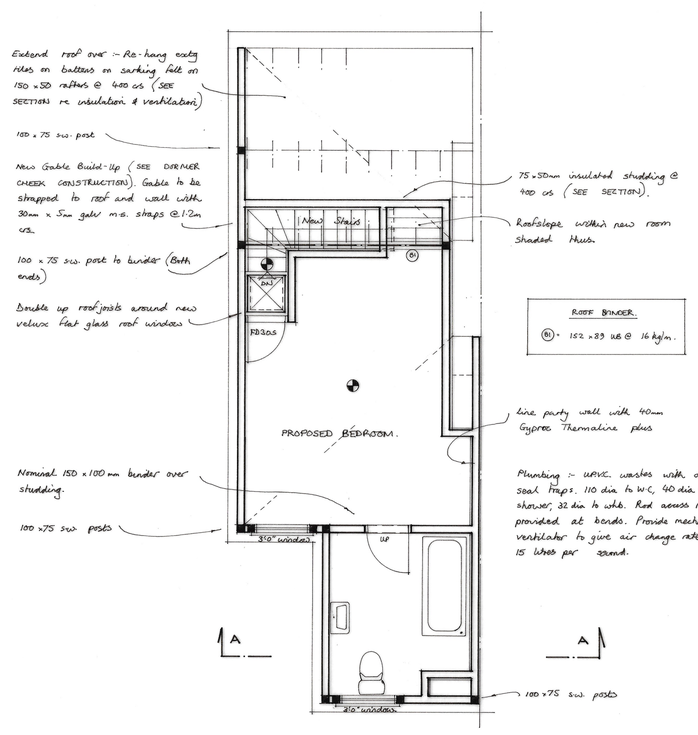
SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m2K)
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firrings (1 in 40) on 175 x 75 s.w. joists @ 400mm crs. 100mm Celotex insulation and 30mm Actis Hybris H Control insulation/vapour barrier across underside of joists, fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex Plasterboard & 5mm plaster skim ceilling.

DORMER CHEEK CONSTRUCTION (U=0.18W/m2K)
(Half hour fire resistant from both sides). Vertical tile/slate hanging to match existing on s.w. battens on building paper on 12,5mmplywood bracing (9mm masterboard within 1m of boundary) on100x50mm studs @ 400mm crs (cross braced). 70mm Celotex insulation between studs and 30mm Actis Hybris H Control insulation vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex plasterboard & 5mm skim ceilling.

STAIRCASE 70D (2:8) inde.
Rise=200mm, Going=225mm, Tread=250mm, Pitch=42 , 2m clear. Headroom 900mm handrail, 900mm balustrade housed into newels or returned to adjacent wall. (100mm max gaps to risers & handrails). Artificial lighting with 2 way switch top and bottom. Any tapered Treads to comply with Part K. 50mm min going.

HALF HOUR PARTITION AROUND NEW STAIRCASE
75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE REGULATIONS & ELEMENTS OF STRUCTURE
~~All doors at ground and first floor off staircase enclosure to be ½ hour fire resistant (FD30S) with 3No steel hinges, and intumescent fire strips built into either door or door frame~~ Any glazing to be wired glass (max 0.36m area). Timber beams have half hour fire resistance to BS5268 part 4 section 41 1078 (sacrificial design method).

WINDOWS & ESCAPE WINDOWS
Escape window to be 750x450mm min clear opening (min 0.33m Opening area) max 1.1m above floor level. All new windows and Roof-lights to be double glazed with min 16mm gap, low E glass N=0.15 for windows, N=0.05 for roof-lights. Windows to achieve Purge Ventilation rate of not less than 1/20th of floor area. Window U-Value to achieve min 1.4W/m2K

STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm crs using M12 bolts and 64mm dia tooth plate connectors.

VENTILATION
Provide 8000mm background Ventilation to new habitable rooms and 5000mm to new bathroom/En-suites areas. New windows and French doors to achieve a purge ventilation rate of not less than 1/20th of the new floor area.

SMOKE DETECTORS
⊕ Denotes heat detector. ◔ Denotes mains wired interconnected smoke detectors with battery back up to BS5839:6:2004.

LIGHTING AND HEATING
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

ELECTRICAL
All new electrical work to be in accordance with Part P "Competent Person Scheme" to BS7671. Certification to be provided upon completion.

EXISTING DOORS
Existing doors are to be checked on site, and assessed by the on site Building Inspector to assess their ability to be used in conjunction with the proposed Smoke Alarm system. If doors are found to be unsatisfactory, they are to be upgraded to full FD30S compliance.

PROJECT
Formation of habitable room in roofspace with Rear dormers.

CLIENT
Mrs. Toose,
53. Hawclock Road,
Wokingham,
RG 41 2XU.

R1- Exstg rooflights shown on G.Floor Plan - MD = 13.1.2026

SCALE 1:50 & 1:100	DATE DEC. 2025
DRAWN BY M.D. Jacky	CONTRACT No.

1:50 SCALE 0m 1m 2m

1:100 SCALE 0 1m 2m 3m 4m 5m 6m

THE ACCURACY OF THIS DRAWING FOR FINISHED SIZES IS NOT GUARANTEED AS IT IS SUBJECT TO ON SITE LEVELS, THEREFORE IT DOES NOT FORM PART OF YOUR CONTRACT

COUNCIL Wokingham B.C. 0118 974 6000

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FEET 1 2 3 4 5 6 7 8 9 10 11 12 13 14

METRES 1 2 3 4