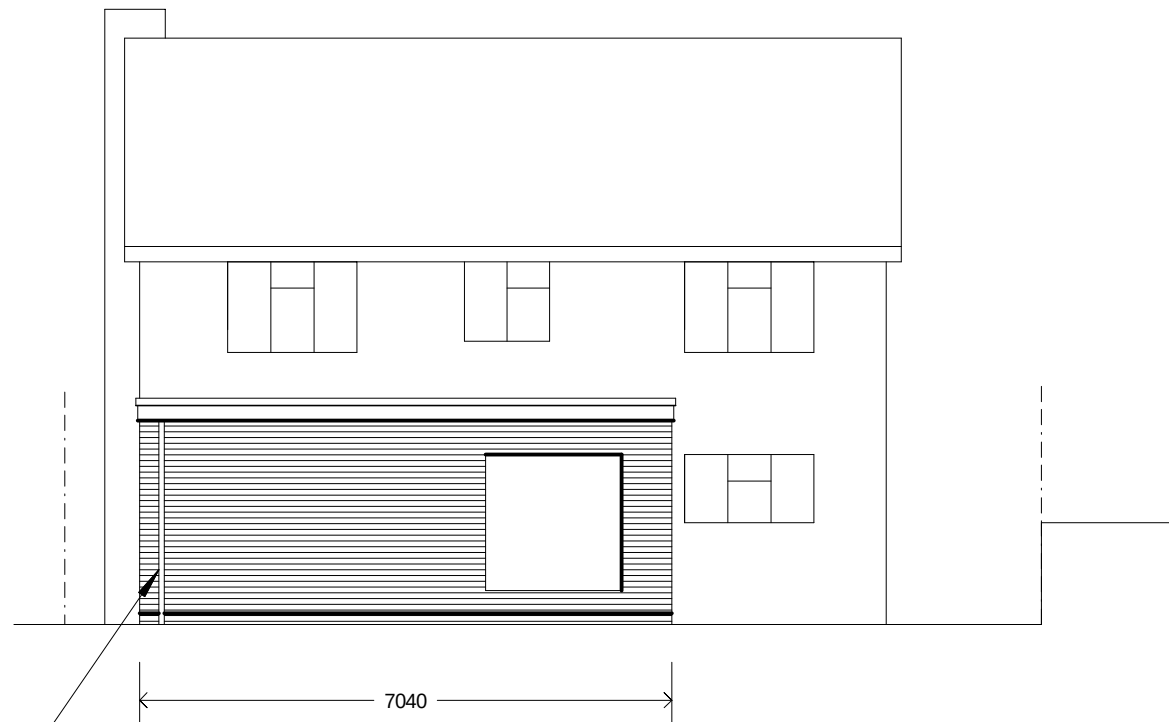


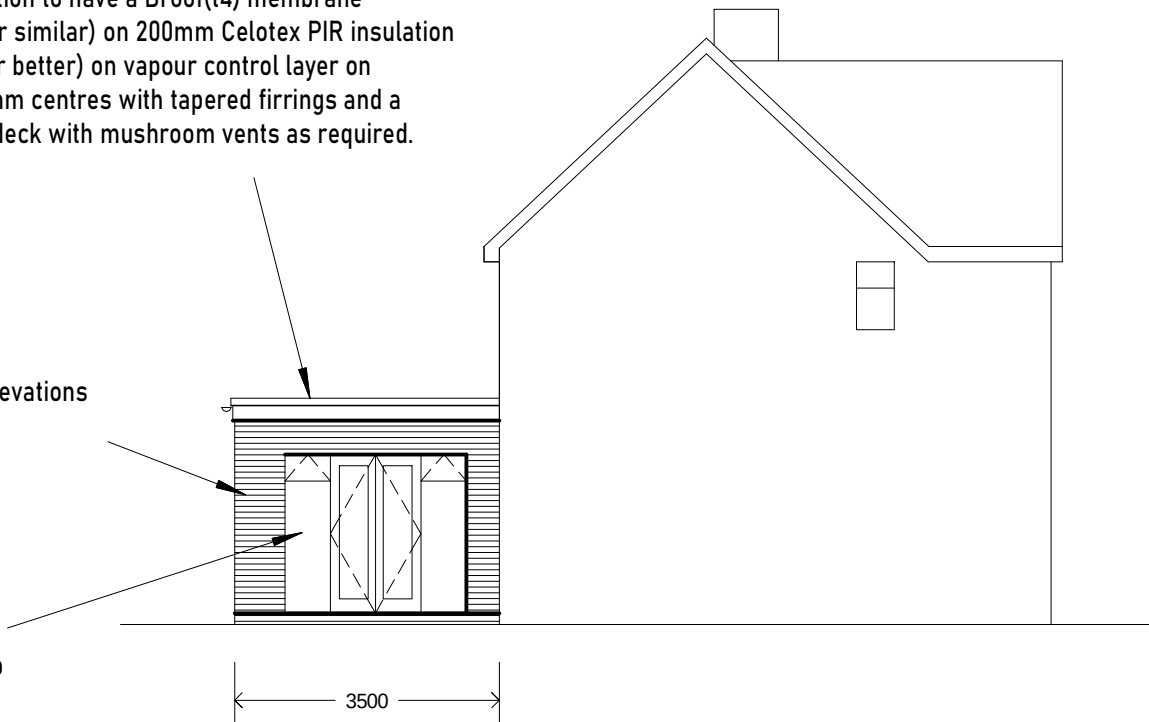


REAR

New 70mm dia rwps to soakaway 5m (min) from building. If required, new soakaways to be 1 cubic metre (min) filled with brick hardcore only, taken down to a previous sub-strata and capped with concrete. Guttering to be 115mm half-round or equivalent.

Flat roof (warm roof) construction to have a Broof(t4) membrane (e.g. 1.2mm EPDM membrane or similar) on 200mm Celotex PIR insulation board (to achieve 0.15W/m2K or better) on vapour control layer on 200 x 50mm C24 joists at 400mm centres with tapered firrings and a 19mm exterior grade plywood deck with mushroom vents as required.

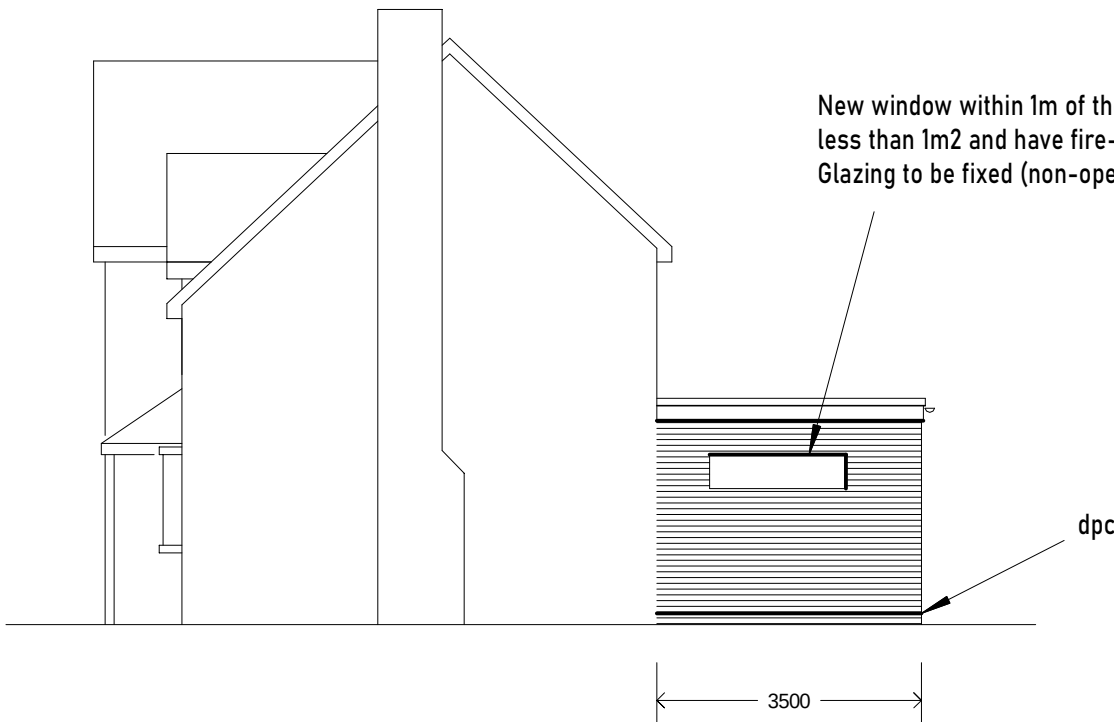
Brickwork on all new elevations to match existing



SIDE

All windows and glazed doors to be wood, aluminium or PVC-U frames to match existing and be double-glazed with PILKINGTON 'K' glass with 16mm minimum gap (argon filled) to provide U value of 1.4W/m2K and be Band B (minimum), and comply with BS 6206. All habitable rooms to have 8000mm2 Equivalent Area ventilation (4000 sq mm for non-habitable rooms) with trickle vent and have a clear opening casement of 750 x 450mm (0.33m2 min) with the sill positioned between 800-1100mm above finished floor level. Ventilation openings to be reasonably secure, adjustable, and located 1750mm (typically) above floor level. Window & door frames to be sealed with mastic internally and externally.

Any glazing lower than 800mm above finished floor level to be toughened safety glass. All glazing in door panels to be toughened safety glass. All glazing within 300mm of a door to be toughened safety glass to a height of 1500mm above ground level. If the area of glazing within 1m from any boundary exceeds 1m2, windows must be fixed shut and half-hour fire resistant glass and frames must be provided.



SIDE

New window within 1m of the boundary must be less than 1m2 and have fire-rated glass and surrounds. Glazing to be fixed (non-opening)



FRONT

Revision				

	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 H. Hirani			
Address	12 Bradmore Way, Lower Earley, Reading RG6 4DS			
Drwg No	HIRANI-1224-02		Scale: (A2)	1:100
Title	PROPOSED ELEVATIONS			
2m		4m	6m	8m