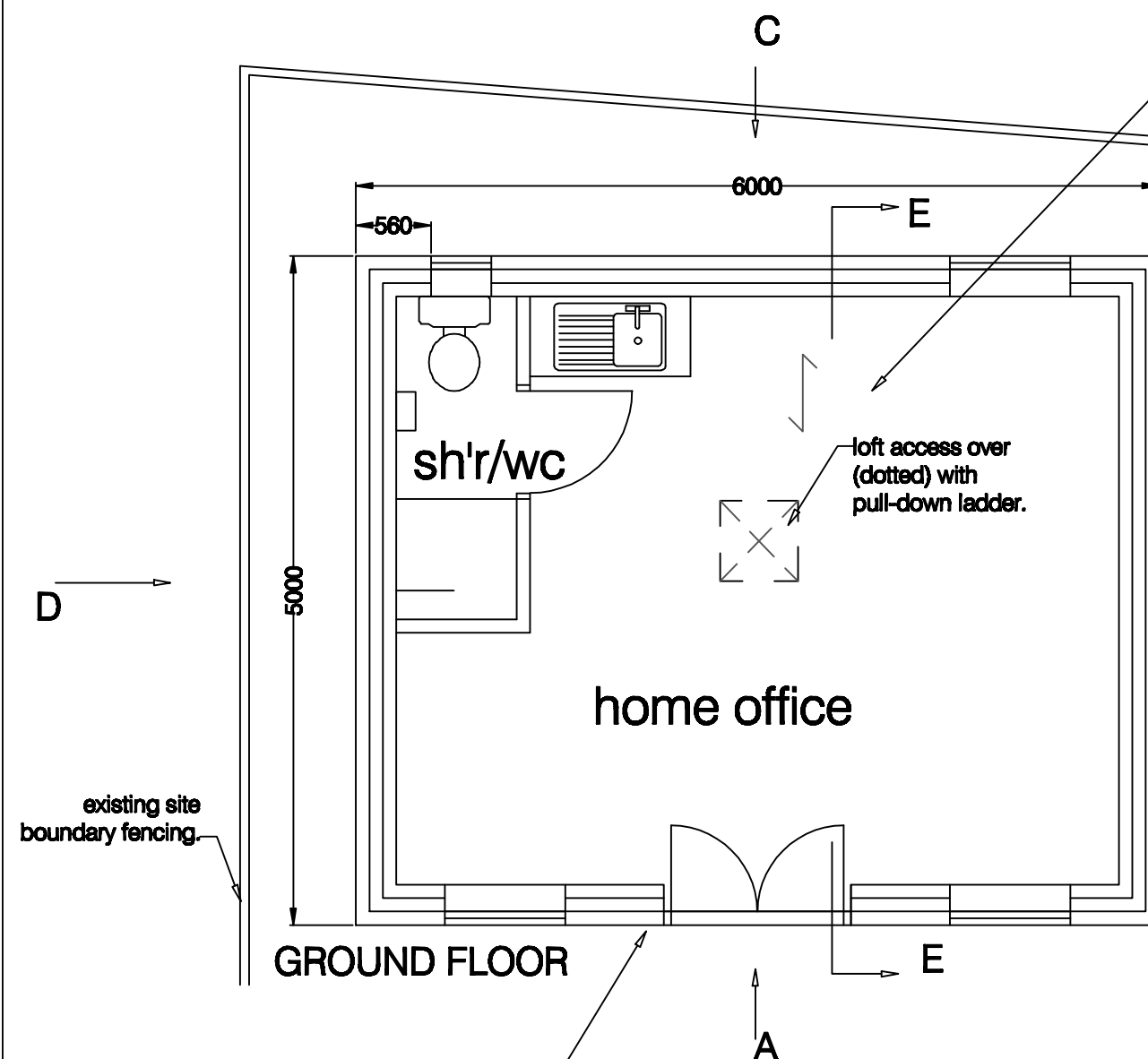
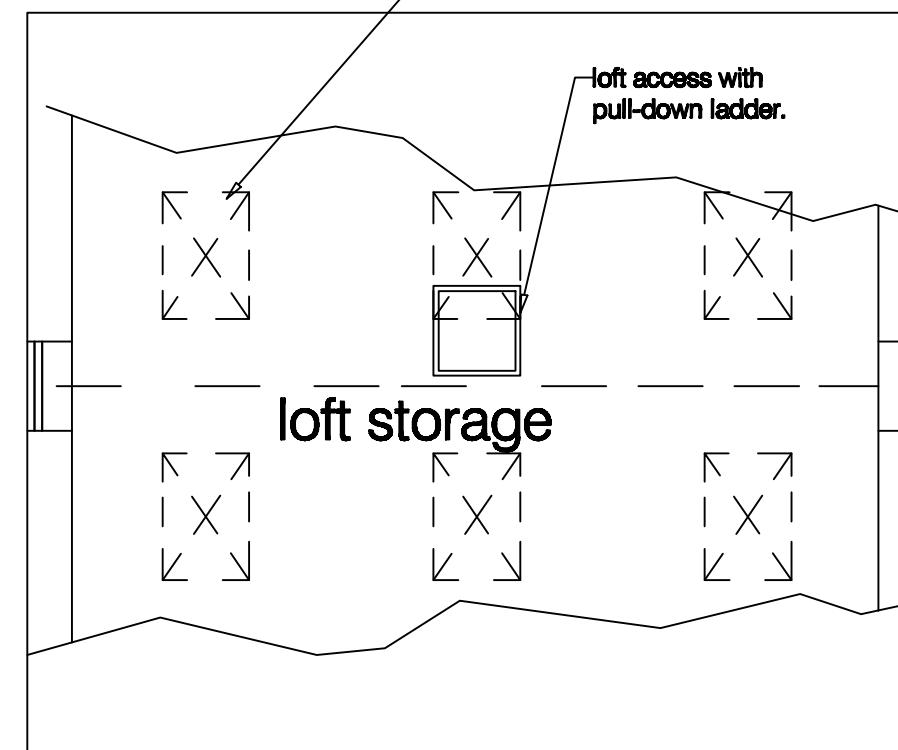




CONCRETE FLOOR
-Impervious floor finish on min.70mm A147 steel wire reinforced 1:3 cement/sand screed;
-Building paper separating layer to BS 1521;
-90mm Xtratherm Thin-R XT/UF insulation, dressed up to finished floor level in 30mm thickness where abutting external walls;
-1600ga. Visqueen dpm linked to wall dpc;
-150mm GEN1 ready-mixed concrete slab to BS 8500 & BS EN 206-1 of Class S3/S4 consistence;
-Min.50mm sand blinding;
-Min.100mm compacted hardcore.

ROOFLIGHTS OPENINGS
Before inserting new rooflights (dotted), double up rafters each side and trim intervening rafters to suit nom.780 x 1400mm size of Velux MOB rooflights.

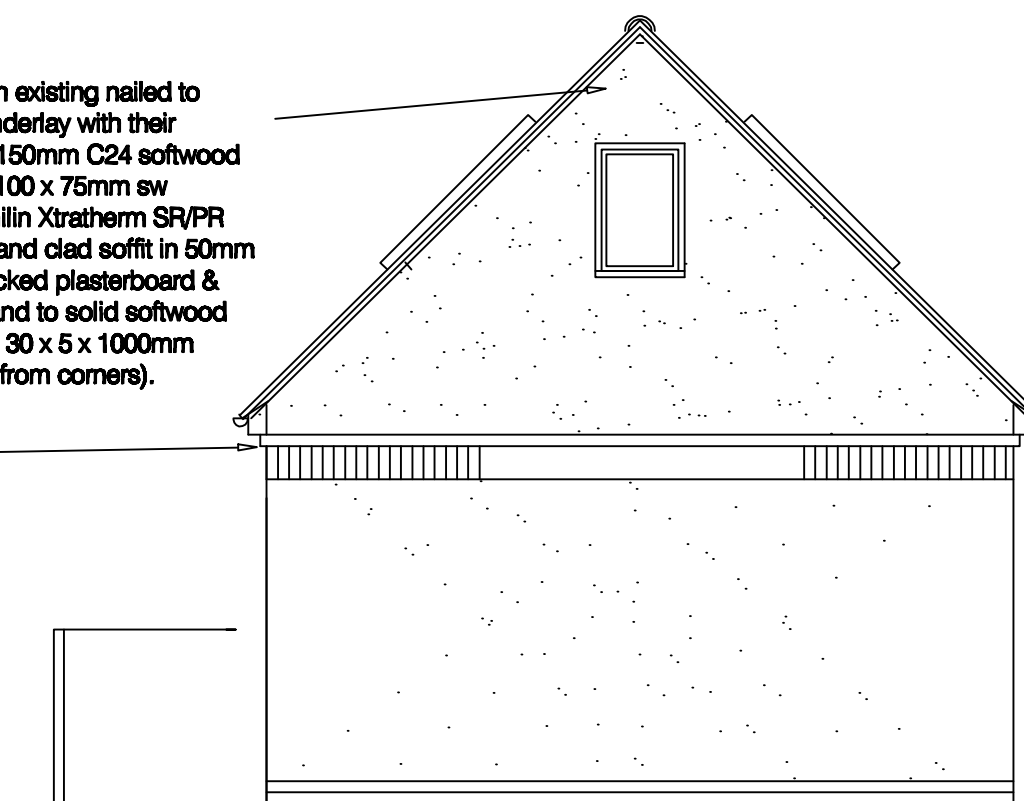


FIRST FLOOR

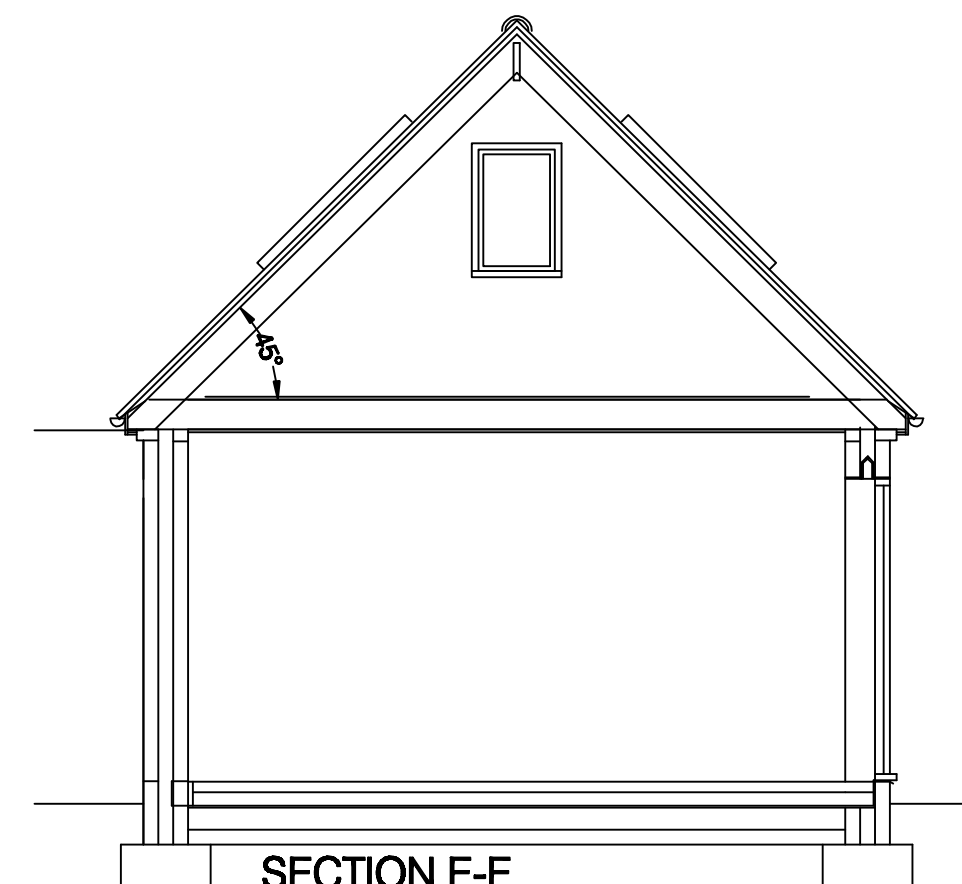
RENDERED CAVITY WALL
Build new cavity wall with 2 skins of brickwork up to dpc to BS 743 min.150mm above ground; link dpc & floor dpm with 1600ga. Bituthene 2000 vertical dpm adhered to inner blockwork leaf previously with Bituthene B2 primer applied within cavity; above dpc build new cavity wall with 100mm Thermalite Shield concrete blocks, min.85mm cavity extending min.225mm below lowest dpc & with ss twisted flat ties @ 900 horiz. c/c, 450 vertical c/c (staggered); infill cavity with Crown 32 batts; construct inner skin with 100mm Thermalite Turbo or similar lw concrete blockwork with a max. conductivity of 0.11 W/mK, tied to floor & ceiling joists with BAT M305 or similar galvanised steel straps @ 1600c/c Return blockwork to Damcor or similar insulated dpc to all reveals, below window sills & to close top of cavity. Unless stated otherwise insert IG L1/S 75 or similar galv. steel lintel over doors & windows. Externally form key and apply waterproof render in two coats to BS5262; internally plaster & set.

PITCHED ROOF/VAULTED CEILING
Form new pitched roof over with plain tiles to match existing nailed to tanalised softwood battens on Tyvek breathable underlay with their proprietary eaves fillet dressed into guttering, 47 x 150mm C24 softwood rafters notched over sw packing to ridge and over 100 x 75mm sw wallplates. Insulate vaulted ceiling with 100mm Unilin Xtratherm SR/PR between rafters below min.50mm ventilated cavity and clad soffit in 50mm Unilin Xtratherm SR/PR, 12.5mm aluminium foil-backed plasterboard & skim. Tie walls and wallplates to rafters at eaves, and to solid softwood noggings nailed to end three rafters at verges, with 30 x 5 x 1000mm galvanised steel flats @ 1600mm c/c (min.800mm from corners).

projecting brick band above soldier course to match main house.

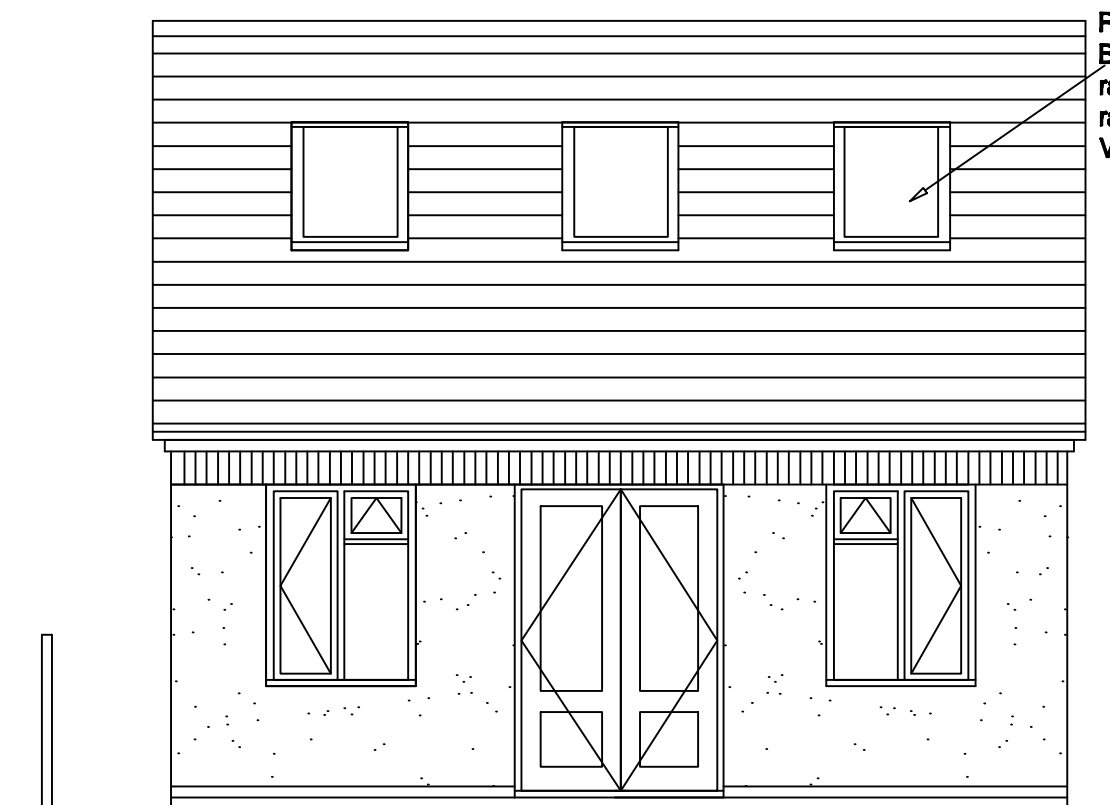


ELEVATION D

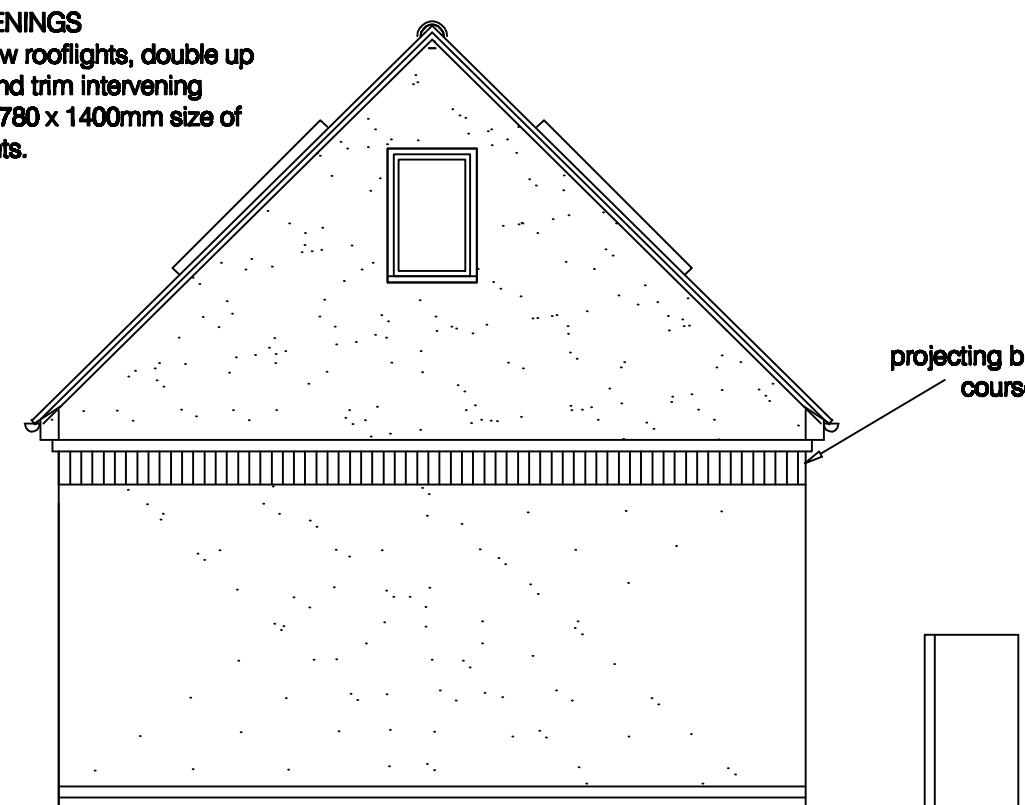


SECTION E-E

ROOFLIGHTS OPENINGS
Before inserting new rooflights, double up rafters each side and trim intervening rafters to suit nom.780 x 1400mm size of Velux MOB rooflights.

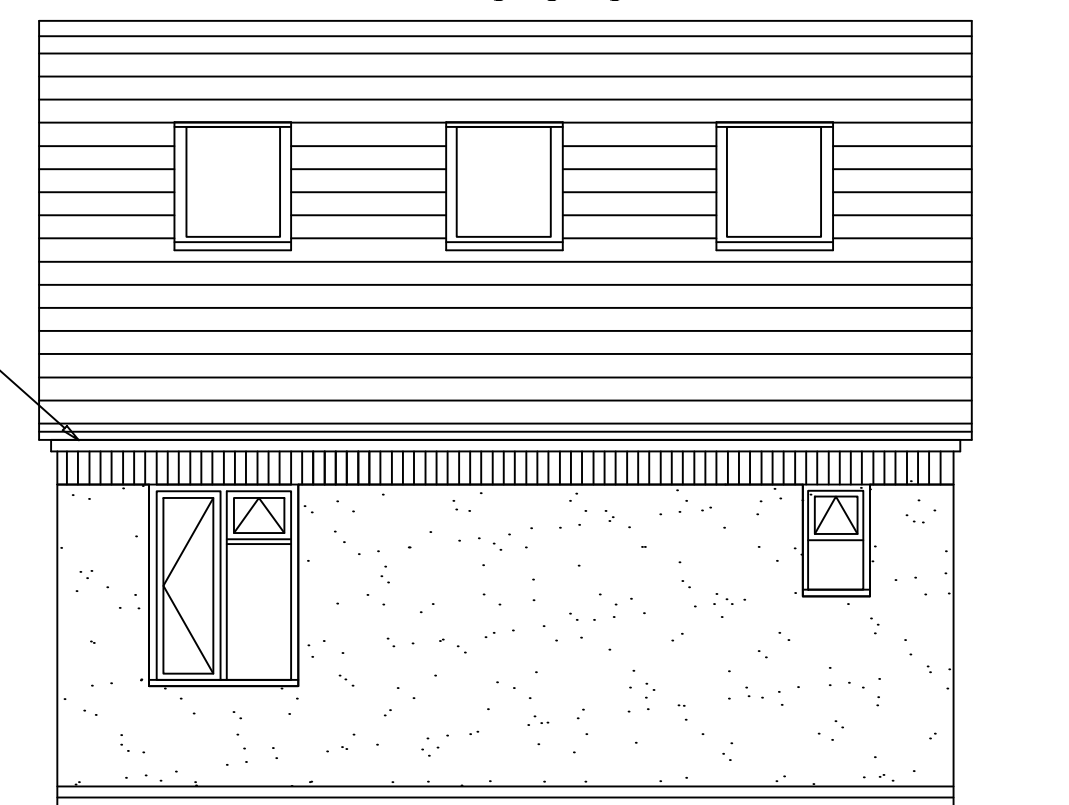


ELEVATION A



ELEVATION B

projecting brick band above soldier course to match main house.



ELEVATION C

project
for
title

8 Butts Hill Road
Woodley, Reading, Berkshire

Mr M Iqbal
Proposed Garden Room

Drawing no: 1405 / 2

M D Howlett
architectural consultant
11 Prospect Street, Caversham, Reading
Berkshire RG4 8JB; Tel: (0118) 947 7117
Email: pmaarc@globalnet.co.uk

Date: February 2025

0 1 2 metres
SCALE: 1:50@A2; 1:100@A4.