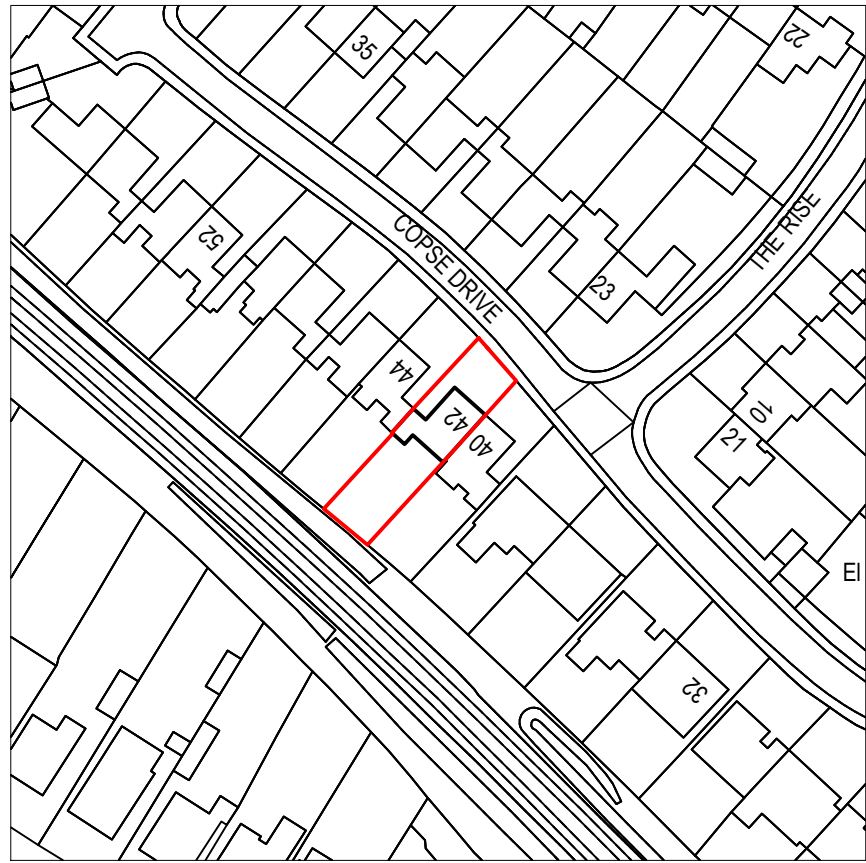
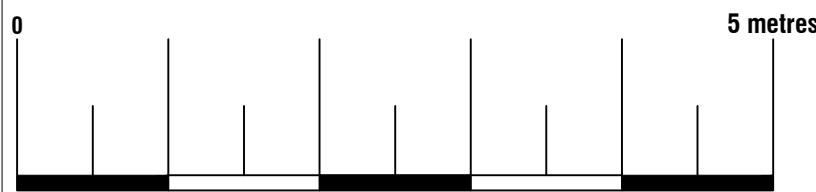
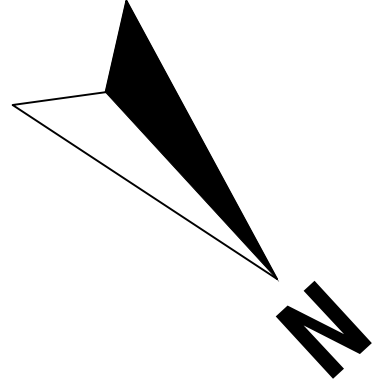
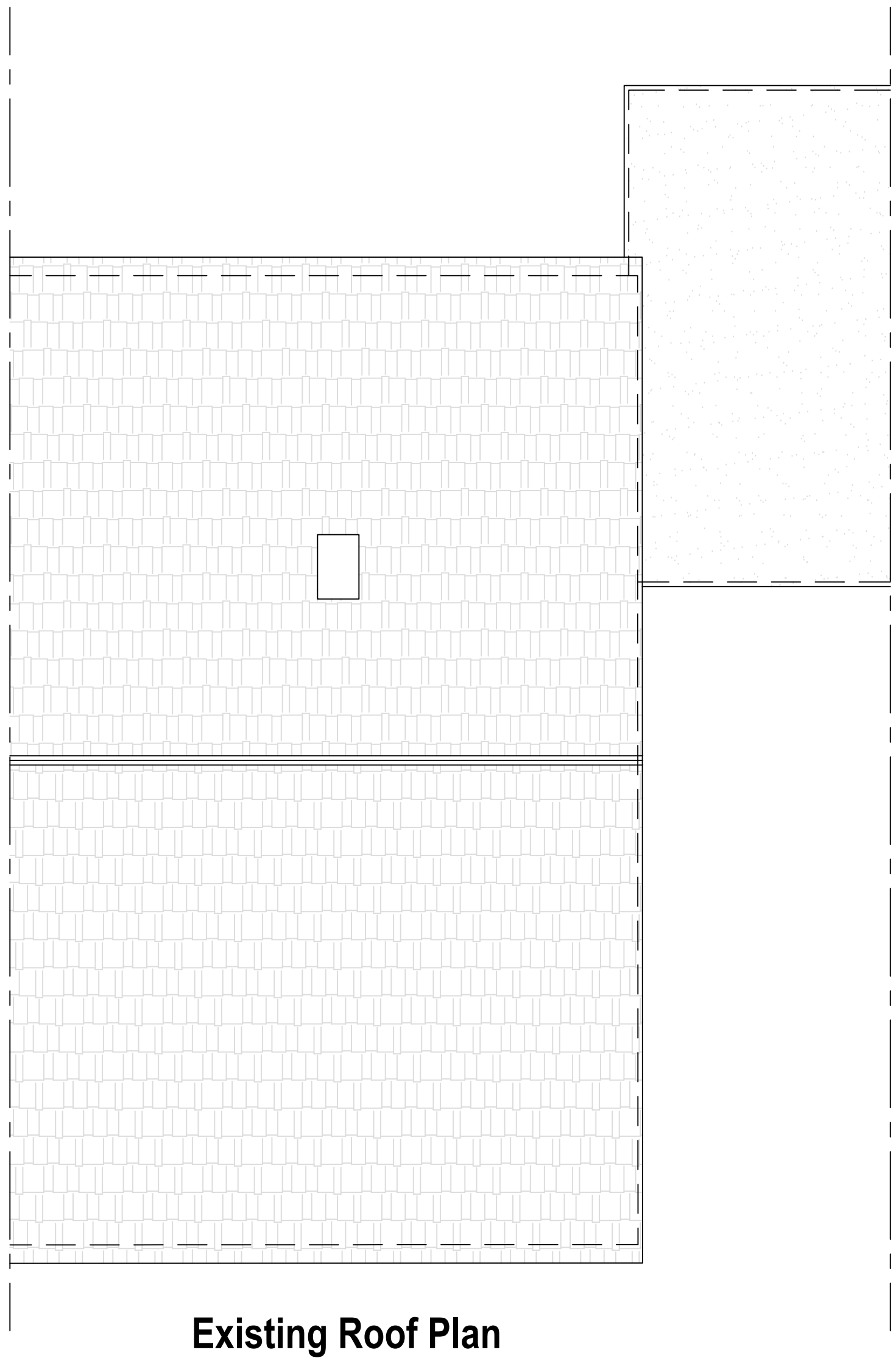
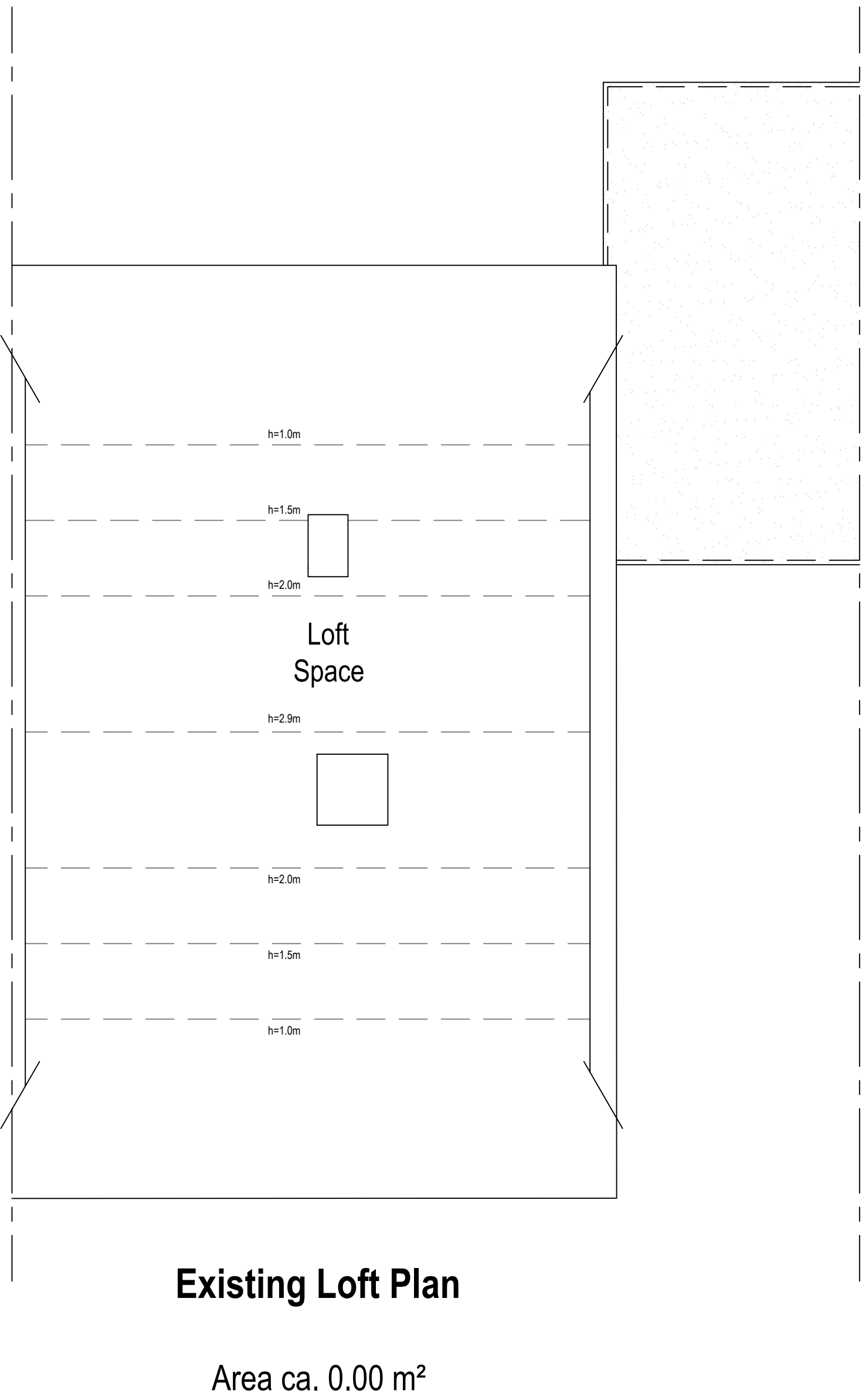
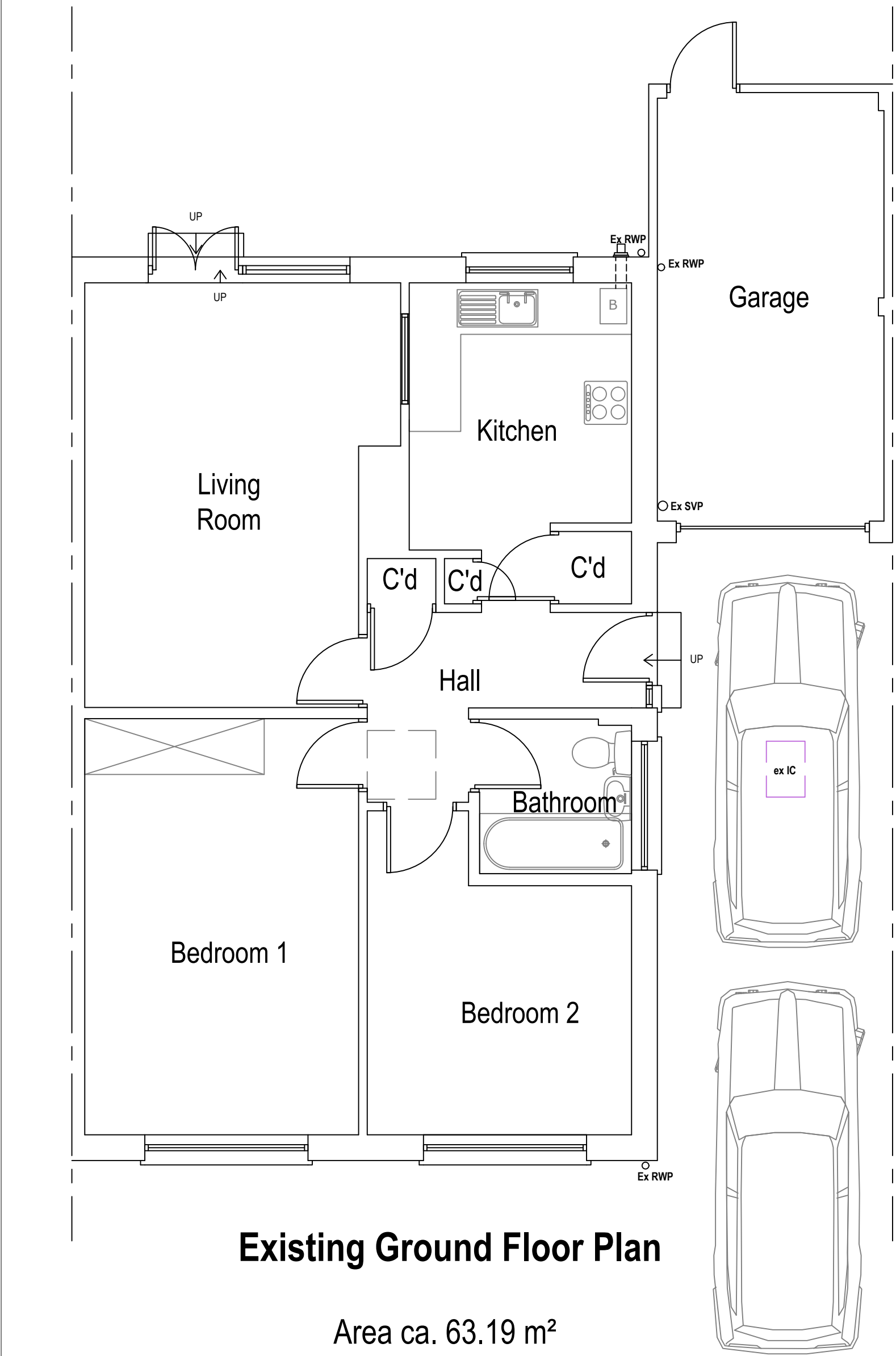






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Site	42 Copse Drive, Wokingham RG41 1LX	Date	19.02.2026
		Sheet	25-3203 D02 REV 3
		Job	Loft Conversion Garage Conversion
		Scale	1:50 @A1, 1:100 @A3
Title Number	BK39050	Title	As Shown

	Boundary line		Mechanically ventilated
	Demolished		Mains operated interlinked smoke detector
	Details above		Mains operated interlinked heat detector
	Wall outline below roof		Escape door / window
	Proposed foundation		Carbon Monoxide alarm
	Waste drainage layout		
	Rainwater drainage layout		
	Timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing		

	Mechanically ventilated
	Mains operated interlinked smoke detector
	Mains operated interlinked heat detector
	Escape door / window
	Carbon Monoxide alarm

DRAWING NOTES

The Building Regulations 2022

Under the above regulations, any works to a building that fall within the requirements must be inspected by either the Local Authority Building Control Department or a person registered under the Competent Person Scheme. This includes independent qualified building inspection organisations.

These drawings are intended only to obtain approval for Building Control applications by either the Local Authority Building Control Department or an independent building inspection company, and should not be used as working construction drawings.

These drawings provide an indication only of the work required, and the current building standards that must be met at the minimum level. All works must be discussed on-site between the contractor(s) and the Inspector prior to being undertaken. All guidance and instructions from the Building Inspector must be strictly adhered to at all times.



Area ca. 39.51 m²
Additional Area: 39.51 m²
Additional Volume: 39.26m³



BUILDING CONTROL DRAWINGS
Exact setting-out dimensions, precise pipe locations, electrical design, and minor junction details to be resolved on site with the client, contractor and building control officer.

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Site	42 Copse Drive, Wokingham RG41 1LX	Date	19.02.2026
		Sheet	25-3203 D03 REV 3
		Job	Loft Conversion Garage Conversion
		Scale	1:50 @A1, 1:100 @A3
Title Number	BK39050	Title	As Shown



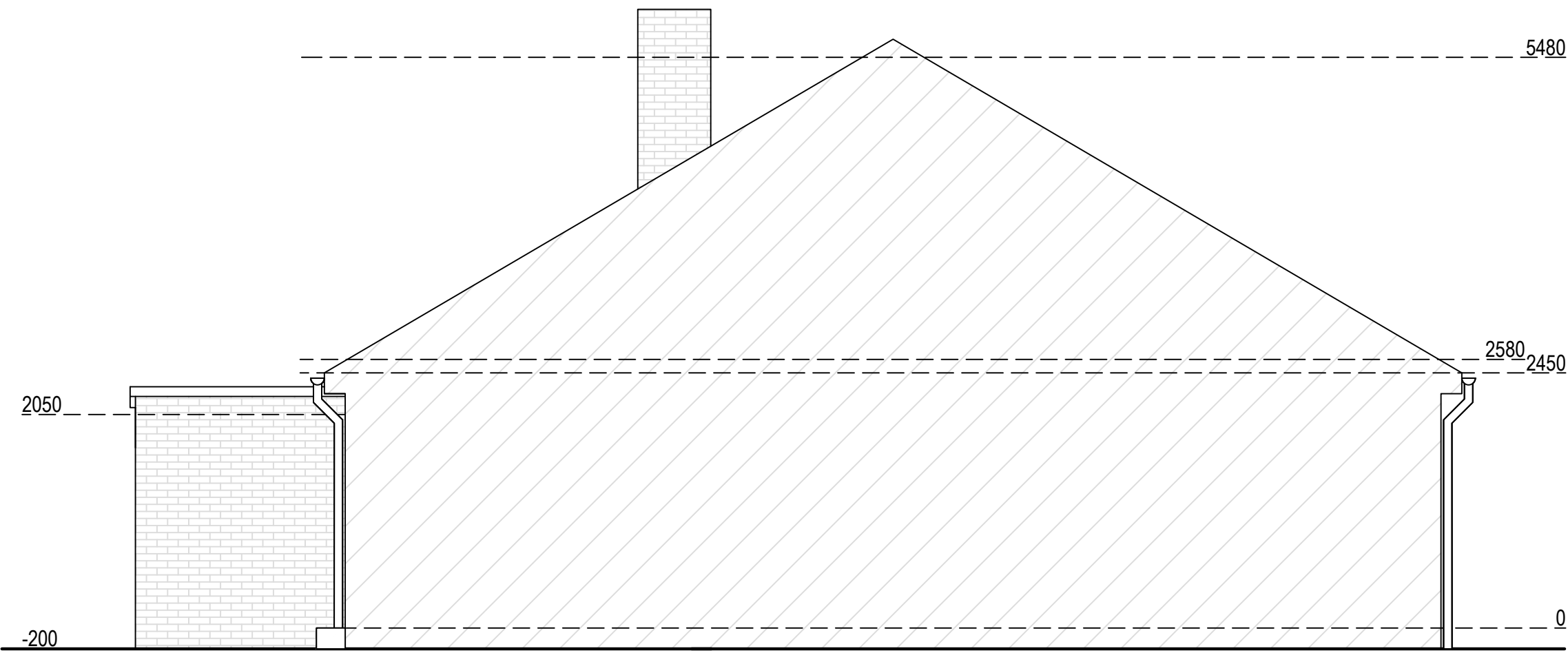
Existing Northeast Elevation



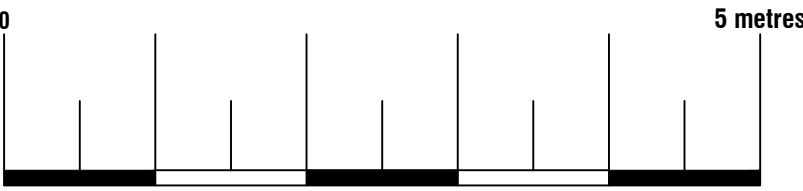
Existing Northwest Elevation



Existing Southwest Elevation

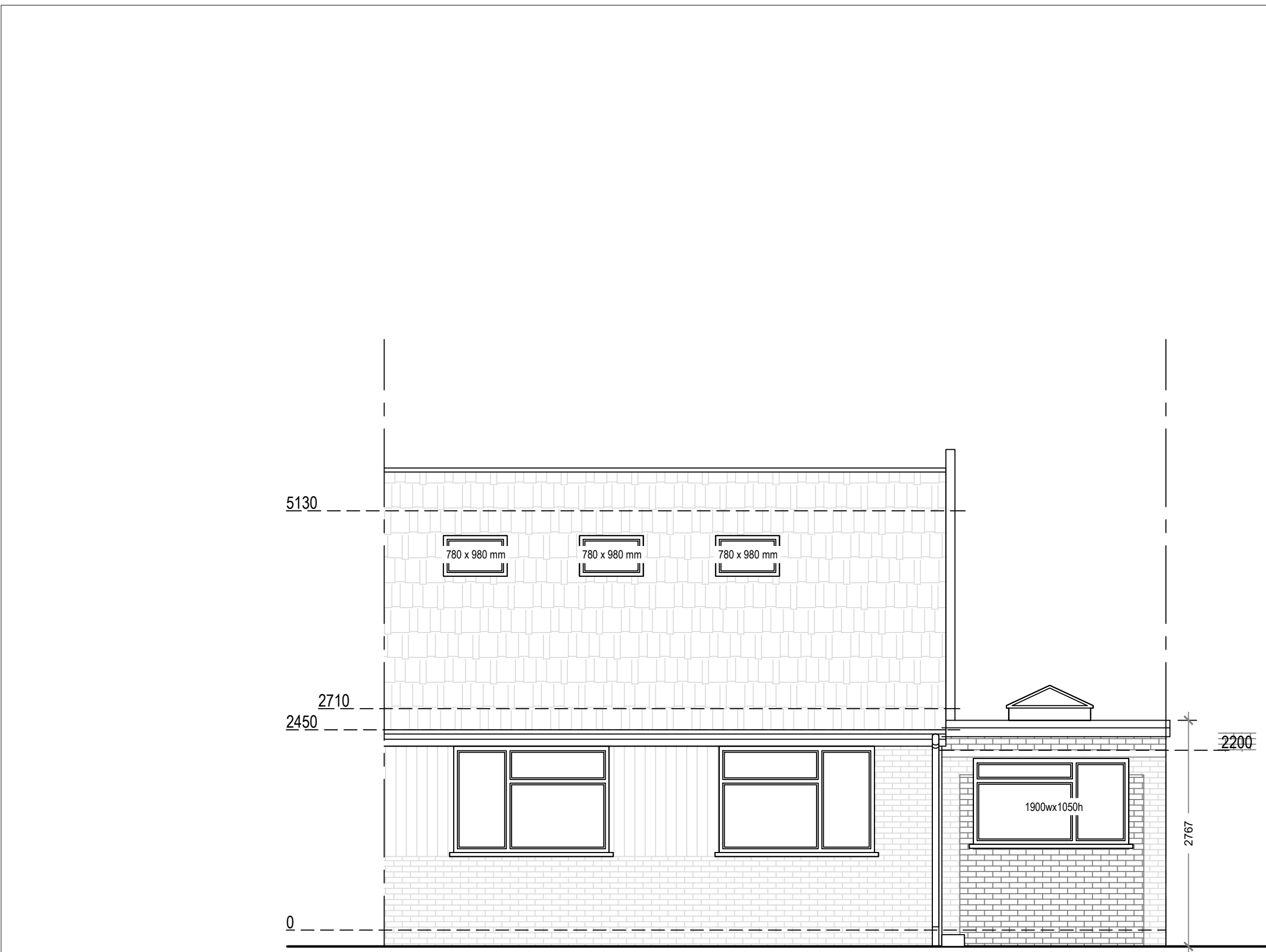


Existing Southeast Elevation



Existing Materials:
Walls: Brick & Grey cladding
Pitched roof: Interlocking grey concrete tiles
Windows: White UPVC

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Site	42 Copse Drive, Wokingham RG41 1LX	Date	19.02.2026
		Sheet	25-3203 D04 REV 3
		Job	Loft Conversion Garage Conversion
Title Number	BK39050	Scale	1:50 @A1, 1:100 @A3
		Title	As Shown



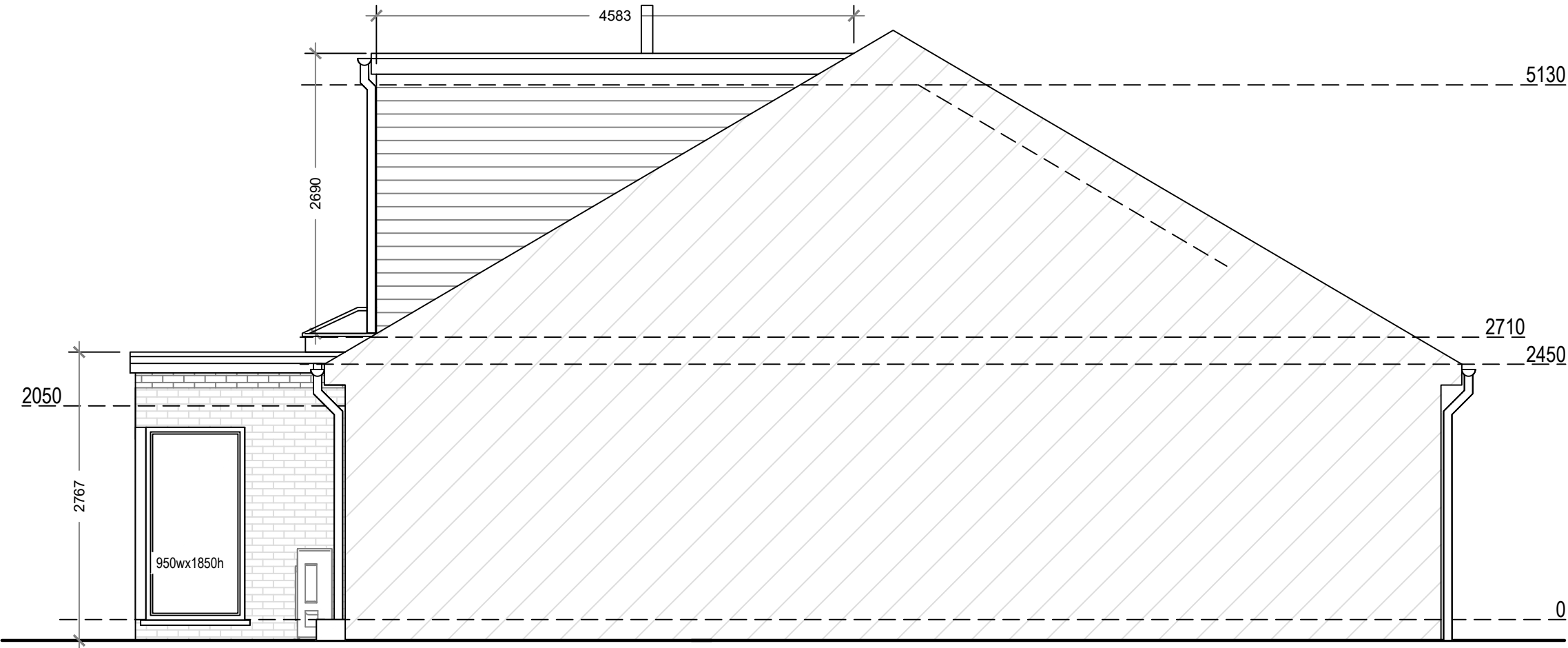
Proposed Northeast Elevation



Proposed Northwest Elevation

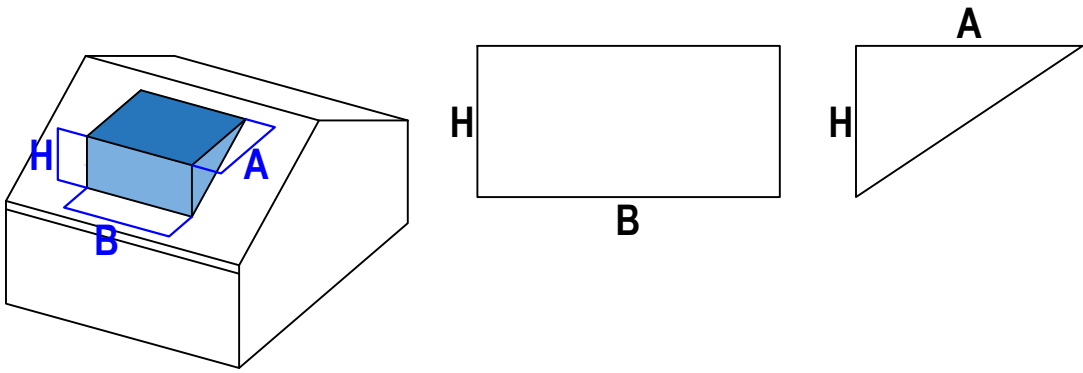


Proposed Southwest Elevation



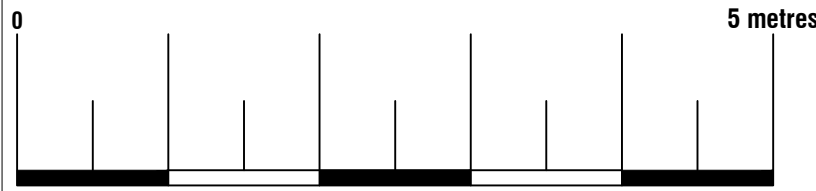
Proposed Southeast Elevation

VOLUME CALCULATIONS



$V1 = A * B * H / 2$
 $V1 = 4.583 * 6.369 * 2.690 / 2 = 39.26m^3$

A= 4.583 m
B= 6.369 m
H= 2.690 m



Proposed Materials:
Dormer Walls: Grey cladding to match existing
Flat roof: Ply membrane
Windows: Double glazed (to match existing)
Skylights: Size as indicated (not protruding more than 150mm above the existing roof plane)



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BUILDING CONTROL DRAWINGS
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Site	42 Copse Drive, Wokingham RG41 1LX	Date	19.02.2026
		Sheet	25-3203 D05 REV 3
		Job	Loft Conversion Garage Conversion
		Scale	1:50 @A1, 1:100 @A3
Title Number	BK39050	Title	As Shown