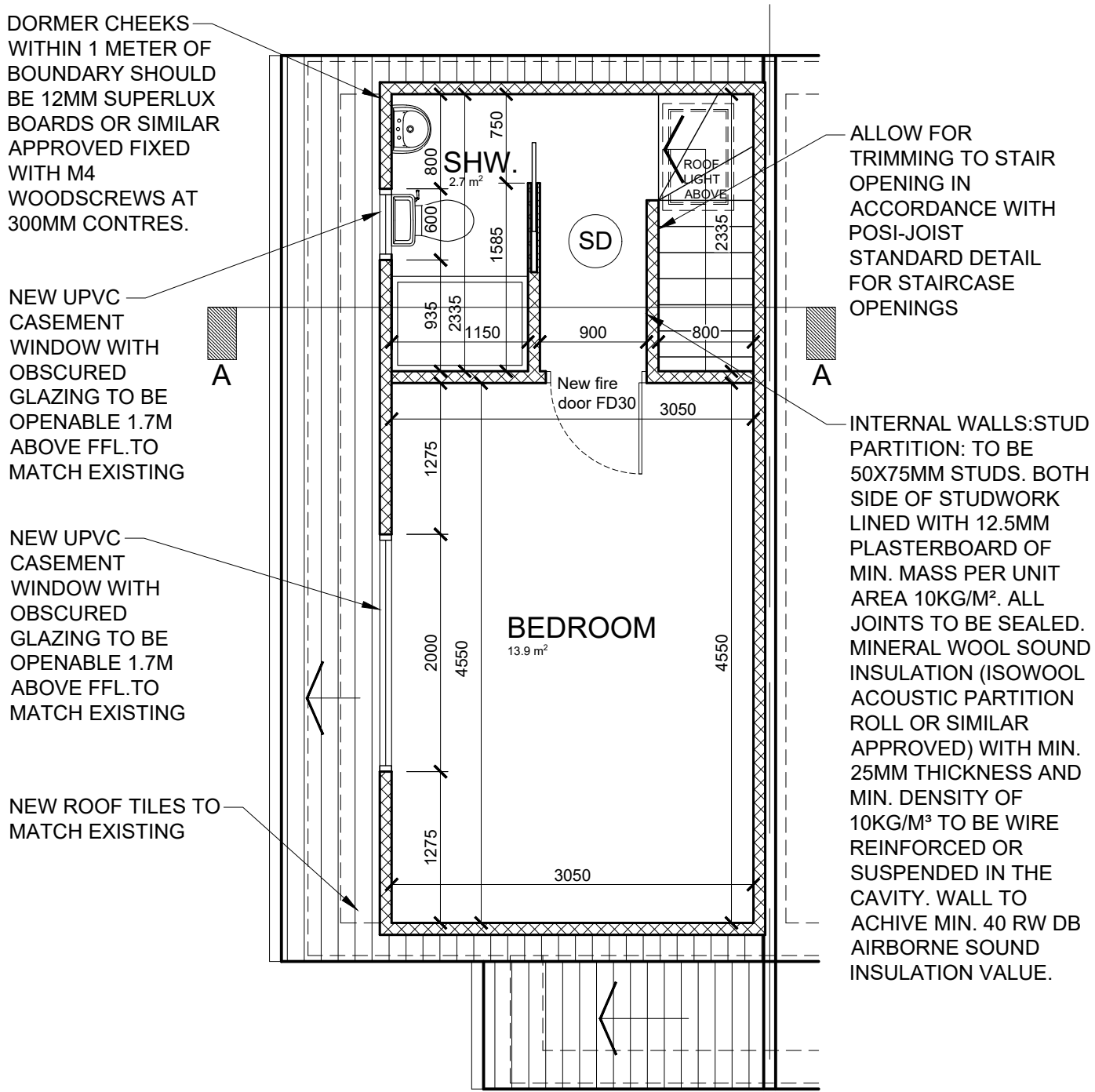




Flat roof to be constructed as a warm roof system with glass-reinforced plastic (GRP) waterproofing, installed strictly in accordance with the manufacturer's certified details and BBA approval (where applicable).

Flat roof to achieve 'U' value of 0.15 W/m² K.

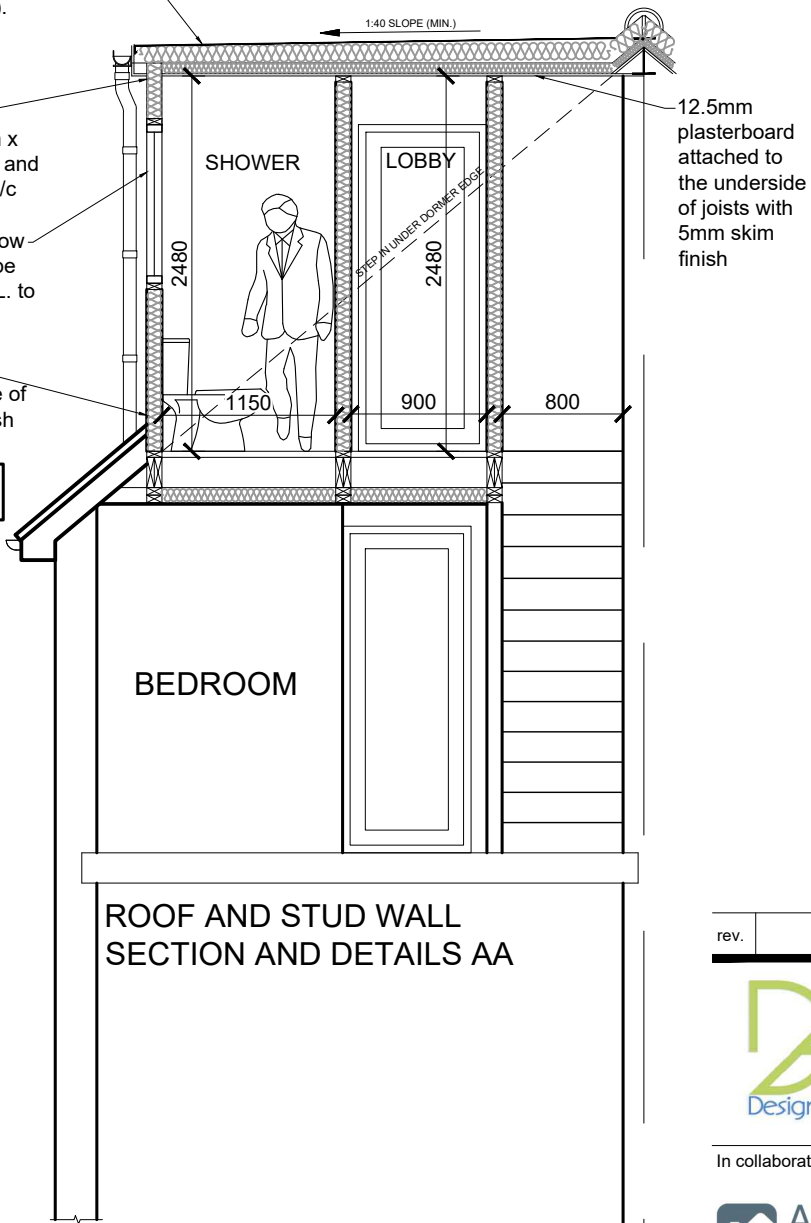
Flat and pitched roof junction to be in accordance with the flat roofing alliance recommendations

Treated timber frame constructed using 100mm x 50mm head & sole plates and vertical studs at 300mm c/c

New upvc casement window with obscured glazing to be openable 1.7m above FFL. to match existing

12.5mm plasterboard attached to the underside of joists with 5mm skim finish

Pitched roof to achieve 'U' value of 0.15 W/m² K.



The Contractor is to check all dimensions on site and report any discrepancies to the Contract Administrator. This drawing is to be read in conjunction with all other standard documentation.

rev.	description	date	chkd.
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project : **18 Mowbray Gardens
Hitchin**

drawing title : **Proposed Loft Plan and Section**

drawn: MV	chkd: SS	date: 16.06.2026
status: Permitt. Develop.		scale: 1:50@A3
proj no: 2975	drg no: 04	rev no: A

Volume for rear dormer

$$= \frac{1}{2} (\text{length} \times \text{height} \times \text{depth})$$
$$= \frac{1}{2} (7.18 \times 2.55 \times 3.15)$$
$$= 28.83 \text{ cu. m} < 50 \text{ cu. m}$$