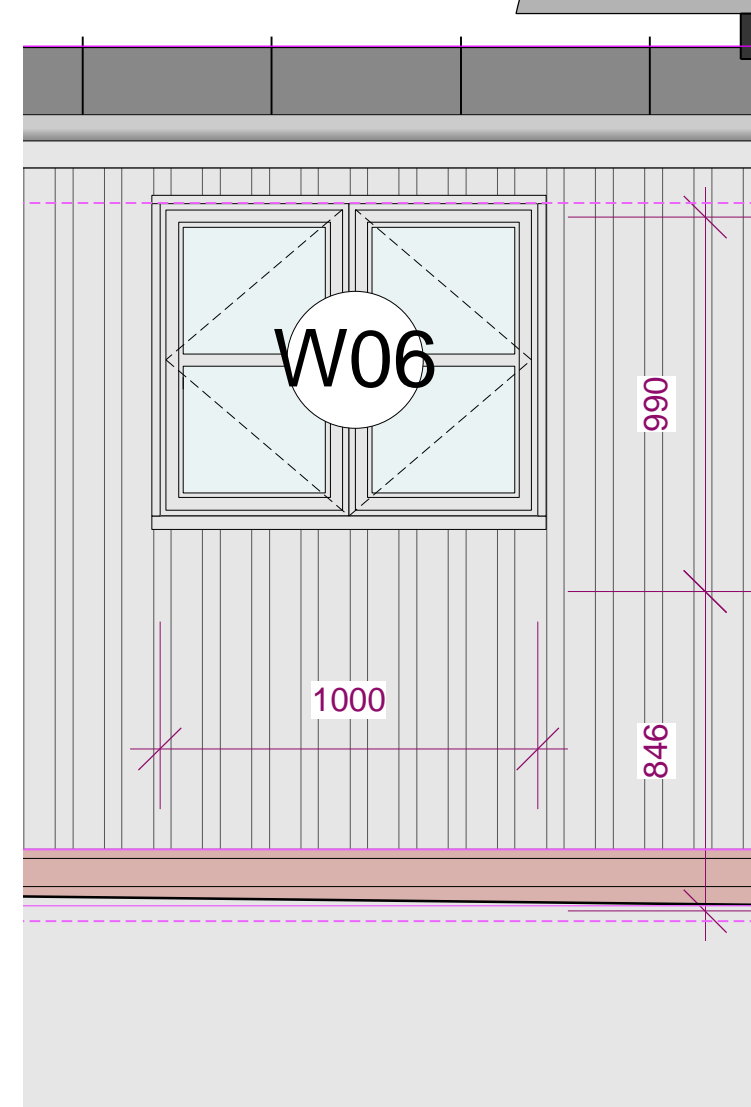
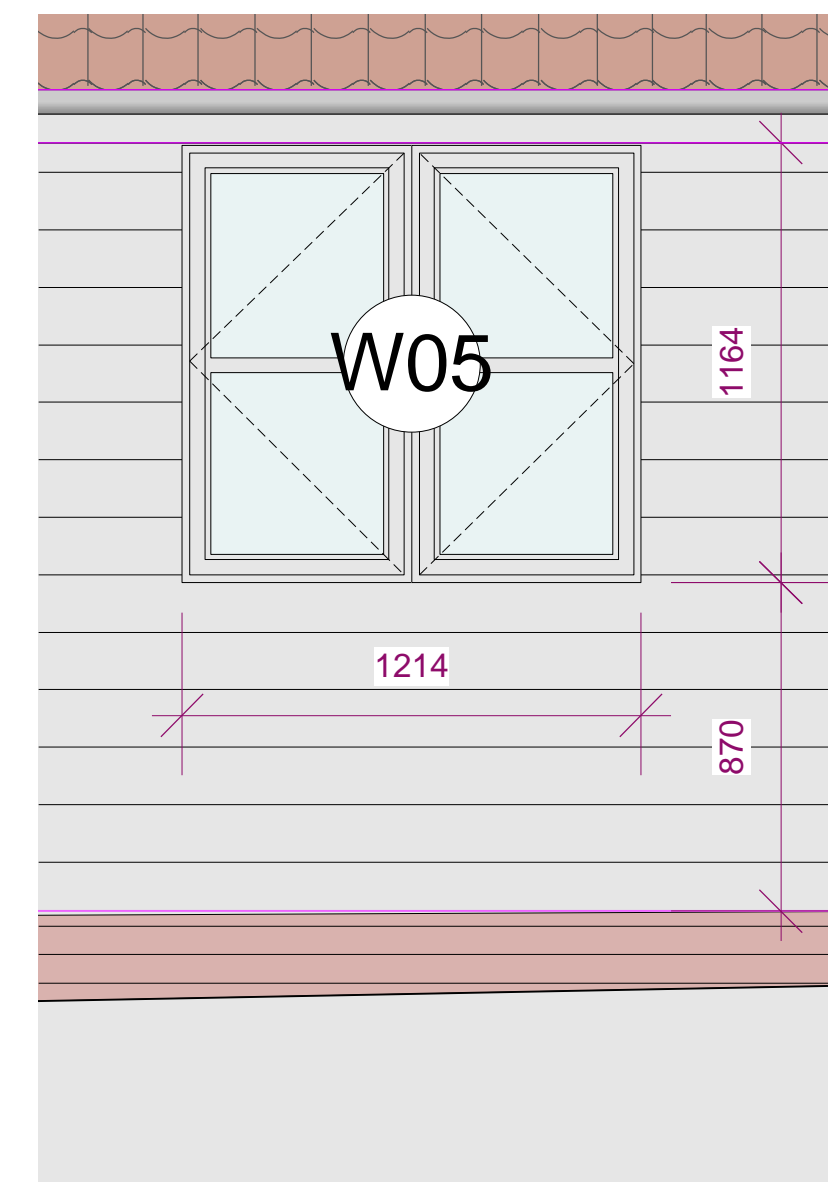
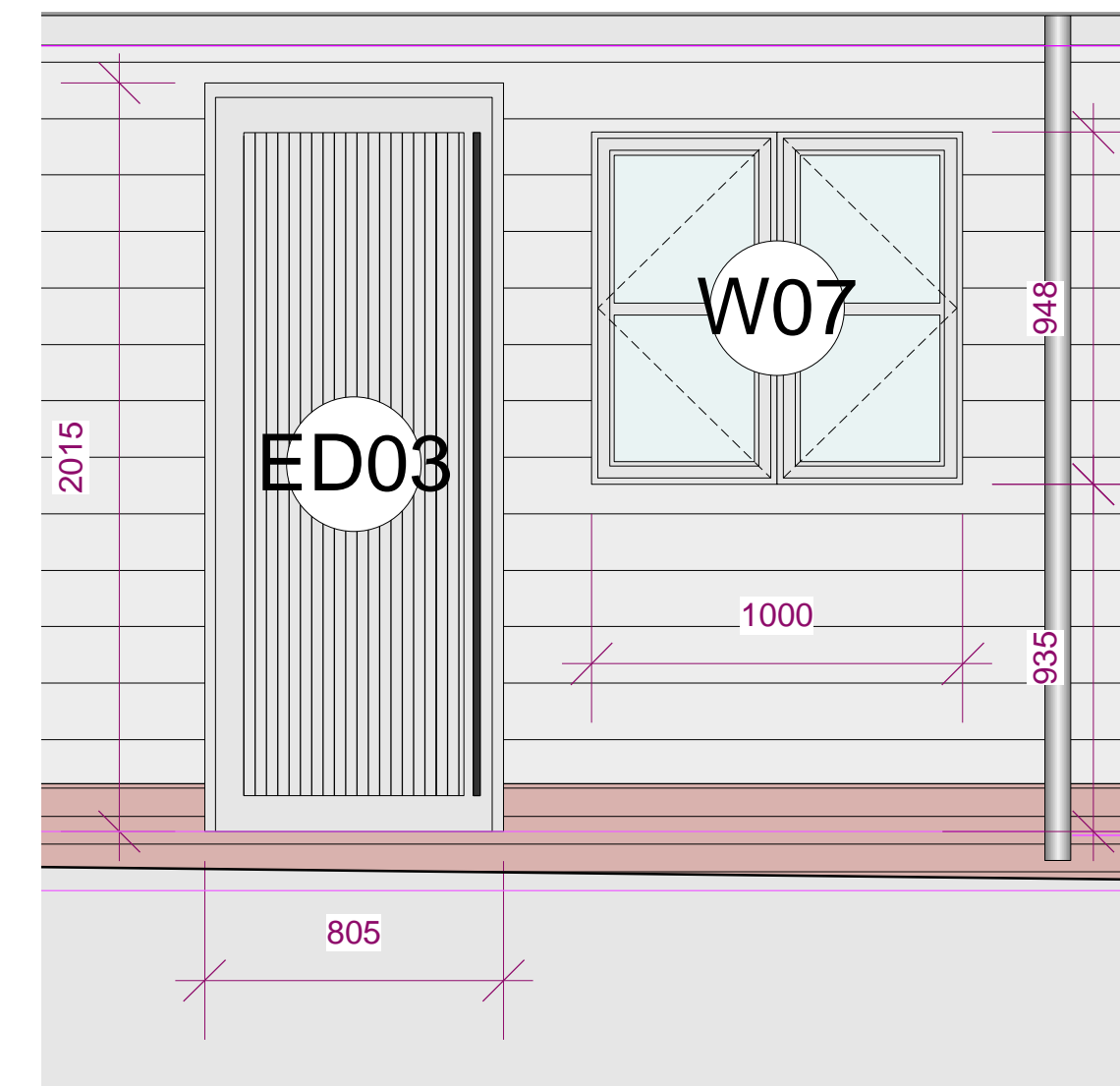
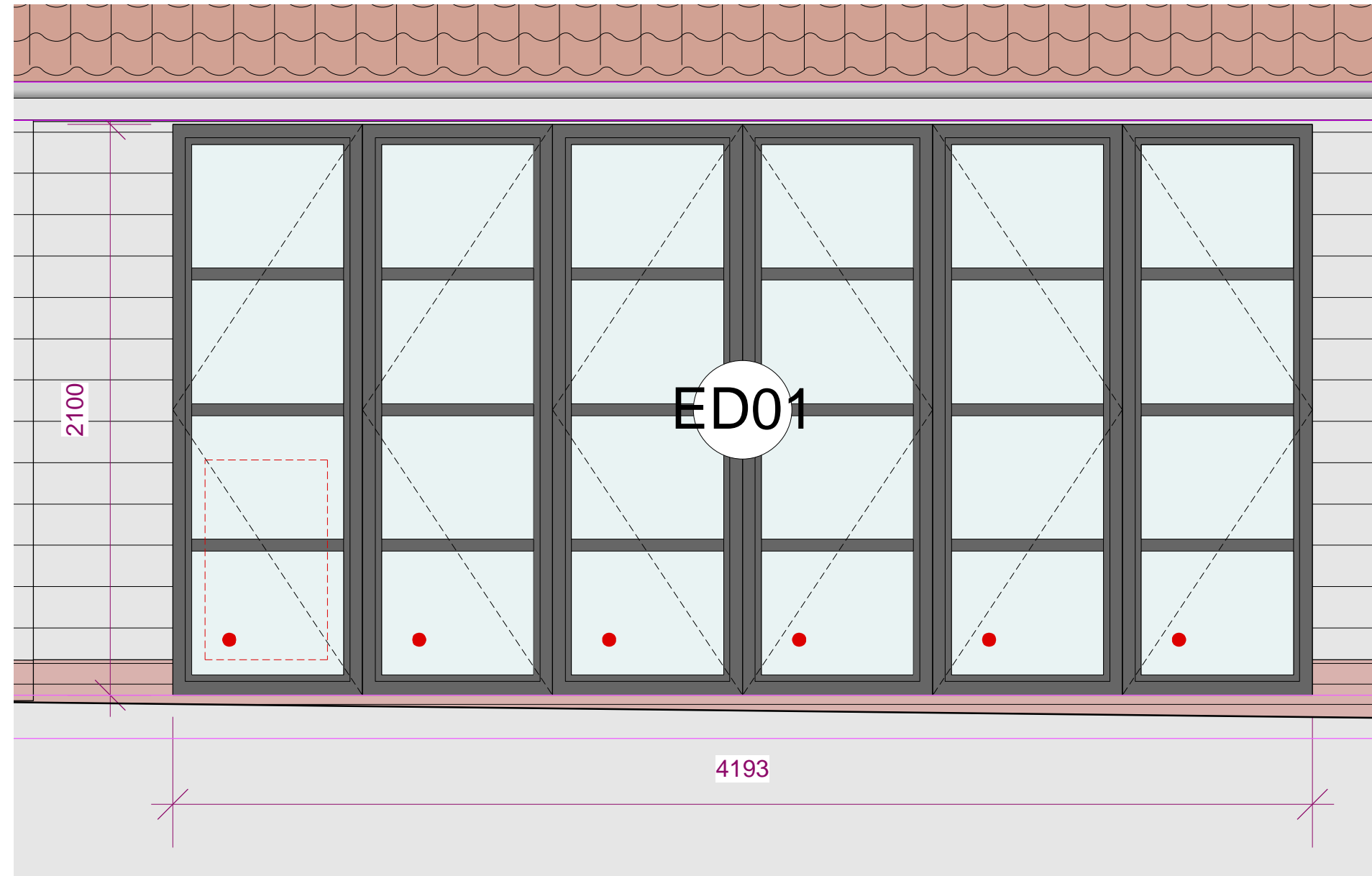


New replacement window in existing opening.

New replacement window in existing opening.



New replacement window.



Oak front door. Black door handles/ ironmongery throughout.

NEW WINDOWS & DOORS

Triple glazed timber windows and doors to extension kitchen and new link.

THE CONTRACTOR IS TO BE RESPONSIBLE FOR SITE MEASUREMENT SURVEY OF OPENINGS PRIOR TO FABRICATION

SUPPLY & INSTALL ALL NEW DOORS AND WINDOWS INCLUDING ALL FIXINGS, FITTINGS, SEALANT ETC.

Supply and install new double or triple glazed timber windows and doors. U value 1.4 W/m²K (or as agreed with client and to BC approval) into new and existing openings.

Supplier to provide confirmation of the agreed U values for architect to submit to Building Control.

SECURITY: All new windows and doors to comply with Building Regulations Document Q Security: PAS 23:24 - Secure by design accredited.

- Escape windows to all habitable rooms should have an unobstructed openable area that is at least 0.33sqm and at least 450mm high by 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor to conform to Bldg Reg Part B.
- Purge Ventilation: All habitable rooms have a opening window, door or rooflight with an openable area at least 1/20th of the floor area to conform to Bldg Reg Part F.
- All glazing is to comply with the requirements of Bldg Reg Part K4
- All glazing in the following critical locations to be safety glazing to BS6206.
- Within 800mm of finished floor level, to all glazed doors and glazed side panels to a level of 1500mm above finished floor level to conform to Bldg Reg Part K4 Diagram 5.1.

Windows to be provided with trickle vents.

- Kitchen dining room is to be provided with 8,000mm² equivalent area to a minimum of three windows.
- Bathroom to be provided with 8,000mm² and utility to be provided with 4,000mm².

WINDOWS & DOORS

All dimensions indicate overall structural opening size.

Manufacturer/Main Contractor to measure all existing and new openings once they are built and prior to commencing manufacture/ final order and installation of the windows and doors. Manufacturer to allow tolerances for fitting Contractor to install.

STANDARDS

Standard: To BS EN 14351W indows and Doors/ BS6375
 Manufacturer: A firm currently registered under a third party quality assurance scheme. Insurance backed guarantee to be provided to the client. Min. 10 years.
 Moisture content on delivery: 12-19%.
 Preservative treatment: BWPDA Commodity Specification C5. Desired service life 60 years.

FINISH - PAINTED FINISH TO ALL NEW AND EXISTING WINDOWS AND EXTERNAL DOORS
 Paint manufacturer: MC to include in costings for Dulux / Crown / Johnstones or equivalent. Dulux Weathershield Quick Dry Satin or equivalent mid-sheen weatherproof painted finish with 10 year guaranteed weather protection for exterior wood and metal mould resistant to minimise staining and flexible to resist cracking.
 MC to include for all required preparation primer, base coats and top coats all to paint manufacturers information.

COLOUR Client choice - to be agreed with supplier. To match windows of existing house.

IRONMONGERY / ACCESSORIES: Include for all required components, including hinges to windows and doors, window catches, locking window fasteners, bolts and multi point security locks / mortice locks to (external) doors, weatherstripping, thresholds, Handles (profile, material colour) and locking arrangements all to be agreed with client. Restrictors to windows (with override facility) to limit opening to 100mm where the external ground level is more than 600mm below floor level to comply with Building Regs.
 Ironmongery to include hinges, inside handle, security lock, locking restrictor for secure night time ventilation means of wind restraint for when open.

PREPARATION OF OPENINGS

The Main Contractor is to prepare all door and window openings ready for the door and window installation, including ensuring that cavities are clear of debris with thermal cavity closers fitted to perimeter.

AIRTIGHTNESS/ FINISHING

The Contractor's door and window installer should be responsible for external airtightness / sealant to the outer perimeter of all doors and windows and should include for this in quotation. Main Contractor is to be responsible for internal finishing and detailing including insulation and internal airtightness / sealant to the inner perimeter to all doors and windows.

EXTERNAL WINDOW CILLS: The Contractor is to ensure that the windows are supplied with suitable sized cills so as to ensure that the window overlaps the cavity insulation by at least 30mm (as required for Building Regulations)

PRIMING/ SEALING:

Wood surfaces inaccessible after installation. Prime or seal as specified before fixing components.
 PERIMETER SEALANT: Adthead Ratcliffe ARBO MP10 in colour to match windows for perimeter sealing colour to match adjacent finish and to approval.

IRONMONGERY:

Fixing: Assemble and fix carefully and accurately using matching fasteners supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
 Checking/ adjusting/ lubricating: Carry out at completion and ensure correct functioning.

GLAZING

Glazing to be hermetically sealed triple glazed as indicated units incorporating safety glass in the following areas:
 Windows: Any glazing below 800mm of floor level.
 Doors and side panels: Any glazing to doors and any glazing to side screens within 300mm of door opening below 1500mm of floor level.
 Elsewhere glazing to side panels to be safety glass below 800mm.
 Windows to incorporate air gap and Pilkington K glass or low E coated inner pane or similar to achieve required U-value.

Indicates laminated glass externally, toughened glass internally to requirements of Building Regulations Part N

● = safety glazing to Building Regulations

Escape window - indicates minimum 0.33msq escape area opening requirement with Min 450mmH and Min 450mmW dimensions in either direction to provide above area.
 Bottom of openable area located not more than 1100mm above floor level.

The supplier is to check drawings for locations of fire egress escape windows and ensure that the requirements can be met, and that the units are fitted with fire egress compliant ironmongery.

General Notes

- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialist drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
- All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
- All work to be to the satisfaction of the Building Control checking authority.
- Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
- Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
- The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
- All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
- This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

RESIDUAL RISK TO HEALTH & SAFETY

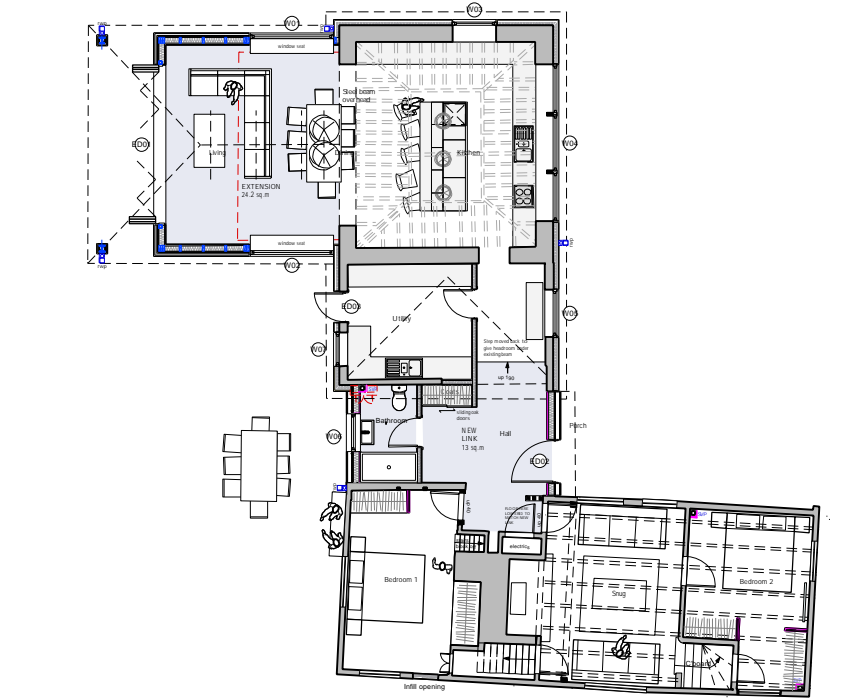
Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements. Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain:
 - Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.

- The risks associated with working at height should be reduced by using appropriate scaffold, pile forms mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.

- The locations of all existing services and utilities must be confirmed prior to commencement of the works.

- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.



PRELIMINARY

P2	13.12.22	Update following client meeting, Building Control comments and structural engineer info
P1	28.10.22	Preliminary issue to engineer

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CLIENT			
Dean Happer and Peter Brooks			
PROJECT			
The Old Forge Church Road Wingfield IP21 5RA			
DRAWING			
External Windows and Doors to Extension and Link			
SCALE	DATE	DRAWN BY	CHECKED
1:20 @ A1	Dec 2022		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
WD13	603	Building Regulations	P2

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TIMBER TRIPLE GLAZED EXTERNAL WINDOWS AND DOORS TO EXTENSION, LINK AND KITCHEN