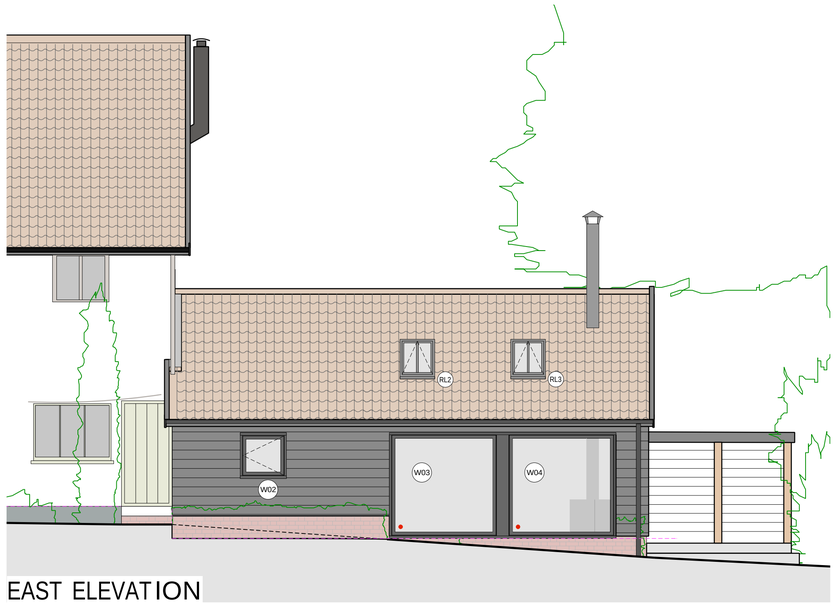
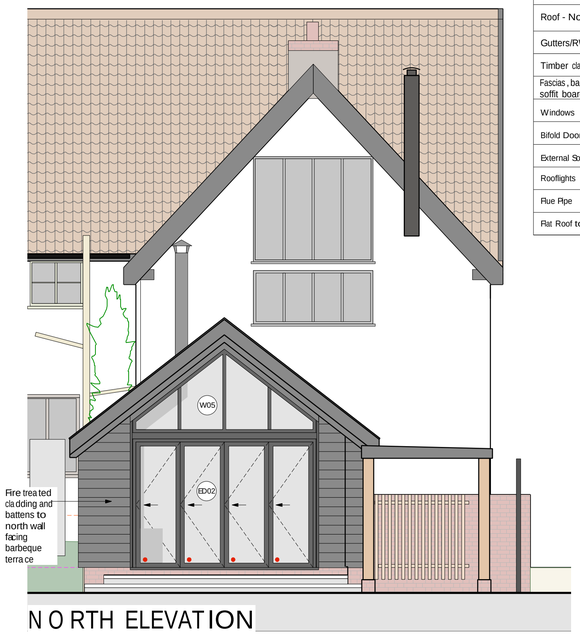
OUTBUILDING CONVERSION MATERIALS

Element	Type	Manufacturer	Product	Colour/Notes
Roof - North Range	Clay pantiles	(reuse of existing)	Clay pantile	Red clay pantile - Verge-Timber verge cover boards Eaves - Timber fascia - Ridge - Mortar bedded
Gutters/RWPS	Gutters/RWPS	Brett Martin	Cascade Cast Iron Effect	Anthracite Grey
Timber cladding	Horizontal Timber cladding	-	Featheredge softwood	Black - Bedec Barn Paint finish - matt black
Fascias, bargeboards, soffit boards	Timber	-	Pressure treated softwood	Black - Bedec Barn Paint finish - matt black
Windows	Alu clad	Velfac	Energy 200 - Triple glazed	Colour Black
Bifold Doors ED02	Alu clad	Solarlux	Combiline - Triple glazed	Colour Black
External Solid Door ED01	Aluminium	-	Solid timber vertical board	Colour Black
Rooflights	Rooflight	Rooflight Company	Conservation rooflight	Black frame- inset
Flue Pipe	Metal coated pipe	Schniedel Isokern	ICID PLUS - Steel flue pipe	Black - anchor back to roof slope
Flat Roof to canopy	Flat roof membrane	GRP system	GRP coated flat roof system	Dark Grey

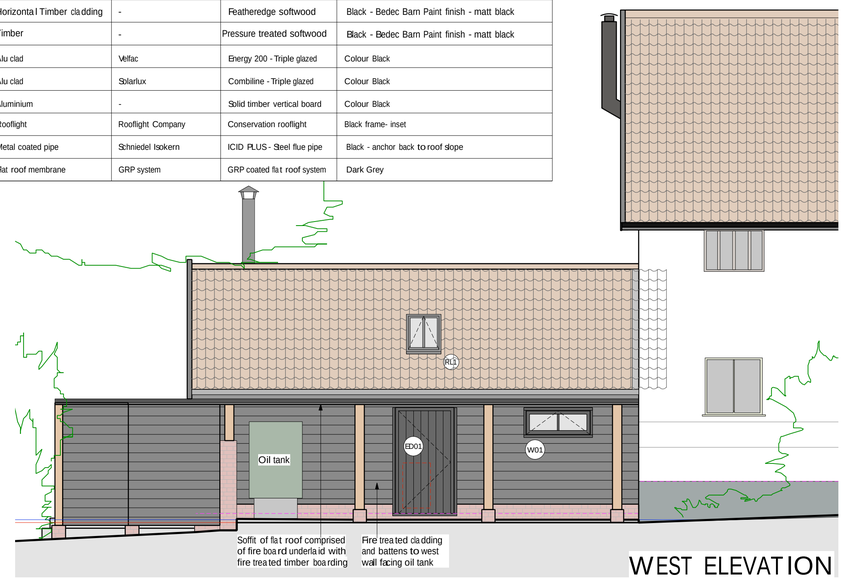
Existing tiles are to be reused. If any new roof tiles are needed, these are to match existing - William Blyth Barco Natural Red Pantiles



EAST ELEVATION

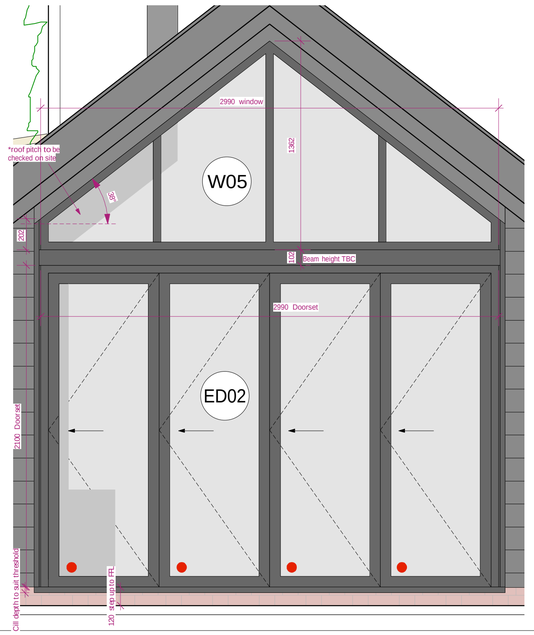


NORTH ELEVATION



WEST ELEVATION

NOTE: All window & door sizes are indicative design stage dimensions. Contractor to carry out 'as built' site dimensional survey for all structural openings prior to commencing window/door manufacture, including checking dimensions of existing openings where appropriate. Contractor to provide s/o dimensions to supplier and hence allow for applicable tolerances to finished frame dimensions as required by system manufacturer and fixing detail.



WINDOWS & DOORS 1:20 Scale

NEW WINDOWS & DOORS TO CONVERTED OUTBUILDING

SUPPLY & INSTALL NEW DOORS & WINDOWS INCLUDING ALL FIXINGS, FITTINGS, SEALANT, COMPRIBAND ETC.
Windows and doors to be installed with Compriband strip to perimeter to provide an expandable seal.
Contractor is to provide confirmation of the window u values for Building Control.
THE CONTRACTOR IS TO BE RESPONSIBLE FOR SITE MEASUREMENT SURVEY OF OPENINGS PRIOR TO FABRICATION.

NEW WINDOWS W1, W2, W3, W4, W5: Velfac 200 Energy high performance composite alu clad timber windows. Triple glazed insulated sealed units. U value (down to) 0.8 W/m2K.
Safety glass to locations as noted for Building Regulations compliance.
Recessed inset weatherstripping to jambs and head. Manufactured to BS EN 1279 Part 2.
Fire egress windows to locations as noted for Building Regulations compliance, with suitable fittings.
Trickle vents are required throughout for Building Regulations compliance. See adjacent note for requirement.

NEW GLAZED BIFOLD DOORS ED02 : Solarlux Combiline Bi fold doors, composite alu clad timber. Triple glazed insulated sealed units. U value (down to) 1.1 W/m2K.

NEW INSULATED BOARDED TIMBER DOOR ED01:
Traditional bead and butt style door, comprised of boarded timber to both faces with rigid insulation core sandwiched between. Low rise chamfered profile threshold weatherstrip (e.g. Sealmaster, max 15mm high) and recessed inset weatherstripping to jambs and head.
Finish: Eggshell painted finish.
Colour: External black to match weatherboarding. Internal: TBC. Include for all preparation & priming of all surfaces, undercoats & top coats all in accordance with manufacturers instructions. Multi point security locking. Fire egress door: ironmongery & lock to be suitable for fire egress.
U value (centre door panel): W/m2K.
Grade II Listed building, door type to suit.

U values to comply with Building Regulations must be better than as below (windows & bifolds exceed the requirement):
Windows 1.4 W/(m2.K) or Window Energy Rating(10) Band B minimum,
Doors with >60% of internal face glazed 1.4 or Doorset Energy Rating(10) Band C minimum.
Other doors 1.4 or Doorset Energy Rating(10) Band B minimum.

WINDOWS & DOORS: ***All dimensions indicate overall structural opening size.***
Manufacturer/Main Contractor to measure all 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.

SOLAR CONTROL GLAZING / coating to prevent overheating: Glazing supplier to advise on required locations.

OBSCURED PRIVACY GLASS: Locations to be confirmed by client. Supplier to confirm pattern / type for clients agreement.

SECURITY: All new windows and doors are to be robustly constructed and fitted with secure locks and hardware so as to achieve a high level of security.
Details of locks and hardware is to be agreed with the client. Note: thumb turns are required internally to locks on fire egress doors.
As a refurbishment conversion project, PAS24 certification is NOT required for Building Control (Building Regulations Document Q Security: PAS 23-24 - Secure by design accreditation).

LEVEL THRESHOLDS: Doors with level threshold are to have part M mobility cill threshold strip - max 15mm high and threshold drain.

EXTERNAL WINDOW CILLS: The Contractor is to ensure that the windows are supplied with suitable sized cills so as to ensure that the window overhangs the external wall face by the manufacturer's required dimension.

INTERNAL WINDOW CILL BOARDS: Softwood bullnose edge 32mm thick window boards - Eggshell painted finish.

PREPARATION OF OPENINGS The Main Contractor is to prepare all door and window openings ready for the door and window installation.
See details for timber box surrounds & Compriband strip to perimeter.

LINTELS / beams over new / widened openings all as Structural Engineers details.
Weight of all doorsets and windows to be supported at bottom of units.

AIRTIGHTNESS / RNISHING The Contractor's door and window installer should be responsible for external airtightness / sealant (Compriband) 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.

FIXINGS Fixing: Bolted to masonry reveal/ timber frame.
- Fastener spacing: When not predrilled or specified otherwise, position fasteners not more than 150 mm from ends of each jamb, adjacent to each hanging point of opening lights, and at maximum 450 mm centres.

PRIMING/ SEALING:
Wood surfaces inaccessible after installation: Prime or seal as specified before fixing components
Adjhead Ratcliffe ARBO MPL0 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 fasteners with matching finish, 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 16mm air gap and Pilkington K glass or low E coated inner pane or similar to acheive required U-value.

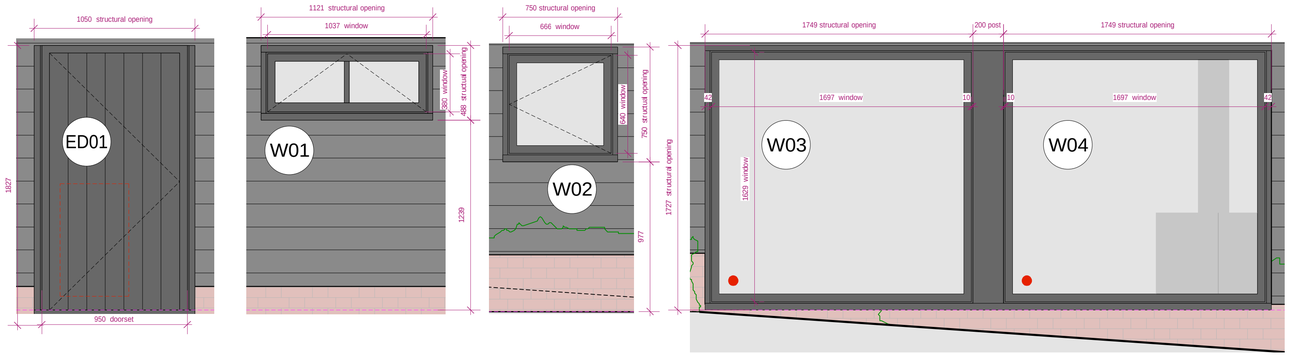
● = safety glazing to Building Regulations
Indicates laminated glass externally, toughened glass internally to requirements of Building Regulations Part N

IRONMONGERY / ACCESSORIES Door and window furniture to clients choice - door & window supplier to provide samples / illustrations of available choice & colours.
Ironmongery/ Accessories: Include for all required components, including hinges to windows and doors, window catches, security locking window fasteners, trickle vents, bolts and multi point security locks / mortice locks to doors, trickle vents, recessed inset weatherstripping, thresholds. cabin hooks & eyes for hold open doors, means of wind restraint for when doors / windows are open.
Locking arrangements all to be agreed with client.
ED01 is fire egress door.
Restrictors to windows (with override facility) to limit opening to 100mm where the external ground level is more than 600mm below floor level.

TRICKLE VENTILATION IS REQUIRED FOR BUILDING REGULATIONS COMPLIANCE with integral insect mesh. Ventilator capacity to each room as follows:-
New Garden Room – minimum 8000mm2 equivalent area.
New Shower Room – minimum 4000mm2 equivalent area.
NOTE: If it is not technically feasible to adopt the minimum equivalent areas set out above, the background ventilators should have equivalent areas as close to the minimum value as is feasible.
Contractor is to confirm trickle ventilator capacity for agreement with Building Control.

- 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.

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



Rev		
P5	15.11.23	Materials schedule: Fascia, soffits etc added.
P4	7.11.23	Woodburner flue height amended as per Building Control comments.
P3	1.11.23	Bi fold doorset ED02 & W05 width updated.
P2	26.10.23	Updated following meeting with clients.
P1	13.10.23	Preliminary Issue

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PROJECT
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DRAWING
ELEVATIONS
WINDOWS & DOORS

SCALE	DATE	DRAWN BY	CHECKED
1:50, 1:20 @ A1	OCT 2022		

DRAWING NUMBER	JOB NUMBER	STATUS	REV
WD03	680	Not For Construction	P5

General Notes
1. This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialists 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.
2. All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
3. All work to be to the satisfaction of the Building Control checking authority.
4. Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
5. 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.
6. 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.
7. All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
8. 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.

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Numbered triangles further highlight specific locations where residual risks remain:

1

- 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, platforms, 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.

NOTES:	
ALL DIMENSIONS TO BE CHECKED ON SITE.	MC IS TO ENSURE THAT ALL DEMOLITIONS ARE CARRIED OUT IN STRICT COMPLIANCE WITH ALL CURRENT APPLICABLE HSE GUIDANCE INCLUDING REFURBISHMENT / DEMOLITION ASBESTOS SURVEY.
NOTE: BUILDING REGULATIONS NOTES SEE DRAWING WD06	
SUBJECT TO AND TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.	