

DOORS AND WINDOWS

All new windows and external doors to be aluminium. Windows to be fully weather sealed, glazed with EPDM gaskets, locked with Espagnolette locking system and key dead locks. Maintain 750mm high x 450mm wide escape windows - equalling o/a clear opening of 0.33m² and cill height between 800 - 1100mm from finished floor level. All new internal timber doors to ground floor & first floor to have minimum 750mm clear openings. All replacement windows must have trickle vents regardless of if the previous windows did not.

EXTENSION GLAZING

Windows to be Pilkington 'K' glass double glazed in accordance with BS 6262-4:2005, with 16mm argon filled air gap and soft low E coating, manufactured to BS 952-1:1995, factory fitted with double-sided security tape. All glazing between FFL and 800mm in critical glazing locations to be toughened / laminated safety glass in accordance with Part K4 of the Building Regulations, BS EN 12600, and BS 6206. All glazing between FFL and 1500mm in doors, in critical glazing locations to be toughened safety glass in accordance with Part K4 of the Building Regulations, BS EN 12600 and BS 6206. All glazing to archive minimum U-value of 1.4 W/m² K.

Red roof tiles to match existing and neighbouring properties either by using the existing red roof tiles or by using a similar tile such as Marley red ashmore tiles.

In-roof solar panels. Indicative solar panel arrangement shown (1m by 1.65m panels)

Anthracite aluminium clad windows with triple glazed units

Stone heads and cills

Rendered finishes

New FF lvl.

Ext. GF lvl.

Brickwork plinth to match existing brickwork plinth in appearance

Canopy over

PROPOSED WEST ELEVATION

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing. These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards. Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.D	Added building regulations notes (subject to change). Removed sun tunnels, gas meter & chimney. Added side facing landing window. Reduced living room and master bedroom windows to North elevation, master bedroom window to west elevation. Removed east elevation playground window. Omitted Bay window glazing bars. Changed en suite and bathrooms doors to pocket doors. All to suit clients comments.	12.12.23
Rev.C	Added bay windows to Senior Planners comments.	07.09.23
Rev.B	Added bay windows to Senior Planners comments.	24.04.23
Rev.A	Updated fenestration to Senior Planners comments.	01.02.23
REV		



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PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED GROUND FLOOR PORCH EXTENSION.
PROPOSED FIRST FLOOR EXTENSION.
PROPOSED REFURBISHMENT OF DWELLING.
PROPOSED NEW INSULATED RENDER EXTERNAL FINISH.

CLIENT DETAILS:
MR S JARVIS.
1 POOL ROAD,
OTLEY,
LS21 1HL.

DRAWING TITLE:
PROPOSED WEST ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	11/22	M3905/04/202	D