

BALUSTRADE GUARDING

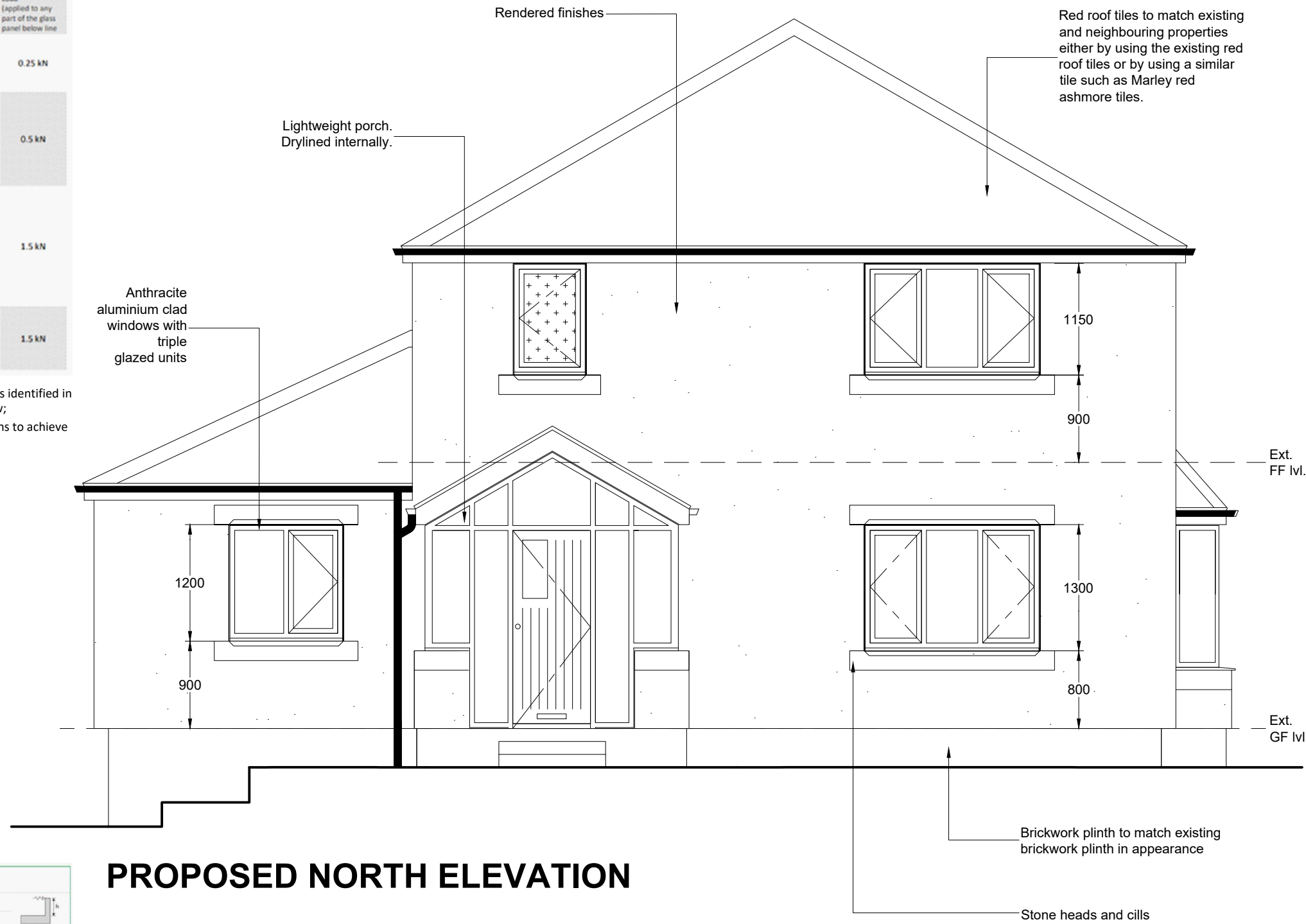
Typical Glass Specification x2 toughened laminated glass with 1.5mm interlayer Lamination Internal Application--PVB Interlayer External Application--Sentry Ionoplast Interlayer.
Balustrade guarding must resist as a minimum loads given in BS EN 1991 - 1 - 1 and is to be designed in relation to the required line loading for the project, as per the table opposite;

Building Occupancy Class	Line Load (applied 1100mm above FFL)	UoL (applied to entire glass face, below line load height)	Concentrated Load (applied to any part of the glass panel below line)
1 Domestic and Residential – single family dwellings Office and Work Areas – light pedestrian traffic routes	0.36 kN/m	0.5 kN/m ²	0.25 kN
2 Domestic and Residential – multi-occupancy, balconies and edges of roofs Office and Work Areas – areas not susceptible to over crowding Areas without obstacles for moving people and not susceptible to over crowding – stairs, landing, corridors, and balconies	0.74 kN/m	1.0 kN/m ²	0.5 kN
3 Areas where people might congregate – areas having fixed seating within 530mm of the barrier Areas with tables or fixed seating – restaurants and bars Areas susceptible to over crowding – footways or footpaths less than 3 metres wide, adjacent to sunken areas Retail areas – all retail areas including banks, building societies or betting shops	1.5 kN/m	1.5 kN/m ²	1.5 kN
4 Areas susceptible to over crowding – theatres, cinemas, shopping malls, assembly areas. Footways or pavements greater than 3 metres wide adjacent to sunken areas	3.0 kN/m	1.5 kN/m ²	1.5 kN

Guarding to be designed in accordance with the heights identified in Diagram 3.1 of Part K of Building regulations, see below;
Balustrade to be fixed as per manufacturers' instructions to achieve the required resistance to loads for its location.

Building Category and location See paras 1.3b, 3.2 and 3.4	Height (h)	Diagram
Single family dwellings Stairs, landings, ramps, edges of internal floors External balconies, including Juliette balconies and edges of roof	900mm for all elements 1000mm	
Factories and warehouses (light traffic) Stairs, ramps Landings and edges of floors	900mm 1000mm	
Residential, institutional, educational, office and public buildings All locations	900mm for flights otherwise 1000mm	
Assembly Within 530mm in front of fixed seating All other locations	800mm (h) 900mm for flights elsewhere 1000mm (h)	
Retail All locations	900mm for flights otherwise 1000mm	
Glazing in all buildings At opening windows except roof windows in lift extensions, see Approved Document B1 At glazing to changes of levels to provide containment	800mm Below 800mm	

PROPOSED NORTH 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.	Description	Date
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		

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

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 NORTH ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	11/22	M3905/04/201	D