

Please Note:

It has been necessary to change the height and format of the roof. The height of the building has grown to approx 2.75m. The planning drawing indicated 2.5m.

The parapet has been removed and external gutters substituted. This is because the heights and construction shown were not achievable.

General

All dimensions to be checked on site before proceeding. Any errors / discrepancies to be confirmed with clients agent. All new works are to be constructed plumb, square, vertical and accurate by reference to the project drawings and annotations. All works to be in accordance with current building standards and good practice, to the approval of the project inspecting body (Local Authority, Approved Inspector or NHBC).

Door & Window Schedule

Frames: To be provided and approved by client and / or contract administrator prior to window manufacturer.

Glazing: To be provided in accordance with manufacturer's specifications. All glazing to comply with building regulations requirements for impact resistance. Critical locations - all glazing below 800mm above FFL (and above 2000mm above FFL) to be laminated with building regulations laminated to comply with building regulations. Obscured glazing where specified, type / finish TBC by client and / or contract administrator.

Containment: All windows opening below 800mm above FFL must provide additional containment to prevent injury through falling. 800mm change of levels to provide containment below 800mm.

Sizes: Window sizes are indicative. Dimensions must be confirmed by contractors final site measure prior to joinery manufacturer.

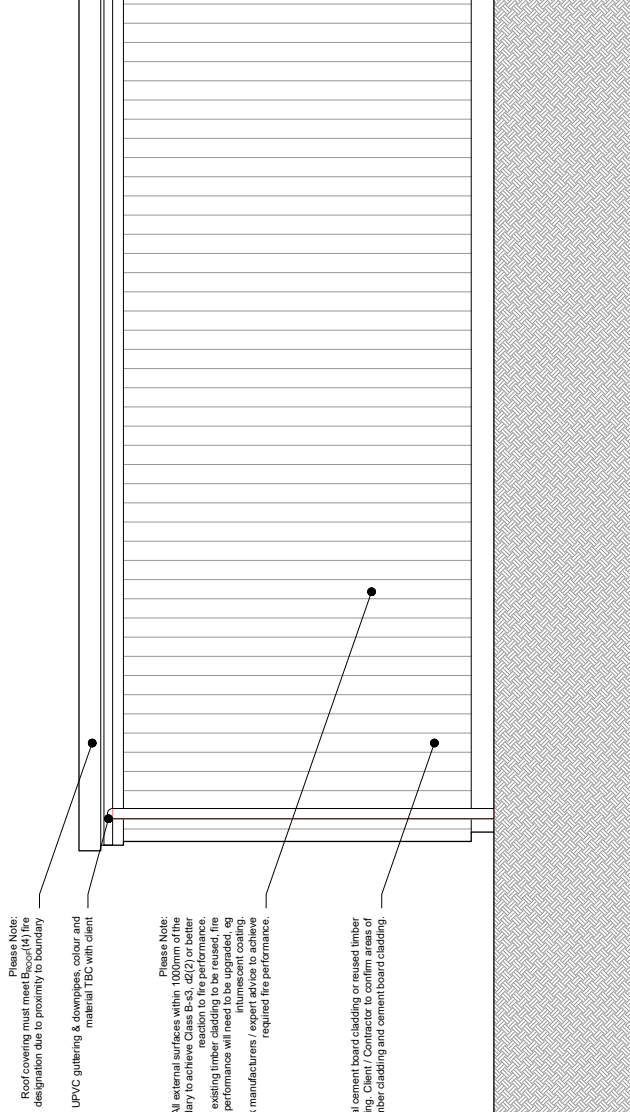
Thermal performance: All doors / windows / rooflights to comply with current building regulations. Windows: U1 (U-value of 1.4 w/m²k) DSER Band C or better Other doors: U1 (U-value of 1.4 w/m²k) DSER Band B or better Rooflights: U1 (U-value of 2.2 w/m²k)

Acoustics: Type and finish TBC by client / contract administrator. All windows and doors to be fitted with building regulations (PAS 24:2019) compliant security key locks, and all keys provided to client.

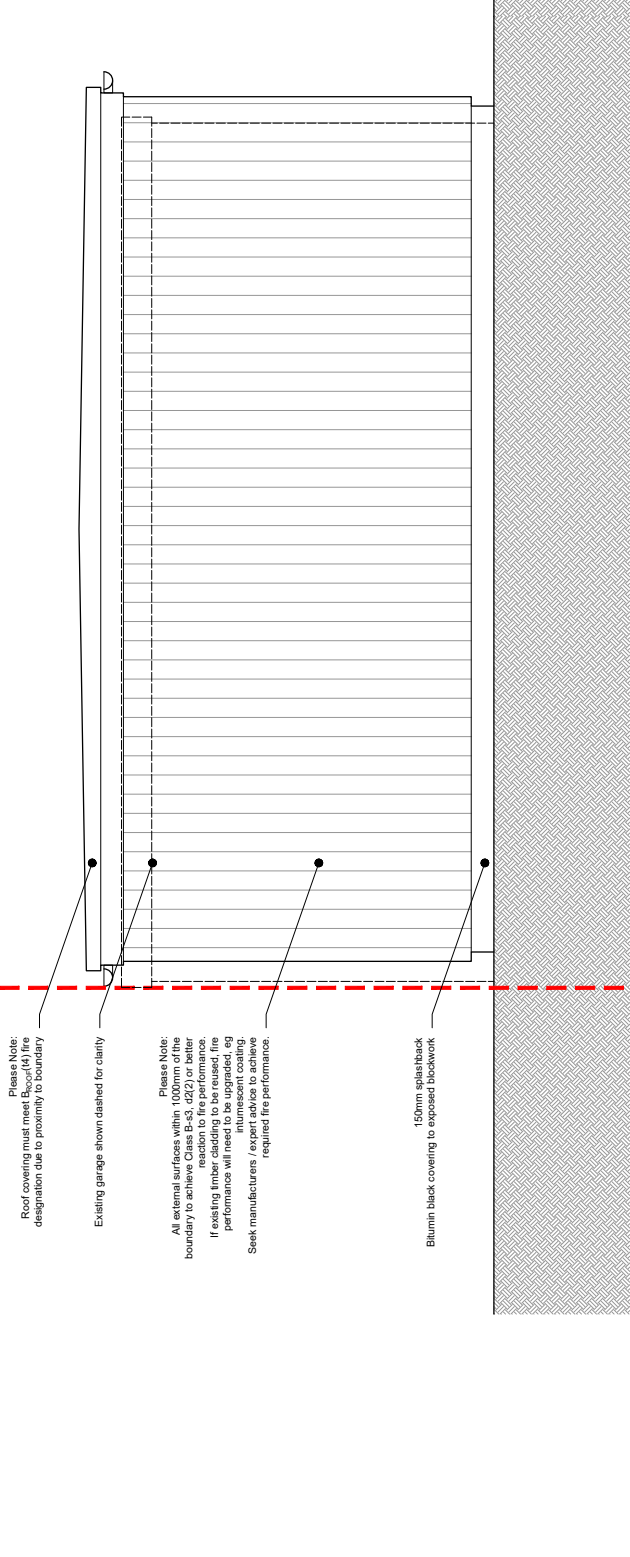
Ventilation: All windows to be fitted with trickle vents, providing min 5000mm² (free) ventilation to each habitable room and 2500mm² to bathrooms. Vent sizes TBC by contract administrator.

Escape windows: Windows providing emergency escape must have an unobstructed egress area, complying with all the following: min height 1450mm; min clear width 450mm; min clear height 1100mm above FFL; min clear height 2000mm above FFL; windows should remain open without being held.

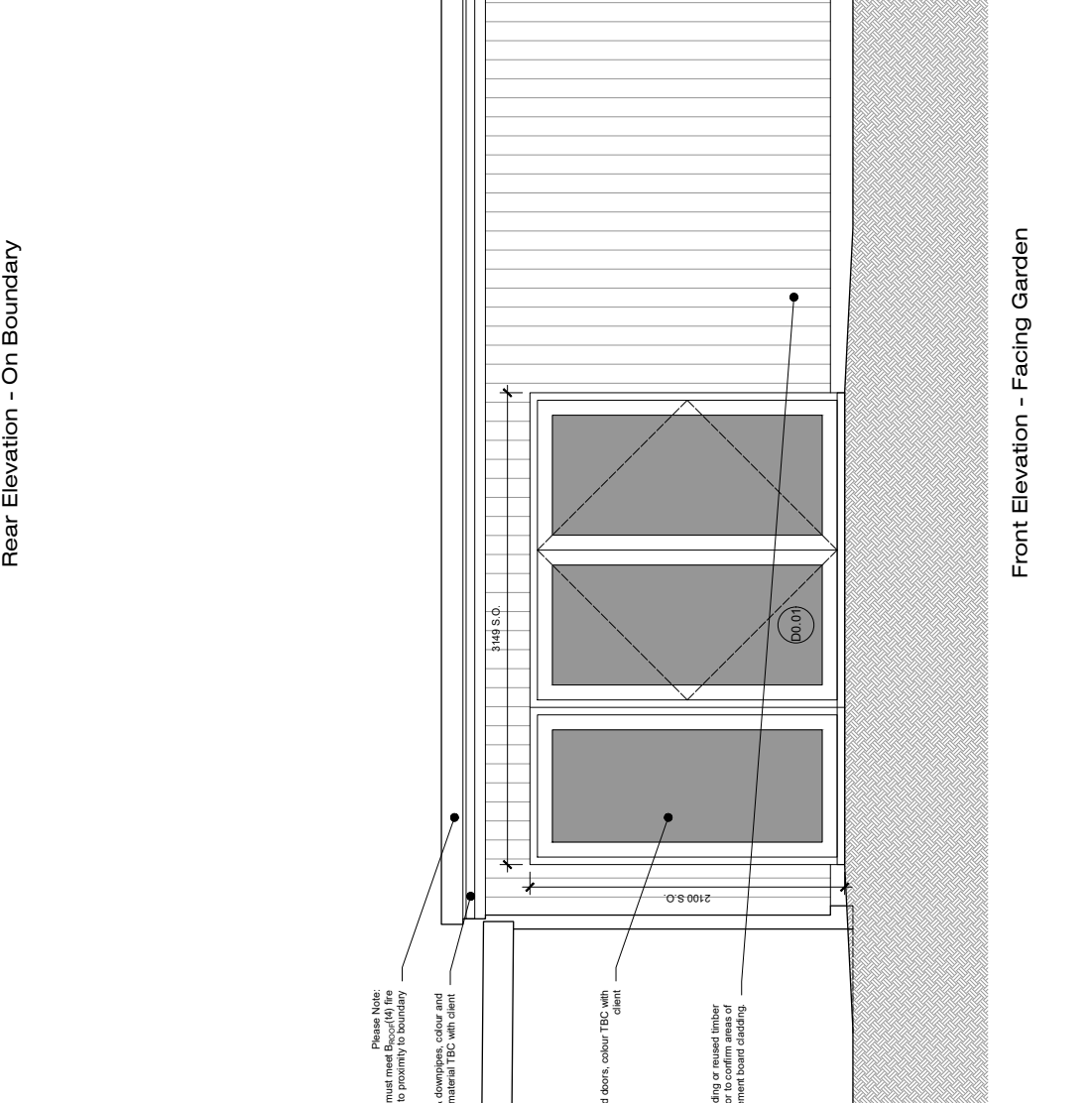
Security: Recommended for new build. Recommended for refurbishment. Doors & Windows to comply with PAS 24:2019. Letterplate: 200x40mm max. Timber doorset min panel thickness 15mm. Mechanically fit door frame to building. Resilient layer around door frame in lightweight walls. Primary doors to be fitted with restrictor chain / timber. Primary doors to be fitted with multipoint / notice lock.



Side Elevation - Facing Garage



Rear Elevation - On Boundary



Front Elevation - Facing Garden