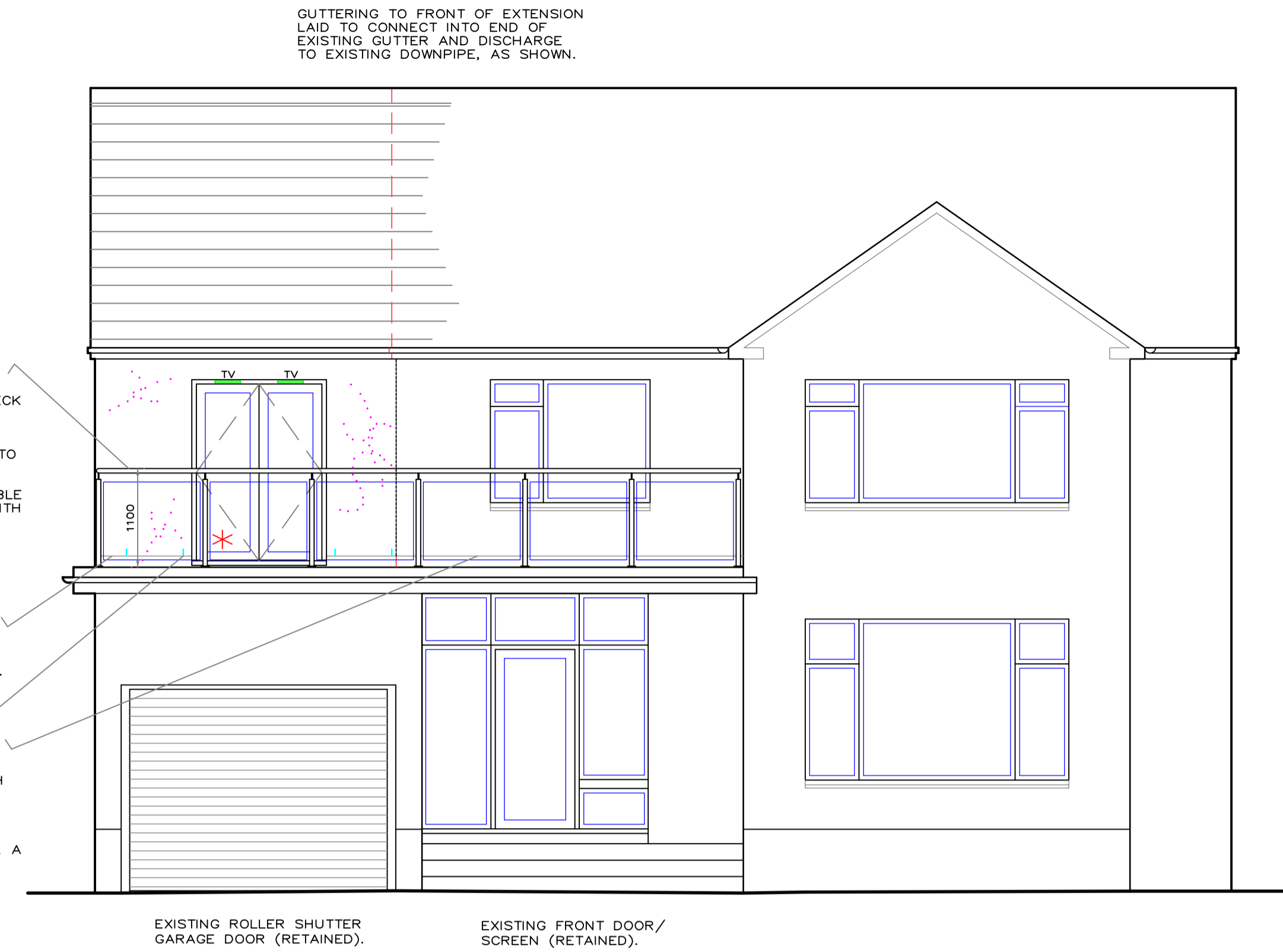
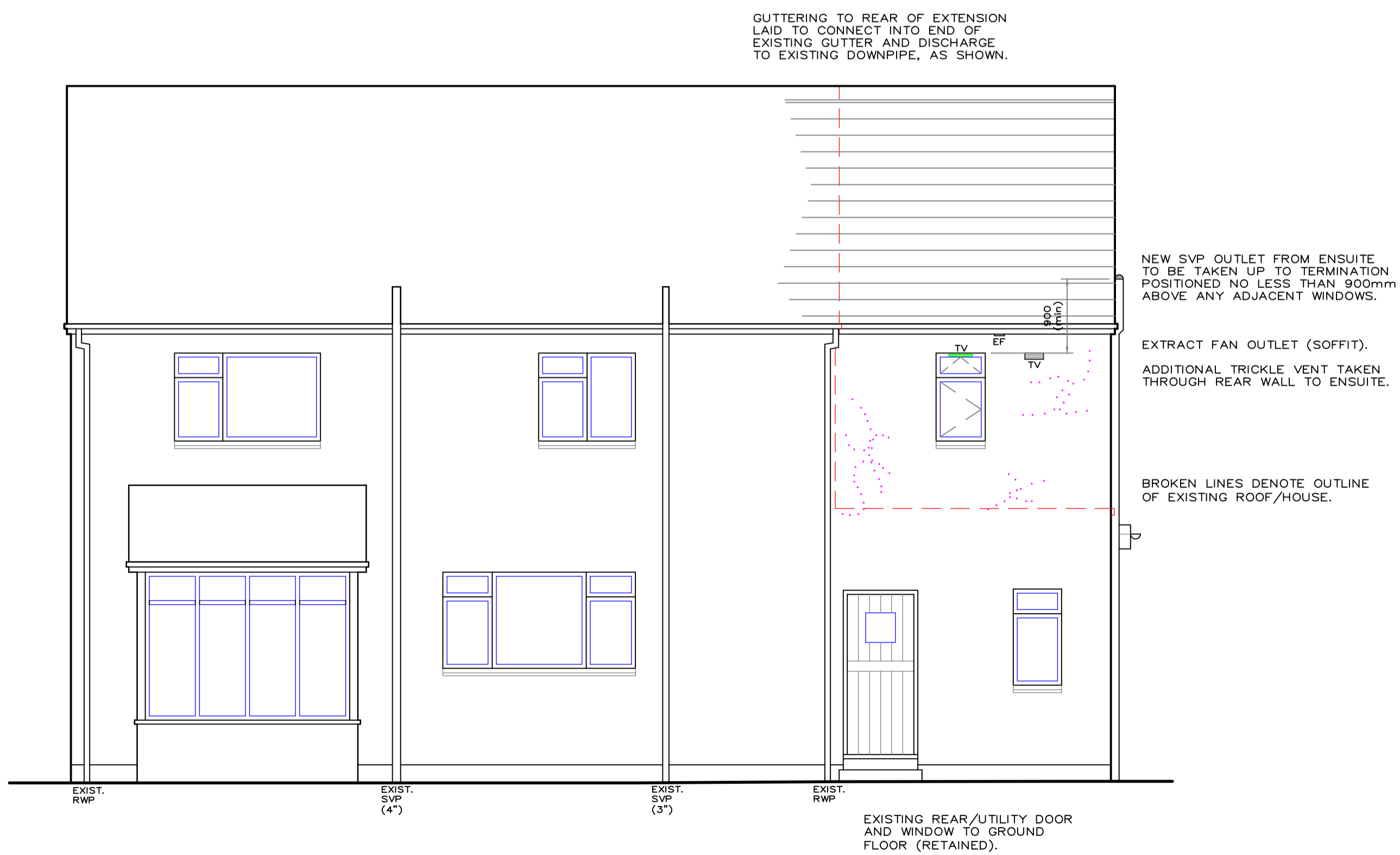


Proposed Front Elevation



Proposed Front Elevation



Proposed Rear Elevation

ELEVATION NOTES

NEW PITCHED ROOF FINISHED WITH PROFILED INTERLOCKING TILES (DOUBLE ROMAN, OR EQUAL), TO MATCH EXISTING.

FLAT ROOF/VERANDA OVER FRONT OF GARAGE AND ENTRANCE CANOPY FINISHED WITH DARK GREY GRP.

NEW uPVC GUTTERS (112mm ϕ) TO FRONT AND REAR OF PROPOSED EXTENSION LAID TO CONNECT INTO EXISTING RAINWATER DRAINAGE SERVING PROPERTY. STYLE AND COLOUR TO MATCH EXISTING.

NEW WINDOWS TO BE CASEMENT STYLE, WHERE SHOWN, FORMED IN WHITE uPVC TO MATCH EXISTING.

PRECAST CONCRETE CILLS TO ALL NEW WINDOW OPENING, TO MATCH EXISTING.

NEW EXTERNAL FRENCH DOORS TO BE WHITE uPVC, GENERALLY TO MATCH WINDOWS.

ALL NEW WINDOWS TO HAVE VENTS FITTED TO HEAD OF FRAME AS INDICATED. TRICKLE VENTS TO COMPLY WITH BUILDING STANDARD 3.14.2 ALLOWING A MINIMUM OPENING AREA OF 12,000mm² TO NEW BEDROOM AND A MINIMUM OPENING AREA OF 10,000mm² TO ENSUITE AREA.

NEW FIRST FLOOR WINDOW TO ENSUITE TO BE FITTED WITH REVERSIBLE/REFLEX HINGES TO ALLOW CLEANING FROM WITHIN THE DWELLING.

EMERGENCY ESCAPE WINDOW/DOOR TO NEW BEDROOM DENOTED WITH - *

ALL NEW EXTERNAL WINDOWS AND FRENCH DOORS TO BE DOUBLE GLAZED AND ACHIEVE A MAXIMUM U-VALUE OF 1.40w/m²K.

WHERE WINDOWS ARE DIRECTLY ADJACENT/COUPLED TO A DOOR, OR WHERE THE CILL HEIGHT TO THE WINDOW IS LESS THAN 800mm FROM FINISHED FLOOR LEVEL, THE WINDOWS ARE TO BE GLAZED WITH TOUGHENED SAFETY GLASS.

ANY GLAZING WITHIN ANY DOORSETS (INTERNAL OR EXTERNAL) ARE ALSO TO BE GLAZED WITH TOUGHENED SAFETY GLASS.

TOUGHENED SAFETY GLASS TO COMPLY WITH BS.6262:PART4:2005.

ALL NEW DOORS AND WINDOWS TO PROPERTY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BS.7412:2007, AND PROVIDED WITH LOCKS AND HINGES AS LAID OUT IN BUILDING STANDARD 4.13.4, AND CERTIFIED TO BS.PAS 24:2016 FOR DOORS AND BS.7950:1997 FOR WINDOWS FOR SECURITY STANDARDS. ALL DOORS AND WINDOWS TO BE SECURED WITHIN THEIR RESPECTIVE OPENINGS TO THE RECOMMENDATIONS GIVEN IN SECTION 8 OF BS.8213-4:2007, OR TO THE MANUFACTURERS WRITTEN INSTRUCTION, WHERE THESE EXCEED THE RECOMMENDATION WITHIN THE BRITISH STANDARDS.

ALL NEW EXTERNAL DOORS SHOULD MEET THE RECOMMENDATIONS FOR PHYSICAL SECURITY IN 'SECTION 2: SECURITY OF DWELLING' OF THE SECURED BY DESIGN PUBLICATION FOR 'NEW HOMES 2014' (ALL RELEVANT INFORMATION CAN BE FOUND AT WWW.SECUREDBYDESIGN.COM).

EXTERNAL WALLS TO PROPOSED EXTENSION FINISHED WITH DRY DASH RENDER, STYLE AND COLOUR TO MATCH EXISTING AS CLOSELY AS POSSIBLE.

NEW FASCIA, BARGE AND SOFFIT BOARDS TO BE FORMED IN TIMBER. ALTERNATIVELY, ROOFLINE MAY BE FORMED WITH uPVC TO CLIENT REQUIREMENTS, AND AGREED WITH LOCAL PLANNING AUTHORITY PRIOR TO COMMENCEMENT. COLOUR AND STYLE TO BE CONFIRMED.

DATE	REVISION	INDEX
22/3/24	DRAWINGS UPDATED TO CURRENT BUILDING STANDARDS. CHANNEL DRAIN ADDED TO VERANDA.	A

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CLIENT
Mr & Mrs S. McDonnell
 PROJECT
 PROPOSED EXTENSION & ALTERATION AT
 RANFORDE, 84 ORCHARD TERRACE,
 HAWICK.

DRAWING TITLE
PROPOSED ELEVATIONS

SCALES	DATE
1:50..	14/4/22

DRAWING No. **22-754-2002**

