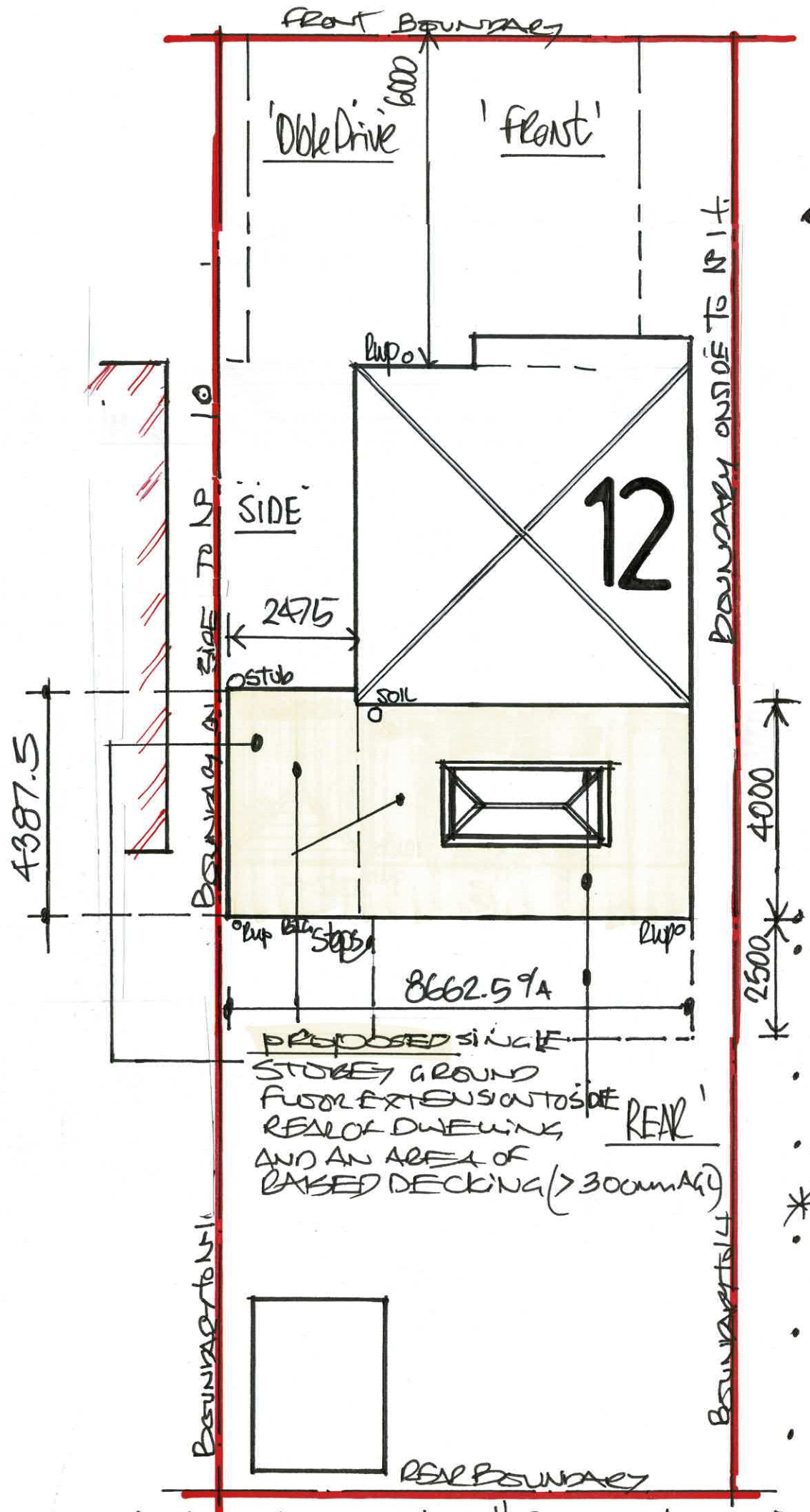

1:100 PROPOSED - "BLOCK - PLAN"

PROPOSED EXTENSIONS TO SIDE AND REAR OF DETACHED DWELLING @ Nº12 CARLFORD CROFT

1:1250 - SITE - LOCATION - PLAN

NEW/REPLACEMENT DOORS/WINDOW FRAMES, CASEMENT AND GLAZING

- 70mm uPVC REHAU/VEKA OR SAPROFILED FRAMES, CASEMENTS AND SECTIONS TO MATCH, FITTED WITH SEALED, DOUBLE GLAZED UNITS OF A 28mm IN 2NO 4mm PANES WITH A LOW E COATING AND 20mm ARGON GAS SEALED VACCUM/CAVITY BETWEEN PANES TO ACHEIVE A MAX '1.4' U' VALUE AS DOC L JUNE 22
- OPENERS FOR RAPID, NATURAL PURGE VENTILATION & FRESH AIR AS DOC F EQUAL IN OPENING SIZE TO MIN 1/20th OF ROOMS FLOOR AREA.
- ALL NEW CASEMENTS FITTED WITH TRICKLE VENTS AS DOC F TABLE 1.7 JUNE 22 EQUAL TO MIN 8000mm² FOR ADDITIONAL SECURE BACKGROUND VENTILATION *NIGHT LOCKS NO LONGER SUITABLE DUE TO PROBLEMS WITH SECURITY / DRAFTS (AA 1.5?)
- PROVIDE SIDE OPENING SEC' MEANS OF ESCAPE WINDOWS TO STUDY / BEDS MIN 450 WIDE x 750 HIGH = 0.33M² IN OPENING AREA AS DOC B1 AND A MAX LIM FLOOR TO SILL HEIGHT (AVE 900)
- ALL GLAZING DEEMED TO BE IN CRITICAL LOCATIONS AS DEFINED IN DOC. B. REGS 2013, TO BE TOUGHENED / SAFETY GLASS TO BS 6206 INC BI-FOLDING / FRENCH / PATIO DOORS, DOOR PANELS AND ANY WINDOWS WITH SILL HEIGHT < 800mm AFFL etc
- OBSCURE GLAZING TO EN-SUITE & OPES / FROSTED...

DRG Nº: 4A.