



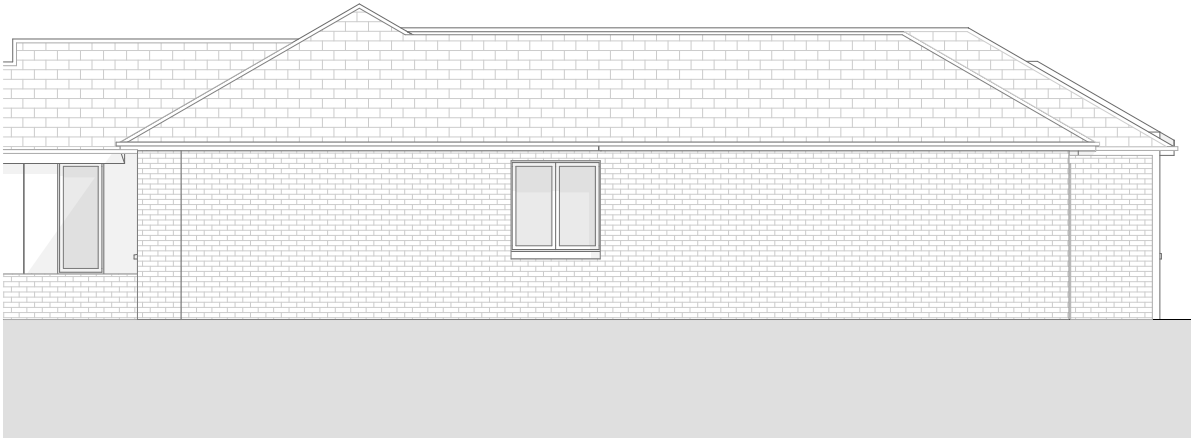
2 Proposed Front Elevation 1:100



3 Proposed Rear Elevation 1:100



4 Proposed Left Side Elevation 1:100



5 Proposed Right Side Elevation 1:100

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS

New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations.

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

1:100



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Client:
MR & MRS G Hopkins

Job Title:
**2a Richmond road, Caversham,
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Drawing Title:
Proposed Elevations

Drawing Date: 21-01-2021	Status: PLANNING DRAWINGS	
Issue Date: 29/03/2021	Drawn By: PD	Scale: @A3
Job No: 8950	Drawing No: PL-11	Rev: