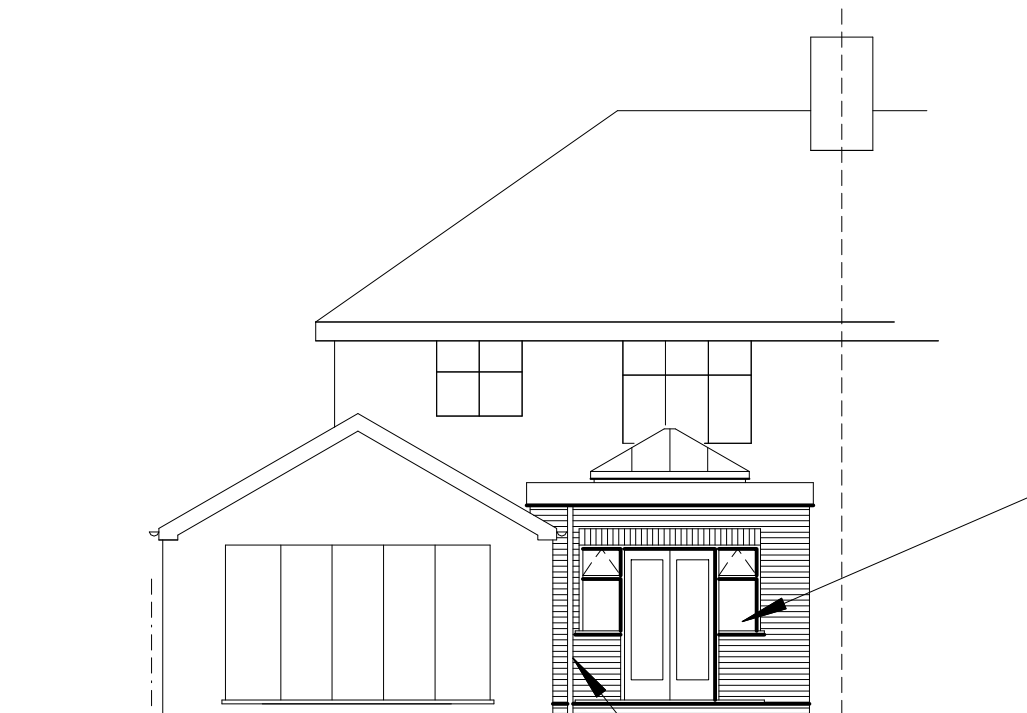


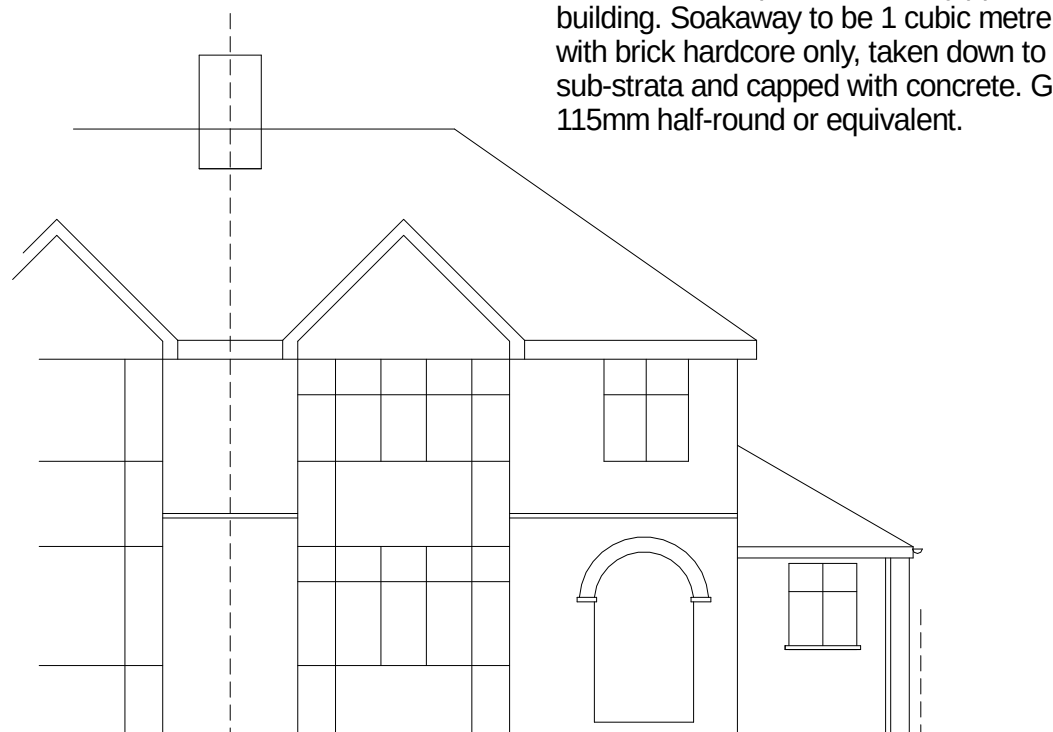


REAR

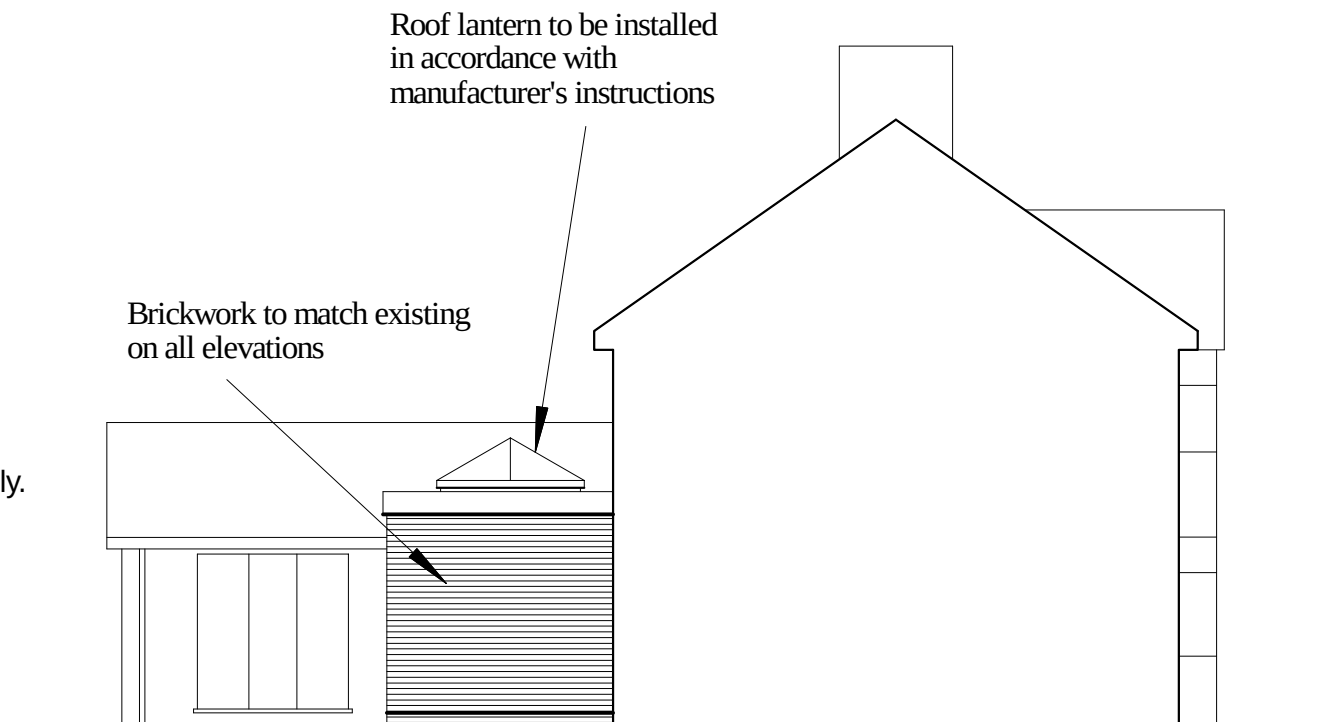
All windows and glazed doors to be wood, aluminium or PVC-U frames and be double-glazed with PILKINGTON 'K' glass with 16mm minimum gap (argon filled) to provide U value of 1.6W/m²K and be Band C or better, and comply with BS 6206. All habitable rooms to have 5000mm² Equivalent Area ventilation (2500 sq mm for non-habitable rooms) and have a clear opening casement of 750 x 450mm with the sill positioned a maximum of 1100mm above finished floor level. Ventilation openings to be reasonably secure, adjustable, and located 1750mm (typically) above floor level. Window & door frames to be sealed with mastic internally and externally.

Any glazing lower than 800mm above finished floor level to be toughened safety glass. All glazing in door panels to be toughened safety glass. All glazing within 300mm of a door to be toughened safety glass to a height of 1500mm above ground level. If the area of glazing within 1m from any boundary exceeds 1m², windows must be fixed shut and half-hour fire resistant glass and frames must be provided.

All 70mm dia rwp's to soakaway(s) 5m (min) from building. Soakaway to be 1 cubic metre (min) filled with brick hardcore only, taken down to a previous sub-strata and capped with concrete. Guttering to be 115mm half-round or equivalent.



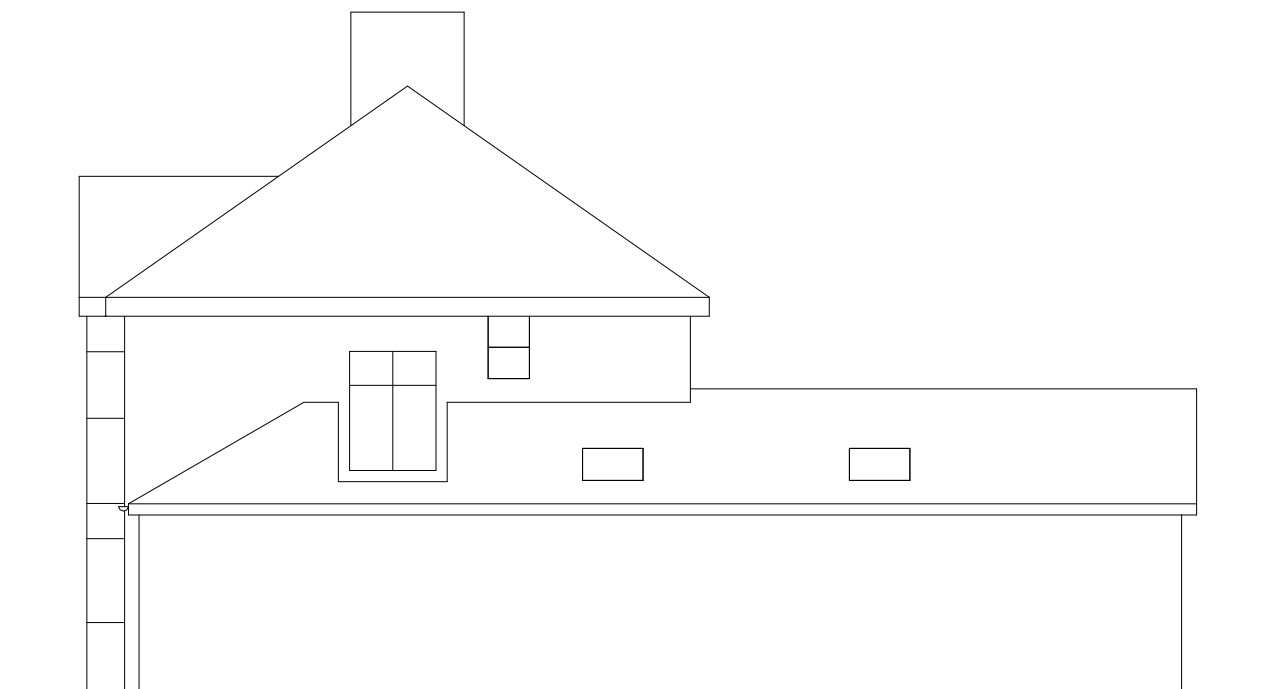
FRONT



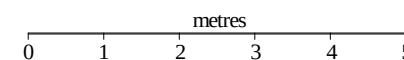
SIDE

Brickwork to match existing on all elevations

Roof lantern to be installed in accordance with manufacturer's instructions



SIDE



	STEPHEN BIDDLE CHARTERED CIVIL ENGINEER 1, Wilwyne Close, Caversham, Reading, Berks RG4 5EP Tel: 07864 122 313 Email: steve@sbiddle.com		
Title:	PROPOSED ELEVATIONS		
Drwg No:	SMITH-0917-02	Scale: (A3) 1:100	Rev: A