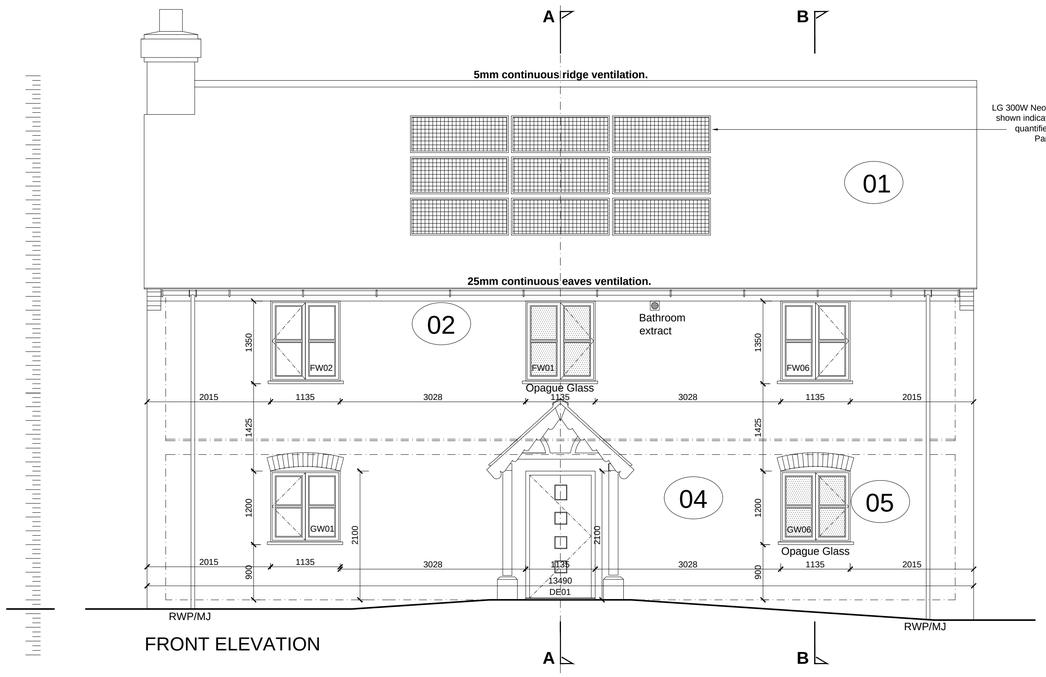
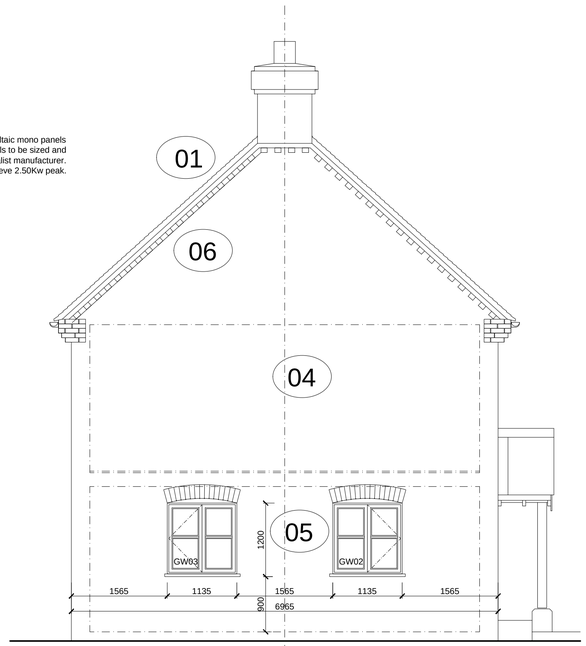


FRONT ELEVATION



SIDE ELEVATION

MATERIAL KEY:

01 - Clay tiles.

02 - Black UPVC gutter / RWP. Black Fascias / Soffits.

03 - Powder coated aluminium doors - Colour: Grey (RAL 7016).

04 - Facing brick.

05 - UPVc glazing units - Colour: Grey (RAL 7016) TBC.

06 - Brick corbelling.

NB. Extract Fans to match colour of Red brickwork.

GLAZING:
To comply fully to Approved Document N of The Building Regulations and British Standards: BS:6262:1982, BS:6206:1981, BS:5713:1979 - NHBC Standards - Appendix 6.7-C - All glazing units to be BS:Kitemarked. All doors and windows are to be 'double glazed' with Low-E glass double sealed units . In compliance with Approved Document N1 of The Building Regulations, glazing in 'Critical Locations' i.e. between finish floor level and 1.500m above that level in doors, sidelights, patio doors - and between finished floor levels and 800mm above that level in windows - the glass shall be laminated or toughened in accordance with BS.6206.1981.

WINDOWS & DOORS:
All windows are to be thermally broken 'double glazed' with **Low-E glass** double sealed units. In compliance with Approved Document L2A of The Building Regulations. All windows to be emergency egress windows & have an unobstructed open able area of at least 0.33m.sq & at least 450mm high & 450mm wide. The bottom of the open able area should be 800mm min, & 1100mm max from the floor.
Windows & Doors to acheive a minimum u-value 1.4W/m2K.

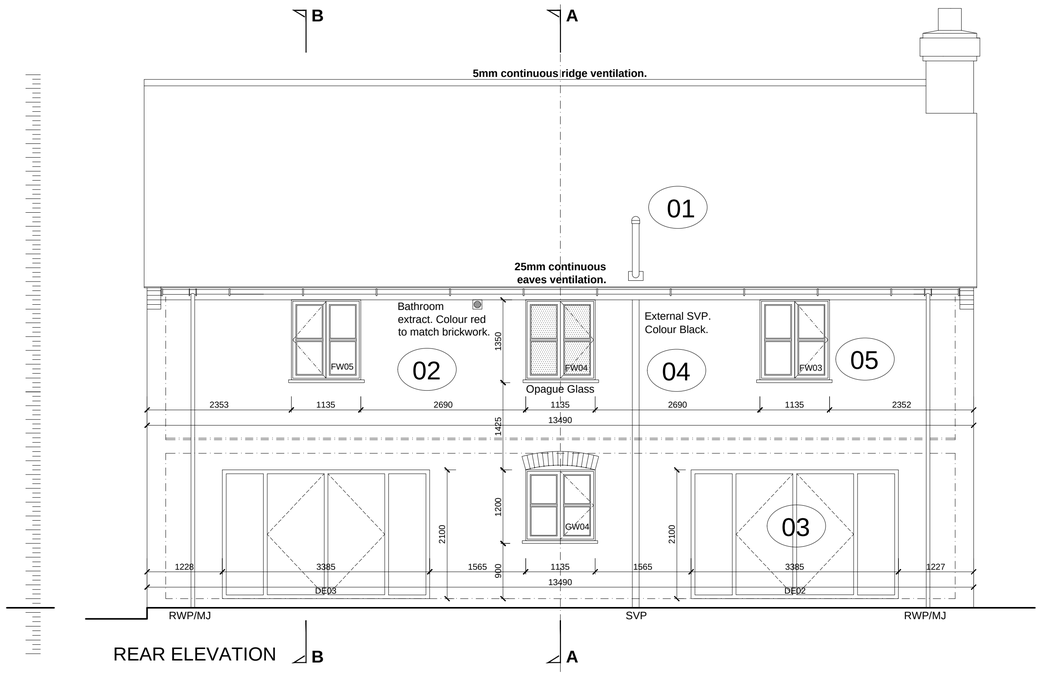
All easily accessible door-sets (including garage door-sets or communal entrance door-sets) that provide access into a dwelling or into a building containing a dwelling should be secure door-sets in accordance with the following:

Secure door-sets should be either:
a. manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012 or
b. designed and manufactured in accordance with Appendix B.

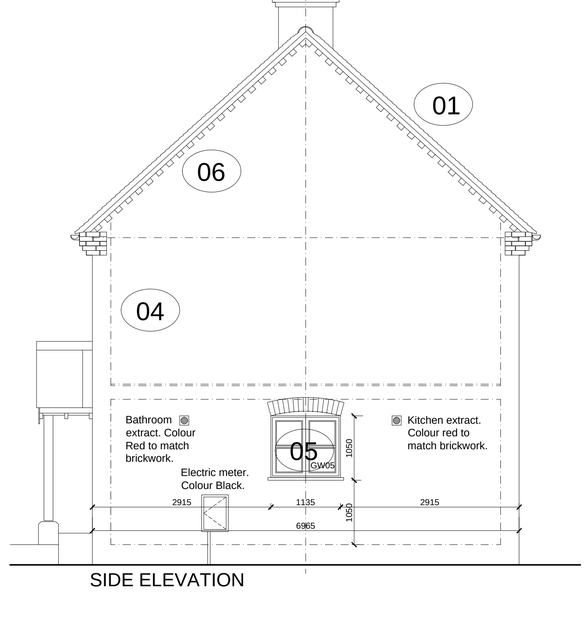
Letter plates which are provided, should:
a. Have a maximum aperture 260mm x 40mm and
b. Be located and/or designed to hinder anyone attempting to remove keys with sticks and/or insert their hand, for example by incorporating a flap or other features to restrict access.

The main door for entering a dwelling (usually the front door) should have a door viewer unless other means exist to see callers, such as clear glass within the door or a window next to the door-set. The same doorset should also have a door chain or door limiter. Frames should be mechanically fixed to the structure of the building in accordance with the manufacturers installation instructions. Lightweight framed walls should incorporate a resilient layer to reduce the risk of anyone breaking through the wall and accessing the locking system. The resilient layer should be timber sheathing at least 9mm thick, expanded metal or a similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the door-set.
WINDOWS:
Ground floor and other easily accessible windows (including easily accessible roof-lights) should be secure windows in accordance with following: Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012. Frames should be mechanically fixed to the structure of the building in accordance with the manufacturers instructions.

FRENCH GLAZED DOORS / SIDELIGHTS.
TO GLAZING / DOOR MANUFACTUER'S DESIGN AND DETAIL.
TO SITE DIMENSIONS ONLY.
a). Smart System (Or similar approved) 'thermally broken' UPVC door units to be double glazed using sealed units to provide a minimum
U-value 1.4 W/m2k.
b).Colour: To be confirmed by client.
c). 28mm thick double glazed sealed units 6 :16 :6. Comprising 6mm clear toughened safety glass to the outer pane, 16mm argon filled gas filled cavity and 6mm clear toughened safety glass with Pilkington S1 super soft-coat low emissivity coating to the inner pane (Or similar approved).
d). Trickle Ventilation - At least 8000 sq mm should be provided.
e). Configuration as shown and to be confirmed.



REAR ELEVATION



SIDE ELEVATION

NOTES:-

1. This drawing is not to be scaled. (Scaling for Planning purposes is allowed)
2. All dimensions are in mm unless otherwise stated.
3. All dimensions to be checked on site.
4. If there should be any doubt or query regarding the information given on this drawing, please enquire directly to the author of the information.
5. All drawings must be read in conjunction with the structural engineer's calculations and details. All structural coordination shown on drawings are indicative only.
6. Copyright in this drawing is vested in mk40 architects limited and must not be reproduced without authorisation in writing.
7. Contractors to verify all existing details, services (above and below ground) dimensions etc. prior to commencement of works.

Rev.	Date	Drawn	Description

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project:

MANOR FARM, CHURCH END

WOODWALTON, PE28 5YU

drawing:

ELEVATIONS

HOUSE TYPE 3

(AS PROPOSED)

drawing status:

BUILDING CONTROL

scale:	date:	drawn:
1:50 @ A1	NOV 2024	AT

project ref:	drawing no:	rev.
09582	210	