

**WINDOWS, EXTERNAL DOORS**

U-value: Area weighted average 0.22 W/m<sup>2</sup>k;  
Limiting Value 0.33 W/m<sup>2</sup>k.

New proprietary UPVC/Aluminium windows, styled as indicated on the drawings to be fixed strictly in accordance with the manufacturer's instructions. Open-able windows to be fitted with easy-clean hinges and brushed aluminium ironmongery to approved sample. All open-able windows are to be fitted with clip release security restrictors. Ironmongery to Ground floor windows to be fitted with locks. (Note that no locks shall be fitted to windows noted M.O.E. - means of escape).

Where windows abut an internal wall an intumescent strip or fire break must be present to achieve 60min min fire rating to prevent the spread of fire between rooms. The fire break must be present between and within the mullion frame. An intumescent caulk must also be used where the wall meets the window frame.

To allow for Tinted Glass to the top section of each window, as indicated on the proposed elevations, unless otherwise requested. To allow for a maximum of 600 no. 110mm Extractor Vent Holes to be predrilled into the glass, as specified upon installation of windows, unless otherwise requested.

**External Doors**

New proprietary Aluminium doors, style as indicated on the drawings to be fixed strictly in accordance with the manufacturer's instructions.

External doors to be hung in fully weather-stripped frame with proprietary threshold strips and anti-finger trap devices. All fire escape doors are to be fitted with push pad/ bars for quick release.

**Glazing**

All external glazing to be low-e coated, double-glazed with 16mm air gap, in accordance with BS6206: 1981 (Safety Glazing). All units to be hermetically sealed. Toughened or laminated glass to BS 952-1:1995 shall be installed into all critical locations to resist breakage in accordance with BS 6206: 1981. This includes:

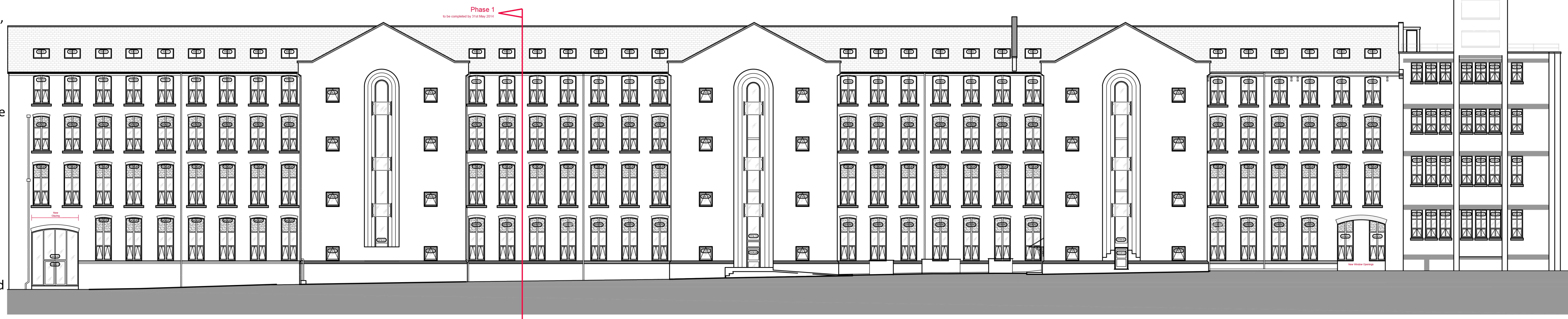
- All internal and external glazed doors from ground level to a minimum height of 1500mm,
- Any glazed side panels within 300mm of the door from ground level to a minimum height of 1500mm,
- Any internal and external partitions from ground level to a minimum height of 800mm,
- Glazing sealants must be resistant to moisture and ultra-violet light.

**Ventilation**

Windows should provide 1/20th of floor area as rapid ventilation via opening windows, to all habitable rooms, with some part of the ventilation opening at high level (typically 1.75m above floor level).

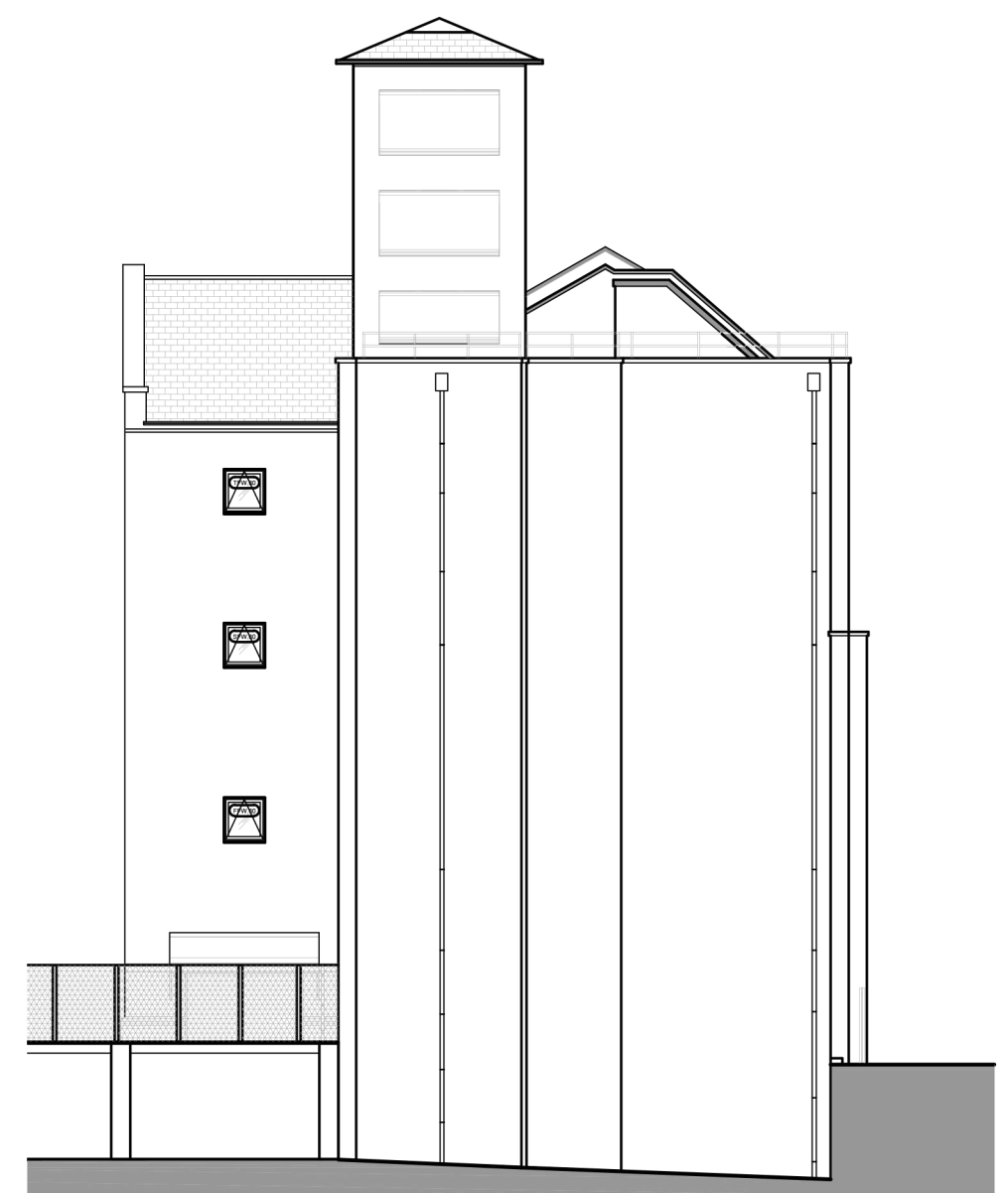
**Certificates**

External windows and doors shall only be installed by a registered FENSA installer. A certificate shall be forwarded to building control within 30 days of completion of the installation work.

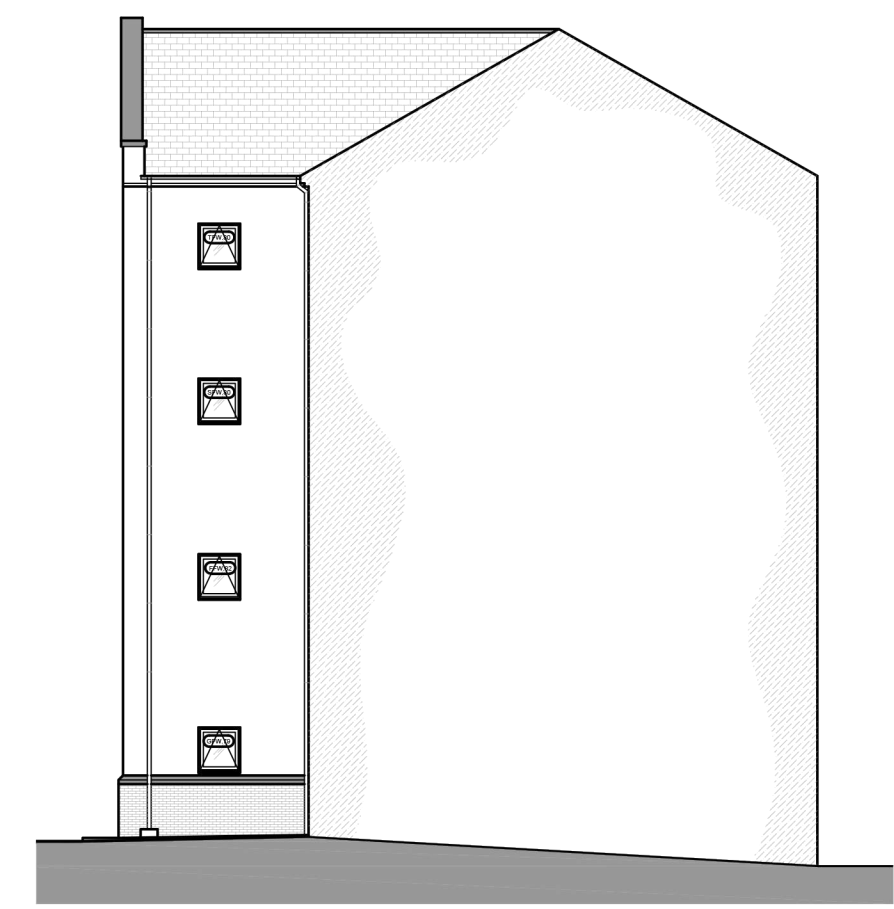


Proposed Rear Elevation Fronting Car Park (Elevation C)

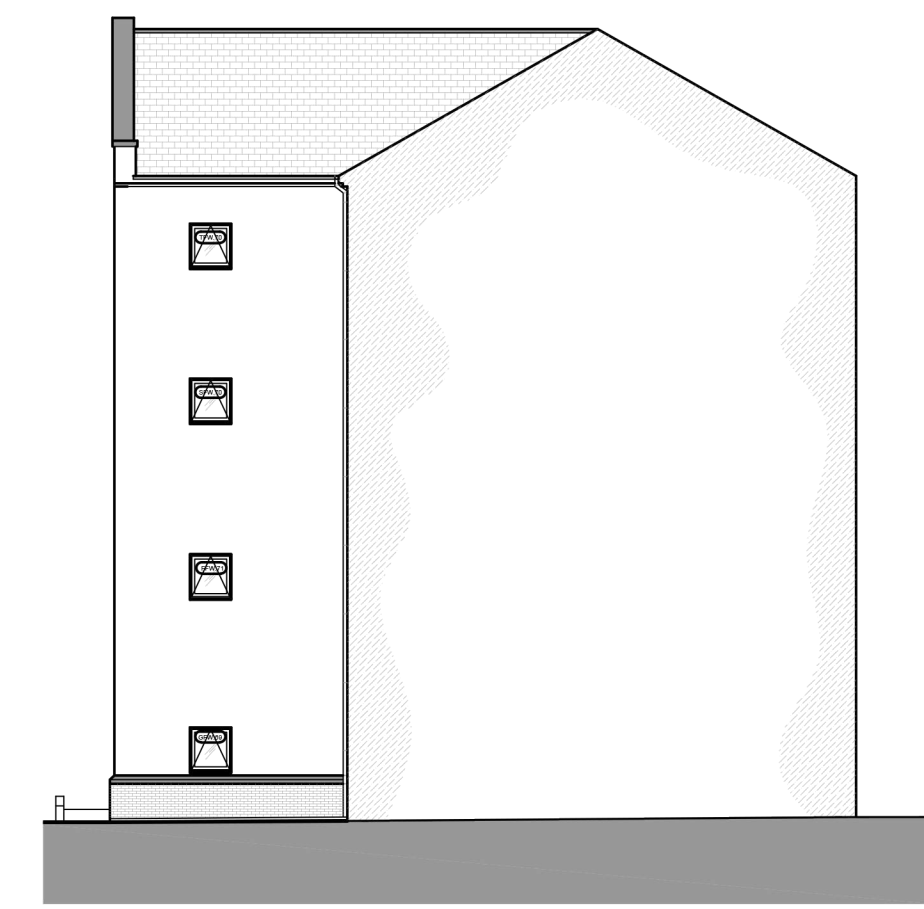
A



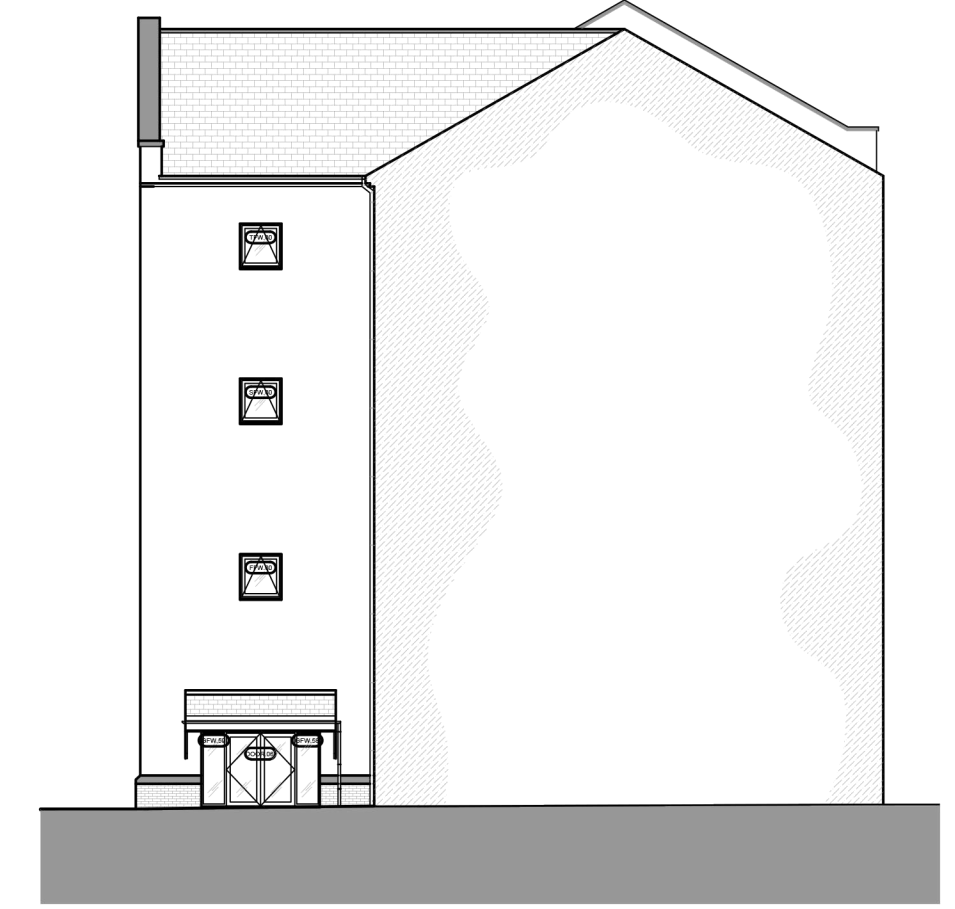
Proposed Elevation J



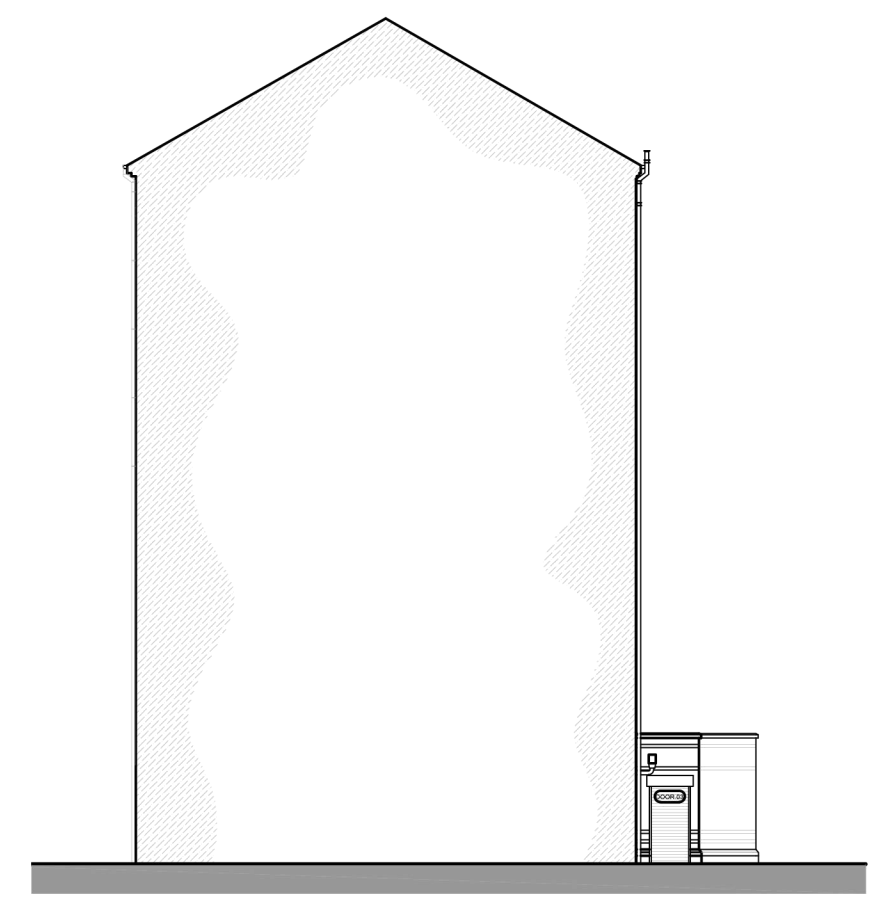
Proposed Elevation i



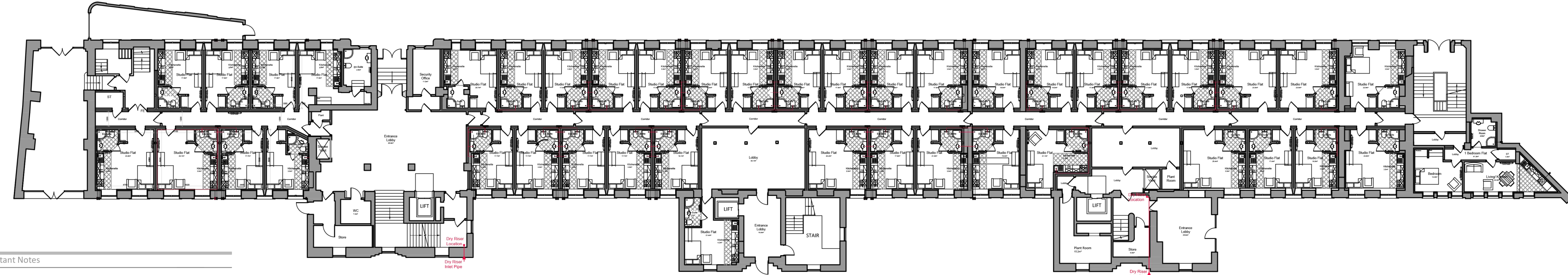
Proposed Elevation G



Proposed Elevation E



Proposed Elevation K

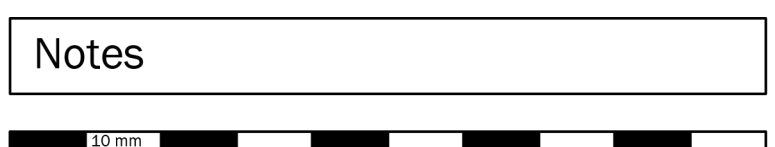


Proposed Ground Floor Plan

**Important Notes**

1. Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
2. The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences.
3. The requirements of the "Party Wall Act 1996" will apply to certain schemes. The "Building Owner" will in writing inform and agree with the "Adjoining owner(s)" if the proposed work affects the Party Wall or is within 3 meters of the foundations of the nearby building. If an agreement cannot be made then professional advice should be sought prior to commencement of work on site, by a Party Wall Surveyor. SWISH Architecture Ltd take no responsibility for this.

Revision	Date	Description	By
F	11.07.14	Changes in accordance with planners comments	DL
E	06.05.14	Changes in accordance with planners comments	DL
D	24.04.14	Windows fitted from 24.04.14	DL
C	11.03.14	Windows fitted from 11.03.14	DL
B	05.03.14	Changes in accordance with Planners comments	DL
A	14.01.13	Rear conservatory removed	DL



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**Ventilation**

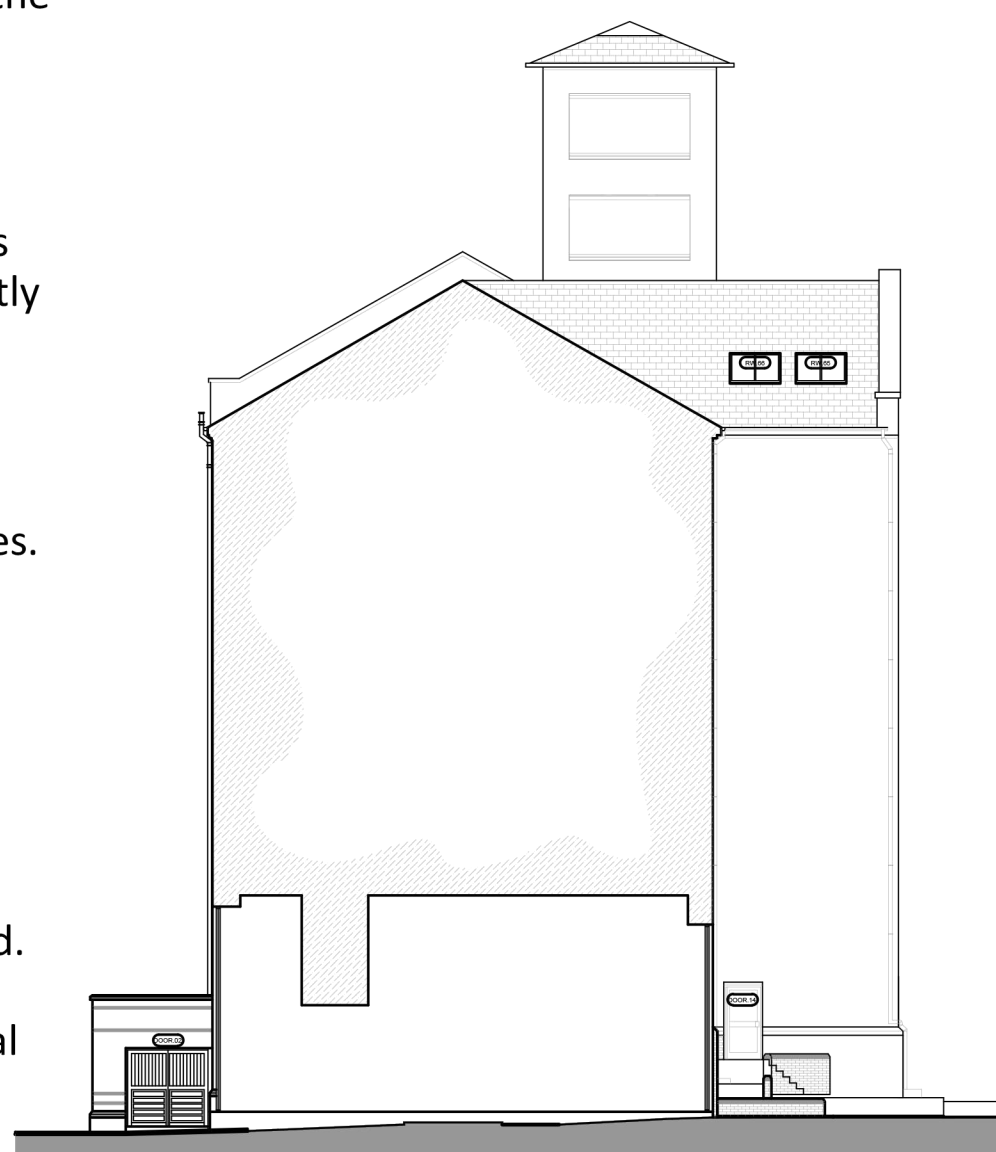
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**Certificates**

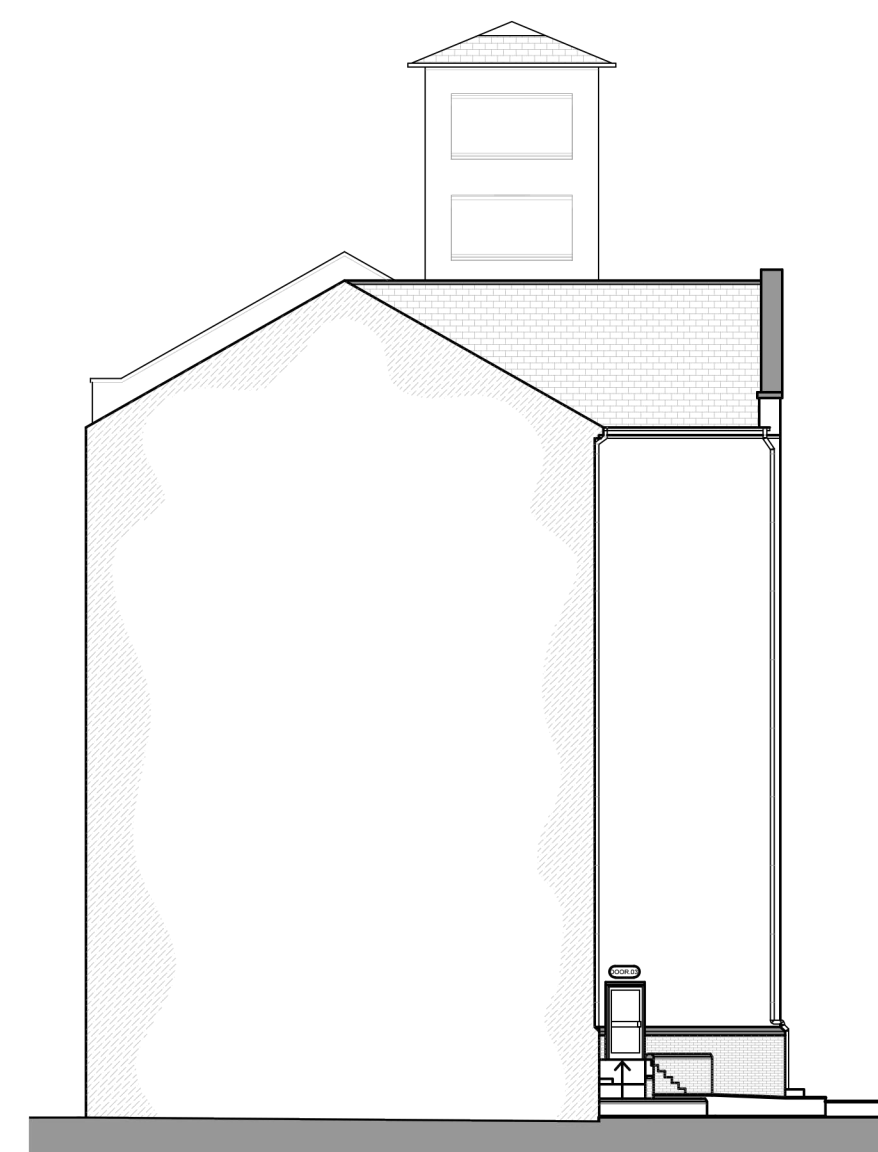
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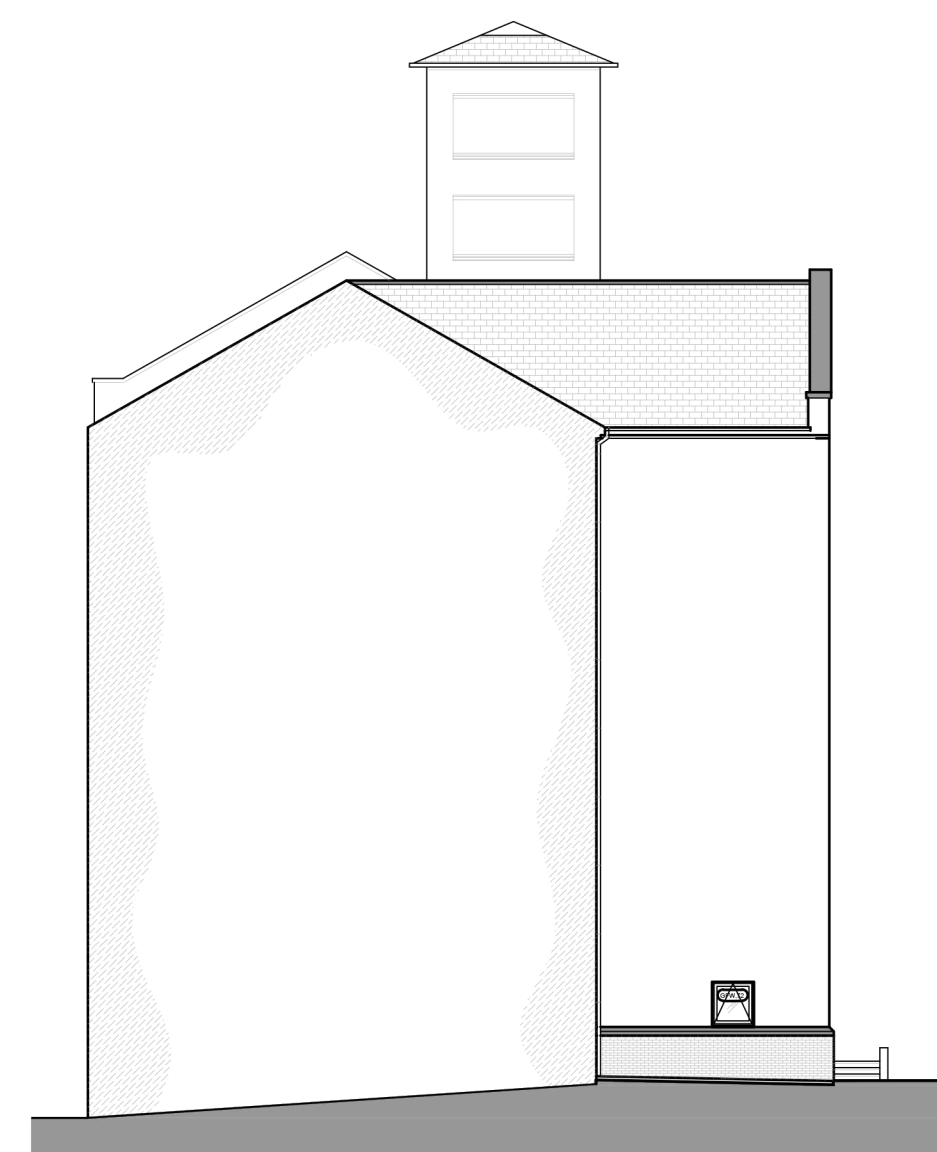
Proposed Front Elevation Fronting Players Street (Elevation A)



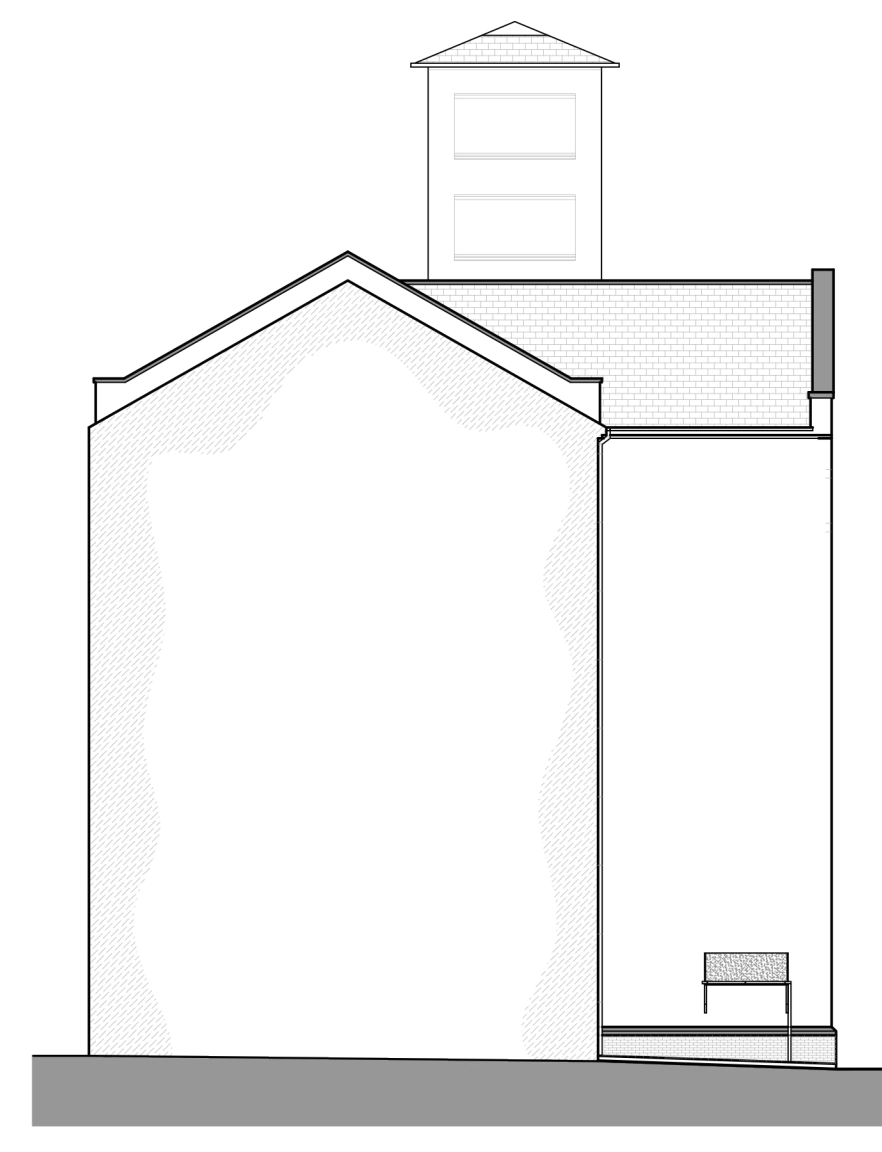
Proposed Side Elevation B



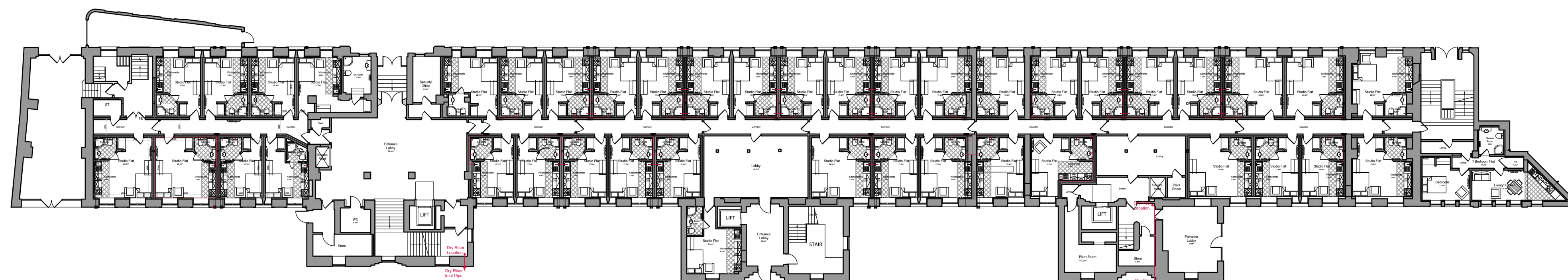
Proposed Elevation D



Proposed Elevation F



Proposed Elevation H



Proposed Ground Floor Plan

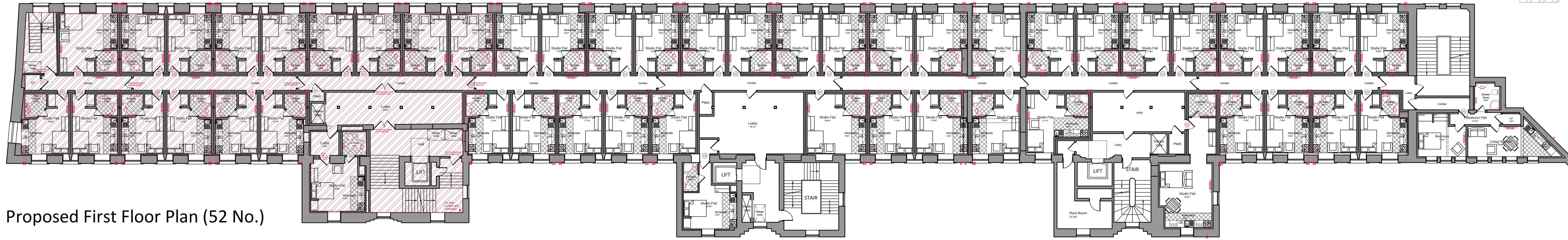
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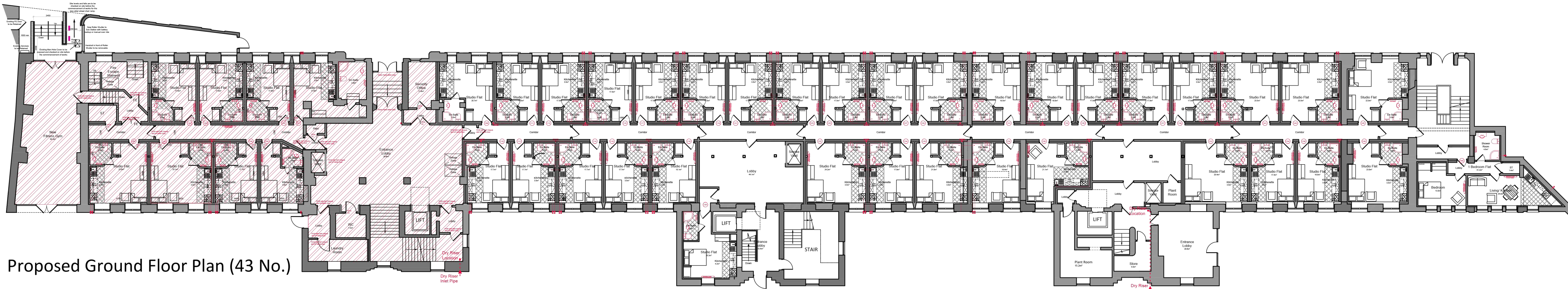
Revision | Date | Description | By



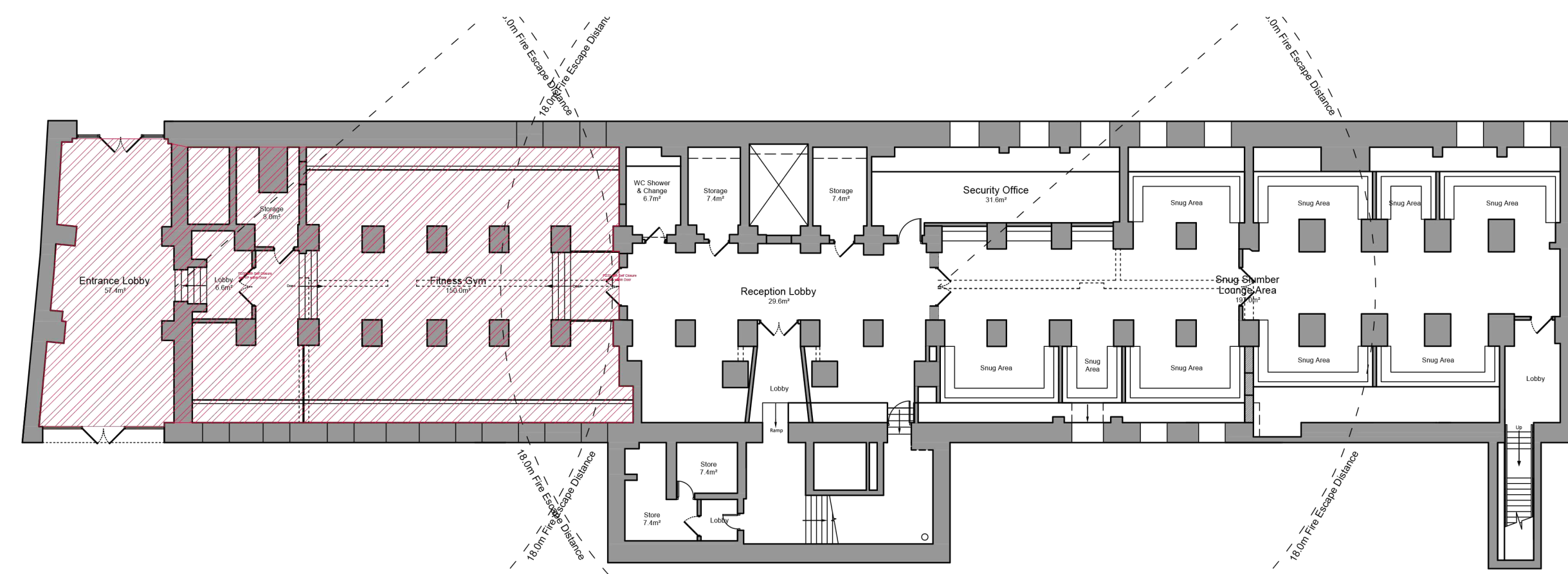
Proposed Second Floor Plan (52 No.)




Proposed First Floor Plan (52 No.)



Proposed Ground Floor Plan (43 No.)

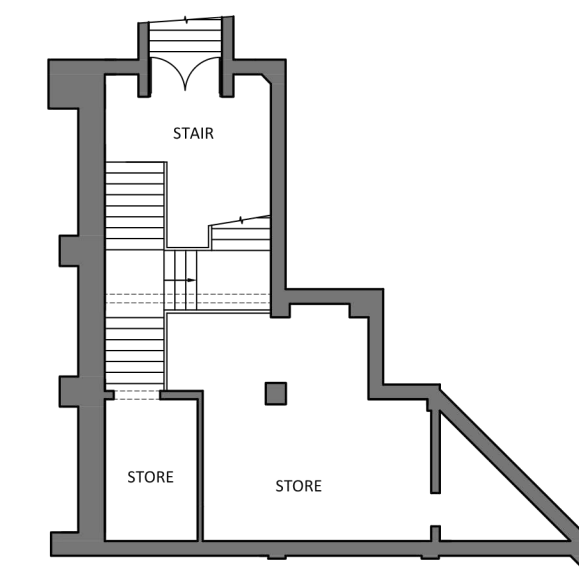


Proposed Basement Floor Plan - Fitness Gym

 Red Hatch indicates rooms to be occupied as 'Part Completion'

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Notes

10 mm