



SCALE BAR ~ Meters

WINDOWS & EXTERIOR DOORS

Grey aluminium frames with thermal break. All to be provided with suitable multi point locking devices complying to insurance industry standards. Easy-clean hinges to be stainless steel types or equal approved with a full opening device where necessary for emergency escape purposes. Glazing to comply with safety glass rules, be double glazed with low-e, anti-glare & Argon fill all incorporated to achieve required U values. Provide the Maximum gap to sealed units possible for frame material selected. Obscured glass to be selected by client from samples to be provided by contractor. Draught stripping to be the best quality fitted into grooves/rebates as applicable. Obtain Clients written Approval for all details, window/door configuration etc prior to placing any orders. Max 'U' value of 1.8 for all windows & external doors.

GLAZING ~ SAFETY

Any glass in a window within 800mm of floor level or 1500 if in a door or within 300mm each side of a door to be Laminated to BS 6206 unless pane of glass is less than 250mm wide & under 0.5sqm in area. Any opening part of a window within 800mm of floor level to be provided with a horizontal guarding rail and vertical balustrade below with maximum 99mm apertures.

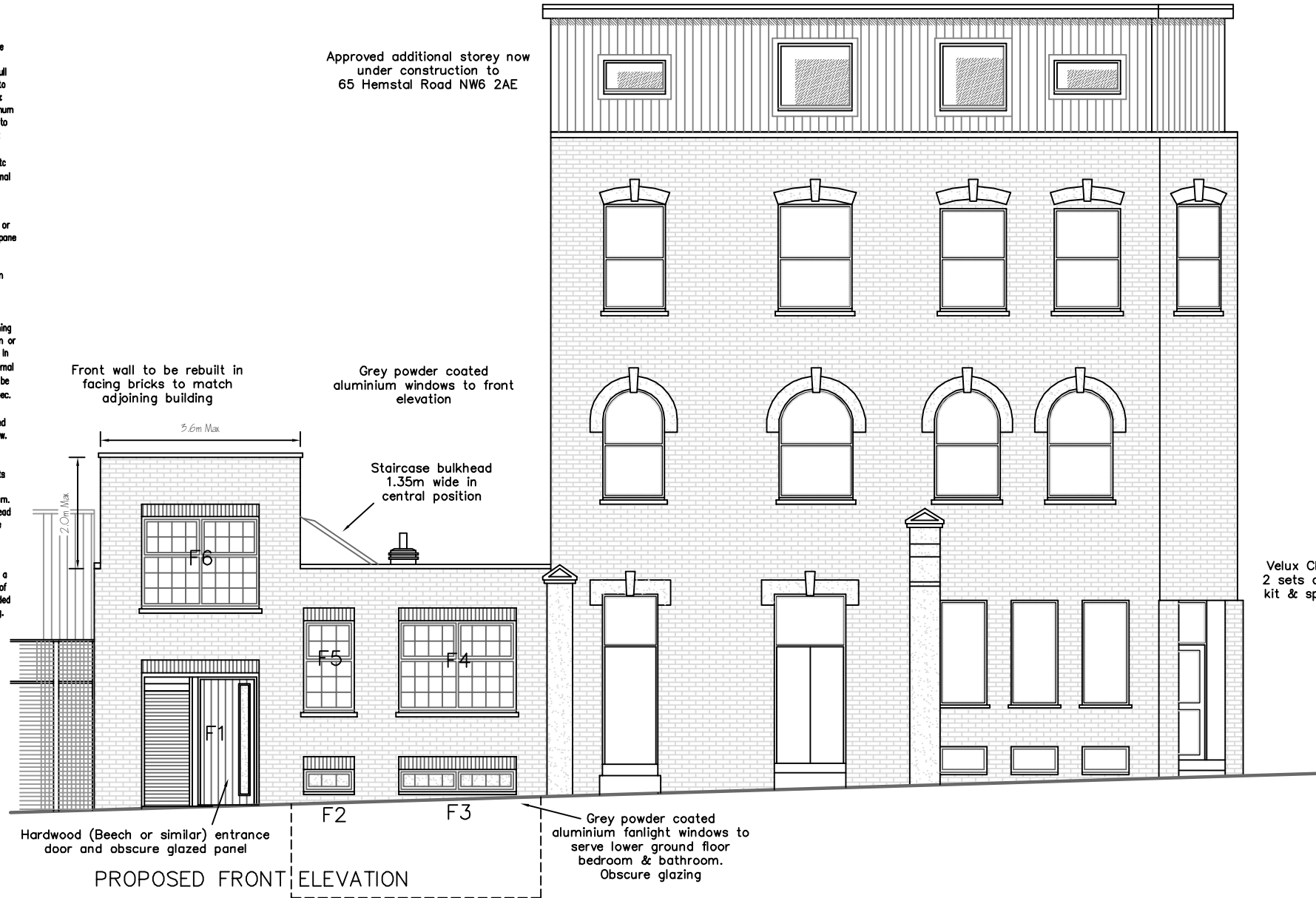
VENTILATION

All habitable rooms to have 1/20th floor area natural ventilation via opening doors or windows to external air with background ventilation of 5000sqmm or 2500sqmm in the case of kitchens, utility rooms, bath or shower rooms. In addition kitchens to have at least a 30L/sec cooker hood ducted to external air or a separate 60L/sec full extract fan. Mechanical Extraction also to be provided as follows: Utility Rooms-30L/sec, Bath & Shower Rooms-15L/sec. Separate WC's to have either a window giving 1/20th floor area & 2500sqmm trickle vent or 6L/sec extract fan. All extract fans to be linked to light switch & with 15 Min overrun unless room has an opening window. A 3 bedroom property of <81sqm requires 50,000sqmm background ventilation ideally 50% on opposing wall facade's. Slimline Mk3 4000sqmm trickle vents provide EQA of 2590sqmm therefore an equivalent of 20 vents are needed. Every window on the front elevation and the front door will provide 9 & rooflight PK08 over stairs will give 4,600sqmm = 27,910sqmm. At the rear 4no Slimline Mk3 can be provided in the patio door frame head and 1no in the bathroom window & the 6no rooflights CK02 each provide 2,600sqmm = 28,550sqmm. Total = 56,460sqmm

EMERGENCY ESCAPE

All habitable rooms to have emergency exits of at least a window having a clear opening area of 0.33sqm & Min 450mm high or wide. The bottom of which should be within 1100mm of floor level. If safety guarding is provided to a window the clear opening are must be measured above the guarding.

Approved additional storey now under construction to 65 Hemstal Road NW6 2AE



PROPOSED FRONT ELEVATION

~ NOTES ~

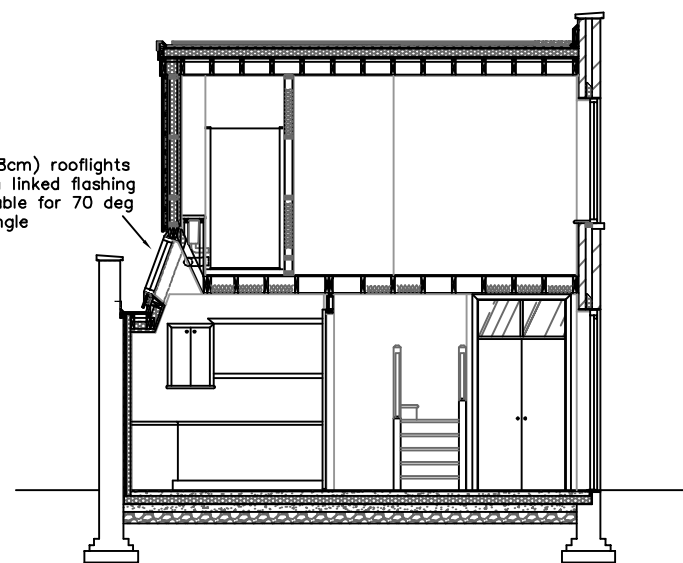
All Work to Clients & Local Authority Approval & All Relevant BS's to be complied with. Work Only to Written Dimensions unless directed to scale by Design Team. Report Discrepancy's and Obtain Permission Prior to Proceeding. Contractor Shall be Responsible to Rectify Any Variations carried out without Prior Approval. Any Disturbance to be Made Good to Match Existing or as Directed. Architraves, Cornices, Doors & Skirtings etc to be agreed with client. Services to be provided as Required.

FOUNDATIONS

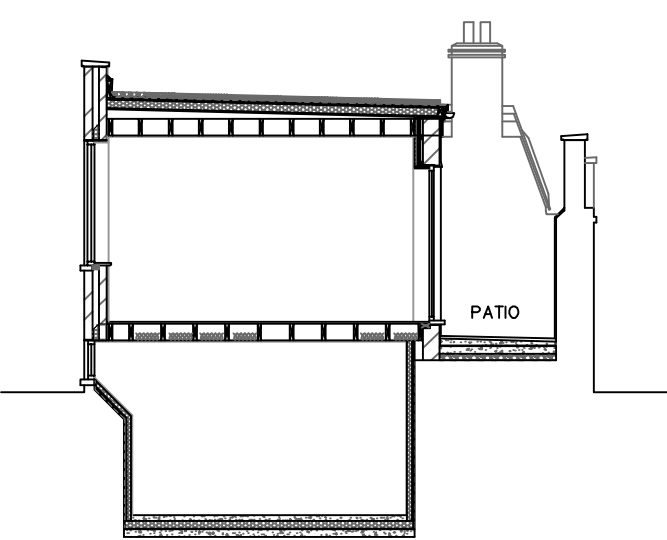
Mass filled strip footings to dimensions shown using 1:2:4 mix (20N/sqmm) concrete. Sulphate resisting cement where applicable. Foundations to be taken down into virgin ground to at least the depth of Extg or Min 600mm below any tree roots encountered in the excavations whichever is the deeper but do not undermine any adjacent foundations without express permission. 100mm thick Claymaster is to be provided to the inside face of all external foundations & to one face of internal foundations that are deeper than 1.5m (Refer to Detail). If at all uncertain consult Local Authority Inspector on site at the earliest opportunity. All foundations must be inspected and approved prior to the placing of any concrete.

FOOTING WALLS

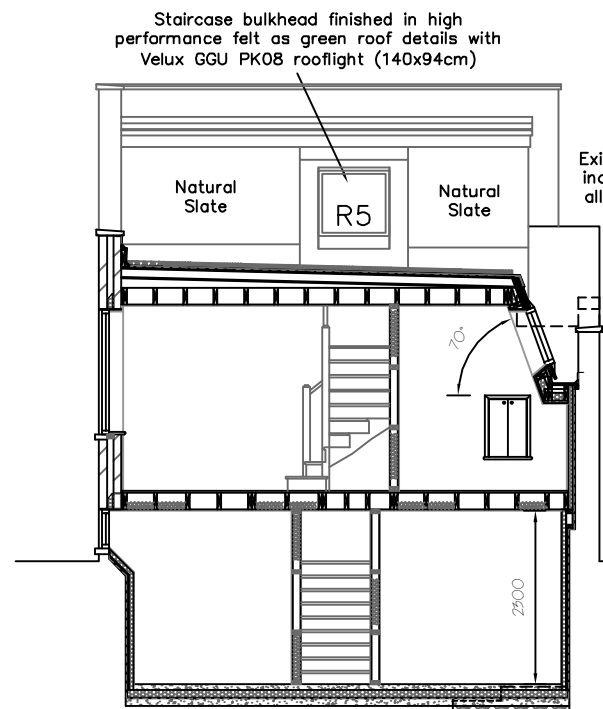
All to be built in common fletton bricks or 7N/sqmm dense concrete blocks in 1:3 cement sand mortar up to DPC level. Sulphate resisting cement only where necessary. All walls to be built on centre of foundations unless otherwise stated. Cavities to be filled with lean mix concrete to 300 below lowest DPC level. Refer to sub-floor ventilation note as applicable.



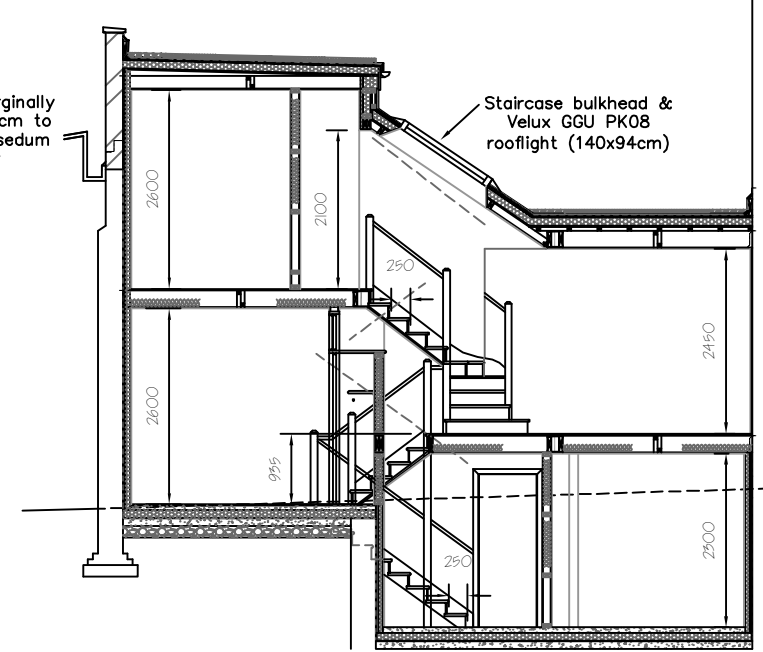
PROPOSED SECTION D~D



PROPOSED SECTION C~C



PROPOSED SECTION A~A



PROPOSED SECTION B~B

REV I - Window references added	08/07/2014
REV H - Updated to GA for construction purposes	12/03/2014
REV G - Window design to front elevation revised	20/01/2014
REV F - Updated for resubmission of TP App	31/10/2013
REV E - Elevational treatment further revised	07/10/2013
REV D - Scheme redesigned post preapp discussion	30/08/2013
REV C - Scheme redesigned for preapp discussion	08/08/2013
REV B - Gabled roof to extension reinstated	31/07/2013
REV A - Gabled roof to extension replaced with flat roof. Glazing simplified & clarified. Section C-C added through rear courtyard	23/07/2013

REVISIONS

Architectural Design & Planning

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Plymouth PL7 2HY

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THE DESIGN WORKS

TITLE
PROPOSED FRONT ELEVATION & SECTIONS

ADDRESS
120 KINGSGATE ROAD
LONDON NW6 2AE

CLIENT
COBSTAR

SCALE
A3 1:100 & 1:50 A1 DATE MAY 2013

DRAWING No. 130518/04 REV. 1