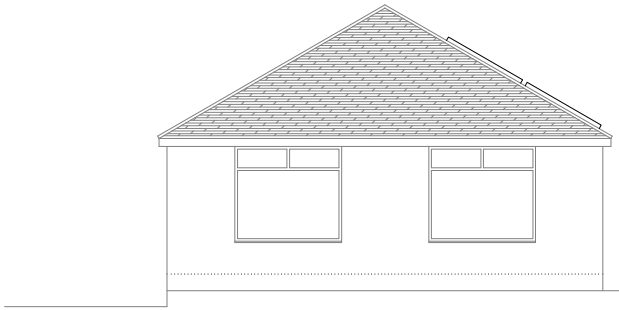
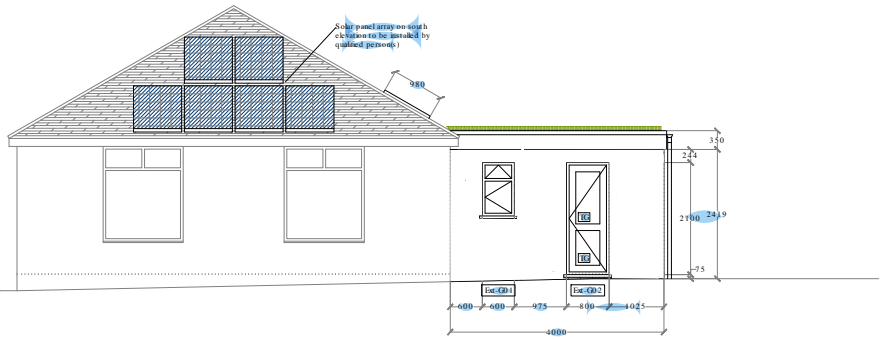
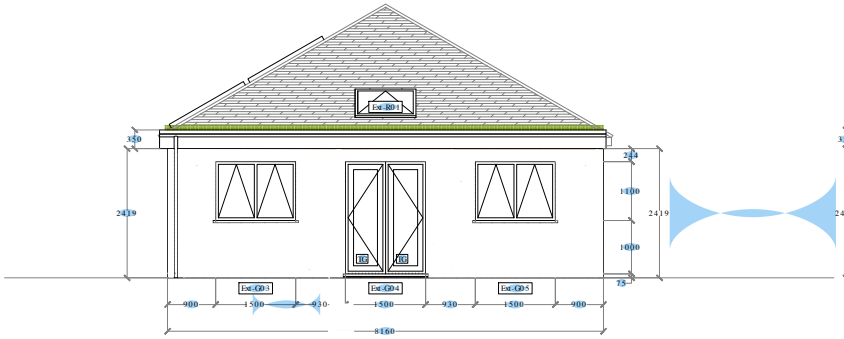


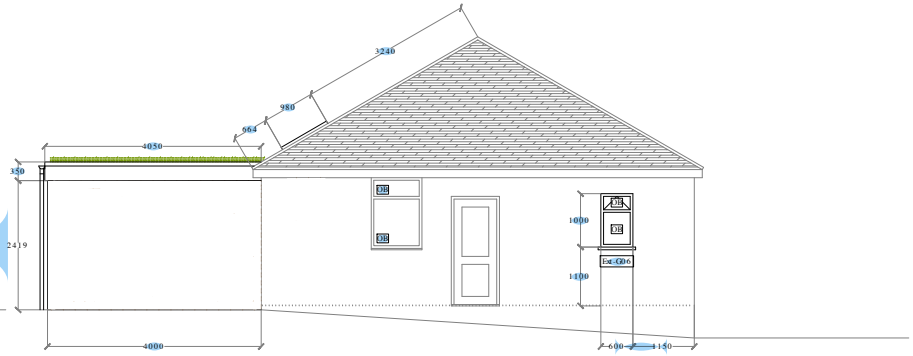
Front Elevation



Side Elevation



Rear Elevation



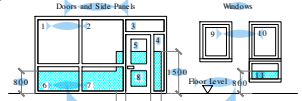
Side Elevation

Requirements for escape windows.

Any window provided for emergency escape purposes should have an unobstructed openable area that is at least 0.33m² and have a minimum 450mm height and 450mm width. The bottom of the openable area should not be more than 1,100mm above the floor. Escape windows can only be considered if they satisfy the following criteria:

- they serve rooms whose floor level is no more than 4.5m from the ground;
- The window or door should lead to a place of ultimate safety, clear of the building. However, if there is no practical way of avoiding escape into a courtyard or back garden from where there is no exit, it should be at least as deep as the building is high.
- Every room served by the escape window has access to it without entering another habitable room with a lockable door (unless it can be negotiated from outside the room without the use of a key, tool or numerical code) and any tenancy agreement should ideally prohibit the fitting of alternative or additional locks.
- If it is necessary to pass through the common escape route to reach the escape window, consideration should be had to the travel distance involved.
- occupiers are able-bodied individuals with no specific high risk characteristics and who can reasonably be expected to exit via the window installed;
- there is no basement 'well' or other encumbrance beneath the window such as railings or a conservatory;
- the escape window is openable from the inside without the use of a removable key;

Safety Glass Locations



Shaded areas show critical locations where glassing shall be installed to:-
a. break in a way which is unlikely to cause injury if broken on impact,
b. resist impact without breaking, or
c. be shielded or protected from impact

General Materials Legend

- Brickwork to closely match the existing bricks
- Rendered block finished to suit customer instructions
- Brickwork to closely match the existing bricks
- lightweight concrete block
- Dense concrete block
- Pitched roof with tiles to match existing
- EPDM Rubber Roofing
- Thermal Insulation in accordance with specification
- Acoustic Insulation in accordance with specification

Window/Door Legend

- FG Toughened 'Safety Glass'
- OB Obscured Glass
- FD20 20 minute Fire Rating
- FD30 30 minute Fire Rating
- VENT 10mm Undercut

Area of additional floor space	27.97m²
Area of existing glazing removed	4.65m²
Area of proposed glazing	10.45m²

RENDER COLOUR
Champagne' or 'Powder Blue

Location will be on all outside walls.

Colour will be a light Cream or similar light colour from
Krend
http://www.k-rend.co.uk

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Contractors must verify all dimensions on site before commencing works. Contractors shall co-ordinate works with all other trades.

Building Regulations Notes

1. This guidance drawing shall be read in conjunction with the associated specification.

2. Any structural details demonstrated upon this drawing are, for preliminary guidance purposes only and shall be verified by a structural engineer before works commence.

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Drawing
Building Regulations Guidance

Scale 1:50 @ A1	Drawn J Lee
Date September 2016	Checked G Barlow
Drawing No. PD16152 - 102	Revision -