WINDOWS/DOORS - See window schedule (A4 document)

Generally - all glazing to doors & side panels up to 1500mm above floor level and all glazing in windows up to 800mm above floor level, or within 300mm width of any doors, to be in toughened or laminated glass all in accordance with Part K4 and diagram 5.1 of the building regulations.

For glazing within or adjacent to doors, if it might be intended that the glass could be broken to permit someone to insert their hand and release the locking device, at least one pane of glass to be a minimum of class P1A in accordance with BS EN 356:2000.

An escape window is provided to the first floor to improve the means of escape for the existing attic storey.

Extension

All doors, windows and roof glazing to be fitted with double glazed units, utilizing insulating 'K' glass with 16mm argon filled air space & U-value not exceeding:

Window, roof window or rooflight 1.6W/m²K
Door with >60% internal face glazing 1.8W/m²K
Other doors 1.8W/m²K

- Sliding doors, standard external door and casement windows to be sealed aluminium units, powder coated finish in anthracite grey by ID Systems (or similar approved specialist).
- 3no roof lights (ref WR.01/02/03) to be manufactured and fitted as part of the zinc roof system by Top Drawer Zinc (or similar approved specialist).
- Structural glazing (ref WR.04/05 & WG.11) to be supplied and fitted by specialist subcontractor IQ Glass (or similar approved).

Existing Farmhouse

All existing windows (single glazed) to stone mullions to be removed and replaced with new fixed back-to-back double glazed 'Insulead' units with applied lead spacer bar by Touchstone Glazing (or similar approved).
Casements within stone mullions to be 'Steelyte' steel units by Touchstone Glazing (or similar approved).

Typically units to be 28mm with 20mm argon filled cavity (unit depth is dependent upon rebate in existing stone mullions, so this may reduce).

All glazing should comply with Part K4 of the building regulations including manifestation to full height glazing.

VENTILATION

All new windows to include trickle vents to comply with Part F or suitably designed lockable fastener with two opening positions.

PART B1 - MEANS OF ESCAPE

Escape from existing attic via existing first-second floor staircase

New FD30 fire doors to be provided to attic (ref D2.01/02). Final exit at front door, alternatives available at rear door or the new escape window provided at first floor adjacent to the existing attic staircase in bedroom 2.

Escape Windows

New windows provided for emergency egress purposes and any external door provided for escape should comply with the following conditions:

a the window should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above the floor; and

b the window or door should enable the person escaping to reach a place free from danger from fire. This is a matter of judgement in each case, but in general, a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwellinghouse is to be acceptable.

Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape.

Should any escape window at first floor level have an opening height which is less than 800mm above FFL, then they must be fitted with child resistant restrictor ironmongery with emergency escape override.

FIREPLACE & FLUE

Note - the owners may or may not choose not to install a solid fuel burning appliance (e.g log burning stove) in the sitting or living rooms.

Any log burning stoves to be installed in accordance with manufacturers recommendations by a HETAS approved installer on constructional hearth with minimum 125mm thickness of non-combustible material & a minimum of 840mm x 840mm for free standing appliance (in accordance with diagram 24 of Part J1 section 2 of the Building Regulations) and with a non-combustible hearth surface to dimensions on plan or, as a minimum, in compliance with diagram 26 of Part J1 section 2 of Building Regulations. Perimeter of any superimposed hearth to be clearly marked.

Flue outlet to be minimum 0.6 m above the ridge generally as diagram 17 of Part J1 section 2 of the Building Regulations.

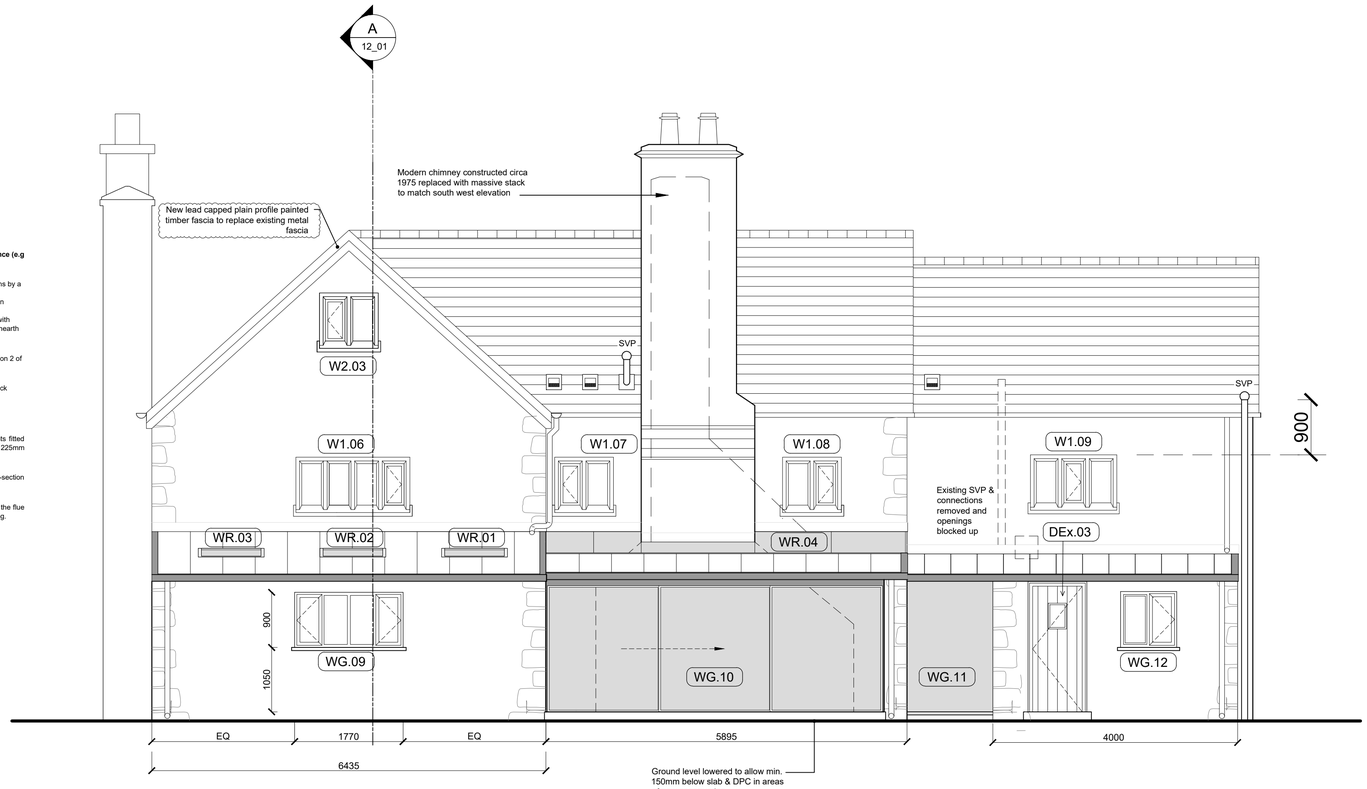
Direct air supply to be introduced to WBS by ductwork laid below screed level from air brick located in external wall.

FIREPLACE & CHIMNEYS

New stone built chimney to be lined with clay flue liners with rebated or socketed joints fitted with the sockets or rebates uppermost and jointed with fireproof mortar, liners minimum 225mm square section Hanson or similar approved to BSEN 1857

Flue outlet to be minimum 0.6 m above the ridge generally as diagram 3 section J1 sub-section 2 of the building regulations.

The contractor will provide fixed notice plates in the utility room which provide details of the flue type, manufacturer, sizes etc. for reference information for future occupants of the building.



South East Elevation



North West Elevation

revisions

ref	date		drawn	chk'd
A	24/08/18	Zinc roof pitch	KMM	CIM
B	05/10/18	General revisions	KMM	CIM
C	15/02/19	Historic glass located	KMM	CIM
D	22/06/20	Timber fascias added	JGR	CIM
E	02/09/20	Vents added / Roof / glass revs	JMR	CIM
F	08/09/20	Drainage revision	JMR	CIM

notes for construction

Dimensions shall be checked and verified prior to work being commenced on site

This Building Regulations drawn information pack comprising of layout drawings, indicative details and construction notes to achieve compliance with Local Authority Building Control. Other construction details and specifications can be adopted but are subject to Architect, LABC or Approved Inspector approval. Please note that this information pack does not constitute a full set of construction issue drawings.

BUILDING REGULATIONS DRAWING
SUBJECT TO APPROVAL

Hayes & Partners

Architects
Historic Building Consultants

Atlas House
Old Hall Street
Macclesfield Cheshire SK10 2DT
Telephone 01625 426218
Fax 01625 511 732
hp@atlashouse.co.uk

job

Cloud House Farm
CW12 3QF

General Arrangement:
South East & North West Elevations

scale	1:50@A1		
date	April 2018		
drawn	KM	checked	CIM
number	3590_13_01	revision	F