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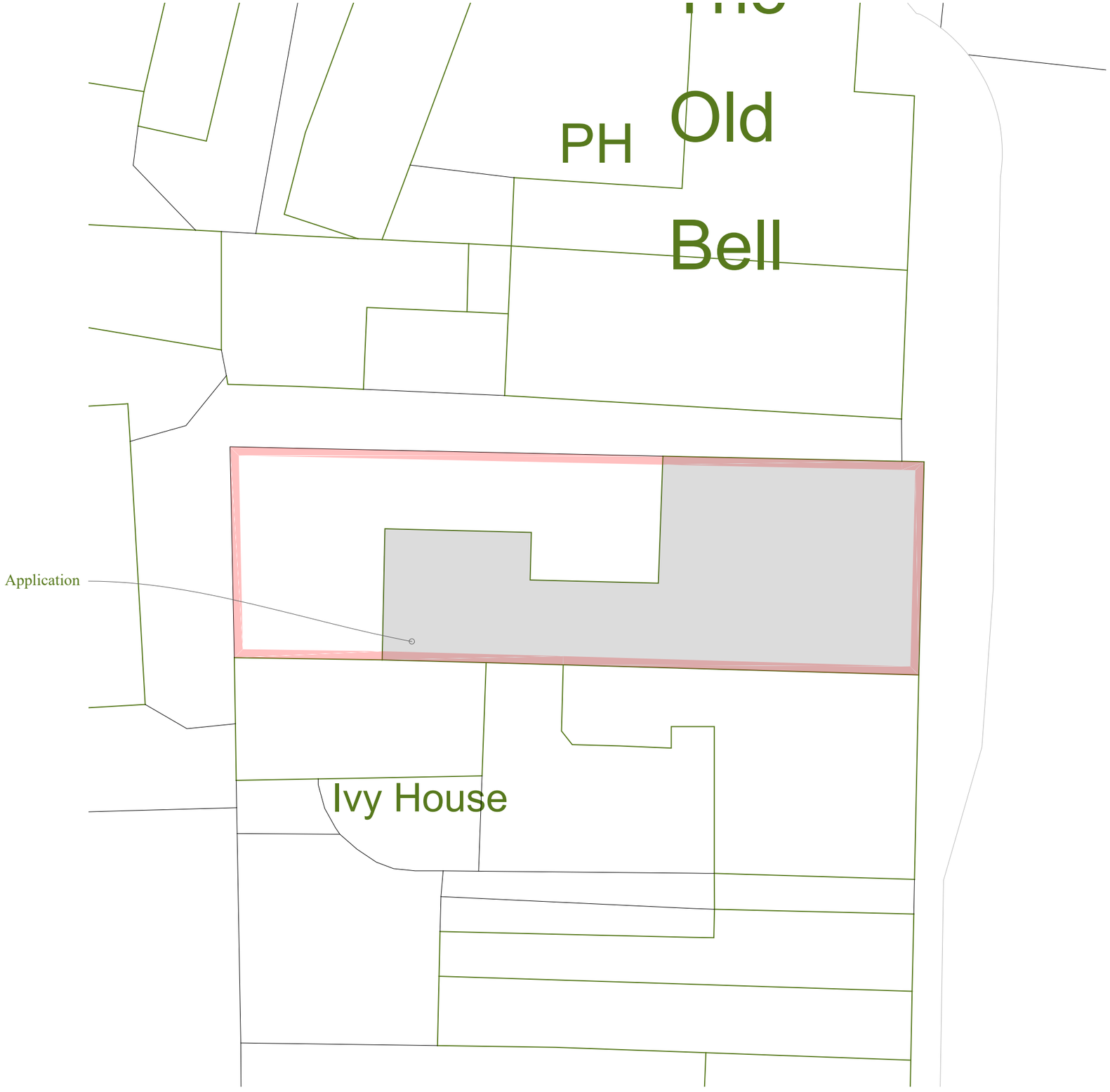
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0 5 10 15 20 25
metres

NORTH

Location Plan

1:1250 | EXISTING



Block Plan

1:200 | EXISTING

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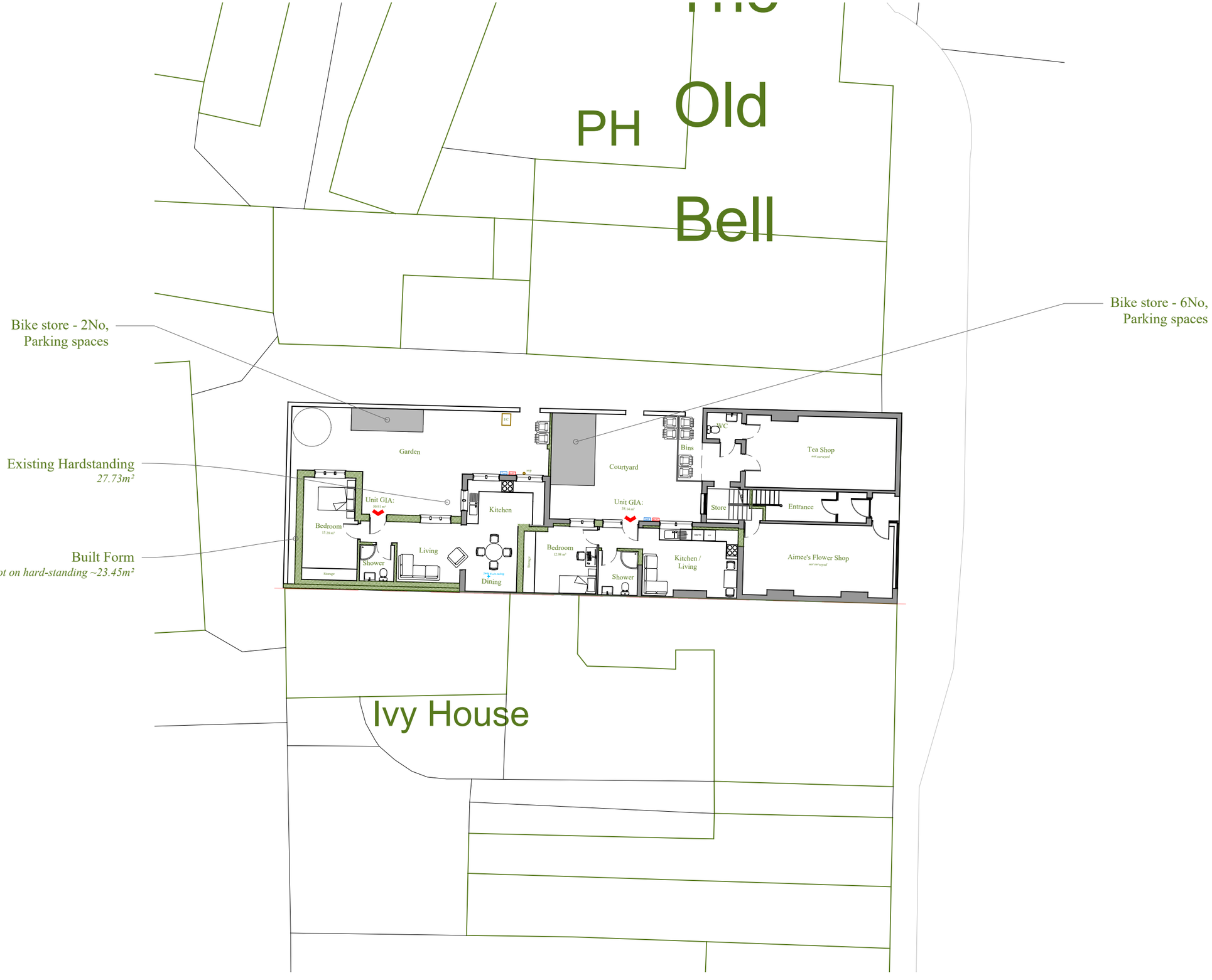
Drawing No.	2403JA_R0_000
Scale @ A3	1:1250
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing
Drawing	Location + Block
Submission	Building Regulations
Revision	000

Application Area: 314 m²

N

Indicative: 0.0°

1m @ 1:
50
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1250



Block Plan

1:200 | PROPOSED

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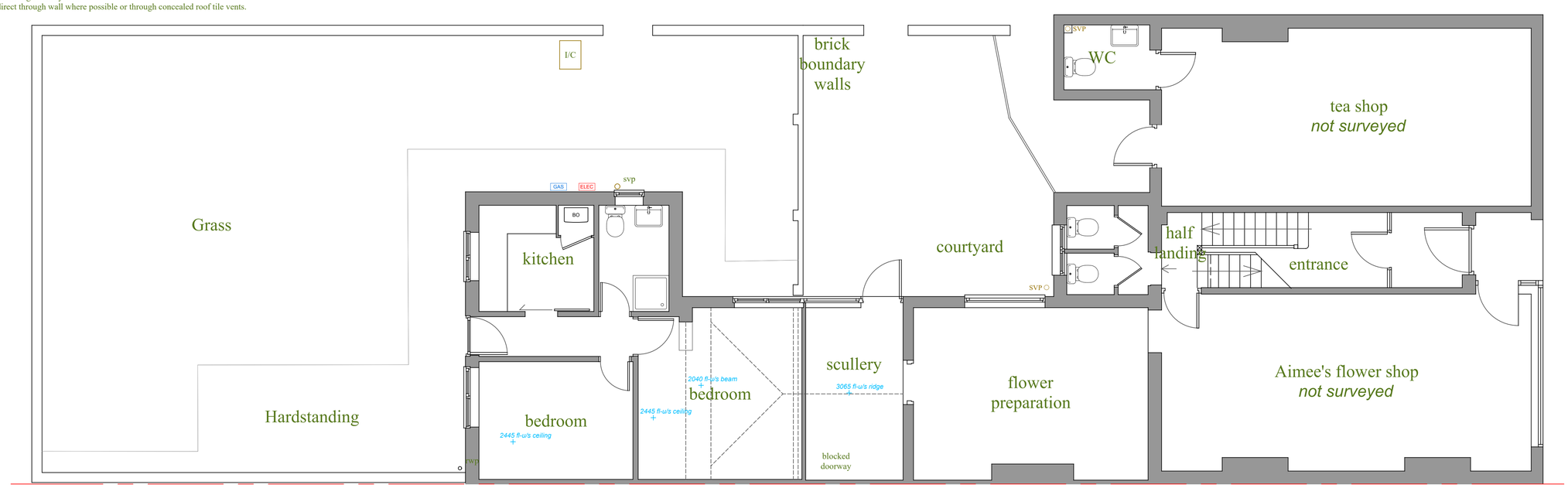
Drawing No.	2403JA_R0_001
Scale @ A3	1:200
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Proposed
Drawing	Block
Submission	Building Regulations
Revision	000

N

Indicative: 0.0°

1m @ 1:
50
100
200
500
1250

Notes:
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- New RWG's connected to existing storm system.
- Extract ventilation to be direct through wall where possible or through concealed roof tile vents.



Ground Floor Plan
1:50 | EXISTING

Concrete ground bearing slab (0.18 W/m²K):
- Proposed FFL to be flushed with existing FFL.
- All new foundations to be a minimum of 600mm wide and underside to be a min 1000mm below ground level - TBC by S/e.
- Structural walls formed by 2No. 100mm dense concrete blockwork with a minimum compressive strength of 7.3N/mm2 laid in M4(iii) mortar, in accordance with the structural engineer's design and specifications.
- Bottom of cavity to be filled with lean mix concrete to 225mm below DPC.
-10mm movement joint every 10m max.
- Below DPC brickwork, blockwork and mortar to be frost resisting.
- 150mm ground bearing concrete slab to structural engineer's details.
- DPM.
- 100mm Ecotherm Eco-Versal or similar.
- 1000 gauge proprietary polythene sheet separating layer with a minimum 150mm taped and sealed laps.
- 65mm proprietary liquid self-leveling fast curing pumped floating screed with wire mesh fibre reinforcement or sand and cement screed.
- Flooring to client's details.

Rainwater harvesting tank

Extension Walls (0.18 W/m²K):
- 30 minutes fire resistance (from both sides).
- New fully filled cavity wall.
- Ancon Staifix Universal Wall Starter Kit or similar in the abutment to existing wall - seal abutment with DPC and masonry sealant.
- External leaf brickwork to match existing.
- 90mm Ecotherm Eco-Cavity Full Fill, with 10mm ventilation void.
- Internal leaf aircrete blockwork or similar.
- 12.5mm Plasterboard with 2.5mm Thistle Multi-finish' or equivalent plaster system, applied to substrate with angle, expansion, reinforcement mesh and stop beads where required, to continue flush with existing plaster and decorated.

New brick wall
(To match existing materials)

Existing foundations to be exposed, depth, size and type, checked for suitability of connecting to new foundations and report to S/e.
- Assumed existing foundations are 600mm wide, depth to be confirmed upon inspection - TBC on site.

Move existing SVP here

New flat roof over

New external door
(To provide access for neighbouring shop)

New internal stair
(under stair to provide storage to shop)

Insulate existing walls internally:
- Run breather membrane over existing parge coat
- 100mm Ecotherm Eco-Versal in 50x100mm stud frame
- 12.5mm plasterboard + skim + decorate

All new foundations to be a minimum of 600mm wide and underside to be a min 1000mm below ground level - TBC by S/e and BCO.

Internal partitions:
- 50x100mm stud wall fully filled with mineral wool
- 12.5mm plasterboard to both sides + skim + decorate

Separating wall between dwellings:
- 2No. 100mm blockwork
- 100mm cavity fully filled with mineral wool
- 12.5mm plasterboard to both sides + skim + decorate

SVP From 1st floor shower room

SVP From 2nd floor ensuite

Key:
- Extract fan (refer to building regulations notes). Extract ventilation to be system 3 decentralized continuous mechanical extract e.g. iCONstan T dMEV fans by www.airflow.com. (Clarify position with BCO)
- Carbon monoxide detector alarm - Position TBC with BCO
- Heat detector alarm - Position TBC with BCO
- SD Mains interlinked combined smoke detector and alarm - Position TBC with BCO
- MoE Fire emergency means of escape
- Fire door (min 30 minutes)

Ground Floor Plan
1:50 | PROPOSED

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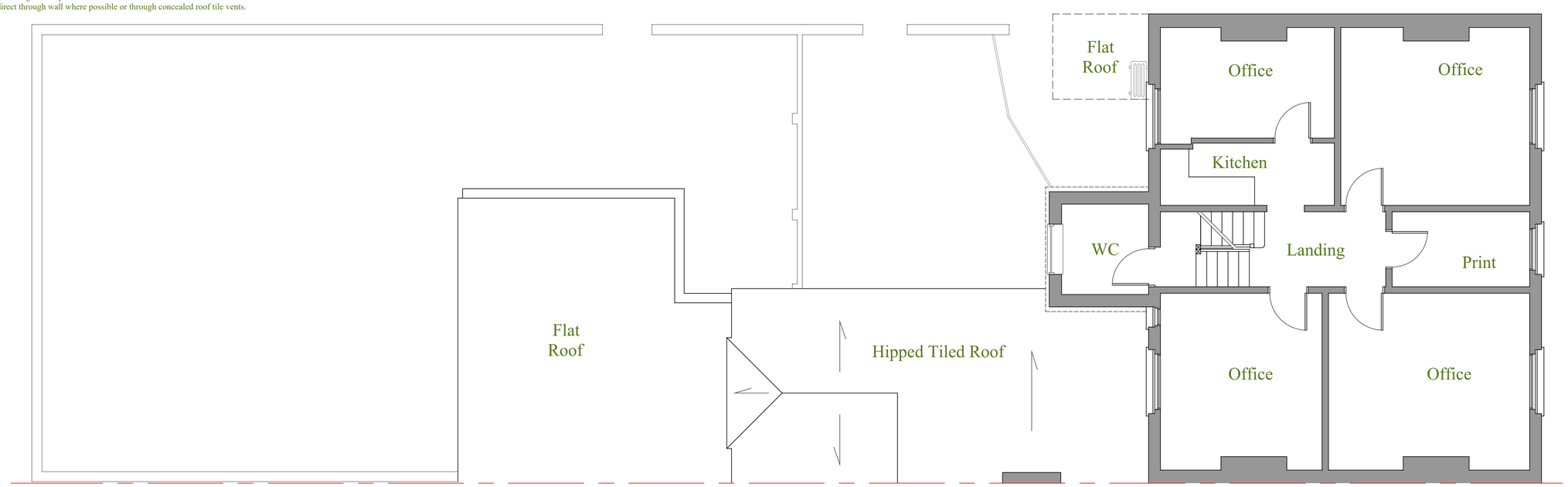
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Drawing No.	2403JA_R0_100
Scale @ A1	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	Ground Floor Plan
Submission	Building Regulations
Revision	000

Indicative: 1.5°

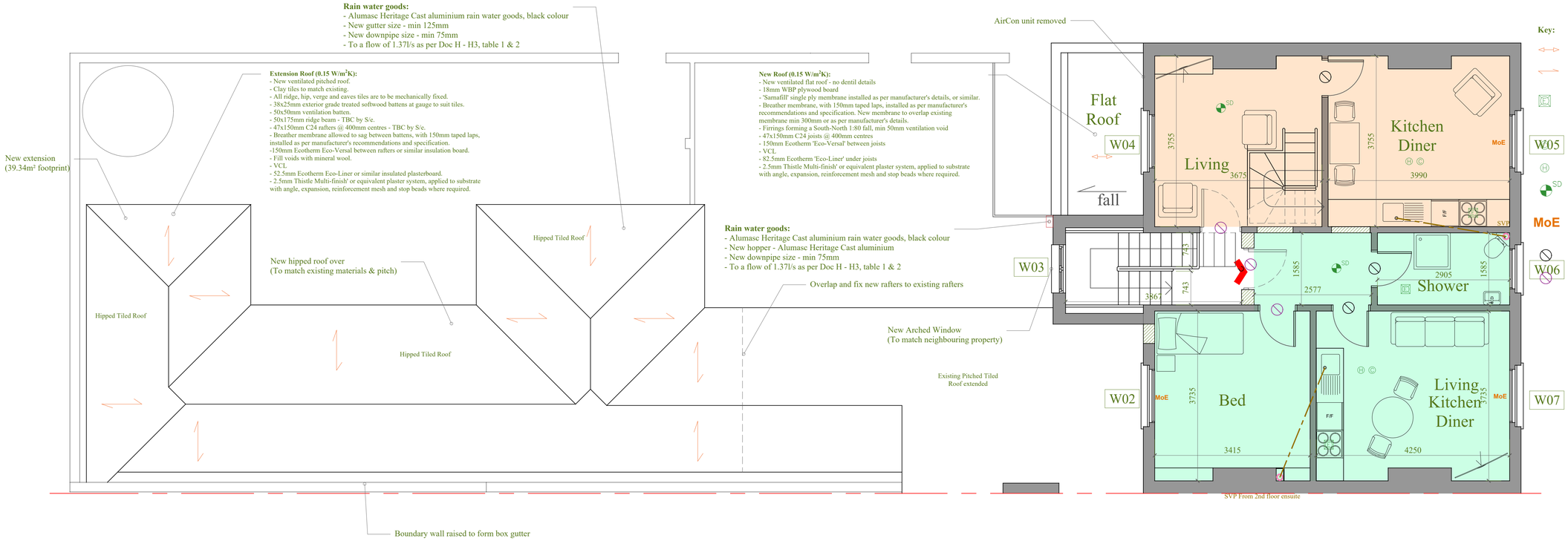
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1250

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First floor plan

First Floor Plan
1:50 | EXISTING



Key:

- Proposed span of 47x150C24@400 joists
- Proposed span of 47x150C24@400 rafters (to match size of existing rafters
- Extract fan (refer to building regulations notes). Extract ventilation to be system 3 decentralized continuous mechanical extract e.g. iCONstan T dMEV fans by www.airflow.com. (Clarify position with BCO)
- W05 Carbon monoxide detector alarm - Position TBC with BCO
- H Heat detector alarm - Position TBC with BCO
- SD Mains interlinked combined smoke detector and alarm - Position TBC with BCO
- MoE Fire emergency means of escape
- Fire door (min 30 minutes)
- W06 Fire door (min 60 minutes)

First Floor Plan
1:50 | PROPOSED

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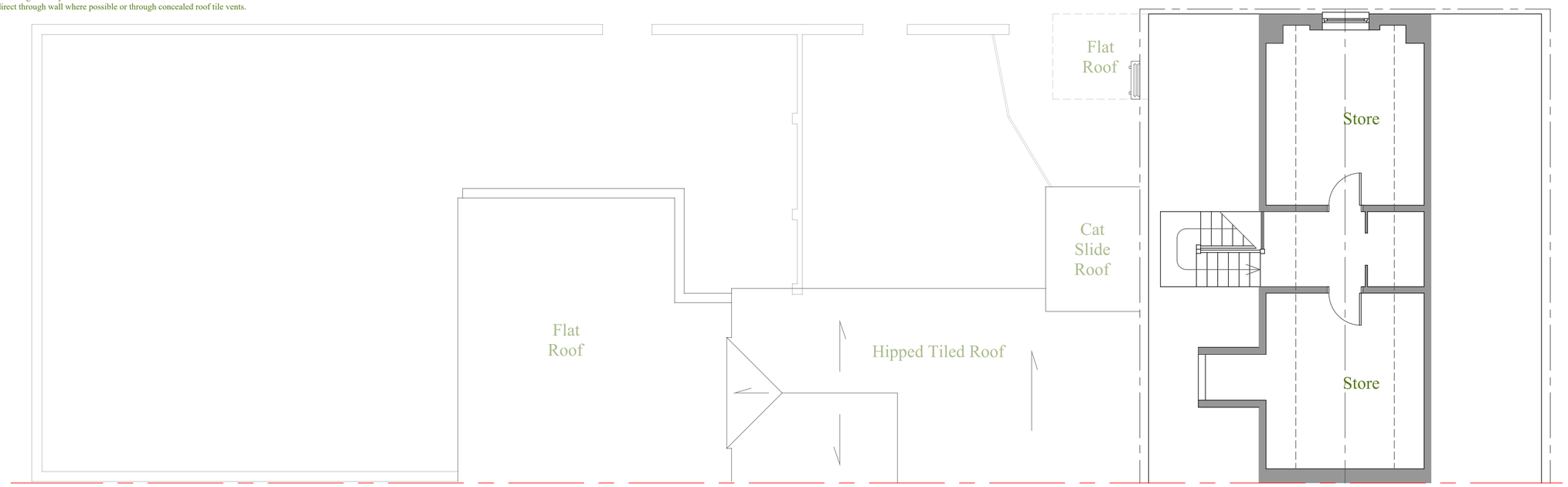
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Drawing No.	2403JA_R0_101
Scale @ A1	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	First Floor Plan
Submission	Building Regulations
Revision	000

N

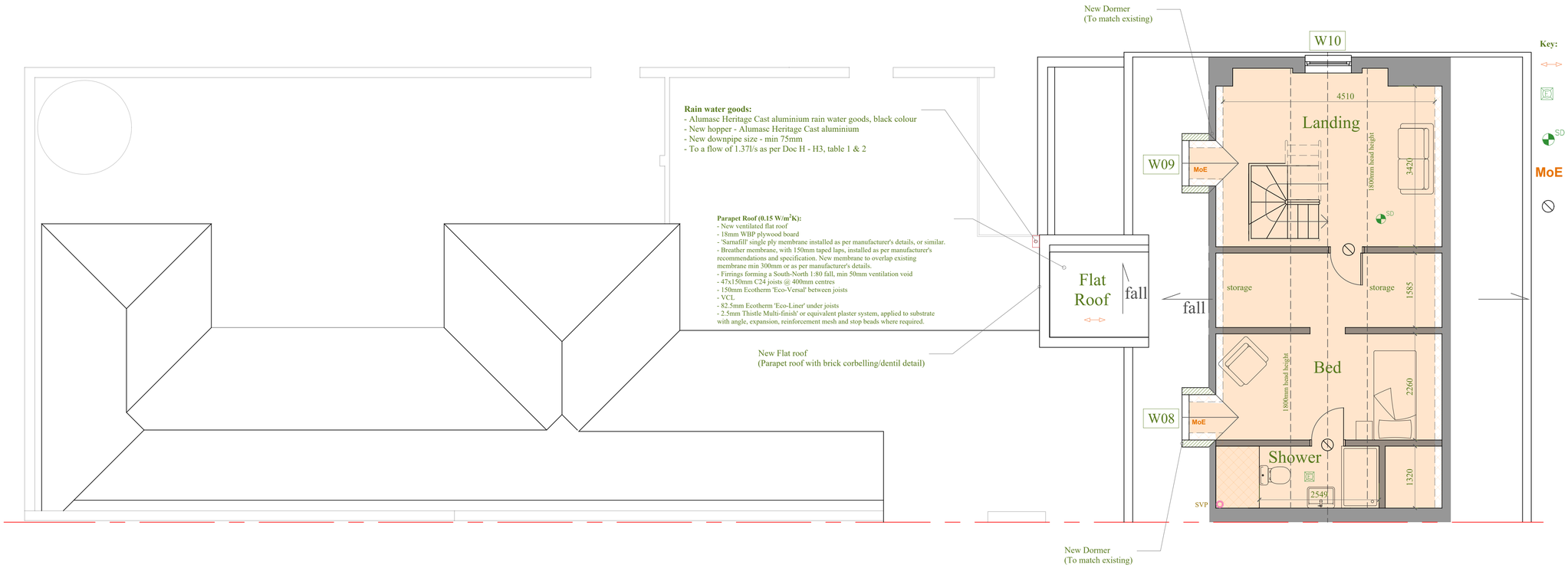
Indicative: 1.5°

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Second floor plan



Rain water goods:
- Alumasc Heritage Cast aluminium rain water goods, black colour
- New hopper - Alumasc Heritage Cast aluminium
- New downpipe size - min 75mm
- To a flow of 1.37l/s as per Doc H - H3, table 1 & 2

Parapet Roof (0.15 W/m²K):
- New ventilated flat roof
- 18mm WBP plywood board
- 'Sarnafill' single ply membrane installed as per manufacturer's details, or similar.
- Breather membrane, with 150mm taped laps, installed as per manufacturer's recommendations and specification. New membrane to overlap existing membrane min 300mm or as per manufacturer's details.
- Firrings forming a South-North 1:80 fall, min 50mm ventilation void
- 47x150mm C24 joists @ 400mm centres
- 150mm Ecotherm 'Eco-Versal' between joists
- VCL
- 82.5mm Ecotherm 'Eco-Liner' under joists
- 2.5mm Thistle Multi-finish' or equivalent plaster system, applied to substrate with angle, expansion, reinforcement mesh and stop beads where required.

New Flat roof
(Parapet roof with brick corbelling/dentil detail)

Key:

Proposed span of 47x150C24@400 joists

Extract fan (refer to building regulations notes). Extract ventilation to be system 3 decentralized continuous mechanical extract e.g. iCONstan T dMEV fans by www.airflow.com. (Clarify position with BCO)

Mains interlinked combined smoke detector and alarm - Position TBC with BCO

MoE — Fire emergency means of escape

Fire door (min 30 minutes)

Second Floor Plan
1:50 | PROPOSED

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Address	Jasmine House, High Street, Henfield, BN5 9HN
Drawing No.	2403JA_R0_102
Scale @ A1	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	Second Floor Plan
Submission	Building Regulations
Revision	000

N

Indicative: 1.5°

1m @ 1:
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Section AA
1:50 | EXISTING



Underside of stairs:
- 2No. layer of 15mm sound block plasterboard
- Fully fill voids between steps/landings with mineral wool

Section AA
1:50 | PROPOSED

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Drawing No.	2403JA_R0_200
Scale @ A1	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	Section AA
Submission	Building Regulations
Revision	000

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1m @ 1:
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DC/24/1604

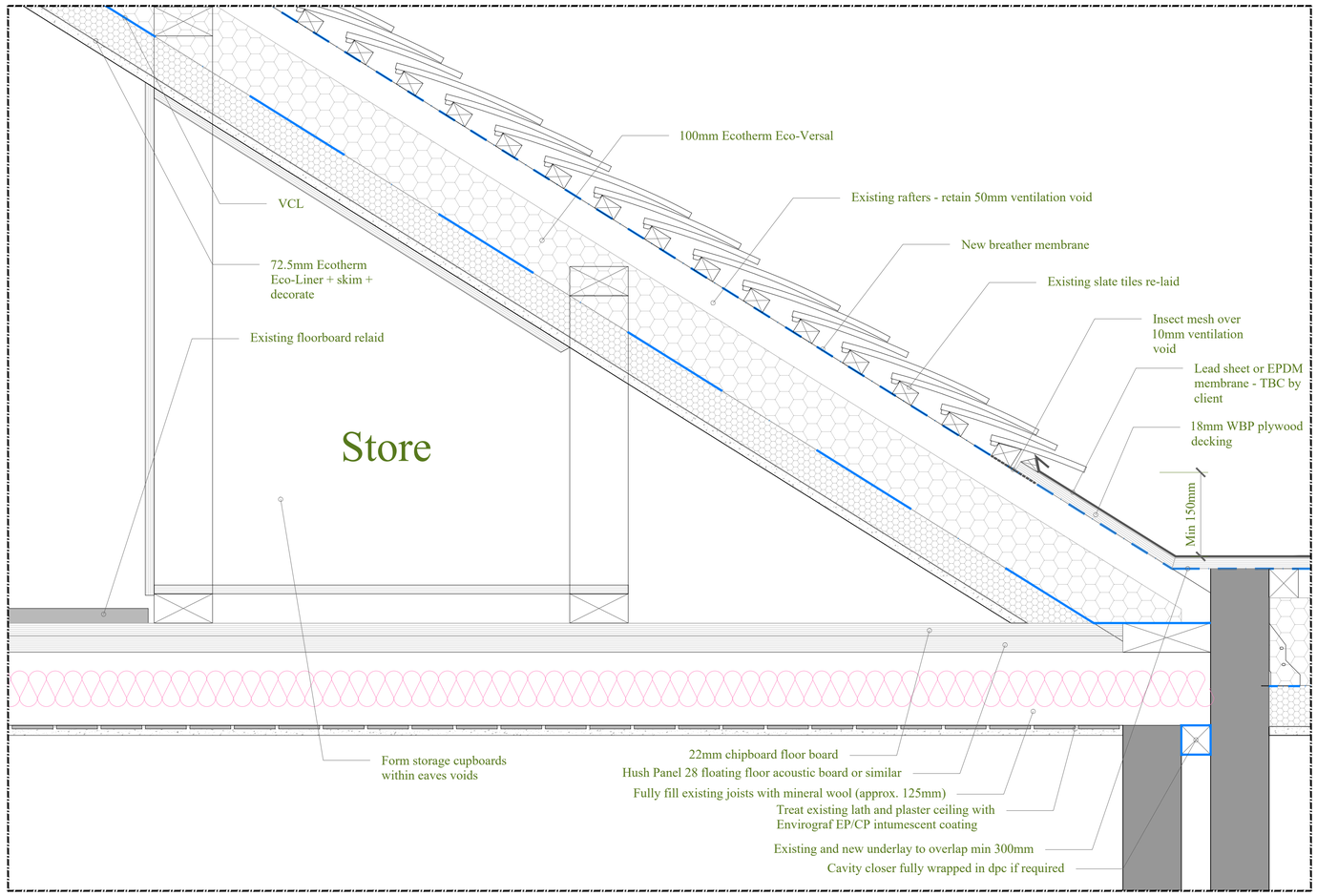
Condition 3 (DC/24/1603 - Condition 5):

Pre-Commencement (Relevant Works) Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- dormer
- stair tower parapet including junction with pitched roof.

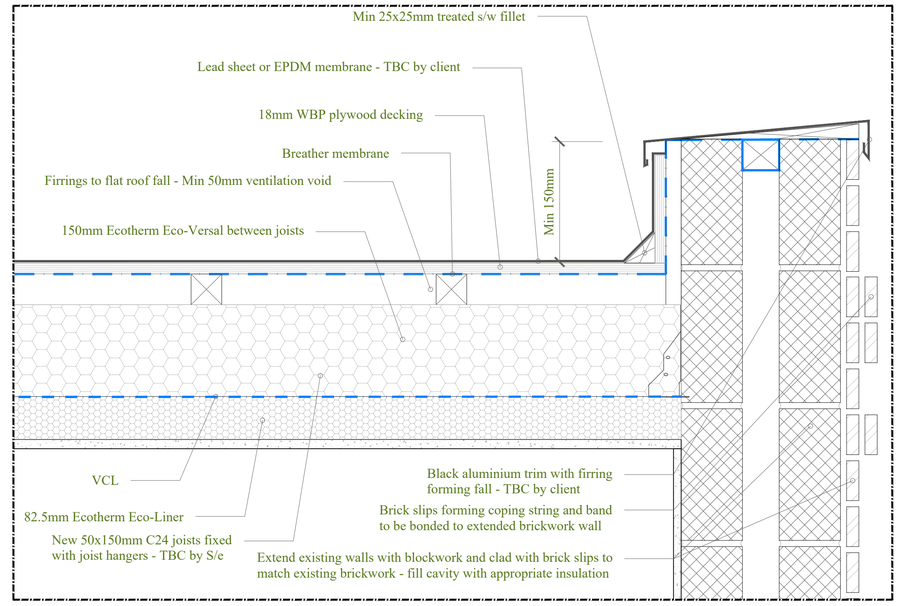
c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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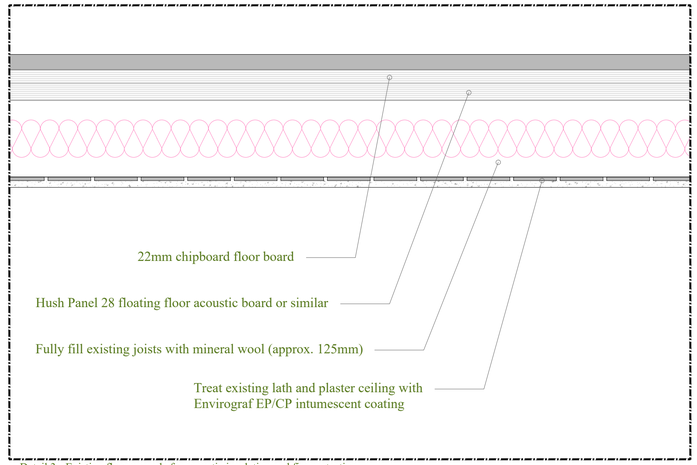
Detail 1 - Existing pitched roof insulation

1:5 | PROPOSED



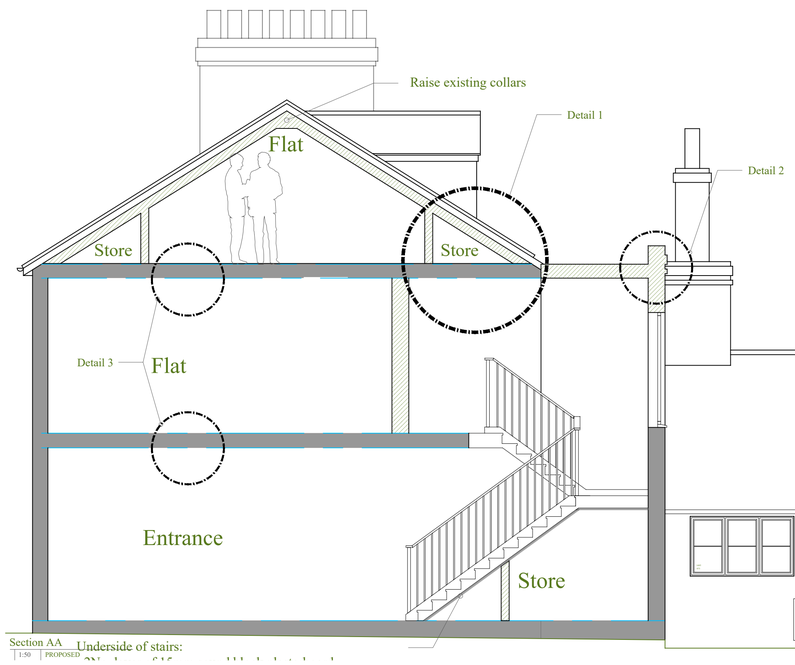
Detail 2 - New flat roof insulation

1:5 | PROPOSED



Detail 3 - Existing floor upgrade for acoustic insulation and fire protection

1:5 | PROPOSED



Section AA

1:50 | PROPOSED

Key Plan:





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Address

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Drawing No.	2403JA_R0_201
Scale @ A1	Varies
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Proposed
Drawing	Section AA and details
Submission	Building Regulations
Revision	000

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DC/24/1604

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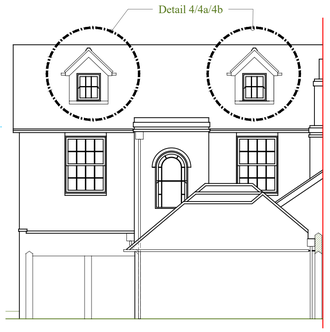
a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:

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c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

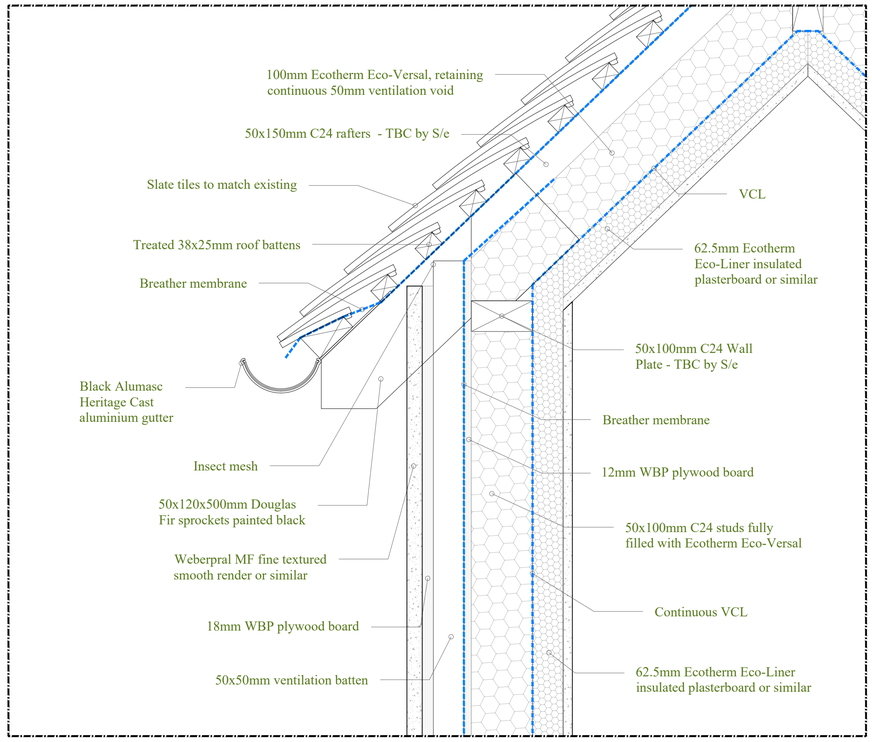
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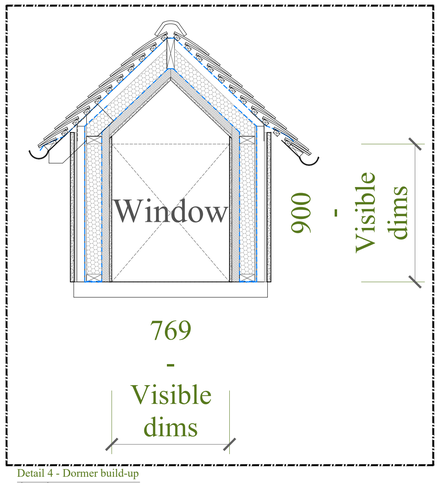
West

1:100 | PROPOSED



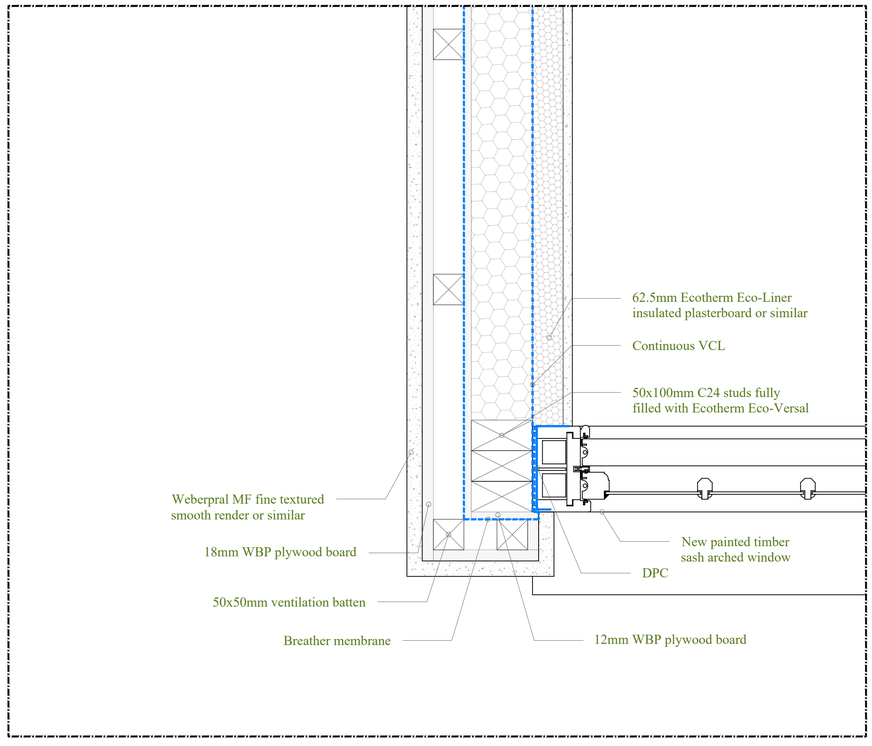
Detail 4a - Dormer build-up - Section

1:5 | PROPOSED



Detail 4 - Dormer build-up

1:20 | PROPOSED



Detail 4b - Dormer build-up - Plan

1:5 | PROPOSED

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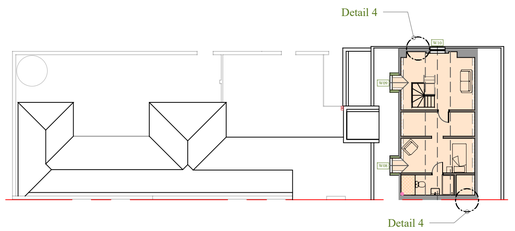
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web: www.manorwood.co.uk

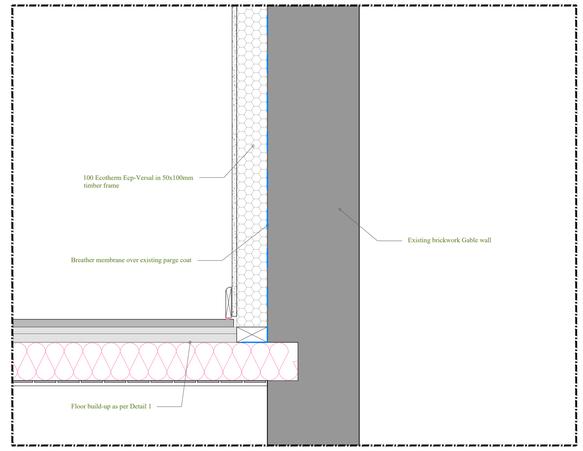
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Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Propoposed
Drawing	West and details
Submission	Building Regulations
Revision	000

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1250

Notes:
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- Existing RWG's and SVP's to be reused where possible and if found in sound condition.
- New SVP's venting through concealed roof tile vents and connected to existing drainage system.
- New RWG's connected to existing storm system.
- Extract ventilation to be direct through wall where possible or through concealed roof tile vents.

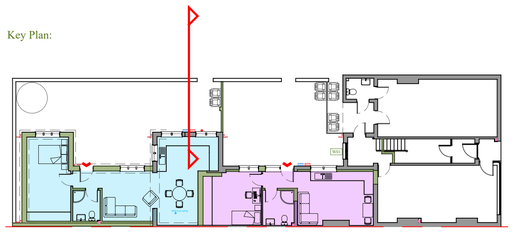
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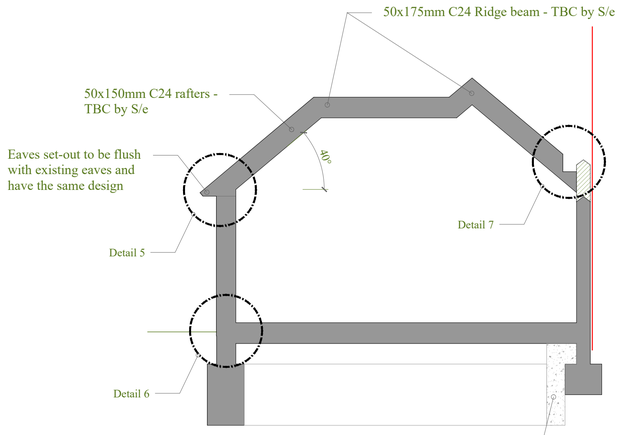




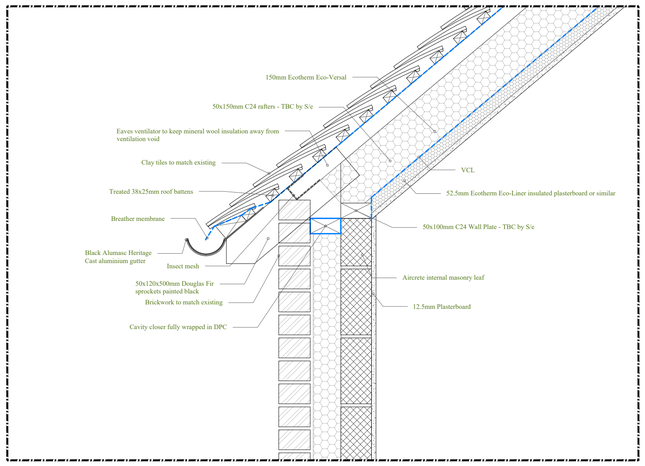
Detail 4 - Gable wall
1:10 | PROPOSED

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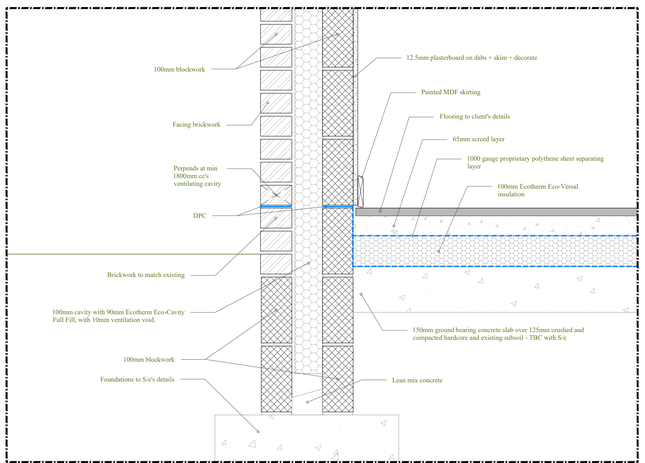




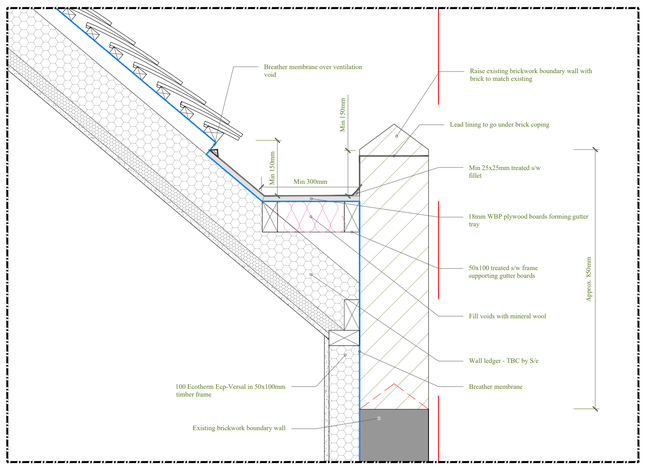
Section BB
1:50 | PROPOSED



Detail 5 - Eaves
1:10 | PROPOSED



Detail 6 - Wall Base
1:10 | PROPOSED



Detail 7 - Box Gutter
1:10 | PROPOSED

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Drawing No.	2403JA_R0_203
Scale @ A1	Varies
Job No.	2403JA_R0
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Drawn On	03.02.2025
Issued On	03.02.2025
Status	Proposed
Drawing	Section BB and details
Submission	Building Regulations
Revision	000

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North
1:50 | EXISTING



North
1:50 | PROPOSED

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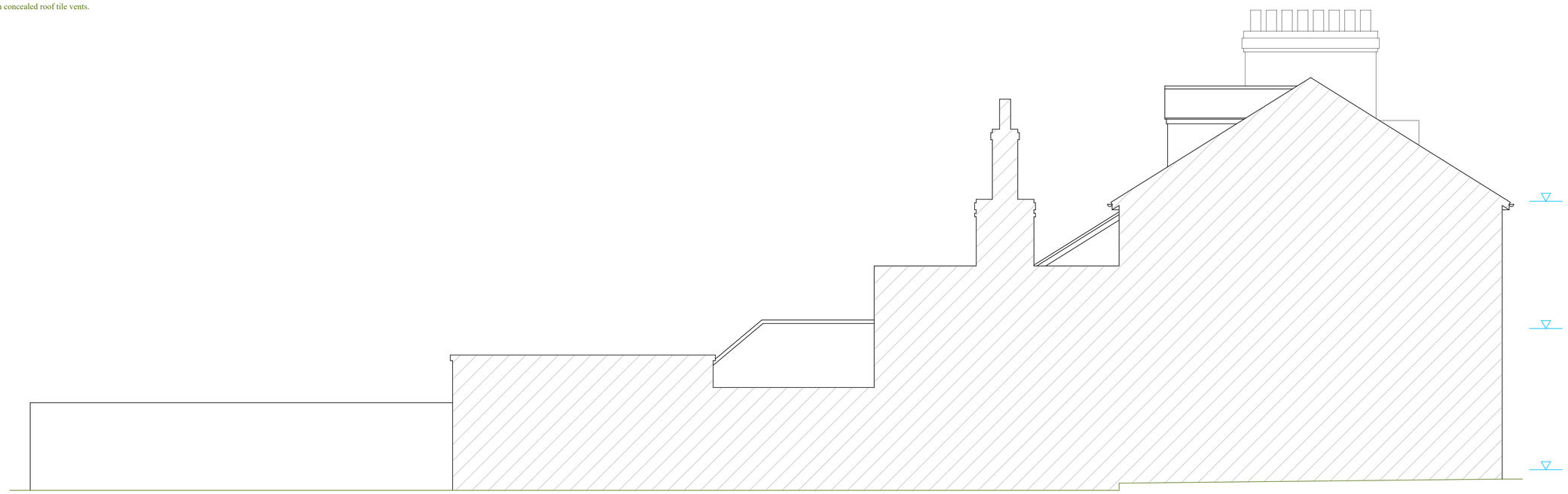
tel: 01243 201 102
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web: www.manorwood.co.uk

Address	Jasmine House, High Street, Henfield, BN5 9HN
Drawing No.	2403JA_R0_300
Scale @ A1	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	North
Submission	Building Regulations
Revision	000

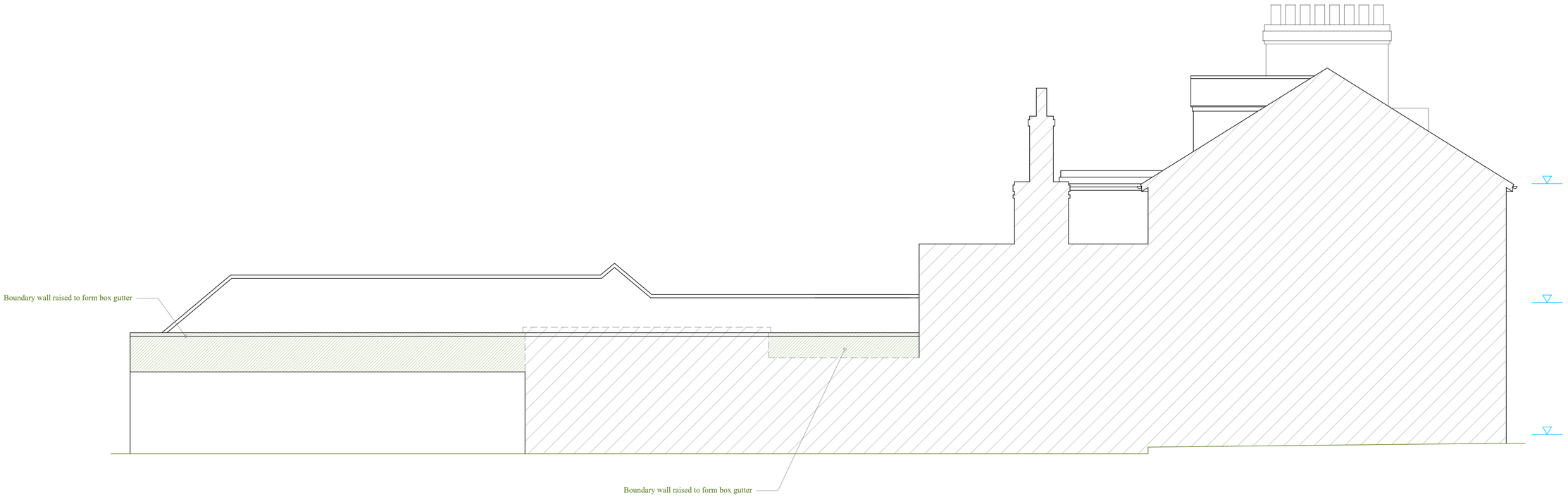
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South
1:50 | EXISTING



South
1:50 | PROPOSED

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Address	Jasmine House, High Street, Henfield, BN5 9HN
Drawing No.	2403JA_R0_301
Scale @ A1	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	South
Submission	Building Regulations
Revision	000

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West
1:50 | EXISTING



West
1:50 | PROPOSED

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Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Existing and Proposed
Drawing	West
Submission	Building Regulations
Revision	000

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BUILDING REGULATION NOTES (FOR FULL INCORPORATION INTO THE WORKS):

PART A:

- REFER TO STRUCTURAL MARK-UPS AND CALCULATIONS

PART B1 (MEANS OF ESCAPE):

- DWELLING TO BE FITTED WITH A MAINS OPERATED LINKED COMBINED DETECTORS/ALARMS AS INDICATED TO 'GRADE D2 CATEGORY LD2 STANDARD'.

- MEANS OF ESCAPE - ALL HABITABLE ROOMS HAVE DESIGNATED ESCAPE WINDOWS/DOORS.

- DESIGNATED ESCAPE WINDOWS TO PROVIDE UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33 m2 AND AT LEAST 450 mm WIDE BY 750 mm HIGH - THE BOTTOM OF THE OPENABLE AREAS SHOULD NOT BE MORE THAN 1100 mm FROM FFL.

PART B2 (INTERNAL FIRE SPREAD - LININGS):

- INTERNAL WALLS AND CEILINGS GENERALLY TO BE PAINTED PLASTERBOARD OR TILING - 60 MINUTES FIRE RESISTANCE.

- ALL INTERNAL LIGHT FITTINGS WITHIN CEILINGS TO BE WITHIN A PROPRIETARY 60 MINUTES FIRE RESISTING HOOD.

PART B3 (INTERNAL FIRE SPREAD - STRUCTURES):

- CAVITY BARRIERS AT OPENINGS AND CLOSED AT TOP.

- FIRST FLOOR TO PROVIDE 60 MINUTES (STABILITY, INTEGRITY) FIRE RESISTING CONSTRUCTION.

- BEAMS AND COLUMNS TO BE ENCASED IN 60 MINUTES (STABILITY, INTEGRITY) FIRE RESISTING CONSTRUCTION.

PART B4 (EXTERNAL FIRE SPREAD):

- NO COMBUSTIBLE MATERIALS TO ELEVATIONS PROPOSED.

- ALL BOUNDARIES ARE MORE THAN 1M AWAY FROM WORKS.

PART C (RESISTANCE TO CONTAMINANTS AND MOISTURE):

- NO SPECIAL CONSIDERATIONS

PART D (TOXIC SUBSTANCES:):

- NO SPECIAL CONSIDERATIONS

PART E (RESISTANCE TO PASSAGE OF SOUND):

WORK TO EXISTING CONSTRUCTION:
- GAPS IN EXISTING TIMBER FLOOR BOARDING SHOULD BE SEALED BY OVERLAYING WITH HARDBOARD OR FILLED WITH SEALANT.

- WHERE FLOOR BOARDS ARE TO BE REPLACED, BOARDING SHOULD HAVE A MINIMUM THICKNESS OF 12MM AND MIN 100mm MINERAL WOOL SHOULD BE LAID BETWEEN JOISTS

CORRIDOR WALLS AND DOORS:
- ENSURE ENTRANCE DOORS HAVE GOOD PERIMETER SEALING AND A MIN MASS PER UNIT AREA OF 25Kg/m^2 OR A MINUMUN SOUND REDUCTION INDEX OF 29dB R_w.

EXISTING FLAT SEPARATING WALLS:
- FULLY FILL EXISTING FLAT SEPARATING WALL WITH MINERAL INSULATION AND 2No. LAYER OF 15mm SOUND BLOCK PLASTERBOARD - USE GYPROC SEALANT AT THE ABUTMENTS.

EXISTING FLOORS:
- AS PER FLOORS DETAIL

PART F (MEANS OF VENTILATION):

- NO SPECIAL CONSIDERATIONS

PART G (SANITATION, HOT WATER SAFETY, WATER EFFICIENCY):

- NO SPECIAL CONSIDERATIONS

PART H (DRAINAGE AND WASTE DISPOSAL):

- BELOW GROUND FOUL DRAINAGE - EXISTING SYSTEM RETAINED.

- ABOVE GROUND FOUL DRAINAGE - REINSTATE SVP IN POSITION INDICATED ON PLAN, WASTE PIPES IN PVC AND INCORPORATING 75mm DEEP SEAL TRAPS, ANTI-VAC TRAPS TO WASTE RUNS OVER 1.5m IN LENGTH - WASTE PIPES TAKEN TO SOIL AND VENT PIPES - SVP 100Ømm PVC TERMINATING INTERNALLY WITH RELIEF VALVE - SVP AT TOP OF DRAIN RUNS TO TERMINATE THROUGH ROOF - TO BS EN 12056-1, BS EN 12056-2 AND BS EN 12056-5 - PROVIDE ACCESS FITTINGS IN CONVENIENT LOCATIONS TO-PERMIT CLEANING AND TESTING OF PIPEWORK - PRESSURE TEST.

PART J (COMBUSTION APPLIANCES AND FUEL STORAGE SYSTEMS):

- NO SPECIAL CONSIDERATIONS.

PART K1 (STAIRS):

- REFER TO DRAWINGS. 100MM SPHERE NOT TO PASS THROUGH ANY PART OF THE STAIRCASE. HAND RAIL 900-1000MM ABOVE STAIRCASE PITCH LINE.

PART K2 (GUARDING):

- NO SPECIAL CONSIDERATIONS

PART K4 (GLAZING)

- SAFETY GLAZING REQUIRED AT CRITICAL LOCATIONS SHOWN BY DIAGRAM 5.1 OF PART K: TO BS 6206: TO BE KITE MARKED (E.G GLAZED DOORS, FULL HEIGHT WINDOWS AND WINDOWS WITH CILLS BELOW 800MM)

PART L (CONSERVATION OF FUEL AND POWER NEW DWELLINGS):

- WINDOWS TO BE A MIN U-VALUE OF 1.4.

- GLAZED DOORS TO BE A MIN VALUE OF 1.4.

PART M (ACCESS TO AND USE OF BUILDINGS):

- APPROACH TO ENTRANCE DOOR PROVIDED IS NO WORSE THAN EXISTING.

- ENTRANCE DOOR MIN 775 mm CLEAR OPENING WIDTH

- ALL GROUND FLOOR INTERNAL DOORS PROVIDING APPROX CLEAR OPENING OF 775MM

PART P (ELECTRICAL SAFETY):

- ELECTRICS TO BE CARRIED OUT BY COMPETENT PERSON TO COMPLY WITH PART P: INSTALLATION CERTIFICATES TO BE PROVIDED AT COMPLETION.

- ALL SPOTS IN CEILINGS TO HAVE FIRE HOODS.

- 100 % LOW ENERGY INTERNAL AND EXTERNAL LIGHTING.

GOOD PRACTICE NOTES (GENERAL - NOT PROJECT SPECIFIC):

- ALL DIMENSIONS TO BE CHECKED ON SITE.

- STRUCTURAL TIMBERS TO BE STRESS FRADED, CLASS C24 UNLESS NOTED.

- ENSURE CAVITIES ARE KEPT CLEAN OF MORTAR SNOTS AND OTHER DEBRIS.

- WALL INSULATION MUST BE INSTALLED AT LEAST 150 MM BELOW THE TOP OF THE FLOOR INSULATIONS.

- INSTALL PERIMETER INSULATION TO EDGE OF SCREED.

- VERTICAL DPCS TO BE INSERTED TO ALL NEW EXTERNAL OPENINGS.

- WALL TIES TO BE S/S TO SUIT INSULATION, SPACED TO SUIT CAVITY, STAGGERED, DOUBLE UP AT OPENINGS - ENGINEER TO CONFIRM.

- PROVIDE LATERAL RESTRAINT TO WALLS RUNNING PARALLEL TO JOISTS AND RAFTERS BY FIXING MILD STEEL STRAPS OF 30 X 5 MM CROSS SECTIONAL AREA AT 2 M CENTRES - ENGINEER TO CONFIRM.

- FLOOR INSULATION MUST TIGHTLY ABUT BLOCKWORK.

- SEAL GAP BETWEEN SKIRTING BOARD AND THE FLOOR USING A FLEXIBLE SEALANT (GROUND AND FIRST FLOOR).

- SEAL ALL PENETRATIONS THROUGH AIR BARRIER USING A FLEXIBLE SEALANT.

- TIMBER INTERMEDIATE FLOORS ON JOIST HANGERS.

- ENSURE ROOF INSULATION PACKED BETWEEN LAST JOIST AND WALL: ENSURE FULL DEPTH OF INSULATION EXTENDS TO INNER FACE OF WALL.

- FIX CEILING FIRST AND SEAL OF GAPS BETWEEN CEILING AND MASONRY WALL WITH FLEXIBLE SEALANT.

- SEAL ALL PENETRATIONS TO CEILING WITH FLEXIBLE SEALANT.

- WALL PLATES TO BE BEDDED ON CONTINUOUS MORTAR BED.

- MINIMUM FRAME OVERLAP BETWEEN WINDOW/DOOR AND CAVITY = 35MM.

- APPLY FLEXIBLE SEALER TO INTERNAL PERIMETER OF JUNCTION BETWEEN ALL WINDOWS/DOORS AND PLASTER.

- APPLY FLEXIBLE SEALER TO JUNCTIONS BETWEEN WINDOW AND CILL AND CILL AND PLASTER.

- EXTERNAL EDGE OF LINTEL TO PROJECT BEYOND THE WINDOW HEAD.

- LINTELS - MIN 150MM END BEARING.

- WALL TIES - BS EN 845 - SHOULD BE LONG ENOUGH TO ALLOW 50MM EMBEDMENT IN EACH LEAF.

- JOIST HANGERS TO BS EN 845: SET PARALLEL JOISTS 25MM OFF WALL: STRUTTING AT ENDS, STEELS, INTERMEDIATE WALLS AND AT CENTRE OF SPANS GREATER THAN 2.5M.

- NO ADMIXTURES TO MORTARS WITHOUT CHECKING WITH ARCHITECT FIRST.

- NAIL/SCREW LENGTHS TO CHIPBOARD FLOORS TO BE MIN 2.5 TIMES THICKNESS OF DECK.

- ALLOWANCE SHOULD BE MADE AT THE HEAD OF PARTITIONS TO ENSURE THEY DO NOT BECOME LOAD BEARING (UNLESS OTHERWISE NOTED).

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Drawing No.	2403JA_R0_400
Scale @ A3	n/a
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Propoposed
Drawing	Building regulations notes
Submission	Building Regulations
Revision	000

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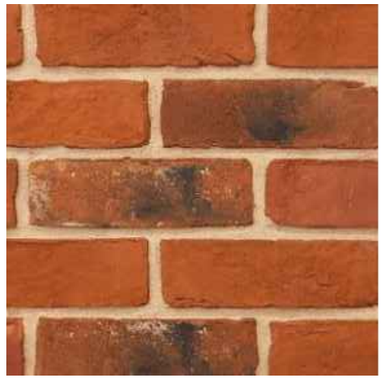
DC/24/1604

Condition 2 (DC/24/1603 - Condition 3):

Pre-Commencement Condition: No external works shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details.



New Dormers with rendered cheeks and slate tiles to match existing



New Parapet roof with brick slips and corbelling/dentil detail - to match existing brickwork - Imperial Bricks - Imperial Blend Brick 68mm



New Arched Window (To match neighbouring property) - Painted timber framed sash window



West

1:100 | PROPOSED

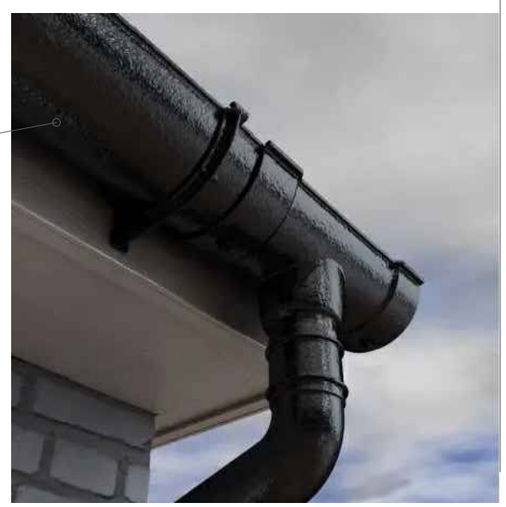


New hipped roof over (To match existing materials & pitch)

New brick wall (To match existing materials)



Alumasc Heritage Cast aluminium rain water goods
DC/24/1603 - Condition 13
DC/24/1604 - Condition 5



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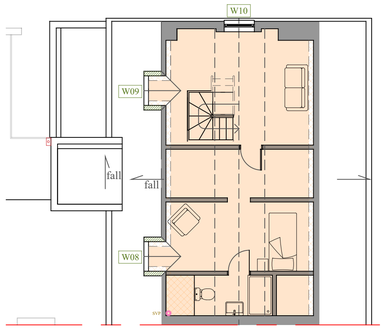
Jasmine House, High Street, Henfield, BN5 9HN

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Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Propoposed
Drawing	Material schedule
Submission	Building Regulations
Revision	000

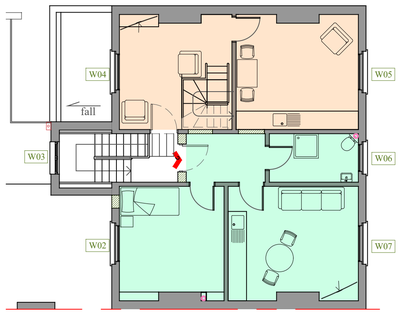
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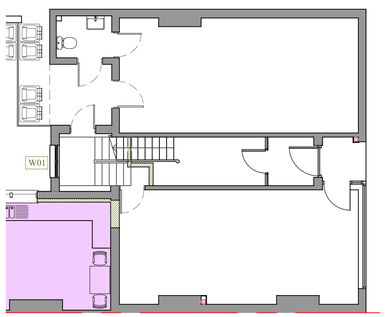
DC/24/1604
Condition 3:
Pre-Commencement (Relevant Works) Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.



Second Floor Plan
1:100 PROPOSED



First Floor Plan
1:100 PROPOSED



Ground Floor Plan
1:100 PROPOSED

Window Schedule:

	Location	Number of sashes	Description
W01	GF - West	2	- New slimline (12mm) double glazing, painted timber framed sash window
W02	FF - West	2	- Retain existing painted timber framed windows - Use gentle sandblasting to refurbish and conduct repairs to window frame and structure - Replace putty as needed. - Reseal frames against masonry with burnt sand mastic. - Reuse glass wherever possible. repair and redecorate - Replace all damaged seals and draft strips. - Redecorate windows to match existing - General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces with appropriate ones, details TBA.
W03	FF - West	2	- New slimline (12mm) double glazing, painted timber framed sash window, with arched head
W04	FF - West	2	- Retain existing painted timber framed windows - Use gentle sandblasting to refurbish and conduct repairs to window frame and structure - Replace putty as needed. - Reseal frames against masonry with burnt sand mastic. - Reuse glass wherever possible. repair and redecorate - Replace all damaged seals and draft strips. - Redecorate windows to match existing - General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces with appropriate ones, details TBA.
W05	FF - East	2	- Retain existing painted timber framed windows - Use gentle sandblasting to refurbish and conduct repairs to window frame and structure - Replace putty as needed. - Reseal frames against masonry with burnt sand mastic. - Reuse glass wherever possible. repair and redecorate - Replace all damaged seals and draft strips. - Redecorate windows to match existing - General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces with appropriate ones, details TBA.
W06	FF - East	2	- Retain existing painted timber framed windows - Use gentle sandblasting to refurbish and conduct repairs to window frame and structure - Replace putty as needed. - Reseal frames against masonry with burnt sand mastic. - Reuse glass wherever possible. repair and redecorate - Replace all damaged seals and draft strips. - Redecorate windows to match existing - General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces with appropriate ones, details TBA.
W07	FF - East	2	- Retain existing painted timber framed windows - Use gentle sandblasting to refurbish and conduct repairs to window frame and structure - Replace putty as needed. - Reseal frames against masonry with burnt sand mastic. - Reuse glass wherever possible. repair and redecorate - Replace all damaged seals and draft strips. - Redecorate windows to match existing - General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces with appropriate ones, details TBA.
W08	FF - West	2	- New slimline (12mm) double glazing, painted timber framed sash window
W09	FF - West	2	- New slimline (12mm) double glazing, painted timber framed sash window
W010	FF - North	2	- Retain existing painted timber framed windows - Use gentle sandblasting to refurbish and conduct repairs to window frame and structure - Replace putty as needed. - Reseal frames against masonry with burnt sand mastic. - Reuse glass wherever possible. repair and redecorate - Replace all damaged seals and draft strips. - Redecorate windows to match existing - General making good and refurbishment, as possible, of existing historical ironmongery, replacing modern pieces with appropriate ones, details TBA.

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Drawing No.	2403JA_R0_501
Scale @ A1	1:100
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Propoposed
Drawing	Window Schedule
Submission	Building Regulations
Revision	000

1m @ 1:
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200
500
1250

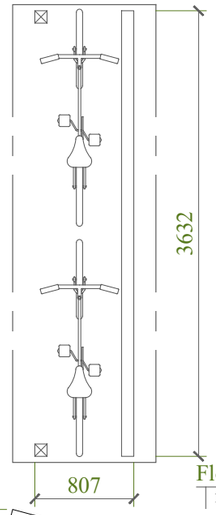
DC/24/1603

Condition 10:

Regulatory Condition: No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

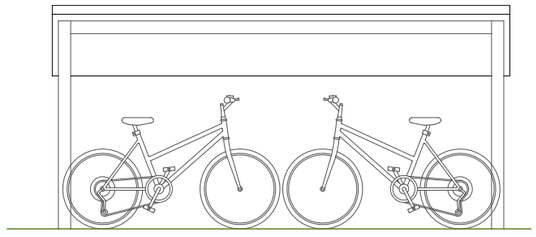
Key Plan:





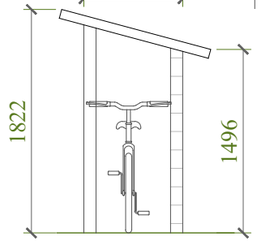
Floor Plan

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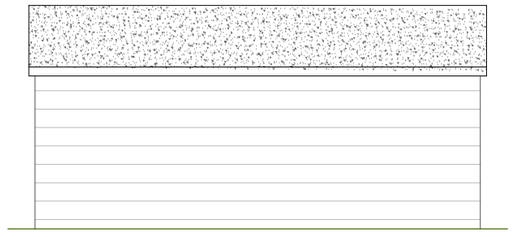
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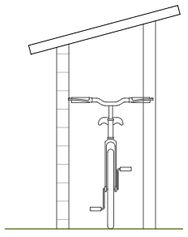
East

1:50 | PROPOSED



North

1:50 | PROPOSED



West

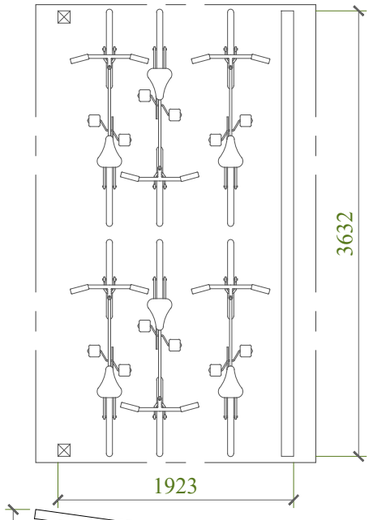
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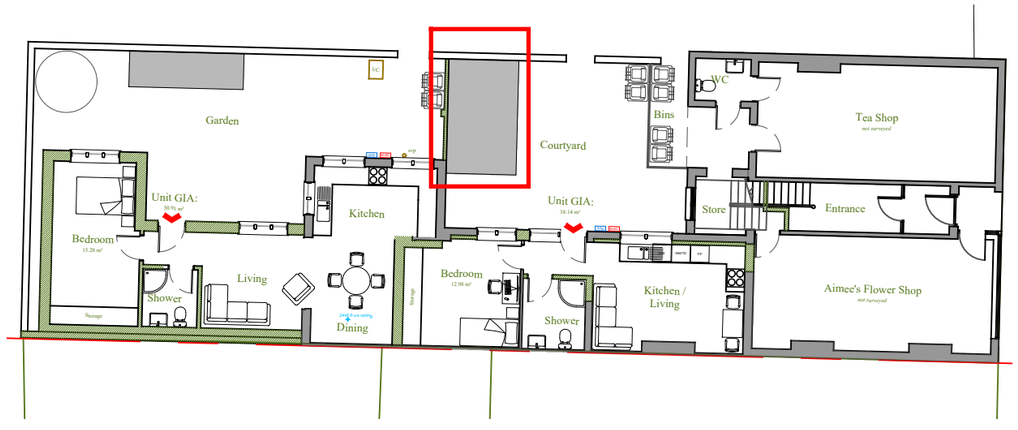
Reference image: Treated timber bike enclosure with green roof

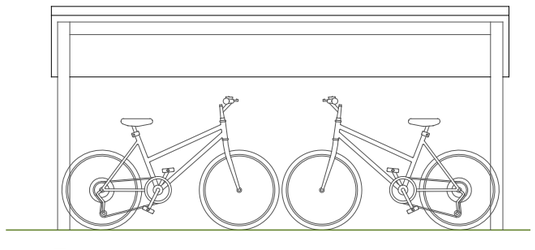
Floor Plan

1:50 | PROPOSED



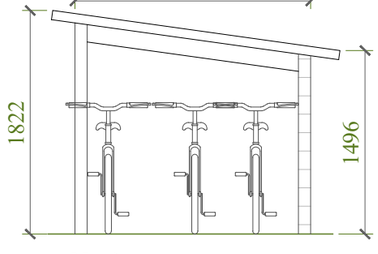
Key Plan:





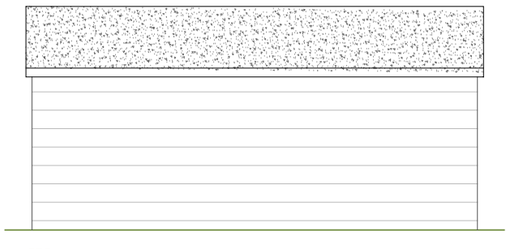
East

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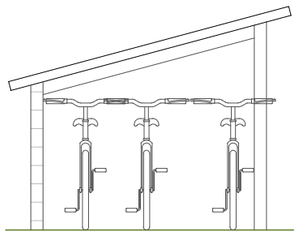
North

1:50 | PROPOSED



West

1:50 | PROPOSED



South

1:50 | PROPOSED

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Drawing No.	2403JA_R0_502
Scale @ A3	1:50
Job No.	2403JA_R0
Drawn By	VM
Checked By	BK
Drawn On	03.02.2025
Issued On	03.02.2025
Status	Propoposed
Drawing	DC/24/1603 - Condition 10
Submission	Building Regulations
Revision	000

1m @ 1:
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200
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