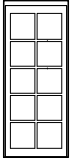
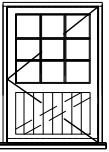
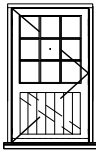


Door	Area/ Room	Elevation	Type/ Drawing Number	Door Type	Proposed Glazing Type	Notes
Villa External door						
GD3	Villa Rear North West Elevation Vestibule	  Existing Proposed	Type 1 - 2309/WD/313	Existing C20 multiple paned glazed door to be replaced. Proposed half glazed panelled door. Lower panel to be a solid softwood panel to match adjacent doors.	Histoglass Thin HD12 or similar Slimlite	Investigate condition of existing C20 outer frame and stone threshold. Joiner to adapt locally where necessary to take weatherseals and thickness of door. Allow minimal like for like repairs if necessary.
Service Wing External doors						
GD5	North West Elevation Family Room	  GD5 GD6	Type 1 - 2309/WD/314	Existing C20 window to be replaced. Proposed half glazed stable door and frame.	Histoglass Thin HD12 or similar Slimlite	Investigate condition of existing C20 timber frame, head and stone threshold. Joiner to adapt locally where necessary for level FFL, thickness of door and weatherseals. Allow to replace broken stone threshold to GW6 like for like.
GD6 (handed)						

- NOTES
1.

DO NOT SCALE OFF THIS DRAWING
2.

ALL CONSTRUCTIONS TO COMPLY WITH BUILDING REGULATIONS AND RELEVANT BRITISH STANDARDS.
3.

CHECK DIMENSIONS ON SITE PRIOR TO MANUFACTURE.
4.

IF ANY DISCREPANCIES ARE FOUND CONTRACTOR IS TO INFORM ARCHITECTS.
5.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS' AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
6.

CONTRACTOR'S SETTING OUT IS TO BE CHECKED AND APPROVED BY ARCHITECTS AND CLIENT.

DOOR AND WINDOW SPECIFICATION

Windows, doors and frames are to be painted external joinery quality. Type of timber to be agreed with joiner. Frame is to be fixed to masonry using stainless steel brackets.

Where new door thresholds are required, allow for stone to external openings to match the existing and oak thresholds to the full depth of the wall to internal openings.

The Joiner must site measure and manufacture after the openings are formed and adjust the drawing dimensions to suit.

All panes within a single door or window shall be of equal size unless specified by the Architect.

This is a historic building and the Joiner shall allow contingency for details and adjustments needed during construction.

All construction must comply to the latest building Regs & British standards. Ensure the Building Control Officer is called out as required.

BUILDING REGULATIONS NOTES

Upper floor casement windows are shown with rebated meeting stiles to improve Emergency escape provision to comply with Approved Document B1 2.10.

All glazing is to comply with Approved Document K4 Section 5: 'Protection against impact with glazing' and with 'Glazing in critical locations' Diagram 5.1. All new glazing below 800mm from FFL to windows and glazed screens is to be toughened glass. All new glazing below 1500mm from FFL to doors and side panels is to be toughened glass.

All new glazing is to comply with Approved Document K2 'Protection from Falling'.

All windows at Ground and 1st floor with an opening edge less than 800mm above FFL are to be fitted with permanent restrictor stays, not openable with a release catch or a key. Stays shall be fitted so that a 100mm sphere will not pass.

All new glazing to bathrooms is to be obscured (sandblasted/etched)

Where trickle ventilation is to be installed it is to comply with Approved Document F 7.6: Habitable Rooms 5000 sqmm equivalent
Kitchen, Utility, Bathroom 2500 sqmm equivalent.

Double glazing to be slim-line sealed units to window supplier's specification and to comply with Approved Document L1B Table 4.2 unless specified otherwise for historic buildings reasons.

REV

BRIEF DETAILS

DATE

A

Glazing updated

29.05.26

B

Glazing bars amended to suit 2309/WD/314

18.06.26

DOOR SCHEDULE AND BUILDING REGULATIONS NOTES

for

JULIANS PARK
RUSHDEN
BUNTINGFORD

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belongs to Kay Pilsbury Thomas

NO.

2309 / WD / 312

REV

B

CHECKED

ST

SCALE

1 : 100 @ A3

DATE

APR'26

DRAWN

CN

K

AY PILSBURY THOMAS ARCHITECTS

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