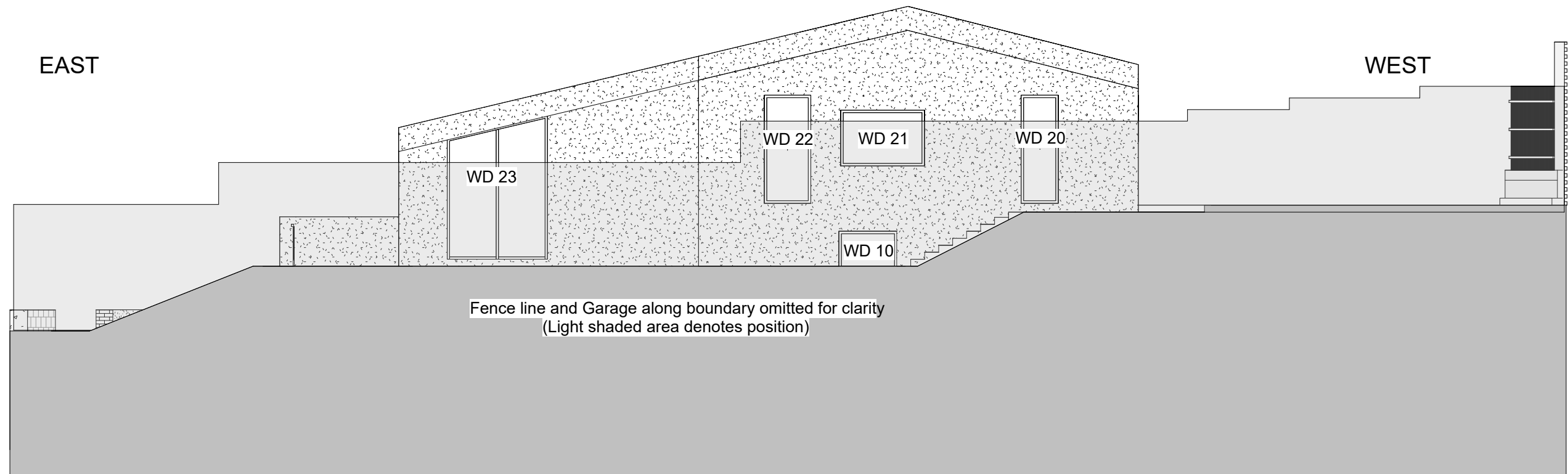
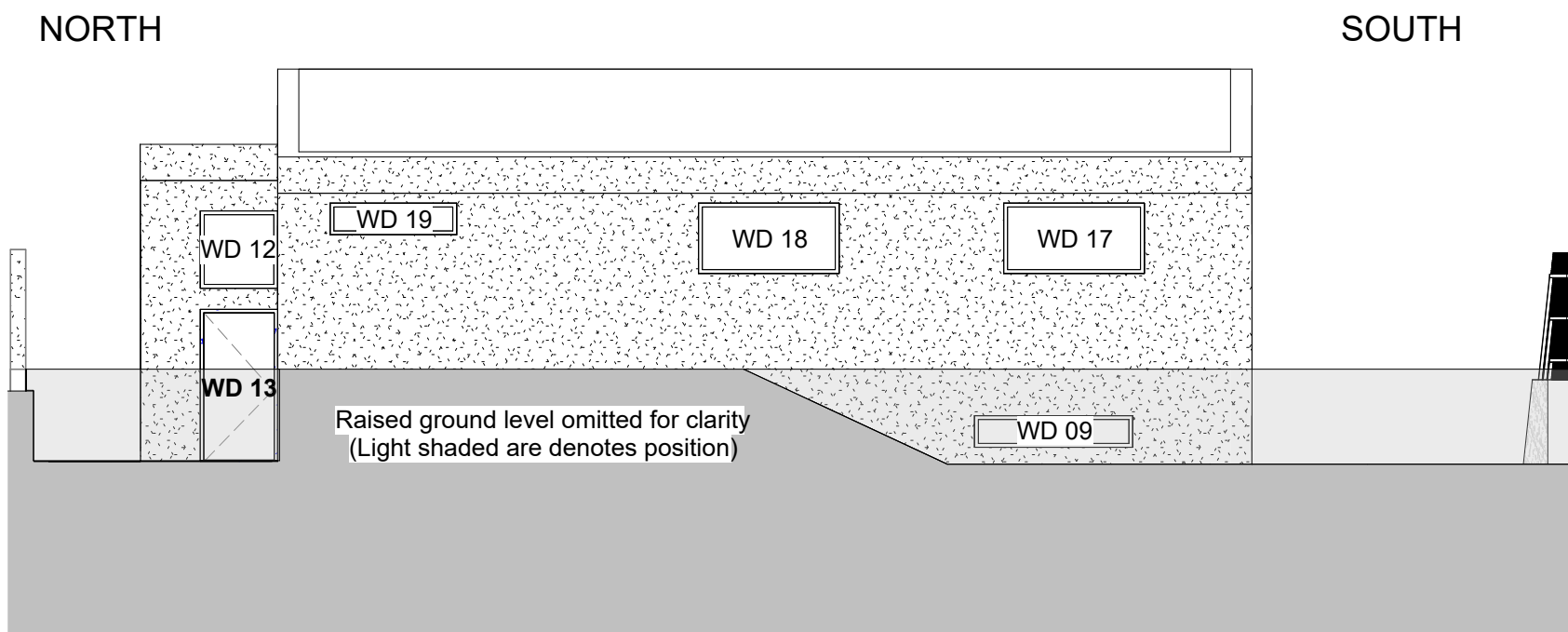
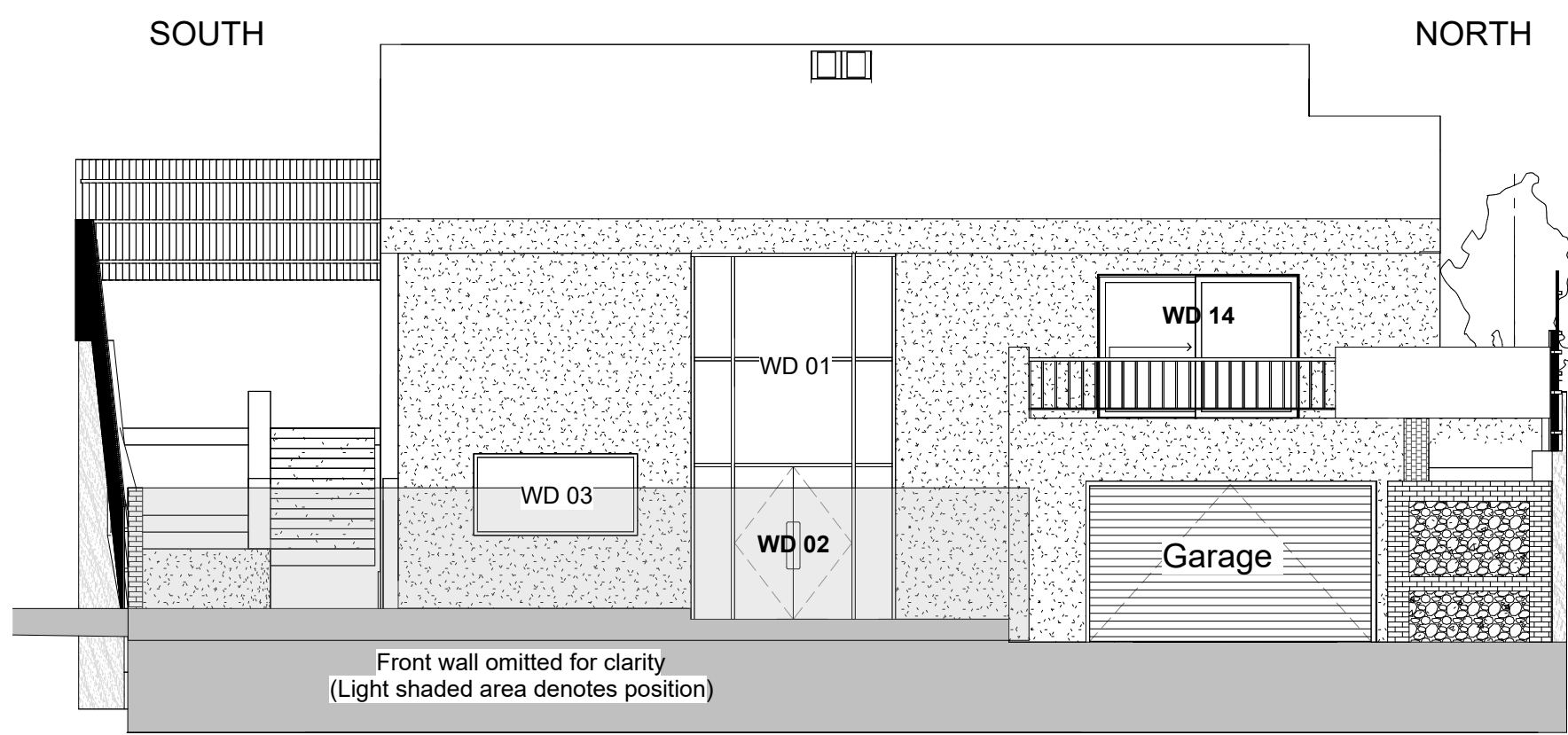




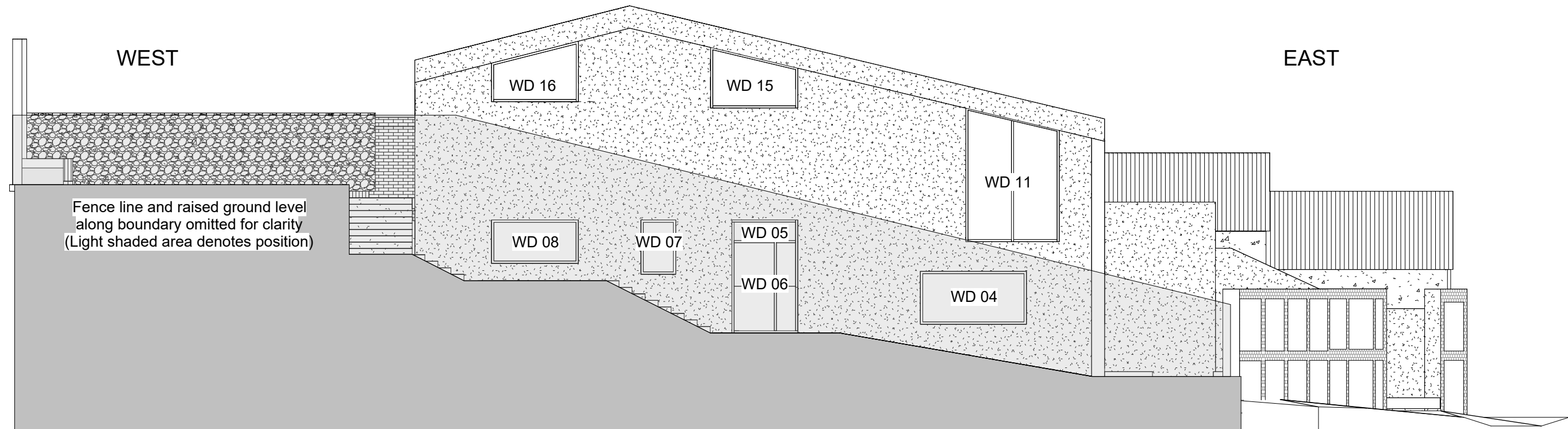
1 North Elevation Windows and Doors
1 : 100



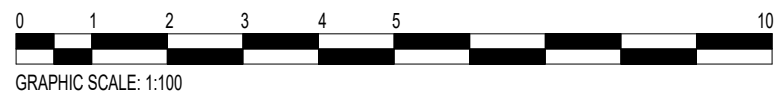
4 West Elevation Windows and Doors
1 : 100



2 East Elevation Windows and Doors
1 : 100



3 South Elevation Windows and Doors
1 : 100



Notes:

All new windows and doors to achieve overall U-value less than 0.85 W/m²K.

All new windows and doors to be certified Class 4 Airtightness, Class 9a Weathertightness and PAS 24 for opening units

All glazed units to be tripple glazed, low-E glass, Argon filled, with spacers made of thermally resistant material.

No trickle vents. MVHR system fitted.

All new external doorsets to be Part M compliant, low threshold allow level access detail.

Windows have been positioned and sized to maximise light and solar gain, whilst minimising visibility splays into neighbouring properties

All glazing to be clear unless stipulated by condition 3 of the planning approval decision notice

Revisions:

21/02/21 rev 2
Proposed floating garden and carport omitted and front wall reinstated.

Proposed side access steps moved from Northern elevation to Southern elevation.

Original external steps along northern boundary deleted & additional planting created with binstore underneath.

02/03/21 rev 3
New front wall reduced to nominal 2100mm height to more closely match original wall detail.

30/06/25 rev 4
Additional detailing showing revised fenestration and visibility splays on all both side elevations to allow for the amendment of condition 2 and 3 in the approved planning document

PURPOSE OF ISSUE

Planning

MBCM.

PROJECT

15 Garden Lane
Royston

TITLE

Elevations detailing
Windows and Doors

CLIENT

Mr & Mrs Bevan

DRAWN BY

MBCM.

DATE

30/06/25

SCALE (@ A1)

1 : 100

PROJECT NUMBER

2020 15 GL

DRAWING NUMBER

2020 -15 GL - A107

REV

4