



PROPOSED FRONT ELEVATION



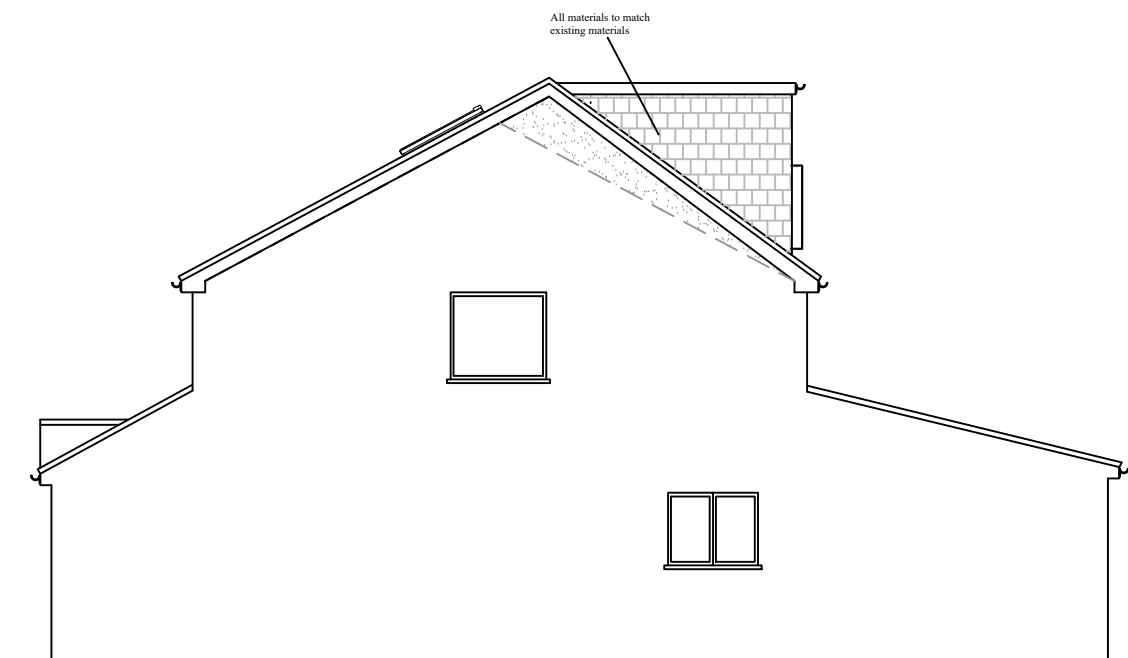
PROPOSED REAR ELEVATION

Dormer Volumes:

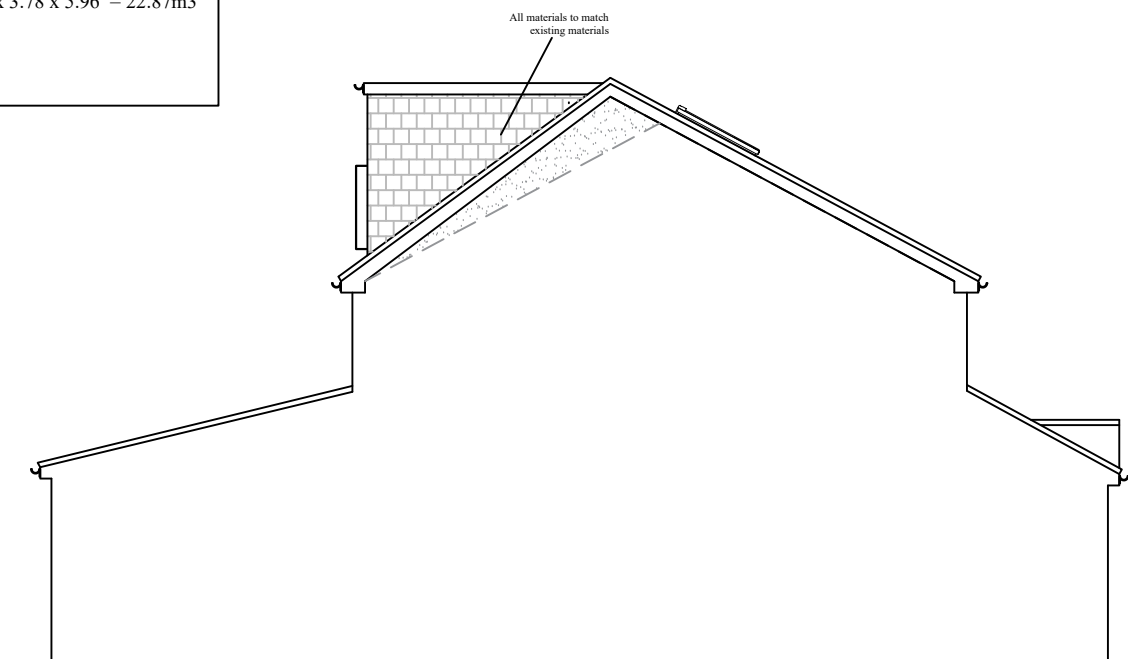
VI - Rear dormer $\frac{1}{2} \times 2.00 \times 3.78 \times 5.96 = 22.87\text{m}^3$

TOTAL VOLUME: 22.87m³

JULIET BALCONY: New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Any area of glazing under 1500mm from floor level requires toughened safety glass (class A) to BS 6206. All balcony balustrades to be min 1.1m in height. Balustrades to be toughened laminated glass (thickness to suit span) in accordance with Part K (Part N in Wales) of the Building Regulations and designed to resist the horizontal force given in BS 6180. No openings in any balustrading should allow the passage of a 100mm sphere and children should not readily be able to climb the guarding.



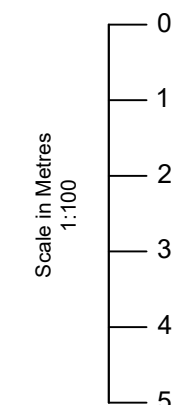
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept any liability whatsoever for these works carried out.



Rev	Date	Details	By
A	05/05/26	Revision A	CE

Project: Loft Conversion

Drawing: Proposed Elevations

Address: 11 Matthew Gate,
Hitchin, Herts, SG4 9EQ

Drawing N°: ELA/5 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 3563 Date: 05/05/26

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