

GENERAL NOTES

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All rights are reserved by the company. No part of this work covered by the copyright herein may be reproduced or used in any form or by any means, electronic or mechanical, including photocopying, recording, taping, or information storage and retrieval systems, without permission of the company proprietor. All dimensions to be checked on site and any discrepancy to be notified to the supervising officer.

No dimension to be scaled from the drawings for construction purposes unless otherwise indicated. All work is to comply with Building Regulations including measurements made in April 2002. Party Wall etc. Act 1996 would apply and contractor is to ensure that no work is commenced until this (generally) is completed.

The sole purpose of this drawing is the production of a Building Permit application. It is not to be used for any other purpose. Where this drawing is used for the works full to include Heating, Plumbing & other services where required.

Contractor to ensure and satisfy himself that necessary Planning permission and Building Regulations are approved before tendering or commencement of works.

REVISION	DESCRIPTION	BY	DATE
P0	Planning	FU	11.03.20
P1	Planning	PL	11.10.20

RESTORATION WITH SINGLE

Windows Nos. 1, 2, 3, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 43, 44, 45, 46, 47, 48 - single glazed with timber frame. The frame has been found to be matches with other building built during the Victorian age. Although they are old they presumably are not the original windows of this part of the house. The frames are in a general good condition and only some minor parts need to be replaced (especially at the first and second floor level).

It is proposed to restore/replace the existing frame with as less changes as possible (last option part). Although our survey has stated that no glazing panes are of the original house, anyway it is also proposed to retain the single glazed (4mm) panes changing just the few broken ones.

WOODEN PARTS WITH

INSERTION OF SINGLE GLAZED PANELS WITH TIMBER FRAME. Windows Nos. 8, 9, 10, 11, 12, 28, 29, 30, 31, 32, 48, 50, 51, 52, 60, 61, 62 are single glazed with timber frame. The frame has been found to be redwood tree, but different from the Scottish pine. It has been assumed to be from Europe. The design of these windows of similar quality compared to the windows listed at point 2.11 above. They are in a less good condition.

It is proposed to restore/replace the existing frame with as less changes as possible (last option part). Although our survey has stated that no glazing panes are of the original house, anyway it is also proposed to retain the single glazed (4mm) panes changing just the few broken ones.

COMPLETE REPLACEMENT OF THE WINDOWS /FRAME AND GLASS(S)

Windows Nos. 6, 34, 35, 36, 37, 56, 57, 58 are single glazed with timber frame. The frame has been found to be redwood tree, but newer than the above. The design of these windows of similar quality. They are in a less good condition. It is proposed to replace the frame with a standard new frame with double glazing to match the ones already approved for the Ground Floor extension. Although window 6 is part of the front west wing, due to its small proportions, it is proposed to replace as per red points.

COMPLETE REPLACEMENT OF THE WINDOWS /FRAME AND GLASS(S)

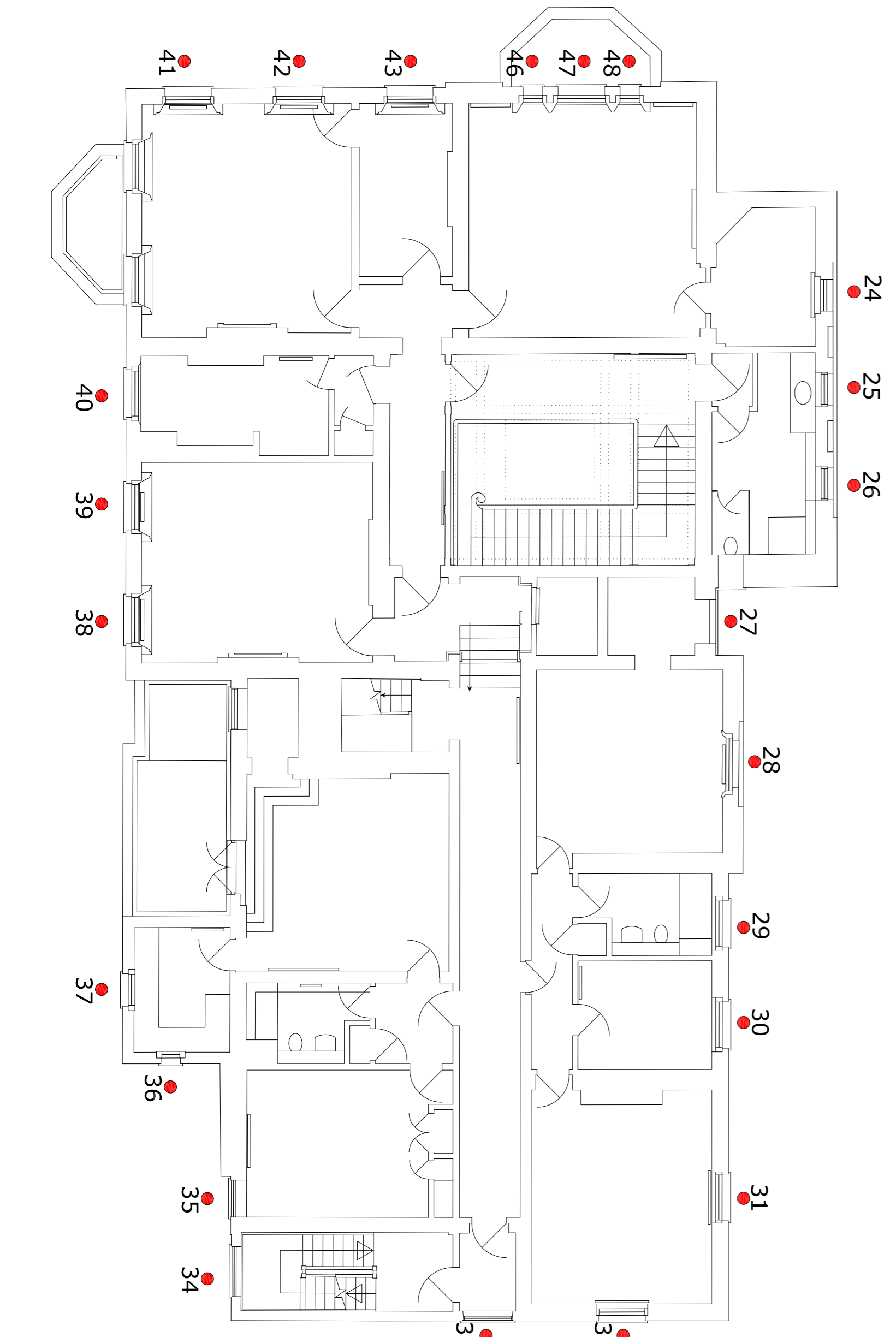
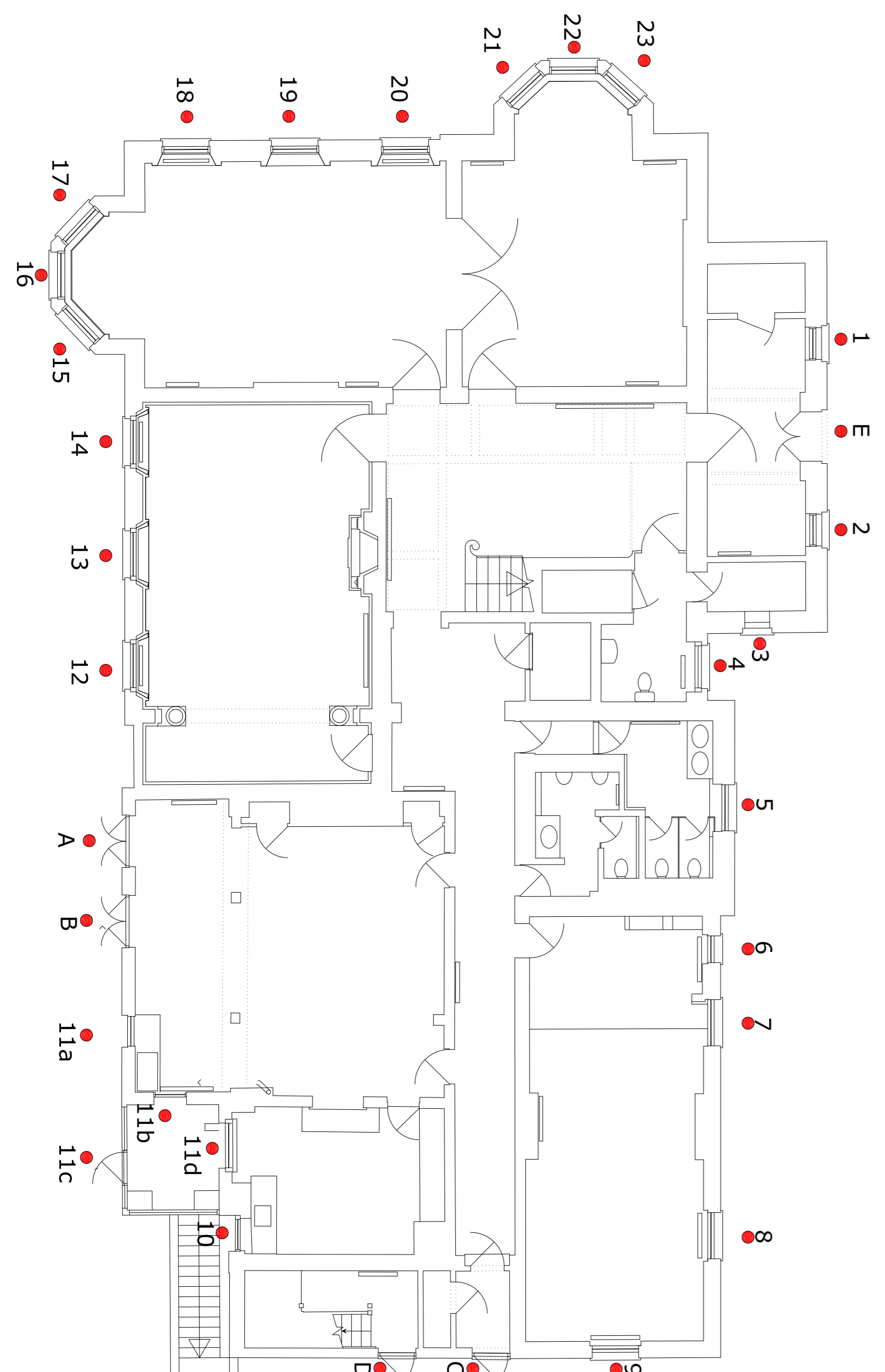
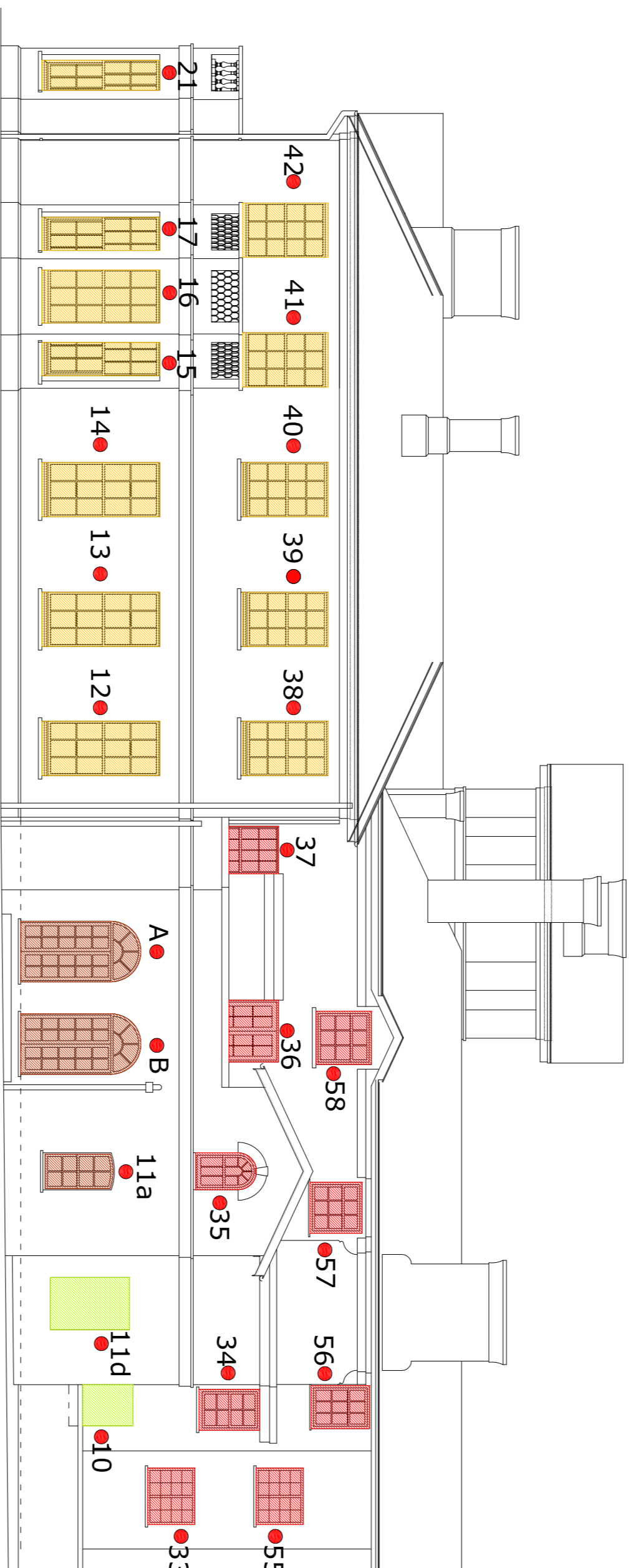
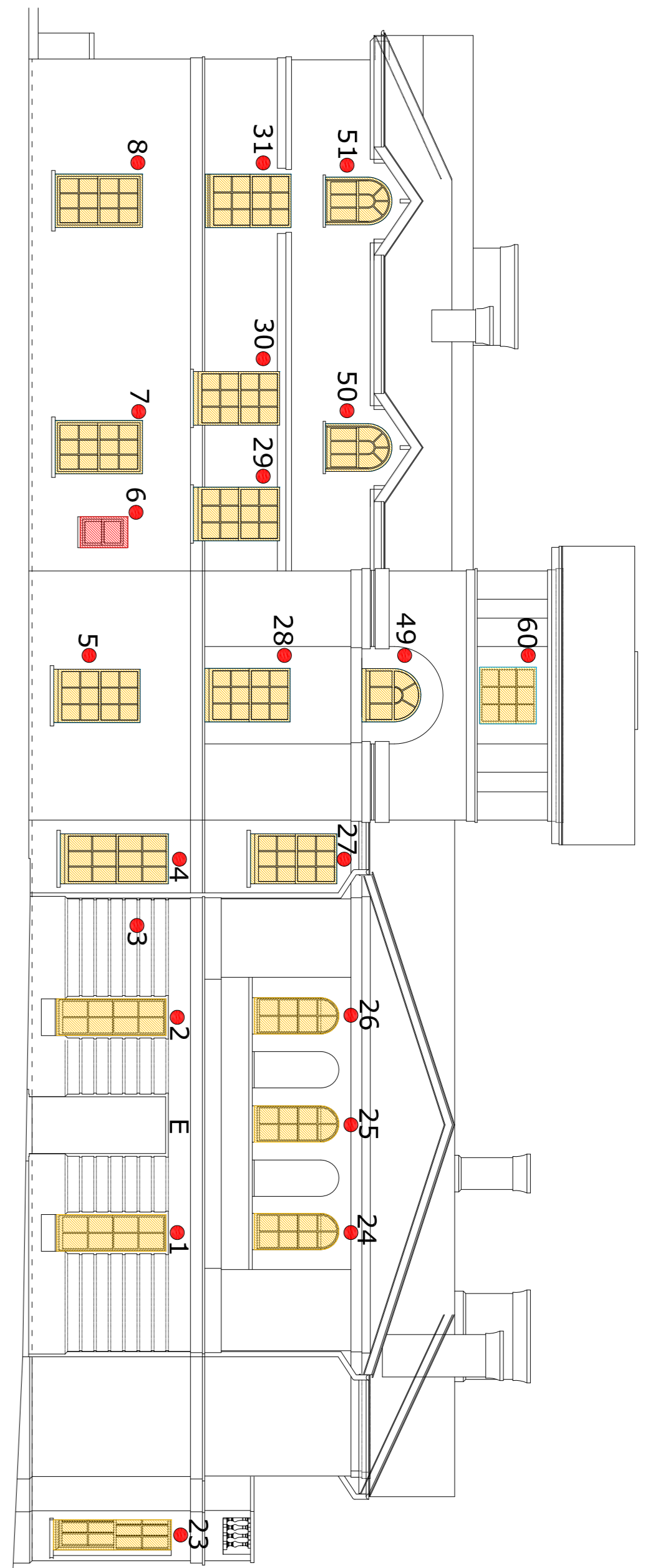
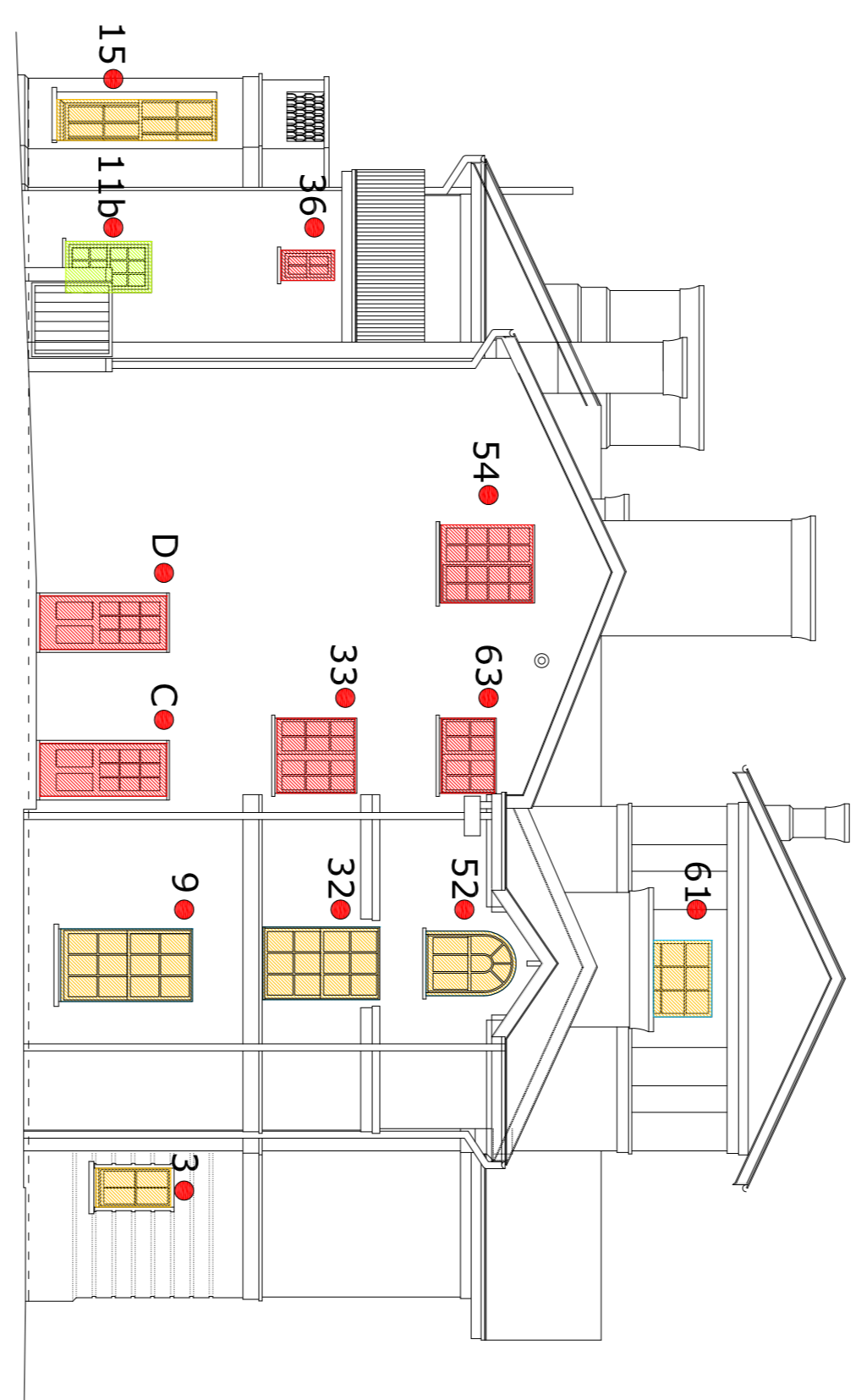
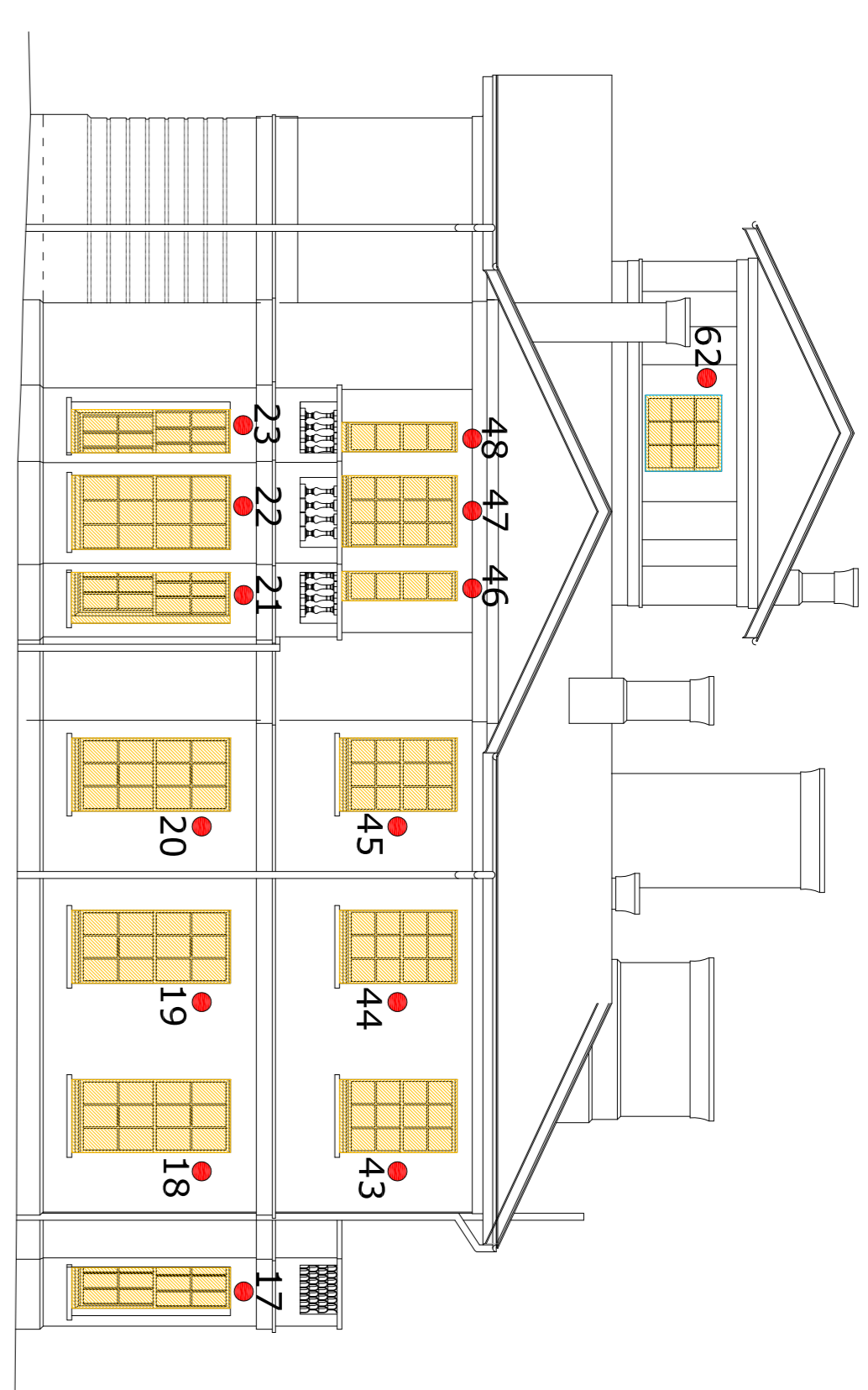
Windows Nos. 33, 33b, 53, 54, 55 and doors C and D are completely new (assumed 1970s). It is proposed to replace the frame with a standard new frame with double glazing to match the ones already approved for the Ground Floor extension.

Windows Nos. 10, 11a and 11d

although they are new (assumed 1970s) they have been replaced and covered by plasterboard as they were.

Windows Nos. 11a and doors A and B

have been taken off as part of the works for the single storey rear extension.



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OSHWAL CENTRE  
OSHWAL HOUSE OUTSIDE REFURBISHMENT

DATE: 11-03-2020  
SCALE: 1:100@A1

SCALE BAR 1:100  
SCALE BAR 1:50  
SCALE BAR 1:20

0 1m 2m 3m 4m 5m 6m 7m 8m  
0 1m 2m 3m 4m  
0 1m

DRAWING NO: 6842-79-P1

REVISION: P1