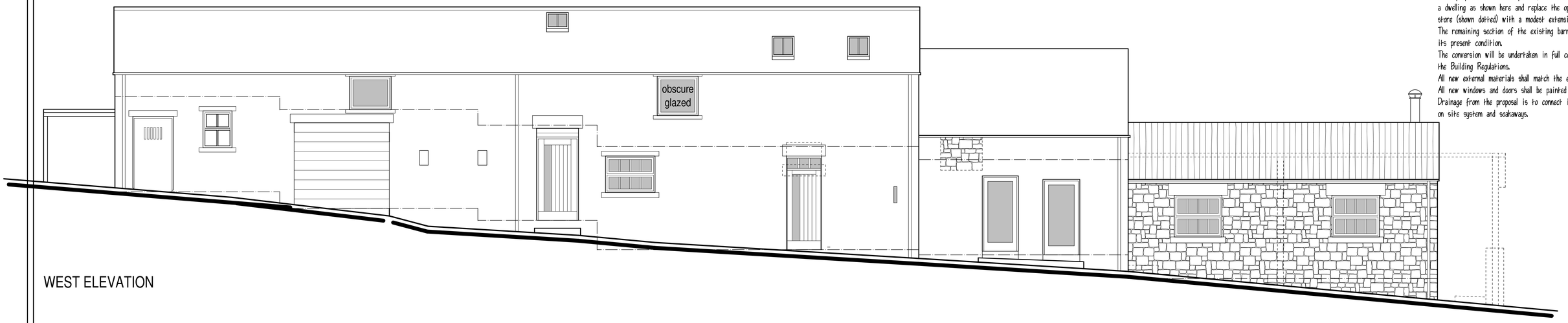
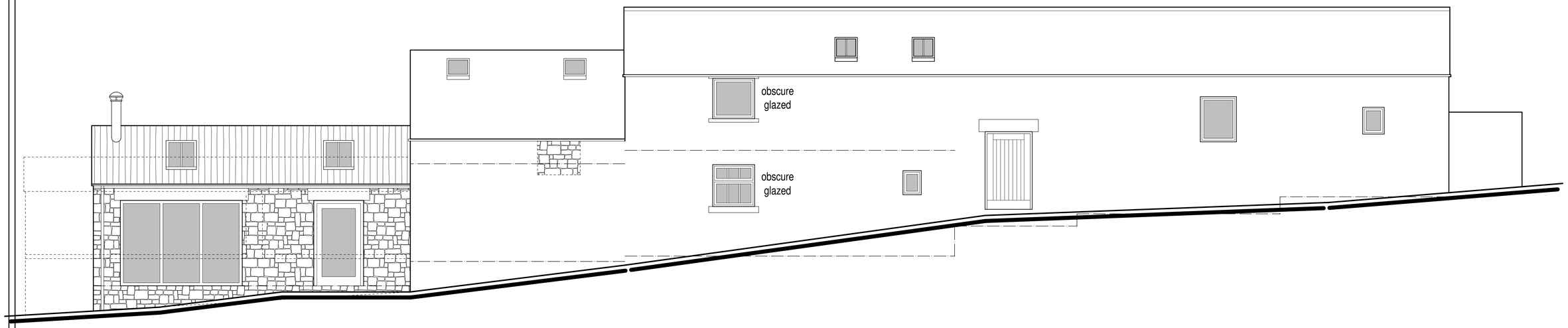
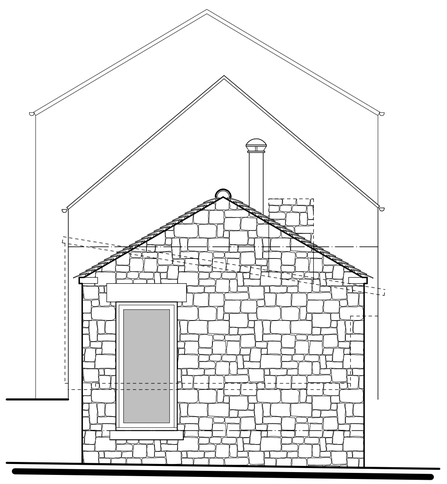
PROPOSAL SCHEME
It is proposed to convert part of the existing barn into a dwelling as shown here and replace the open fronted store (shown dotted) with a modest extension.
The remaining section of the existing barn will remain in its present condition.
The conversion will be undertaken in full compliance with the Building Regulations.
All new external materials shall match the existing building.
All new windows and doors shall be painted timber.
Drainage from the proposal is to connect into the extg on site system and soakaways.



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

WINDOWS (max 'U' value 1.6W/m²K)
Shall be painted hardwood.
Windows to comply with the requirements of PAS 24:2012 enhanced security performance and to have a Secured by Design licence.
All double glazed to domestic rooms utilising low-E glass. Manufacturer's certified 'U' values must be obtained and passed onto L.A. Building Inspector for approval.
Ventilation openings shall exceed 1/20th floor area of the room served and be fitted with draught stripping.
Provide 10000mm² adjustable trickle vents to all habitable and bed rooms; 5000mm² adjustable trickle vents to kitchens, laundries and sanitary accommodation.
Silicone mastic sealant shall be applied internally and externally around all openings.

ENTRANCE DOOR (max 'U' value 2.0W/m²K)
Principle entrance door to comply with the requirements of PAS 24:2012 enhanced security performance and to have a Secured by Design licence.

GLAZING
All glass installed within these works shall comply to the requirements of current Building Regulations Part K utilising glass to BS EN 12600 Section 4 and BS 6206 in critical locations. (i.e. windows below 800mm from the floor; doors and first 300mm of side screens within 1500mm of the floor).
Note: Windows to sanitary accommodation are to be fitted with obscure glass, style to Client's specification.

DOORS (internal)
Doors and ironmongery shall be to Specification provided or Clients choice. Hang in suitable softwood linings/frames. Architraves and skirtings shall be to Clients choice.
Doors to any WC's for the less able shall be fitted with a light action privacy bolt (with an external emergency release mechanism) so that it can be operated by people with limited dexterity.

FIRE DOORS.
All doors must be of standard manufacture and warranted with a BWF CERTIFIRE certificate - a copy of which may be required on completion.
Style / pattern to Clients choice.
Laundry to garage door to be 30 FD rated as shown having auto overhead closer & minimum one + half pairs, 800°C hinges.
Set in 12mm deep rebated frames fitted with intumescent strip / cold smoke seals and fire stopped to walls. Gap to door frame not to exceed 3mm except at threshold where up to 10mm is permitted. Vision panels (VP) shall be 6mm
All other fire doors to be 20 FD rated. Note that closing device and smoke seals / intemescent strips are not required to the 20 FD doors.

VENTILATION (mechanical)
Install electrically operated fans to extract at :-
60 litres/second in Kitchen (or 30 litres/sec. as cooker hood)
15 litres/second to Bath / Shower Rooms
6 litres/second to windowless WC's.
30 litres/second to Utility / Laundry rooms.
Where room is windowless provide 15 minute overrun timers & provide 10mm air gap below the door.
All fans shall discharge to outside air and be fitted with back draught louvres of appropriate colour.
If a fan is installed in a room containing a boiler then the heating engineer is to undertake a BS 5440: Part 1, Clause 4.3.2.3 spillage test in that room and provide the necessary certification to L.A. Building Control.
An Inspection Checklist is to be completed and issued by the person responsible for the installation and testing of the system.
A copy of the checklist is to be submitted to Building Control, another copy is to be provided as part of the Operating and Maintenance manual and given to the Building Owner.
Both Installation Checklist and information to be included in the Operating + Maintenance Manual can be found in the Domestic Ventilation Compliance Guide: 2010 Edition.

SERVICE PENETRATIONS
Where pipes, cables or other items penetrate an external wall or ceiling the gap around shall be filled with expanding foam & covered over with a suitable sealant.
For large voids mineral wool or other material may be used to provide a backing for the sealant.

LIGHTING (internal)
Provision needs to be made in the dwelling for energy efficient lighting. A way of showing compliance would be to provide fixed lighting outlets that will only take low energy lamps having a luminous efficacy greater than 45 lumens per circuit-watt. These fittings need to be provided in a minimum of 75% of the total number of locations where new lighting points are provided (excluding spaces for storage), as defined by the Domestic Building Services Compliance Guide 2010 Edition.

EXTERNAL LIGHTING (fixed to the dwelling).
External lighting used must have either:
1. lamp capacity that does not exceed 100W per light fitting & the lighting automatically switches off when it is not required at night.
Or 2. the light fittings have sockets that can only be used with lamps having an efficacy greater than 45 lumens per circuit watt.
i.e. compact low energy fluorescent lamps - not conventional tungsten bulbs.

SMOKE ALARMS (domestic)
All new dwelling houses should be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS5839 : Part 6 : 2004 to at least a Grade D Category LD3 + Kitchen standard.
Smoke alarms/detectors should be sited so that there is a optical alarm in the circulation space of each floor within 7.5m of the door to every habitable room.
Heat detector should be sited in the kitchen.
All detectors shall be interconnected and be mains operated, on an independent circuit of the dwellings main distribution board.
An installation and commissioning certificate should be provided by the installer, along with the manufacturer's instructions and maintenance advice.
All detectors must be a minimum of 300mm away from ceiling / wall junctions and light fittings.

ELECTRICAL INSTALLATION
All electrical works are to be in accordance with the requirements of current Building Regulations Approved Document P and BS7671. Where the regulations require works are to be undertaken by Certified person(s).
All installations shall be provided with a NICEIC Completion Certificate.
Power points, switches and controls etc. shall be sited in accordance with Part M current Building Regulations, i.e. between height of 450mm and 1200mm above the floor.
It is recommended that the position of all new electrics should be agreed and confirmed in writing between the Client and Electrical Contractor prior to work commencing on site.

METER BOXES
Obtain and install standard gas and electric boxes.
Where built in walls provide lintel with cavity tray over.
Build in feeder tubes as is necessary.

SERVICE CONNECTIONS
It is the responsibility of the Client to contact Water, Gas, Electric etc. Utility suppliers in order to arrange for the quotation and connection of these essential services.
Please note that long timescales are often required!

BROADBAND INFRASTRUCTURE
All new dwellings or properties undergoing major renovation works shall have a network termination point within the building in a suitable position.
The requirement under Part R of the 2016 Building Regulations is to provide the in building physical infrastructure so that in the future copper or fibre cables or wireless devices capable of delivering speeds greater than 30Mbps can be installed.
Any network cabling or equipment or any in building infrastructure that extends internally beyond the network termination point shall be undertaken by the client.

0.0m 1.0m 2.0m 3.0m
scale bar @ 1:50

MRS J HEATH

PROPOSED BARN CONVERSION
IVY FARM,
BACK LANE,
HEATON,
RUGHTON SPENCER,
SK11 0SJ

WORKING DRAWING
SHEET 2

Date	Sheet	Scale
OCT 2017	A1	1:50
Drg No.	Rev.	Drawn
2015-2021-05	A	AGR

A - 24/05/2018 - TITLE SHEET AMENDED

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