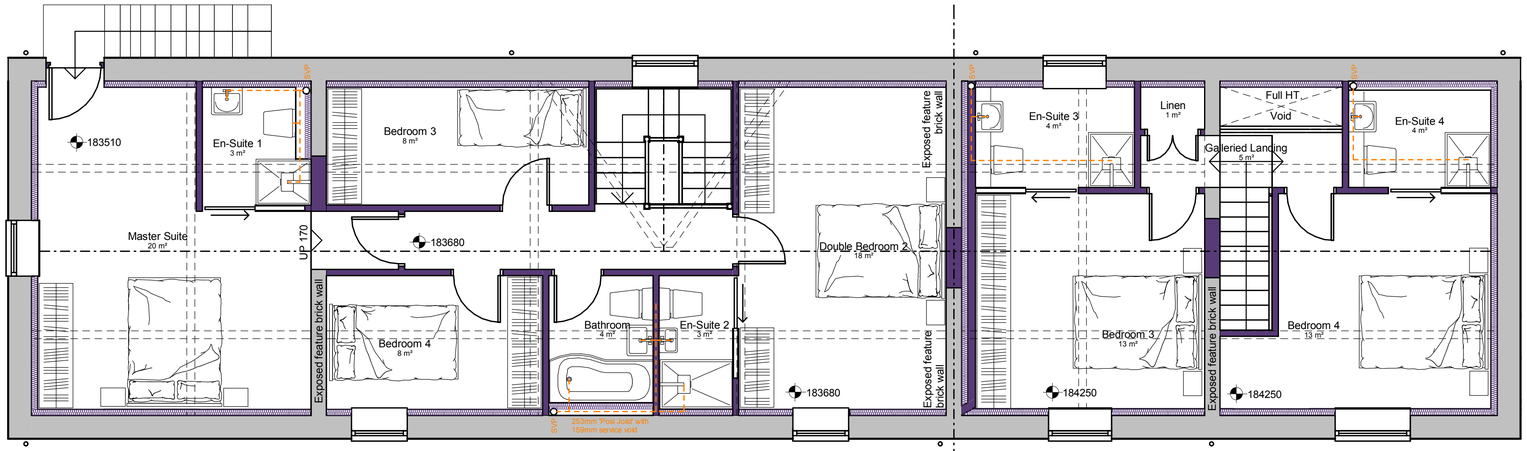
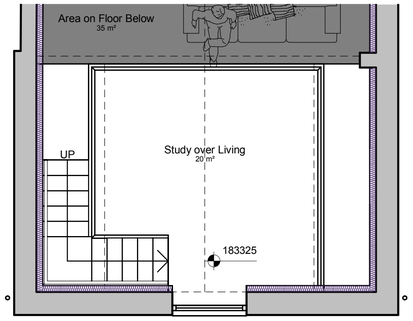


Unit Two - 4 Bedroom, 2 En-Suite

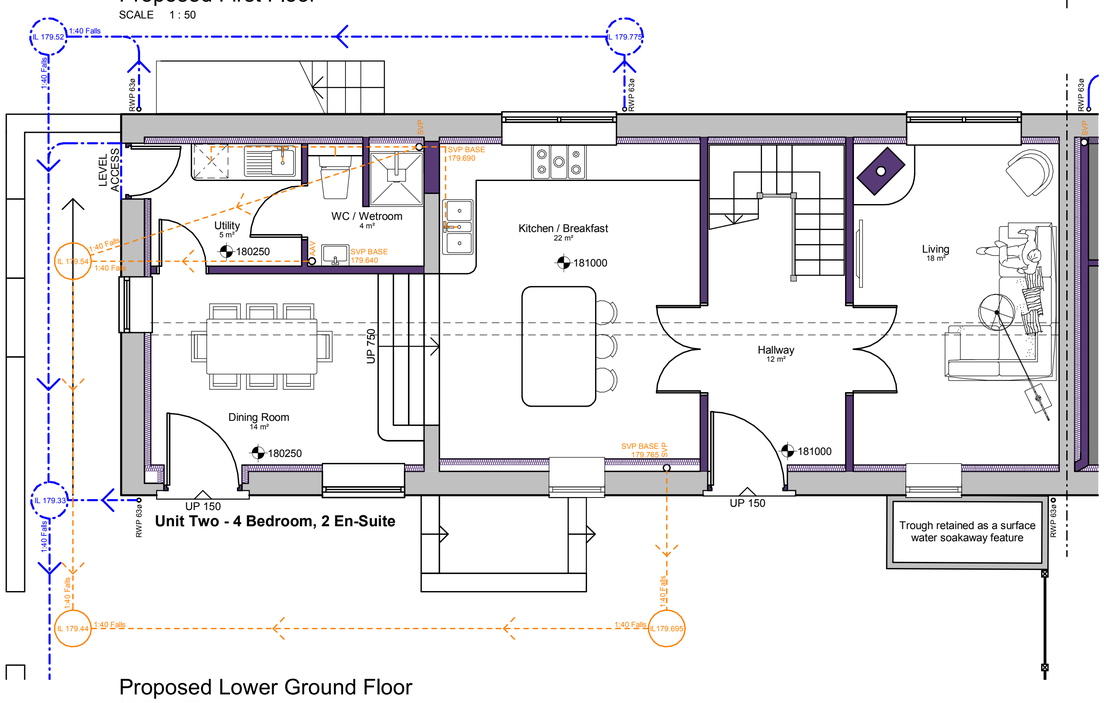
Unit One - 4 Bedroom, 4 En-Suite



Unit One - 4 Bedroom, 4 En-Suite

Proposed First Floor

SCALE 1 : 50



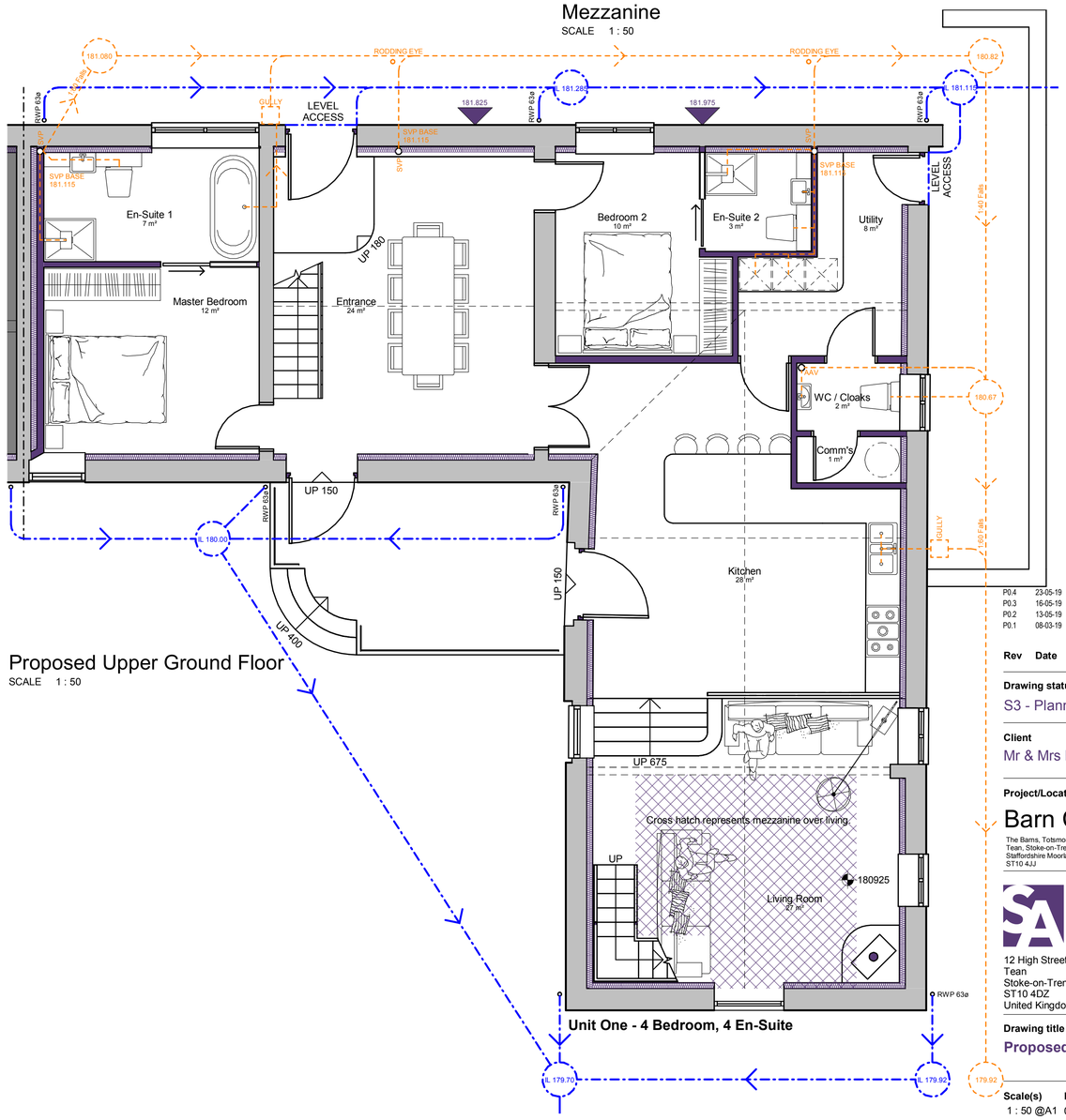
Unit Two - 4 Bedroom, 2 En-Suite

Proposed Lower Ground Floor

SCALE 1 : 50

Mezzanine

SCALE 1 : 50



Unit One - 4 Bedroom, 4 En-Suite

Proposed Upper Ground Floor

SCALE 1 : 50

Building Regulations References

Re-covering of roofs

4.2 The re-covering of roofs is commonly undertaken to extend the useful life of buildings. Roof structures may be required to carry understraying or insulation provided at a time when the roof is re-covered. This section provides guidance on determining whether such work to a roof constitutes a material alteration under the Building Regulations.

4.3 Where the work involves a significant change in the applied loading the structural integrity of the roof structure and the supporting walls should be checked to ensure that upon completion of the work the building is not less compliant with Requirement A1 than the original building.

4.4 A significant change in roof loading is when the loading upon the roof is increased by more than 15%. Consideration might also be given to whether the roof covering being replaced is the original as-built covering.

Approved Document A

Assessment

As part of the change of use to extend the viable use of the former barns modern levels of insulation is required. To accomodate this, the building structure will require upgrading to take additional load.

Material changes of use

4. The act of erecting a new dwelling is not a material change of use. Approved Document L1B applies where a dwelling is being created in an existing building as the result of a material change of use of all or part of the building.

Approved Document L1A- Assessment

The creation of a 2 No. new residential units will be treated as the alteration of a dwelling under L1B.

Table 2 **Standards for new thermal elements**

Element	Standard W/(m².K)²
Wall	0.28
Pitched roof – insulation at ceiling level	0.16
Pitched roof – insulation at rafter level	0.18
Flat roof or roof with integral insulation	0.18
Floors³	0.22⁴
Swimming pool basin	0.25

Notes:
1. 'Roof' includes the roof parts of dormer windows, and 'wall' includes the wall parts (cheeks) of dormer windows.
2. Area weighted average values.
3. A lesser provision may be appropriate where meeting such a standard would result in a reduction of more than 5% in the internal floor area of the room bounded by the wall.
4. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor thresholds, or would result in a reduction of more than 5% in the exposed perimeter and floor area of the whole enlarged dwelling.

Approved Document L1B

Assessment

Document L1B does make some exceptions for building performance relative to historic significance, within the proposals there are instances where doors and windows require alteration in order to allow energy efficiency measures.

Historic and traditional buildings where special considerations may apply

3.8 There are three further classes of buildings where special considerations may apply in relation to possible provision for the conservation of fuel or power may apply:

a. buildings which are of architectural and historical interest and which are referred to as a material consideration in a local authority's development plan or local development framework;

b. buildings which are of architectural and historical interest within areas such as areas of outstanding natural beauty, registered historic parks and gardens, registered battlefields, the curtilages of scheduled ancient monuments, and world heritage sites;

c. buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

3.9 When undertaking work on or in connection with buildings falling within one of the classes listed above, the aim should be to improve energy efficiency as far as is reasonably practicable. The work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings.

3.10 The guidance given by English Heritage[1] should be taken into account in determining appropriate energy performance standards for building work in historic buildings.

In addition English Heritage has produced detailed technical guidance on how to implement specific energy efficiency measures. (See list of available guidance documents at: http://www.english-heritage.org.uk/professional/advice/advice-by-topic/climate-change/energy-efficiency/.)

3.11 In general, new extensions to historic or traditional **dwellings** should comply with the standards of energy efficiency as set out in this Approved Document. The only exception would be in cases where it is essential to preserve the external appearance or character of the extension to that of the host building (see paragraph 4.2).

4.19 Manually controlled trickle ventilators (the most common type of **(background ventilators)** can be located over the window frames, in window frames, just above the glass or directly through the wall (see Diagram 1 in Key terms). They are positioned typically 1.7 m above floor level to avoid discomfort due to cold draughts. These ventilators often incorporate a simple flap that allows users to shut off the ventilation – depending on external weather conditions. Trickle ventilators are intended to be normally left open in occupied rooms in dwellings. A window with a night latch position is not recommended because of the difficulty of measuring the **equivalent area**, the greater likelihood of draughts and the potential increased security risk in some locations.

Approved Document F

Assessment

Document F requires that ventilation is acheived at 1.7m above floor level. This has resulted in the need to adapt some window heights.

Private entrances

Principal private entrance and alternative entrance

2.20 The principal private entrance, or the alternative private entrance where step-free access cannot be achieved to the principal private entrance, should comply with all of the following.

a. There is a level external landing with a minimum width and depth of 1200mm.

b. The landing is covered for a minimum width of 900mm and a minimum depth of 600mm.

c. Lighting is provided which uses fully diffused luminaires activated automatically by a dusk to dawn timer or by detecting motion.

d. The door has a minimum clear opening width of 850mm when measured in accordance with Diagram 2.2.

Approach routes

General

1.3 The approach route should be safe and convenient for everyone, including older and disabled people and some wheelchair users. It should adopt the shallowest gradient that can reasonably be achieved and be step-free where possible.

1.4 The approach route should be level, gently sloping, or, where necessary, ramped. On steeply sloping plots, a stepped approach can be used.

Approved Document M- Assessment

Part M requires that the approach to a dwelling should be gradiented to acheive a safe level access. An 850mm clear opening is required.

All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.

Figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once

This drawing has been prepared in accordance with the CDM (Construction Design and Management) and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible

Rev	Date	By	Detail
P0.4	23-05-19	BJ	Plans updated to Planning Status
P0.3	16-05-19	BJ	Drainage information provided
P0.2	13-05-19	BJ	Floor Plan updated to include stepped access
P0.1	08-03-19	BJ	Floor plan updated following client meeting to contain 4 En-Suite in "Unit 1" & changes to Utility WC in "Unit 2"

Drawing status

S3 - Planning

Client

Mr & Mrs Bostock

Project/Location

Barn Conversion

The Barns, Totsmonslow Farm,
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Drawing title

Proposed Floor Plans

Scale(s)	Date	Drawn	Checked	Job Number
1 : 50 @A1	08-03-19	BJ	SS	3120

Drawing number

MB19-SA-XX-ZZ-DR-A-0202

Revision

P0.4

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