

Note Planning Condition 8 which states:
"No external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority."

Discharge of Condition 8 must be obtained for the roof proposal. However, the MANTHORPE 'Plain Tile Vent GTV' in Grey represents the best option from a Conservation perspective.

Downpipe Position 3
Receives circa 42.5m² Rainwater
Use 125mm Ø Gutters
Use 75mm Ø Downpipe

Downpipe Position 4
Receives circa 42.5m² Rainwater
Use 125mm Ø Gutters
Use 75mm Ø Downpipe

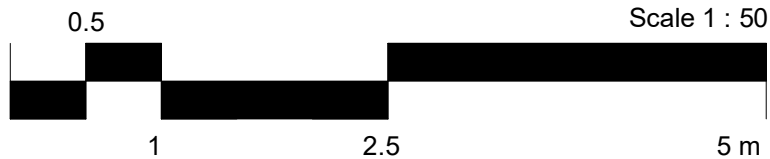
Part H - Gutter & Outlet Sizes

B3architectural refer to Table 2 of Approved Document H (page 40). Note this refers to nominal half round eaves gutters laid level with outlets at one end.

Max. Effective Roof Area (m ²)	Gutter Size (mm Ø)	Outlet Size (mm Ø)	Flow Capacity (litres / sec)
6.0	-	-	-
18.0	75	50	0.38
37.0	100	63	0.78
53.0	115	63	1.11
65.0	125	75	1.37
103.0	150	89	2.16

Where the outlet is not at the end, the gutter should suit the larger of the areas draining into it.

Note Planning Condition 7 which states:
"All rainwater goods shall be of metal or wood to a profile suited to the date heritage of the buildings."



Notes

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Only figured dimensions to be referenced from these drawings; if in doubt, please ask for further dimensions. All figures to be checked on site prior to commencement. This drawing is intended for planning or building regulations use only; b3architecturaldesign and the author have not prepared this drawing for construction purposes. It is indicative for specification purposes only. Deviation from this drawing will not be permitted without prior written consent.

The recipient of this drawing shall make themselves aware of any obligations under CDM 2015 (Construction Design and Management). b3 architectural design have considered all foreseeable design risks involved with the architectural elements; but not in a 'Principal Designer' role.

The recipient of this drawing shall make themselves aware of any obligations under the Party Wall Act 1996. The information on this drawing is for indicative purposes and does not overrule any requirement within the Act.

All drainage information is indicative and must be confirmed on site prior to commencement.

Building Regulations - Electrics & Safety

APPROVED DOCUMENT PART P - ELECTRICAL SAFETY

All electrical installation by a contractor registered with an approved self-certification scheme authorised by the secretary of state, who shall also be an NICEIC registered subcontractor. All work in strict accordance with the requirements of the 17th edition i.e. wiring regulations, BS7671: 2003 (including amendment 2).

On completion the installer shall provide to the building owner a certificate of installation in accordance with BS7671:2001. The installations shall also be tested to prove acceptable results in terms of continuity of conductors and insulation, separation of circuits, polarity, earthing and bonding provisions. For all new installations, ensure that they are installed with 30ma rcd protection to all new circuits.

All new switches, sockets and electrical controls to be located between 450-1200mm from finished floor level. If applicable, new Consumer Units to be located with switches 1350-1450mm from finished floor level.

ENERGY EFFICIENCY OF LIGHT FITTINGS

100% of light fittings must be low energy, defined as either Efficiency greater than 45 lamp lumens/circuitW or Delivering at least 400lm. All external lighting must feature low energy lamps or have 'Light and Motion' sensors.

Mechanical Ventilation:

Mechanical ventilation to be provided in all Kitchen, Utilities, Bathroom and En-Suites. Extract ventilation rates to achieve recommendations in the current approved documents. For intermittent extraction provide a minimum of the following for each room.

- Position for ventilation extract fan for WC's / sanitary accommodation with intermittent extraction Min' 6 l/s.
- Position for ventilation extract fan for bathrooms with intermittent extraction Min' 15 l/s.
- Position for ventilation extract fan for Utility Room with intermittent extraction Min' 30 l/s.
- Position for ventilation extract fan for Kitchen with intermittent extraction Min' 60 l/s. Min' 30 l/s by Hob.

Emergency Lighting & Fire Alarm:

Minimum requirement of a mains powered interconnected smoke alarm detection system to be provided throughout the building. Fire detection system installed to comply with BS 5839 Part 1 and Part 6. Detectors to be fitted within 7.5m of the door to every habitable room, where the kitchen area is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector in the kitchen, in addition to smoke alarms required in the circulation spaces. Ceiling mounted fittings to be at least 300mm from any wall/ light fitting.

B3architectural Plans to suggest an appropriate layout using the following symbols below:

- Position of mains powered interlinked heat detector with integrated emergency lighting. Supplied and fitted by the contractor.
- Position of mains powered interlinked smoke detector with integrated emergency lighting. Supplied and fitted by the contractor.

E	26-03-25	BJ	DOC - Window Details and other minor alteration
D	20-03-25	BJ	Tech - alterations to Barn 2 post planning approval
C	13-03-25	BJ	Tech - alterations to Window design
B	03-03-25	BJ	Tech Plan - alterations from Section / Etc update
A	09-02-25	BJ	Revision to Barn 2 GF Plan to Clients Comments

Rev Date By Detail

Drawing status

RIBA Stage 4 - Technical Design

Client

Mr & Mrs T.Eyre

Project/Location

Barn Conversion at:

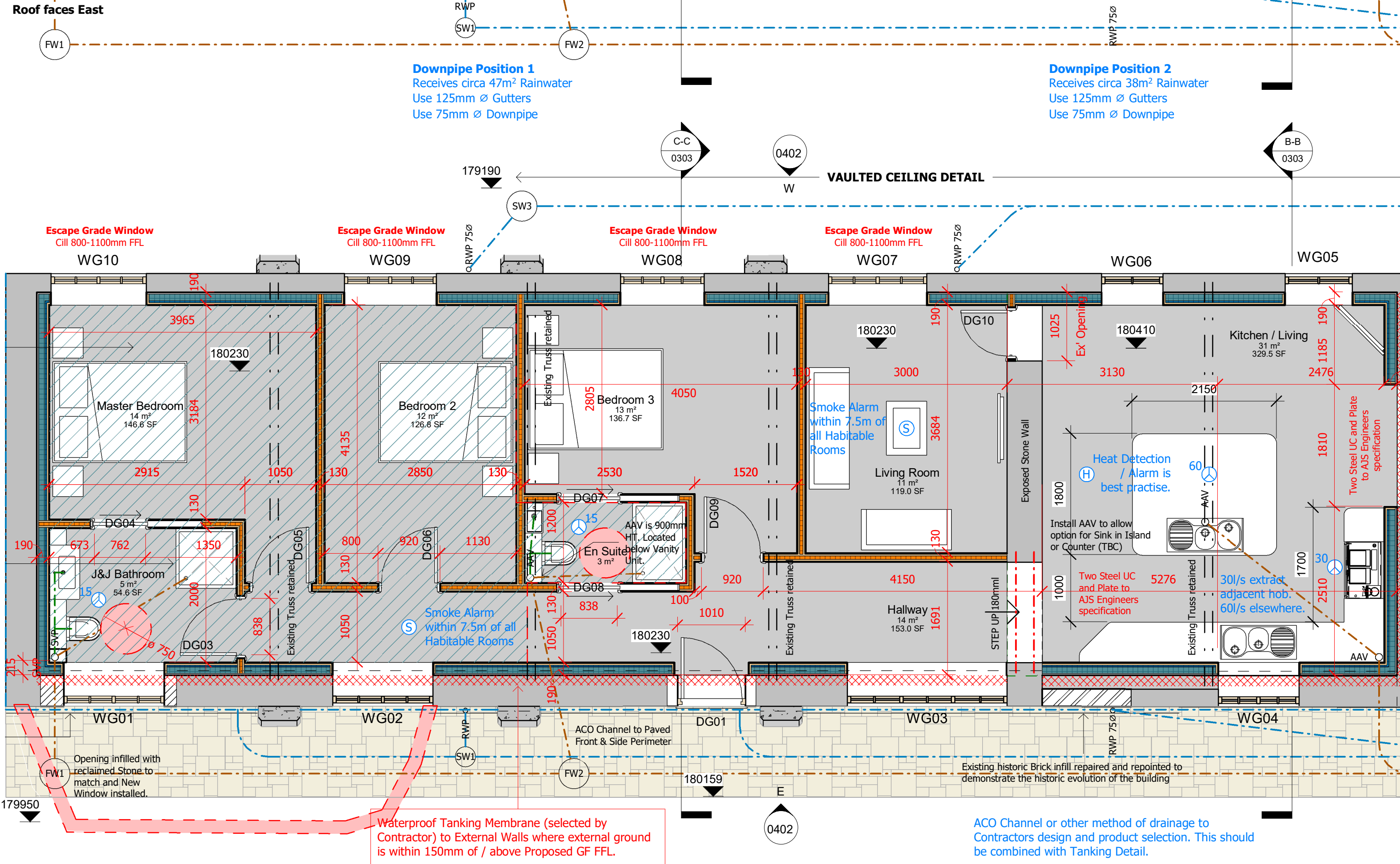
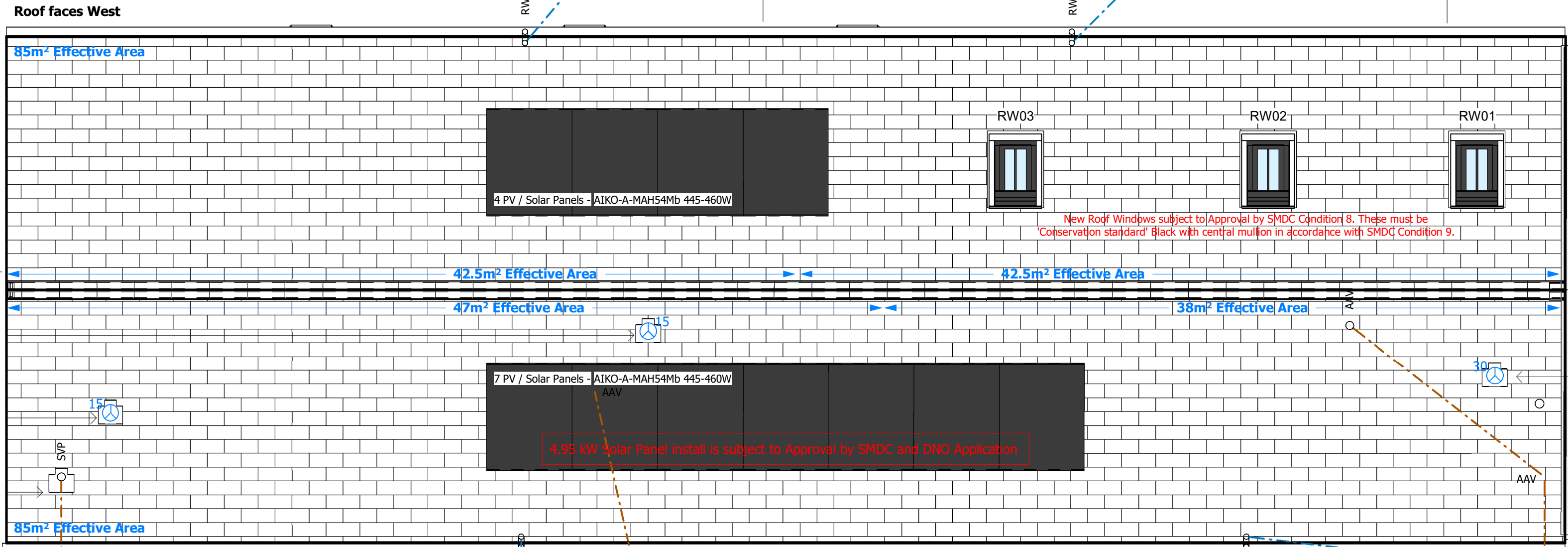
Shaw Farm,
Cheadle Road (B5032), Alton,
Staffordshire, ST10 4DH

Title	Date	Drawn
Barn 2 - Technical Plans	03-02-25	BJ
Drawing Ref	Scale(s)	Revision
23-12-b3-02-ZZ-DR-A-0213	As indicated @A1	E

Proposed Roof Plan
1 : 50

1 : 50

S4 Barn 2 - GF Plan
1 : 50



Key to Drainage Strategy

- Architectural feature overhead.
- Proposed Foul Drain (Above Floor Level).
- Proposed Foul Drain (Below Ground Level).
- Proposed Surface Water Drains.
- Proposed 450mm Ø Inspection Chamber suitable for installation in a Patio.
- Proposed 300mm Ø Inspection Chamber suitable for installation in a Patio.
- Proposed Rainwater Downpipe with Access Gully. Typically 75mm Ø diameter.
- Proposed Soil Vent Pipe Typically 110mm Ø diameter.
- Surface Water Attenuation Crate (If Req').

Barn Conversion - Mr & Mrs T. Eyre

External / Internal Doors Schedule

Tag	Width (mm)	Height (mm)	Fire Rated	Material	Colour	Comments	U-Value
DG01	1010	2110	No	Composite / Timber	SW7678 (Cottage Cream)	926 Metric Single Leaf. Inward Opening.	1.2 w/m ² K
DG02	1810	2030	No	UPVC	SW7678 (Cottage Cream)	Double Leaf. Inward Swing. Safety Glass.	1.2 w/m ² K

Tag	Width (mm)	Height (mm)	Fire Rated	Material	Colour	Comments	Safety Glass
DG03	920 (838)	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	Solid Internal Door. 838mm Imperial Door Panel.	N
DG04	*850 (762)*	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	* ECLISSE Pocket Door System. Solid 762mm Imperial Door Panel.	N
DG05	920 (838)	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	Solid Internal Door. 838mm Imperial Door Panel.	N
DG06	920 (838)	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	Solid Internal Door. 838mm Imperial Door Panel.	N
DG07	*920 (838)*	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	* ECLISSE Pocket Door System. Solid 838mm Imperial Door Panel.	N
DG08	*920 (838)*	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	* ECLISSE Pocket Door System. Solid 838mm Imperial Door Panel.	N
DG09	920 (838)	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	Solid Internal Door. 838mm Imperial Door Panel.	N
DG10	770 (686)	2030 (1981)	No	Timber Door Panel	Light Oak Stain (BRIWAX)	Solid Internal Door. 686mm Imperial Door Panel.	N

Window / Roof Window Schedule

Tag	Width (mm)	Height (mm)	U-Value W/m ² K	Material	Colour	Comments
WG01	1500	980	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Obscure Glazed. 1080mm Cill Height.
WG02	1500	980	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 1080mm Cill Height.
WG03	2380	980	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 1080mm Cill Height.
WG04	1210	960	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 1100mm Cill Height.
WG05	1000	825	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Top Hung Opening. Standard glass. 1230mm Cill Height.
WG06	910	825	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Top Hung Opening. Standard glass. 1230mm Cill Height.
WG07	1460	900	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 930mm Cill Height.
WG08	1250	900	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 930mm Cill Height.
WG09	1375	900	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 930mm Cill Height.
WG10	1420	900	1.2 w/m ² K / Grade A	UPVC Flush Casement	SW7678 (Cottage Cream)	Side Hung Opening. Standard glass. 930mm Cill Height.
RW01	550	980	1.1 w/m ² K / Grade A	Powder Coated Steel	RAL 9005 (Black)	VELUX Conservation Rooflight with central Mullion. Triple Glazed.
RW02	550	980	1.1 w/m ² K / Grade A	Powder Coated Steel	RAL 9005 (Black)	VELUX Conservation Rooflight with central Mullion. Triple Glazed.
RW03	550	980	1.1 w/m ² K / Grade A	Powder Coated Steel	RAL 9005 (Black)	VELUX Conservation Rooflight with central Mullion. Triple Glazed.