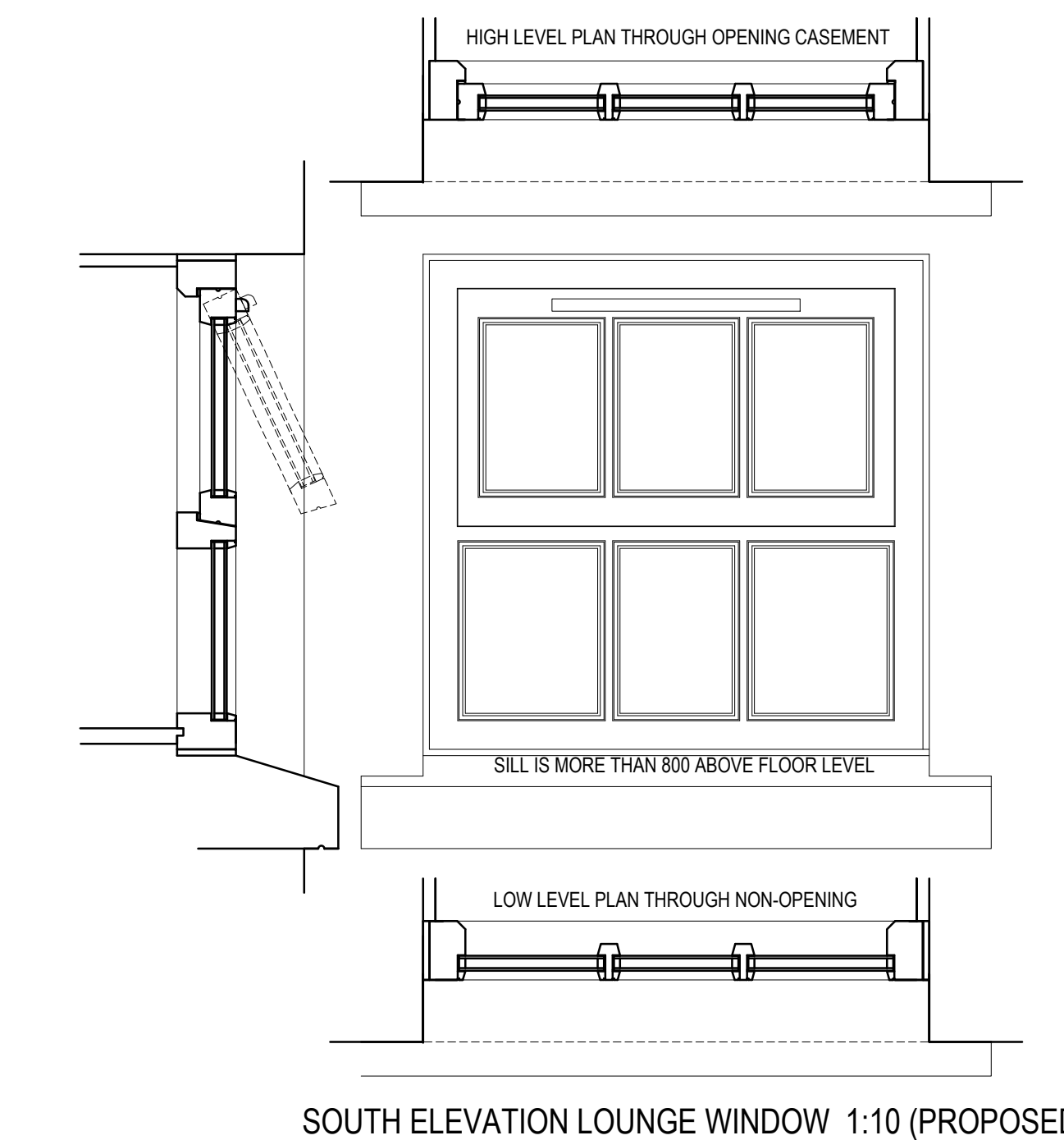
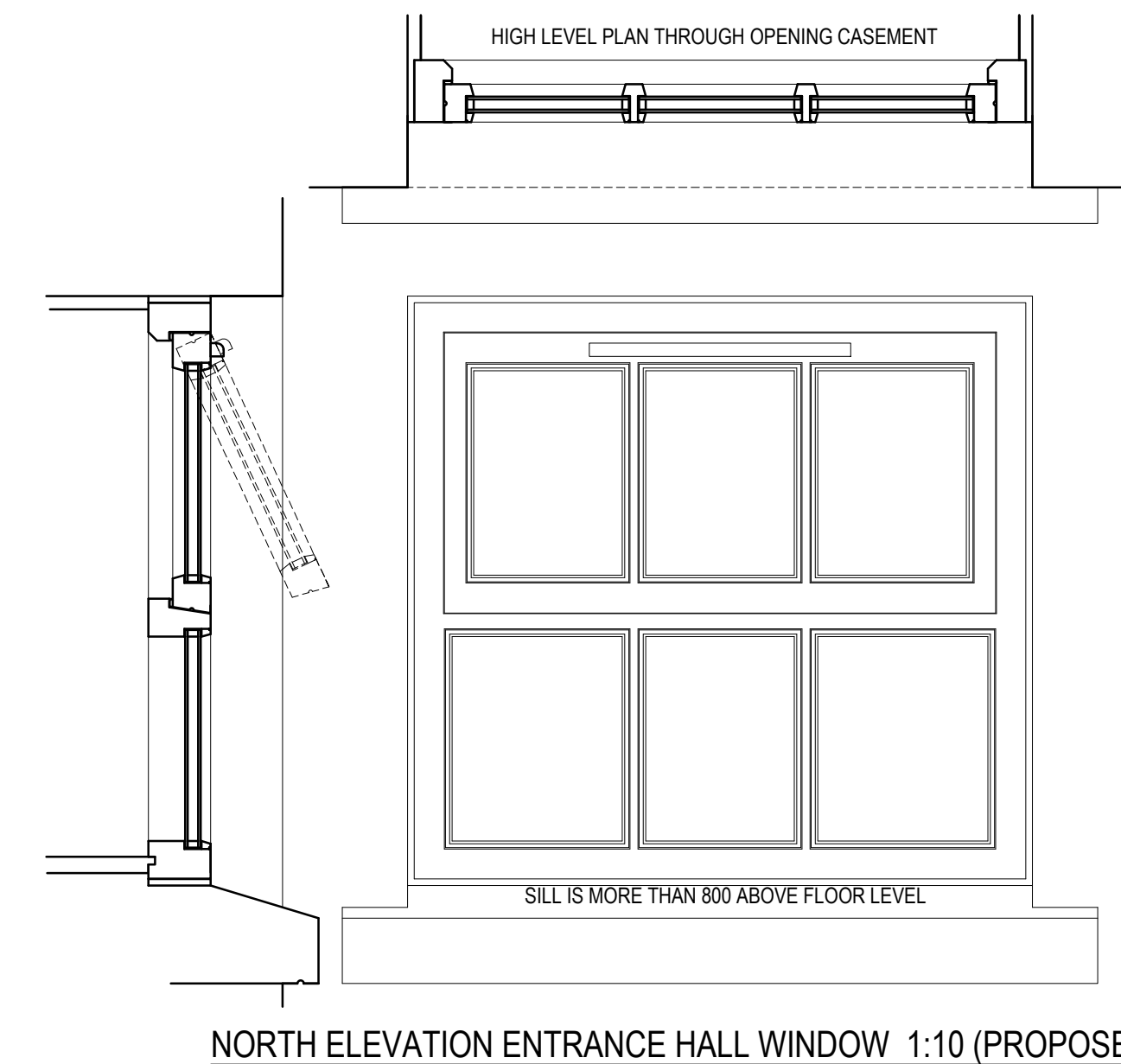
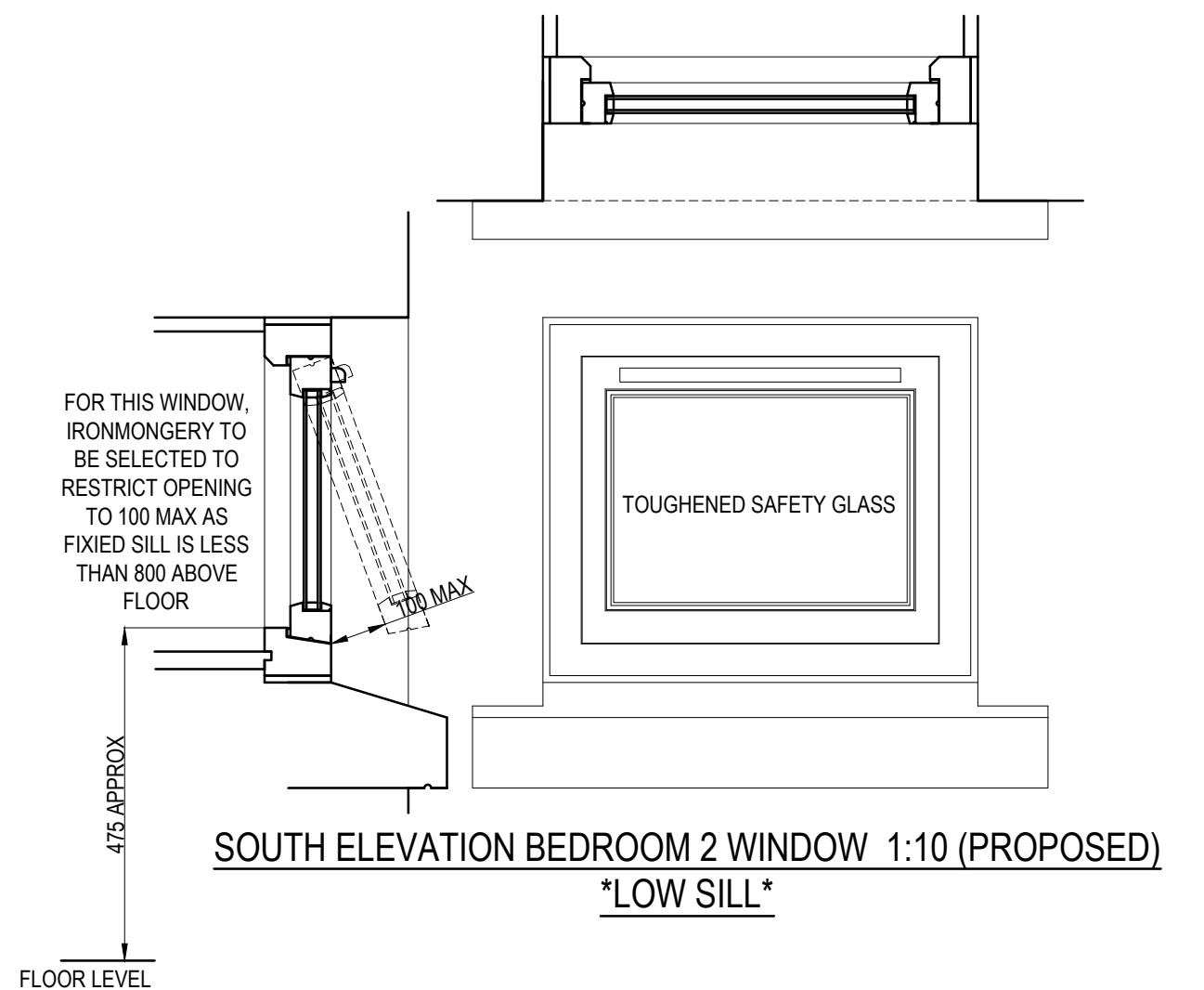




THE EXISTING BARN CONVERSION DWELLING (SUBJECT OF THE APPLICATION) HAS TIMBER STORM CASEMENT WINDOWS WITH DRAUGHT STRIPPING. THE PROPERTY ALSO HAS A DOMESTIC OUTBUILDING AND A HOLIDAY LET BARN CONVERSION AND THESE BOTH HAVE TIMBER FLUSH CASEMENTS WITH DRAUGHT STRIPPING. PROPOSED NEW WINDOWS TO THE BARN CONVERSION DWELLING TO BE PAINTED TIMBER FLUSH CASEMENT WINDOWS, TO REPLACE THE EXISTING STORM CASEMENTS WINDOWS. WINDOWS TO HAVE DOUBLED GLAZED UNITS WITH ONE PANE OF PILKINGTONS K-GLASS OR SIMILAR GLASS WITH A LOW E COATING. 16MM CAVITIES TO BE ARGON FILLED TO ACHIEVE A U-VALUE OF 1.4W/M2K OR BETTER. OPENING CASEMENTS TO BE DRAUGHT STRIPPED. BOTH BEDROOMS TO HAVE ESCAPE WINDOWS TO THE WINDOW OPENINGS IN THE GABLE ENDS. BOTH FIRST FLOOR BEDROOM WINDOWS TO BE ESCAPE WINDOWS WITH OPENING CASEMENT WITH AN UNSTRUCTURED OPENING OF AT LEAST 0.33M2 AND AT LEAST 450MM WIDE AND AT LEAST 450MM HIGH. AS THE TOP OF THE SILL FRAME HEIGHT TO BOTH THESE ESCAPE WINDOWS IS LOWER THAN 800MM ABOVE INTERNAL FLOOR LEVEL, THE INTERNAL FIXED GUARDING RAIL SHOULD BE PROVIDED WHERE THE TOP OF THE RAIL IS 800-825 ABOVE FIRST FLOOR LEVEL. ANY GLASS WITHIN 800MM OF INTERNAL FLOOR LEVEL MUST BE TOUGHENED SAFETY GLASS. WINDOW FRAMES TO BE SILICONE SEALED INTERNALLY AND EXTERNALLY. THE SMALL WINDOW TO THE SECOND BEDROOM HAS A SILL FRAME WITH A TOP THAT IS LOWER THAN 800MM ABOVE INTERNAL FLOOR LEVEL. THIS WINDOW IS TO HAVE RESTRICTORS TO LIMIT THE OPENING TO 100MM MAX CLEAR WIDTH - SEE CROSS SECTION.

FRAME COLOUR
WINDOWS FRAMES VENTS TO BE PAINTED FRENCH GREY RAL 7032 USING DULUX WEATHER SHIELD OR SIMILAR PAINT SYSTEM FOR EXTERNAL TIMBER PROTECTION. INTERNAL FRAME SURFACES ONLY TO BE PAINTED WHITE. TRICKLE VENTS TO MATCH IN FRENCH GREY RAL 7032

MEANS OF ESCAPE

AT GROUND FLOOR LEVEL, THE LOUNGE OPENS DIRECTLY ONTO THE ENTRANCE HALL AND FRONT DOOR AND DOES NOT REQUIRE AN ESCAPE WINDOW. AT GROUND FLOOR LEVEL, THE KITCHEN OPENS DIRECTLY ONTO THE ENTRANCE HALL AND FRONT DOOR AND DOES NOT REQUIRE AN ESCAPE WINDOW. THE GROUND FLOOR TOILET / UTILITY DOES NOT HAVE A WINDOW. AT FIRST FLOOR LEVEL THERE ARE TO BE TWO BEDROOM IN TOTAL - (BEDROOM 1 AT THE WEST SIDE) (BEDROOM 2 AT THE EAST SIDE - THE SEPARATE DRESSING ROOM IN THE SOUTH EAST CORNER MUST ONLY BE ACCESSED WITHIN THE BEDROOM 2, NOT DIRECTLY OFF THE LANDING, AS IT DOES NOT HAVE AN ESCAPE WINDOW). BEDROOM 1 AND BEDROOM 2 ARE TO OPEN DIRECTLY ONTO THE LANDING / STAIR / ENTRANCE HALL, AND WILL REQUIRE ESCAPE WINDOWS AND THESE ARE TO BE PROVIDED AS SPECIFIED IN THE 'WINDOWS' TEXT ABOVE (ONE IN EACH GABLE END). THE BATHROOM AT FIRST FLOOR LEVEL OPENS DIRECTLY ONTO THE LANDING AND DOES NOT REQUIRE AN ESCAPE WINDOW. THE ENSUITE INSIDE THE BEDROOM 1 DOES NOT REQUIRE AN ESCAPE WINDOW. MOVE THE DOOR TO BEDROOM 2 FURTHER INTO THE LANDING, SO THAT ONLY 1 DOOR SERVES THE BEDROOM 2 SUITE WHICH WILL CONTAIN THE MAIN BEDROOM 2 SPACE AND THE ROOM IN THE SOUTH EAST CORNER THAT MUST ONLY BE A DRESSING ROOM WITHIN BEDROOM 2. THIS ROOM IN THE SOUTH EAST CORNER WILL THEN NOT REQUIRE AN ESCAPE WINDOW AS THE MAIN BEDROOM 2 SPACE WILL HAVE AN ESCAPE WINDOW. THE MEANS OF ESCAPE WILL COMPLY WITH PART B OF THE APPROVED DOCUMENT.

VENTILATION
WINDOW FRAME SIZES ARE CONSTAINED TO EXISTING STONework OPENINGS. WHERE POSSIBLE, ROOMS TO HAVE OPENING WINDOWS AT LEAST 1/20TH FLOOR AREA OF THE ROOMS - NOTE, DUE TO DIFFERENT FRAME SECTION DESIGN, THE OPENINGS TO THE WINDOW FRAMES WILL BE VERY SLIGHTLY LARGER AND PROVIDE VERY SLIGHTLY MORE RAPID VENTILATION THAN THE EXISTING FRAMES. EXISTING WINDOWS HAVE TRICKLE VENTS FITTED TO THE CASEMENTS. NEW WINDOWS TO HAVE TRICKLE VENTS FITTED TO THE TOPS OF THE CASEMENTS TO PROVIDE BACKGROUND VENTILATION. BACKGROUND VENTILATION TO PROVIDE A MINIMUM OF 8000MM² OF VENTING AREA IN EACH ROOM.

TOUGHENED GLASS
ANY GLASS WITHIN 800MM OF THE FLOOR LEVEL MUST BE TOUGHENED SAFETY GLASS.



NOTES:-
OVERALL WINDOW DIMENSIONS ARE APPROXIMATE.
THIS DRAWING IS ONLY INTENDED FOR A PLANNING APPLICATION, LISTED BUILDING CONSENT APPLICATION AND A FULL PLANS BUILDING REGULATIONS APPLICATION.
ONLY THE CLIENT NAMED IN THE TITLE BLOCK HAS THE COPYRIGHT TO USE THIS DRAWING.
THIS DRAWING IS ONLY FOR USE ON THE SPECIFIC PROJECT THAT IT WAS PREPARED FOR.
NO BUILDING WORK SHOULD BE UNDERTAKEN UNTIL PLANNING PERMISSION AND BUILDING REGULATIONS PLAN CHECK APPROVAL HAS BEEN ISSUED - THE DRAWINGS MUST NOT BE USED TO CARRY OUT THE WORK UNDER A BUILDING NOTICE.
THE BUILDER/ CONTRACTOR MUST CHECK DIMENSIONS AND DETAILS ON SITE PRIOR TO ORDERING MATERIALS, FABRICATING ANY COMPONENTS, ETC.
THE BUILDER / CONTRACTOR MUST NOT RELY ON SCALING OFF DRAWINGS.

PLAN OF WORK STAGES (RIBA PLAN OF WORK)

0. STRATEGIC DEFINITION (PRE-DESIGN) (HOW TO MEET CLIENT'S REQUIREMENTS)
1. PREPARATION AND BRIEF (PRE-DESIGN) (DEVELOP THE DETAIL OF THE PROJECT BRIEF)
2. CONCEPT DESIGN (DESIGN) (SKETCH DESIGN IDEAS AND DEVELOPMENT)
3. DEVELOPED DESIGN DESIGN (DEVELOP THE DESIGN UP TO PLANNING APPLICATION / PD EQUIVALENT)
4. TECHNICAL DESIGN (DESIGN) (BUILDING REGULATIONS DRAWINGS)
5. MANUFACTURING AND CONSTRUCTION (CONSTRUCTION)
6. HANDOVER
7. USE

<u>PROJECT TEAM</u>	
CLIENT -	MISS. T. OAKDEN, THE GRANGE, FOXT, STAFFORDSHIRE, ST10 2HN
ARCHITECT -	DAVID BAILEY ARCHITECT LTD, 26 MOW LANE, GILLOW HEATH, STB 6GG TEL. 01782 316 355 EMAIL: DAVIDBAILEYARCHITECT@BTINTERNET.COM
STRUCTURAL ENGINEER -	_____
BUILDINGS CONTROL -	_____
PRINCIPAL CONTRACTOR -	_____

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TEL 01782 516 355 EMAIL DAVIDBAILEYARCHITECT@BTINTERNET.COM

BUILDING CONTROL - _____

PRINCIPAL CONTRACTOR - _____

REV.	DESCRIPTION	DATE	INT.

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PROJECT: THE GRANGE, FOXT,
STAFFORDSHIRE, ST10 2HN -
REPLACEMENT WINDOWS

SCALE: 1:10 @A1

DATE: JUNE 2026

DRAWN BY: DB

TITLE: PLANS, SECTIONS AND
ELEVATIONS OF WINDOWS -
PROPOSED

JOB NUMBER: 00857

DRAWING NUMBER: 00857-002