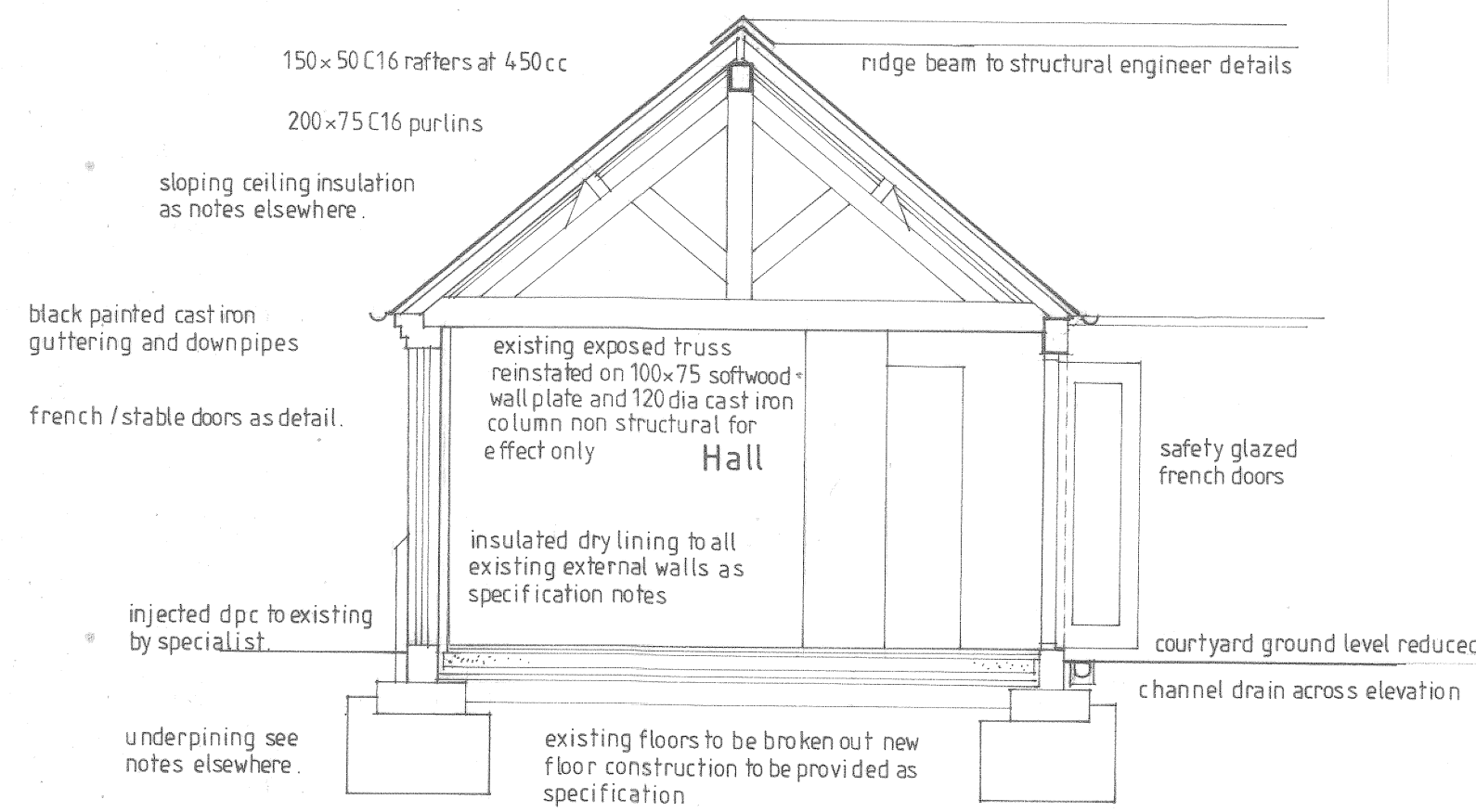
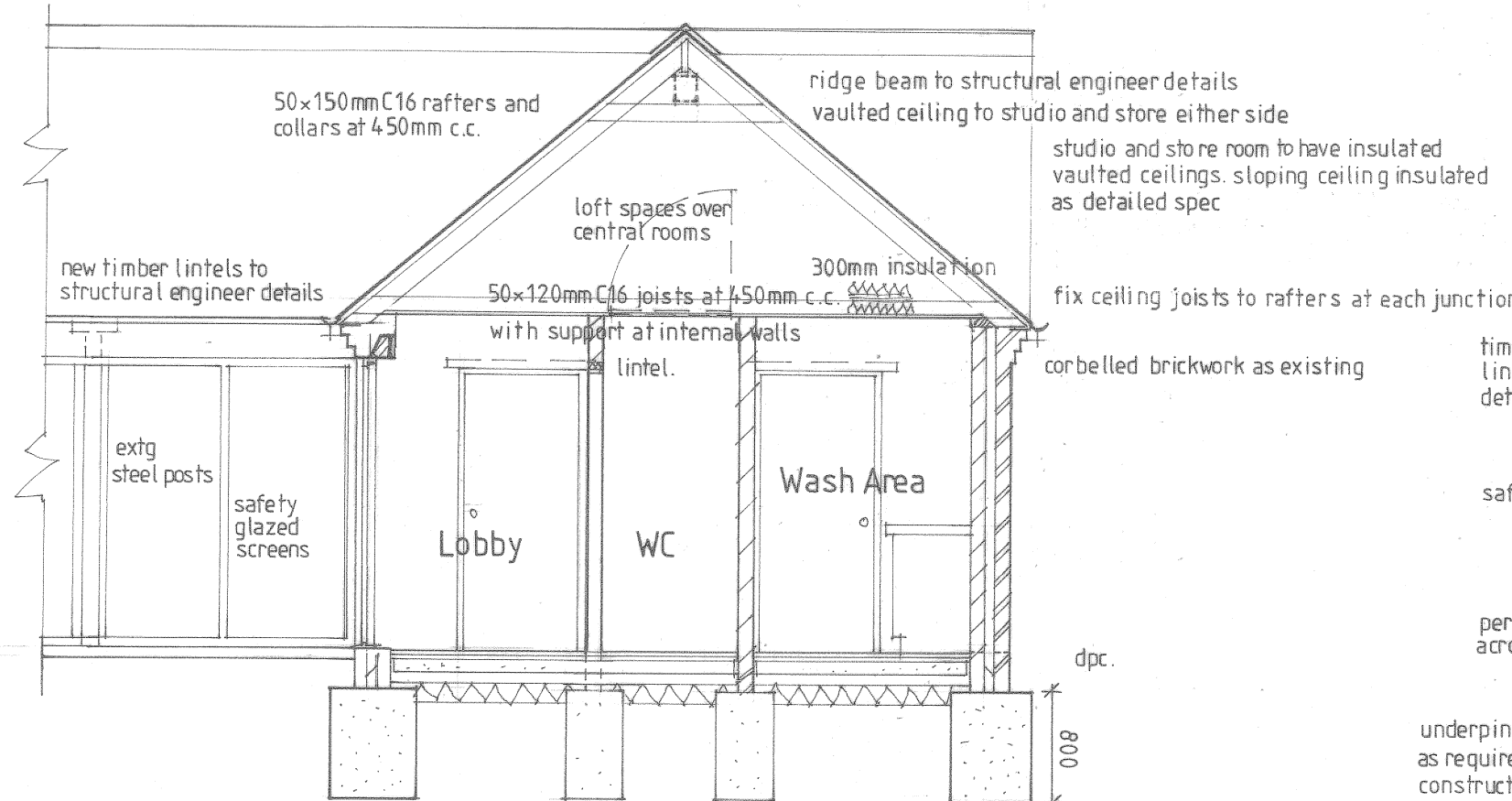
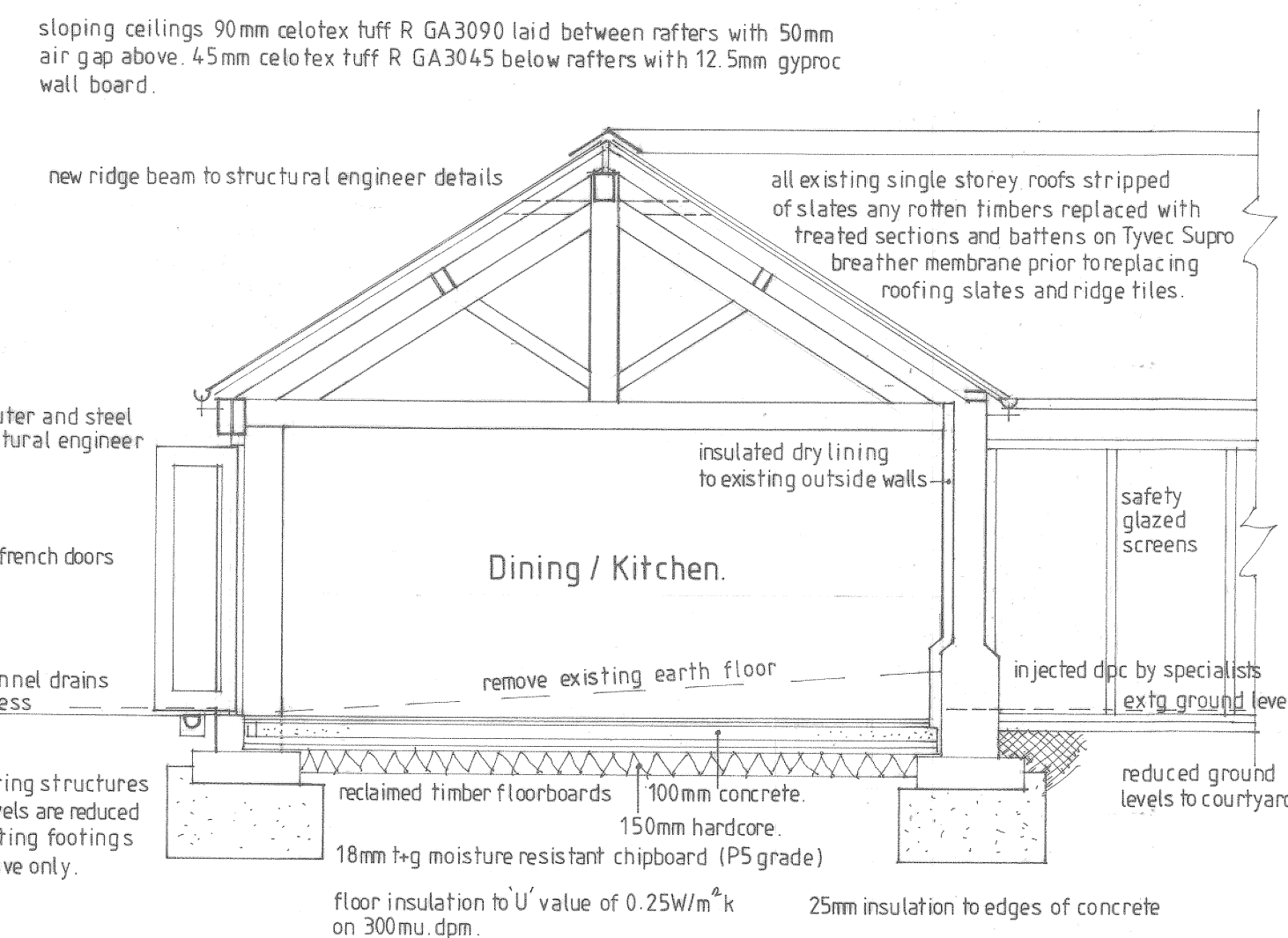




Section A - A 1:50

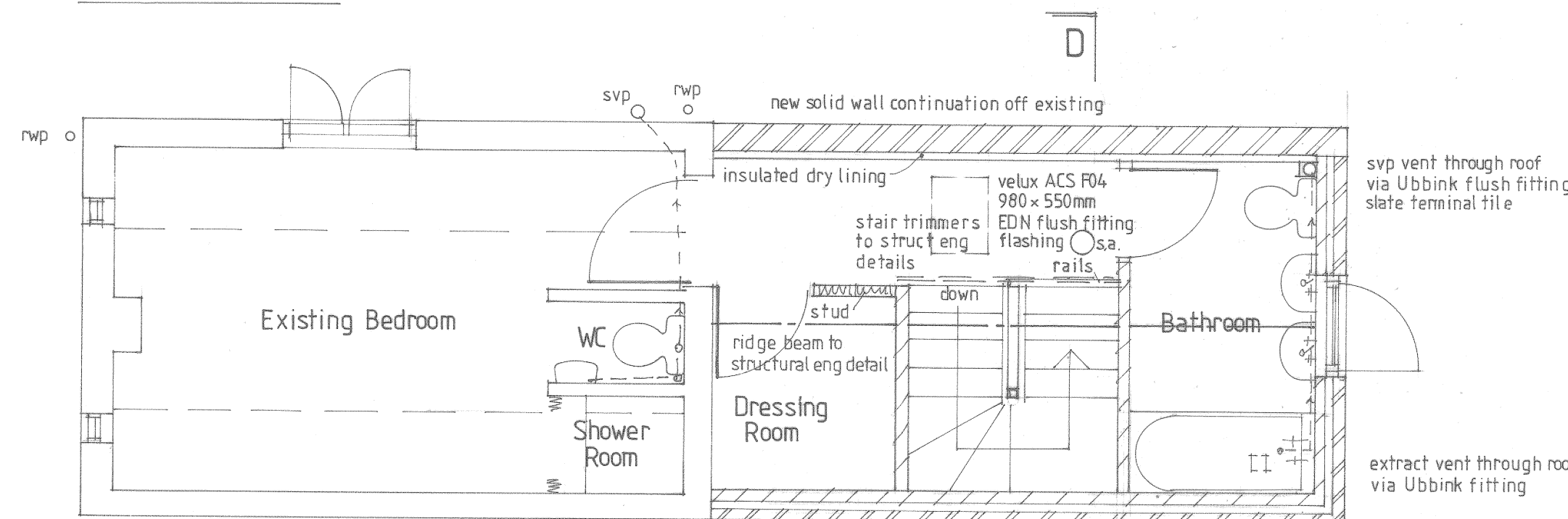


Section B - B 1:50



Section C - C 1:50

First Floor Plan 1:50

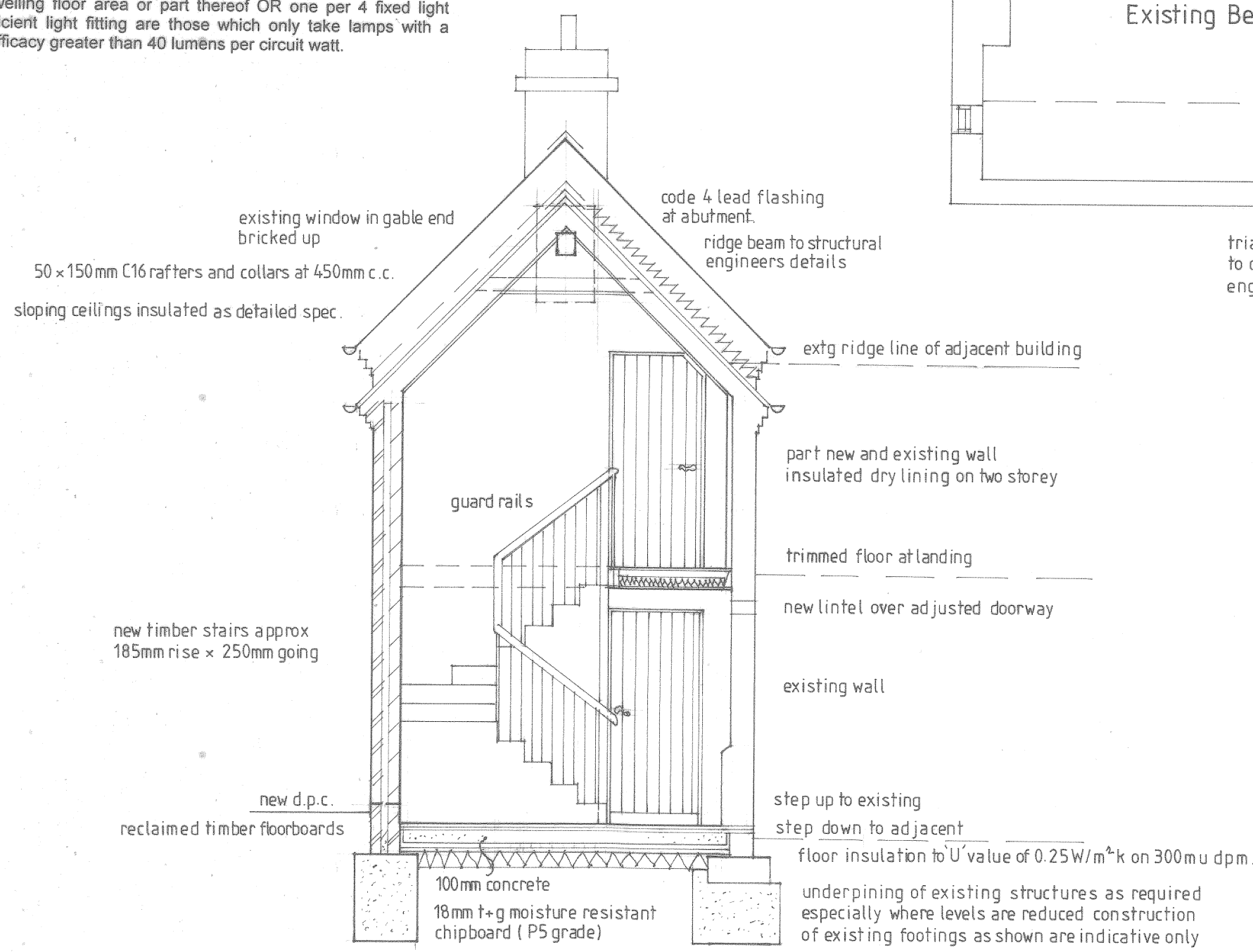


Listed Building Planning Conditions

- Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed building shall be deposited with and approved in writing by the Local Planning Authority.
- No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the Local Planning Authority, to be carried out by specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.
- Before development commences, working drawings of the proposed windows and doors including cross section of mullions, reveals and glazing bars and the mortar/pointing specification, shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with approved details.
- No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitable qualified body acceptable to the Local Planning Authority.

BUILDING REGULATIONS PART L CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'. All new dwellings must be given an energy rating, using the Standard Assessment Procedure (SAP). The rating must be displayed in the property in the form of a notice of durable material, indelibly marked.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in areas affected by building work that number not less than the greater of one per cent 25m² of dwelling floor area or part thereof OR one per 4 fixed light fittings. Efficient light fitting are those which only take lamps with a luminous efficacy greater than 40 lumens per circuit watt.



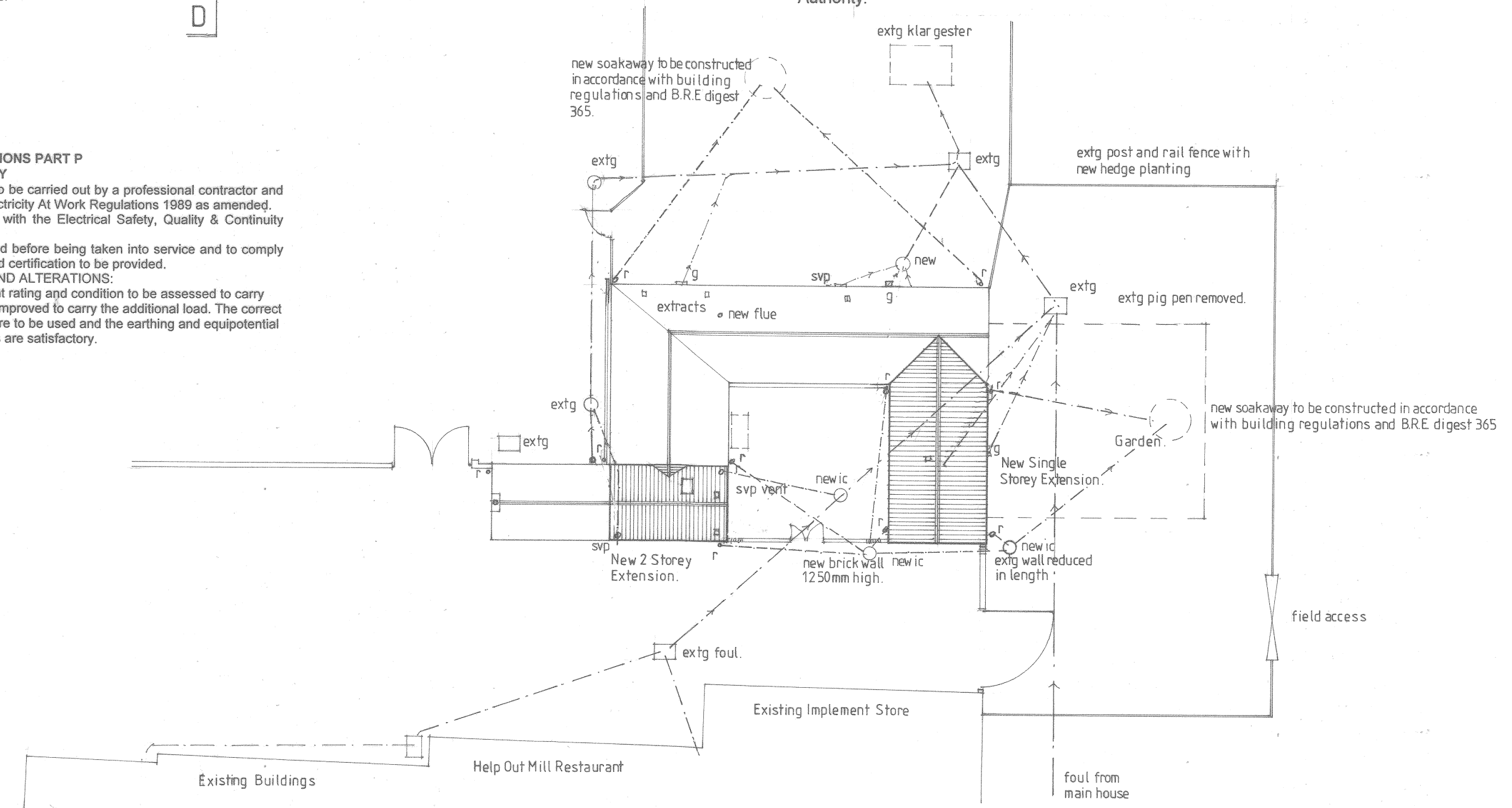
Section D - D 1:50

BUILDING REGULATIONS PART P ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended. Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002. Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.
FOR EXTENSIONS AND ALTERATIONS:
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

PLUMBING
New rainwater goods to be black cast iron or aluminum with 65mm downpipes. New waste connections to air admittance valves having rodding eye and access point at base.
Sink, Bath and Shower 38mm waste and 76mm trap
Wash Basin 32mm waste and 76mm trap
W.C. and Cistern 100mm branch connection
All above ground drainage to comply with BS 5572.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.
VENTILATION
Back ground ventilation to habitable rooms to be equivalent to 8000mm². (4000mm² to Kitchen, Utility Room, Bathroom, WC, En-Suite and Conservatories).
Mechanical ventilation to be equivalent to
.. 60 litres / second to Kitchen via cooker hood.
.. 30 litres / second to Utility Area
.. 15 litres / second to Bathrooms / En-Suites.
.. 6 litres / second to W.C. (with 15 minute over run).

SMOKE ALARMS
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with B.S. 5446 Part 1.

Site Plan. 1:200



Note.
This drawing is to be read in conjunction with existing detail drawings 04/1896/01&02 and additional production drawings 04/1896/07&09.

CHIMNEYS FLUE
Metal flue from Aga in kitchen through roof above lead flashing to suit current requirements.

OPENINGS
All cavities to be closed at eaves with blockwork and around openings with proprietary insulated cavity closers incorporating d.p.c. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening. All existing lintels to be checked and replaced with concrete lintels if found to be defective.

WINDOWS
Double glazed softwood windows, style as indicated with 16mm air gap argon filled and a soft low-E coating to achieve a U-value of 1.8W/m²K. Frames to incorporate trickle vents to achieve background ventilation of 8000mm³ to habitable rooms. Ensure opening lights equal 5% of total floor area. Provide draught seals to all windows, doors and roof lights. Safety glazing to BS6206 to windows less than 800mm and doors / sidelights less than 1500mm from finished floor level. Egress windows to be provided to all habitable rooms, with a clear egress opening of 0.33m² with at least the width AND the height being a minimum 450mm with egress heights between 800-1100mm from finished floor levels. First floor window egress below 800mm to have guard rails minimum 800mm from finished floor level.

STEELWORK
Steel work timber beams and underpinning as indicated to Structural Engineer's details and calculations. 2 courses Class A engineering brickwork as padstone, 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum 1/2 hr. fire resistance.

STAIRCASE
Width of staircase and landings to be minimum 800mm, maximum pitch 42 degrees, minimum headroom of 2 metres above pitch line, hand rails minimum 900mm high, 100mm maximum spacing to balustrading. Maximum rise 220mm, minimum going 220mm. Minimum 50mm going on tapered treads at newel. Structural newel and bearing where required to engineers design. All staircase dimensions to be confirmed with stair manufacturer prior to commencement

DRAINAGE
New foul and storm drains with outfall as site plan in 100mm plastic pipes to existing runs and septic tank. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

BOILER - AGA
Floor mounted gas boiler as indicated, flue to terminate minimum 300mm from any adjacent opening and in accordance with Corgi Regulations and Guidelines. Heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling. Provide and supply commissioning instructions to end user

HEATING EFFICIENCY
Any new heating system to be designed in accordance with the Domestic Heating Compliance Guide, Minimum Domestic Boiler SEDBUK rating not less than the appropriate entry below:
Condensing Boiler 86% (Rating A or B)
Non Condensing 'Modified Result' 85%

NOTICE PLATES
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

HOT WATER STORAGE
Storage vessel to comply with BS3198 and to incorporate a thermostat and timer. Heating system to comply with BS5449 1990. Hot water vessels and all pipework in unheated areas to be insulated. Pipework within 1 metre of hot water storage cylinder to be insulated to achieve maximum U value of 0.45W/m²K.

B 13/12/06 Client amendments
Revisions: A 12/10/06 Building regulation amendments

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited.



DAVID GRANGER
Architectural Design Limited

Project
Barn Conversion
Help Out Mill,
Shackerstone, Leicestershire.

Title
Production Drawing
Sheet 2 of 3

Client
Mr A. Benney

Dwg No.
04/1896/08 B

Date
July 2005

Drawn by
TWB

Scale
1:50, 1:200, 1:10

Checked by
SMF

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