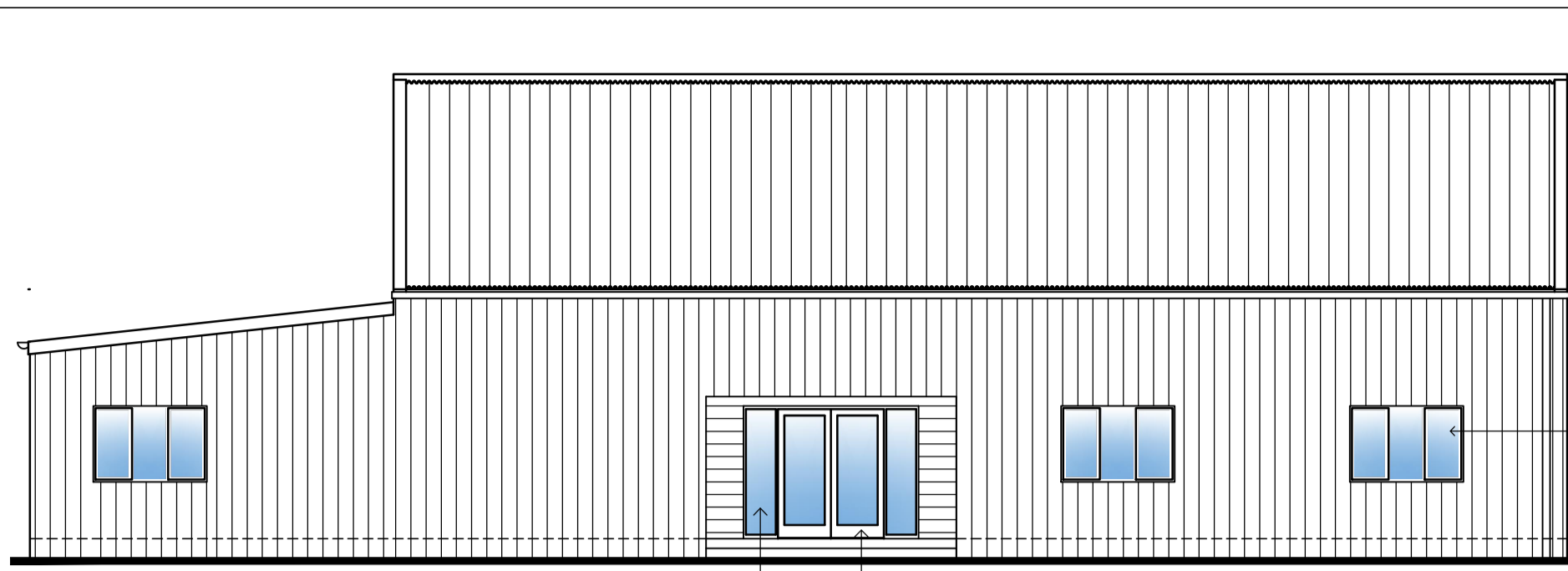
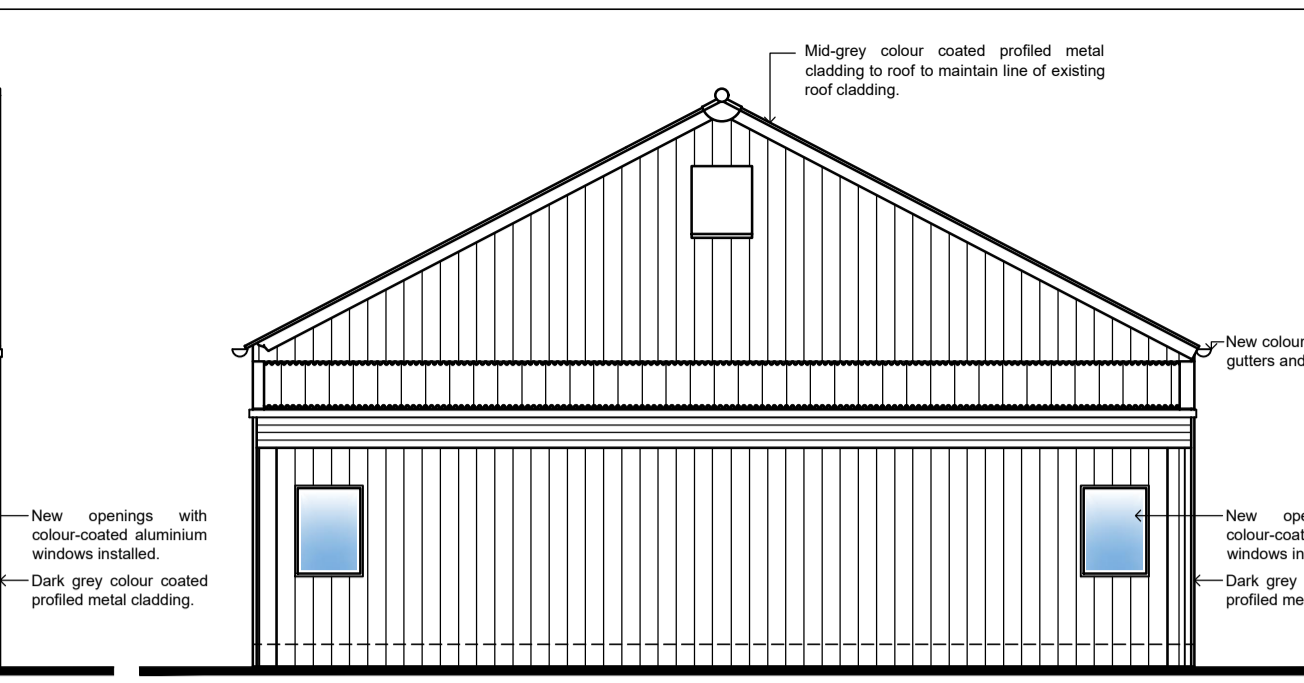


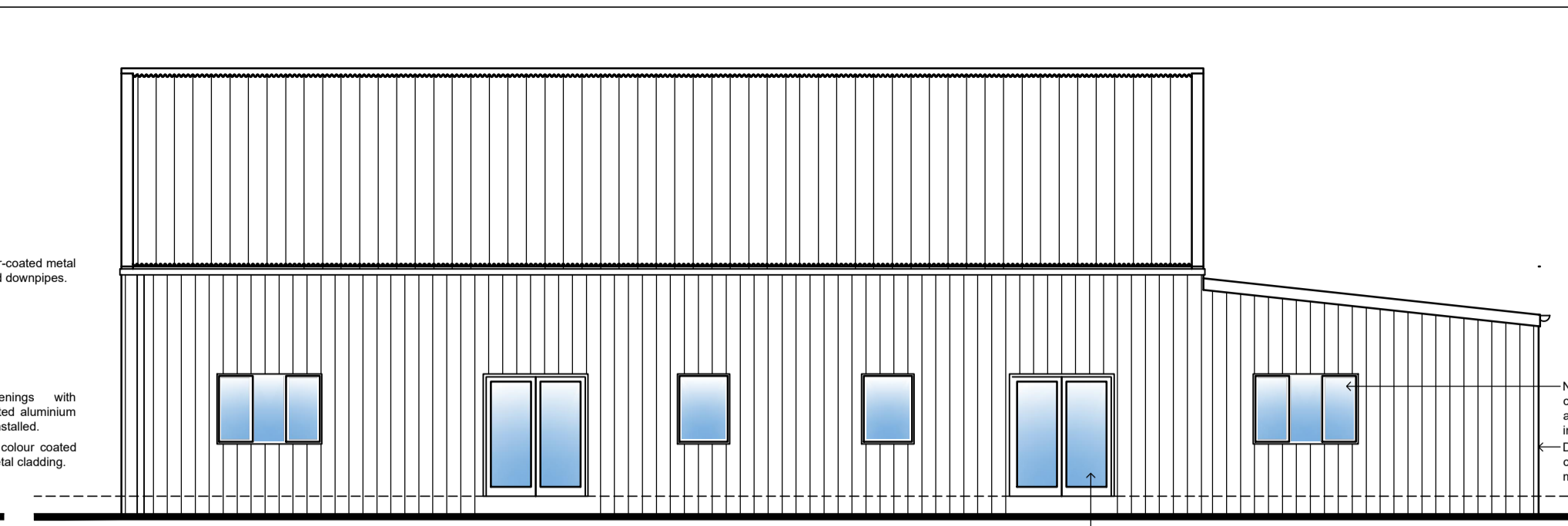
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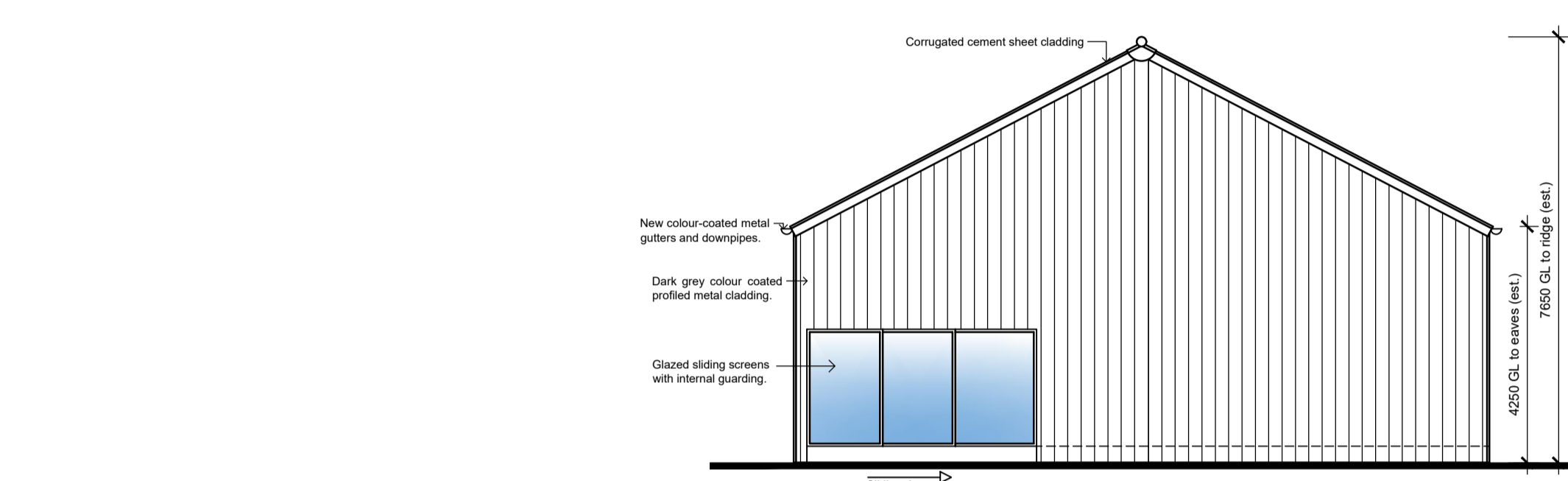
West Elevation as proposed  
Scale 1:100



North Elevation as proposed  
Scale 1:100



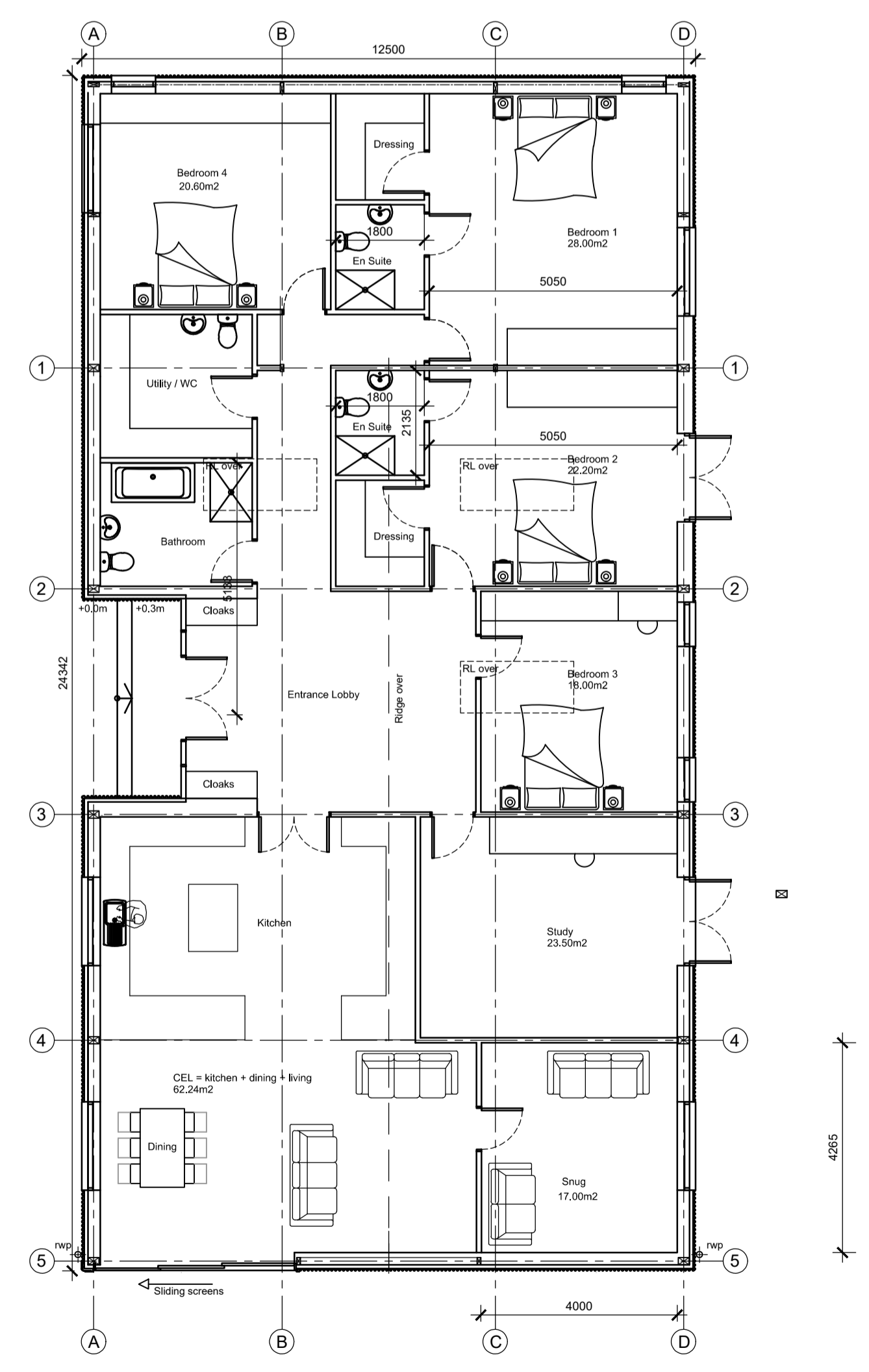
East Elevation as proposed  
Scale 1:100



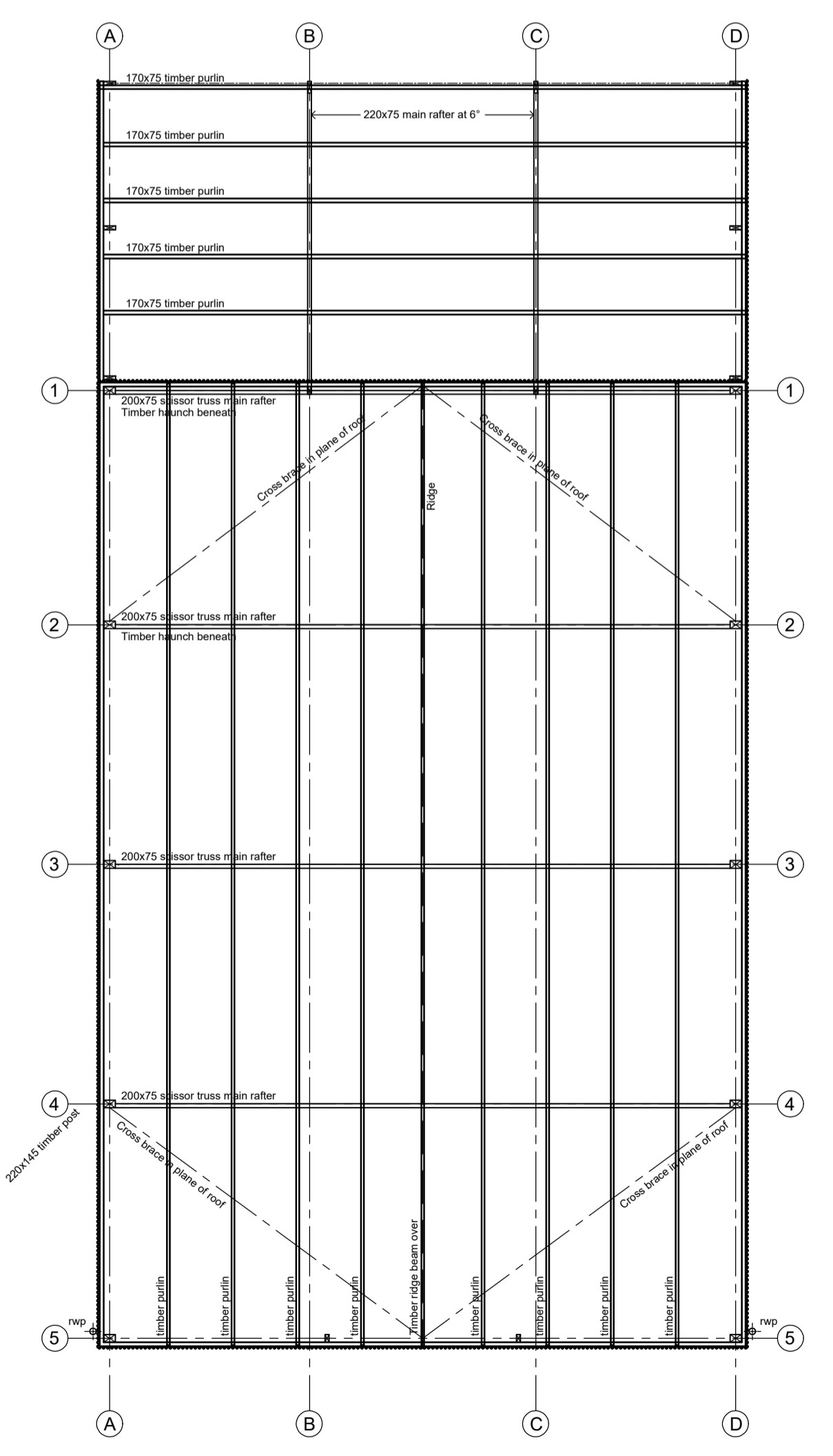
South Elevation as proposed  
Scale 1:100  
Ground levels shown indicative only.

Room Name	Dimension N-S (mm)	Dimension E-W (mm)	Floor Area (m <sup>2</sup> )	Windows and doors in habitable rooms					
				Structural opening	Vent. area required	Vent. area achieved	Glass area required	Glass area achieved	Natural lighting achieved?
Utility / WC	2918	3096	9.03	N/A	N/A	N/A	N/A	N/A	N/A
Bathroom	2516	3096	7.79	N/A	N/A	N/A	N/A	N/A	N/A
Hall and Circulation	varies	varies	36.39	N/A	N/A	N/A	N/A	N/A	N/A
Bedroom 1	5534	5050	28.00	1800 x 1200mm + 900 x 1500mm	1.40m <sup>2</sup>	1.74m <sup>2</sup>	2.24m <sup>2</sup>	2.20m <sup>2</sup>	Yes
En Suite 1	2134	1804	3.85	N/A	N/A	N/A	N/A	N/A	N/A
Dressing 1	2134	1804	3.85	N/A	N/A	N/A	N/A	N/A	N/A
Bedroom 2	4395	5050	22.20	1800 x 2100mm	1.11m <sup>2</sup>	3.40m <sup>2</sup>	1.78m <sup>2</sup>	2.50m <sup>2</sup>	Yes
En Suite 2	2134	1804	3.85	N/A	N/A	N/A	N/A	N/A	N/A
Dressing 2	2610	1804	3.90	N/A	N/A	N/A	N/A	N/A	N/A
Bedroom 3	4495	4000	17.98	900 x 1500mm + 900 x 1500mm	0.90m <sup>2</sup>	1.50m <sup>2</sup>	1.44m <sup>2</sup>	1.50m <sup>2</sup>	Yes
Bedroom 4	4395	4996	20.60	1800 x 1200mm + 900 x 1500mm	1.03m <sup>2</sup>	1.74m <sup>2</sup>	1.65m <sup>2</sup>	2.20m <sup>2</sup>	Yes
Study	4495	5230	23.50	1800 x 2100mm	1.18m <sup>2</sup>	3.40m <sup>2</sup>	1.88m <sup>2</sup>	2.50m <sup>2</sup>	Yes
Kitchen	4595	6419	29.50	see below	see below	see below	see below	see below	N/A
Dining / Lounge	4273	7863	32.73	see below	see below	see below	see below	see below	N/A
CEL	-	-	29.5 + 32.7 = 62.2	2x 1800x1200mm +	3.11m <sup>2</sup>	7.05m <sup>2</sup> comb.	4.98m <sup>2</sup>	10.82m <sup>2</sup> comb.	Yes
Snug	4272	3988	17.00	1800 x 1200mm +	0.85m <sup>2</sup>	0.99m <sup>2</sup>	1.38m <sup>2</sup>	1.54m <sup>2</sup>	Yes
GFA			269.00						

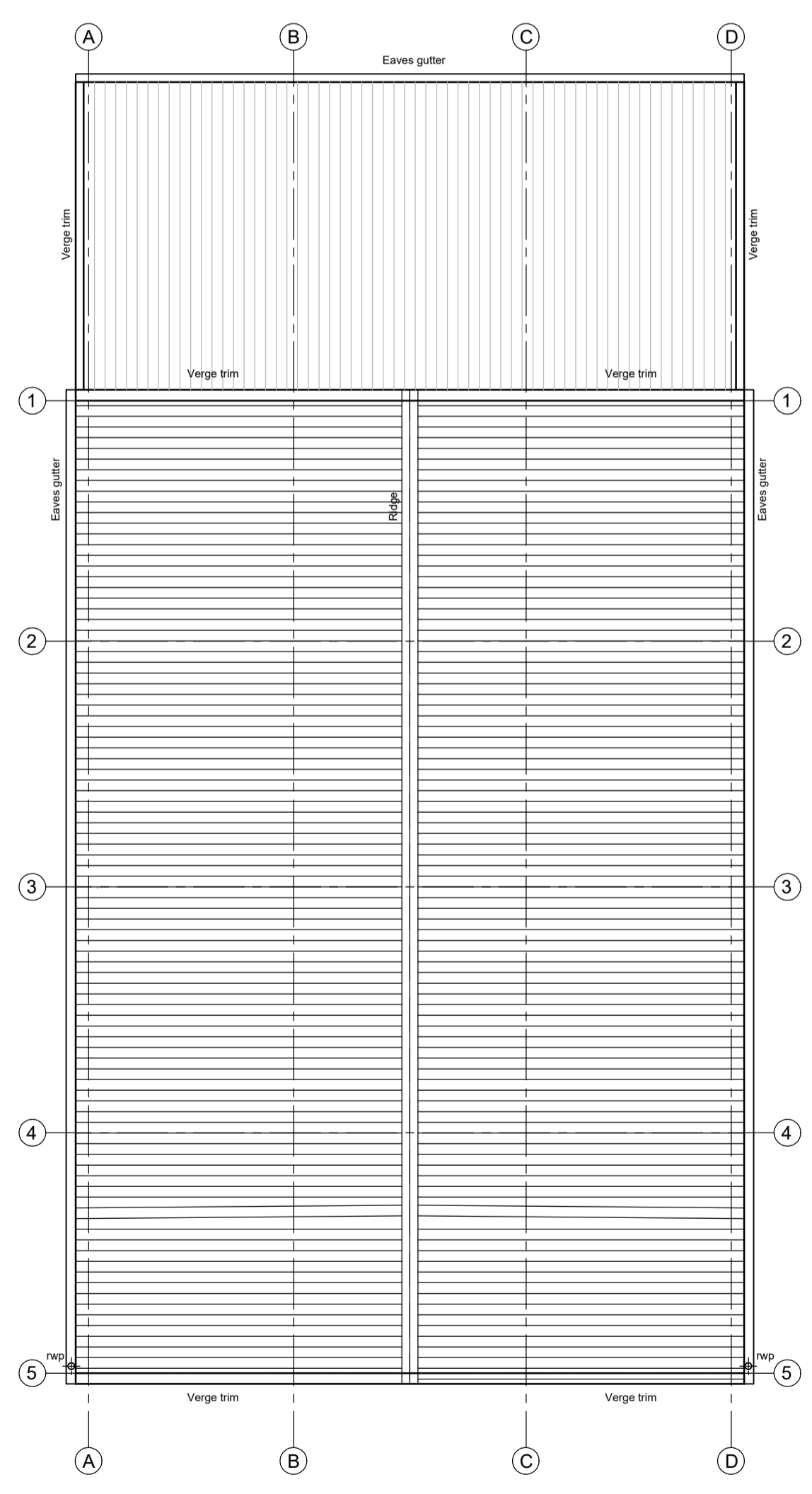
Notes regarding the above table:  
 Ventilation Assessment: Vent area required calculation is based upon the Building Regulations Approved Document F - Ventilation. (2021 edition) Table 1.4 Purge ventilation for fixed windows opening greater than 30 degrees - 100th floor area for habitable rooms. Since the kitchen is ventilated as a combined space with the dining room and lounge, this is calculated on the basis of CEL (combined eating and living area).  
 Daylight Assessment: The above table provides a basic indication of daylight required in each habitable space. There is currently no requirement stated within the Building Regulations in England, however the Scottish Building Regulations require 1/15th of the floor area of the room served (6.67%). For the purposes of this calculation the figures assume a minimum requirement of 8% of the floor area of the room served.  
 Detailed assessment: A full and detailed Daylight and Sunlight Assessment is included in this application documentation, this has been undertaken by Elmstead Energy Assessments and Building Services and gives full details of adequacy of daylight provision in habitable rooms.



Ground Floor Plan as proposed  
Scale 1:100  
SCALE 1:100 0m 1m 2m 4m 6m 8m 10m  
SCALE 1:1 0m 10mm 20mm 40mm 60mm 80mm 100mm



Roof Structure Plan Plan as proposed  
Scale 1:100



Roof Finishes Plan Plan as proposed  
Scale 1:100

X	xx.xx.xx	Xxxxx	xxx
Ref.	Date	Description	Initial

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Client:  
**Mr James Kirk**

Project:  
**Proposed Conversion of Agricultural Barn to Dwelling Broadwater Farmyard, Broadwater Lane, Moulton Spalding PE12 0XX**

Drawing Title:  
**Plans and elevations as proposed**  
**PRIOR APPROVAL NOTIFICATION ISSUE**

Date:	<b>31.08.23</b>	Scale:	<b>as shown @ A1</b>
Drawn by:	<b>ajo</b>	Checked by:	<b>cls</b>

Drawing Number:	<b>A1623-13</b>	Rev:	<b>P1</b>
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