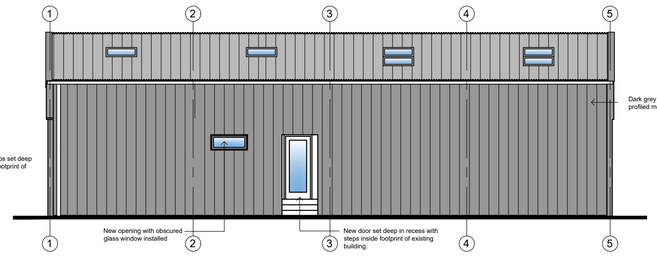
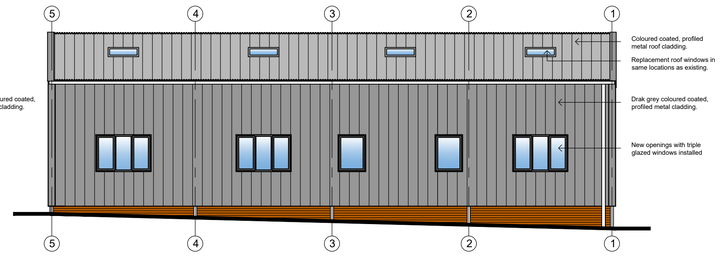


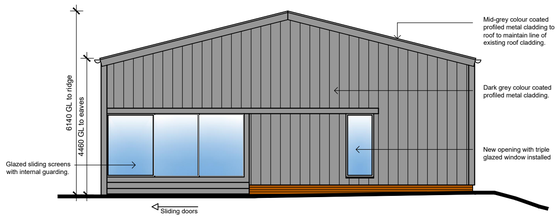
North Elevation as proposed
Scale 1:100



West Elevation as proposed
Scale 1:100



East Elevation as proposed
Scale 1:100



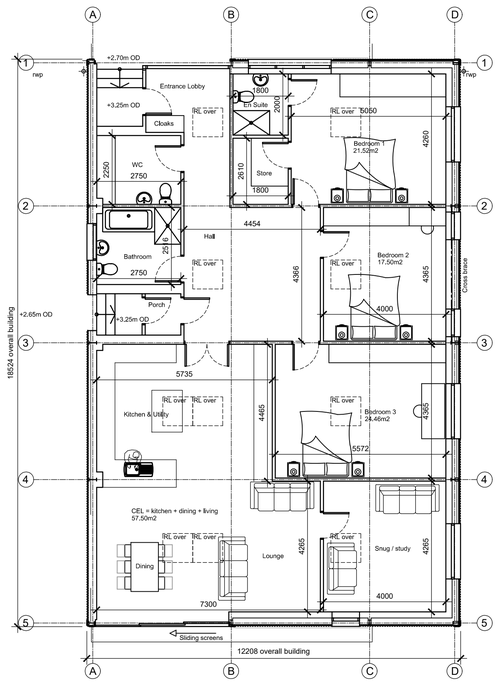
South Elevation as proposed
Scale 1:100
Ground levels shown indicative only.

Room Name	Dimension N-S （mm）	Dimension E-W （mm）	Floor Area （m2）	Windows and doors in habitable rooms					
				Structural opening	Vent. area required	Vent. area achieved	Glass area required	Glass area achieved	Natural lighting achieved?
WC	2250	2750	6.14	N/A	N/A	N/A	N/A	N/A	N/A
Bathroom	2516	2750	6.88	N/A	N/A	N/A	N/A	N/A	N/A
Hall and Circulation	varies	varies	32.85	N/A	N/A	N/A	N/A	N/A	N/A
Bedroom 1	4260	5050	21.52	1800 x 1200mm + 925 x 600mm	1.08m2	1.16m2	1.72m2	2.14m2	Yes
En Suite	2000	1800	3.60	N/A	N/A	N/A	N/A	N/A	N/A
Store	2610	1800	3.90	N/A	N/A	N/A	N/A	N/A	N/A
Bedroom 2	4365	4000	17.50	900 x 1200mm x 2	0.88m2	1.68m2	1.40m2	2.10m2	Yes
Bedroom 3	4365	5572	24.32	1800 x 1200mm 942x978mm RL	1.22m2	1.73m2	1.95m2	2.14m2	Yes
Kitchen & Utility	4465	5735	25.50	942x978mm RL x 2	1.28m2	see below	see below	see below	N/A
Lounge / Dining	4265	7300	32.00	4350 x 2100mm	1.60m2	see below	see below	see below	N/A
CEL	-	-	（25.5 + 32.0） = 57.5		1.28+1.60=2.88m2	5.20m2 comb.	4.60m2	10.95m2	Yes
Snug / Study	4265	4000	17.10	1800 x 1200mm + 900 x 2100mm	0.86m2	2.66m2	1.37m2	2.14m2	Yes
GIFA			214.00						

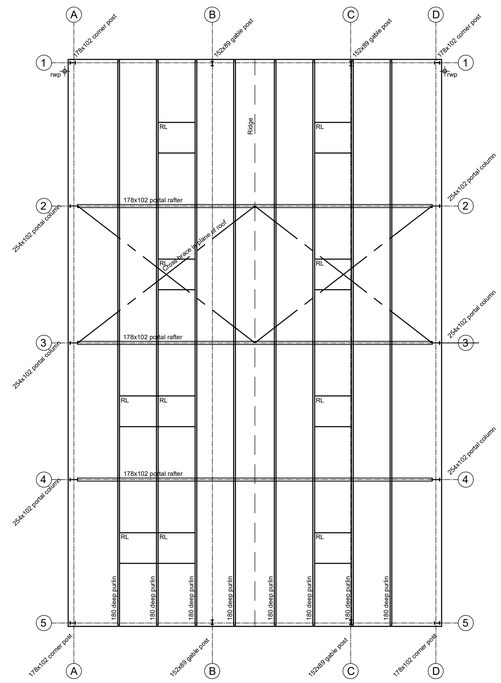
Notes regarding the above table:

Ventilation Assessment
Vent area required calculation is based upon the Building Regulations Approved Document F - Ventilation （2021 edition） Table 1.4 Purge ventilation for hinged windows opening greater than 30 degrees - 1/20th 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） .

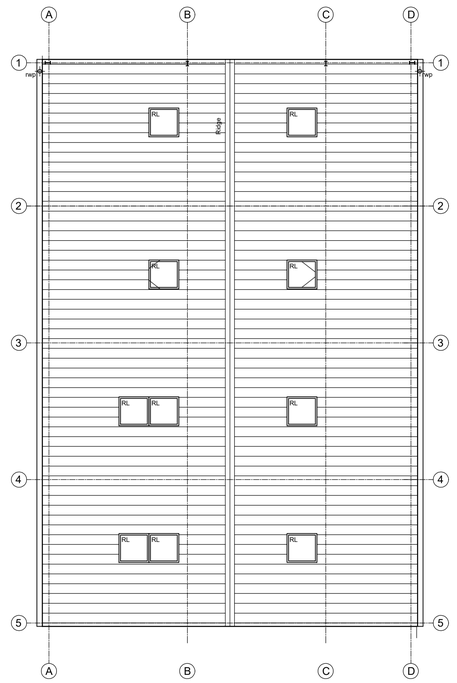
Daylight Assessment
Preliminary assessment
The above table provides a basic indication of daylight required in each habitable space. There is currently no requirement stated within the Building Regulations in England, however the Scottish Building Regulations require 1/15th of the floor area of the room 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



Roof Structure Plan Plan as proposed
Scale 1:100



Roof Finishes Plan Plan as proposed
Scale 1:100

SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0m 10mm 20mm 40mm 60mm 80mm 100mm

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Client:
Mr Andrew Oglesby

Project:
Proposed Conversion of Agricultural Barn to Dwelling
Black Hole Drove
West Pinchbeck
Spalding
PE11 3QL

Drawing Title:
Plans and elevations as proposed

PRIOR APPROVAL NOTIFICATION ISSUE

Date:	Scale:
12.03.23	as shown @ A1
Drawn by: cad	Checked by: ajo

Drawing Number:	Rev:
A1531-14	P1