



North West Elevation - (front from York Street)
1:100 Scale



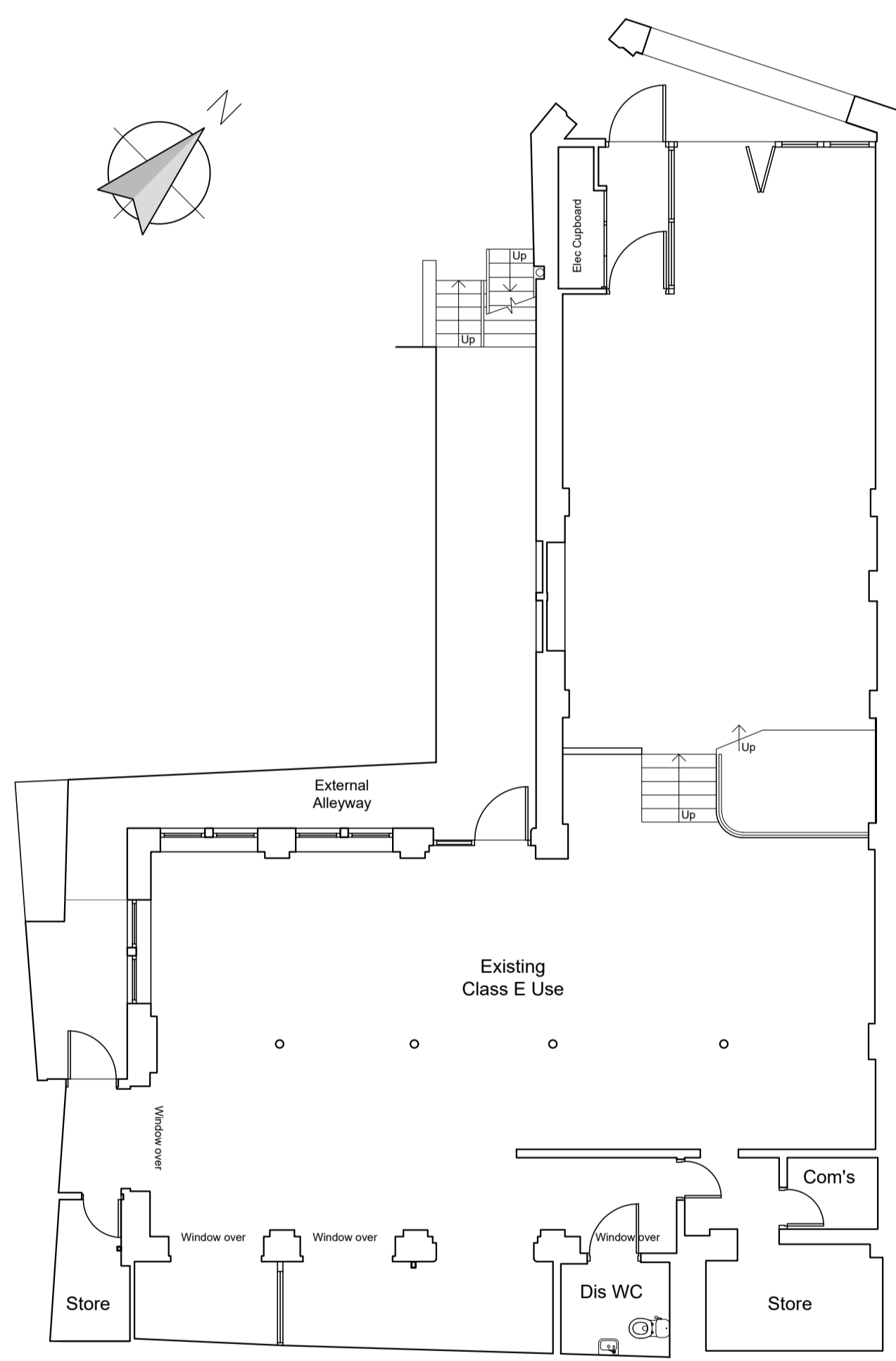
North West Elevation - (from alleyway)
1:100 Scale



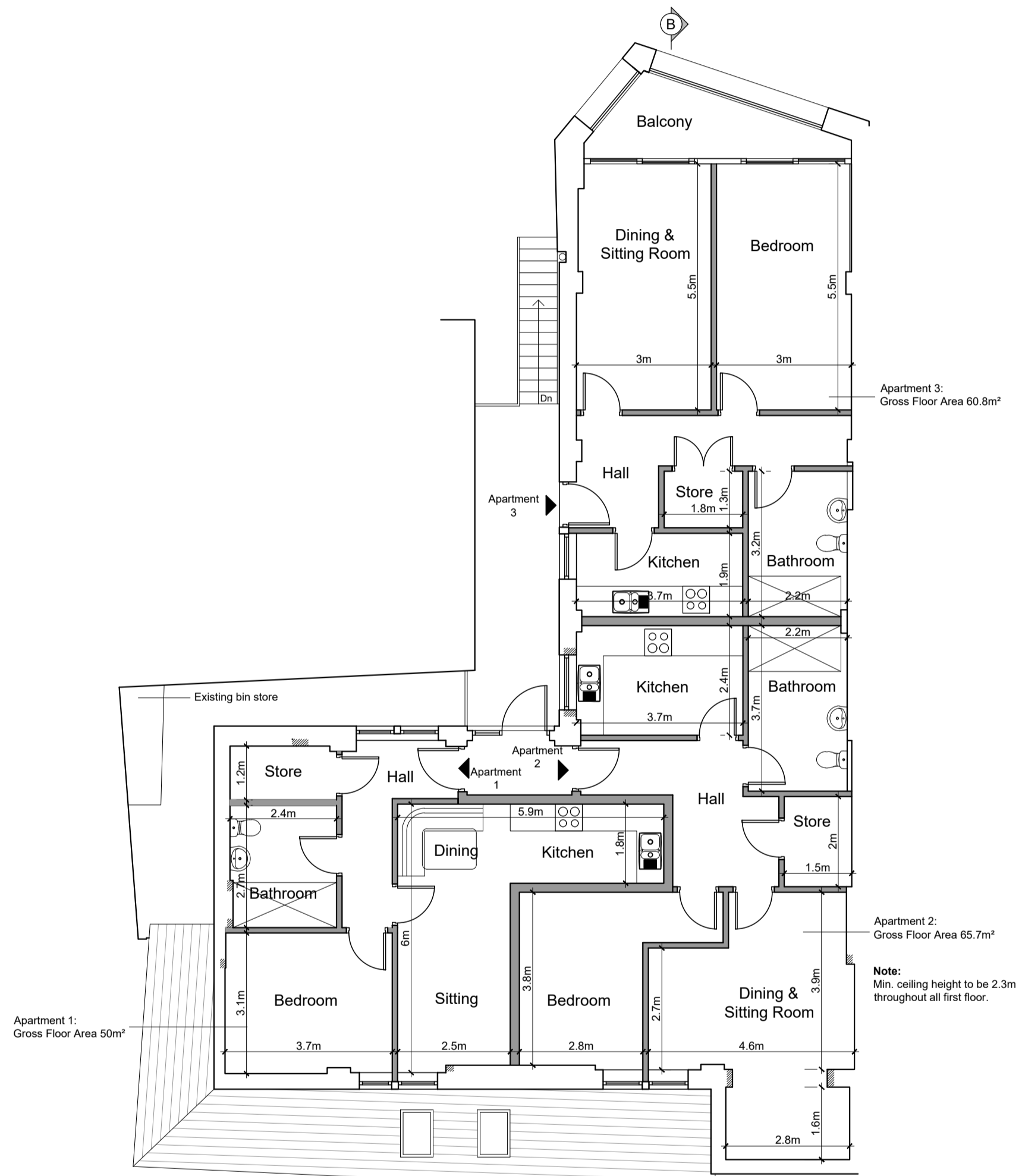
South West Elevation - (from alleyway)
1:100 Scale



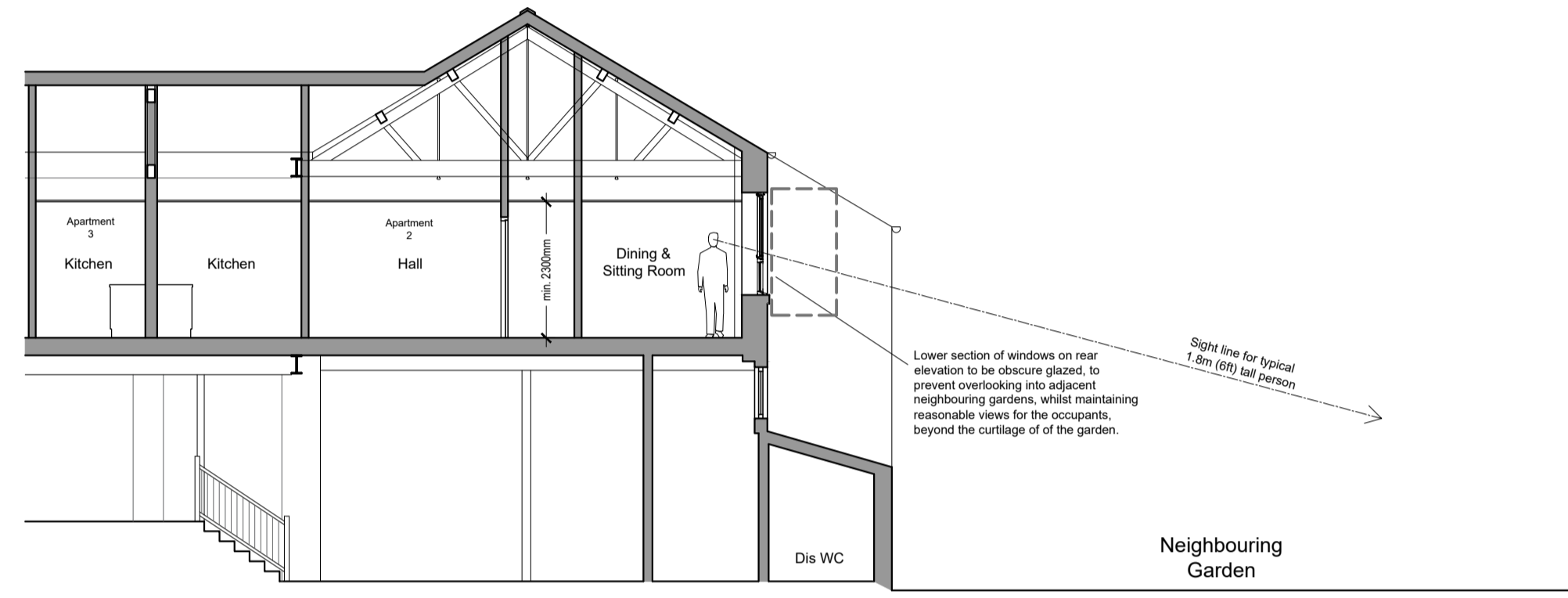
South East Elevation - (Rear)
1:100 Scale



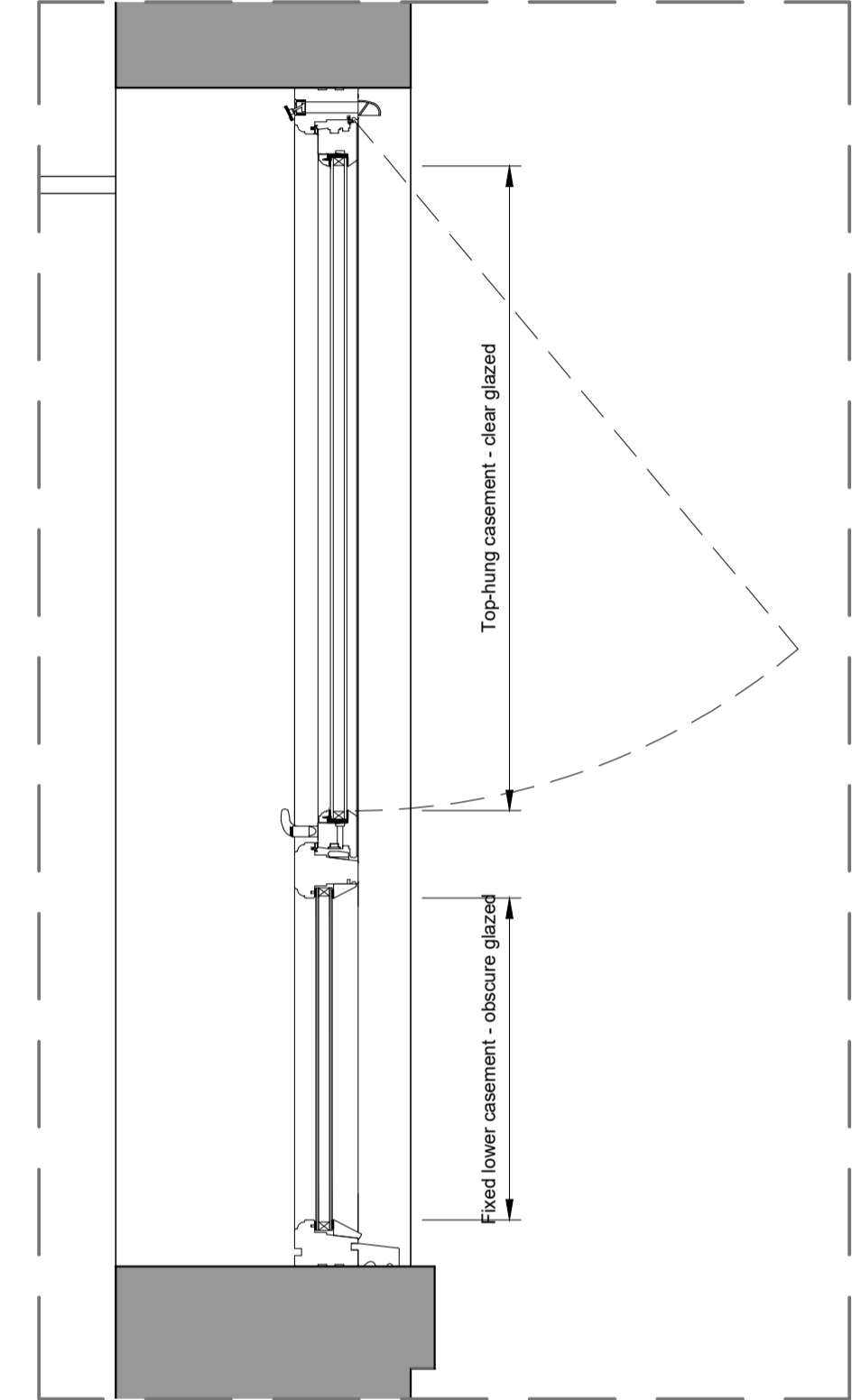
Ground Floor Plan
1:100 Scale



First Floor Plan
1:100 Scale



Section B-B
1:100 Scale



Typical Window Detail
Scale - 1:10

6006 - Ethos House, York St. Floor area and window area calculations

Room Name	Floor Area/m ²	FA/20 (required clear opening) /m ²	Structural Opening Area/m ²	SO-80mm frame all round to give clear opening area/m ²	Pass or Fail
Apartment 1					
Kitchen	7.3	0.37	1.31	0.94	Pass
Store	2.7	N/A	N/A	N/A	N/A
Dining, Sitting and Kitchen	20.9	1.05	1.47	1.09	Pass
Bedroom	11.6	0.58	1.18	0.83	Pass
Bathroom	6.4	N/A	N/A	N/A	N/A
Apartment 2					
Kitchen	9.0	0.45	2.1	1.63	Pass
Store	3.0	N/A	N/A	N/A	N/A
Dining and Sitting	20.8	1.04	1.47	1.09	Pass
Bedroom	12.7	0.64	1.47	1.09	Pass
Bathroom	8.1	N/A	N/A	N/A	N/A
Apartment 3					
Kitchen	6.8	0.34	1.6	1.2	Pass
Store	2.2	N/A	N/A	N/A	N/A
Dining and Sitting	16.3	0.82	5.8	5.0	Pass
Bedroom	16.2	0.81	5.8	5.0	Pass
Bathroom	7.1	N/A	N/A	N/A	N/A

Minimum purge ventilation requirement under the guidance in Part F of the Building Regulations, requires a minimum of 1/20th floor area of the room served by openable windows (height x width of opening part where the window opens 30 degrees or more) as per the table below.

Note: The calculations in the table above assume that the full aperture of the existing window openings (minus max 80mm frame all round) is openable.

1.30 Depending on the dwelling design or the external climate, it may be possible in certain circumstances to achieve four air changes per hour with smaller openings. If smaller openings than those given in Table 1.4 are specified, expert advice should be sought to ensure that the design complies with requirement F(1).

Opening type	Minimum total area of openings
Hinged or pivot windows with an opening angle of 15 to 30 degrees	1/10 of the floor area of the room
Hinged or pivot windows with an opening angle of greater than or equal to 30 degrees	1/20 of the floor area of the room
Opening sash windows	
External doors	

1.31 Hinged or pivot windows with an opening angle of less than 15 degrees are not suitable for purge ventilation.

Extract from Part F of the Building Regulations.

- REVISIONS:**
 Rev C - Minor update for issue. - 20.01.2025 - RS
 Rev B - Section and typical window detail added. - 16.01.2025 - RS
 Rev A - Floor area table added. - 02.09.2024 - NE

Client
 Carlton Mill Ltd.

Job Title
 Proposed conversion of first floor to 3No. apartments at:
 Ethos House
 York Street
 Clitheroe

Drawing Title
Proposed Plans and Elevations

Scale
 1:100 @ A1

Date
 Aug 2024

Drawn
 NE/RS

spa
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