



*ROCHDALE BOROUGH
COUNCIL*



Sir Frederick Snow & Partners Ltd

*LOWER STARRING FARM COTTAGE
HERITAGE ASSESSMENT
FS 4850*

<i>Rev</i>	<i>Date</i>	<i>Reason for Revision</i>
01	31.03.23	Issued for Planning

<i>Authorisation Record</i>		<i>Structural Engineer</i>	<i>Lead Structural Engineer</i>	<i>Project Structural Engineer</i>
01	31.03.23	N. Hobson	N. Hobson	P. Drobig
Rev	Date	Prepared by	Recommended by	Approved by

REVISION RECORD SHEET

Revision Number	Purpose	List of Updated/Modified Sections, if any
01	31.03.23	Issued for Planning Application

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1 INTRODUCTION

1.1 GENERAL

- 1.1.1 Sir Frederick Snow & Partners have undertaken a Heritage Assessment for Lower Starring Farm Cottage, Littleborough, OL15 8HN. This assessment was required to supplement a planning application for the conversion of an attached barn into living accommodation.

1.2 SITE LOCATION

- 1.2.1 The site is located at Lower Starring Farm on the outskirts of Littleborough.

The site is located at Lower Starring Farm on the outskirts of Littleborough investigation data. Sir Frederick Snow and Partners take no responsibility over the accuracy of the third-party information.

A site location plan is included in Appendix A.

1.3 SITE DESCRIPTION

- 1.3.1 The proposed conversion of an existing barn attached to Lower Starring Farm to create additional living accommodation. The site is allocated as Defined Urban Area under the council's Unitary Development Plan.

1.4 SURROUNDING AREA

- 1.4.1 The surrounding area comprises the land uses summarised in Table 2.1

Table 1.1 Summary of Surrounding Land Use

Direction	North	East	South	West
Surrounding Land Use	To the north lies agricultural farmland. Residential properties populate the northeast.	To the east of the site there is residential housing.	To the southwest lies farmland and Higher Starring Farm.	To the west of the site there is farmland.

2 ASSESSMENT OF HERITAGE SIGNIFICANCE

2.1 NON-DESIGNATED HERITAGE ASSET

- 2.1.1 Lower Starring Cottage Farm has been identified as a non-designated heritage site by Rochdale Borough Council (see link below):

<https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/6>

Non-designated heritage assets are places identified as having some significance to the local heritage.

They make important contributions to the local distinctiveness, settlement formation, traditional character or history of the borough but don't meet the criteria for listed buildings.

2.2 SITE HISTORY

- 2.2.1 Ubiquitous internet searches, local historical data and historical OS maps have not revealed anything other than living accommodation and agricultural use for this site.

2.3 INFORMATION FROM EARLY MAPS

- 2.3.1 Historical Ordnance Survey Maps published in 1941 and 1851 showing Lower Starring Farm are given in Appendix B.

The maps can be found in the following links:

<https://maps.nls.uk/view/126519737>

<https://maps.nls.uk/view/102344006>

2.4 DRAWINGS AND PHOTOGRAPHS

- 2.4.1 All the required and submitted planning drawings showing existing and proposed plans and elevations are shown in Appendix C, plus appropriate photographs of the current site.

3 ASSESSMENT OF IMPACT

3.1 GENERAL

- 3.1.1 No significant rebuilding, repair or alteration is proposed for the building exterior. The most significant change proposed applies to the interior of the cottage. An internal barn area is being used to create additional household living space. The 'barn area' has not been used as a barn facility since the farm was converted to a cottage over 50 years ago. The barn area is currently used solely for internal storage. Minimal new openings are proposed for the cottage as shown on the planning drawings given in Appendix C.

3.2 CONSERVATION AREAS

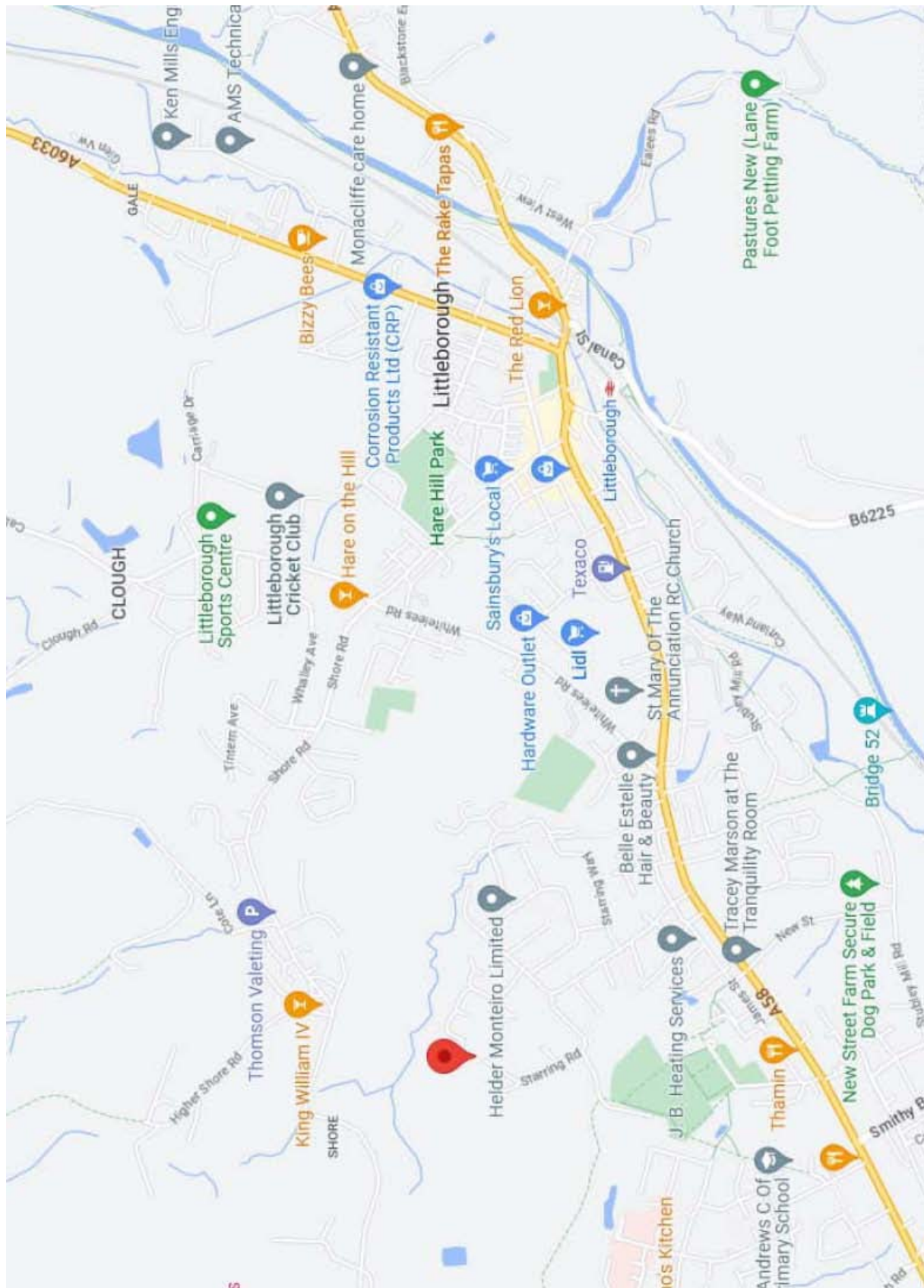
- 3.2.1 The cottage is not a listed building or non-designated historic building and does not lie within a Conservation Area.

3.3 MITIGATION STRATEGY

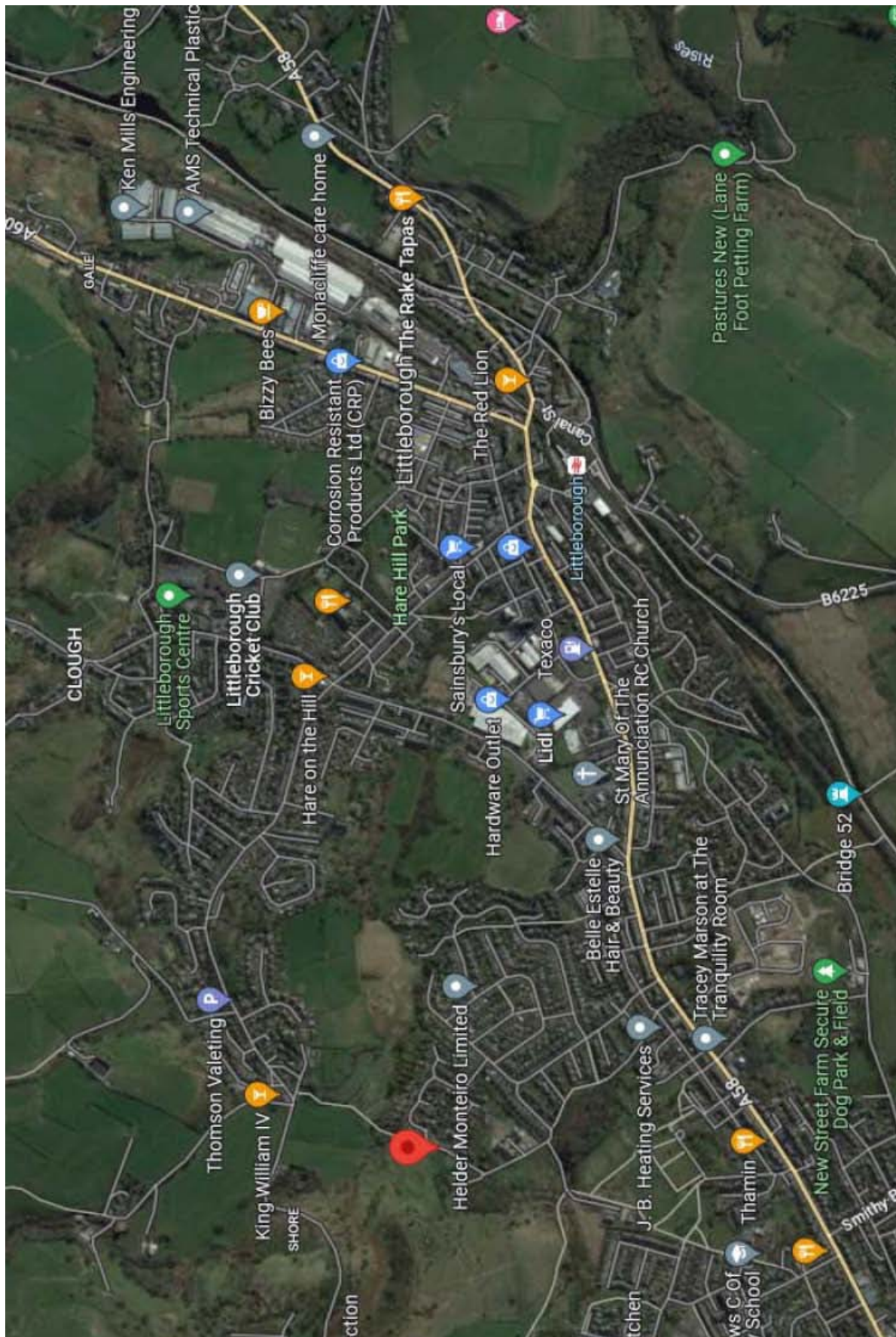
- 3.3.1 To ensure there is no harm to the significance of the heritage, only matching building materials will be used on the exterior facade. Any small areas of patching on the external masonry that may occur will be whitewashed to match the existing finishes. Rochdale Borough Council Planning will be consulted and adhered regarding the nature and aesthetics of the new doors and windows proposed.

4 APPENDICES

4.1 APPENDIX A: LOWER STARRING FARM COTTAGE LOCATION PLANS



Lower Starring Farm Location Plan



Lower Starring Farm Location Plan (Satellite View)

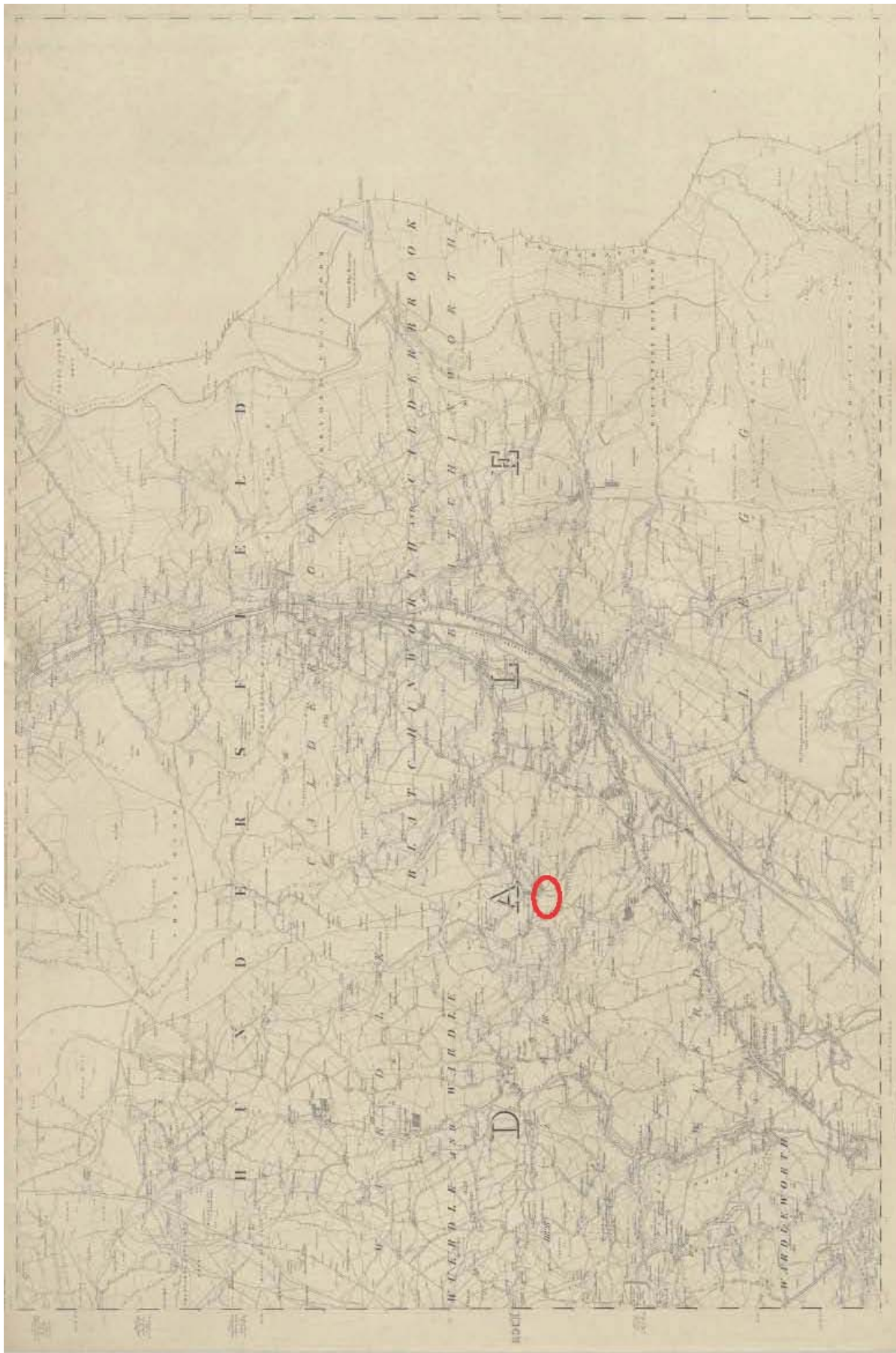
4.2 APPENDIX B: INFORMATION FROM EARLY MAPS



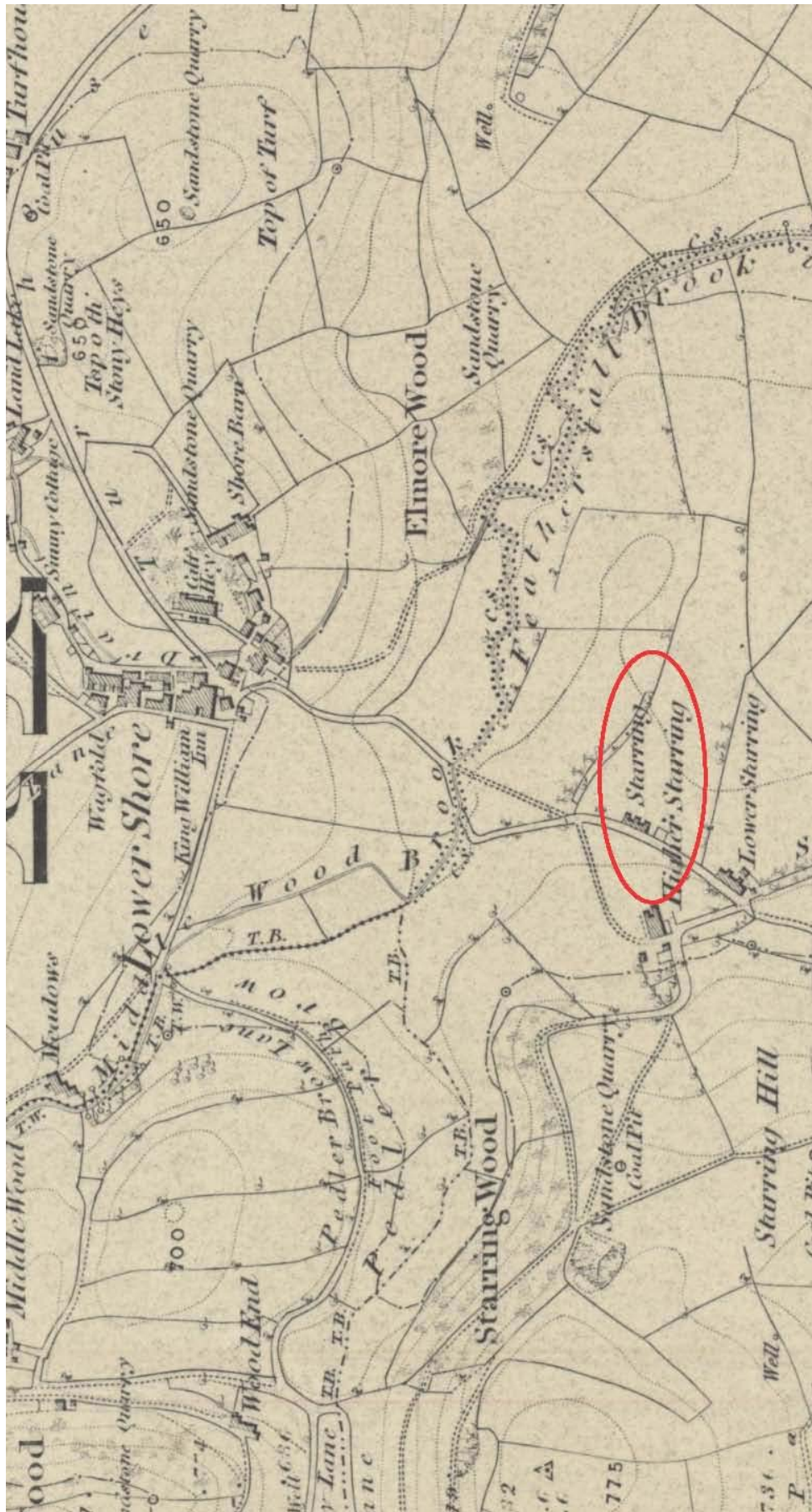
Lower Starring Farm (Full View - 1941 OS Map)



Lower Starring Farm (Zoomed View - 1941 OS Map)

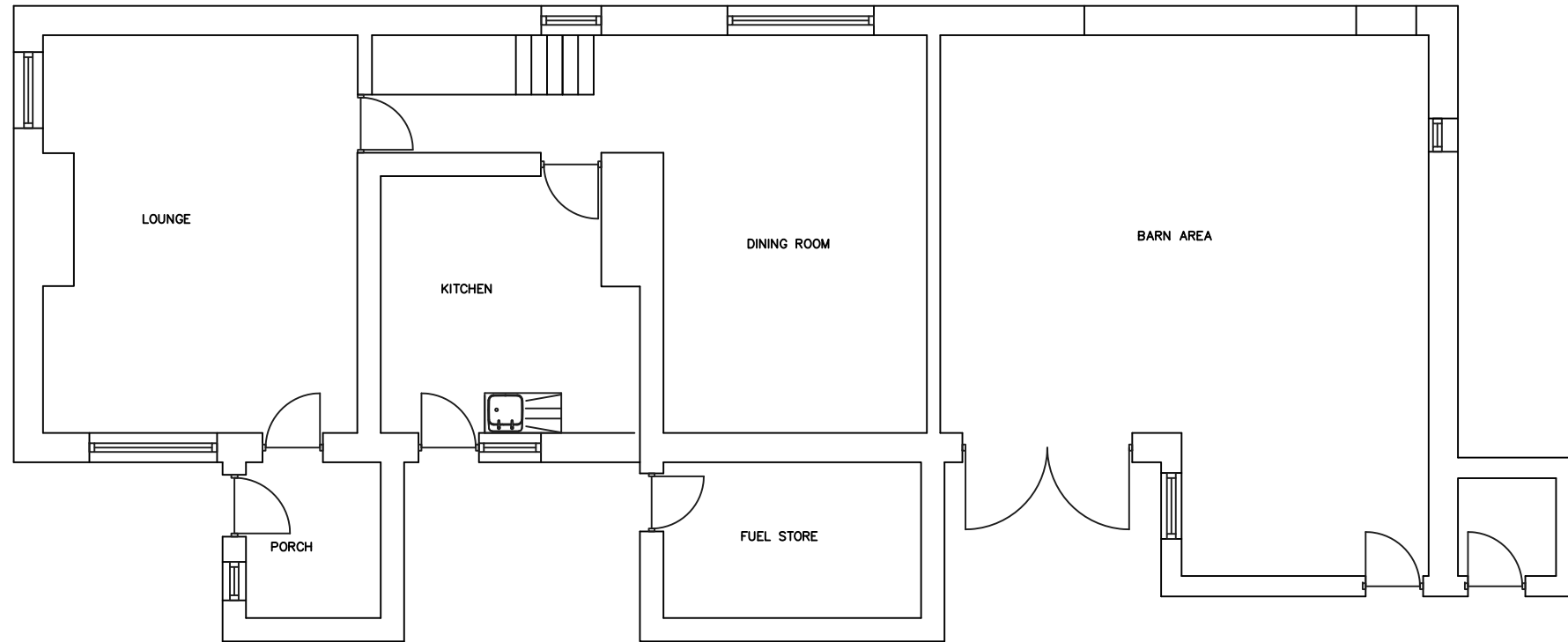


Lower Starring Farm (Full View - 1851 OS Map)

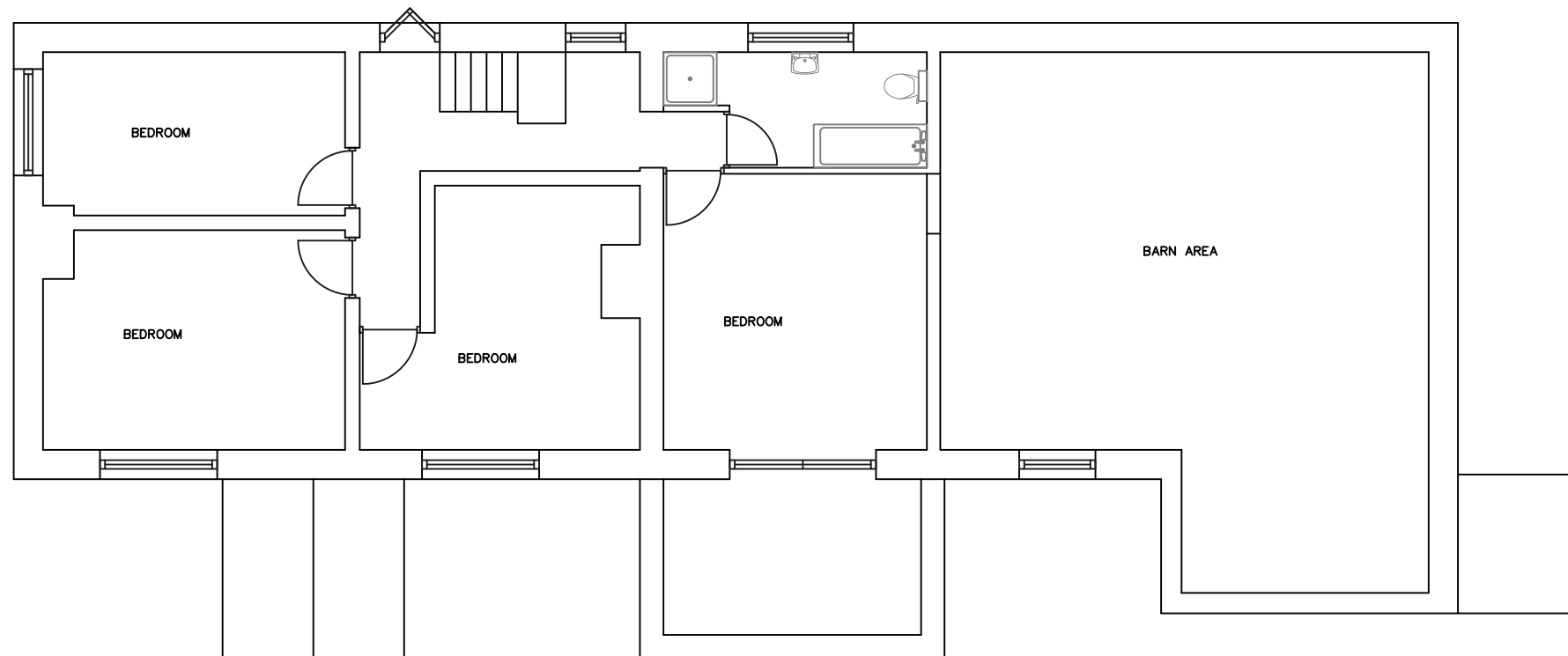


Lower Starring Farm (Zoomed View - 1851 OS Map)

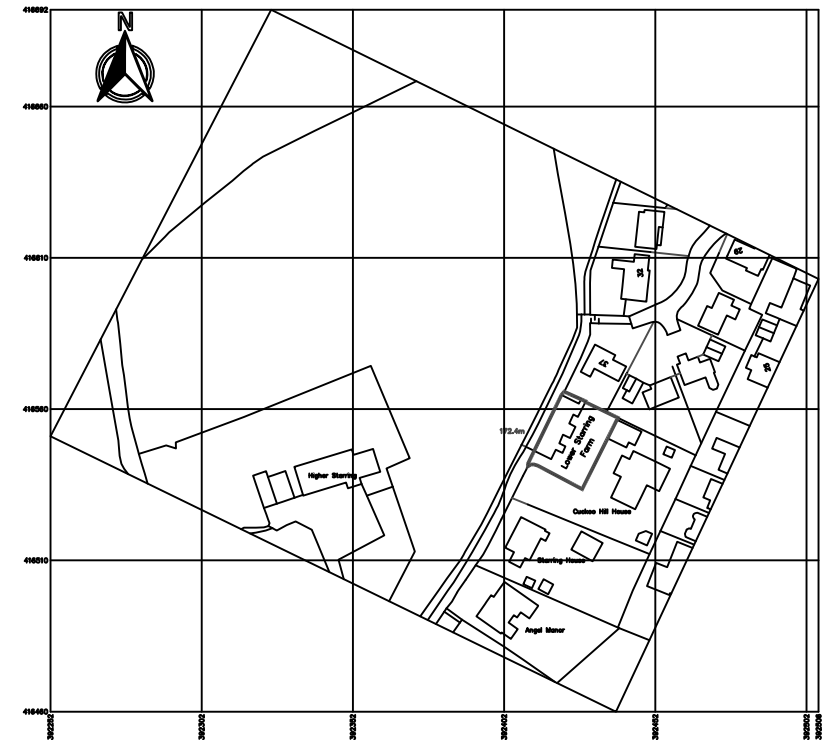
4.3 APPENDIX C: DRAWINGS AND PHOTOGRAPHS



EXISTING GROUND FLOOR PLAN
(1:50)



EXISTING 1st FLOOR PLAN
(1:50)



LOCATION PLAN
1:1250

P1 -ISSUED FOR PLANNING/BUILDING REGS - APRIL 2023

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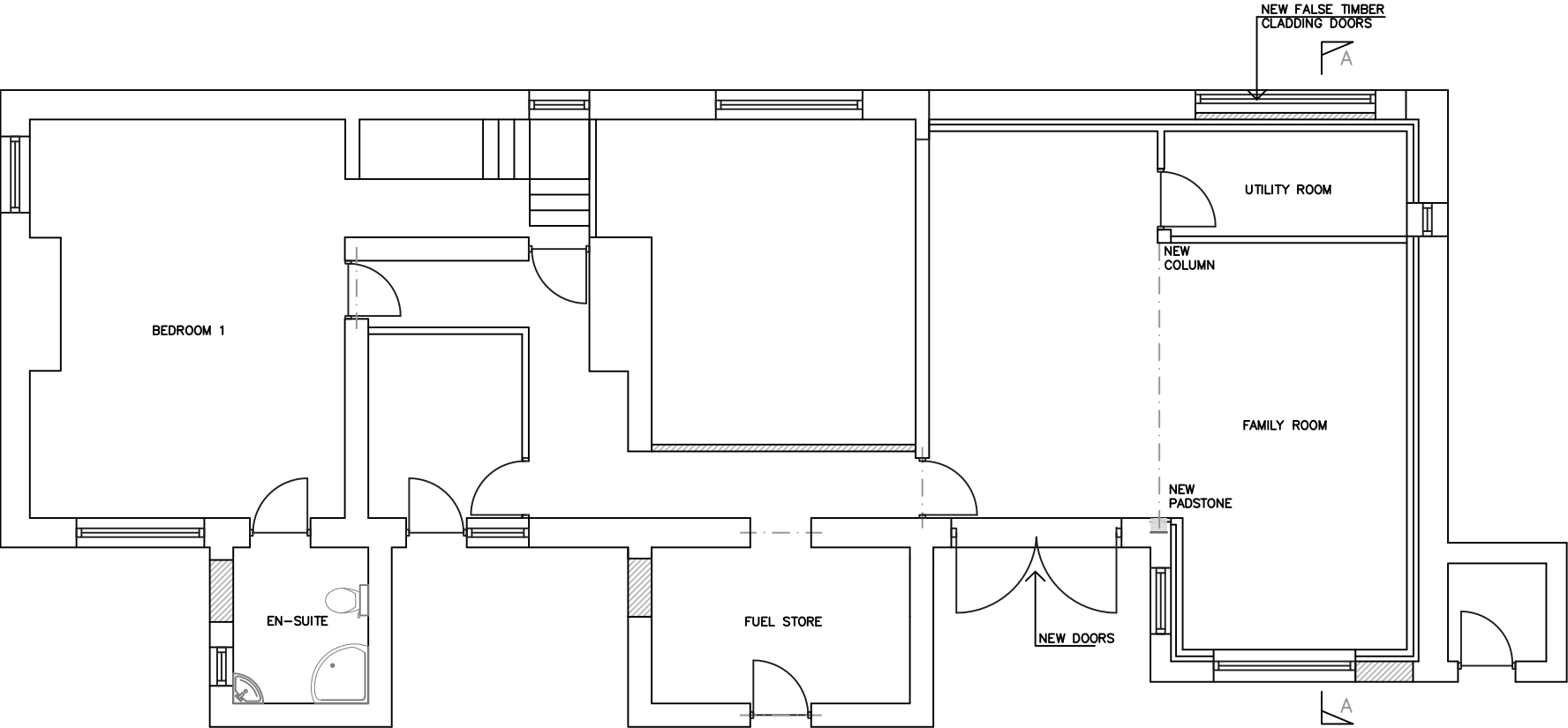
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LOWER STARRING FARM COTTAGE

Drawing Title
EXISTING LAYOUTS

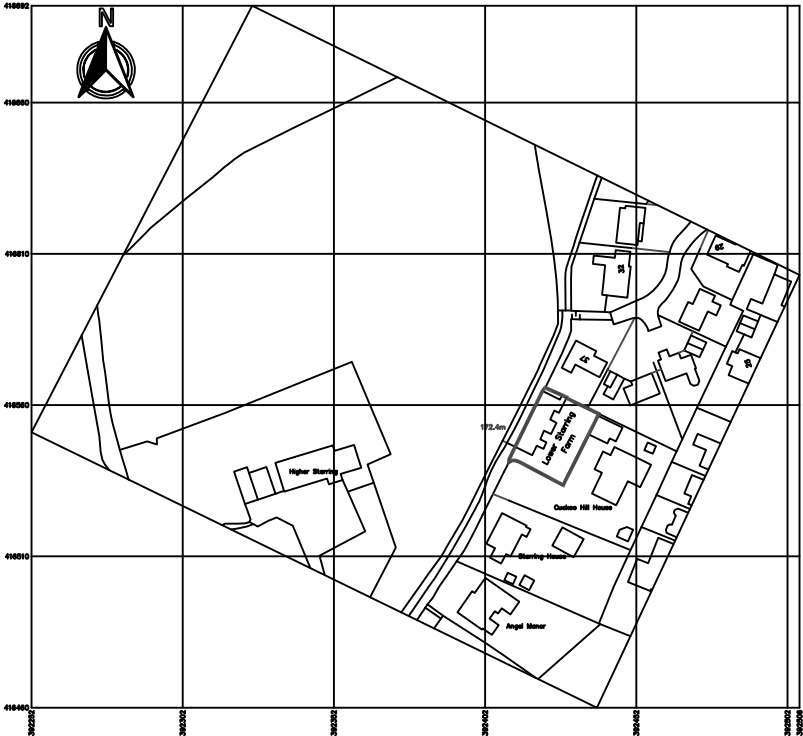
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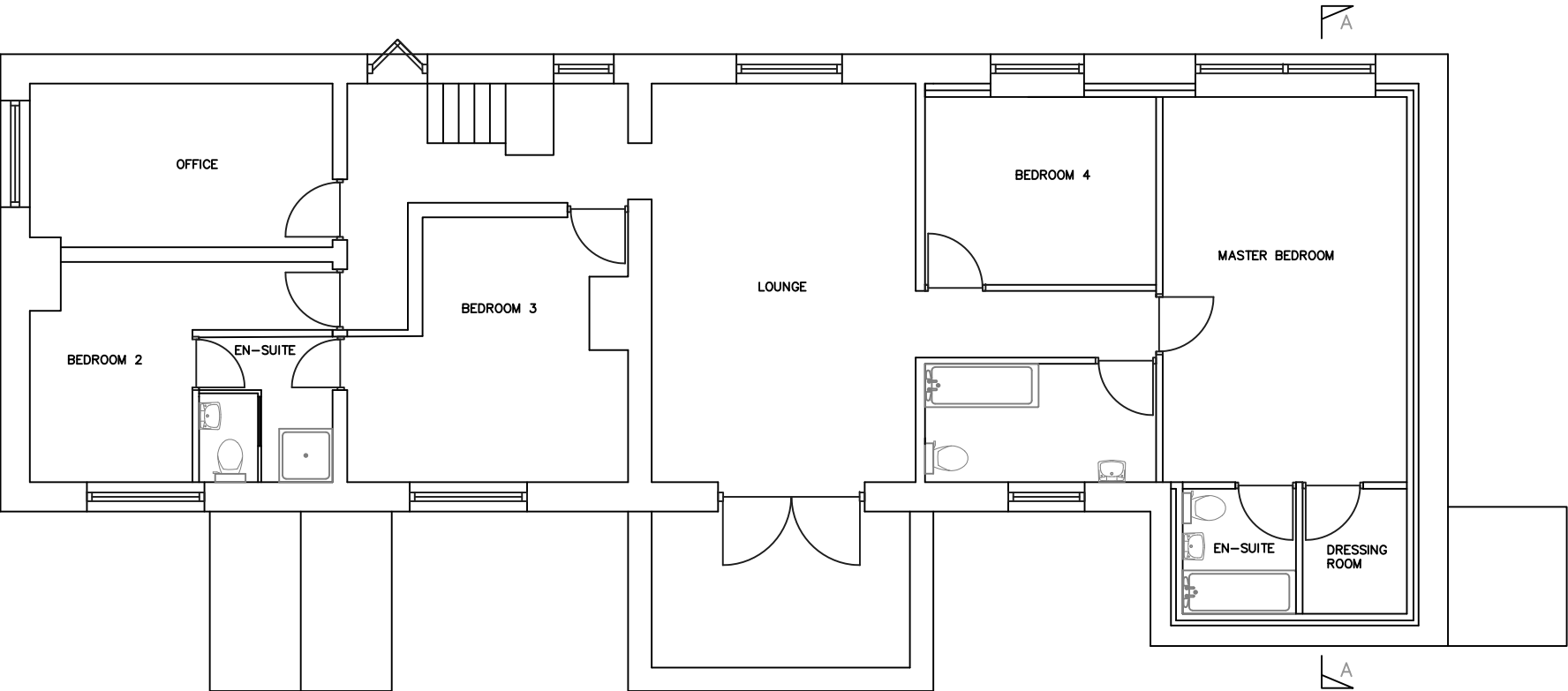
DRG No. FS 4850 / P / 2000 Rev. P1



PROPOSED GROUND FLOOR PLAN
(1:50)



LOCATION PLAN
1:1250



PROPOSED 1st FLOOR PLAN
(1:50)

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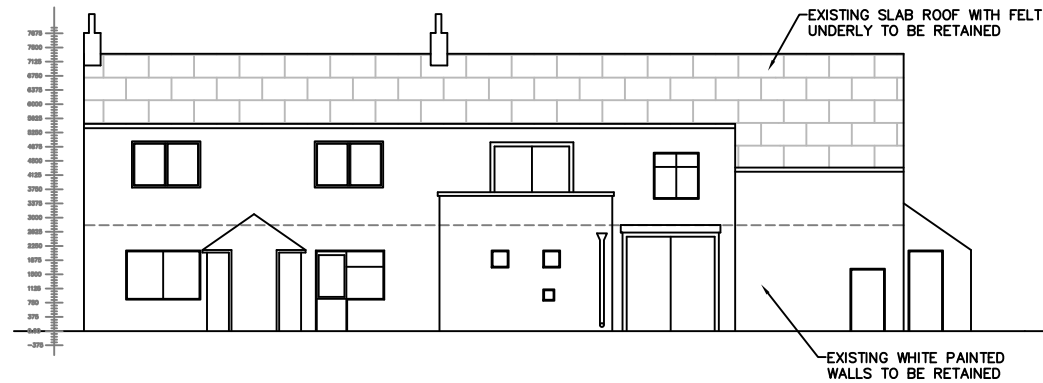
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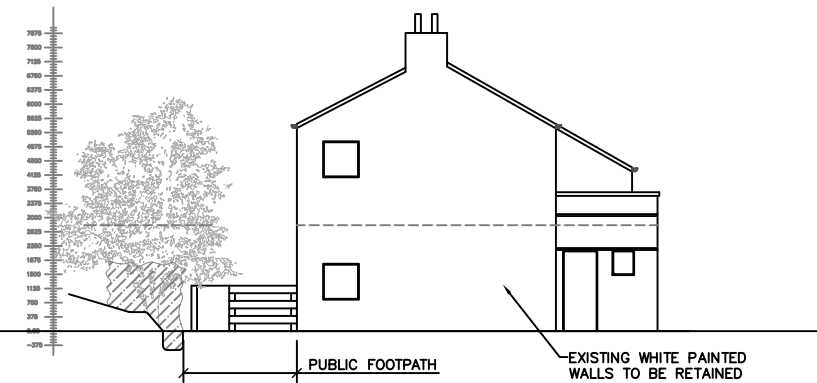
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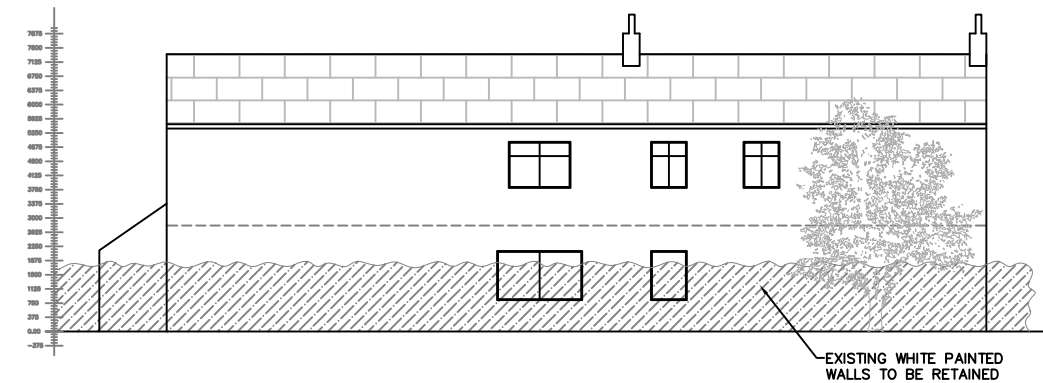
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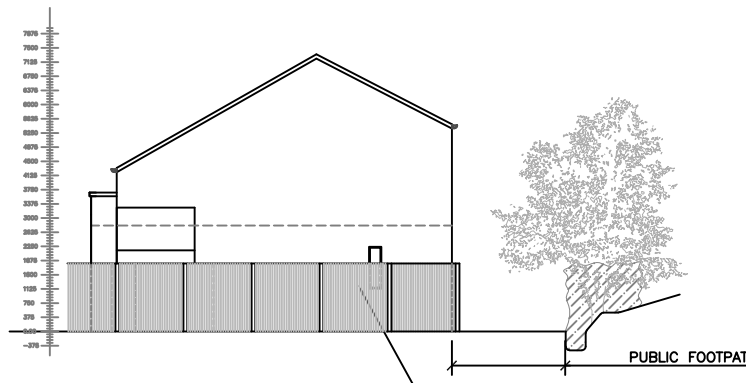
EXISTING FRONT ELEVATION
(1:100)



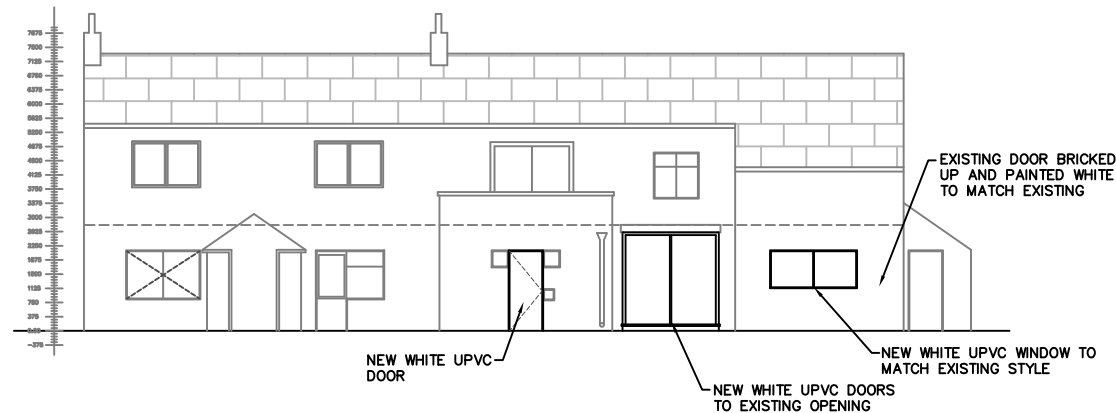
EXISTING SOUTH ELEVATION
(1:100)



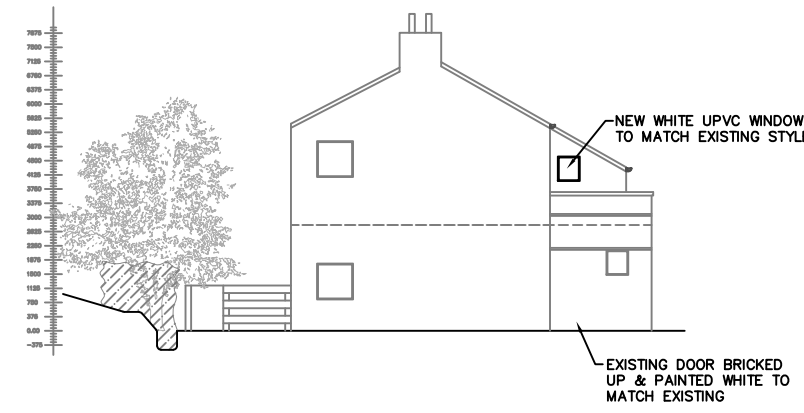
EXISTING REAR ELEVATION
(1:100)



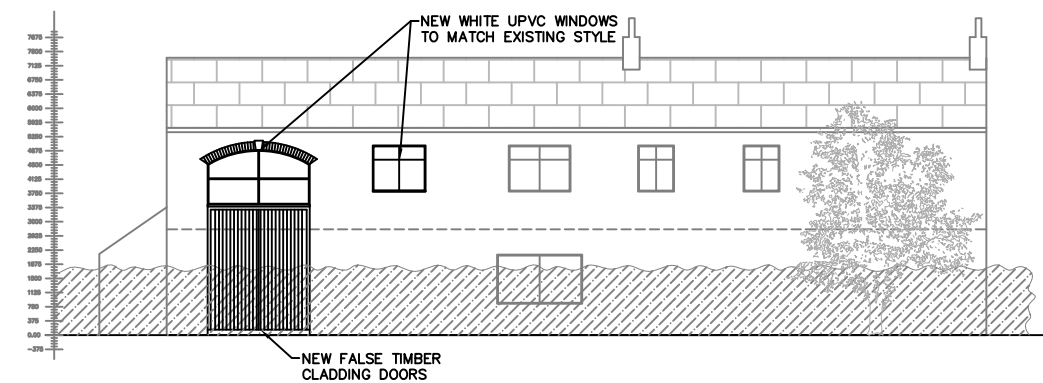
EXISTING NORTH ELEVATION
(1:100)



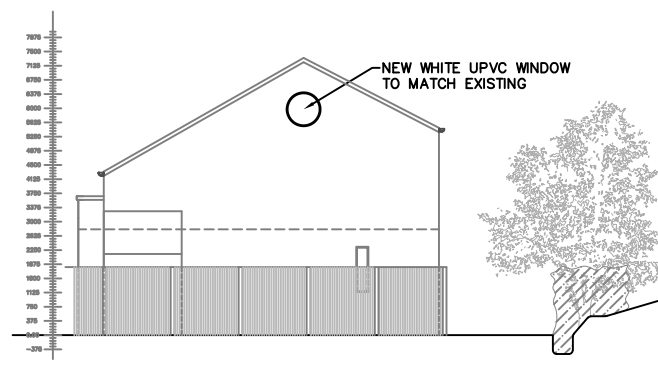
PROPOSED FRONT ELEVATION
(1:100)



PROPOSED SOUTH ELEVATION
(1:100)



PROPOSED REAR ELEVATION
(1:100)



PROPOSED NORTH ELEVATION
(1:100)

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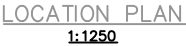
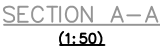
Project Title
LOWER STARRING FARM COTTAGE

Drawing Title
EXISTING & PROPOSED ELEVATIONS

Scale(s) AS_SHOWN (Do not scale off this drawing
work to figured dimensions)

Scalebar Original Drawing Size A1
0 10 50 100mm

DRG No. FS 4850 / P / 2002 Rev. P1



DRG No.	Rev.
FS 4850 / P / 2003	

GENERAL NOTES :

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DRAWINGS, ANY DISCREPANCY TO BE RAISED PRIOR TO ANY CONSTRUCTION.
THESE DRAWINGS ARE FOR THE PURPOSE OF BUILDING CONTROL APPROVAL ONLY, ANY CONSTRUCTION WORKS WHICH COMMENCE BEFORE THESE DRAWINGS ARE APPROVED ARE AT RISK OF THE BUILDING CONTRACTOR.

ALL DIMENSIONS ARE IN MILLIMETRES (mm), DO NOT SCALE FROM THIS DRAWING, WORK TO STATED DIMENSIONS ONLY.

ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES WRITTEN INSTRUCTIONS.

THE PURPOSE OF THIS DRAWING IS TO COMPLY WITH PLANNING AND BUILDING CONTROL REQUIREMENTS AND AS SUCH THE SPECIFICATIONS WITHIN ARE NOT EXHAUSTIVE, THE CONTENT PROVIDES ONLY THE STRUCTURAL ASPECTS OF THE WORKS, WITHOUT INCLUDING FOR ANY FINISHES, FIXTURES AND FITTINGS.
ITS IS EXPECTED THAT THE CONTRACTOR SHALL HAVE NECESSARY KNOWLEDGE AND EXPERIENCE TO UNDERTAKE THESE WORKS AND SHALL INCLUDE WITHIN HIS PRICING MECHANISM ALL SCAFFOLDING, PLANT ETC TO UNDERTAKE THE WORKS.
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO ANY CONSTRUCTION OR FABRICATION OF STEELWORK.

SUB-STRUCTURE WALLS : INTERNAL SKIN :

COMMENCING FROM FOUNDATION LEVEL UP TO 2 COURSES BELOW FINAL GROUND LEVEL IN BLOCK WORK TO FORM NEW NEW INTERNAL CAVITY WALL WITH LEAN MIX CAVITY FILL UP TO GROUND LEVEL AND SLOPING TOWARDS EXTERNAL LEAF. ALL BLOCK WORK BELOW DPC LEVEL TO BE LAID IN CLASS (1) MORTAR.
BLOCK WORK USED BELOW DPC TO COMPLY WITH BS 8073 AND TO HAVE COMPRESSIVE STRENGTH NOT LESS THAN 10 N/mm² DENSITY EXCEEDING 1500 kg/m³

SUPER-STRUCTURE WALLS :

TO CONSIST OF 102mm FACING BRICK TO MATCH EXISTING IN TYPE AND COLOUR , 100mm CAVITY AND 100mm ' CELCON ' STANDARD CONCRETE BLOCKS WITH A COMPRESSIVE STRENGTH OF 3.6 N/mm²
CAVITY INSULATION TO CONSIST OF FULL FILL (75mm) ' KNAUF INSULATION ' CROWN DRITHERM ROCKWOOL CAVITY 32 TO ACHIEVE A TARGET ' U ' VALUE OF NO MORE THAN 0.30 W/m²K AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES WRITTEN INSTRUCTIONS.
HYLOAD DPC TO BE PLACED AT FLOOR SLAB LEVEL ON THE INNER LEAF AND AT A MINIMUM 150mm ABOVE FINISHED EXTERNAL GROUND LEVEL ON THE OUTER LEAF.
BRICK AND BLOCK WORK TO BE TIED TOGETHER WITH STAINLESS STEEL DOUBLE DRIP TYPE II WALL TIES AT 600mm HORIZONTAL CTRS AND 450mm VERTICAL CTRS. PROVIDED ADDITIONAL WALL TIES SPACED AT 300mm VERTICAL CTRS WITHIN 225mm OF ALL WINDOWS AND DOOR OPENINGS . ALL WALL TIES TO CONFORM TO BS 1246 : 1978
INTERNAL WALL ELEVATIONS OF EXTENSION TO BE FINISHED WITH 12.5mm PLASTER BOARD ON DABS AND 3mm SKIM. PLASTER BOARD TO HAVE A MINIMUM DENSITY OF 10 kg/m³.
ALL OPENINGS TO WINDOWS AND DOORS TO BE FITTED WITH ' THERMABATE ' CAVITY CLOSERS.
VERTICAL AND HORIZONTAL DPC's TO ALL CAVITY CLOSERS, CAVITY BARRIERS FROM ' 9 mm SUPERLUX ' OR BRICK ON EDGE.
ANY NEW OR EXISTING AIR BRICKS ARE TO BE DUCTED THROUGH THE CAVITY AS TO NOT COMPROMISE EXISTING AIRFLOW TO EXISTING TIMBER FLOORS. CAVITIES AND BRICKWORK TO BE LINKED AND BONDED TO EXISTING.

STRUCTURAL STEELWORK :

ALL PARALLEL BEAMS TO BE DIAPHRAGM TOGETHER WITH 50mm DIAMETER TUBES AND M16 BOLTS AT 600mm CTRS STAGGERED AT MAXIMUM DISTANCE FROM CENTERLINE OF THE RESPECTIVE BEAM.
PROVIDE 50 x 150 x 10mm BEARING PLATES AT ALL STEEL BEARING POSITIONS TO ENSURE CENTRAL LOADING ONTO PASTONES.
ALL STEELWORK TO HAVE MINIMUM 150mm BEARING ONTO PADSTONES.
ALL BOLTS TO BE M16 GRADE 8.8
ALL WELDS TO BE 6mm CONTINUOUS FILLET WELDS U.N.O
ALL STEELWORK TO BE FIXED DOWN TO 150mm CONCRETE PADSTONES WITH MINIMUM 2 No. M10 BOLTS
ALL STEELWORK TO BE GRADE S275 TO BS EN10025. ALL STEELWORK TO BE SHOT BLASTED TO S.A 2.5 AND SHOT PRIMED WITH H.B.Z.P. PRIMER 75 MICRONS D.F.T.
ALL STEELWORK TO BE SURROUNDED WITH 2 LAYERS 12.5mm PLASTER BOARD. TAPE AND FILL ALL JOINTS AND APPLY 5mm SKIM FINISH TO ACHIEVE 1 hr FIRE PROTECTION. ALTERNATIVLEY USE 30mm THK " KNAUF " FIREBOARD GLASS REINFORCED GYPSUM BOARD TO ACHIVE UPTO 2 hrs FIRE PROTECTION.

INTERNAL STUD PARTITION WALLS :

NEW INTERNAL TIMBER STUD PARTITION WALLS TO BE FORMED USING 75 x 50mm STUDS AT 600mm CTRS HORIZONTALLY AND 400mm CTRS VERTICALLY, WITH 150mm ROCKWOOL ROLLBATT ACOUSTIC INSULATION QUILT COMPLYING WITH PART E OF THE BUILDING REGULATIONS, INSERTED BETWEEN 12.5mm GYPROC DUPLEX PLASTERBOARD AND 3mm CARLITE SKIM BOTH SIDES, NEW DOORS AND CASINGS INSERTED AS INDICATED ON DRAWINGS.

FIRST TIMBER FLOOR :

NEW FIRST FLOOR FORMED IN 19mm TONGUE AND GROOVE FLOOR BOARDS, ON GRADE C24 - 145 x 63mm S.W FLOOR JOIST AT 400mm CTRS WITH 2 ROWS OF " BAT " JOIST STRUTS BETWEEN JOISTS WITH 100mm " KNAUF " EARTHWOOL LOFT ROLL 40. INSULATION TO BE INSERTED BETWEEN JOIST'S TO ACHIEVE A TARGET " U " VALUE OF NO MORE THAN 0.22W/m²K ON CELOTEX JOIST SADDLE CLIPS (JSC) AT 1000mm CTRS FLOOR JOIST'S TO BE UNDERDRAWN WITH MONARPERM ALB200 VAPOUR CONTROL LAYER AND 12.5mm PLASTERBOARD AND 2mm SKIM
FLOOR JOISTS ARE TO BE DOUBLED UP UNDER PARTITIONS WHICH RUN PARALLEL WITH THE JOISTS.

GENERAL REQUIREMENTS :

THE BUILDING CONTRACTOR TO INVESTIGATE THE FORM OF THE EXISTING BUILDING CONSTRUCTION AND SUBSEQUENTLY INSTALL ADEQUATE TEMPORARY PROPPING PRIOR TO COMMENCEMENT OF THE OPENING UP WORKS.

BELOW GROUND DRAINAGE :

NEW DRAINS TO BE 100mm DIAMETER AND EITHER POLYPIPE OR SUPERSLEVE BY HEPWORTH AND TO COMPLY TO B.S 4660 AND B.S 5481.
DRAINAGE LAYOUT TO BE DETERMINED / CONFIRMED ON SITE ONCE EXISTING DRAINAGE POSITIONS HAVE BEEN LOCATED.
ALL NEW DRAINS TO BE BEDDED AND SURROUNDED IN MINIMUM 150mm , 10mm SINGLE SIZED GRANULAR MATERIAL TO B.S 882 : 1983
100mm DIAMETER DRAINS TO FALL 1 IN 40 MINIMUM
150mm DIAMETER DRAINS TO FALL 1 IN 60 MINIMUM
ANY DRAINS PASSING UNDER THE NEW EXTENSION TO BE ENCASED IN 150mm CONCRETE SURROUND WITH FLEXCELL JOINTS AT 1800mm CTRS.
R.C LINTELS ARE TO BE PROVIDED OVER DRAINS PASSING THROUGH WALLS INCLUDING ROCKER PIPE JOINTS AND RIGID MASKING TO PREVENT RODENT INGRESS.
ALL DRAINS FOUND AND NOT IN USE ARE TO BE CAPPED AND SEALED WITH LEAN MIX CONCRETE.
RODDING EYES / REMOVABLE TRAPS AND INSPECTION CHAMBERS TO BE POSITIONED APPROPRIATELY IN ORDER TO GIVE ACCESS TO ALL RUNS OF THE SYSTEM.
NEW INSPECTION CHAMBERS TO AGREEMENT CERTIFICATE 79/670
ACCESS POINTS AND BACK INLET GULLIES (B.J.G) TO COMPLY TO AGREEMENT CERTIFICATE 81/871
ANY NEW MANHOLE DEEPER THAN 900mm SHOULD BE CONCRETE OR FROM WATERBOND ENGINEERING BRICKWORK OR SIMILAR WITH 150mm CONCRETE BASE AND SURROUND.
ALL NEW DRAINS TO BE LAID OUTSIDE THE ZONE OF INFLUENCE OF ANY FOUNDATIONS.

SERVICES :

THE POSITIONS, DEPTHS, NATURE AND SIZES OF ANY EXISTING SEWERS, DRAINS, WATER MAINS, GAS PIPES, ELECTRICAL MAINS, CABLES, WIRES, TELEPHONE LINES, PIPES, CONDUITS, ARIELS AND ANY OTHER SIMILAR APPARATUS TO BE LOCATED BEFORE ANY WORKS STARTS WHETHER OR NOT SUCH SERVICES ARE UNDER OR ABOVE GROUND LEVEL.
ALL SUCH DETAILS SHALL BE RECORDED AND NOTED BY THE CONTRACTOR AND A PROPER RECORD KEPT.
ALL NEW SERVICES TO BE LAID IN ACCORDANCE WITH LATEST BRITISH STANDARDS AND BUILDING REGULATIONS.

ABOVE GROUND DRAINAGE :

ALL PLUMBING TO BE IN ACCORDANCE WITH BS 5572.
ANY SOIL AND VENT PIPES TO BE MINIMUM 100mm DIAMETER PVC EXTENDING MINIMUM 900mm ABOVE ANY OPENING LIGHTS WITH IN 3000mm INCLUDING CAGE TERMINATION TO BS 4514
WASTE PIPES TO BE PVC DISCHARGING TO SOIL AND VENT PIPES OR B.J.G OF THE FOLLOWING MINIMUM SIZES :
i) - BATHS, SHOWERS AND SINKS = 40mm
ii) - WASH HAND BASINS AND BIDETS = 32mm
iii) - COMBINED = 50mm
GULLIES TO BE GRATED AND WASTE PIPES TO TERMINATE BELOW GROUND LEVEL.
ANTI-SYPHO VACUUM TRAPS TO ALL FITTINGS CONNECTED TO SOIL AND VENT PIPES OR 75mm DEEP SEAL TRAPS IF WASTE PIPES DO NOT EXCEED THE FOLLOWING LENGTHS :
32mm - 1700mm
40mm - 3000mm
50mm - 4000mm
FALL ON ALL WASTE PIPES TO BE A MINIMUM 1 IN 55, MAXIMUM 1 IN 11
SUPPORT BRACKETS AT MAXIMUM 600mm CTRS TO MANUFACTURES RECOMMENDATIONS. RODDING ACCESS AT ALL BENDS, CHANGES IN DIRECTION AND HIGHER ENDS OF LONG RUNS.

PART P ELECTRICAL INSTALLATIONS :

ALL MODIFICATIONS / ADDITIONS TO THE EXISTING ELECTRICAL CIRCUITS TO COMPLY WITH CURRENT I.E.E REGULATIONS AND BUILDING REGULATIONS APPROVED DOCUMENT P.
ALL ELECTRICAL WORKS SHALL BE CARRIED OUT UNDER A " COMPETENT PERSON'S SELF CERTIFICATION SCHEME ".
THE COMPETENT ELECTRICIAN SHALL SUPPLY A SIGNED COPY OF A BUILDING REGULATIONS SELF CERTIFICATION CERTIFICATE TO BOTH THE HOUSEHOLDER AND THE LOCAL AUTHORITY BUILDING INSPECTOR.
INCLUDING A COPY OF THE COMPLETED BS 7671 " ELECTRICAL INSTALLATION TEST CERTIFICATE ".
POSITIONS OF LIGHT SOCKETS ETC TO BE AGREED ON SITE WITH THE CLIENT.
ALL LIGHTING TO BE ENERGY EFFICIENT.
HARD WIRE INTERLINKED AND BATTERY BACK UP SMOKE DETECTORS AND ALARMS TO BE INSTALLED AS REQUIRED POSITIONED AT THE FOOT AND HEAD OF THE STAIR AND S HEAT DETECTOR WITHIN THE KITCHEN. FINAL POSITIONS TO BE CONFIRMED ON SITE WITH THE LOCAL AUTHORITY BUILDING INSPECTOR.

MECHANICAL EXTRACT VENTILATION :

KITCHEN, EN-SUIT , BATHROOM AND WC TO HAVE XPELAIR DX300T WALL MOUNTED EXTRACT FANS OR EQUIVALENT CAPABLE OF DISCHARGING AT THE FOLLOWING RATES :
i) - KITCHEN : 60 LITRES/SECOND OR 30 LITRES/SECOND IF INCORPORATED IN A COOKER HOOD
ii) - BATHROOM, EN-SUIT , WET ROOM AND WC : 15 LITRES/SECOND

HEATING SYSTEM :

ALL MODIFICATIONS TO THE EXISTING HEATING SYSTEM TO BE CARRIED OUT BY A CORGI APPROVED CONTRACTOR.
POSITIONS OF NEW RADIATORS / BOILER TO BE AGREED WITH THE CLIENT.
THE BOILER TO HAVE A MINIMUM EFFICIENCY OF 95% " A " RATED TO SEASONAL EFFICIENCY OF A DOMESTIC BOILER IN THE UK (S.E.D.B.U.K) STANDARD AS DEFINED IN THE GOVERNMENTS STANDARD ASSESSMENT PROCEDURE (S.A.P) FOR THE ENERGY RATING OF DWELLINGS AS OUTLINED IN THE APPROVED DOCUMENT L1 OF THE CURRENT BUILDING REGULATIONS.

VENTILATION :

GENERALLY GLAZED AREAS TO BE EQUAL TO OR GREATER THAN 1 / 10th OF THE ROOM AREA WHICH THEY SERVE.
OPENING LIGHTS IN WINDOW TO EQUAL A MINIMUM 1 / 20th OF ROOM AREA WHICH THEY SERVE.
HABITABLE ROOMS AND KITCHENS TO HAVE " TRICKLE VENTS " OR SIMILAR BACKGROUND VENTILATION AT LEAST 8000mm² IN AREA WITH A MINIMUM DIMENSION OF 8mm THAT IS SECURE, ADJUSTABLE AND LOCATED SO AS NOT TO CAUSE UNDUE DRAUGHTS.
WET ROOMS TO HAVE TRICKLE VENT VENTILATION AT LEAST 2500mm² WITH MECHANICAL EXTRACT VENTILATION AS PREVIOUSLY SPECIFIED.
FRENCH DOORS / BI-FOLDING DOORS TO HAVE TRICKLE VENT VENTILATION AT LEAST 5000mm²
DRAUGHT SEALS TO BE FITTED TO OPENING LIGHTS TO WINDOWS AND DOORS.
NEW GLAZING SHALL BE TOUGHENED OR LAMINATED SAFETY GLASS TO ALL CRITICAL ZONES AS IN ACCORDANCE WITH APPROVED DOCUMENT N1 OF THE BUILDING REGULATIONS BS6206 Pt 1 I.E :
i) - GLASS TO WINDOWS WITHIN 800mm ABOVE FINISHED FLOOR LEVEL.
ii) - GLASS TO DOORS WITHIN 1500mm ABOVE FINISHED FLOOR LEVEL.

WINDOWS AND DOORS :

NEW WINDOW / DOOR FRAMES TO MATCH EXISTING IN STYLE AND DOUBLE GLAZED PILKINGTON " K " GLASS (LOW E COATING) WITH MINIMUM 28mm ARGON FILLED CAVITY TO ACHIEVE A TARGET " U " VALUE OF NO MORE THAN 1.6W/m²K FOR WINDOWS AND TO ACHIEVE A TARGET " U " VALUE OF NO MORE THAN 1.8W/m²K FOR DOORS. ALL IN ACCORDANCE WITH PART L OF BUILDING REGULATIONS, COMPLETE WITH TOP OPENINGS TO CLIENTS SPECIFICATION AND FITTED WITH TRICKLE VENTS AS SPECIFIED IN VENTILATION NOTES.
DPC DAMP PROOFING TO HEAD, JAMBS AND CILLS OF ALL FRAMES TO NEW OPENINGS.
WINDOWS TO NEW BEDROOM ARE TO BE ESCAPE WINDOWS WITH AN UNOBSTRUCTED OPENING THAT IS AT LEAST 850mm HIGH AND 500mm WIDE THE BOTTOM OF THE WINDOW OPENING SHOULD NOT BE MORE THAN 1100mm AND NOT LESS THAN 800mm ABOVE FINISHED FLOOR LEVEL.
THE REVEALS TO WINDOW AND DOOR OPENINGS ARE TO BE CLOSED WITH THERMABATE CAVITY CLOSERS AS PREVIOUSLY SPECIFIED.

CEILING CONSTRUCTION :

100mm MINERAL WOOL INSULATION LAID BETWEEN JOISTS WITH 150mm INSULATION AT 90° ACROSS JOISTS- TOTAL THICKNESS 250mm UNDERDRAWN WITH 12.5mm PLASTERBOARD AND SKIM FIXED TO C/JOISTS AS INDICATED. ENSURE MIN. 50mm AIR GAP MAINTAINED OVER INSULATION.

GROUND FLOOR SOLID SLAB CONSTRUCTION :

125mm THK GRADE C35 CONCRETE SLAB REINFORCED WITH 1 LAYER OF A393 MESH WITH 40mm COVER, SURFACE TO BE SMOOTH AND WITH A TROWELLED FINISH ON 500g VISQUEEN (MINIMUM LAP 300mm) ALL JOINTS TO BE SEALED WITH DOUBLE SIDED JOINTING TAPE
ON FLOOR INSULATION 110mm THK " KNAUF " INSULATION STANDARD POLYFOAM FLOORBOARD TO ACHIEVE A TARGET " U " VALUE OF NO MORE THAN 0.22 W / m² AND TO BE INSTALLED WITH THE MANUFACTURES WRITTEN INSTRUCTIONS.
25mm POLYFOAM INSULATION BOARD TO BE BROUGHT UP AT PERIMETERS TO TOP OF SLAB LEVEL ON 1200g VISQUEEN (MINIMUM LAP 300mm) ALL JOINTS TO BE SEALED WITH DOUBLE SIDED JOINTING TAPE.
VISQUEEN DAMP PROOF MEMBRANE IS TO BE LAPPED UP AT PERIMETER INTO DAMP PROOF COURSE.
1200g VISQUEEN DAMP PROOF MEMBRANE LAID ON 200mm LAYER OF CLEAN, ANY EXISTING AIR BRICKS SHOULD BE DUCTED THROUGH TO OUTSIDE FACE. FLOOR FINISH TO CLIENTS SPECIFICATION.

P1 –ISSUED FOR PLANNING/BUILDING REGS – APRIL 2023

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Client

MR & MRS GUMBLEY

Project Title

LOWER STARRING FARM COTTAGE

Drawing Title

BUILDERSWORK NOTES

Scale(s) AS_SHOWN (Do not scale off this drawing work to figured dimensions)

Scalebar Original Drawing Size A1
0 10 50 100mm

DRG No. Rev.

FS 4850 / P / 2004

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