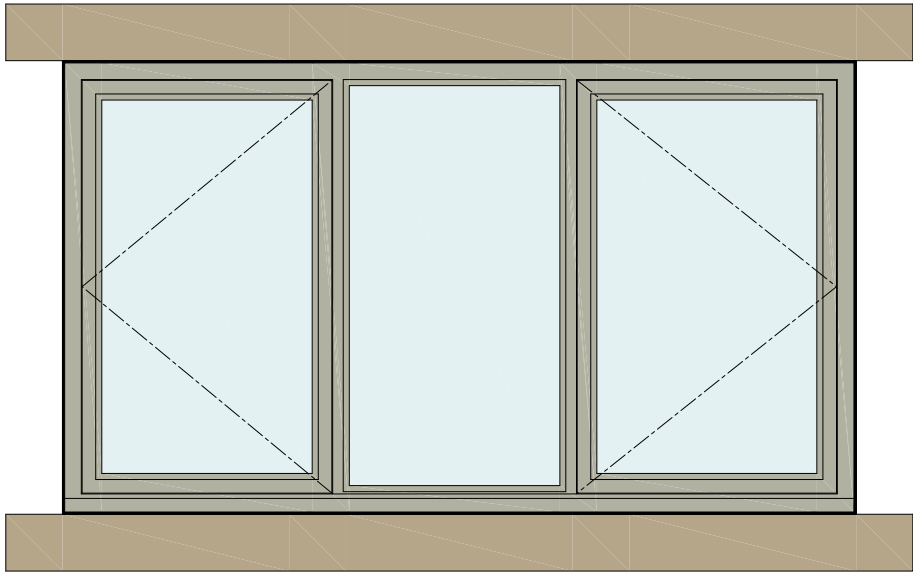
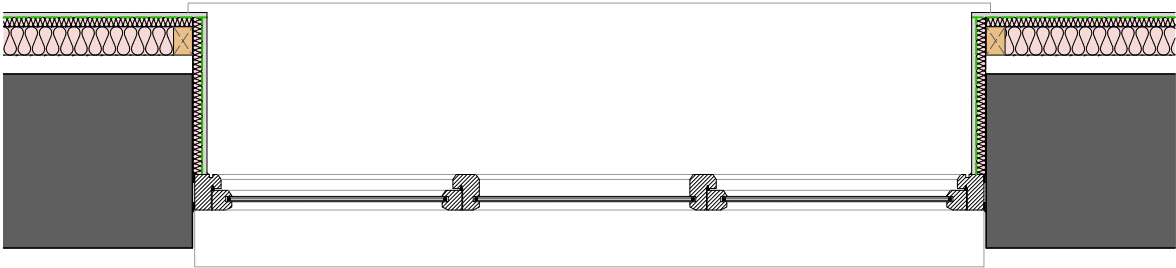




Existing Farmhouse and Barn - Typical Window Elevation



Existing Farmhouse and Barn - Typical Window Plan

Notes:

External Windows and Doors

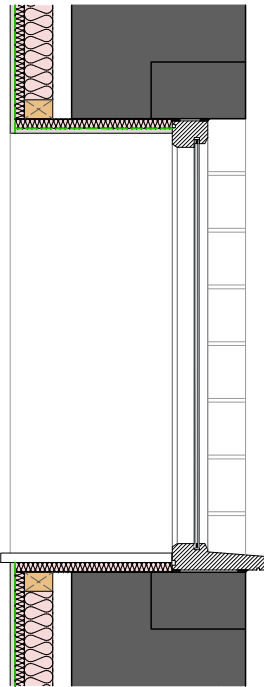
The typical profiles within drawing are indicative; final profile and size of the units is to be confirmed by the window and door manufacturer. This drawing is to be read in conjunction with the accompanying External Materials Statement being supplied together with this drawing as a part of the application for approval of details reserved by a condition.

The frames of all external doors (excluding garage doors) and windows being installed as part of the works are to be manufactured from high-quality softwood which is to receive a factory-finished spray-painted finish. The timber is to be appropriately treated and primed prior to receiving the topcoat finish comprising of a suitable external grade paint; the frames are to be painted ‘pure white’ (RAL 9010) on the inside and ‘Pebble Grey’ (RAL 7032) on the outside. The frames are to incorporate areas of integrated glazing comprising double-glazed sealed units which are to be bedded using black butyl glazing tape and sealed using Hogson Heritage Putty (or similar specification) to fill the void between the glazing unit and the frame. Any associated timber beading is to be applied internally using black butyl glazing tape and pins. Associated weatherproofing will be achieved using adhered Stormguard Elite 11 Joinery Seals (or similar specification) which will be applied within a rebate of the door/window casing. Under no circumstance is expanding foam to be used to fit the new external doors and windows, any potential gaps are to be kept to a minimum and filled with caulking cotton wiped with linseed oil with the external of the new frames being pointed around using trowel mastic. All external windows and doors to be set back a minimum 100mm from the outer face of the external wall where possible. Measurements of all openings are to be taken on site and checked prior order/manufacture. Any external ironmongery including handles, letter boxes, rain deflectors, etc, are to be black in colour.

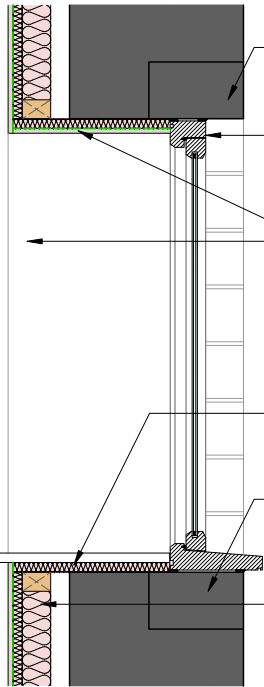
Stone Surrounds

The openings within the existing external walls have been constructed with stone surrounds which include, as a minimum, stone heads and sills. The majority of the openings of the farmhouse also incorporate stone jambs and intermediate mullions; there are also stone jambs to the large arched openings within the barn which are topped with a segmental arched head comprising a central stone keystone and 8no. stone voissiors to both sides. The stone surrounds, including the barn arch stones, appear to be in good condition, with no obvious signs of damage or areas of requiring substantial repair or cleaning, and can be retained and incorporated within the development. Any existing masonry (blockwork) blocking-up the existing openings, plus any existing external doors and window frames/casings are to be carefully removed as to not cause damage to the existing external walls/stone surrounds.

During demolition of the outbuildings the existing surrounds were carefully removed and have been set to one side in order that they can be reinstalled as part of the works. Openings being formed within the new extensions to the farmhouse and barn are to be constructed using the retained stone heads and sills of the previous outbuildings wherever possible. Should it be found any of the existing surrounds are found to be unsuitable for retention, either due to damage, structural stability, etc, then new surrounds will be required. New surrounds are to be manufactured in accordance with BS 5642 from cast stone, colour to match the existing examples. Sills are to be chamfered, project beyond the outer face of the external wall by a minimum of 25mm and be provided with an adequate drip/throating detail.



Fixed Window



Outward Opening Window

- Existing smooth stone head to be retained.
- Door/window unit; refer to proposed external door and window opening arrangement and typical profiles drawings.
- Head and jambs to be internally lined with insulation; insulation and plaster specification to be confirmed.
- Sills to be internally lined with insulation board beneath timber window board.
- Existing smooth stone sill to be retained.
- 75mm non load-bearing treated softwood stud partition, voids between the studs to be filled with insulation; insulation and plaster specification to be confirmed.

Existing Farmhouse and Barn - Typical Sections

C	24/03/2026	MDF window board substituted for timber and thickness of glazing units reduced in accordance with conservation officer's comments 19/03/2026.	DB	MB
B	18/02/2026	Dry-lining notation amended/removed in accordance with conservation officer's comments 13/02/2026.	DB	MB
A	04/02/2026	Internal dry-lining notation amended following meeting with conservation officer.	DB	MB
REV	DATE	AMENDMENT	BY	CHKD

PROJECT:	Silver Hill Farm, Lower Lane, Rochdale			
CLIENT:	Grandstream Properties			
DRAWING:	Farmhouse & Barn - Non-mullioned Window Details			
DRAWN BY:	DB	CHECKED BY:	MB	CREATED: 23/07/2025 SCALE: 1:20 @ A3
STATUS:	Construction Detailing		DRAWING No: 1517/C-412	REVISION: C