
From:
Sent: 04 March 2024 11:45
To:
Subject: FW: Catswall Farm, Denford SMD/2023/0630 and 0631
Attachments: Glidevale Inline Vents.pdf; In-Line®-Tile-Slate-Ridge-Ventilators.pdf; The Rooflight Company.pdf; Panorama1.jpg; Panorama2.jpg; CR_CRCS_FK_D-Model.pdf Rooflight Section.pdf; DSCN5117.JPG; 0101 - PL(0)15 Rev A - Plans As Proposed (Planning Submission Plan).pdf; 0101 - PL(0)16 Rev A - Elevations As Proposed.pdf; 0101 - PL(0)17 - Door - Window Details, Staircase Elevation and Section.pdf; 17271 01.pdf; 17271 02.pdf; 17271-03 .pdf

Amended Plans and Additional Info

Please consult (14 days):

Conservation Officer
Staffs Wildlife Trust

Please include the email below on the web and on file

thanks

Sent: Friday, March 1, 2024 4:26 PM

Subject: Catswall Farm, Denford SMD/2023/0630 and 0631

IMPORTANT NOTICE

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Job No. 00101

Good Afternoon Chris,

I hope you are well.

With regards to the application at Catswall Farm, Denford, please find attached and below responses to the comments from the Conservation Officer :

1. Yes, would agree the internal lining materials need to be breathable where possible. Don't usually specify vapour barriers to the perimeter walls of barn type buildings.
Have now clarified this on the revised drawings. General perimeter walls (not in Wet Rooms) we have specified, raking out and repointing all internal exposed stone joints with the 3.5NHL Hydraulic Lime mortar, generally flush pointed.
The general dry lining to these areas will consist of Gypsum plasterboard and skim on 50mm wide tanalised battens battens screwed to wall thru timber packers and strip of breather membrane. The gap between the plasterboard and wall will be filled with a breathable mineral wool insulation (thickness will be subject to discussions with Building Control).

2. Where the outer wall is in a wet room such as the Bathroom/Toilet and the back of the Kitchen units. The stone wall face will be pointed as item 1. However to assist with damp issues, have moved the plasterboard face further in away from the wall and used mineral wool insulation to again insulate. This can go behind/between the studs which will eliminate cold bridging. Aluminium studs will span between the sole and head plate and not be fixed to the outer wall.
The Log Burner mentioned in this section, will be a free standing stove on a Stone hearth, this will be connected to a stainless steel twin wall pipe within the Chimney wall as indicated on the plans and run up to the roof outlet cowl. Background heating will be provided by radiators and possible underfloor heating to the ground floors. Boiler to be oil fired.
3. As you suggest we have now left the additional door opening blocked up and indicated this on the Plan and Elevations.
4. We attach the original Preliminary Structural Drawings for this Barn which was submitted with the original Planning application. This indicates to works to stabilise the building. The anchor plate can be left in place even if they are now redundant.
5. We have removed the rooflights to the roadside elevation. However the client did ask if the one to the landing could remain. If this is a problem then maybe on the other side over the staircase. We attach Literature on the type of rooflights to be installed.
6. Have now moved the Logburner flue over the other side of the ridge.
7. In-line roof tile vents as indicated on the attached literature (pages 3-4 on the Glidevale Lit).
8. Yes, the external Window/Door joinery is best dealt with as a condition. Most of the items were previously approved when it was for conversion of barn to Holiday Let. We have taken out the slim glass side panel from the two doors you mention.
9. Note your comments about keeping as much of the roof structure intact as possible. That is the intention and reflected in the amended drawings. No timbers will be replaced unless they are structurally defective.
Attach a typical section thru the rooflights as requested. It can be seen that they are a low profile unit in keeping with the original style of rooflight. Looking at the attached photo which indicates the trusses present, looks like the existing torching has fallen off. Would intend relaying the old tiles and added to match where defective.
10. Note your concerns regarding the rups and gutters. Material black in Cast iron or Alumasc Aluminium. Exact no of downpipes and method of fixing can be dealt with as a Condition.
11. We can confirm that the mortar will be 3.5NHL Hydraulic Lime, exact quantity of grit can be agreed with an approved sample panel. This is as agreed for the other smaller barn which has now been restored. The previous approval also included this larger barn.
12. Yes, this additional flue has now been removed from the elevations.
13. The glazing to the bird holes has now been clarified with a larger detail. This is as the previous approval for this Barn. Also provide preliminary joinery details.
14. Note your comments about the window shutters, this will be confirmed via external joinery details as part of the Joinery Condition. They will basically be as the original approval with the door changes incorporated.
15. Ventilation. Yes, the upper floor ventilation is as confirmed previously. The ducts could be concealed within the wall studding and sloping roof via slimline ducts (generally 60 x 260mm). However the boiler flue outlet would have to be enclosed in some form of black painted cast iron grill. This could be approved as a condition if required.
16. Stairwell detailing – please see the sectional elevation drawing.

We previously agreed an extension of time until the 5th March 2024, but we appreciate that you may require a further extension of time to review the information. Please advise.

Kind Regards
Hewitt&Carr Architects

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