RIBBLE VALLEY BOROUGH COUNCIL

please ask for: ADRIAN DOWD
direct line: 01200 414513
e-mail: adrian dowd@ribblevalley gov uk
my ref: AD/CMS
your ref:
date: 20 February 2012

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
DX: Clitheroe 15157
www ribblevalley gov uk

Dear Sir

RE: APPLICATION 3/2012/0081/P - 4 CHURCH RAIKE, CHIPPING

I write in respect to the above application under consideration by the Borough Council and following my site meeting with your client on 15 February 2012 at which current roof rafter insulation works were discussed.

I would confirm that the list description is *"principally to aid identification . . (and is not) intended to provide a comprehensive or exclusive record of all the features of importance Absence from the list description of any reference to a feature (whether external or internal) does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent"* (PPG15, paragraph 6 19).

I note that the building has a number of interesting internal features including evidence for timber wall framing (rare in the Ribble Valley), 17th century chamfered and stopped beams, the roof structure and Victorian four panelled doors.

"Energy Efficiency & Historic Buildings: Application of part 'L' of the Building Regulations to Historic and Traditionally Constructed Buildings" (English Heritage, 2011) suggests that insulation in historic "breathable" buildings can be problematic. In particular I note *"where there are rooms in the roof, a 50mm ventilation path is recommended beneath the roof finish, insulation, vapour control layer and an internal lining (Stirling 2002). It is important to maintain the through-flow of air when detailing new dormers or rooflights Few historic buildings would be able to meet these requirements"* (page 57) and *"in most cases a ventilation path should be retained above the insulation to carry away any condensation which might affect roof or ceiling timbers"* (page 42)

In my opinion, the current insulation works affect the character of the listed building and require listed building consent. In order to progress with consideration of 3/2012/0081/P I require the submission of full details of this work and its impact upon the character (including historic fabric) and significance of the building (please note that the Borough Council has "stopped the clock" on determination of the application, pending receipt of this information)

Continued . . .

Continuation Sheet
20 February 2012

I would additionally be grateful for the submission of any other proposed attic room modifications which could affect the character of the listed building.

Yours sincerely

ADRIAN DOWD
PRINCIPAL PLANNING OFFICER (DESIGN AND CONSERVATION)

cc: Mr W Bailey, Leagram Mill Barn, Chipping, PRESTON, Lancashire PR3 2RD

Good & Tillotson
2 The Studios
318 Chorley Old Road
BOLTON
BL1 4JU

4978
AD

Date: 28 February 2012

Ref: 11100/PJS

DIRECTOR OF COMMERCIAL SERVICES
29 FEB 2012
FAO

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

For the attention of Mr Adrian Dowd (By e-mail & Post)

Dear Sirs

PROPOSED REFURBISHMENT OF 4 CHURCH RAIKE, CHIPPING, PR3 2QL.
YOUR REF. 3/2012/0081/P

We refer to the above application, and specifically to your letter dated 20.02.12, and our subsequent conversation with your Mr Adrian Dowd, regarding the contents of the letter

The current application is for the installation of new rooflights on the rear plane of the roof, and also for the replacement of the existing windows. We did submit a pre-application enquiry, following discussions with your Officers, in November 2011, to try to establish exactly what work would be subject to an application for Listed Building Consent. To date, we are still awaiting a response. On that basis, the application was submitted for the windows and rooflights, with a note that some internal refurbishment / repair works were to be carried out

We also requested a meeting at the premises, to discuss the proposal, but that request was refused

In terms of moving the application forward, we note that the main concern raised in the letter is the fact that insulation is being added to the existing roof structure, which may impact on the existing timber roof structure, in terms of condensation, if in-sufficient ventilation is not retained

There are two distinct situations in the property, as the front part of the roof appears to have been re-roofed, relatively recently, with new timber battens on a bituminous roofing felt. The rear of the roof, however, does not have any felt, with the underside of the slates being visible from within the house

On the basis of the above, we believe that the installation of the insulation, maintaining a ventilation gap, to the rear of the roof should be acceptable, as the ventilation gap will be well ventilated by gaps between the slates

The front plane of the roof, however, is slightly more problematic, due to the fact that there is a "non-breathable" felt installed to the top of the rafters. For the front plane of the roof, therefore, we propose that the insulation that has currently been partly fixed is removed. The underside of the rafters should then be counter-battened, with battens at 90 degrees to the rafters, to ensure that cross ventilation is maintained. The insulation and plasterboard would then be fixed to the counter-battens. In terms of providing the actual ventilation, we propose the use of proprietory slate vents, to be installed at low level, and at high level within the roof

Partners: P. John Smalley BA(Hons) DipArch(Manc) RIBA
Russell P.Woods BSc.(Hons) Architectural Technology
Associate: Richard T. Hutton BA(Hons) DipArch(Manc) RIBA

2 The Studios 318 Chorley Old Road Bolton BL1 4JU

INVESTOR IN PEOPLE
ISO 9001 REGISTERED FIRM
RIBA Chartered Practice

good and tillotson 01204 497700 01204 497776 www.goodandtillotson.co.uk info@goodandtillotson.co.uk

plane, to ensure cross ventilation. The vent proposed is the "Corovent Slate Roofline Vent" as illustrated on pages 10, 11, & 15 of the enclosed brochure. This vent is available in a "riven" finish, for use with natural slate, and is intended for use in this type of situation

We believe that the above should satisfactorily deal with your concerns regarding the ventilation of the roof timbers, after the installation of the insulation to the existing roof areas.

With regard to your other comments in your letter, relating to the timber wall framing, we confirm that our client has no intention of amending, or covering up any of the current exposed timber framing, or any of the roof trusses / purlins to the roof structure.

We trust the above / enclosed to be satisfactory, and would be grateful to receive your early acknowledgement that the progress of the application has been re-started, and also to receive your early comments regarding the above proposals for dealing with the roof ventilation

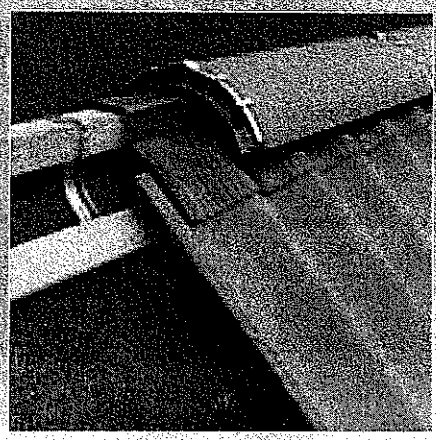
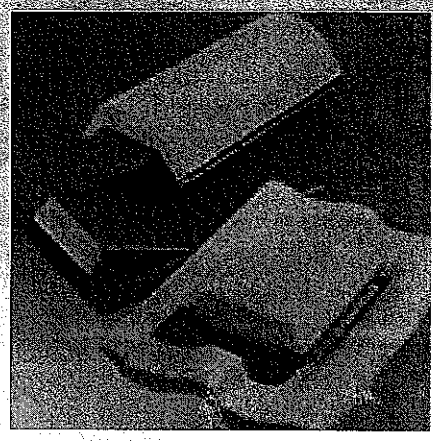
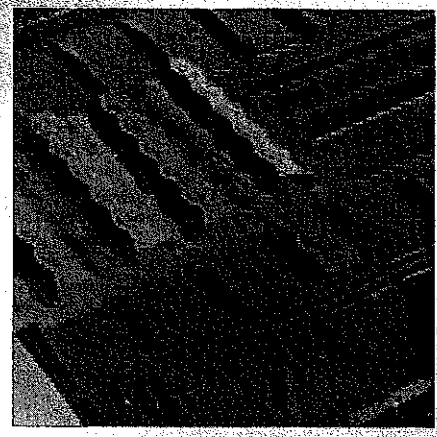
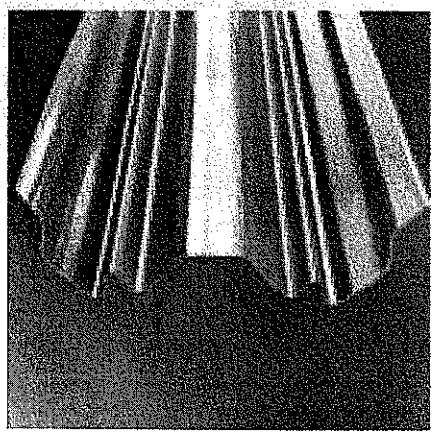
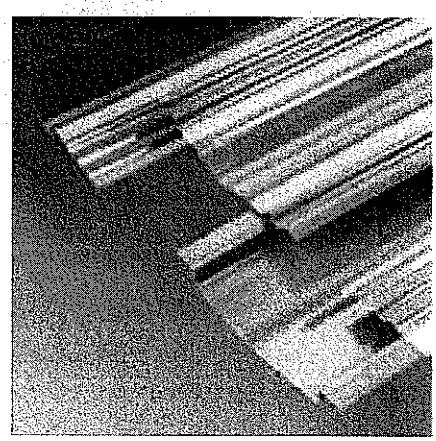
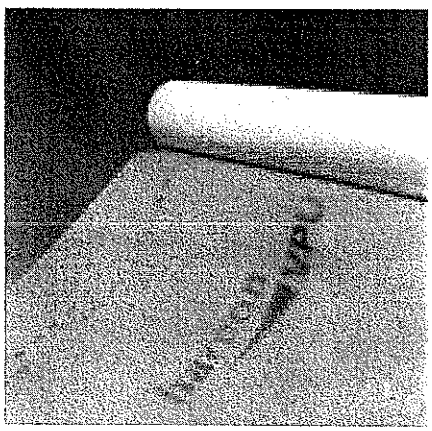
If you any queries, or require any further information please do not hesitate to contact this office.

Yours faithfully

Good & Tillotson

cc Mr W Bailey

Encs

Corovent®
Roof Ventilation

Corodrain®
Roof Drainage

Roof Ventilation and Drainage

BRETT MARTIN

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BRETT MARTIN

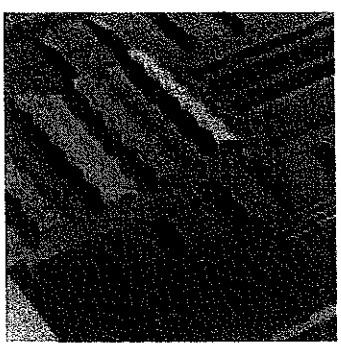
harcon Corovent® Roof Ventilation Corodrain® Roof Drainage

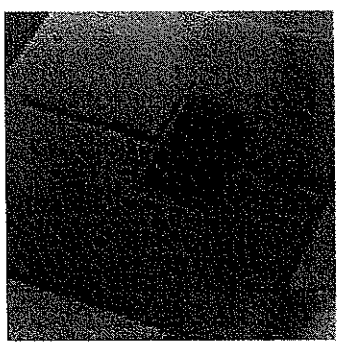
Roofing Accessories

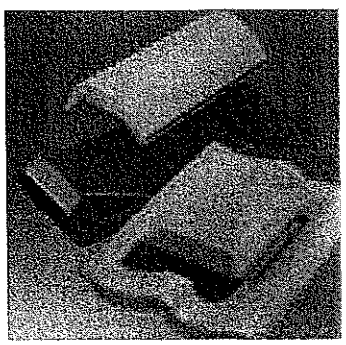
Buildings have become more airtight and more moisture is generated within the structure, making it important to ventilate buildings properly. Corovent is a comprehensive range of roof ventilation options all designed to blend discreetly into the roof and provide straightforward installation.

The Corodrain GRP roof drainage range like lead, is very durable and will provide many years of trouble free service It is supplied as a preformed product so is simple to install

A new universal dry fix ridge system designed to facilitate fast efficient installation has been added to the range







Detailed technical information and a pdf of this brochure can be found at:

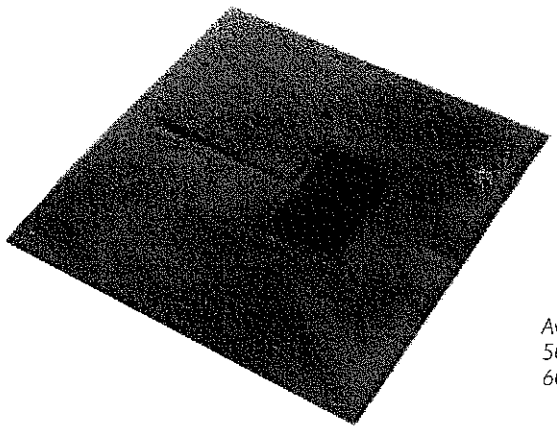
www.harcon.co.uk

Corovent®

Roof Ventilation

Slate Roofline Vent

A range of slate roofline vents available riven to match natural slate or plain, matching man made tiles.



Available in
500mm x 500mm
600mm x 300mm

An exceptionally discreet vent designed for use in slate roofs. The RV10K and RP10K Roofline Slate vent are available in two sizes: 600 x 300mm and 500 x 500mm The 500 x 500mm unit positions the vent in the centre with a simulated joint line so it blends into a roof of 500 x 250mm slates. Both RP10K and RP20K are available in either a riven finish to match natural slate or a plain finish to match man made tiles.

FEATURES
Careful design ensures the slate roofline vent is virtually invisible from the ground. A box below the vent collects any water that enters it and ducts it back onto the roof

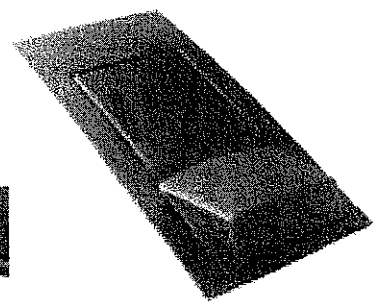
RV10K Large spigot for roof ventilation

RP10K pipe terminal that can provide either 110mm or 125mm connections

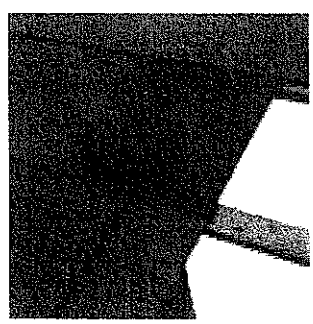
Ventilation Area:	10 000mm²
Airflow Resistance:	19.5 Pascals at 30 litres per sec
Water Resistance:	Exceeds all relevant parts of DoE Partners in Technology Programme
Roof Pitches:	Over 20°

Economy Slate Vent

The Economy Vent provides a discreet, efficient and cost effective ventilation option for slate roofs



The Corovent economy slate vent is a durable injection moulded polypropylene vent in a matt grey finish

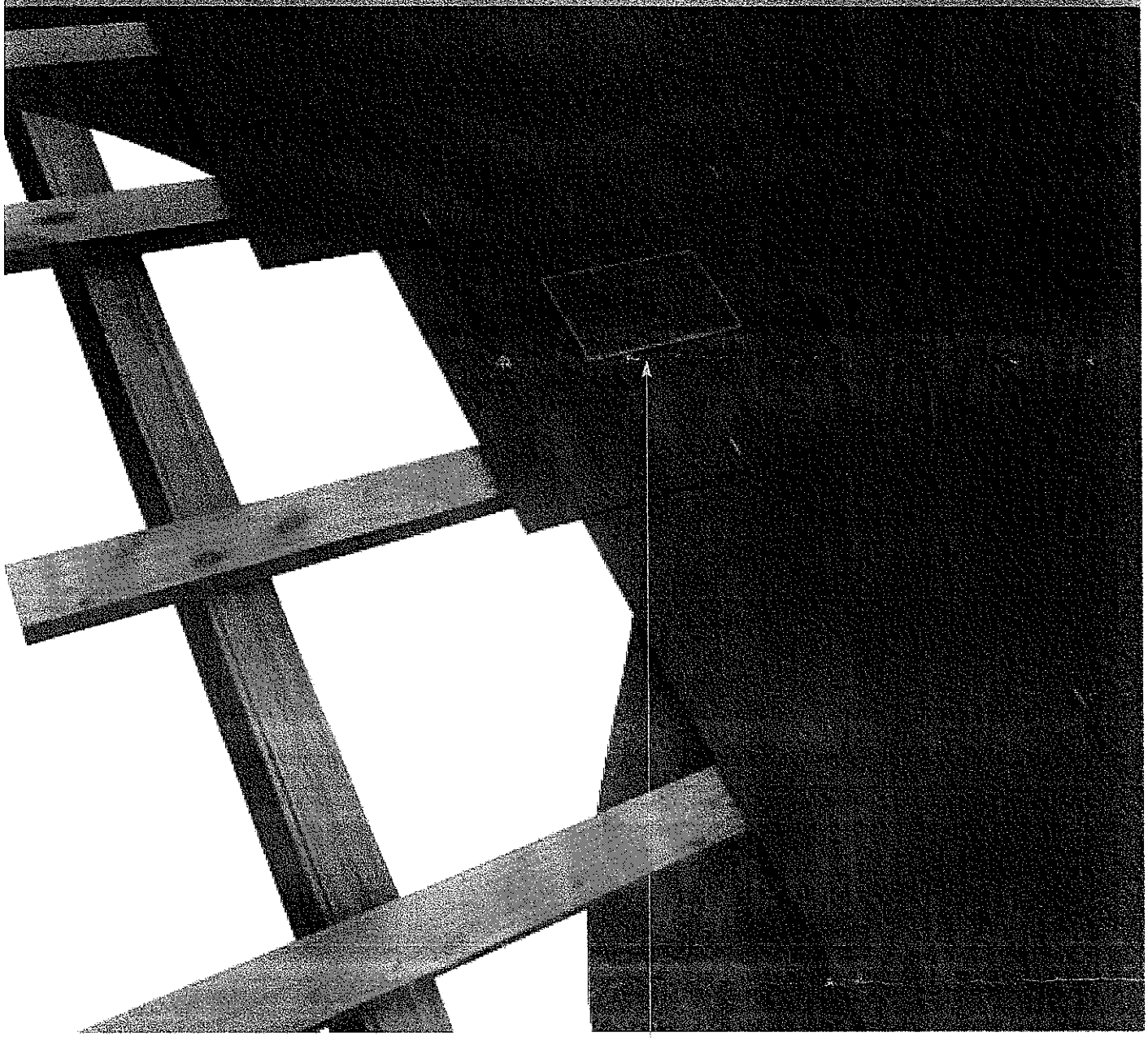


FEATURES
It is 600 x 300mm as standard but can be trimmed to 500 x 250mm if required

Ventilation Area:	7 200mm²
Water Resistance:	Exceeds all relevant parts of DoE Partners in Technology Programme
Roof Pitches:	Over 20°

SLATE VENT	VENTILATION AREA	AIRFLOW RESISTANCE	ROOF PITCHES	WATER RESISTANCE
HV1/HP1	7 200mm²	20 Pascals @ 30ltr/sec	Over 20°	Exceeds all relevant parts DoE Partners in Technology Programme

Slate Roofline Vents



Working from a tile sample the finish can be colour and texture matched - new or weathered. Corovent uses a UV resistant hard wearing acrylic finish that is highly weather resistant ensuring colour stability for the life of the product.

Slate Roofline Vent Technical Data

SLATE VENT	VENTILATION AREA	AIRFLOW RESISTANCE	ROOF PITCHES	WEATHER RATING
RV10K	10 000mm²	N/A	Over 20°	Exceeds all relevant parts DoE Partners in Technology Programme
RP10K	10 000mm²	19.5 Pascals @ 30ltr/sec	Over 20°	Exceeds all relevant parts DoE Partners in Technology Programme

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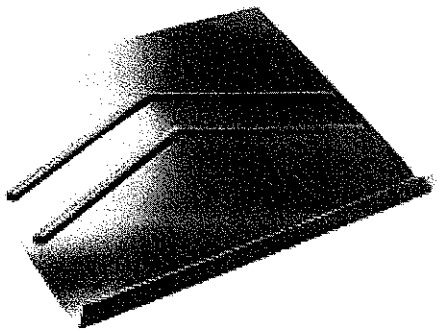
Corovent®
Roof Ventilation

ACCESSORIES FOR USE WITH COROVENT

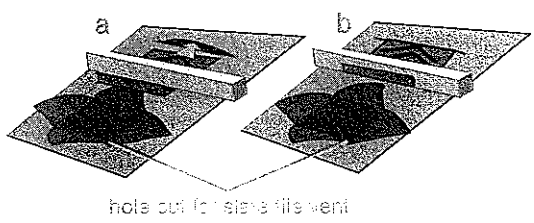


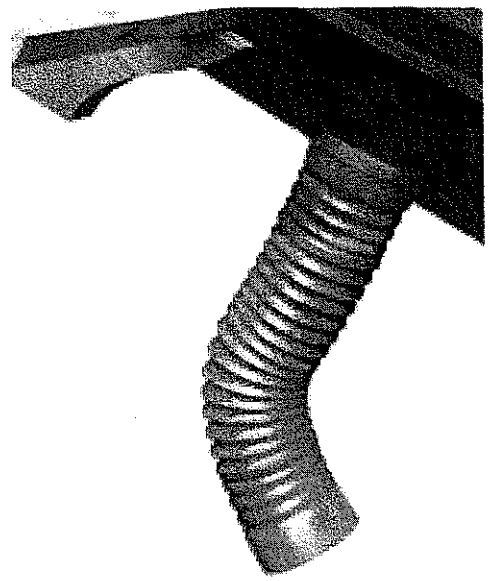
FW1 Felt Weir
To fit any vent it is necessary to cut the felt If the felt is cut carefully in line with recommended fixing instructions moisture leakage through the cut should not occur It is however good practice to fit a felt weir above any opening in the roof felt

The felt weir features ridges which guide any condensation or rainwater away from the opening in the felt It helps to ensure that no moisture will penetrate the opening

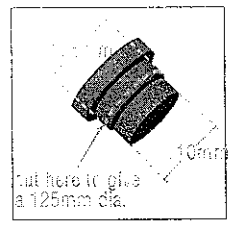
THE FELT WEIR IS VERY SIMPLE TO INSTALL

1 Cut a slit in the felt approximately 50mm above the batten
2 Slide the weir under the batten directly above the opening in the roofing membrane inserting top of weir into slit above the batten
3. Nail the weir to the batten
4 Nail membrane over the batten in the normal way





CT1C Flexitube
A highly durable flexible tubing that connects pipe terminals to 110mm diameter soil or extractor pipes It is pressure tested in accordance with BS5250 and is supplied compressed and netted with fixing clips



COA1 Pipe Adaptor
Provides a 110mm diameter outlet as standard which can be cut down to provide a 125mm diameter section if needed

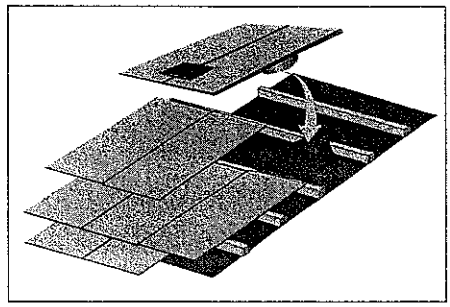
The COA1 Converts
RV10K to RP10K
CV10K to CP10K
CV20K to CP20K
RV8K to RP8K

Installation

INSTALLATION: Cowl or Roofline Vents for Slate Roof

1 Complete roofing to one course below the position for the slate vent

2 Hold vent in position as centrally as possible between the rafters and mark where the vent spigot touches the underlay.
For 500mm x 250mm slates only - cut and remove section of batten



3 Cut underlay in a cross fold up and back nail over battens

4 Cut slates for next course below vent

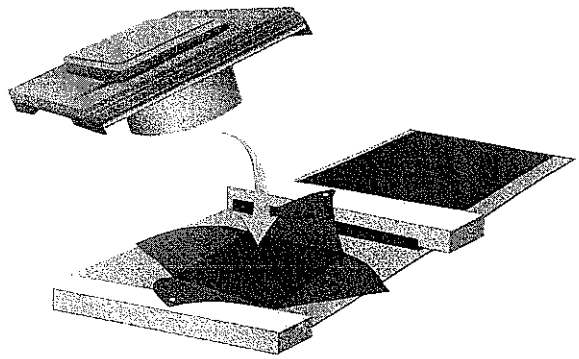
5 Fit slate vent and nail to batten

6 Cut slates for next course (not for 600mm x 300mm roofline vents)

INSTALLATION: Cowl or Roofline Vents for Tile Roof

1 Complete roofing to one course below the position for the tile vent

2 Hold vent in position as centrally as possible between the rafters and mark where the vent spigot touches the underlay



3 Cut underlay in a cross fold up and back

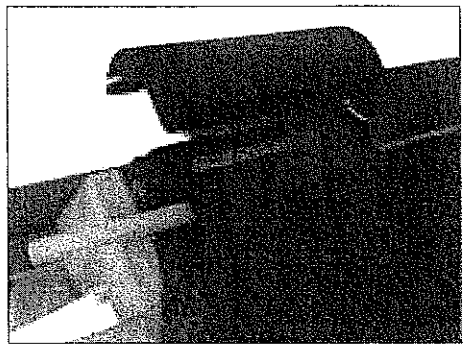
4 Insert felt weir, if using, under batten above opening positioning it centrally above the hole

5 Nail felt weir to the batten

6 Nail felt over the battens

INSTALLATION: Ridge Vent

1 Hold ridge vent in position and mark the underfelt directly below the ridge vent outlet. Cut and remove the underlay as marked



2 Bed ridge vents in mortar in a similar manner to the standard ridges. Nail the retaining straps to rafters/ridge board

3 Complete ridge in normal manner.

If using pipe adaptor clip to felt sleeve and attach CTIC flexitube after fitting into roof

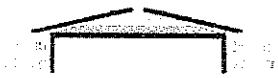
Application of Building Regulations

PITCHED ROOF – CEILING & INSULATION HORIZONTAL

OPEN ROOF VOID

Building Regulations state: where the void is open eaves to eaves air flow is effective along the longer sides of the building. Brett Martin Hárcon recommend the use of high level ventilation in addition to eaves ventilation in all cases - as it utilises the natural thermal uplift in a roof void. Eaves to eaves ventilation relies on the wind conditions which can result in poor through flow and stagnant air pockets.

5mm recommended in BS 5250



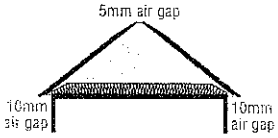
PITCH 15° or less
USE: eaves vents OR: low level slate/tile vents
25mm air gap

5mm recommended in BS 5250

PITCH 15° or greater
USE: eaves vents OR: low level slate/tile vents *10mm air gap*
In addition BS 5250 recommend:
USE: ridge vents OR high level slate/tile vents *5mm air gap*

STEEP OR WIDE BUILDINGS

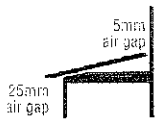
In addition to eaves vents, increased ventilation must be provided by high level openings. These are necessary to avoid stagnant air pockets due to inadequate through flow. In particular for roof slopes steeper than 35° or for buildings more than 10 metres wide high level ventilation is required



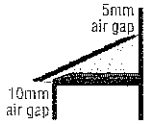
PITCH 35° or greater OR: WIDTH 10m or more
USE: eaves vents OR low level slate/tile vent *25mm air gap*
AND: ridge vent *5mm air gap*
OR: high level slate & tile vents
5mm air gap each side

SINGLE PITCH ROOFS

Use ventilation at the eaves and at the abutment



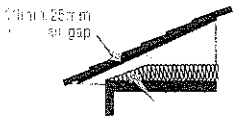
PITCH 15° or less
USE: eaves vents
OR low level slate/tile vents *25mm air gap*
AND: high level slate/tile vents *5mm air gap*



PITCH 15° or greater
USE: eaves vents
OR: low level slate/tile vents *10mm air gap*
AND: high level slate/tile vents *5mm air gap*

AIR FLOW

Where eaves ventilation is provided care should be taken to prevent insulation blocking off air flow to roof



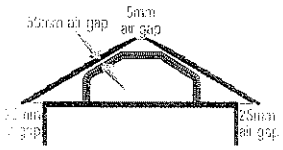
USE: rafter trays
10mm/25mm

PITCHED ROOF - CEILING & INSULATION INCLINED

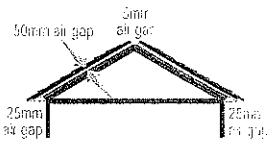
Where the insulation follows the line of the roof it is necessary to ventilate both at low and high levels.

An air gap of at least 50mm must be maintained between the underlay and insulation all the way along the inside of the roof in order to prevent air resistance in this area

Where joists run at right angles to the air flow use counter battens.



INSULATION FOLLOWS LINE OF ATTIC ROOM

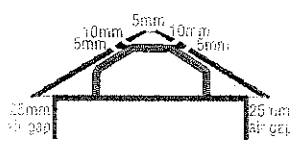


INSULATION FOLLOWS LINE OF ROOF

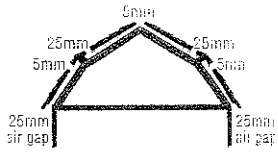
AIR FLOW BETWEEN ROOFING UNDERLAY AND INSULATION
USE: eaves vents
OR: low level slate/tile vents *25mm*
AND: ridge vent *5mm* OR : high level slate / tile vents *5mm* each side

PITCHED ROOF - OBSTRUCTION IN ROOF

All isolated parts of the roof should have ventilation provision. Where an obstruction in the ventilation path occurs such as at roof lights or at changes in pitch the roof void should have additional ventilation openings



OBSTRUCTION OUTSIDE INCLINED CEILING
Immediately below the obstruction 5mm
Immediately above the obstruction 10mm



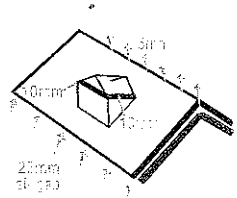
OBSTRUCTION WITHIN INCLINED CEILING
Immediately below the obstruction 5mm
Immediately above the obstruction 25mm

PITCHED ROOF - DORMERS

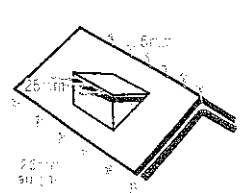
Pitched type dormer roofs should be ventilated from eaves to eaves

Flat type dormer roofs should be ventilated from eaves to ridge of the main roof

MAIN ROOF
USE ridge line *5mm*
OR high level slate / tile vents *5mm* each side
AND eaves vents / low level slate/tile vents *25mm*



PITCHED TYPE DORMER
USE: eaves vents
OR low level slate/tile vents 10mm



FLAT TYPE DORMER
USE: eaves vents *25mm*

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