

Turnbridge Farmhouse
116 Low Road, Burwell

Schedule of Proposed Works – Appendices

Revision 1 (25 January 2024)

Appendix A Structural engineer's notes

Appendix B Summary of improvements common to all areas

B1 Floor finishes
B2 Heating system
B3 Internal doors and ironmongery
B4 Rainwater goods
B5 Roof tiles

Appendix C External door and window schedule

B1

Floor finishes

Ground floor generally (excluding living room – see below) will be finished in a terracotta brick slip in herringbone pattern. This finish is not only in keeping with the original character and age of the property but will also be breathable and work well with the limecrete breathable floor build-up.

Living room to ground floor to be finished with an engineered timber floating floor system.



B2

Heating system

A new substrate will be laid to the ground floor consisting of a breathable lime concrete finish over foam glass insulating sub-base. This build-up is more likely to absorb and emit moisture and doesn't rely on impermeable damp proof membranes, thereby helping to reduce the likelihood of forcing ground moisture into the base of the external walls. Careful thought will need to be given to the specification and installation of floor finishes (Appendix B1).

It is proposed that underfloor heating will be installed to the ground floor.

As noted in Historic England's guidance note on Insulating Solid Ground Floors: *Low pressure hot water underfloor heating can be a very appropriate form of heating an historic building as it can make good use of both the large surface area of a complete floor and the thermal mass. Low temperature radiant heat is also gentle on the historic fabric itself, and helps to limit condensation arising from sharp changes in air temperature relative to the fabric.*

New radiators will be fitted throughout the first floor. Radiators to be from the Linton range of cast iron radiators from The Radiator Company (pictured right).

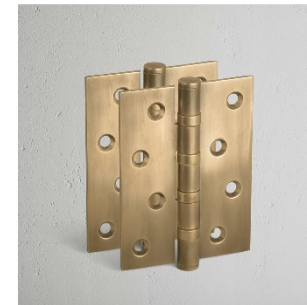


B3

Internal doors and ironmongery

It is proposed that all internal doors will be replaced with new oak-veneered solid panelled doors.

Doors will be fitted with antique brass door knobs and hinges.



B4

Rainwater goods

The guttering is generally in poor condition; a mixture of degrading cast iron and black uPVC. In places the brackets have failed and/or are coming away from the walls, leaving the higher parts of the external brick and clunch walls vulnerable to water damage.

To the north elevation there is no guttering present at all.

The proposal is to remove all guttering and replace with black-painted steel components (Lindab Rainline, pictured below right).



B5

Clay peg tiles

The existing slate roof finish is out of character with the original and more authentic clay peg tiles used elsewhere. Slates to be removed and replaced with clay peg tiles, pictured right (Lifestiles "Oakhurst", as seen on site by the Conservation Officer).

