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26 March 2024

Craig Ronson  
Ronson Building Design

Reference: Horwich Moor Farm,  
Horwich, BL6 6PR

Dear Craig Ronson,

### **RE: Proposed conversion of an agricultural building to a dwelling**

I would consider the proposed conversion a material change of use under Regulation 5(a), so the requirements you have previously noted (C1, E1, and F1) would be applicable to that work.

#### **Requirement C1- Site preparation and resistance to contaminants:**

A gas membrane is specified which alleviates any concerns regarding ground contaminants.

#### **Requirement E1 – Protection against sound from other parts of the building and adjoining buildings:**

There is an adjoining agricultural building so the party wall should be constructed to meet the minimum performance standards stipulated in Approved Document E (this is mentioned within the specification) and, if there is access to the adjoining building, the party wall should be subject to sound testing upon completion under Regulation 41.

The building regulations are only concerned with 'Protection against sound from other parts of the building and adjoining buildings' and are not concerned with noise from outside the building into the open air.

#### **Requirement F1 – Means of ventilation:**

An MVHR system is proposed which complies with Approved Document F.

Established 2009

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I have no objections to the proposals from a building regulations perspective regarding the listed requirements.

Yours Sincerely,



Andrew B Beardsworth BSc (Hons) MCABE  
Principal Surveyor

For and on behalf of Approved Inspectors Ltd