

Background Ventilation types for Mill Farm, Low Mill, Farndale

Type A: Semi-concealed vents (“Trykvents”), possible into head of box sash windows only (possible due to void on box head). In white.

Type B1: Standard face-mounted vents (aluminium “Trimvents”) in all other windows (with solid head). In white. With white aluminium canopy externally.

Type B2: Standard face-mounted vents (aluminium “Trimvents”) in all other windows (with solid head). In white. With timber head drip to conceal the external grille. The drip will be painted the same colour as the rest of the window.

(Note: “Four Seasons” is NOT a trickle vent but refers to window “brand”, if you like.)

Type D: Night vents

Hopper windows: Night vents are NOT possible with opening inward opening windows. Again nowhere to fit the double night vent keep. There are restricted by a pair roller arm stays (so passive ventilation in a way) and fastened by a fanlight catch. (NOT Secured by Design).

Traditional inset sash casement windows: The ones which are double hung with rebated meeting stiles, night vents are NOT possible with this design. You need a mullion onto which to fit the double night vent keep. (NOT Secured by Design)

Type E: Angel Vents indicating 10mm but area should be calculated to each window so that the area is 2500mm² to comply with building regs

Note:

Mighton Angel vent locks are Secured by Design. These can be used on Box sliding sash and Yorkshire slide windows. They are usually positioned at 100mm opening, but this is as a child safety restrictor. In principle they should work with the ‘Peg’ sliding sash, but we have never tried before so may not be practical in real life.

The peg sash windows would be much better as box sliding sash windows for security, ventilation and general practicality.

Type F: High spec Mechanical Vent such as

<https://www.envirovent.com/products/extractor-fans/cyclone-7/>

Mechanical vent with thermostat, multi-speed, boost function, continuous low level quiet background running

Note: Ensure all FF windows have 100mm restrictors at max to avoid risk of falling. Note: Will be have to be face mounted restrictors to inset sash casement windows.

Farmhouse

No.	Ele	GF /FF	Room	Opening type	Background ventilation type	Building Control Conservation Officer query
W1	W	GF	Entrance Hall	Box Sliding sash	A Plus Angel vent lock for security. 100mm gap	
W2	W	GF	En-suite	Yorkshire Slide	E - Angel vent lock. Opening gap 10mm (I know its not required but will provide security and will match W3)	
W3	N	GF	En-suite	Yorkshire Slide	E - Angel vent lock. Opening gap 10mm	INCREASE SPEC TO VENT TO F
W4	W	GF	External Store	Hopper	NOT REQUIRED DUE TO LOCATION	
W5	E	GF	Bed 1	Traditional inset sash casement (Hinged side openers)	Rebated meeting stiles - Only trickle vent option is B1 or B2 With mullion - Give you the option of Type D Night Vent	Please use mullion option to avoid the B1/B2 TV
W6	E	GF	WC	Hopper	As a hopper- Only trickle vent option is B1 or B2 It could this be a Yorkshire slide, with angel vent lock (as could W5, W9, W14, W15 for that matter)	INCREASE SPEC TO VENT TO F Change to YSS to allow discrete vent.
W7	E	GF	Kitchen / Dining / Lounge	Box Sliding sash	A – for TV Plus Angel vent lock for security. 100mm gap	W7, 8, 9 &10 shared / space INCREASE SPEC TO VENT TO F
W8	W	GF	Kitchen / Dining / Lounge	Box Sliding Sash	A - for TV Plus Angel vent lock for security. 100mm gap	
W9	W	GF	Kitchen / Dining / Lounge	Inset sash casement (3 panes with 2 side hung)	Met by other window in room	
W10	W	GF	Kitchen / Dining / Lounge	Fixed	Met by other window in room	
W11	W	FF	Bed 4	Box Sliding Sash	A - for TV Plus Angel vent lock for security & safety. 100mm gap	
W12	W	FF	Bed 3	Box Sliding Sash	A - for TV Plus Angel vent lock for security & safety. 100mm gap	

W13	W	FF	FF En-suite	Box Sliding Sash	A - for TV Plus Angel vent lock for security & safety. 100mm gap	
W14	E	FF	Bed 2	Inset sash casement (Hinged side openers)	Achieved with rooflights RL1 & RL2 Face mounted restrictor	
W15	E	FF	Landing 1	Inset sash casement (Hinged side openers)	NO TV AS NOT HABITABLE ROOM Face mounted restrictor	If this was originally a casement and no TV needed as not a habitable room, then replacement casement should/could be an exact replica of original window? [Green box]
W16	E	FF	Landing 2	Peg Sash (top fixed bottom slides up)	NO TV AS NOT HABITABLE ROOM Plus Angel vent lock for security & safety. 100mm gap	Peg sash with E to work as restrictor @100mm
W17	E	FF	Bathroom	Box Sliding Sash	A - for TV Plus Angel vent lock for security & safety. 100mm gap	INCREASE SPEC TO VENT TO F Box Sliding Sash
RL1			Bed 2	Conservation Rooflight CR7	Due to winder opener can be opened a minimal amount securely to ensure trickle ventilation can be achieved	
RL2			Bed 2	Conservation Rooflight CR7	ditto	

Attached Barn - "Milking Parlour"

No.	Ele	GF / FF	Room	Opening type	Background ventilation type	Building Control Conservation Officer query
W1	W	GF	Kitchen / Dining / Lounge	Hopper	Met by other window in room	W1, 2 & 3 shared space
W2	W	GF	Kitchen / Dining / Lounge	Hopper	Met by other window in room	
W3	W	GF	Kitchen / Dining / Lounge	Hopper	As a hopper- Only trickle vent option is B1 or B2 If addition of a TV to ED02, then no TVs needed on the windows so could therefore be accurate replicas of current windows? Correct NO TV Needed	INCREASE SPEC TO VENT TO F As per Jens suggestion to use ED02 as the stand alone door to have a B2 trickle vent. This is a recessive / fully glazed new door with original door retained as a shutter. This avoids any trickle vent to W1, W2 or W3.
W4	W	GF	Entrance Hall	Hopper	NO TV AS NOT HABITABLE ROOM	Same space as RL1
W5	W	GF	GF Bedroom	Yorkshire Slide	E - Angel vent lock. Opening gap 10mm	W5&6 same room
W6	W	GF	GF Bedroom	Hopper	Met by other window in room	
W7	W	GF	En-suite	Yorkshire Slide	E - Angel vent lock. Opening gap 10mm	INCREASE SPEC TO VENT TO F
RL01	W	FF	Landing	Conservation rooflight CR3	Due to winder opener can be opened a minimal amount securely to ensure trickle ventilation can be achieved Met by other window in room	Same space as W4 Entrance hall
RL02	W	FF	FF Bedroom	Conservation rooflight CR14	Due to winder opener can be opened a minimal amount securely to ensure trickle ventilation can be achieved	
RL03	E	FF	Bathroom	Conservation rooflight Clement 0	Due to winder opener can be opened a minimal amount securely to ensure trickle ventilation can be achieved	INCREASE SPEC TO VENT TO F
ED02	W	GF	Kitchen / Dining / Lounge		B2	To avoid TVs in hopper windows B2 is being added to door

Detached Barn I thought the openings in this barn are all full height (former doors) with the exception of W5 on the rear?

Yes full height- they may have originally drawn as bottom hung I believe but Mike advised that this was not practical and this was a more practical option – Clair - Were you thinking side hung ? Mike - any further detail on this please - Bottom hung? NO; Side hung? AS A DOOR; or Top hung? “Four Seasons” Flush casement window as recommended

If done as “Four Seasons” flush casement windows, then all four windows would have both a trickle vent and a night vent. Make all four the same to match.

No.	Ele	Room	Opening type	Background ventilation type	Building Control Conservation Officer query
W1	S	Bedroom	FOUR SEASONS TOP HUNG FLUSH CASEMENT WINDOW, ON RESTRICTOR	Trickle vent & night vent	W1 & 2 shared space –
W2	S	Bedroom	FOUR SEASONS TOP HUNG FLUSH CASEMENT WINDOW, ON RESTRICTOR	Trickle vent & night vent	ditto
W3	S	<u>Kitchen</u> / Dining / Lounge	FOUR SEASONS TOP HUNG FLUSH CASEMENT WINDOW, ON RESTRICTOR	Trickle vent & night vent INCREASE SPEC TO VENT TO F	W3, 4 & 5 shared space . VENT F PLUS A on W5
W4	S	Kitchen / <u>Dining</u> / Lounge	FOUR SEASONS TOP HUNG FLUSH CASEMENT WINDOW, ON RESTRICTOR	Trickle vent & night vent	ditto
W5	N	Kitchen / Dining / <u>Lounge</u>	Box Sliding Sash	A Plus Angel vent lock for security. 100mm gap	Ditto
RL01	N	Bathroom	Conservation Rooflight Clement 2	15l/s Extract vent	INCREASE SPEC TO VENT TO F