

Additional Information

Mr S. Newell & Dr T. Petty
Alterations to Oldridge Farm, Whiston

1.0 PRE-AMBLE

- 1.1 This statement has been prepared following a request for further information by Mel Morris (of Mel Morris Conservation), acting in the role of Conservation Officer for Staffordshire Moorlands District Council. A subsequent meeting was held with Ms. Morris and the applicants on the 24th of February 2022.
- 1.2 This should be read in conjunction with drawings 01088 AL(0)06A, 07A, 08A & 09A.

2.0 CELLAR

- 2.1 The building survey carried out by Jonathan Cornes Associates (November 2020) identified some issues with damp to the external walls, though this is to be expected. Some areas of green moss/algae to the north-east corner were noted during the site visit, and this requires further investigation by a suitably qualified damp specialist.
- 2.2 The cellar ceiling/kitchen floor is to be raised to allow more head room within the space. A conservation accredited engineer will be required to design a suitable floor structure so that details may be provided for approval at condition discharge stage.
- 2.3 The building survey also notes that the timber lintel to the internal face above the north-facing window may need replacing with concrete or steel. The existing stone mullions have been altered and it was noted during the site meeting that these appear to be bowing externally. This requires further investigation by an engineer and details of any required remediation to be provided via condition.
- 2.4 Brick throwls to be removed.
- 2.5 It is proposed to convert the cellar into a more habitable space within the property. Tanking and insulation will likely be required to some areas of the external walls. Removal of the kitchen floor and throwls should facilitate further investigation into the causes of any damp, and into proposed treatment of the "trough" located within the eastern wall. Specification of the exact tanking system is to be detailed as part of the above noted works at condition stage.
- 2.6 Internal walls (to the west and south) to be left as exposed stone.
- 2.7 Existing stone steps to be retained.
- 2.8 Underfloor heating is to be installed. Exact specification and floor finish to be confirmed via condition discharge.
- 2.9 Slimline double glazed metal casements (bronze or similar approved), to be installed within the existing northern elevation window openings. Details to be provided at condition discharge stage.

3.0 GROUND FLOOR

3.1 Porch

- 3.1.1 The porch was subject to a previous planning and listed building application (SMD/2013/0106 & 0449) to replace the existing dilapidated porch with new, of similar design. Works were subsequently carried out.
- 3.1.2 The windows to the porch are 'faux-leaded' double glazed metal units which have not been approved by the local authority. This window will be retrospectively formalised via a separate listed building application.
- 3.1.3 Underfloor heating is to be installed within the porch. Exact specification and floor finish to be confirmed via condition discharge.

3.2 Kitchen/Hallway

- 3.2.1 It is proposed to remove both the door between the kitchen and hallway and the door to the cellar. An oak post and lintel will be installed along the existing wall line.
- 3.2.2 The cellar stair 'bulkhead' situated within the kitchen is to be removed and the existing stairs bounded by a new oak and glass balustrade.
- 3.2.3 A new opening will be formed between the kitchen and dining room. A suitable pier and down stand will remain as shown within drawing AL(0)06A and AL(0)08A. Photographs of the existing wall fabric (brickwork) have been provided. The new opening will provide much needed visibility between the spaces for accessibility purposes.
- 3.2.4 The kitchen floor comprises a suspended concrete slab supported on steel beams. The beams are delaminating and in a generally poor state of repair. It is proposed to replace the kitchen floor and raise the level by approximately 100 – 150mm to allow additional head room within the cellar below.
- 3.2.5 Details of the proposed floor structure will need to be specified by a conservation accredited engineer. Such details could be conditioned as part of any approval.
- 3.2.6 The raise in floor height will require additional steps to be incorporated from both the dining room and hallway, as noted on drawing AL(0)06A.
- 3.2.7 Underfloor heating is to be installed. Exact specification and floor finish to be confirmed via condition discharge.
- 3.2.8 A log burner will replace the existing range cooker within the chimney breast, with the flue utilising the existing chimney.

3.3 Dining Room

- 3.3.1 As above, new opening to be formed between kitchen and dining room.

3.3.2 Architrave to existing opening between kitchen and dining room to be removed to maximise head height following increase in kitchen floor level.

3.3.3 Underfloor heating is to be installed. Exact specification and floor finish to be confirmed via condition discharge.

3.3.4 Mid-20th century fireplace to be removed and potentially replaced with log burner.

3.4 Living Room

3.4.1 Underfloor heating is to be installed. Exact specification and floor finish to be confirmed via condition discharge.

3.4.2 Previous doorway between living room and new 'snug' to be reinstated. Door to be ledged rustic oak 'farmhouse' style to distinguish from the existing 19th century 4-panel doors throughout the house.

3.5 New Snug

3.5.1 Existing adjacent storage building to be converted into new 'snug' and incorporated into the main house via reinstatement of existing doorway (see above).

3.5.2 The existing roof is a modern replacement, and no historic timbers are present. The ceiling level is to be raised to accommodate 2no. rooflights to the south facing roof plane.

3.5.3 Internal walls, roof rake and ceiling to be insulated using suitable traditional and breathable materials. Exact specification to be determined via condition discharge.

3.5.4 As above, doorway between living room and new snug to be reinstated. Existing stone to be left exposed on this wall.

3.5.5 Existing brick cobbled flooring to be carefully lifted, stored, and partially re-laid within the new laundry.

3.5.6 Underfloor heating is to be installed. Exact specification and floor finish to be confirmed via condition discharge.

3.5.7 The existing timber door will be replaced with a slimline double glazed metal door, such as bronze (or approved equivalent). Details to be provided via condition discharge.

3.5.8 The existing window cill will be dropped to internal floor level, and a slimline double glazed metal fixed light (bronze or equivalent) will be installed. Details to be provided via condition discharge.

3.5.9 Slimline double glazed metal casement (bronze or equivalent) to be installed within existing southern elevation window opening. Details to be provided via condition discharge.

3.6 Laundry/WC

3.6.1 Existing stone lean-to is in a poor state of repair. It is proposed to demolish and retain the stone walling for re-use.

- 3.6.2 A new lean-to structure is to be built on a similar footprint, as shown within drawing AL(0)06A, to accommodate a laundry and WC. The structure should utilise the existing stone and any new (if required) should be sourced to match as closely as possible. New walls to be solid masonry and insulated internally, or potentially cavity construction with stone facing, to be agreed with Conservation Officer prior to construction.
- 3.6.3 Underfloor heating is to be installed. Exact specification to be confirmed. Existing brick cobles from adjacent 'snug' to be re-laid as proposed floor finish.
- 3.6.4 Door to southern elevation to be timber 'stable-style' part-glazed. Details to be confirmed via condition discharge.
- 3.6.5 Window to northern elevation to be slimline double glazed metal casement such as bronze (or approved equivalent), containing etched privacy glass.
- 3.6.6 Lintels to door and window to be stone.
- 3.6.7 Roof tiles to be Staffordshire blue clay tiles, to be approved.

4.0 FIRST FLOOR

4.1 Bedroom 1

- 4.1.1 It is proposed to form 2 new doorways into the rear bedroom, which will be split to form a dressing room and ensuite. A small step up to account for the raised floor level of Bed 1 will be necessary.
- 4.1.2 New doors to both ensuite and dressing room are to be timber ledged "farmhouse" style to distinguish new from the 4-panel Victorian doors throughout the ground and first floor.

4.2 Dressing Room & Ensuite (formerly Bedroom 3)

- 4.2.1 A new stud partition is to be installed, carefully avoiding the window to the southern elevation.
- 4.2.2 The right-hand space will form a new dressing room. The existing doorway onto the landing is to be infilled with stud partition.
- 4.2.3 The left-hand space will form a new ensuite with shower, sink and wc. Drainage runs should be managed carefully to ensure minimal damage to the existing flooring and historic joists. A new internal soil pipe will be installed to the corner of the chimney breast as shown on drawing AL(0)06A.

4.3 Bedroom 2

- 4.3.1 The ceiling to bedroom 2 is to be removed to form a vaulted ceiling, as shown within the cross section (AL(0)08A). This is a more modern structure and has been agreed in principle. The removal of the ceiling will uncover the loft window to the end gable, currently only visible externally.

- 4.3.2 The roof rake is to be insulated using suitable traditional and breathable materials. Exact specification to be determined via condition discharge.
- 4.3.3 The gable end wall at loft level is currently left untreated, and it is proposed to retain the exposed stonework – making good the top of the plaster line and re-pointing (where necessary) in lime mortar.
- 4.3.4 A new doorway is to be formed in the existing partition wall between the bedroom and bathroom, creating a 'Jack & Jill' ensuite. As the bathroom ceiling will be retained, a small amount of mezzanine storage will be accessible above.

4.4 Bathroom

- 4.4.1 As described above, a new doorway is to be formed into the adjacent Bedroom 2.
- 4.4.2 The existing cupboard will be removed, and a new bathroom suite installed.

5.0 SECOND FLOOR

5.1 Bedroom 3 (formerly Bedroom 4)

- 5.1.1 A small ensuite wc will be formed to the south-east corner, using stud partition.
- 5.1.2 A freestanding bath will potentially be installed within the bedroom, beneath the eaves.
- 5.1.3 There has been historic movement to the gable wall, as noted within the building survey (Jonathan Cornes, November 2020). It is recommended that additional bracing in the form of steel straps be installed at roof and floor level to provide lateral restraint.
- 5.1.4 Cracking is evident to the historic lime plaster. It is suggested that this be replaced using insulating lime plaster or other, similarly approved, breathable insulation method.
- 5.1.5 The roof rake and ceiling to be insulated using suitable traditional and breathable materials. Exact specification to be determined via condition discharge.
- 5.1.6 A new loft hatch will be installed within the ceiling to provide access to the roof void for repair, maintenance and a small amount of storage.
- 5.1.7 A new conservation rooflight is to be installed within the eastern roof plane to provide additional daylight within the room.
- 5.1.8 The existing fireplace and internal door are to be retained.

5.2 Bedroom 4 (formerly Bedroom 5)

- 5.2.1 A small ensuite wc will be formed to the north-east corner, using stud partition.
- 5.2.2 Cracking is evident to the historic lime plaster. It is suggested that this be replaced using insulating lime plaster or other, similarly approved, breathable insulation method.

- 5.2.3 The roof rake and ceiling to be insulated using suitable traditional and breathable materials. Exact specification to be determined via condition discharge.
- 5.2.4 A new conservation rooflight is to be installed within the eastern roof plane to provide additional daylight within the room.
- 5.2.5 The existing fireplace and internal door are to be retained.

6.0 FARM OFFICE

- 6.1.1 The larger outbuilding located to the southwest of the farmhouse is to be converted into a farm office.
- 6.1.2 The modern blockwork and joinery to the front elevation is to be removed.
- 6.1.3 The western stone wall is in a poor state of repair and requires rebuilding. This should utilise the existing stone and any new (if required) should be sourced to match as closely as possible. New walls to be solid masonry and insulated internally, or potentially cavity construction with stone facing, to be agreed with Conservation Officer prior to construction.
- 6.1.4 The southern and eastern retaining walls will require tanking and insulating internally. Specification of the exact tanking system is to be detailed as part of the above noted works at condition stage.
- 6.1.5 The profiled metal roofing is to be removed and replaced with insulated metal roofing panels, in a similar appearance. Insulation to be cut back at the eaves and a profiled box gutter and flashing providing at the junction with the existing stone walls.
- 6.1.6 A new double glazed timber screen with door to be installed to the front elevation. Precise details to be approved via condition discharge.
- 6.1.7 New timber stud infill to be installed above timber screen, clad with rustic waney-edge boards.
- 6.1.8 Underfloor heating is to be installed. Exact specification and floor finish to be confirmed via condition discharge.

7.0 OUTBUILDING/PRIVY

- 7.1.1 The smaller outbuilding will house the equipment required by the new ground source heat pump, to be installed within the farm.
- 7.1.2 A new concrete floor slab will be required, as well as the making good (using like-for-like materials) of the walls and roof.
- 7.1.3 A new ledged and braced timber door is to be installed.

8.0 EXTERNAL

- 8.1.1 The ground level to the northern (rear) elevation) is to be slightly lowered and raked (as shown within drawing AL(0)06A) to prevent further damage to the cellar window mullions.
- 8.1.2 A small, paved area will be added in front of the farm office. Paving to be Yorkstone or similar, as approved via condition.
- 8.1.3 A temporary static caravan will be required, located in the first field to the north of the house for the duration of construction works.