
From: Chris Johnston
Sent: 06 February 2024 09:15
To: Planning Comments (SMDC)
Subject: FW: SMD/2023/0601 & 0602

Categories:

From: Emily Holland <>
Sent: Monday, February 5, 2024 1:40 PM
To: Chris Johnston <>
Subject: SMD/2023/0601 & 0602

Hi Chris,

Lee Farm, Mill Lane, Rushton Spencer, SK11 0RS.

Whilst I have no issue with the principle of reuse/conversion of traditional agricultural buildings*, I feel there are some details lacking in order for me to provide a sound response.

There does not appear to be a materials list, method of works, repair schedule or any real description on the existing conditions of the building. Repair is mentioned vaguely at 1.4 when referring to limes, but other than that I cannot see what assessment there has been to ensure this building is capable of reuse. Though later at 1.6 the building is said to be in a poor state of repair with holes in the roof and with risk of collapse. I am not confident merely mentioning limes is enough at this stage and the building appears quite deteriorated. Conserving the structure is a comprehensive project not limited to simply providing new bedrooms etc. I will mention at this stage there also appears to be no heating provided? There is no mention of insulation, or sympathetic methods and materials to transform this working building into a domestic one.

At this stage I have few issues with the elevations. I am pleased to see no rooflights are proposed and to this I support. However the style of the front door is not an enhancement (see north west elevation)– I encourage something more traditional, and I am not confident with the alteration of the wide barn door with loss of brickwork, lintel, and keystone in order to make an oversized glazed screen at north east elevation. I feel this is quite generic and uninteresting, therefore it is not an enhancement. There is too much frame and there is a loss of original detailing. I encourage a glazed infill piece the width and height of the existing traditional door alone, in order to retain the legibility of this elevation's features. It would be interesting to also keep the door having it act almost as a shutter with clasp for the glazed panel. (see north east elevation existing for this). However this wouldn't be crucial.

I will await further details before providing final comment.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.
Development Services.
High Peak Borough Council / Staffordshire Moorlands District Council.
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