

**From:**  
**To:**  
**Subject:** FW: FW : SMD 2023 0630 and 0631 Conversion of Listed Barn in Denford  
**Date:** 05 April 2024 10:39:05  
**Attachments:** [0101 - PL\(0\)15 Rev B - Plans As Proposed \( Planning Submission Plan \).pdf](#) [0101 - PL\(0\)16 Rev B - Elevations As Proposed.pdf](#)  
[0101 - PL\(0\)17 Rev A - Door - Window Details, Staircase Elevation and Section.pdf](#)

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Good morning

Please consult Conservation Officer on amended plans and the details in the email below (14 days)

Thanks

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**From:**  
**Sent:** Thursday, April 4, 2024 2:43 PM  
**To:**  
**Cc:**  
**Subject:** FW: FW : SMD 2023 0630 and 0631 Conversion of Listed Barn in Denford

#### IMPORTANT NOTICE

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#### Job No.0101

Chris

Good morning. Following your correspondence of the 25<sup>th</sup> March, Billie has asked me to have a look at this with regards to Emily's comments.  
So have now made some amendments to the drawings and comment on them as follows :

- Note the comments regarding the materials ( which formed part of the previous Listed Building approval for this building ), so have now amended all wall, floor and roof material specifications ( with the exception of the tanking which will be discussed later ) to allow the external elements to breath.
- Where the existing outside ground level is above the FFL, have now moved the tanking barrier to the outside face of the wall.  
This may well prevent water ingress into the building at this point, however when obtaining Building Regulations approval at a later date they may ask for two barriers ( this may also be asked for by insurers ). So would suggest that the end with the underpinning and tanking, also have a Newton Tanking membrane under the floor construction with a continous channel along the face of the back wall. This system is normally installed with a 2m high barrier up against the wall to catch any water ingress and divert outside the building. However if this is still a problem for yourselves, then we could just take it up to cover the area between FFL and the outside ground level. Or if still unacceptable then take this vertical barrier out and rely on the water draining down the face of the wall into the floor drain.
- Would suggest that the floor barrier be terminated at the partition between the Utility and the Dining Room/Kitchen. We could then revert to the Limecrete breathable floor system for the remainder of the building.

- Note comments about the Sanitaryware against the outer walls. So to greatly reduce the risk of this have now installed breathable insulation throughout with a Lime plaster finish.
- Note outside doors acceptable.
- Note rooflights acceptable. Have added a further note regarding low profile Conservation Rooflights.
- Yes, good idea to have the Roof In-line tile vent sample approval conditioned.
- Note Staircase is acceptable.
- With regards to the Repair and Insulation of the Roof – have amended our notes to better describe what measures are to be taken.  
All main roof timbers are to remain in place ( unless structurally defective ). Tiles are to be removed for reuse, where broken, reclaimed tiles are to be obtained to match. With regards to Tiling battens, unless they have been replaced previously they are likely to be in a poor state, and would need to be replaced. All new insulation will now be breathable.
- Tie bars will remain where possible.
- Note comments regarding the Lime Mortar analysis. Could be a condition, but just to point out that the Smaller Barn adjacent ( same site ) was repointed as part of the previous approval, if this is acceptable then maybe match it.

So please see the attached revised drawings, and look forward to both your comments.

**Regards**

**Hewitt&Carr** Architects

David

**DAVID DEAKIN** MCIAT

Senior Architectural Technologist

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Hewitt&Carr Architects | DaisyBank House | 17-19 Leek Road | Cheadle | Stoke-on-Trent | ST10 1JE

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