

Subject: RE: SMD/2024/0103 Nicholson

Hi Jane,

Sorry about the delay. I do not see any contentious issues with the scheme therefore I have no objections subject to the following conditions and advisories:

In order of the works outlined in the heritage statement.

4.1 sandstone replacement.

No issue with this in principle, will invite a condition to ensure accurate match of replacement stone and a mortar specification. The sample must be demonstrated in a wet and dry state.

4.2 reduction of ground level.

I echoed this element on site when viewed and agree it will alleviate a lot of the moisture issues so I have no issue with this.

4.3 removal of impervious paints on the interior.

No issue in principle. A method of paint removal will have to be demonstrated and will invite a condition for this. Repointing may be relevant after paint is removed as some may come off with the paint. This needs to be considered as part of the method and a mortar specification will be expected. As discussed on site no new paints are to be applied until the area has fully dried out and not until such time the future use or design has been thoroughly realised and discussed.

4.4 overhaul of windows.

No issue with this in principle but need a condition to control joinery/unit details, materials, colour code and types of unit including any opening mechanisms. It is preferred the opening mechanisms are to match the original as seen in left hand photograph on page 11 of the heritage statement. The two largest grid window units have small and unusual openers suited to the character and span of the windows. Details need to outline which glazing is to be kept/matched as obscure glass if at all, and what type of glazing for all (double/single/HistoGlass etc).

4.5 overhaul rainwater goods and fascia.

Clearing of debris and rubbish from the gutters is fine. If anything needs total replacement after investigation then this may require consent. General maintenance does not, but appreciate it is included for clarity. Hoppers are blocked and also as seen on site potentially the water outlet too that goes into the ground adjacent to the footings.

4.6 overhaul of lead roof.

Despite there being no major water ingress at this location on the interior, maintenance is required on the exterior. I have no issue with this and if mesh to the vents is required this should be undetectable to the eye and able to be removed for future maintenance.

4.7 redecoration of wall vents.

Purely cosmetic, not seen as a priority but in principle part of the long term maintenance of this area.

4.8 refurb of parquet flooring.

Flooring is not in a particularly bad way to require this in a substantial amount. It is simply patina and part of the character. A condition needs to be invited to control any sanding of parquet as the flooring type is vulnerable to shredding once the top layers are removed and this poses vulnerability in the long term. Therefore a small test piece of a chosen sand system must be undertaken on one slip before any works. It is not clear as to whether the sanding is to be by hand or machine. It also needs to be clearer regarding any aftercare once any sanding is completed. Perhaps a small summary or programme should be devised. I don't recall any substantially damaged or missing pieces on site.

4.9 restoration of cabinets.

I support this and their retention as per my recommendation, as part of the buildings legible history and character. They are, and any with original glass are to be stored safely whilst works are undertaken to prevent damage or loss. I don't see where the original worktops are included as per my recommendation. Their location is under the larger windows and form part of the fittings and fixtures adjacent to the original window cills and vents. They should be included in this consideration.

Comments regarding damp proofing –

Any new modern damp proofing is ill advised and items such as but not limited to damp proof courses and plastic based paints are not supported. As per the recommendations provided I agree that all impervious paints are to be and should be removed. Any new paint that is required anywhere within this area must be vapour permeable and before the use of any new paints the details of such must be provided to myself. However as on site it was discussed that once the current paints are removed that no new paints are to be applied in the short term. This will allow the walling and areas to dry out. This is most pertinent due to the length of time this area has been damp for. Consequently, it is advised that no new paints are applied until the areas are dried out and any repointing and pointing repairs have taken place. This can be controlled by a condition if needs be however it appears this has already been taken into account. It is advised that as works may be commencing over the summer months now that all windows and doors are to be left open during daylight hours of operation to ensure maximum ventilation of these areas before but not limited to new materials and repointing are to be undertaken.

Other general items the recommendation notes are Polysil TG500 and ventilation systems however these elements do not form part of the original schedule of works and therefore would not form part of the project. If mechanical or electrical ventilation is required at a point in the future this would require consent.

It is advised once this first stage of works is complete that monitoring of the situation in the vicinity is advised in order to inform any future steps in moisture management, as it may be once the area is thoroughly dry and made breathable once more that these current issues will cease.

Thanks

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High Peak Borough Council / Staffordshire Moorlands District Council.

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