

Conservation Officer Comments

Churnet Hall Cottage, Cheadle Road, Cheddleton, ST13 7HL.

The building appears to be in good condition save for superficial deterioration of earlier modern materials that have since degraded badly.

It also appears the roofing was repaired or relined demonstrated by the use of foil backed insulation. This may have been a temporary repair at an earlier time though it is not supported and requires removal. Alternative materials for this element and part of this scheme are required.

Repairs schedule:

A01 – I presume this alludes to Glapor & Limecrete. Membranes in between do not form part of this type of flooring.

A02 – details of a new fireplace and hearth required.

A03 – new timber panelling installed onto what? What treatment or finish will the walling have behind this new panelling? New profile to match existing at stairwell expected to be shown as part of the details.

A06 – what is the need? This isn't shown on plan and instead the bathroom one is at A15?

A07 – gypsum plasterboard and or plaster skim is not supported and will result in the state of the walling the images currently show. Gypsum absorbs moisture and is not compatible with plastic based paints, the latter of which are also unsupported. These materials require revisiting and vapour permeability should be kept in mind. Modern materials with other things such as polythene VCL, Pir boarding and such like will guarantee a hot sweaty wet box. (I recognise this may be why mechanical extraction is thought of however removing the problem to start with also alleviates the need for further invasive tech).

A10 – this will need to be shown in plan, it is only shown in section.

A12 – what cleaning method or method of removal?

A13 – requires revisions. Modern materials unsupported, they do nothing for the fabric conditions of the building nor are they traditional.

A14 – will require details to be shown.

A15 – this along with A06 is not clear and will require more details. Sections appear convoluted at the moment with regard to how and where this alien feature will be affixed (above, below in or in front of) the larger of the two pitches shown. The latter is not in dash or dotted lines. Neither is A06 shown in north east elevation if it is going to come up above the garage doors? Because the second building it is attached to is drawn out of or not wholly included in the drawings I cannot gauge the details of this, though perhaps it is the unannotated item in south west elevation? Though the bathroom unit is particularly tall for some reason in section b-b – perhaps this is the unit in south west elevation?

R01 – can be conditioned.

R02 – skirting boards, limes, paints and plaster will need further detail.

R03 – will require a window schedule, annotated, to identify which unit and where, is receiving what repairs. Colour and finishes will also need to be demonstrated. Existing ironmongery not particularly explored at the moment and this will also be required to be shown in terms of existing and repairs.

I don't have an issue with the removal of the porch and will query if there is to be a replacement as it would be ill advised.

Any terms of 'making good' need to be clearer as this risks mopping up unsympathetic and temporary repairs.