

Conservation Team Advice – Comments on Amendments

Date: 1st June 2026
Application Ref: DOC/2026/0010
Site Address: Parkfields Farm, Cherry Lane, Cheadle
Proposal: Discharge of conditions 5, 6, 7 and 9 in relation to SMD/2021/0607

Condition	Comments
Previous conservation comments (18/02/26) suggested amendments and further information. Updated information has been provided, updated conservation comments are added in red below.	
5	<u>Full schedule giving details of all the repair, renovation and alteration works to be undertaken including work to walls including a method statement for any taking down and rebuilding, making good and repointing including details of mortar mix, work to floors, ceilings and roof structure including purlins and trusses and treatment of demolition</u> The following information has been submitted: - Schedule of Repair, Renovation and Alteration Works document - There are no objections to the principle of the proposed repair schedule from a conservation perspective. However, it would be recommended that a detailed specification of the mortar mix to be used in the repair works is provided. The updated Schedule of Repairs outlines that the mortar will be NHL 3.5 with sharp well graded sand (3:1 ratio). There are no objections to these details from a conservation perspective. - In addition, it is noted that reference is made to a pink sandstone to be used for heads and cills of new openings but the existing stone cills/heads appear to be a cream/buff sandstone so it would be recommended this is updated in the schedule of works. The updated Schedule of Repairs outlines the stone would be buff/cream colour to

	match the existing, which is acceptable from a conservation perspective. - It is noted that the ground floor repair schedule mentions installation of a concrete floor slab and it would be recommended that this is altered to a more breathable material such as limecrete to be more sympathetic to the traditional construction of the building. The updated Schedule of Repairs outlines the flooring on ground floor level would be insulated limecrete flooring, which is acceptable from a conservation perspective. - In addition, it would be useful if details of internal wall and ceiling linings could be provided to ensure that these are breathable and sympathetic to the building's traditional construction. Not clear from the updated Schedule of Works whether this has been included, clarification on the finish of internal walls (i.e. historic masonry walls) and ceilings. From a conservation perspective, it would be suggested to avoid plasterboard and non-breathable/permeable finishes on traditionally constructed building. - See comments below about rainwater goods. <u>The existing ventilation holes shall be retained to appear externally visible with glazing or blue brick infilling set to the interior of the openings as shown in drawing 0987-12 Rev E hereby approved and there shall be no variation unless otherwise agreed in writing with the Local Planning Authority.</u> - No conservation comments - for compliance
6	<u>Prior to the commencement of development detailed joinery plans and sections of the proposed frame structure and glazing to suitable scales in the range eg. 1:5, 1:10 and 1:20 as appropriate together with details of proposed finishes and set-back position in the wall openings</u>



The following information has been submitted:

- Condition Discharge Information document
- Window and Door Details Elevation 1 (dwg no. AC(0) 01)
- Window and Door Details Elevation 2 (dwg no. AC(0) 02)
- Windows and Door Details Elevation 3 (dwg no. AC(0) 03)
- Windows and Door Details Elevation 4 (dwg no. AC(0) 04)
- Joinery Details (dwg no. AC(0) 05)

Updated drawings submitted:

- Condition Discharge Information (Rev B)
 - Window and Door Details Elevation 1 (dwg no. AC(0) 01) Rev A
 - Window and Door Details Elevation 2 (dwg no. AC(0) 02) Rev A
 - Windows and Door Details Elevation 3 (dwg no. AC(0) 03) Rev A
 - Windows and Door Details Elevation 4 (dwg no. AC(0) 04) Rev A
 - Joinery Details (dwg no. AC(0) 05) Rev A
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- There are no objections to the elevational treatment/fenestration of the proposed joinery details provided in the drawings from a conservation perspective. However, as noted below there are a few technical details are missing or suggested to be amended to be more sympathetic to the historic agrarian character of the building.
 - The annotations on the plans note that the windows and doors would be hardwood timber painted in 'heritage white'. There are no concerns with the proposed materials. However, from a conservation perspective, it would be recommended a more recessive colour is used as white can be an overly domestic colour which may distract from the agricultural character of the building. **Email dated 18/05/26 outlines the windows would be Farrow & Ball Sutcliffe Green,**

	there are no objections to these details from a conservation perspective. • The sectional details in dwg no. AC(0)05 indicate that the recess for joinery from the masonry would be approx. 50mm which would be quite shallow. It is often recommended for barn conversions that 100mm is provided to allow the better appreciation of the historic openings and agricultural character of the building is best preserved. If this can be accommodated in these barns, it would be recommended this detail is altered. It is noted that the elevation drawings still mention a 50mm recess from outer wall but the Condition Discharge Information (Rev B), email dated 18/05/26 and revised joinery details plan mention 100mm recess which is acceptable. • In addition, it is noted that some of the window details would have a multi-pane design but the sectional drawings do not illustrate the glazing bar detail. This detail would be required. • Double glazing is mentioned in the proposed details which is not a traditional detail and usually discouraged on historic buildings. However, if a slimline double glazed unit was proposed then this may be acceptable in this instance. The sectional details indicate that the double glazing would be a standard 24mm unit which would be quite bulky and it would be recommended that this is reduced to a slimline unit and any glazing bars are integral to minimise the visual impact of the double glazing. It would also be useful to have any details of spacer bars ect. Updated joinery details show a 12mm slimline double glazed unit which would minimise the visual impact of double glazing. A glazing bar detail has also been provided. Although the latter would be a plant-on rather than integral bar, there are no objections in this instance from a conservation perspective. • Shutters are shown on the approved elevations, but no specific details of their repair/reinstatement have been provided for windows W.F.03, 04, 05, 11 & 12 which would be required (along with their colour and finish). The
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	updated Condition Discharge Information document outlines these would be retained, repainted to match the joinery, reinstated and pinned back to the masonry. No objections from a conservation perspective.
7	<u>Prior to the installation of roof lights the detailed design specifications</u> The following information has been submitted: • Condition Discharge Information document Updated information submitted: • Condition Discharge Information (Rev B) • Velux Conservation Roof Window data sheet • The document outlines that the rooflights would be conservation rooflights by either Velux or The Rooflight Company, the principle of which would be supported from a conservation perspective. However, a manufacturers' specification would be required to clarify the proposed design and sizes. No objections to the updated information from a conservation perspective as would be a conservation rooflight, recommended to install flush with the roofplane to minimise the visual appearance.
9	<u>All rainwater goods shall be of metal or wood to a profile the detail of which shall be submitted to and approved in writing</u> The following information has been submitted: • Condition Discharge Information document • Schedule of Repair, Renovation and Alteration Works document • The Condition Discharge Information document outlines the rainwater goods shall be cast iron round profile painted black, and there would be no objections to these details from a conservation perspective. • However the Schedule of Repairs document mentions all missing rainwater goods will be replaced with black plastic. • Clarification on what is proposed is required.

	Email dated 18/05/26 confirms would be cast iron and Hambaker Rainwater specification provided which is acceptable from a conservation perspective. However, still noted that Section 2.2 of the the updated Schedule of Repairs still makes reference to plastic rainwater goods, would be suggested that notwithstanding these details in the SoR they are acceptable if the decision can be worded accordingly.
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Conservation Officer: Megan Atkinson