STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Conservation Team Advice

Date: 26th May 2026
Application Ref: DOC/2026/0054
Site Address: Whitehough Farm, Coley Hole, Ipstones
Proposal: Discharge of Conditions 3, 4, 10 and 11 in relation to SMD/2024/0106

Condition	Comments
3	**Building recording** • No objections to these details, for full compliance with the condition the document should also be deposited with Staffs HER to maintain their records.
4	**Details of windows** Details submitted: • Revised joinery details (dwg no. RLM 1099/13 Rev A) • The joinery drawings provides a birds eye sectional drawing which shows the windows would be recessed from the outer wall. However, the details do no specify the material, colour and/or indicate the opening style. • The annotations do mention that trickle vents are not proposed, which is acceptable from a conservation perspective. • It would be suggested further information is provided on the following: ➔ Elevation technical drawing of the windows (i.e. 1:10 or 1:20 scale) to indicate thickness of outer frames and opening mechanism of the windows ➔ Details of the material of frames and proposed colour
10	**Details of rooftile** • Elevations of Proposed Barn 1 (dwg no. RLM 1099/6 Rev G) outlines the replacement rooftiles would be Dreadnought Staffordshire

	Blue. However, the floorplan (dwg no. RLM 1099/5 Rev J) annotations mention a Hawkings clay plain tile. If confirmation on the type of tile to be used can be confirmed and a sample of the tile be made available on site for inspection or dropped off at Moorlands House.
11	Details submitted: • Elevations of Proposed Barn 1 (dwg no. RLM 1099/6 Rev G) • Cross Section as Proposed Barn 1 (dwg no. RLM 1099/12 Rev B) • Ground & First Floor as Proposed (dwg no. RLM 1099/5 Rev J) • Revised Joinery Details (dwg no. RLM 1099/13 Rev A) **i. <u>External doors and their immediate surroundings</u>** • Timber boarded doors shown on the drawings which is acceptable from a conservation perspective. Similar to window details, can colour of the doors be provided to ensure sympathetic to the agricultural character of the building. **ii. <u>Treatment of window and door heads and cills</u>** • For new openings – what materials are proposed for lintels and cills? And if a sample of the material can be provided that would be useful (if new material is proposed to be used). **iii. <u>Details of any window shutters</u>** • Details of the timber shutters are shown on the joinery details, which are acceptable in principle from a conservation perspective. Similar to window details, can colour of the doors be provided to ensure sympathetic to the agricultural character of the building.

	iv. <u>Alterations to breather holes</u> • Annotations on the proposed elevations outline these would be infilled with blue bricks set back 100m. Whilst a blue brick is not a traditional material for a vernacular constructed barn such as this, the proposed infill with a darker colour brick and recess from the outer wall would likely still retain the appearance of the opening in this instance. Therefore, no objections to these details from a conservation perspective. **v. <u>Treatment of internal floors, walls and ceilings</u>** • Limecrete screed is proposed to the flooring with underfloor heating with a matting system. • Hempcrete insulation and slurry coating proposed for the internal lining of perimeter walls. The annotations mention tanking which normally discouraged as it can trap moisture in the historic masonry if a slurry based system – further details on the proposed tanking would be useful. • Sheepswool insulation proposed for first floor and to be encased with fibre boards and lime mortar finish. • Partitions in first floor to be trimmed around existing trusses and purlins which would help retain the historic fabric. • No objections to these details from a conservation perspective, subject to further clarification on the proposed tanking. **vi. <u>Ridge, verge and eaves details</u>** • Elevations indicate retention and resetting of existing stone copings which is acceptable. • Any replacement ridge tiles should be similar colour and material to the clay plain tiles.

	vii. **<u>Extractor vents</u>** • Flush fitting tile vents shown on the proposed elevations. No objections from a conservation perspective. **viii.** **<u>Flues</u>** • No details provided – it is assumed there are no projecting flues proposed but if confirmation can be provided that would be useful. **ix.** **<u>Meterboxes</u>** • No objections to the proposed siting. **x.** **<u>Soil and vent pipes</u>** • Annotations mention that all soil vent pipes are to be internal. No objections from conservation perspective. **xi.** **<u>Rainwater goods</u>** • To be black metal from Hargreaves Foundry. No objections to these details from a conservation perspective. **xii.** **<u>Balustrading to external steps</u>** • To be metal railings as shown on proposed cross section – no objections from a conservation perspective. **xiii.** **<u>External surfacing and setts</u>** • Existing stone flags to be reused, no objections. **xiv.** **<u>Ramp to elevation 3</u>** • The floorplans outline that there would a concrete ramped approach to the entrance hall. It is assume that no railings are required for the ramp but if confirmation could be provided. **xv.** **<u>Any external bin or cycle stores</u>** • No details provided.

	xvi. **<u>External lighting</u>** • No details provided.

Conservation Officer: Megan Atkinson