

Conservation Team Advice – Updated Comments

Date: 22nd June 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	<u>Building recording</u> 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	<u>Details of windows</u> Details submitted: - Revised joinery details (dwg no. RLM 1099/13 Rev A) Revised submitted details: - Revised joinery details (dwg no. RLM 1099/13 Rev B) - The joinery drawings provides a birds eye sectional drawing which shows the windows would be recessed from the outer wall. However, the details do not 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

	The revised joinery details specify the windows would be timber with vacuum glazing and painted/stained a dark grey colour. The plans also indicate the opening styles which would be mostly top-hung casements. There are no objections to these details from a conservation perspective.
10	Details of roof tile - Elevations of Proposed Barn 1 (dwg no. RLM 1099/6 Rev G) outlines the replacement roof tiles 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. - Floorplans and elevations have been updated to both reference a Dreadnought tile.
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) Revised submitted details: - Revised joinery details (dwg no. RLM 1099/13 Rev B) - Elevations of Proposed Barn 1 Amended Details Added (dwg no. RLM 1099/6 Rev H) - Ground and First Floor as Proposed Amended Details Added (dwg no. RLM 1099/5 Rev K) 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. The revised joinery details sets out these would be coloured dark grey; there are no objections to these details from a conservation perspective. 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). • The revised joinery details plan mentions the heads and cills would match the jambs, assume this is referring to the stonework around current openings but if confirmation can be provided that this would be natural stone i.e. information on the source and/or type of stone? 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. • The revised joinery details sets out these would be coloured dark grey, there are no objections to these details from a conservation perspective. 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
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	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. • Reference to tanking has been removed from the proposed floorplans, there are no objections to this from a conservation perspective. 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
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	confirmation can be provided that would be useful. • Email (11/06/26) confirms no external flues proposed. No further comments from a conservation perspective. 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 assumed that no railings are required for the ramp but if confirmation could be provided. • Confirmation provided on the floorplans that no handrail required for the ramp, no objections to these details from a conservation perspective. xv. <u>Any external bin or cycle stores</u> • No details provided. xvi. <u>External lighting</u> • No details provided.
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Conservation Officer: Megan Atkinson