
From: Emily Holland
Sent: 12 August 2022 16:29
To: Planning (HPBC)
Subject: RE: General Internal Consultation Letter - App ref HPK/2022/0347

Categories:

Good afternoon,
This comment covers both HPK/2022/0347 and HPK/2022/0355 for Hollins Barn.

The proposal shows an appropriate intervention in reflection of the current use of the barns. I am happy that the minimal impact imposed on the existing stone wall to house the glass door on the upper level, will be mitigated by the repair of the historic stone and its further protection in situ. I can understand this to be an enhancement of the existing materials alongside contemporary design features.

I have small concerns about the manoeuvrability in the proposed ensuite, I do however acknowledge the placement of the basin is at the 2 metre head height point to ensure it can be accessed in a standing position.

I can see ventilation has been taken into account in this small area, however I will note that plastic based paints will not be appropriate in this area alongside both a shower and bath both creating humidity and high temperatures. A small non-invasive extraction system is recommended in addition to the use of 'natural ventilation'. The use of so called 'bathroom paint' is resisted as it is not breathable and it enables condensation, thus damp is likely to occur. It creates a vinyl effect and 'second skin' and is damaging to historic fabric. Lime wash is recommended to be used for walls due to its breathability of which can be painted over with breathable paints (of thin layers) such as natural mineral paints.

It is unclear as to whether the shower will be up against the historic stone or modern material. If it is the case that the wall adjacent to the proposed shower is the historic stone; the shower unit/tiles/cubicle ought not to be affixed directly to the historic wall nor should modern plasterboard be affixed directly to the stone to house the unit. A suggestion to create a free standing 'pod', with a small but adequate gap between the shower cubicle and historic wall will enable airflow and mitigate any potential of a shower unit to sweat against the cold stone. The use of a stud wall system behind will protect the historic fabric from the modern bathroom elements. Alternatively, there are some stylish options for completely free-standing shower cubicles.

Modern gypsum plaster will not be able to manage the moisture content in this space over time. Alternatives such as lime hemp plaster systems are efficient, breathable and are good insulators for colder months.

Any repointing must be done in lime, especially in and near the proposed bathroom. This will enable vapour and temperature management, and eliminate the risk of damp and condensation.

With my comments, the proposal is seen to cause low impact and therefore less than substantial harm on this heritage asset.

Best

Emily Holland
Conservation Officer
Staffordshire Moorlands District Council / High Peak Borough Council www.highpeak.gov.uk
www.staffsmoorlands.gov.uk

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-----Original Message-----

From: Planning (HPBC) <planning@highpeak.gov.uk>

Sent: 04 August 2022 15:43

To: Emily Holland

Subject: General Internal Consultation Letter - App ref HPK/2022/0347

Please find attached document

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