

From: [Declan Cleary](#)
To: [Planning \(HPBC\)](#)
Subject: HPK/2022/0419 revised documents
Date: 26 June 2023 14:14:48
Attachments: [7C6F5737EDF045F288269A346A645D66.png](#)

From: [Emily Holland](#)
Sent: 20 April 2023 10:41
To: [Declan Cleary](#)
Subject: RE: FW: FW: HPK/2022/0419 revised documents
My responses in red as follows:

- Ventilation
 - The light tunnel and skylight will include trickle vents
 - Loft space over staircase to include installation of Positive Input Ventilation (PIV) system
- Materials
 - Materials selected are consistent and in keeping with existing materials (e.g. plaster, paint, doors will be consistent what already exists). If there is a specific concern or example please detail this so that we can address it.
- Extraction
 - Revision B Drawing # 01-SK177JJ depicts existing and proposed extractor ducting
- How any new fixtures and fittings are to be affixed to the historic fabric and any impact
 - We are not proposing to alter any historic stone walls, all stud walls well be affixed to existing plastered and painted walls Gypsum is not advised to be used in new bathrooms. It will absorb and retain moisture from the humidity. Vapour permeable materials and limewash advised. Modern plastic based bathroom paints act like a second skin on plaster and plasterboard and will result in damp.
 - The light tunnel and skylight will require new roof apertures. However, the cottage's roof timber and stone was replaced in the 1980's and is not original. All of it? How is this known? Photos of velux show a fairly aged roof atop warped timber battens around chimney – poss original. Kitchen roof received repairs circa 2005. Additionally, a modern Velux window was added. The current proposed changes are sympathetic to the character of the building but they do not affix to historic fabrics.

- Annotate on the plans which walls are stud walling and which are historic stone

- Revision B Drawing # 01-SK177JJ depicts historic stone as hatched. Walls built out of a stud construction are cross hatched. Proposed first floor bathroom '1' & '2' baths and or shower units need to be freestanding/off/away from stone walls. A small gap around 10-20mm for air circulation needs to be between the fixtures and the stone walls. (stone walls are much much colder than baths and showers running regularly, rooms and walls will sweat if elements are directly up against historic fabric).

- Does the new bathroom have any fixing into historic stone walls?

- All the walls in the new bathroom are plastered and painted. There is no plan to change the finish of, or affix anything new to any of the historic stone walls.

- The bathroom will include a tiled shower enclosure; the walls of the enclosure are internal, and made of a stud construction.

- Measurements of ensuite

- I have added the room size of the new ensuite in bedroom 1 to the drawing, it is 3.5m x 1m. *Noted, thanks.*

- Detail section of new light tunnel

- Revision B Drawing # 01-SK177JJ now includes this detail

- Will the new light tunnel and skylight be a conservation style?

- The proposed upgraded skylight and sun tunnel would both be of a conservation style, we feel this would be more in keeping with the house than the existing modern Velux. Examples by our proposed supplier can be seen at [Conservation Rooflights UK | Triple Glazed Luxlite | Roof Maker \(roof-maker.co.uk\)](#) No issue with replacement of existing generic Velux into a conservation skylight unit. Though not sure about both a 'light tunnel' and rooflight next to glazed monopitch section all in close proximity to one another. It appears to become quite cluttered, more puncturing of the roofscape. Might be more conducive to centralise a single conservation rooflight in relation to the glazed monopitch section.

In your communications with me please always quote the planning reference number if you have one.

Emily Holland

Conservation Officer

Staffordshire Moorlands District Council / High Peak Borough Council

www.highpeak.gov.uk

www.staffs Moorlands.gov.uk

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From: [Tiffany Atkinson](#)

Sent: 02 February 2023 19:10

