

From: [Pet Twigg](#)
To: [Planning \(HPBC\)](#)
Subject: FW: HPK/2023/0268 2 and 3, St James Square, New Mills, Derbyshire, SK22 4BB
Date: 15 January 2024 10:10:30

Can you add this email to ilap please redact as necessary eg emails etc

From: Emily Holland <>

Sent: Thursday, October 26, 2023 3:00 PM

To: Pet Twigg

Subject: RE: HPK/2023/0268 2 and 3, St James Square, New Mills, Derbyshire, SK22 4BB

Hi Pet,

In order of the document:

1.

a) existing plaster meaning gypsum?

b) noted.

c) concrete is only in situ in the kitchen? I would suggest as carpets and old cosmetics are to be removed anyway and that a period of investigation is undertaken to confirm what repairs are actually required to accurately prescribe materials. This can be secured by condition if necessary.

2.

a) salts shouldn't reoccur where it is dry and has ample ventilation. Salts often occur after temperature fluctuation/sweating/poor mortars/materials etc. Potential for concrete pad in the kitchen to have somehow failed or there are other unseen issues as there appears to incrementally be a lot of things 'going on'. I note a photograph showing tarmac applied on the exterior too high up the plinth/lower quarters of the stone and it has receded away from the footings allowing a large gap for ingress. It will unfortunately all be an accumulation of elements. In contrast the image showing the interior of the kitchen appears to show wet lining paper (potentially some then superficial and from intermittent cooking humidity) and plastic vinyl floor covering will also not help condensation/damp issues.

b) noted.

c) finishing and facing materials must have longevity of the historic fabric in mind and is a conservation concern and where items proposed are modern/not traditional.

- 'wallrock' appears to require a heavy PVA (plastic polyvinyl acetate) adhesive to walling and any damaged surfaces to be prepped with fillers. This is still counterintuitive and is not a resolve with longevity in mind. Moisture/damp/condensation will return with this in situ.

d) I would suggest KEIM or Rose of Jericho where limes are concerned as I am not familiar with Beeck being sensitive.

e) noted. Would like to see a proposed lime spec. Can be secured by condition.

f) noted. Would need to see a comprehensive list of proposed materials. Can be secured by condition under finishing/facing and new.

g) noted.

h) new ventilation in/on/affixed to historic fabric will need outlining on a plan in order to see locations of new infrastructure.

i) noted.

j) noted. Would need to see raking and repointing method. Please note limes cannot be used successfully in temperatures lower than 5degrees.

k) noted. Images show black residue left by condensation. Is this to be just a case of cleaning/remove flaking paint for now?

Thanks

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

Please note, due work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.

Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

www.highpeak.gov.uk

www.staffsmoorlands.gov.uk



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