

From: [Declan Cleary](#)
To: [Planning \(HPBC\)](#)
Subject: Fw: HPK/2024/0069
Date: 30 April 2024 07:47:19
Attachments: [image001.png](#)

Please can the below be uploaded to the above application.

Thanks

Declan

From: Emily Holland <>
Sent: 22 April 2024 16:56
To: Declan Cleary <>
Subject: HPK/2024/0069

Hi Declan,
Ladyshaw House, Bridge Street, New Mills.
Objection.

Whilst there is identified some *physical need* for the works, the plans lack legibility in order to ascertain the resolution.

The plans are hand drawn but do not provide annotations into what is proposed, and provides a series of short lines only. It also isn't very clear or made clear using detailed sections how this engineered solution will be affixed. Currently it appears that RSJ's will be attached to the sides of the joists and below the ceiling depicted by a large gap, but not seated within the walling? This will not provide improved support and instead create more weight at the joists. If seated within the walling this will require investigation and clearer drawings as it is an invasive method into the structural envelope. Other questions are, what length are they? Unfortunately it is not very clear, and the 1.1 section shows too many obscurities.

There is no timber report to identify what in terms of decay or past deterioration has occurred and its cause, in order to prevent a reoccurrence in the future. The letter simply notes a repair recommendation, not a structural report or survey. Sagging of the flooring and natural age related movement is expected in historic building stock, however some white marks are evident on some of the timbers suggesting trouble with moisture, which certainly will not be helping decay mechanisms. Another photograph labelled 'bathroom' depicts superficial signs of age. i.e in the top layers and not straight through. Further to this, photograph 3 appears to be a later machined timber and has a different finish. To what if any are the original beams?

I would like further details to ensure this project is undertaken sympathetically and has the long term health of the fabric in mind. I will await further information before providing final comment.

Thanks

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

Please note, due to 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.

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