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Sent: 07 November 2023 12:09
To: Development Control
Subject: Case 4/23/2197/0L1 - Orchard Brow Barn, Haile

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Dear Christie Burns,

Thank you for notifying The Georgian Group of revisions to application 4/23/2197/LBC to undertake a scheme of works at Grade II listed Orchard Brow Barn, Haile. The Group previously offered comment on this application in a letter dated 9th August 2023.

We thank the applicant for having been willing to engage positively with our comments and we welcome the clarifications and revisions offered. We particularly welcome the proposals to retain timber shutters/doors to openings which we advise will help to preserve the historic agricultural character of the building. We further welcome the retention of slot breathers as windows at eaves levels.

The Group does however retain some concerns that the distinctive and characterful small, mullioned windows/slot breathers at Lower GF level on the west elevation (noted in the building survey as 1-4, pg.15) are still shown as being blocked on the revised plans and elevations. We therefore reiterate our previous advice that these should be retained as open windows.

We further query whether shutters/doors could also be retained on the east elevation as they are proposed to be on the west elevation. Whilst we recognise that this is not a public facing elevation, we advise that the retention of shutters/doors would further help to preserve the agricultural character of the building.

The Group maintains concerns with the proposed wall lining. We acknowledge the detailed response from the applicant addressing these concerns and arguing that the proposed interventions are necessary from a project viability stance. We recommend however that we would consider dubbing out with an insulated lime plaster to be the preferred option for internal wall finishes. We therefore recommend that the proposal for dry lining should be supported through submission of comparative costings and additional evidence to demonstrate that it is the only viable option in this case.

We further advise that the formation of the proposed concrete floor remains of concern as (as mentioned in our previous letter) this has the potential to force moisture into the walls and thereby lead to damp and deterioration of the built fabric of the building. We acknowledge that the applicant has cited concerns over undermining of the walls, and we recognise that the applicant has proposed a mitigation of leaving a cavity channel at the edge of the concrete. We again however advise that this proposal would be better supported through submission of evidence of the depth of the foundations to demonstrate the practicability of using alternative floor treatments. We recommend that a trial hole could be excavated against the internal face of walls to prove the depth of the foundations and to allow a further assessment of the potential for introducing a vapour permeable insulated flooring option.

Conclusion

The Group thanks the applicant for having offered revisions and clarifications to this application however we maintain some concerns with the proposals and advise that further supportive evidence is needed. We therefore recommend that the applicant offers further revisions/clarifications to address the abovementioned concerns.

We defer to the LPA Conservation Officer for comment on all elements not specifically mentioned above.

Yours sincerely,

Thomas Whitfield, PhD, MLitt, BA (hons)
Conservation Adviser, Northern England

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In 2022 the Georgian Group began an annual Heritage at Risk list and we are now encouraging nominations for the 2023 edition. If you have any nominations for at risk buildings, structures, or landscapes dating from the period 1700-1837 (either designated or undesignated) please send them to: atrisk@georgiangroup.org.uk with as much information as possible including photographs (deadline: 8 September). More information here: <https://georgiangroup.org.uk/2023/01/17/heritage-at-risk-2>



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