

From: Joyce Christie
Sent: 29 May 2020 13:04
To: Gemma Magnuson
Subject: Temple Mill

Hi Gemma

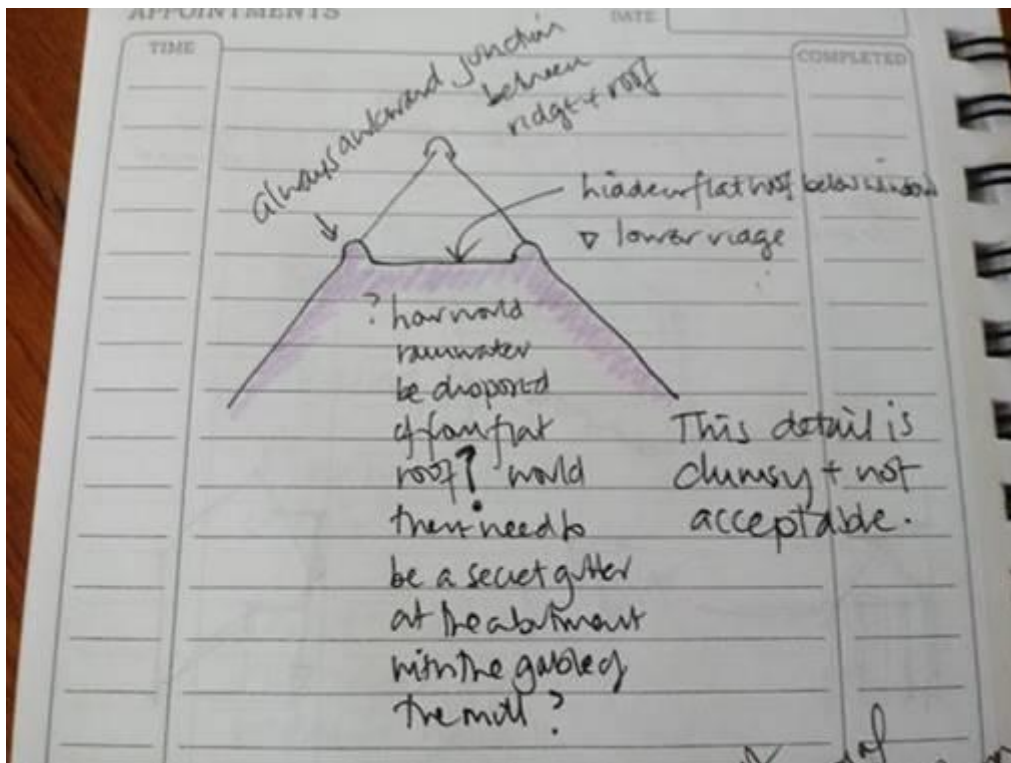
We need to consider whether or not the unauthorised/retrospective work they have done, and intend to do to complete the works, is acceptable.

There are a number of concerns with the unauthorised building which is raising a number of issues. We now have an over-engineered structure for what should be a diminutive simple garage/workshop, the steelwork has been erected with higher eaves and ridge meaning the simple ridge no longer abuts the gable of the listed mill beneath the gable window. The steelwork either needs to be removed or these issues need to be resolved in a manner which has some design integrity, longevity and respects the architectural and historical significance of the mill and its setting. I will do my best to be pragmatic with certain aspects of the proposals by suggesting alterations which could make parts of the scheme more acceptable but we cannot properly assess the impact on the listed building and its setting without accurate and cohesive information. We cannot determine an application that is not resolved.

- The Design and Access Statement has not been updated from the consented oak framed structure to a steel structure – any D&A and heritage statement should address the current proposal.
- The elevations are incorrectly labelled – the south elevation is actually the north elevation.
- The elevations are labelled as 1:100 as is the plan which is clearly drawn at a larger scale.
- The proposed plans do match what has been constructed on site without consent.
- The concrete panels between the steels are not shown on the plans or how the stone will relate to these.
- The longevity of oak cladding the steel columns is questioned given the tendency for shakes/splits and warping, it would be better to return the stone to conceal the steel and insert a solid oak post to the side.
- It is not clear if there would be adequate head height at the top landing of the brick steps to access the first floor room over the workshop and whether the new stair would be surplus to requirements. A sectional elevation through the brick steps looking towards the road would show the landing and door to the first floor relative to the roof structure.
- There appears to be a step in level from the bottom landing of the brick steps to the workshop/garage floor level – it would be helpful to have levels on the drawings relative to the door threshold to the mill and an indication of where the first floor level is relative to the elevations (it looks to align with the lintol of the double doors to the workshop). Would this change in level not be reflected in threshold heights of the doors?
- The proposed plan and the survey plan show the brick steps will be built in a different form, historically they were wider to the south, tapering to the north as shown on the survey drawing, and old plans show the steps projected beyond the NE corner of the mill. The photo below appears to show the block wall does not align between the steel posts but has been built within

the area of the surveyed steps, almost parallel with the gable of the mill rather than the steel grid which is shown on the proposed drawings.

- The integrity of the proposal becomes more diluted due to the steel frame being erected too high causing a conflict with the abutment to the gable of the mill if the ridgeline continued at the same height as it would impede the gable window (mentioned in the list description). The Site Plan shows the roof but is not clear on what is proposed – both the north and south elevations show a ridge tile on the stepped down part of the roof but the roof plan just shows a rectangle shaded the same colour as the south roof slope, as there is no line to differentiate a change in roof plan, I assume they are proposing a flat section of roof beneath the gable window – see sketch below? It is not clear how they would drain any surface water from this part of the roof unless they are proposing a secret gutter at the abutment with the gable wall. The detail of the lower ridge tile to the higher roof would be a clumsy and best avoided. The lower tapered roof becomes very thin to the north roof slope and looks awkward. We need to establish if there is an aesthetically pleasing way of resolving the relationship of the new roof/the mill gable and the gable window which will not be harmful to the architectural or historical significance of the mill or its setting.
- Can they please send an internal photograph of the window in the gable in the context of the roof structure and wall?



Is this what they are proposing for the roof over the stair – section looking west?



Best wishes

Joyce Christie
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