**From:** Joyce Christie
**Sent:** 10 July 2018 16:04
**To:** Bernadette Owens
**Subject:** Temple Mill - 18/00776/LB and 18/00775/F

Hello Bernadette

Additional comments on the latest drawings.

***‘Site Description***

*The application site is located to the north east of the town of Sibford Ferris in the county of Oxfordshire, along Woodway Road. The site has no closely neighboring properties and sits as a standalone site within the surrounding farming land.*

*The original historic water powered stone mill sits within a group of agricultural buildings which serves as a working farm. The site and Mill, which is a Grade II listed property, has been in the Sabin family for over two centuries. The Mill dates back to 1830 and was run as a working mill until around 1960s when the Sabin family moved into livestock farming. A brick extension to the left was thought to be built in the 19th century and would have housed and enclosed the wheel.*

*The lean to open shed extension to which the application relates was can be seem on a 1922 map of the property and a historical 1974 map shows the existing stone garage which was believed to be built by Mr Sabin’s Father or Grandfather. The lean to extension on the gable and garage building are in a very poor state. Their structure is deteriorating beyond repair and not suitable for use any longer.*

*Towards the gable end of the lean to shed there is an original brick staircase and brick furnace, which is thought to be part of the historic mill.*

*The Mill itself has been Grade II listed since 2003 …’*

**Plan:**

They are proposing to record the forge and take the wall down that the forge abuts, then they propose to rebuild the forge in the new corner to provide them with a bigger workshop. Whilst we had concerns about the rebuilding of the older part of the rear stone wall, we considered there was a justifiable need for increased floor space on this working farm.

We have been pushing for the actual forge, which provided the heat to make or shape the metal,  to be retained and repaired in situ as an important part of the curtilage listed forge workshop.  To relocate the forge would harm its significance.

**They should structurally investigate:**

* the footings (or lack of them),
* propping, pinning and retaining the part of the stone wall the forge abuts,
* or, propping the brick forge (stabilising and pinning as required) and building up a new brick wall.

However, if a conservation minded structural engineer does not consider any of the above to be feasible then we would need to agree/condition a method statement whereby the structure is recorded as is (including the phasing which shows the brickwork that is not tied in), and during dismantling, to ensure it can be rebuilt ‘like for like’ in the original location.  We would also need to condition a timetable for its rebuilding. This would need to be added to the suggested conditions on the original consult.

If the new stair layout needs to be adjusted accordingly this should not be an issue.

**North elevation:**

With a masonry wall, the rafter feet should not be exposed and we should see a traditional eaves detail – this could be conditioned.

**West elevation:**

This would look stronger with a stone gable, however, I would not object if you were minded to approve this aspect of the proposals.

**South elevation: (drg title mentions north elevation)**

Door details to be conditioned – we would expect a ledged and braced door where boards run top to bottom rather than a framed ledged and braced door. Door details need to be added to the suggested conditions on the original consult.

**Appendix:**

 