Setting of LB

Extension to an LB

Part demolition of a curtilage listed building

Internal alterations

**Application Site:**

Temple Mill, Sibford Ferris OX15 5DA

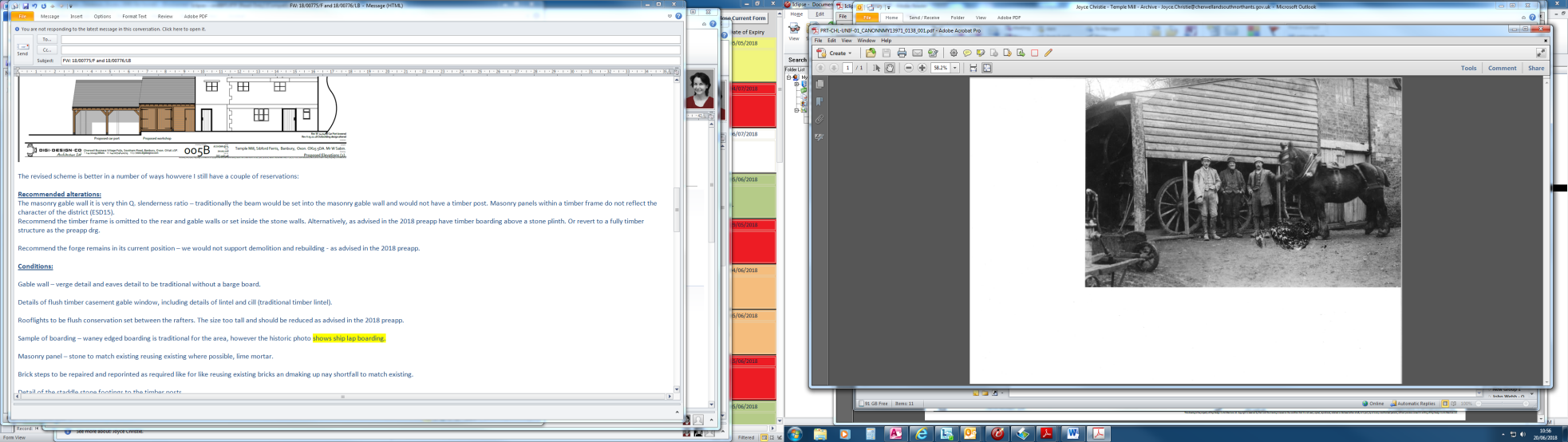
**Understanding the heritage assets affected**

Description of the Building – see the list description in the appendix

There is an existing curtilage listed forge and open shed/garage built of stone, brick and timber under a corrugated roof which adjoins the gable end of the historic listed brick extension to the mill which is believed to have housed the mill wheel. The brick forge and steps are of historic and archaeological significance to the understanding of the site. The masonry to the rear wall and the banking of the earth to the rear up to the mill race/pond is also of some historic interest. The buildings to be partly demolished are a prominent part of the listed building and its setting and great care is needed with the design to ensure that the new development respects the architectural and historic character of the listed building/mill complex. The relationship of the forge to the historic mill is of historic and industrial significance and it is for this reason that the brick steps and forge should be retained in their current position.

**Proposals and Appraisal of issues: See Appendices for drawings**

Following a protracted series of listed building application withdrawal and preapp advice, I am pleased to say that the site is now better understood and the form of the building is largely acceptable. It is now proposed to have a simple linear extension which steps down in height with open shed for garaging and an enclosed workshop which contains the forge – there is issue with its relocation; and the brick steps are to be retained and repaired accessed from a new door at yard level. A flush timber gabled window is proposed to the loft, with further large flush conservation rooflights – there is issue with the size. The new roof is to be natural slate to match the mill. Waney edged boarding is traditional for the area, however the historic photo shows ship lap boarding and we would accept this.



A timber framed building is proposed with thin stone masonry infill panels – there is issue with this detail.

Excavations: to be undertaken with care – has a structural engineer been involved in the detail of the bank given the position of the millrace/pond. We need a Method Statement.

**Level of Harm:**

The partial demolition will cause some harm but less than substantial as the structure is beyond repair – we now have accurate survey drawings and good general photographs to mitigate against any loss/harm.

Stone masonry panels within a timber frame would not respect the listed mill or the character of the district and this would cause less than substantial harm to the setting of the listed building.

Substantial harm would be caused by relocating the forge. Further photographic records will be needed for the brick steps and the forge prior to adjacent demolition of the structure.

See ‘Recommended alterations’ below:

**Policies:**

The Planning (Listed Buildings and Conservation Areas) Act 1990

Saved policies form the 1996 Local Plan C1/C28

ESD15 from the 2011-31 Local plan

NPPF

**Recommendation:**

The revised scheme is better in a number of ways however I still have a few reservations which should be addressed before I can recommend approval:

**Recommended alterations:**  
1. The masonry gable wall is very thin – traditionally the beam would be set into the masonry gable wall and would not have a timber post. Masonry panels within a timber frame do not reflect the character of the district (ESD15) and I would not support this detail.

* Recommend the timber frame is omitted to the rear and gable walls or set inside the stone walls.
* Alternatively, as advised in the 18/00032/PREAPP, have timber boarding above a stone plinth. Staddle stones and stone solars were traditional practical solutions to keep timber off damp/wet ground.
* Or revert to a fully timber structure as per the preapp drg.

Ridge/verge/eaves to be traditional without barge boards – details to be reviewed once the design has been agreed.

2. Recommend the forge remains in its current position – we would not support demolition and rebuilding - as advised in the 2018 preapp.

3. Rooflights to be flush conservation rooflights set between the rafters. They are too tall on the proposed drawings and should be reduced as advised in the 2018 preapp.

**Conditions once a final design has been agreed:**

Further photographs to record the forge and the brick steps should be submitted as a record to be deposited with the HER.

Ridge, verge and eaves details.

Details of flush timber casement gable window, including details of lintel and cill (traditional timber lintel).

Rooflights to be flush conservation rooflights set between the rafters.

Sample of boarding .

Masonry panel – stone to match existing reusing existing where possible, lime mortar.

Brick steps to be repaired and repointed as required like for like reusing existing bricks and making up any shortfall to match existing.

Sample of the Welsh slate to match the mill.

Detail of the staddle stone footings to the timber posts.

Excavations: Method statement to be submitted and agreed.

**Appendices:**

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| Current drawings: | |
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| 18/00032/PREAPP SHOWS BOARDING NOT STONE: | |
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**Officer: Joyce Christie**

**Date: 21.06.2018**