

**From:** Joyce Christie  
**Sent:** 14 October 2019 13:36  
**To:** James Kirkham  
**Subject:** 19/01148/F and 19/01149/LB

Hi James

I provided full comments previously so I have limited my current comments to address the following points in the letter, I think we can issue consent with conditions:

**Extraction:**

See comments on louvres below and flue terminals.

**Smoking Shelter:**

Agreed.

**Ecology:**

Subject to Ecologist's comments but have agreed roof details can be conditioned below.

**Disabled WC:**

The Local Authority has offered two alternatives for a DocM WC accessed internally from the main building but have no further comments to make in terms of this, as the Agent considers their proposal is compliant in terms of Doc M and the Equality Act, (although existing external levels from door to door look greater than 1 in 20).

**Door to street and inner doors:**



The means of escape are a matter for the 'responsible person' under The Regulatory Reform (Fire Safety) Order 2005 and it is noted that the existing double doors prior to blocking up are likely to have formed part of an escape strategy for the pub.

I would be happy with a condition for the new screen and inner door, the extract from Section AA shows this draft elevation could be improved upon in relation to the two posts, this could include details of the downstand beams.

**Internal partitions:**

Second floor layout is as per our suggestion at preapp- agreed.

Area G/H, it is not clear on the dr 05G that the corner post/jamb to the 19<sup>th</sup> century door or is being retained or removed?

**Historic walls at 1<sup>st</sup> floor:**

Lath and plaster walls to former stair to be opened up. We said that if the walls were removed there should be a downstand beam to highlight this feature, however the design evolved to retain 2 cupboards which highlight there was a small hall here. This makes the need for the downstand less important. Subject to structural joists over not being supported by this stud wall I would accept the full removal of the stud omitting the downstand or if some structure is needed and they proceed with the downstand we should ask for details and the stud should be boxed out as a decent sized beam.

**Ceilings:**

At the preapp, I recall everyone considered this an awkward arrangement, I note that it is the intention for this to remain unaltered.

**Historic timber floors to first floor and second floor:**

The condition should be to adhere to guidance in the SPAB note on floors including how to lift and the numbering of boards to ensure they go back in the same place (<https://www.spab.org.uk/advice/timber-floorboards>). We do not want to lose historic floor boards by inappropriate lifting methods.

**Staircase balustrade:**

Condition detail agreed.

**Understair cupboard:**

Accepted subject to provision for maintenance access. Details of the 'blocking up' to be conditioned.

**M&E services:**

The Hetas engineer should be aware of the recent guidance by Iain McCaig and the fire Protection Association to ensure best practice is followed.

**Boiler Flue:**

Noted amendments have been made.

**Stack for WC:**

Noted amendments have been made.

**Mechanical extraction for wcs:**

Noted amendments have been made.

**Electrical Work:**

Agreed. My comments related to floors primarily.

**Flue Terminals:**

To detail.

**Louvred to roof of kitchen** – to detail – they are too close to the ridge as shown. The side elevation and the front elevation appear to be different in terms of size?



**Barn/Stable:**

Roof details/floor details – agreed.

**Cobbles:**

Any historic floor finishes need to be reused somewhere within the site and this should be subject to a condition on detail/position. We cannot say how they should be used until we know what is found/unearthed but they should be photographed prior and during removal.

**Doors/windows:**

Detail to be conditioned.

**Nesting boxes:**

Detail to be conditioned.

**Landscaping:**

Noted.

**Fencing:**

Agreed. We will need to see the detail of how the new fencing panel relates to the existing boundary.

**Recording: Pub and barn**

It is recording by photograph during the opening up of walls/floors/cobbles would supplement the information in the heritage report.

**Damp and Decay – including timber beam repair:**

Should opening up reveal decay to historic timbers we need to agree details to avoid unsympathetic treatment.

**Paint removal:**

Sample to be conditioned.

**Internal partition walls:**

It is reasonable to request details where new work attaches to historic fabric and can be handled by generic details.

**Lining posts:**

Noted.

**Solid wall for grab rails:**

Noted.

**Downstand to cross passage:**

See comments above for first floor.

**Ceilings:**

Repair like for like – we do need to know lath and plaster ceilings are repaired like for like. James – you can word this in such a way as to say 3 -coat traditional lime plaster on timber lath, chestnut or similar.

**Floors:**

They need to break out the floor in a way that does not cause undue vibration to the existing masonry walls.

**Joinery:**

Detail to be conditioned.

**Ironmongery:**

Detail to be conditioned.

**Repointing and masonry:**

Sample to be conditioned.

**RWGs:**

Noted

**Fire proofing:**

Detail to be conditioned.

**Decoration:**

Agreed relates to exterior colours.  
Interior paints should be breathable.

**M&E:**

The vent axia is in the central pane of the window that currently lights the wall, we have no record of a listed building consent for this.

**Structural:**

Noted.

**Signage:**

Details to be conditioned for any new signage.

Barn comments note – recording comment see above.

**Appendix:**

Historic photo of chimney: This shows it was part of the verge coping to the building that currently houses the toilets and the shadow of the chimney can be seen on the gable of the North Arms. Rock Davidson Associates report Page 23 also mentions the chimney.



Best wishes

**Joyce Christie**  
**Conservation Officer**  
**Planning Policy, Conservation and Design**  
Place and Growth Directorate  
Cherwell District Council