

## Planning Team

Aylesbury Vale District Council  
135 Eastern Avenue  
Milton Park  
Milton  
OX14 4SB

25 January 2021

Dear Sirs

## Discharge of Conditions applications for approvals 18/00185/ALB and 19/00796/APP Buildings 2 and 3, Valley Farm Upper Pollicott.

We are seeking to discharge the conditions relating only to the proposed works to buildings 2 and 3.

### Approval 18/00185/ALB

Condition 1 No discharge required

Condition 2 Materials to external walls and roofs, pre-construction discharge required.

Tiled roofs - The roofs to both buildings 2 and 3 are proposed to be stripped and the existing plain clay tiles will be re-laid. Where number of tiles need to be made up to replace tiles lost through frost damage or otherwise, these will be carefully selected salvaged plain clay tiles and will be carefully blended into the existing stock of tiles before re-laying.



Building 3 will have an area of existing sawn feather-edged weather-boarding replaced in treated sawn feather-edged weatherboarding. This will be stain-finished.



All windows and doors will be in timber with a painted or stained decorative finish.

No other external materials are required or proposed

- Condition 3 – Floor and wall finishes – pre-construction discharge required  
Floor finish to Building 2 will be in ceramic tiles  
Floor finish to Building 3 will be in engineered boarded flooring.  
Wall finishes, internally, to both buildings will be in Newton Cavity Drain Membrane (tanking membrane), 25 x 50 mm treated softwood battens, screwed into Newton Multiplugs, 62.5 mm Kingspan Kooltherm K118 insulated plasterboard with skim finish incorporating a vapour barrier to prevent interstitial condensation on the inner side of the tanking membrane. Existing wall finishes, where there are any, will be left intact behind the new insulated finish.
- Condition 4 – Window and door joinery details – pre-construction discharge required  
Please see submitted drawing VFP7 1.70, 1.71, 1.72 and 1.73 for 1:5 details of all windows and doors.
- Condition 5 – Flues and vents - pre-construction discharge required.  
Each building has one SVP and two mechanical extracts, each of which will be vented via a tile vent like the one below:



<https://www.roofgiant.com/roof-tile-vents-extraction/granulated-plain-tile-vent-antique-brown/>

The vent locations are marked on the elevations on submitted drawing VFP7/2.40.

There will be no flues to either building and heating and hot water will be electric.

Condition 6 – Building services - pre-construction discharge required  
Please refer to submitted drawings VFP7 / 2.40.  
All light fittings will be surface mounted.  
Space and HW heating will be electric  
There are no fire or acoustic services.

Condition 7 – Insulation to roofs – No pre-commencement condition discharge required; however, additional information is included in this DIS application.

The insulation which will be used and method of installation have been carefully chosen to be in strict accordance with Historic England’s document: “Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency”  
<https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/>

On page 32 of this Historic England document (image below), it states:

***“BENEATH THE RAFTERS***

*...The installation must be airtight; even small gaps can lead to thermal bridging and condensation...”.*

**'AMBER' actions to improve thermal performance**  
Involve some risk and/or some cost: suitability will depend on particular building

	Action	General comments	Other considerations
Roofs	Insulating pitched roofs	<p><b>BELOW THE CEILING</b></p> <p>Sometimes insulation and a new ceiling can be installed beneath the original ceiling; more rarely the original ceiling is not significant, and can be replaced</p> <p>The installation should be airtight and vapour-resistant, otherwise too much moist air may enter the void space</p>	<p>Care should be taken with detailing at junctions and around openings: even small gaps, holes or cracks can lead to infiltration of moist air and condensation</p> <p>One instance in which vapour-control layers may be necessary to stop rising moist air; but this is not a preferred option, since water can enter from other sources and other directions (including roof leaks)</p>
		<p><b>AT RAFTER LEVEL</b></p> <p>Ventilation may need to be introduced between the insulation and the roof covering to reduce the risk of condensation</p>	
		<p><b>BENEATH THE RAFTERS</b></p> <p>Can be installed without stripping the roof covering or changing the height of the roof</p> <p>Leaves the maximum room for natural air circulation under the roof covering</p> <p>May reduce the amount of usable floor space</p>	<p>Installation must be airtight: even small gaps can lead to cold bridging and condensation, especially if the roof has an impermeable underlay</p> <p>Care will need to be taken with detailing at junctions and around openings</p>
		See the Historic England guidance on <a href="#">insulating pitched roofs</a>	

The insulation principle we are proposing for the sloping ceilings is based on this principle. Thus, the proposed construction will be as follows:  
 Existing trusses and purlins retained,  
 Existing tiles re-used where possible/new tiles to match,  
 25 x 50 mm treated softwood tiling battens,  
 38 x 50 mm treated softwood counter-battens,  
 Vapour permeable roofing membrane,  
 60 mm Kingspan Kooltherm K7 insulation over rafters,  
 Existing rafters retained/new replacement rafters pieced in between existing, where required,  
 60 mm Kingspan Kooltherm K7 insulation between rafters,  
 Polythene vapour control layer,  
 12.5 mm foil backed plasterboard and skim finish.

Care will be taken to ensure installation is airtight, including sealing all junctions to ensure that no moist air can infiltrate the insulation in order to avoid condensation and rot in the historic timbers – all in strict accordance with Historic England guidance.

### **Approval 19/00796/APP**

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Please see submitted drawing VFP7 1.70, 1.71, 1.72 and 1.73 for 1:5 details of all windows and doors.

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Condition 6 – Compensatory nesting habitat for barn swallows - pre-construction discharge required.

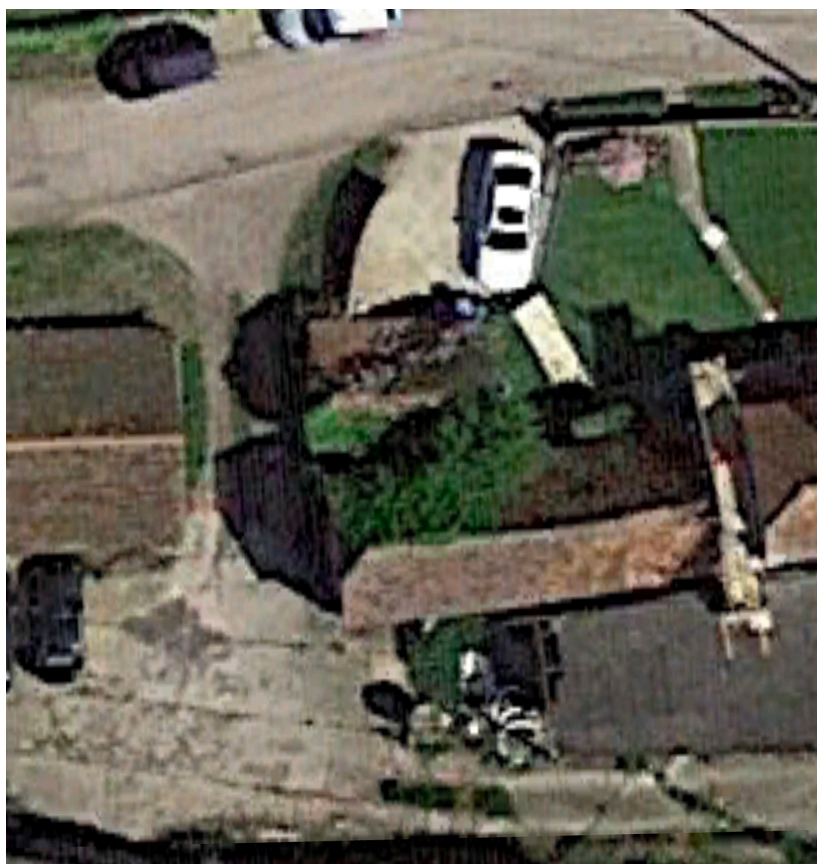
Nest boxes will be attached under eaves of the larger building, Building 2 – Building 3 is too low to offer any safe nesting sites. Locations of 4-No. nesting boxes are shown on elevations drawing VFP7/2.50

Nesting boxes for specifically Barn Swallows will be as image below or similar:

[https://www.birdfood.co.uk/swallow-nest-box?utm\\_source=google\\_shopping&gclid=EAlalQobChMljd280v-77giVhPXVCh2GiQ1vEAQYASABEglyx\\_D\\_BwE](https://www.birdfood.co.uk/swallow-nest-box?utm_source=google_shopping&gclid=EAlalQobChMljd280v-77giVhPXVCh2GiQ1vEAQYASABEglyx_D_BwE)



Condition 7 – Landscaping - pre-use discharge required



As can be seen in the images above, there is no area suitable for landscaping to be incorporated between Buildings 2 and 3 and the road through Upper Pollicott. The wall adjacent to the access into the site is the boundary of ownership, and the parking area to the north of Building 3, and the land to the east of this belongs to an adjacent landowner. Any landscaping between the wall and the vehicular access



will obscure the vision-splays due to the fall in levels from the road down into the site, and this is why this verge is retained as a grass verge which is regularly cut to keep as short as possible.

To the south of Building 2, the existing hardstanding is proposed to be retained in order to provide the parking and vehicle manoeuvring space required for the converted buildings 2 and 3 as offices, in accordance with Condition 11. The remainder of the yard is a working farm yard and there is nowhere within the close proximity of Buildings 2 and 3 where any soft landscaping can be located.

Thus no soft landscaping scheme is proposed in order to discharge the conditions relative to building 2 and Building 3.

Condition 8 – Landscaping replacement - No discharge required

Condition 9 – Drainage - pre-construction discharge required  
Please refer to attached drawing VFP7/2.40.

Condition 10 – Use of buildings as offices - No discharge required

Condition 11 – Parking and manoeuvring - No discharge required

Condition 12 – Siting of new access – No discharge required. There is no new access into the site proposed.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Rhian Woods', written in a cursive style.

**Rhian Woods BSc BArch RIBA ARB**

Cc- Mr and Mrs R Lloyd, Valley Farm, Upper Pollicott.