

Nicola Gunn

From: Adrian Dowd
Sent: 14 March 2019 11:50
To: Nicola Gunn
Subject: FW: Application - 3/2018/1143 & 3/2018/0880 - Crabtree Cottage

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From: Casework2 [mailto:casework2@spab.org.uk]
Sent: 14 March 2019 11:36
To: Adrian Dowd
Subject: Re: Application - 3/2018/1143 & 3/2018/0880 - Crabtree Cottage

Adrian hi,

Sorry only just seen this as I only work a day week for SPAB. May be too late but brief comment as follows:

A thorough document which is very helpful including development plans and detailed photographs.

We note the observation that it is *'not believed that the north-east end of the building was rendered historically. In the district, small agricultural buildings such as this one, of random stone construction, are very typically left with exposed masonry'* and the further comment in the conclusion that *'the tradition of vernacular buildings in the district having exposed stonework (in contrast to some areas of the country, such as upland Cumbria)'*.

The tradition of render relates to status and quality of stonework as much as location and is a tradition across Cumbria, large areas of the Yorkshire Dales. However it principally relates to the residential element of the building and not necessarily the agricultural buildings, although as previously observed a limewash finish can be extended across both particularly when there has been some adaptation and alteration.

We acknowledge that tradition can vary however depending on location and type of stone used and looking again at the detailed photographs of the stable the stonework is in fact semi-coursed rather than completely random.

There remains the matter of a limewash finish to the window surrounds, however with the additional information and justification provided we would concur with the observation that there is no evidence of a render finish to the house or stable and do not wish to object to the proposals.

Regards,

James Innerdale, BA (Hons), Dip Arch, Reg. Arch, AABC
Temporary Casework Officer

From: Adrian Dowd
Sent: 08 March 2019 11:44
To: Casework2
Subject: RE: Application - 3/2018/1143 & 3/2018/0880 - Crabtree Cottage

Dear James,

Thank you for your comments. I attach a copy of Stephen Haigh's report and would be grateful for any further comments by Wednesday next week.

Thank you,
Adrian Dowd

From: Casework2 [mailto:casework2@spab.org.uk]
Sent: 07 March 2019 10:52
To: Adrian Dowd
Subject: Re: Application - 3/2018/1143 & 3/2018/0880 - Crabtree Cottage

Adrian hi,

Thanks for copying me in on the additional information. In response to the points picked up in our letter of 5th February 2019 we have the following comments:

With the provision of additional photographs, we would agree that the later proud heads to the door surrounds are a result of the building work rather than set forward to take a render finish.

The additional information makes reference to the report by Stephen Haigh, but unfortunately we cannot find record of this in the current or previous application documentation. He indicates that there is no evidence to suggest that either the original house or its extensions were rendered historically and as indicated in our previous letter we would agree that the the coursed and dressed stone to the original farmhouse was meant to be exposed, as at Vicarage House. Crabtree Cottage has however in contrast to Vicarage House, undergone a number of changes and alterations and as is not uncommon a render may have been applied during one of these phases to either hide changes to fenestration or changes to masonry. The poorer quality of rubble stonework to the barn is likely to have had some form of finish for this reason. This may not though have been a full render, but as previously suggested very flush pointing with a number of layers of limewash to hide the stonework. It is possible that this limewash finish was continued across to the face of the farmhouse or at least the window and door surrounds evidenced by what appear to be flecks of limewash on the window surround.

As the applicant suggests there is no definitive evidence of a render finish, experience of similar buildings however suggests that the barn at least is likely to have had some form of finish beyond just being pointed. It is important to understand how and why different masonry would have originally been finished, although the finish to the barn may itself may have been lost prior to the most recent re-rendering as part of the conversion of the barn. We trust these further comments are helpful in your determination of the application.

Regards,

James Innerdale, BA (Hons), Dip Arch, Reg. Arch, AABC
Temporary Casework Officer

From: Adrian Dowd
Sent: 01 March 2019 09:13
To: 'James Holden'
Cc: John Macholc; Lesley Lund; Casework2; Andy Dodd; joanne@crabtreecapital.co.uk; lancashire.archaeology@gmail.com
Subject: RE: Application - 3/2018/1143 & 3/2018/0880 - Crabtree Cottage

Thank you James.

From: James Holden [mailto:james@holdenlancs.com]
Sent: 28 February 2019 18:06
To: Adrian Dowd
Cc: John Macholc; Lesley Lund; Casework2; Andy Dodd; joanne@crabtreecapital.co.uk; lancashire.archaeology@gmail.com
Subject: Application - 3/2018/1143 & 3/2018/0880 - Crabtree Cottage

Hi Adrian,

As discussed please find attached the additional information relating to the above outstanding applications.

I think that the works have now been clearly justified and the significance identified but if you have any further queries please do not hesitate to contact me.

Thanks

James Holden BSc (Hons)

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