

5th February 2019

Our ref: SPAB/TCW/2019/ 149367

Your ref: 3/2018/1143

Dear Mr Dowd,

**Crabtree Cottage, Back Lane, Wiswell, BB7 9BU:
Listed Building Consent for repairs to existing stonework and removal and replacement of windows, stone cills and mullions following the removal of existing render.**

Thank you for consulting the SPAB on the above proposals. Further to our telephone conversation the SPAB do not wish to object to the application but would like to make a number of comments on the proposals that may be useful going forward.

Having studied the Heritage Statement for the proposed works, there removal of the render has revealed significant information with respect to the buildings adaptation and alterations over time. It is though important to understand when and why these alterations have taken place as this will determine their relative significance when assessing the overall heritage values of the property. In this respect an assessment by a building archaeologist or experienced conservation architect, surveyor or consultant would have been useful. It is also unfortunate that neither this or the earlier listed building application for removal of the render include full floor plans of the house to try and better understand the phasing and development of the building and we refer you to paragraph 189 of the NPPF .

From our conversation though we understand that stable to the northeast end was converted to residential accommodation in the late C20th. Judging by the quoins to the straight joint between the farmhouse and stable/barn, it appears that the farmhouse pre-dates the stable/barn and the change from deeper to shallower stones from first floor suggests the original farmhouse may have been single storey or raised from one and a half to two stories when re-roofed in slate. Quoin stones are missing at the abutment at first floor level and towards the eaves, that at first floor is likely to tie the stable/barn into the farmhouse, whilst towards the eaves the upper quoin may be the line of the original house eaves.

With respect to the surface finish, the semi-dressed coursed stones to the farmhouse were originally intended to be exposed with the render finish applied to cover later alterations. The random rubble stonework to the stable/barn however suggests this would have originally had some form of render finish and it is also possible that the original farmhouse may have acquired a flush pointed and lime wash finish or similar when the barn was erected, rather than the retaining the exposed stone and there is the suggestions of an earlier finish on a number of stones in the close up photograph of the window.

Looking at the two door surrounds these appear later than the windows and are likely to be from the period of the building's conversion to two cottages. We note that these surrounds are slightly proud of the wall surface when compared with the window surrounds suggesting there was a thin render finish at this point. We would therefore recommend more careful examination of the building to determine if re-instatement of a render finish is appropriate as previously agreed.

Looking at the photographs the existing walls may well have voids behind which will need to be packed and pointed as part of any re-pointing and/or re-rendering. The right mortar mix, choice of lime and finish will be important and will need to be agreed in advance of any work taking place.



Finally turning to the C20th window openings there is an opportunity to improve their detail and appearance. Whilst the introduction of intermediate stone mullions will potentially confuse the reading of the building, more defined timber mullions will respect the existing pattern and rhythm of the fenestration without being a pastiche.

We hope that our comments are useful to you in determining the application.

Yours sincerely,

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