Design and Conservation Consultation

Proposal taking down and reconstruction of wall including new gated access		**Location Holme Cottage Huntingdon Road Wyton**
Dc case officer: **JF**	**Conservation Officer:** **LB**	**Application Ref.No:** 24/02004/LBC

Listed building consent is sought for the renovation and partial rebuilding of the southern and eastern boundary wall and the reinstatement of the gated vehicular access.

The Wall and Gatepiers to Holme cottage form part of the grade II listed building, they are considered to be curtilage listed structures.

The wall is in a poor condition, the brickwork has been badly replaced/ repaired and patched, the gatepiers were taken down without consent prior to the current applicants ownership.

The applicant intends to take down the worst sections of the wall and reconstruct on a slightly different alignment to assist with visibility splays and the height of the wall will be reduced in one section for visual consistency.

The previously demolished gate piers will be reconstructed further towards the Eastern corner and new timber automatic gates will be installed.

The southern wall is predominantly in gault brick, the lower 10 courses are constructed in English Garden Wall bond, the upper courses appear to be a slightly different brick and constructed in a common bond. The coping is a brick on edge, historic images suggest that this was once a half round hog back brick coping and remnants can be seen in the sections of the wall to be retained/repaired.

The Eastern corner of the wall has been rebuilt with a modern brick entirely in English bond with an on edge brick coping

The piers by contrast were a high quality soft red brick in Flemish garden bond under a pyramidal coping (which has been salvaged) .

Assessment

The taking down and reconstruction of the identified areas of the wall is supported, the intention is to salvage bricks where possible and supplement the shortfall with appropriate reclaims. The impact of the works will however depend upon the details of the works including the approval of the bricks, the appearance and composition of the mortar, the repointing technique and the bond with which the bricks will be laid. Confirmation of the design/ profile of the coping is also required. The details of the brickwork will vary depending upon the exact location of the brickwork, for example the pillars should be in soft red brick whereas the southern wall should be in a buff/ Cambridgeshire mix. The following conditions are therefore required.

1.No repointing of the retained brickwalls shall be undertaken until details have be provided on the proposed repointing of the existing brickwork. The details shall include a specification of the mix and a methodology setting out how the the walls are to be raked out and repointed and the finished style of the repointing.

2.No brickwork shall be constructed until 3 sample panels (southern wall, eastern wall, and brick gatepiers) (each a minimum 1m2) has been prepared on site detailing the choice of brick, bond, mortar mix, design and pointing technique. The LPA shall be notified and given 30 days to view the panels on site. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panels are to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

3. No brickwork shall be constructed until detail of the proposed coping for the wall has been submitted for the written approval of the LPA, the details shall include a 1:5 drawing showing the design and section of the coping and any drip course. The works shall be undertaken in accordance with the approved details.

Recommendation:.

Support

The proposals preserve the listed building and its setting, they also have regard to the preservation and enhancement of the Houghton and Wyton Conservation Area, and are therefore in accordance with ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, and also with policy LP 34 of the adopted Huntingdonshire Local Plan. The works may be approved with the benefit of the draft planning conditions above being applied

Signed……L.B Date: 20 March 2025