

Conservation Team Advice

Date: 30th April 2026
Application Ref: DOC/2026/0036
Site Address: Gate Farm, Foxt Road, Foxt
Proposal: Discharge of Conditions 3, 4, 5, 7, 8 and 10 in relation to SMD/2025/0494

Condition	Comments
3	<u>Windows and doors</u> The following details have been submitted: - Window Details – Sheet 1 (dwg no. 2024-2949-19) - Window Details – Sheet 2 (dwg no. 2024-2949-22) - Window Details – Sheet 3 (dwg no. 2024-2949-23) - External Door Details (dwg no. 2024-2949-18) - The proposed detailing indicates all the openable windows would be slimline double glazed (12mm) with black metal frames (RAL 9005). The NW elevation would have applied leaded strips to give the impression of leaded lights and . - The re-opening of the oval window would be a vacuum glazed unit (8.3mm thickness) with applied leaded light detailing. - The sectional detail illustrates the chamfered detailing of the reinstated mullion for GFW8, FFW4 & FFW5. - The proposed external doors would be timber boarded doors with moulding, finished in green. - The proposed details would be sympathetic to the building and would be an improvement on the existing detailing. Therefore, there are no objections to these details from a conservation perspective.
4	<u>Re-pointing details (extents of re-pointing, details of mortar and sample panel upon request)</u> Details submitted: - Elevations (dwg no. 2024-2949-25) - The annotations on the proposed elevations outline a general principle of re-pointing works.

	The principle of the proposed mix of lime-based mortar, although it might be useful to have some further details of type of sand to be used and a sample panel made available of the re-pointing.
5	<u>Stone jambs, lintels and cills (and samples upon request)</u> The following details have been submitted: • Window Details – Sheet 1 (dwg no. 2024-2949-19) • Window Details – Sheet 2 (dwg no. 2024-2949-22) • Window Details – Sheet 3 (dwg no. 2024-2949-23) • There are no objections to the proposed chamfered design of the mullions. It would be requested that further information on the type/source of stone and a sample made available on site for inspection.
7	<u>Details of design, fixing, finish of:</u> <u>i. Vents and flues</u> Details submitted: • J+JW Longbottom Ltd cast iron specification • Hargreaves Foundry Cast Iron Soil Pipe Vent Cowl • Elevations (dwg no. 2024-2949-25) • Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A) • There are no objections to these details from a conservation perspective. <u>ii. Rainwater goods</u> Details submitted: • J+JW Longbottom Ltd cast iron specification • Elevations (dwg no. 2024-2949-25) • The specification has been highlighted to indicate half round and round profile cast iron rainwater goods would be used. • There are no objections to these details from a conservation perspective.

8	<u>Methodology of repair works for the following:</u> i. <u>Structural repairs to spine beams, tie beams and oak lintels</u> Details submitted: • Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A) • Floor Finishes + First Floor Joist Plan (dwg no. 2024-2949-24) • Sectional details have been provided for repairs to internal beams on the proposed cross section and the first floor plan outlines the extent of repairs. There are no objections to these details from a conservation perspective. ii. <u>Cleaning of internal timber beams</u> Details submitted: • Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A) • The specification outlines soda cleaning method of the internal timbers, which is less abrasive than sandblasting. There are no objections to the principle of this from a conservation perspective. It would be recommended that a sample panel test is carried out to ensure that it does not harm or completely erode the patina of age of the timbers beneath. iii. <u>Retention of cupboard doors to snug room</u> Details submitted: • Window Details – Sheet 2 (dwg no. 2024-2949-22) • The annotations on the plans outline the historic cupboard doors will be retained and pinned back with black hooks, which is acceptable from a conservation perspective.
10	<u>Details (and samples upon request) of the following:</u> i. <u>Replacement floor coverings</u> Details submitted: • Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A)

	- Floor Finishes + First Floor Joist Plan (dwg no. 2024-2949-24) - The details show a limestone flag floor to the kitchen, timber floorboards to the rest of the building. On the ground floor, this would be placed ontop of a limecrete floorbase and underfloor heating. There are no objections to these details from a conservation perspective. ii. <u>Internal linings of walls and ceilings</u> Details submitted: - Cross Section Existing and Proposed Details (dwg no. 2025-2949-21 Rev A) - SECI Becork Lime (Ecocork) specification - This is a lime based render system with permeability, which will be sympathetic to the building's traditional construction. There are no objections from a conservation perspective. iii. <u>Bricks to be installed to fireplace(s)</u> Details submitted: - Central Fireplace Details (dwg no. 2024-2949-27) - Former Parlour Fireplace Details (dwg no. 2024-2949-26) - Bricks are to be handmade Tudor bricks, set in stretcher bond and lime based mortar. There are no objections to these details from a conservation perspective.
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Conservation Officer: Megan Atkinson