CASE OFFICER'S REPORT

Application Reference:	**PL/2023/09718**
Date of Inspection:	**15/04/24**
Date site notice posted:	**Not required**
Date of press notice:	**15 Feb 2024 expiry 7 Mar 2024**
SITE ADDRESS:	**74 Winchester St, Salisbury SP1 1HL**
PROPOSAL:	**Repointing rear elevation**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Salisbury City Council – "no comment".

REPRESENTATIONS
None received.

ASSESSMENT
Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act. Section 72 requires special attention to the desirability of preserving or enhancing the character of conservation areas. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

74 is one of a single-build terrace of six town houses dating from circa 1840, with restrained Classical details and proportions – multi pane sashes, rubbed brick window arches and moulded door surrounds consistent across the group (listed as a single entry). The brickwork of the front elevations has been cleaned or repointed for four of the six houses, each now having a slightly different appearance. The rear elevations are similarly inconsistent, with 76 having recently (since officer's 2007 photo) been repointed – prior to that work it looks likely to have been of the same cement mortar as remains on 74.

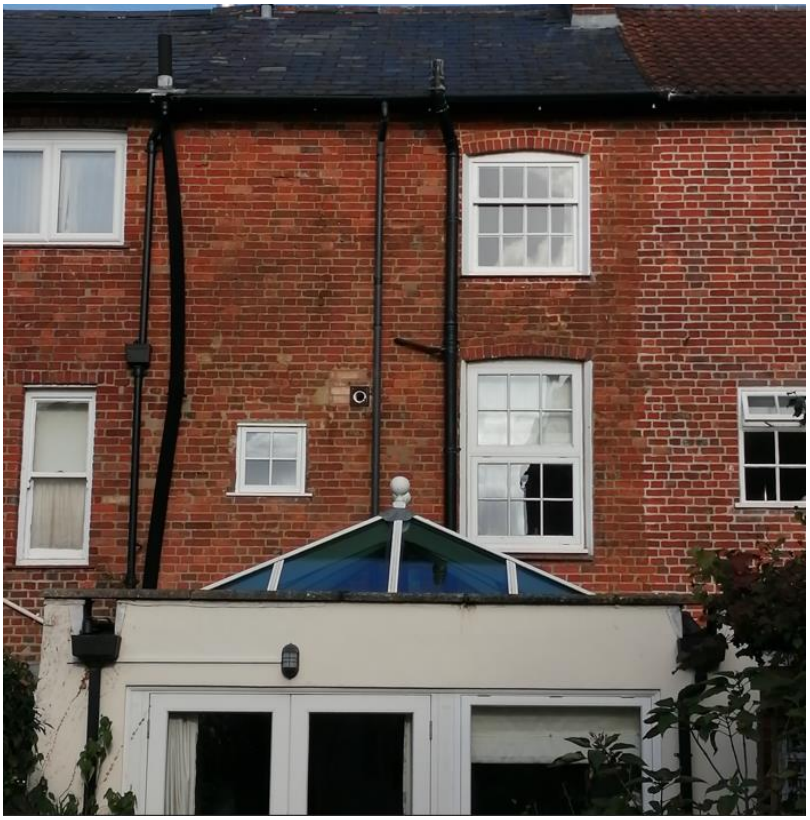
The proposal is for the repointing of all the external brickwork of the rear southern elevation. Photographs show this to be a sand and cement mix that was poorly applied with little raking out of the existing joints, and with many cracks and voids now visible. Facing south, it is inevitable that these deficiencies would lead to water ingress and damage to the wall, floor joists and internal finishes, and that repointing is appropriate and justified.



(Google, 74 centre of image)



(rear of 72-76 left to right, 2007)


2024

A small number of bricks have lost faces or otherwise deteriorated to the point where they cannot be built up with mortar repair or turned round and reused: the proposal is to source salvaged matching bricks for these.

The contractor expecting to do the work has confirmed that most of this will be removed by hand, with a reciprocating/oscillating cutter used only in exceptional situations. This clarification is essential as inexperienced tradesmen reach for an angle-grinder and always cause significant permanent damage to the brickwork.

The proposal is unspecific regarding the mortar constituents beyond ‘traditional lime’, however the contractor has subsequently proposed a lime mix with Wareham washed sand and Chilmark stone dust to soften the brightness. This is perfectly appropriate and should have a very similar appearance to the pointing on 76.

CONCLUSION

The works raise no concerns with regard to the character of the listed building and the conservation area.

RECOMMENDATION:

Approve subject to conditions