

CWa-049TB - Bowden Park Farm Tithe Barn
Gable Masonry Sketchbook - 02.02.26
Connolly Wellingham Architects



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01. Introduction

1.1 Condition Wording

Listed Building Consent Application Reference Number: PL/2024/01424
Decision Date: 06 November 2024

In pursuance of its powers under the above Act, the Council hereby GRANT LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:

Condition 3

Notwithstanding the approved drawings, no works shall commence relating to each of the following specific elements listed until details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air; rainwater goods (which shall be of cast metal construction and suitable matching colour)
- (iv) Large scale details of proposed eaves and verges (1:5 section);
- (v) Full details of external decoration to render, joinery and metalwork;
- **(vi) Full details and samples of external materials.**

REASON: These matters are required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

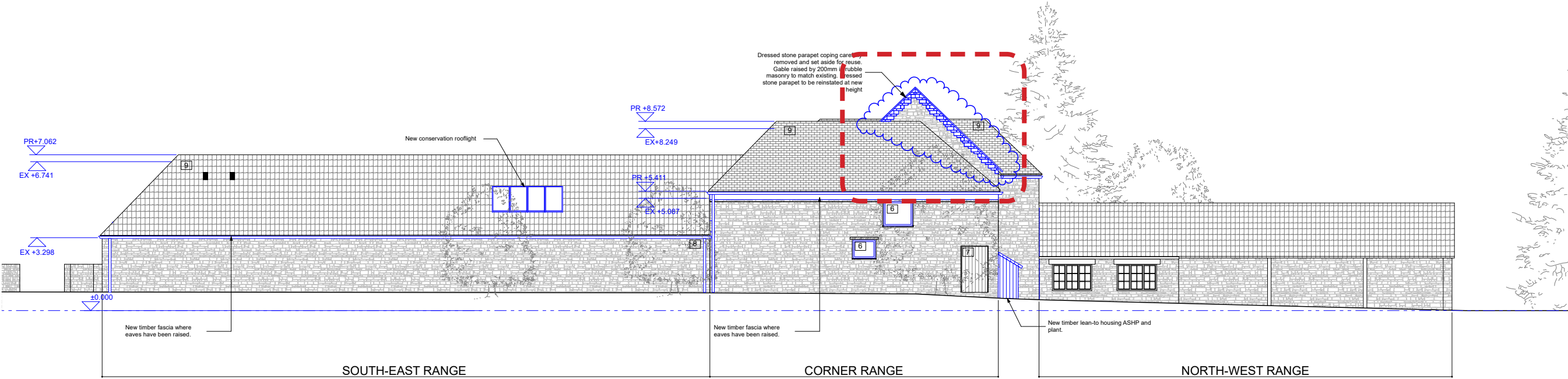
1.2 Proposal

- This Discharge of Condition Application focuses on **Condition 3 item (vi)**, in specific relation to proposed **gable masonry and lime mortar** for the new eaves and parapet detail of the Tithe barn.
- The existing stone of the barn has been identified as Naish Hill limestone, and would have been quarried locally to the site, however the quarry has long since closed and there is no contemporary supply of an equivalent species.
- Through discussion with a specialist conservation reclamation team a match for a limestone with a similar geological composition has been found, a reclaimed Cotswold stone – an oolitic jurassic limestone with a soft, golden hue and dark granular texture.
- The team have identified a source of reclaimed Cotswold stone from a single site to ensure continuity of appearance, and the supply they have identified is from a cottage being demolished in Minety, just west of Malmesbury in the Cotswolds, and approximately 15 miles north-west of the Bowden Park site.
- This new stone will be sourced in varying sizes, and the masonry style matched to avoid any visible areas of differentiation, using a matching coarse, lime mortar.
- In our experience as AABC accredited conservation architects, we are satisfied that when integrated into the eaves, the cotswold stone identified will give a very good match to the existing and contribute positively to the mottled and weathered appearance that gives the Tithe barn its existing character.

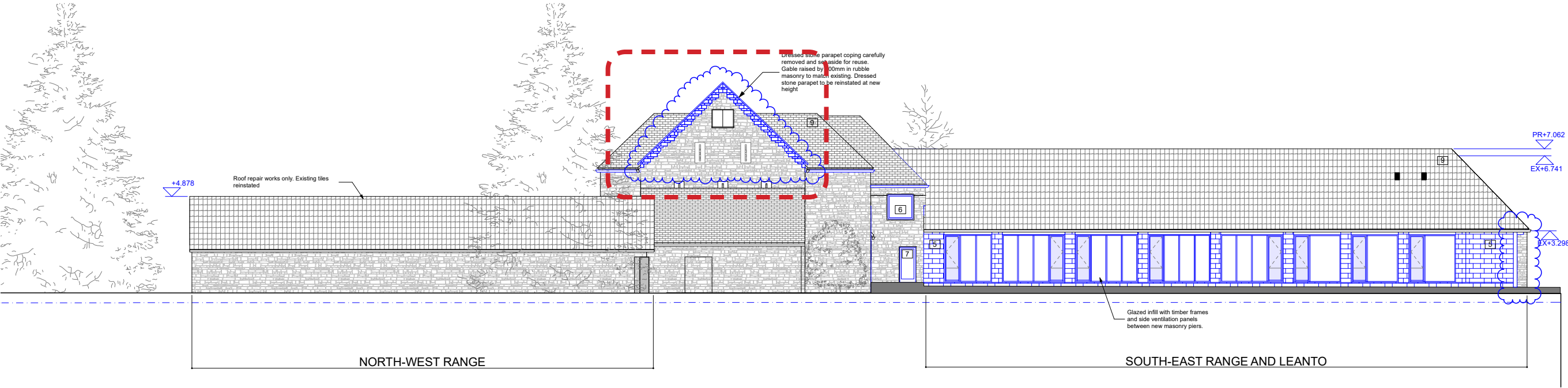
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02. Consented LBC Drawing



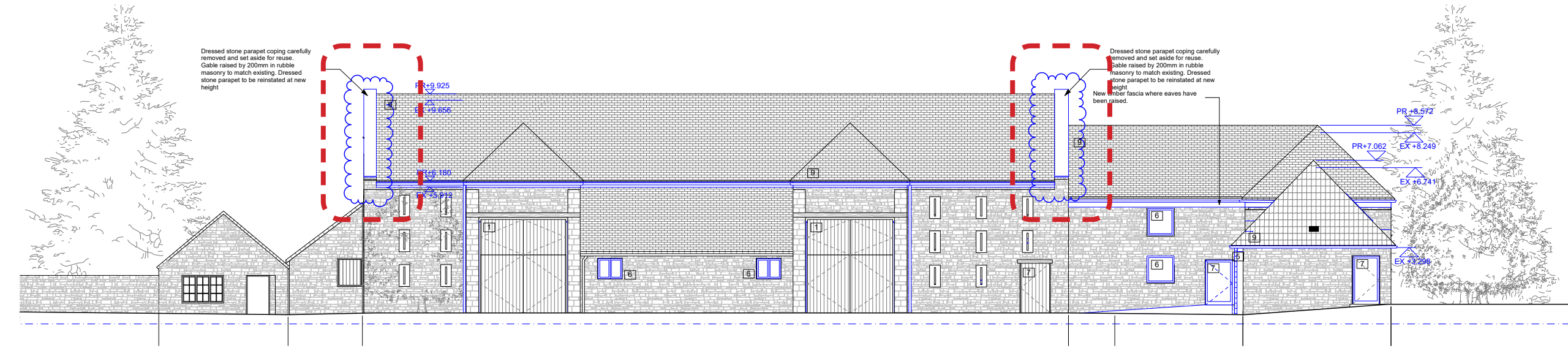
1. Proposed North Elevation
1:100



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02. Consented LBC Drawing



1. Proposed West Elevation
1:100



2. Proposed South Elevation
1:100

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03. Existing Condition

Description of barn

- Existing barn's gable and eaves
- Well weathered sandy / dark brown uncoursed rubble stone to main facade
- Dressed ashlar quoins and kneelers beneath the parapet coping
- Several phases of mortar are observed across the barn, but in the vicinity of the gables the predominant mix is a pale yellow colour with large granular inclusions.



West gable viewed from west



East gable viewed from north-east

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03. Existing Condition

Description of gable

- Installation of scaffold has permitted detail inspection of gable and eaves condition.
- East and west gables terminated with parapet upstands and stone coping.
- The coping and kneeler stones are formed from ashlar which is understood to be Bath Stone
- The majority of the masonry walls and gable are Naish Hill limestone in a random uncoursed rubble
- Existing lead soakers and cover flashing, but very slim dimension of upstand, likely creating a weak point for water ingress.

Proposal

- Relay existing tile roof with new battens, counter battens and insulated sarking, bringing up the existing height of the tiled roof.
- Consented proposal to dismantle existing gable and rebuild at new height, to maintain the existing relationship of tiles, and parapet, introducing new masonry as required.
- Team required to source appropriate new masonry to piece in to existing gables.
- Ambition to identify existing stone and source matching.



East gable - view from east



East gable - detail of kneeler stone



East gable - view from west



West gable - view from west

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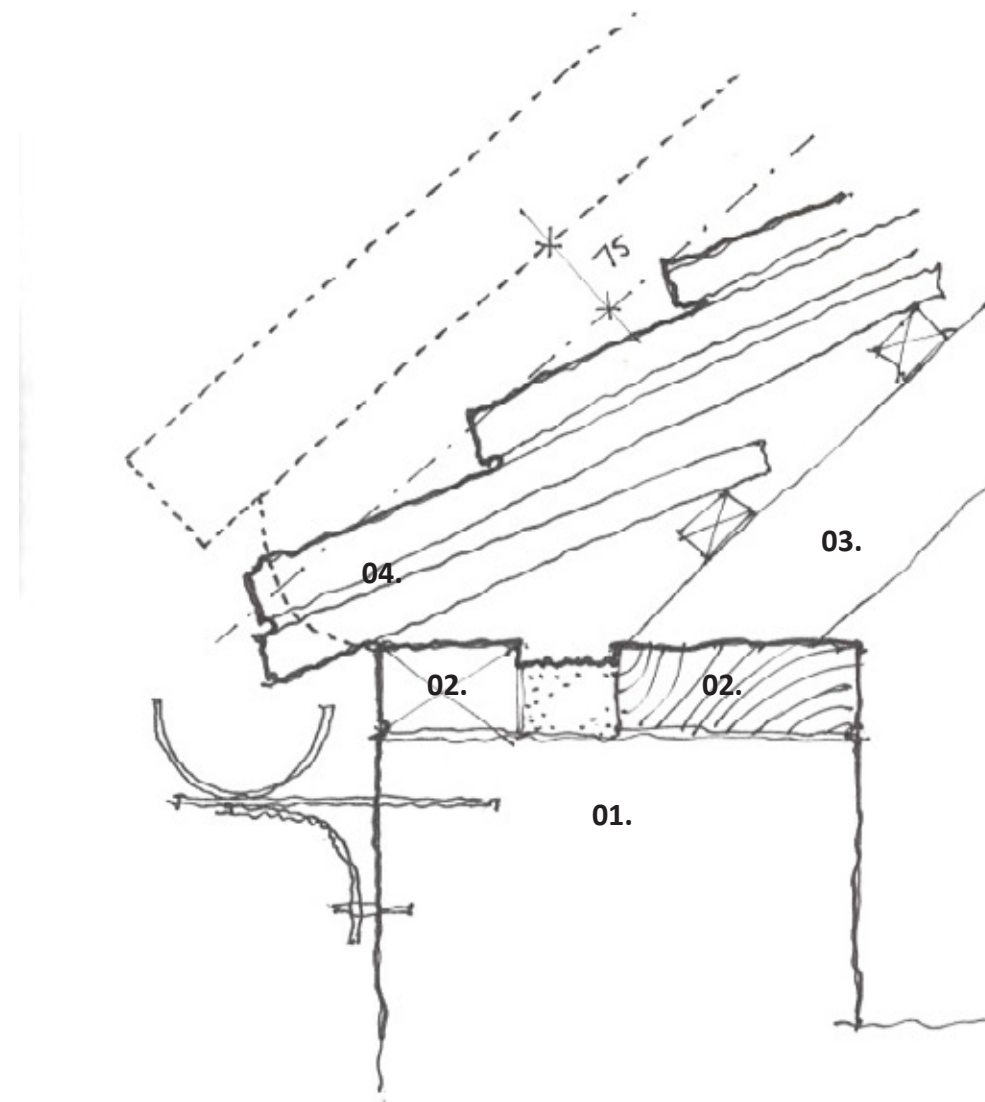
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03. Existing Condition

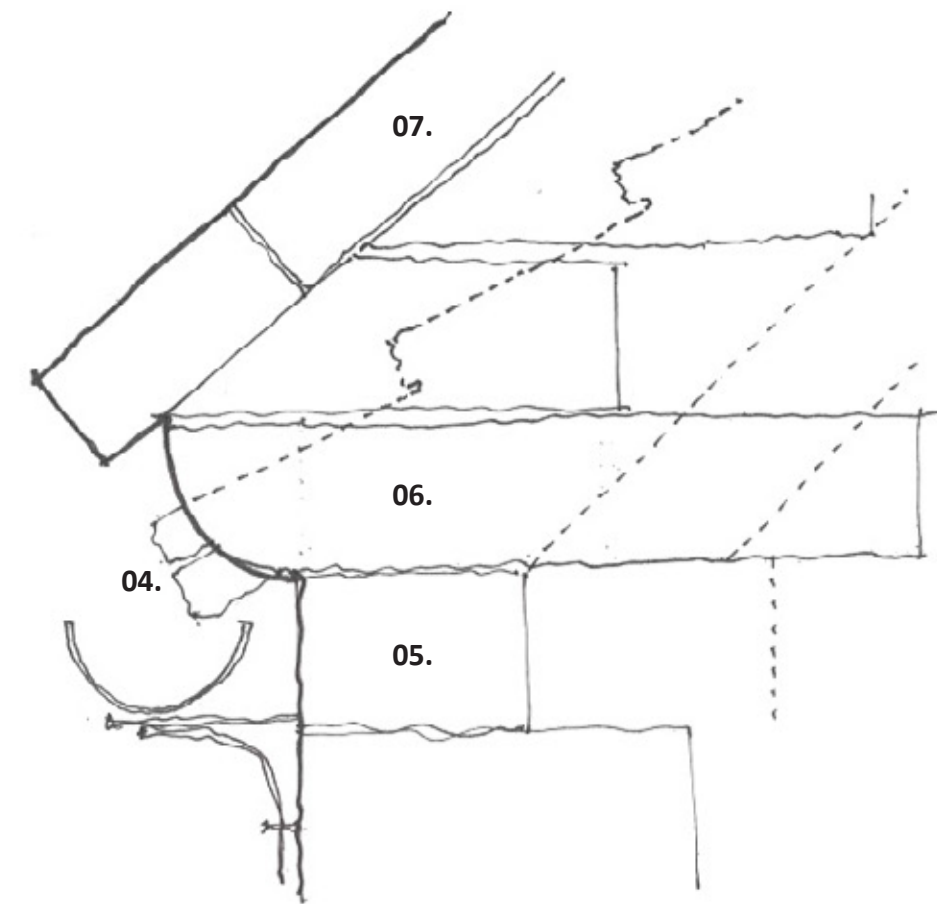
Key

1. Masonry wall head
2. Timber wall plates
3. Rafters
4. Tiles
5. Quoins
6. Kneelers
7. Coping stones

CWA-049TB-SK-251210-01
EXISTING EAVE/GABLE
1:5 @ A4



SECTION



ELEVATION

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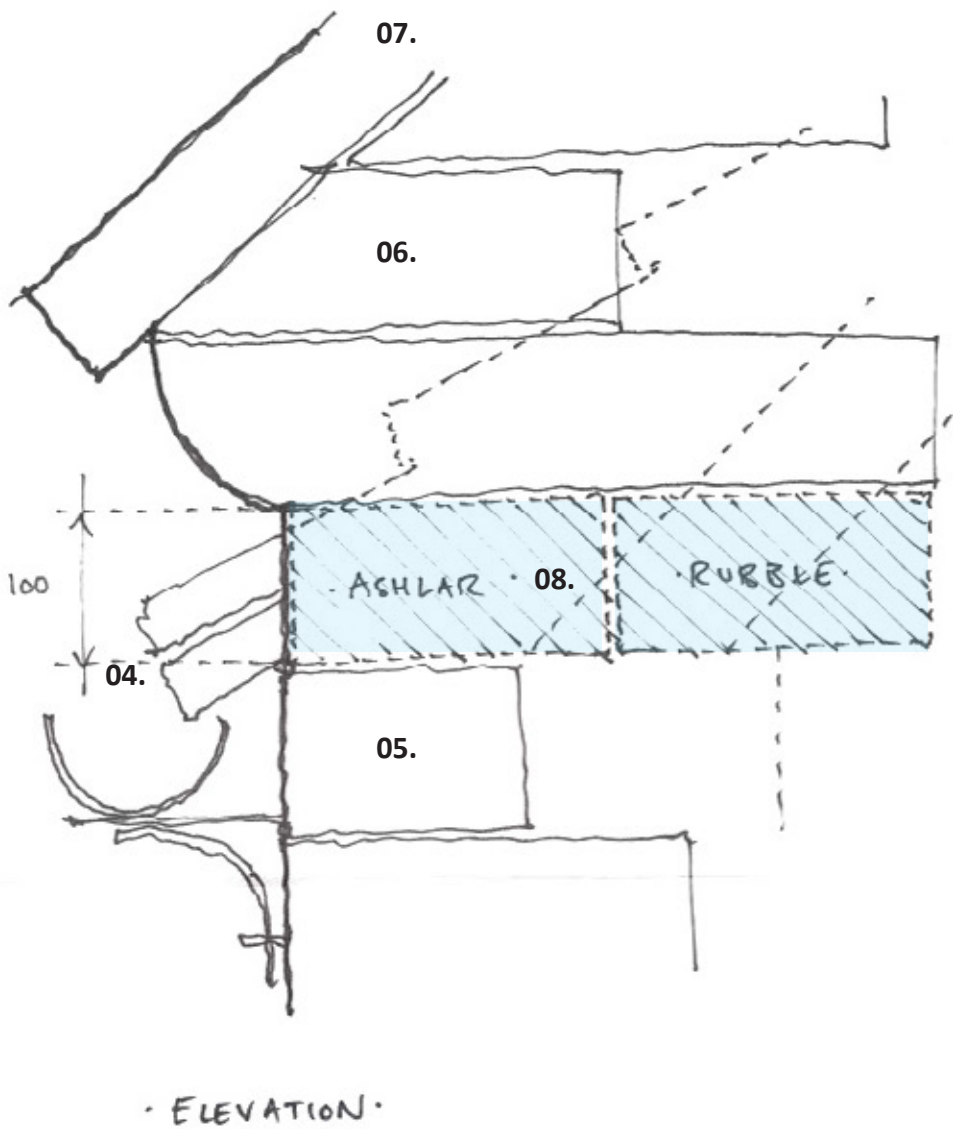
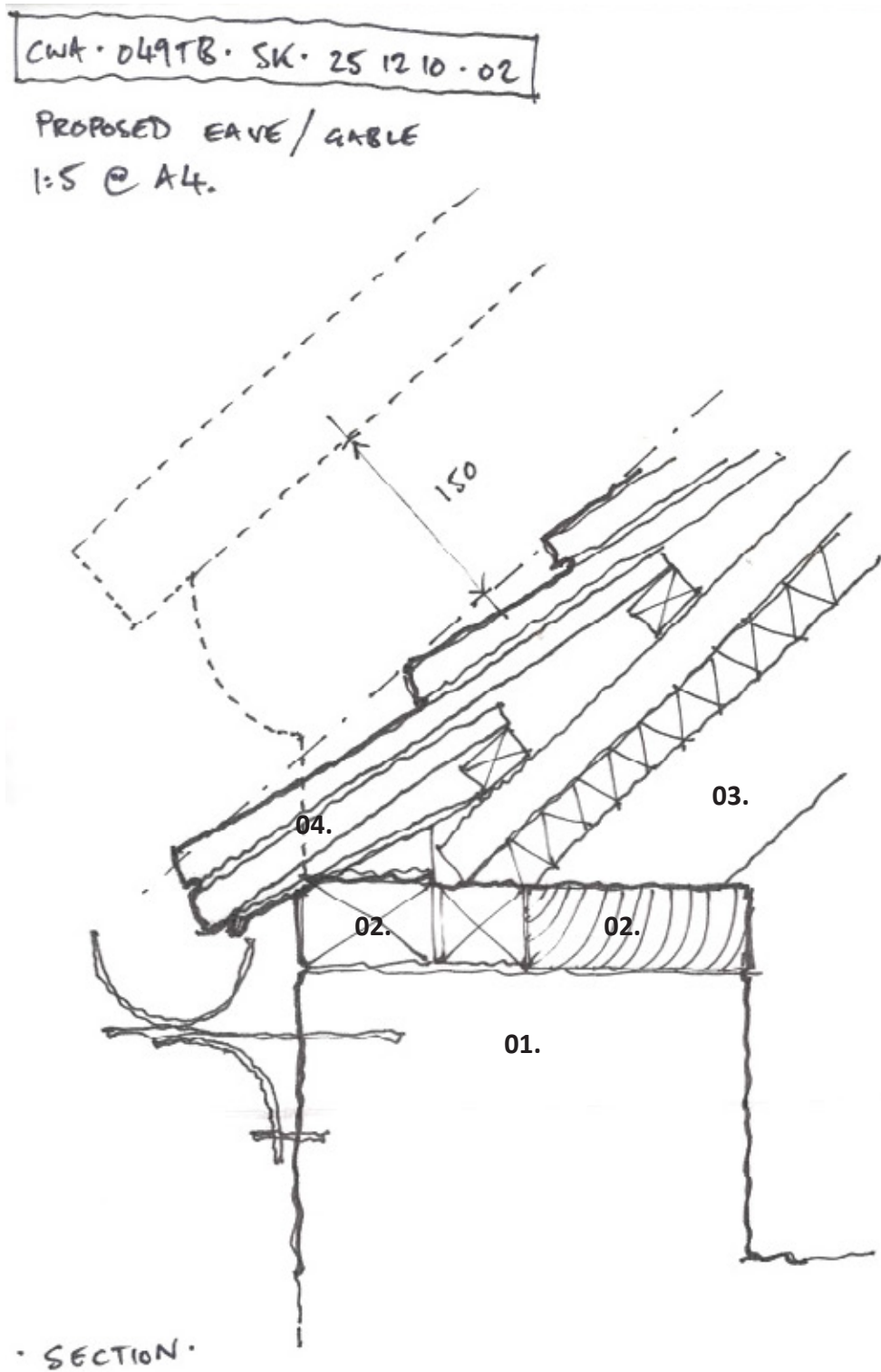
04. Proposed Condition

Description

- Rebuild masonry head introducing approx 100mm-150mm of new stone in order to raise height of parapet
- New height responds to raised level of tile roof pitch, as well as adding additional space for more robustly detailed lead upstand
- Proposal to use new rubble stone for majority of piecing in, in order to retain existing legibility of ashlar as quoins and kneelers
- Small portion of Bath Stone ashlar required to ensure continuity of quoins

Key

1. Masonry wall head
2. Timber wall plates
3. Rafters
4. Tiles
5. Quoins
6. Kneelers
7. Coping stones
8. New masonry



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05. Sample of proposed masonry

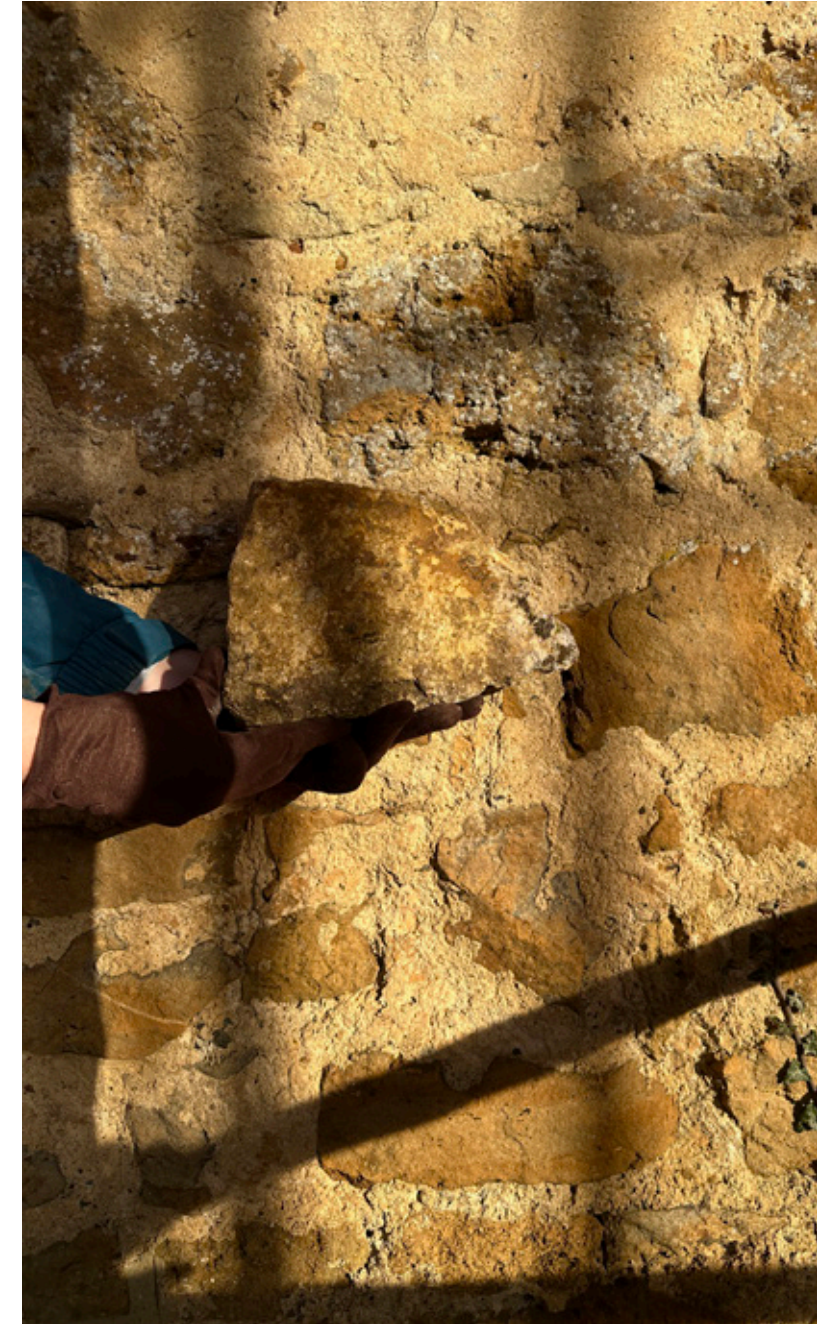
1. Sample of Naish Hill Stone (limestone) from Tithe Barn facade



2. Sample of appropriately colour matched Cotswold Stone (limestone)



3. Samples held up to existing wall to demonstrate colour match



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06. Sample of proposed mortar



East gable - existing condition

- The newly sourced stone will be bedded and pointed in a suitably matched lime mortar.
- Due to the exposure of the roof at the top of Bowden hill we have recommend an NHL 3.5 lime from Mike Wye supplies
- The proposed mix is the Coarse Pale Yellow, with gritty dark grey inclusions



Proposed mortar sample held against existing



Proposed mortar sample held against existing

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07. Informal Officer Liaison

13.01.26

Dear Peter and Alex

Works are progressing well at the Bowden Park Tithe Barn roofing project. The main contractor is currently trying to source a matching stone to introduce to raise the gable parapet, in accordance with the LBC consented scheme. The existing stone of the barn has been identified as Naish Hill limestone, and would have been quarried locally to the site, however the quarry has long since closed and there is no contemporary supply of an equivalent species. We have therefore tasked the contractor with looking further afield for limestones of a similar geological composition – and crucially a good colour match for the warm sandy browns and greys of the Tithe Barn façade stone. I am pleased to say we have located a suitable supply of reclaimed stone, and I attach some photos comparing the samples against the existing barn to demonstrate the visual match.

The contract is in full swing and we need to procure this masonry to maintain programme, I am therefore hoping that we can seek your approval for this item by exchange of emails. If there is any further information you would require to assist with giving feedback, please let us know and we will provide where we can.

Best regards
Charles Wellingham

21.01.26

Good morning Peter and Alex

For completeness I also attach images of the proposed lime mortar mix, which has been sourced to match the existing mortar on the gables. Due to the exposure of the barn at the top of the hill and the lack of ready access for regular maintenance we have agreed upon an NHL 3.5 mix in dialogue with supplier Mike Wye. The colour mix is Coarse Pale Yellow. As above we await your feedback.

Many thanks
Charles Wellingham

14.01.26

Dear Charles
Thank you for the update and all noted. I will liaise with Alex regarding the detail, but in terms of process, as these details are required to discharge a Condition, a formal DOC application will be required as opposed to being dealt with by exchange of email.
Regards
Peter Crozier

21.01.26

Charles,
Alex has confirmed that: *“The mortar mix and colour are acceptable for this repointing and laying new stone work.”* I will await formal DOC application shortly.
Regards
Peter Crozier

29.01.26

Charles,
Alex has confirmed re the stone sample and detail of the parapet stone works: *“All good in principle and can proceed to DoC”*
Thank you.
Peter Crozier

Connolly
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