

FAO Mr Philip Forster, Wrexham County Borough Council

By email: philip.forster@wrexham.gov.uk

4th April 2019

Your ref. P/2019/0185

Our ref. 150482

Dear Philip,

The Boat Inn, Erbistock

Thank you for notifying the SPAB of the proposal to alter the Grade II listed public house. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted and would like to provide the following comments.

We are in principle supportive of this application which has been approached in a manner which identifies areas of greater historic significance, retain historic fabric insitu and create new additions to the rear of the buildings. This approach minimises the impact historic fabric and the setting of the site.

Whilst we consider the proposal appropriate, there are however two minor aspects within this application which raises concern. These are;

a) A new opening within the timber screen.

It is proposed that a new opening is formed within the timber partition which divides the “Old Kitchen” and “Mid”. This timber screen has been identified on the drawings as 19th century however the photograph contained within the Historic Impact Assessment suggests that earlier 17th century fabric (part of the sole plate and beam) are contained amongst the later panelling and inserted windows and will be affected by this proposal. We consider the formation of a new doorway within screen could risk substantial harm to the 17th century fabric and as such should be avoided, or a detailed assessment of the screen undertaken to support the 19th century dating.

b) A new opening within 17th century external wall.

The proposal to form a new doorway opening between the “tap” and “mid” will results in the loss of early fabric, the former external wall to the 17th century part of the building, causing substantial harm to the listed structure. This new opening should not be permitted.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
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We would strongly suggest the applicant reviews their proposals and submits an amended plan to reflect the concerns raised in this letter. If the above matters are addressed, we can express our support to this application.

We trust our comments are helpful. Please let us know the outcome of this application in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Elgan Jones', is positioned below the 'Yours sincerely,' text.

Mr Elgan Jones RIBA AABC.
Casework Officer
Email: casework@spab.org.uk