

## **Elford Farm, Dalwood**

### **Design and Access Statement.**

#### **Proposed Works**

The proposed works are to repair the collapsed masonry retaining wall that forms the boundary of the farmhouse yard to Nower Road. The wall supports the highway at this location and is in the responsibility of Devon County Council.

There has been settlement and movement of the road surface first noted in March 2020. The settlement of the road was reflected in bulging and cracking to the masonry wall. As a precaution the road was closed from April 2020 while geotechnical investigation and design of a structural solution was carried out. In January 2021 the road suffered further settlement resulting in complete collapse of the masonry wall.

#### **Design**

The proposed design has been developed to create a new structural element to retain the carriageway above the farmyard, while retaining the existing masonry wall construction. Settlement and damage to the existing carriageway will be repaired and resurfaced as necessary.

#### **Access**

Access to the Farmhouse, Yard and Outbuildings is via the track sloping down from Nower Road and this will remain as existing.

## Elford Farm, Dalwood

### Statement of Significance

#### Listing Details

Elford Farmhouse – Grade II.

List entry number 1170598

*Farmhouse. Circa C16. Colour-washed stone rubble. Asbestos slate roof with gabled half hipped ends. Two storeys. Four window range. Modern casements with glazing bars. Plank door with modern porch off centre to side of large external chimney stack, rebuilt at top in brick and semi-circular oven at base. Small brick chimney stack at gable end. Rendered end and rear walls and large modern wing at rear. Interior: Plank and muntin screen. Coffered ceiling with heavy moulded beams. Fireplace with chamfered stone jambs and chamfered timber bressummer. Roof structure said to be entirely replaced.*

#### Proposed works

The proposed scheme is for the repair of an existing masonry retaining wall that supports the highway to the North East above the farmyard. The wall is within the curtilage of the listed farmhouse but does not form part of the listing.

The retaining wall is of Flint/Chert and Sandstone construction with cement mortar bedding/pointing to the face stonework. The wall is approximately 300mm thick the rear layers of masonry have been laid with lime mortar. The form of construction and type of masonry used is not similar to either the farmhouse or the associated barn/outbuildings. Although the natural stone construction is sympathetic to the listed farmhouse it has no historic significance.

The cement mortar indicates that the wall has been repaired/reconstructed. There are two near horizontal bed joints at approximately 1.0m and 2.0m height which suggest the wall has have been raised or partially rebuilt in the past.

The preferred repair option is for a mass gravity retaining wall. The ground behind the wall to be excavated and the new structural wall constructed below the road surface. This structural wall comprising interlocking concrete blocks or gabion baskets will then be faced with masonry to match the existing using stone recovered from the collapsed wall. Other areas with minor cracking will be repointed as necessary. The proposed works will reinstate the masonry wall on its original line and will have no significant detrimental impact on the setting of the listed building.



View along Nower Road at top of retaining wall.



View along access track to Elford Farm from Nower Road.



Existing masonry wall from farmyard prior to collapse.



Cracks in wall prior to collapse



Cracks in wall prior to collapse.



Cracks in wall prior to collapse.



Collapsed wall – January 2021



Collapsed wall – January 2021