

DESIGN & ACCESS STATEMENT

**ELFORD FARMHOUSE
DALWOOD**



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A. Introduction

1. Elford Farmhouse is a Grade II Listed Building.
2. Elford Farmhouse was first Listed 19th October 1984.
3. A Heritage Statement has been prepared by JME Conservation of Bath and has been submitted in support of these applications for Planning Permission and Listed Building Consent.
4. These applications relate to the restoration of the main range of Elford Farmhouse, the remodelling and improvement of the 1960's range to the north and the replacement of the later additions to the west.
5. The partially completed roof coverings and the internal strip-out of many of the 20th century interventions have been carried out by the Applicants without formal Listed Building Consent.

While this cannot be condoned, it has given JME, CSA and the Local Authority opportunity to understand much more of the underlying structure than is usually possible.

The Applicants wish it to be recorded that these works were carried out in good faith to restore and preserve the building, but they now understand that they should have sought appropriate advice before starting.

B. The Existing Building

1. Between the Heritage Statement and this Design Statement we believe both the condition and significance of Elford Farmhouse are adequately described to allow the Planning and Conservation Officers to make informed decisions regarding the proposals.
2. The principal mass of the farmhouse is set over two storeys.

The roof is presently protected by tarpaulins pending the outcome of these applications. It was previously fibre cement slates over a minimal mid-20th century timber replacement structure.

The walls are of colour washed rubble stone to the south and west. The north and east elevations have been over rendered.

Windows are oak replacements with double glazed units and some white upvc.

Doors are all modern replacements.

The principal brick chimney has been reconstructed and is subject to retrospective consent within these applications.

The west gable stack is presently missing – having been removed on safety grounds.

3. The 1960's range is block cavity construction finished externally in painted render.

The roof is covered in natural slate – a recent replacement to the previous fibre cement slates – and incorporates a number of Velux roof windows.

Windows are generally of metal casement type.

4. The later additions to the west comprise a rendered block garage with a felt flat roof and a stonework pumphouse with a slate roof.

5. The building and the present interiors are described in greater detail in the Heritage Statement.
6. The south elevation.



7. South elevation of the later additions.



9. The east elevation.



10. The north elevation.



12. North elevation of the later additions.



13. The west elevation.



C. Needs & Requirements

1. The Applicants wish to restore the original farmhouse to its former glory using traditional materials and techniques wherever it is practical to do so.
2. The Applicants wish to remodel and improve, internally and externally, the 1960's range.
3. The Applicants wish to replace the later western additions with a new kitchen eating space commensurate with modern family life.
4. The combined effect of these requirements ensures that the fabric of the building is put in to good order and that it will provide a comfortable family home for many years to come.

D. Original Farmhouse - Exterior

1. South Elevation

- a. Remove modern paint build up from face of stone walling.
- b. Remove all cement mortars, rake out any dead lime mortar and repoint in new non-hydraulic lime mortar.
- c. Remove modern rendered blockwork at high level from when roof was raised in the 1950's.
Rebuild in stone to match existing with brick backing to make up wall thickness.
- d. Remove double glazed units from oak windows and install slim double glazed units within puttied rebates.
- e. Apply paint finish to oak windows.
- f. Restore oak lintels to all openings previously replaced in concrete.
- g. Remove later brick slips to snug window to restore original window width, build in properly bonded brick quoins, and fit new painted timber window with slim double glazed units.
- h. Remove later porch.
- i. Replace later front door with new oak vertically boarded door within a painted timber frame.
- j. Remove later door to stairhall, reinstate masonry (stone outer with brick backing to make up wall thickness) to recreate earlier window opening, fit new window as above described.
- k. Rebuild upper brick section of main chimney incorporating lead trays etc to address problems of water ingress and to replace inappropriate 1950's brickwork – retrospective.
- l. Reinstate chimney to west gable.
- m. Finish roof in natural slate with lead clad wood cored rolls to ridge and hips.
- n. Apply paint finish to replacement fascias and soffits.
- o. Fit beaded half round cast iron gutters and downpipes – paint finish.
- p. Reduce height of later dwarf wall across frontage to kerb level to afford run-off protection from yard.

2. East Elevation

- a. Remove modern cement renders and any underlying cement mortars.
- b. Repoint with non-hydraulic lime mortar and re-render with non-hydraulic lime render.
- c. Apply Keim mineral paint to rendered surfaces.
- d. Remove double glazed units from oak windows and install slim double glazed units within puttied rebates.
- e. Apply paint finish to oak windows.

- f. Finish roof in natural slate with lead clad wood cored rolls to ridge and hips.
- g. Apply paint finish to replacement barge boards, fascias and soffits.
- h. Fit beaded half round cast iron gutters and downpipes – paint finish.

3. North Elevation

- a. Remove modern cement renders and any underlying cement mortars.
- b. Repoint with non-hydraulic lime mortar and re-render with non-hydraulic lime render.
- c. Apply Keim mineral paint to rendered surfaces.
- d. Remove double glazed units from oak windows and install slim double glazed units within puttied rebates.
- e. Apply paint finish to oak windows.
- f. Finish roof in natural slate with lead clad wood cored rolls to ridge and hips.
- g. Apply paint finish to replacement fascias and soffits.
- h. Fit beaded half round cast iron gutters and downpipes – paint finish.
- i. Install small flush sitting conservation rooflight from The Metal Rooflight Co over the first floor landing.

4. West Elevation

- a. Remove modern paint build up from face of stone walling.
- b. Repoint with non-hydraulic lime mortar and re-render with non-hydraulic lime render.
- c. Remove modern rendered blockwork at high level from when roof was raised in the 1950's.
Rebuild in stone to match existing with brick backing to make up wall thickness.
- d. Remove modern plastic windows.
- e. Reform window openings by removing later untied brick reveals and rebuilding in stone with properly bonded brick quoins, with brick backing to make up wall thickness.
- f. Install new painted timber windows incorporating slim double glazed units.
- g. Restore oak lintels to all openings previously replaced in concrete.
- h. Reinststate brick chimney stack using imperial bricks to match those on the reconstructed south stack.
- i. The combination of works at items 4c and 4h above will also address the cracking that is evident in this elevation.
- j. Finish roof in natural slate with lead clad wood cored rolls to ridge and hips.

- k. Apply paint finish to replacement barge boards, fascias and soffits.
- l. Fit beaded half round cast iron gutters and downpipes – paint finish.

E. 1960's Range - Exterior

1. South Elevation

- a. Non-applicable.

2. East Elevation

- a. Adjust existing window opening at ground floor level.
- b. Install new painted timber window with slim double glazed units.
- c. Form new door opening at ground floor level with slate porch over.
- d. Install new painted timber door and frame with slim double glazed units.
- e. Re-render modern block walls on completion of structural alterations, texture and finish to match lime work on original farmhouse.
- f. Apply Keim mineral paint to rendered surfaces.
- g. Clad first floor with unfinished square edge oak boards set vertically with shadow gap detail between, leave to weather silver grey.
- h. Finish roof in natural slate with lead clad wood cored roll to ridge – retrospective.
- i. Replace inappropriate Velux rooflights with flush sitting conservation rooflights from The Metal Rooflight Co.
- j. Apply paint finish to replacement fascias and soffits.
- k. Fit beaded half round cast iron gutters and downpipes – paint finish.

3. North Elevation

- a. Remodel elevation to include full height glazed screen comprising dark grey powder coated aluminium frames and trims with double glazed units.
- b. Form new windows at ground floor level.
- c. Install new painted timber windows with slim double glazed units.
- d. Re-render modern block walls on completion of structural alterations, texture and finish to match lime work on original farmhouse.
- e. Apply Keim mineral paint to rendered surfaces.

- f. Clad first floor with unfinished square edge oak boards set vertically with shadow gap detail between, leave to weather silver grey.
- g. Apply paint finish to replacement fascias and soffits.

4. West Elevation

- a. Finish roof in natural slate with lead clad wood cored roll to ridge – retrospective.
- b. Remove inappropriate Velux rooflights and infill with slatework.
- c. Form new dormer window in bedroom 1 – slate roof, lead cheeks, oak boarded face and painted timber window with slim double glazed units.
- d. Install single flush sitting conservation rooflight at low level to bedroom 1.
- e. Install multiple flush sitting conservation rooflights at high level to bedroom 1.
- f. Clad first floor with unfinished square edge oak boards set vertically with shadow gap detail between, leave to weather silver grey.
- g. Apply paint finish to replacement fascias and soffits.
- h. Fit beaded half round cast iron gutters and downpipes – paint finish.

F. Single Storey Range - Exterior

- 1. Take down later garage and pump room.
- 2. Build new extension comprising kitchen eating space over replacement plant room.
- 3. Walls to be rubble stone with semi-dressed quoins to match existing.
- 4. Roof to be natural slate with lead clad wood cored rolls to ridge and hips to match main ranges.
- 5. Windows to be painted timber with slim double glazed units.
- 6. French window to be dark grey powder coated aluminium with double glazed units.
- 7. Plant room door to be oak vertically planked within a painted frame.

G. Original Farmhouse – Interior

1. Ground Floor

- a. Lift remaining flagstones and set aside for reuse, having first recorded and numbered each stone and its location.
- b. Lift remaining areas of concrete floor and dispose of.

- c. Excavate to reduced levels and lay a new Limecrete sub-floor.
- d. Relay existing flagstones making up any shortfall with additional second hand flags matching in colour, size and texture.
- e. Stairhall floor level to be brought into line with dining hall at 100.145m.
- f. Passage and snug to be relaid at their existing levels – 100.00 and 99.880m respectively.
- g. Remaining section of lime plaster on north wall of snug to be conserved and repaired using non-hydraulic plaster mixes following removal of any remaining modern over-skim.
- h. All other internal wall surfaces to be repointed in non-hydraulic lime mortar.
- i. Brick chimney breast in snug to be left exposed as a feature.
- j. Remove modern boxings along base of plank and muntin partition between passage and snug to ascertain what they conceal – agree scope of works thereafter.
- k. Reinststate north end of plank and muntin partition following removal of modern stair.
- l. Provide structural justification to new oak posts in snug with a view to retaining – retrospective. Improve detailing of posts and junction with historic beam.
- m. Retain, at all cost, the remaining section of reeded lath ceiling between the snug ceiling beam and the plank and muntin partition.
- n. Fit woodburning stove and flue lining in snug.
- o. Reopen former through-passage doorway between passage and back hall.
- p. Provide structural justification to new oak posts each side of dining hall with a view to retaining – retrospective. Improve detailing of posts and junction with historic beams.
- q. Partially brick up later doorway between back hall and dining hall but retain as a cupboard.
- r. Reinststate half-timbered partitions each side of dining hall using oak studs and knapped stonework salvaged from original partitions.

Knapped faces and oak to be exposed on dining hall side and passage/Stairhall sides to be lime plastered.
- s. Remove fibre board ceilings over snug to fully expose originally exposed floor joists between principal beams.
- t. Fit new oak beam over Stairhall to form structural stairwell and install new first floor joists to replace already removed rotten ones.
- u. Fit new oak staircase.
- v. Fit new oak planked and ledged internal doors.
- w. Fit new painted timber door linings, architraves and skirtings throughout.

2. First Floor

- a. Remove remaining 1950's stud partitions and dry linings.
- b. 1950's roof to be inspected and strengthened under the direction of a structural engineer.
- c. Form structural studwork partitions to new layout under the direction of a structural engineer.
- d. Bedroom 2 floor to remain at existing level (101.960m) and to be finished with oak tongue and grooved boards.

Form new lath and plaster ceiling between snug beam and west gable below.
- e. Bedroom 3 floor to be raised to align with bedroom 4 with new joists and structural support along the line of the bed 2/bed 3 partition.

This creates a suspended void over the historic reeded lath ceiling in the snug which further safeguards this element.

Floor finish to be oak tongue and grooved boards.

Form new lath and plaster ceiling to passage below.
- f. Bedroom 4 to be double boarded to allow originally exposed joists to remain so.
- g. Bathroom to have oak floor and form new lath and plaster ceiling to Stairhall below.
- h. Fit second hand cast iron fire surround in bedroom 4.
- i. Fit collar tie ceiling joists between rafters under direction of structural engineer.
- j. Fit sheep's wool insulation to skilling and flat ceilings.
- k. Form lath and plaster ceilings throughout.
- l. Remaining lime plaster on north and east walls to be conserved and repaired following removal of modern over skim.
- m. Other exterior walls to be repointed in lime mortar.
- n. New stud partitions to be finished in lath and plaster.
- o. Fit new oak planked and ledged internal doors.
- p. Fit new painted timber door linings, architraves and skirtings throughout.

H. 1960's range – Interior

1. Ground Floor

- a. Remove all internal partitions.
- b. Break out existing concrete floor.

- c. Form new blockwork partitions and finish with two coat plaster.
- d. Form new ground floor comprising stone tiles on heated screed on insulation on new concrete sub-floor, incorporating new steps down to kitchen.
- e. Support to first floor to be carried out under direction of structural engineer, following detailed assessment of present steel frame.
- f. External walls to be dry lined with plasterboard and insulation.

2. First Floor

- a. Erect stud partitions to form new master suite.
- b. External walls to be dry lined with plasterboard and insulation.
- c. Floor to be oak planks.
- d. Support to roof to be carried out under direction of structural engineer, following detailed assessment of present steel frame.
- e. Insulate roof and finish with plasterboard.

3. General

- a. Fit new oak planked and ledged internal doors.
- b. Fit new painted timber door linings, architraves and skirtings throughout.

I. Single Storey Range – Interior

1. Construct replacement extension as previously described.
2. Kitchen to comprise stone flooring on underfloor heating with insulation and concrete structure, plastered walls and plastered vaulted ceilings to underside of rafters with exposed trusses and purlins.
3. Plant room to comprise tiled floor on screed and concrete, fair-faced blockwork walls and plastered ceiling.

J. Pre-Application Consultations

1. The Applicants and Agent met Kate Baxter-Hunter, Conservation Officer to East Devon District Council, at Elford Farmhouse on 7th February 2019 to discuss how best to progress the project.

Kate Baxter-Hunter's comments arising from this meeting were circulated by email on 26th February 2019 under the reference 190020/PREAPP.

2. Thereafter the Agents worked through various scheme designs and dialogue with the Applicants before presenting all variations to Kate Baxter-Hunter at a further site meeting on 30th September 2020.

Comments arising from this meeting were circulated in Kate Baxter-Hunter's email of 21st October 2020, also under the reference 190020/PREAPP.

3. The pre-app advice has generally been incorporated in this finalised submitted scheme, with the exception of the following items:
 - a. The finalised scheme is now at an appropriate stage for the Applicants engaged structural engineers, PCRM Consultancy of Bridport, to move forwards. To avoid any further delays in the submission of these applications it is suggested that matters of structure be covered by a Condition on any Grant of Planning Permission and Listed Building Consent if the structural information is not circulated prior to determination.
 - b. The submitted scheme still includes a high level rooflight in the western slope of the 1960's range. Kate Baxter-Hunter is respectfully asked to reconsider her views on this item as the Applicants are keen to include it. The north elevation of this range has been redesigned in accord with Kate Baxter-Hunter's preferred solution.

K. Access

1. The scheme does not affect the principal points of access to the property.
2. Due to the Listed status of the building little can be done to provide fully inclusive access to all levels.

L. Trees & Hedgerows

1. No trees or hedgerows are affected by the proposals.

M. Conclusions

1. The proposals do not conflict with applicable planning policies and they do not adversely affect the appearance of the building or its setting in the landscape.
2. The proposals are not detrimental to Elford Farmhouse, nor to the setting of the other Listed Buildings in the farmstead – in fact the restoration and enhancement of the Farmhouse will arguably improve the setting.
3. On this occasion, it would be fair to say that the majority of the losses of historic fabric took place in the 1950's and 60's, so the present scheme has little impact on such fabric, save to say it will enhance and protect what is left. The exceptions to this must be the removal of the west gable chimney stack and the half timbered partitions to the dining hall – the Applicants have already acknowledged that this should not have occurred without Consent and this scheme is intended to make amends.
4. The proposals meet the Applicants' needs.
5. The overall scheme of restoration will ensure the Farmhouse is preserved and restored for future generations, while the alterations provide a family home commensurate with 21st century life.
6. We conclude that the proposals are not detrimental to Elford Farmhouse, nor to the farmstead, and hope the Council and statutory consultees are able to support the scheme.

Roger Hussey
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