



**1967 - Statement of Significance & Heritage Statement**  
for application to vary condition of planning consent reference and Listed Building  
Consent reference  
Great Barton Cyst St Lawrence  
March 2020





North west gable and wall towards linhay



Farmhouse & Jasmine Cottage from the south west



Jasmine Cottage from the north west



Linhay from the south east



North eastern view of Jasmine Cottage



North eastern view of Out Shut to Farmhouse



North eastern elevation of Farmhouse



Stables from the north east



Linhay from the south east



Rearview of linhay, leant, stables and stores from west

Great Barton is a former farm complex that has been adapted to respond to different uses in recent years, most recently as a home based micro brewery. The property comprises the main farmhouse, a small cottage just attached to the farmhouse (Jasmine Cottage), a range of traditional outbuildings that have been used as stables or storage sheds and some modern industrial sheds. The farmhouse is Listed Grade 2 for its architectural and historic value where the listing description includes the cottage. The outbuildings are not referenced in the listing description however East Devon District Council's Conservation Officer, Kate Baxter-Hunter, previously advised that these would be considered to be within the curtilage of the listed building. The modern industrial sheds to the northwest side that are more remote from the farmhouse are considered outside the curtilage of the listed building.

The Farmhouse is reported as dating from the early to mid 17C. The Farmhouse is a substantial, 4 bay two storey building, where the two central bays sit either side of the central entrance and stair with similarly proportioned, projecting side wings. A single storey lean-to service outshoot has been added to the rear (north east) part of the centre portion nestling against the east projection of the north wing. The construction is understood to be rubble masonry or cob walls that have been rendered, all under thatched pitched roofs. The window openings are large for the date of the property where the listing description notes, "all the front fenestration replaced in facsimile since 1960", and where the joinery is generally of painted timber with concrete cills, however earlier leaded casements remain in the north east gable of the first floor south bedroom.

Located to the south side of the Farmhouse, Jasmine Cottage is a one room up, one room down, single storey building of rendered walls and thatched roof matching the farmhouse. Jasmine Cottage has an attached glazed porch on its south east side and linked to the farmhouse by the south garden wall.

The traditional outbuildings comprise a mixture of single and one and a half storey, masonry walled and rendered stables with clay tile dual pitch roofs as well as a brick rear walled, open fronted timber linhay structure in various states of repair although the roof of this range remains just about intact. To south west side of the traditional stables and stores, the accommodation has been extended to provide modern block built, profiled sheet, lean to roofed further stores and garages.

Since summer 2020 and following receipt of planning and listed building consents reference 19/0363/FULL and 19/0364/LBC respectively work has commenced on the renovation in accordance with the application documents.



Photographs of the interior in 2019 -GROUND FLOOR

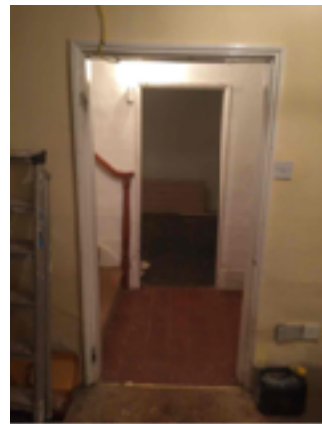
Context & Significance



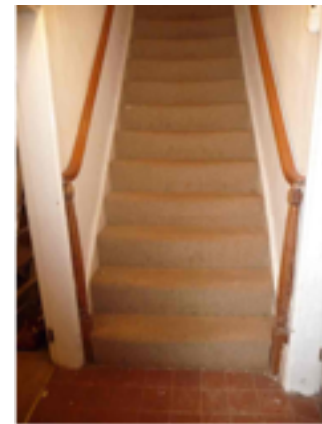
'North' 17C window in 20C panelling to Dining Room



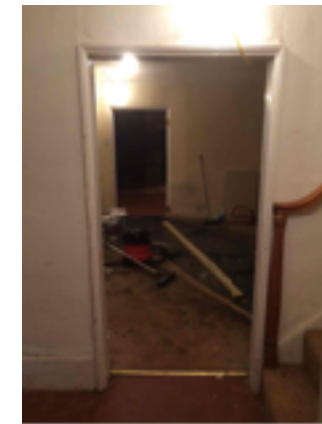
Transition of floor finishes Drawing Room to Dining Room



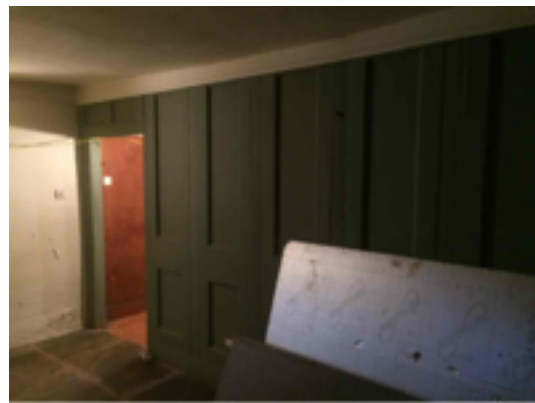
Main Stair Hall from Sitting Room 1



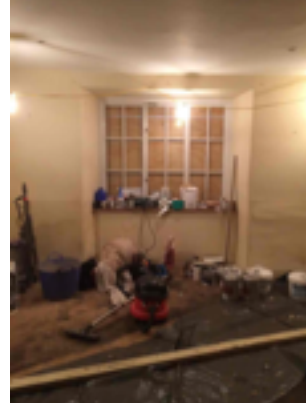
Main central stair



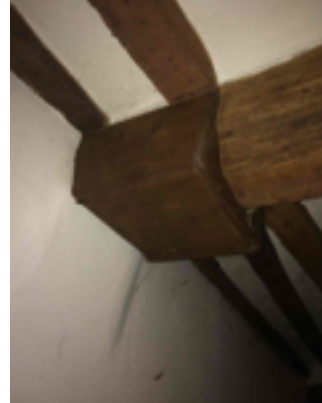
Sitting Room 1 from Main Stair Hall



20C Dining Room panelling



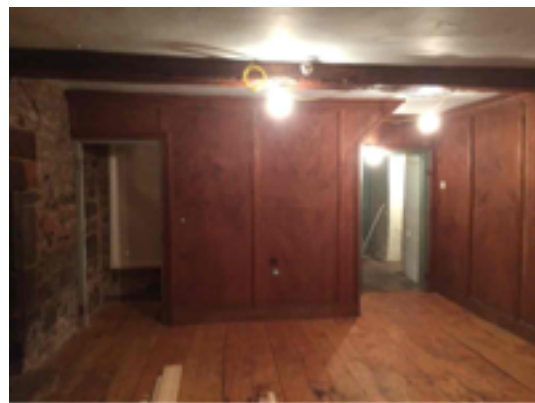
South West window Sitting Room 1



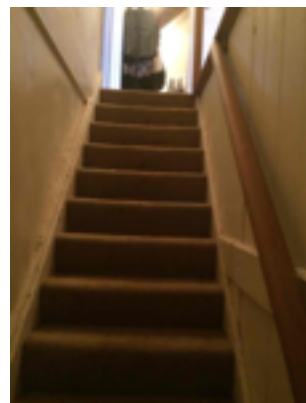
Cut stop end of beam in Kitchen



Exposed masonry above north east wall of Kitchen



Modern panelling in Drawing Room concealing stair



Side stair to first floor



Kitchen south east end with stair to first floor corner



Kitchen ceiling joists socketed into beam.



Drawing Room fire place



Drawing Room side door



Fire surround torn off in Siting Room 1



View of Utility in Out Shut



Late 18C panelling used as cupboard doors in Kitchen

The listing description for the Farmhouse is as follows (room names added for cross reference to photographs and survey drawings on pages following):

GREAT BARTON FARMHOUSE AND ATTACHED OUTBUILDING TO SOUTH WEST

Grade: II

Date first listed: 11-Nov-1952 (no updates following found)

This list entry does not comprise part of an Asset Grouping.

SY 09 NW BROADCLYST

6/18 Great Barton Farmhouse and - attached outbuilding to south west 11.11.52 - II

*Farmhouse. Early to mid-C17. Cob, brick plinth, plastered with wheat-reed thatched roof, gabled-end to wings. Range with end cross-wings, the right-hand wing partially dismantled at rear. 2 storeys. Front: main range with doorway set right of centre under a porch with scrolled brackets, the door itself of 9 panels, the muntins studded. One 3-light timber casement on each floor to le", 2-light casement to each floor to right, all 6 panes per light. Wings with one 3-light window to each floor, 8 panes per light to upper windows, 6 each to lower windows. All the front fenestration replaced in facsimile since 1960. 2 rear lateral stacks and 2 end stacks of brick. Rear outbuild (Utility) under catslide roof, C19. One 1st floor 3-light window to rear of partially dismantled wing (Bedroom 1) with end fireplace, timber lintel with mason's mitre, stone jambs, all with concave mouldings. Salt ledge and large side oven. Right hand wing lower room (front) with ovolo moulded beam, end fireplace with wooden lintel and stone jambs with ovolo mouldings (Drawing Room). C17 plaster cornice, fragmentary but extends into rear room. Some very late C18 panelling. Roof space not inspected but principals partly visible in upper rooms. Main range with lapped purlins trenched into principals, collar at ceiling level (Bedroom 2 & Bathroom 1). Each wing retains one blade of a jointed cruck, that to the right-hand wing with a small chamfer (Bedroom 1); both sides pegged, and to outer side of both wings. Remains of the upper part of a smoking chamber at 1st floor level to the side of end stack (left hand wing) (Bedroom 3). A small thatched, cob 2-storey outbuilding lies to the south west of farmhouse, and attached to it by a small stretch of cob walling (Jasmine Cottage): planked door with cyma recta moulding, with louvre above; roof with principals, morticed and side pegged resting on the wall plate. A fourth C17 door survives in the stretch of garden wall attached to and screening the kitchen garden to the left".*

1967 Statement of Significance & Heritage Statement, Great Barton, March 2021



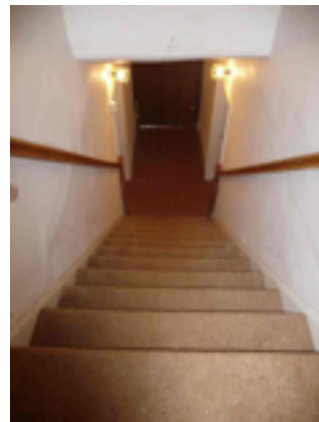
Photographs of the interior in 2019 -FIRST



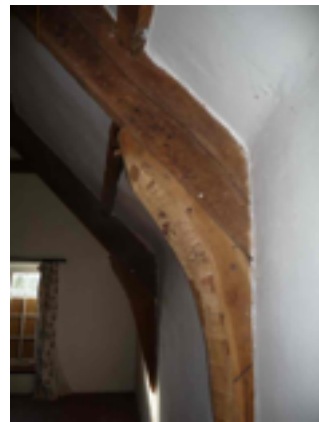
Main Bathroom



Blocked recess at head of main stair



FF Stair landing to Entrance Hall



Exposed jointed cruck



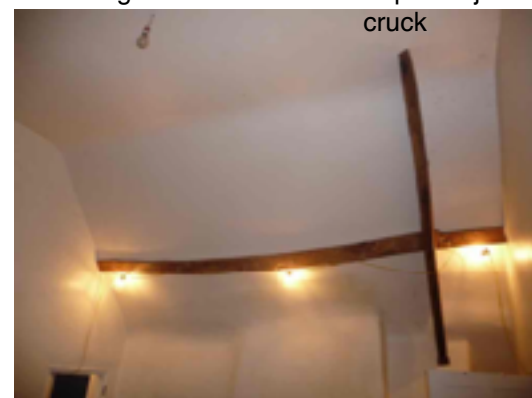
Bedroom1 with exposed trusses



Bathroom 2, north west elevation



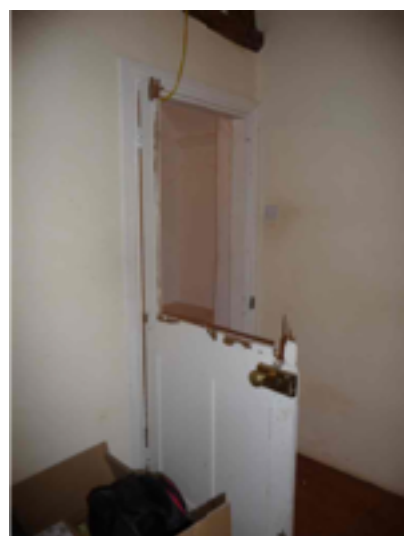
West landing



Purlins and truss in Bedroom 2



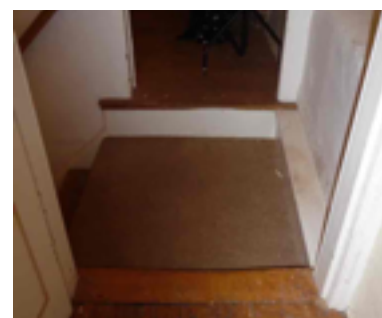
Bedroom 1 with exposed trusses



Vandalised door frame, Bathroom 1



Fireplace Bedroom 2



Main stair landing



Fireplace in Bathroom 1



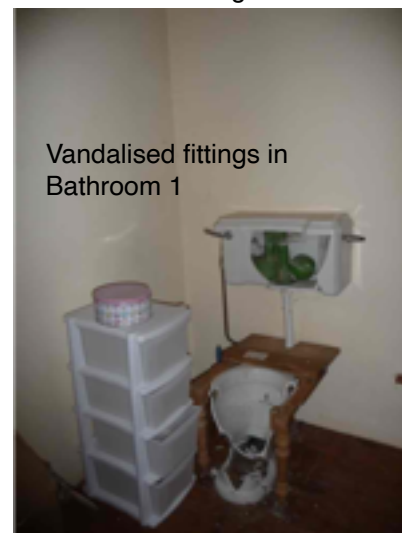
Bedroom 1 north window



Fireplace Bedroom 1



Fireplace Bedroom 2



Vandalised fittings in Bathroom 1



Bathroom 1 from Bedroom 1



South west window Bedroom 2

Alterations since the 1952 listing description

As described in Dr Blaylock's report; 'Much has also changed since the listing description, for example: collars at ceiling level upstairs are not now present: the (interior) roofs are open to the roof; the C17 plaster cornice in the east room mentioned in the listing description is gone; the C17th door to the cottage is gone; the C17th door to the garden is gone; and so on. The unglazed window in the north elevation is a remarkable survival (and this is a feature that is not mentioned by the listing description).

Prior to the previous owners purchase of the property in 2000 it is understood that the condition of the building had deteriorated significantly with the west ( north west ) will and rear outshut fallen into disrepair if not a derelict state. (See photos supplied with 2002 planing & Listed Building Consent applications reproduced in part below).



Photos of Great Barton submitted with application 02/P0519 illustrating building condition at that time.





Summary of findings from Dr Blaylock's assessment dated November 2017 and Addendum June 2018

Significance



The Heritage Asset is the existing complex comprising the Farmhouse, Jasmine Cottage and remaining range of traditional farm buildings to the NW and SW side of the Farmhouse. The Farmhouse, and by virtue of their proximity and character, the immediate outbuildings and Jasmine Cottage, are listed Grade 2, the 'normal' grade, applying to 92% of listing designations.

In response to the submission for Pre-application informal advice reference 18/0060/PREAPP, Sarah Levett Groves of the EDDC Conservation Team acknowledges in her letter dated 8 May 2018 that as a consequence of the repair and alteration including recent vandalism to the farmhouse and remaining standing buildings that has occurred since the listing description was prepared in 1952, Dr Blaylock's report (dated November 2017) submitted with the Pre application advice application, offers the most recent assessment of the complex.

In Dr Blaylock's report the Farmhouse is described as retaining its early core fabric where the majority of the exterior walls are formed from cob with stone footings; there is brickwork around the fireplaces and to chimney stacks that suggests the house was built in the latter half of the 17C. Further alteration was carried out in the early 19C resulting in the loss of the north wing of the east range and corresponding internal rearrangement.

However in the 20C and most significantly early 21C parts of the historic roof structure have been lost with uniformed repairs carried out and ceiling forms changed specifically within the first floor where cornice work mentioned in the listing description has been removed. Further new exterior rendering and interior plastering has been carried out in modern, less breathable materials with the suggestion, (from contemporary planning and listed building consent submissions made at the time) that the west and north ends of the Farmhouse were substantially rebuilt. Modern extensions to the north west range of outbuildings were also carried out at this time. This less sympathetic work has resulted in Dr Blaylock's description of "The general impression is of a fine historic house overlain by rather intrusive recent phase of work".

**Application for variation of planning condition and listed building consent:**

Repair and renovation work has been carried out to Great Barton Farmhouse since summer 2020. During these works alterations to the proposed work have taken place that form the basis of these variation of condition and Listed Building Consent applications that concern:

- A) Alteration to the rear outshut the roof covering in conjunction with reroofing work and on advice from the Master Thatcher.
- B) Alterations to windows where following investigation, the previously proposed approach for repair has been found as unviable.
- C) Replacement of side doors that were established as being beyond repair and retention of openings previously proposed to be blocked up.

Site plan Scale 1:400



A. Amendment to the roof covering in conjunction with re-roofing work and on advice from the Master Thatcher

1. **Significance of heritage asset:** Alteration carried out to rear outshut largely rebuilt during 2000's renovation and repair, although the overall massing and form of the outshut followed that of the earlier structure.
2. **Proposal:** Following advice from the Master Thatcher, Leigh Selby, the lower portions of the hipped outshut were slate covered as that would provide a more effective weather covering. Slate covered lower skirts to thatched roofs is a traditional local detail where weathering of the thatch is a concern.
3. **Analysis of the impact of the proposal:** The amendments, whilst being applied for after work has been carried out has resulting in building fabric with better long terms integrity and weather proofing that originally proposed.



Thatching work in progress December 2020

Leigh Selby  
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Monday 9<sup>th</sup> November

Dear Gary,

As discussed and further to our recent correspondence re- lower section of roof at the rear of the property (Great Barton) I would strongly advise that this lower section of out shot roof to be slated with a lead soaker ran along the top course of slates for our first course of thatch to sit on. Although it is possible to thatch the section in question I could not guarantee this sections longevity as the minimum gradient for thatch to work is forty five degrees.

For the benefit of the roof I would advise slating this lower section and replacing the main roof with Turkish water reed.

Please feel free to contact me to discuss further  
07590648768

All the best

Leigh Selby.



Side view of outshut from south. Thatching work in progress December 2020



B. Alteration to windows where following investigation, previously proposed for repair has been found unviable.

Alterations to windows, primarily ( doors to east and west gables of front elevation).

1. **Significance of heritage asset:** Fenestration throughout general 2 or 3 light casements .. mainly of 19 or early 20C date, heavily renovated or replaced in 2000's (Dr Blaylock) The exceptions highlighted below are FFW09 a 3 light casement that retained leaded lights and saddlebars and the originally unglazed 4 light window GFW06. Following opening up both windows where found to have had chills cast into their bottom rails causing rot and deterioration of the frames.
2. **Proposal:** Following assessment of their condition it was decided that the windows would be replaced with equivalent in oak, style and detail as agreed for replacement of the 20C replacements elsewhere.
3. **Analysis of the impact of the proposal:** Planning and listed building consent references 19/0363/FULL and 19/0364/LBC supported replacement of windows elsewhere. Repair of the windows highlighted was attempted but decided as non viable. However accepting the heritage value of the windows replaced, the originals have been retained and stored on site.

FFW09 Bedroom 1 Northeast Elevation



Previously: Cast cill inserted into window frame, causing rotting of frame. Bottom rail of soft wood frame has not



Now: New three light oak framed window and cill installed in place of previous window, leaded casements retained on



GFW06 Study/Home office Northeast elevation



Previous: 4 light window frame with 20C panes inserted. Bottom rail of frame submerged by cast inset cill



Now: New four light oak framed window and cill installed. Historic frame retained on site.





C. Alteration to doors and windows where following investigation, previously proposed for repair has been found unviable.

Alterations to GFD02 & GFD05 ( doors to east and west gables of front elevation).

1. **Significance of heritage asset:** Side door openings in east and west gables are not considered original to the house ( Dr Blaylock 2017), with 20th c brickwork evident in north west wing. However these openings contribute to the uniform frontage of the farmhouse as subsidiary doorways. The vertically boarded doors and door frames are 20C and ill-fitting with tile or no threshold, and previous repairs particularly to the lower sections.
2. **Proposal:** Following assessment of their condition it was decided that the doors and door frames would be replaced with equivalent in oak, constructed to provide better fitting and a secure installation.
3. **Analysis of the impact of the proposal:** Planning and listed building consent references 19/0363/FULL and 19/0364/LBC respectively confirming blocking of these opening with retention of existing door joinery. Replacement of the door joinery with new, traditional equivalent means the openings can be retained and expressed within the interior.



GFD02 (exterior)



GFD02 (interior)



GFD05 (interior)



GFD05 (exterior)





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