

## Design, Access & Heritage Statement & Schedule of Works

### Project

Proposed recovering of roof, alterations and repairs to Blagdon Manor Farm, North Tamerton.



### Client

Mr & Mrs Coleings

### Prepared by

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## Section 1 Introduction

### 1.1 Introduction

The report has been prepared by Trewin Design Architects on behalf of Mr & Mrs Coleings to identify design and access issues relevant to the proposal, in providing an assessment of their implications for the accompanying Listed Building application for repairs proposed to the external fabric of the main farmhouse.

The statement will also explain how the applicant has considered the proposal and understands what is appropriate and feasible for the site in its context. It is intended to clearly explain and justify the design and access principles that will be used to develop future details of the scheme. The attached information will help community involvement and informed design making.

This statement will provide an analysis of the opportunities and challenges presented by the existing building and site, and sets out a series of strategic design principles that has guided the final plan. This statement aims to identify the individual features that will combine to give the proposal a unique and distinctive character.

A Schedule of works detailing the repairs is contained within Section 5 of this statement with photographs of the existing arrangement in Section 6.

## Section 2 Appraising the Context

### 2.1 Assessment

The property is a Grade II listed, early 18<sup>th</sup> century farmhouse that sits amongst a grouping of farm out buildings that make up the farmstead at Blagdon Manor Farm. It is set within undulating open farmland in the parish of North Tamerton and for a number of years has been home to the Coleings family who currently reside at the property.

The listing for the main farmhouse is as follows:-

*NORTH TAMERTON*

*SX 39 NW 7/13 Blagdon Farmhouse*

*Grade II*

*Farmhouse. Dated 1720. Rendered stone rubble. Slate hipped roof. 3 room plan. 2-storeys. Symmetrical fenestration of 4 windows. Ground floor C20 2-light casements and doorway to left of centre with C20 door and glazed porch. First floor C19 - C20 2-light casements with glazing bars. Axial brick ridge stacks to right of centre and rendered stacks at left-hand (west) end. Slate plaque on rear wall with incised foliage border and inscribed "Stanbury Fowler Gent and Elizabeth His Wife who were Possessors of this place and built this house in ye year of our Lord God 1720". Small C20 single storey additions at rear. Interior not inspected.*

*Listing NGR: SX2914697478*

The main roof of the property is in desperate need of repair along with associated lead flashings and rainwater goods. It is also intended to address isolated repairs to the external render cladding of the main walls as part of the works and for a new replacement front porch to be provided on the South elevation

The report identifies the historic qualities and particular features of this property in what this proposal aims to maintain. Upon implementing works of repair it is proposed for much of the existing features to be retained and sympathetically restored or if necessary replaced on a like for like basis to ensure that the proposal maintains its historic appearance and functions as a modern residential dwelling within its traditional setting.

### 2.2 Involvement

We are unaware of any past alterations and repairs undertaken to the property and the current proposals are essentially for works of repair to ensure the property is maintained in a good state of repair. An ecology report has been commissioned to determine the likelihood of bats being impacted by the works and ascertain the need for any mitigation and licence requirements, which also have an effect upon the timing of when the works are to be carried out.

## 2.3 Evaluation

After consideration of the issues raised in the aforementioned headings along with a site visit, the proposal follows fundamental conservation principles in relation to the repair of the property and through the use of appropriate like for like materials the proposals will not cause any visual impact. Upon completion of the specified repairs, it is the intention that the external fabric is fully restored and weatherproof in maintaining the long term integrity of the main structure and fabric of the dwelling.

## 2.4 Design

The intention is to undertake suitable repairs with minimum intervention to compliment and respect the property's historical features and Grade II listed status.

By using existing materials and locally sourced materials care will be taken to ensure that the quality of the exterior finishes of the proposal are appropriate to retain the existing character and appearance of the building.

Specific issues considered in the initial appraisal of the proposed works are for any existing important features to be retained, preserved and enhanced wherever possible, and for traditional materials and sympathetic methods of repair to be implemented in the repair of the property.

## 2.5 Site Constraints

The property is a Grade II Listed building for which the only constraints are for the preservation and retention of any existing historical features and to ensure that the works use traditional materials and techniques in preserving the character and appearance of the building.

Bats are known to occupy the roof voids for which an ecologists report has been obtained and will need to be adhered to in respect of the timing of the works and any mitigating measures and/or licences that may need to be obtained by Natural England.

## Section 3 Design Principles

This statement intends to explain the design principles and concepts that have been applied to particular aspects of the proposal; these are the **use, amount, layout, scale, landscaping** and **appearance** of the development.

Having undertaken a site inspection and appraisal of the property, the following design principles have been established: -

- Existing important features are to be retained, preserved and enhanced wherever possible.
- Traditional materials and sympathetic methods of repair are to be specified and implemented in the repair of the property and any replacement materials shall be on a like for like basis.

- Care should be taken during construction to ensure that the impact of the proposals on the existing natural and built environment is minimised.

### **3.1 Use**

The present use of the property is as a residential farmhouse with living and bedroom accommodation provided over two floors. The principle objective is to maintain the property in a manner that prevents defects developing to a stage that would be a threat to its structural and historic integrity and to implement repairs that are appropriate for the property in maintaining its historic character and appearance along with a suitable internal environment for its continued use as a residential dwelling.

### **3.2 Amount**

The proposal seeks to address the main roof covering and those of the single storey abutments on the North West elevation, the rainwater goods and external render cladding by removal of plant growth and undertake isolated repairs. By implementing such works we seek to preserve the long term integrity of the main roof timbers, structure and fabric of the building. The amount is depicted on the photo below and the plan accompanying this application

### **3.3 Layout**

The existing layout remains unchanged. The proposed works are uncomplicated and with minimum intervention and seek to retain all existing features of historical importance as well as maintain the existing character and appearance of the property.

### **3.4 Scale**

The visual scale of the existing property is unaffected by this proposal

### **3.5 Landscaping**

The proposals do not affect the landscaping within the existing site curtilage and these will remain as present.

### **3.6 Appearance**

The works of repair will be appropriate and sympathetic to the external fabric of the building through the use of traditional materials and techniques. Any replacement materials will be on a like for like basis in order to preserve the external appearance of the building with a key aspect of the proposals to be that of minimum intervention.

## 3.7 Materials

The proposed materials are as follows:-

- Roof form - Pitched and hipped at each end with a natural random size rag slate covering, mitred hips and scalloped clay angled ridge tiles. The rear mono-pitch roofs to the rear have a natural slate finish and flat roof areas, comprise of GRP and bitumen felt flat roof coverings
- Verge and eaves – Timber fascia and open eaves.
- Rainwater goods – Modern Aluminium half round guttering on rise and fall brackets and downpipes.
- Walls – roughcast render cladding. The wall surfaces are to be examined thoroughly and any cracks are to be raked out and suitable infilled together with any loose and defective areas of render replaced. Upon completion an external white painted finish is to be applied.
- Windows – multi pane timber painted set on slate sub- sills.
- Replacement Porch – Natural stone walls with slate cills. Timber windows and doors, shallow pitch hipped roof with standing seam zinc metal roof covering

The main walls of the building are constructed of local random rubble stone with a roughcast finish external render cladding. The roof has a natural rag slate covering with terra cotta ridge tiles, mitred and cement fillet hips. Brick chimneys are sited at each end of the property. Windows and doors comprise of multi-paned single glazed painted timber units set on natural slate sub-cills

The pallet of materials to be used in the repair of the property will respect the existing property and its form of construction and will be deliberately restrained, in utilising natural salvaged materials and any replacement materials are to be like for like, which are well suited to the building and retain the character and appearance of the building.

The roof timbers comprise of a raised collar oak trusses which span between the main external walls, and support timber purlins and rafters over. No roofing underfelt is provided.

Upon careful removal of the roof covering the Chroptera method statement for the presence of any bats shall be followed (refer to Penpont Ecology report) and the condition of the roof timbers are to be appraised fully and it is intended for the roof timbers to be retained and only replaced if necessary and as appropriate with similar sized sound timber sections under the guidance of the local authority conservation officer. The roof structure has been virtually unaltered since forming and it is important that all original oak timbers survive insitu to retain the existing shape of the roof surface. Should any strengthening be necessary this should be of the minimum necessary and be carried out discreetly as possible, likewise should any timbers need to be replaced this should be on a like-for-like replacement and be implemented as discreetly as possible.

Should any active wood beetle infestation or decay be present upon removal of the existing roof covering, appropriate treatment of the roof timbers should be given by a PCA accredited timber treatment specialist using a method that is safe for bats such as pyrethroids and boron compounds (e.g. Permethin, Flurox.)

Upon recovering of the roof and to provide a secondary weatherproof barrier against any moisture that may enter the outer slate covering in keeping the roof timbers dry, the provision of a roofing underfelt shall be provided. This should be a Bitumastic Type 1F roofing underfelt as opposed to a modern breathable spun polyester type (refer to ecologists report).

Proposed mitigation for bats shall be made in the positions identified in the ecologists report and detailed as follows:-

- Access points and suitable habitat for roosting crevice-dwelling bats shall be retained.
- These shall include the provision of small gaps and spaces measuring 2.5cms in width x 7cms in length underneath at least four ridge tiles along both sides of the main ridge.
- At least one 2.5cm x 7cm gaps shall also be made available underneath wooden fascias carrying guttering at the eastern elevation.
- Conditions inside the loft spaces shall remain unchanged; i.e. no roof lights, air vents, no stored items, no installation of electric lighting.

## Section 4 Access

### 4.1 Vehicular and Pedestrian Access

Access to the property is unchanged by this proposal and the property provides good pedestrian and vehicular access.

## Section 5 Schedule of Repairs

### 5.1 Schedule of Repairs

Weather and rain predominantly driven from the west has entered the structure through failings in the outer roof covering which has caused damp ingress internally and the roof requires recovering. The external wall surfaces and porch on the south western side have been effected by plant growth and it is proposed for this to be removed and the porch be replaced together with suitable rainwater gutters and downpipes to improve this front elevation.

The main roof structure appears sound but a thorough inspection will be given of the roof timbers upon removal of the outer slate coverings and an appraisal shall be given on their condition, against any wood beetle infestation, deterioration and decay that may be present and that may require any treatment or repair.

If necessary appropriate repairs shall be carried out on a 'like for like' basis.

Special attention shall be given to the ecologists report and to follow any recommendations with regards the provisions and protection to be made for bats that are known to occupy the roof space.

The random size natural slate roof is an important part of the character of the building and care should be taken upon their removal to salvage as much as possible for re-use. The roof should be repaired by a skilled practitioner so that it retains its character and before implementing repairs to the roof the surfaces it is recommended that these shall be photographed in sufficient detail to enable them to be replicated in a manner that retains the existing character of the building.

Prior to the execution of any roof repairs, measures shall be taken to ensure the building is adequately protected throughout the duration of the works to adequately protect the roof timbers and internal walls and ceilings from getting wet whilst the works are carried out. If necessary a temporary suspended roof cover or covered scaffold may need to be considered.

Slates of a similar size and composition are to be sourced for replacing any broken or damaged slates. Salvaged rag slate stored at the farm should be capable of being used to make up for any damaged or broken slates.

Particular care is to be taken in trying to preserve the existing terracotta ridge tiles and these will need to be carefully removed, cleaned and set aside for re-use.

Chimneys are to be inspected and repointed as necessary, together with replacement of their flashings. NB all Lead flashings are to be inspected and replaced as necessary in Code 4/5 lead and formed in strict accordance with Lead Development Association guidelines.

Existing rainwater gutters and downpipes are to be removed, and replaced with modern aluminium gutters and downpipes connecting into a below ground drainage system and outfall away from the building.

All plant growth and vegetation is to be removed from the external wall surfaces and a thorough inspection be made on the condition of the external render cladding on all four elevations.

It is intended for any unsound or defective areas to be repaired. All cracks shall be fully raked out and infilled and any hollow or defective areas be replaced. Samples should be taken of the existing render to identify the proportion mix for suitable like for like repairs to be implemented. Upon completion of repairs, the external wall surfaces shall be prepared to receive a painted decorative finish to match the existing.

Localised repairs of timber windows and doors shall be carried out with well-seasoned treated timber of similar sectional size to the existing and be primed, undercoated and given two gloss coat finish to match existing.



Section 6 Photos



South East Elevation (looking West)



South East Elevation (looking East)



South West End



North East End



North West Elevation



Main Roof Space

