

HERITAGE DESIGN & ACCESS STATEMENT

REPAIRS, ALTERATIONS AND CREATION OF ANNEX TO FARMHOUSE AND ADAPTION OF LINHAY AT BARTONBURY FARM

Down Saint Mary
Credton
Devon
EX17 6EB

Listed Grade II*



Front elevation – Farmhouse and Former Stable



Front elevation – Linhay
Structure

09 May 2022

Revision Ref

Amendments

Date

1 Introduction

1.1 Background

Bartonbury Farmhouse is a Grade II* listed manor in Devon with its origins in the mid to late C16th.

Situated on a working farm owned and operated by the applicant; the building is in fair condition having undergone rethatching, repairs and re-rendering in 2003. The applicant is now seeking consent to carry out a less onerous schedule of general repairs but also for modest alterations to make more functional use of the attached Shippon, increase the size of the small sunroom and adjust an awkward internal stair arrangement to be less of a hazard. In addition, an old Linhay building is proposed to undergo substantial repairs and feature a new tractor shed

Pre-application consultation was held with representatives of Historic England and their feedback has been factored into the proposals.



Aerial Drone capture of Bartonbury Farm 2020

1.2 Planning and Listed Building Consent to Outbuildings

1. Schedule of Repairs to Farmhouse
2. Conversion of former stable (Shippon) to annex accommodation
3. Removal of existing sun room and construction of larger replacement sunroom in its place
4. Minor rearrangement of turret stair to provide safer access between lounge and bedrooms

2 Application Information

Supporting information to be read with latest revision of the below drawings: -

	Existing Drawings	Proposed Drawings
1295	01 Location Plan	
	02 Existing Site Plan	06 Proposed Site Plan
	03 Existing Farmhouse & Linhay Plans	07 Proposed Farmhouse & Linhay Plans
	04 Existing Farmhouse Elevations & Sections	08 Proposed Farmhouse Elevations & Sections
	05 Existing Linhay Elevations	09 Proposed Linhay Elevations

3 Setting

3.1 Location

Bartonbury Farm is one of several farmsteads within the patchwork fields less than 1km southwest of the small village of Down St Mary, approximately 20km north west of Exeter. Bartonbury Copse, a mature woodland area features to the northwest of the site

The site is accessed from the east via two site drives which branch off the unnamed country road heading north off the A3072. The first arrives at the yard to the front of the farmhouse. A second driveway, constructed in 2003, loops around the field north of the farmhouse and takes farm vehicles into the western barns complex.



3.2 Site

The site is characterised by the long thatch roofed and white rendered Farmhouse facing onto the central tarmac yard with small domestic flower garden on the south boundary. West of the yard, a C19th Cob and Stone Threshing Barn stands in front of the C20th agricultural sheds. A hedge runs between the south east corner of the threshing barn and the old Linhay with a narrow entrance providing a separation between the main yard and the working farm yard. The Linhay, itself in a state of disrepair, sits against a cob wall on the boundary to the large field to the south opposite the south gable of the Threshing Barn.



Farmhouse



Threshing Barn



Entrance to Farmyard



Agricultural Sheds



Farmyard



Linhay

4 Planning History

No recent applications have been lodged with the Local Authority. Three applications were lodged and determined in 2003 for proposals to introduce the dedicated farm entrance track and reinstate a thatch roof to replace the asbestos roof to the farmhouse. Whilst no formal proposals were put forward for council approval to adapt the Shippon (former stable) for domestic use, it is assumed that the mezzanine and stair were installed concurrently with the roof works.

<i>App. No.:</i>	<i>03/00586/FULL</i>	<i>Description:</i>	<i>Formation of new farm entrance and construction of access track</i>
<i>Validated:</i>	<i>05/03/2003</i>	<i>Decision:</i>	<i>30/04/2003- Approved</i>
<i>App. No.:</i>	<i>03/00434/LBC</i>	<i>Description:</i>	<i>Reinstate thatched roof, including raising the ridge height and chimney, single storey extension to kitchen and boot room, and internal works</i>
<i>Validated:</i>	<i>14/02/2003</i>	<i>Decision:</i>	<i>14/05/2003- Approved</i>
<i>App. No.:</i>	<i>03/00433/LBC</i>	<i>Description:</i>	<i>Reinstate thatched roof, including raising the ridge height and chimney, single storey extension to kitchen and boot room, and internal works</i>
<i>Validated:</i>	<i>29/04/2003</i>	<i>Decision:</i>	<i>14/05/2003- Approved</i>

5 Significance

5.1 List Description

The listing for Bartonbury focuses on the Farmhouse and integrated Shippon and does not describe existing curtilage structures or the surrounding site in any detail.

*Entry Name: Bartonbury Farmhouse
Listing Date: 26 August 1965
Grade: II*
Source: Historic England
Source ID: 1242518*

Farmhouse. Mid-late C16 with C17 improvements and extensions. Plastered cob on rubble footings; stone rubble stacks with ashlar chimney shafts, one enlarged with C20 brick; corrugated asbestos roof (formerly thatch) and slate to outshot. Farmhouse facing north with unusual plan. Originally the front door led into an entrance lobby with small service roan or buttery to rear. To the left (east) is the hall and the inner room beyond. Hall has projecting rear lateral stack and a newel stair turret alongside and inner room has a former end stack, now axial. To left C17 1-room extension and a further late C17-early C18 cider store extension on the end.

Front outshot, former dairy, converted to kitchen circa 1950. The shippon at right (west) end was formerly stable with access from the entrance lobby and was built in late C17-early C18, maybe an enlargement of the original. 2 storeys.

Irregular 4-window front to main house comprising a variety of mid-late C16, C17 and C20 windows. Rebuilt outshot towards left end has circa 1950 iron-framed casements with glazing bars and contemporary doors. First floor window to C17 extension (over monopitch roof of outshot) is a half dormer with gable over and contains C17 oak 2-light window with ovolo-moulded mullion but lower part has been cut away. The main door right of centre has the partly-restored original oak door frame, a flat Tudor arch with chamfered surround, carved foliate spandrels and delicately-moulded architrave. It contains a possibly C17 studded plank door with cover strips and hung on C19 strap hinges. Door is flanked by C20 windows, that to the hall on left inserted circa 1950.

Main hall window further left is C16 or C17 with an unusual form. It is oak and now 3 lights (originally 6 and missing alternate mullions) with moulded mullions which are boxed in internally. The frame has a moulded surround in which the central ogee mould is enriched with a series of incisions with splayed ends. The head includes more of the same and rosettes. It has been cut back to accommodate C19 casements and may once have been inscribed with initials or date. 3 first floor windows over hall and lobby/service room are C16 or C17 oak chamfered-mullion windows of different size with some lights enlarged by removal of mullions. Shippon at right end has doors either side of an unglazed framed window with hayloft loading hatch over with pair of pigeon holes under eaves to left. Roof is gable-ended to left and hipped to right:.

Rear elevation is also irregular with hall and inner room broken forward from service end and C17 extension. Late C17-early C18 extension also broken forward. Most windows are C20 casements with glazing bars, those on first floor enlarging the original embrasures. C20 glass-fronted porch to inner room and C20 door to service room. Stair turret has small original oak-framed light and service end chamber has original 3-light oak window with chamfered mullions. 2 bee-boles to left of C20 door and towards left end door to shippon. Gable end of late C17- early C18 extension has plank door with blocked window over. Both chimney shafts are ashlar with chamfered coping.

Hall shaft plastered. Inner room shaft has second C20 brick flue added for first floor fireplace. Excellent and well-preserved interior. Screen between entrance hall and service roan/buttery removed within living memory and said to have been an oak plank-and- muntin screen. Lower end of hall had an oak plank-and-muntin screen of which the headbeam only now survives.

Hall is exquisite. Rear fireplace has volcanic ashlar jambs and an oak lintel with a soffit broad bead moulding and front containing a shallow recessed panel with horizontal fluted moulding. Fireplace includes inserted C19 brick oven. Alongside to right an oak flat Tudor arched doorway with mended plank door leads to newel stair. At upper end of hall is an oak plank-and muntin screen. It has an elaborately moulded frieze including bands of carved wreathed foliage, series of incised simple shapes and an arcade. The muntins have broad chamfers with diagonal step stops above level of oak bench, most of which survives in situ. Rear hall window has an oak window seat and an C18 bible cupboard under the window with a panelled door on H-hinges.

Embrasure has a small niche to left. To right of front window is cream oven alcove, probably C18. Hall floored in early C17 with a richly-moulded crossbeam with runout stops. Inner room crossbeam has soffit hacked back. Reverse of hall plank-and-muntin screen is plain compared with front. fireplace has volcanic sides and massive granite lintel and chamfered surround. Oven in rear is now hidden by C20 stove. C19 stairs to right of fireplace occupy site of former newel whose former presence shown by curved recess in wall. Small service room behind in C17 extension has plain soffit chamfered axial beam. Full height cob crosswall to late C17-early C18 cider store which is open to 2-bay roof carried on A-frame truss with pegged lap-jointed collar and X-apex. On first floor plain roof between solid crosswalls and back of inner wall stack shows weathered off-sets proving that it was once external.

Hall has full height large-framed crosswalls over the plank-and-muntin screens. They are closed side-pegged jointed cruck trusses and there is an open side-pegged jointed cruck truss over the hall. Roofspace over service end and inner room is not smoke-blackened but roofspace over hall is inaccessible. Evidence for some remodelling in upper end crosswall where roof raised in C17 leaving empty mortices in principals from earlier roof. Lower end crosswall includes small window (now blocked) overlooking hall. Newel from hall has solid oak treads and includes rare survival of original blind balustrade at top. Early C17 oak door frames with chamfered surround to 2 chambers off the first floor landing. Some early wide floorboards in hall chamber. Full height cob crosswall between service roan/buttery and shippon. Shippon has plain waney beans to ground floor and 3-bay roof carried on A-frame trusses with pegged lap-jointed collars. Bartonbury is a very well-preserved farmhouse which includes a number of features of surprisingly high quality relative to the size and status of the house. By any criteria of judgement this is an important Devon farmhouse.

Listing NGR: SS7389803465

5.2 Historic Building Appraisal

AC Archaeology was commissioned to undertake a historic building appraisal for the Farmhouse in January 2021. The report is appended to this application and includes

- Summary of site development and historic mapping
- Description of key historic features
- Building Phase chronology
- Statements of Significance

The conclusions of the report assert that the Farmhouse is of high significance with weight given to its architectural, aesthetic, artistic and historic values. Its plan form as a good example of a historic property of its type along with several fixtures and fittings all contribute to its significance.

The Linhay is given low significance but would be considered a non-designated heritage asset due to its architectural and historical value as part of the setting.

The impact of proposals within this application are considered against the specific significances identified within AC Archaeology's report.

6 Design Statement

All items here to be read in conjunction with proposal drawings.

6.1 Need

The last substantial investment in the repair and upgrade of the Farmhouse was in 2003 when the thatch roof was fully reinstated to replace the asbestos sheet and the external walls were re-rendered in lime to replace the cement render. Various internal alterations were also undertaken at this time which focused largely on the outshots and introduction of formal bathroom and utility spaces within the Shippon and "Cider Store".

The reroofing and lime rendering was a very worthwhile endeavour and has contributed not only to improved appearance of the building but also to maintain the fabric which will no doubt have continued to degrade had these interventions not occurred. The works included sensitive structural repairs overseen by local engineer, Barry Honeysett and featured an over roof to preserve original historic timbers.

Now, almost 20 years since these necessary measures were completed, the building would benefit from a further (though less onerous) program of sensitive repairs and specific alterations to maintain the building's health and address certain unsatisfactory features for its owner

It is beyond any doubt that the Linhay requires the most attention as it is failing in several areas. Whilst a restored historic Linhay would be a valuable contribution to the farming activities on site, its function in the C21st is relatively limited and therefore a proposal for extending the Linhay will promote its continued use within the context of a modern working farm.

6.2 The Farmhouse Repairs

6.2.1 Proposal

A general program of repairs based off the condition survey carried out in late 2020 will look to recover the building from gradual wear and tear with a light touch and minor cosmetic improvements to renovate the building's appearance.

- Replacement of poorer quality modern casements and external doors
- Conservation repairs to historic windows, frames and external doors
- Patch repairs to thatched and slate roofs
- Address any defects to lead flashings and rainwater goods.
- Address external features where hard standings have exacerbated moisture saturation of solid external walls. This includes breaking out the substantial raised concrete slab which spans over an historic well.
- Redecorate externals

6.2.2 Impact

The schedule of repair works will be based on a condition survey undertaken in 2020. The general condition of the building is good, but the repairs specified would be better carried out sooner rather than later to reduce the risk of degradation of fabric which will require more invasive interventions to rectify. These will therefore have a positive impact on the longevity of the heritage asset.

6.3 Shippon

6.3.1 Proposal

The 2003 consent for reroofing and repair works identified the Shippon to be retained for general tool and farm store. Consent was granted, however, for a portion of the first floor Shippon space to accommodate an en-suite bathroom serving the western most bedroom. Whilst still generally rustic in its internal appearance, some additional internal modification to the Shippon have occurred which has domesticated the space. This includes a small kitchenette and WC as well as a dog leg stair leading to the tallet floor. Previous access to the tallet would presumably have been by a ladder.

This application seeks formal approval to consolidate the existing works and adapt this former stable to an attached annex.

Preapplication discussions focused a great deal on the appropriate treatment of the Shippon interior. Early concepts for its conversion included partitions in various arrangements to subdivide spaces for bedrooms and bathrooms, however, Historic England considered that retention of the general interior form would be preferable.

The proposals will maintain the general form of the whole internal space but closes off the kitchenette niche to provide a small shower room on the ground floor. The mezzanine will be retained as a simple platform for a bed accessed from a stair to replace the existing in the same position. The external internal walls will be lined internally to improve thermal performance and the soffit directly beneath the thatch roof will be ceiled whilst keeping the historic timbers exposed. The ground floor will also receive insulation and a new level slab.

The external appearance will be retained but internal glazing is proposed such that the proposed external stable doors (on retained frames) can be opened for additional natural light.

A new window opening through the west gable will provide further natural light



Shippon kitchenette



Shippon stair upto mezzanine

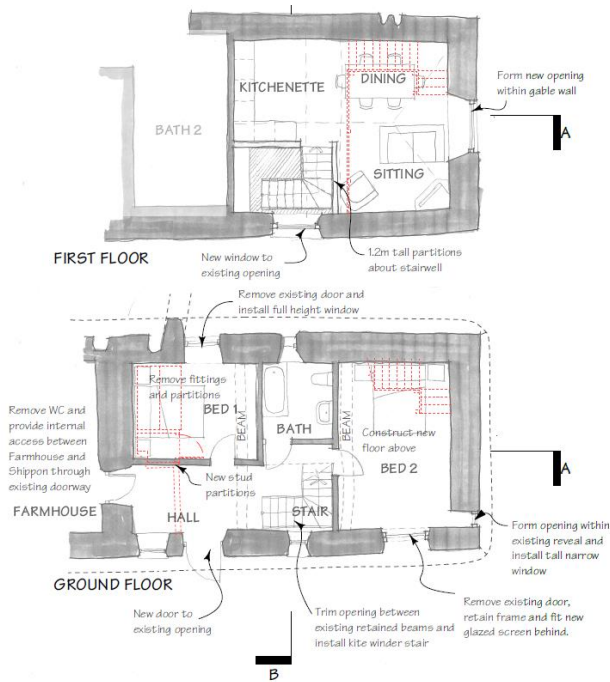


Shippon exposed roof structure

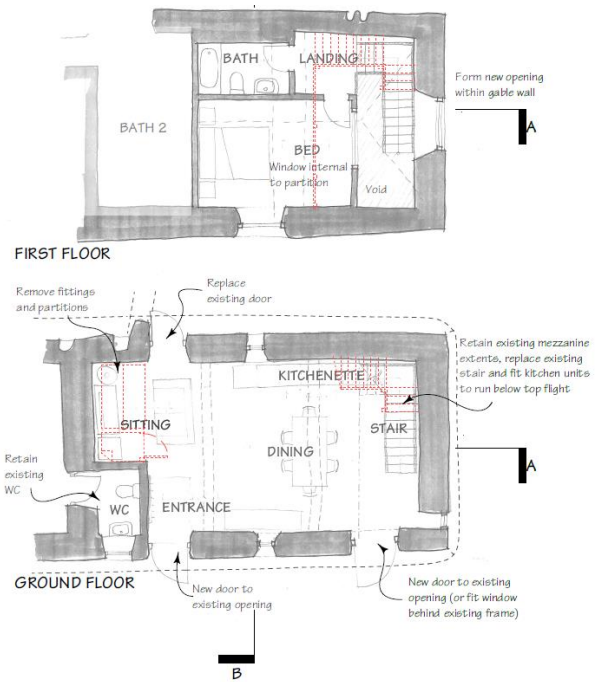


Shippon Mezzanine

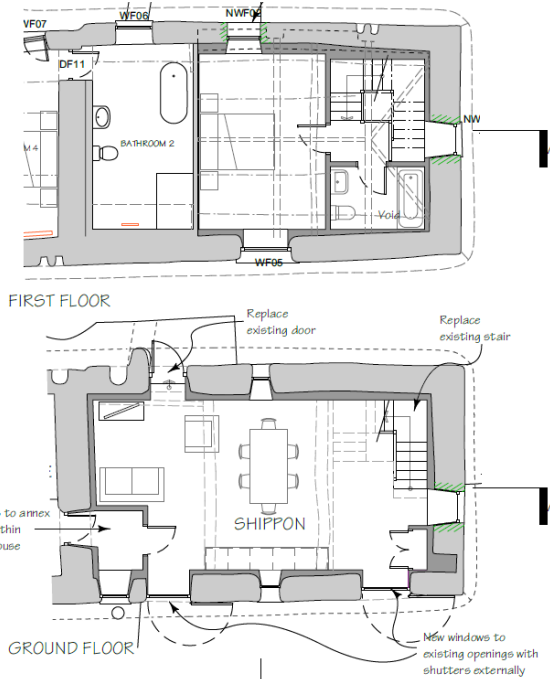
6.3.2 Impact



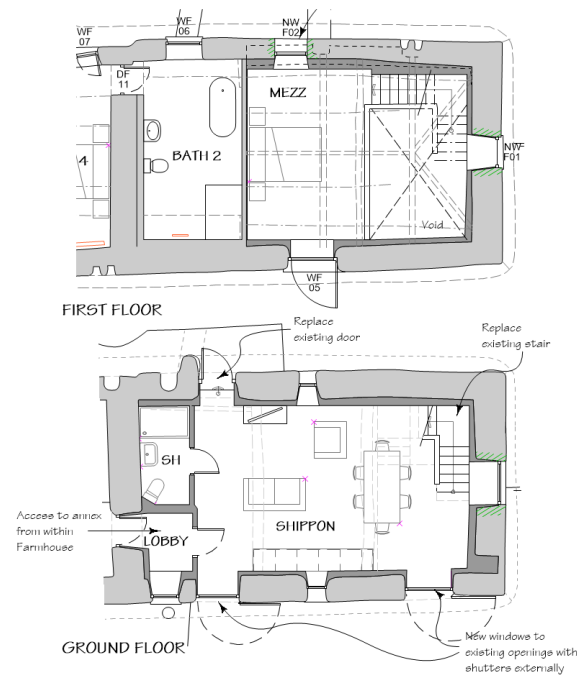
Concept 1 for Shippon Annex. Bedrooms and bathrooms to ground floor. Open plan living and kitchen space to extended first floor with stair repositioned and new window to west gable.



Concept 2 for Shippon Annex. Single Bedroom to slightly extended first floor. Open plan living and kitchen space to ground floor with stair in similar position to current arrangement and new window to west gable.



Pre-App Concept with open plan ground floor and bedroom bathroom arrangement to extended first floor



Final proposal maintaining Mezzanine and Open plan arrangement to ground floor. Shower room fitted to existing kitchenette recess.

6.4 Farmhouse Turret Stair

6.4.1 Proposal

A narrow, steep stair ascends directly from an opening beside the fireplace to the Living space upto a half landing between Bed 1 and 2 to the east end of the house. From the landing, short flights of steps lead into the respective bedrooms. The proposals seek to rearrange the stairs to lessen the severity of its pitch to make it safer as a primary route between floors. It is hoped that the much of the existing materials (including the round handrail) can be reused and the adjustments are slight so as not to affect surrounding structure.



Stair within turret by Living room fireplace



Half landing with steps to bed 1 and 2

6.4.2 Impact

Whilst the stair has been in-situ since the C17th, it continues to be a potential hazard for users. The aim will be to bring the stair arrangement closer to complying with building regulations whilst preserving the general form and character of the turret. The impact will be on historic fabric as it involves the dismantling of the existing structure and rearranging the members with supplementary new timber. We deem the compromise between improving safety and retaining fabric as a neutral impact within the context of the farmhouse as an occupied dwelling in the C21st.

6.5 Farmhouse Sunroom

6.5.1 Proposal

A C20th Sunroom was constructed on the south facing elevation off the Living Room. This features painted timber framework (with simple box profiles), single glazed window units on a block plinth wall and a half-glazed door all surmounted by a concrete tile hipped roof.

The proposals seek to remove this structure in its entirety and construct a replacement sunroom which extends further into rear garden by an additional 350mm, making a more substantive space ancillary to the Living Room. The form will be very similar to the existing arrangement with slate replacing the existing tiles but with timber treatment



Sunroom Externally



Sunroom seen from Living Room

6.5.2 Impact

The design has been kept as innocuous as the current arrangement to avoid dominating the elevation. The additional depth of the space will adjust the external path to wrap around its footprint, but this does not adversely impact the character of the house.

The use of slate is more in keeping with the current palette of materials and the joinery detailing will be in line with the replacement windows to the kitchen and boot room lean-to on the principal elevation.

The splayed opening between the Living Room and Sunroom will be retained as it is including the exposed timber lintels over.

The overall impact will be neutral/positive.

6.6 **Linhay**

6.6.1 Proposal

The Existing Linhay is in a significant state of disrepair. The tallet floors have failed and beams have deflected or split. Trusses are bearing tentatively on their posts. The primary aim will be to repair the Linhay so that it can fulfil its function safely as a farm store whilst retaining the historic fabric which characterises it as an early agricultural structure. Timber will be assessed and retained where possible. The roof will be rationalised and new cladding applied to limit water ingress which has been a significant factor in the timber decay. Primary focus will be on retention of trusses and repair/strengthening. New roofing sheets and structural enhancement will allow the south facing pitch to receive solar panels to raise the sustainability credentials of the property.

Adjoining the west gable, which is currently corrugated sheet over a modern blockwork dwarf wall, shall be a timber framed pitched roof shed which will have double barn doors on both sides to maintain access from the farmyard into the south field whilst functioning as a tractor store.



Missing sections of structure and ad-hoc flimsy repairs no longer allow safe use



Original livestock bays

6.6.2 Impact

Discussions with Historic England led to the conclusion that altering the form of the Linhay itself to house a tractor would be detrimental to the reading of the farm's history. Though farming practises have evolved since the Linhay was originally built and the traditional livestock housing use of the Linhay is now limited, the structure (when repaired) would provide opportune space for agricultural storage. The proposals have therefore factored in the preservation of the Linhay with the addition of the adjoined shed to improve the functionality of the farmyard. Primary focus will be on retaining the form and surviving structural timber of the Linhay.

The restoration of the Linhay will be a positive impact. The solar panels will be a positive impact. The simple new tractor shed will be neutral impact and obviates any requirement to alter the form of the Linhay to serve the same purpose whilst being the primary catalyst for significant investment in its repair. On balance there is a net positive impact.

7 Access Statement

7.1 Main Entrance / Farm Entrance

The proposals do not seek to change the existing access arrangements to the site.

7.2 Farmhouse

- Thresholds into the Farmhouse will remain as existing. A new stone step will be provided to the cross passage entrance DG02 where this is required following the removal of the concrete platform.
- Turret stair between Living Room and Upstairs Bedrooms will be adapted to reduce the risk of falls as the current stair is steep with narrow winders. The arrangement will attempt to comply with current building regulations but will be constrained by existing walls and head heights and the significance of the historic fabric adjacent.
- The stair within the Shippon is to be replaced and will meet current building regulations.

7.3 Linhay

- Levels about the Linhay will be rationalized to accommodate the route for the tractor into the new shed and across into the south field.

8 Flood Risk & Foul Drainage Assessment

8.1 Flood Risk

The development falls within Flood Zone 1 and has a low probability of flooding. No further flood risk assessment is required

8.2 Surface Water Drainage

It is believed that surface water collected from rainwater goods is directed west into the yard and then out to a soakaway beyond.

8.3 Foul Drainage Assessment

The Farmhouse is served by a septic tank just within the field immediately opposite the principal elevation of the Farmhouse.

The proposals will not increase loadings however it is proposed to replace the septic tank with a private sewage treatment and discharge to a soakaway within the north field.

9 Ecology

9.1 Survey and Findings

A Preliminary Roost Assessment was conducted at Bartonbury on the 14th October 2020 by *Quantock Ecology*. The aim of the assessment was to establish the baseline ecological condition of the site, and to assess the likely significance of ecological impacts of the proposed development.

The Ecological Appraisal is appended to the application. The reports for the follow up survey work shall be issued to the Local Authority on receipt.

9.1.1 House

Proposals would have negligible impact on the main dwelling portion of the farmhouse as no works will affect the roof spaces except the small roof over the sunroom which itself has no roosting potential.

9.1.2 Shippon

There was significant evidence of bats using the Shippon. Droppings and gaps to wall tops and around doors identify this area as a potential roosting area.

9.1.3 Linhay

There is currently a low likelihood of the Linhay supporting roosting bats. An owl box has been installed at high level on the inside of the linhay west gable but no signs of use were noted. There is potential for possible nesting features for birds.

9.1.4 Further survey work

Further roost characterization surveys have been scheduled to occur within this year's optimal bat survey window. This shall provide an update on the PRA (as it has been around 18 months since the initial survey), record results of dusk and dawn surveys and check for any signs of nesting birds

9.1.5 Mitigation

General repairs to the dwelling, replacement of the sunroom and adaption of the existing stair will have no impact on ecology and no mitigation or licensing would be required to undertake the works.

It is anticipated following the preliminary roost assessment that Works within the Shippon will require an EPSL and a confirmed mitigation strategy for providing suitable alternative roosting facilities for bats known to be using the spaces.

Works to the Linhay will need to be programmed outside of the bird nesting season

9.2 Ecological Enhancements

Regardless of findings confirmed by the additional survey work, ecological enhancement measures can include;

- erection of bird and bat boxes; e.g. 4x Schwegler multi-purpose bird and/or bat.
- Reinstatement of barn owl box to Linhay/tractor shed.

10 Summary

Proposals to the Farmhouse are sympathetic and will improve the amenity of the dwelling without negatively impacting the features which give the heritage asset its character. The schedule of repairs are part of the ongoing maintenance and preservation of a significant building, and the modest interventions shall not harm the important features of the property or erode the telling of its history. Proposals to the Linhay will restore an important curtilage structure and improve the functionality of the Farm yard.



Roof structure over Shippon Mezzanine to have soffit installed below modern rafters keeping the historic timber exposed.



Feeding stall to Linhay with concrete block repairs to cob walling to be retained and cob junction consolidated.



Kitchen block with modern casements to be replaced and concrete platform to be removed and ground made good.



Modern boarded door into shippon to be replaced with 2-part stable doors on extended hinges. Full height fixed glazing unit to be fitted internally within reveal.



General repairs and decorations to historic frames and casements



Careful removal of inappropriate finishes to historic timbers and like for like conservation repairs to internal features.