

DESIGN STATEMENT INCORPORATING ASSESSMENT OF  
SIGNIFICANCE



FOR  
REPLACEMENT WINDOWS AND REDUCTION OF CHIMNEY HEIGHT

AT  
CRAMMER BARTON, BROADHEMBURY, HONITON. EX14 3LN

## Background

Crammer Barton is Grade II listed farmhouse which is documented as follows in the Historic England listing dated 7 November 1983:

*BROADHEMBURY ST 00 NE 4/32 Cranmer Barton II Farmhouse. Early C17 or earlier, C18 refurbishment. Whitewashed rendered cob on stone footings; red tiled roof (formerly thatched), gabled at the left end, half-hipped at the right end; axial stack with a stone shaft, left end stack in handmade brick with a modern brick shaft, lateral stack to rear wing. Plan: T plan. A south facing main range, now 2 rooms wide with a cross passage to left of centre, but probably originally 3 rooms, the partition between the hall and inner room removed; lower end parlour. Hall stack backing on to passage, external winder stair in a projection on the rear wall. The rear right wing at right angles may be C17 in origin (mullioned window) but possibly converted to a kitchen wing in the C18 when the house was refurbished, and subsequently to a parlour and kitchen. Exterior: 2 storeys. Asymmetrical 5 window front with a C20 plank front door to the passage with a Victorian gabled porch with a slate roof and a segmental arched outer doorway. Three 3-light ground floor casements with probably early C19 diamond-paned windows; 2- and 3-light first floor C19 or C20 timber casements with glazing bars. The inner return of the wing has 2 first floor mullioned windows: one with a section of C15 or early C16 timber traceried frieze, not in situ, nailed to the top. Interior: Plank and muntin screen on the lower side of the passage, the muntins chamfered on the passage side, the screen plastered over on the lower end side; early C18 2-panel door from passage into lower end room which has good probably late C17 plaster cornices to the ceiling and flanking the plastered-over crossbeam, simple fleur de lis motifs decorate the corners. The right hand room has a plastered-over axial beam that stops short at what was presumably the partition with the inner room; a 1950s fireplace conceals an earlier fireplace. The rear right room is a mid/late C19 parlour with a coeval chimney-piece. Plain carpentry detail to the kitchen beyond in the wing which has 2 bread ovens to the fireplace. A service stair rises from the kitchen. C18 2-panel doors on the first floor suggest that the axial first floor passage was inserted at this date. Roof: One side pegged jointed cruck survives, the rest of the house has been re-roofed in the C18 with X apex A frames, all below C20 roof timbers. Listing NGR: ST0810205013*

Located between the villages of Broadhembury and Plymtree on a quiet country lane, Crammer Barton is surrounded by farmland and farm buildings originally forming part of the farm. The farm ceased agricultural activity in early C21 at which point several farm buildings were converted into dwellings and commercial units. The south elevation sits adjacent to the country lane with the west elevation facing a small courtyard of existing farm building. The house and the courtyard have fallen in disrepair and, having recently been acquired by new occupants, a schedule of essential improvement is required for both the safety and comfort of the young residing family.

## Significance / impact

### Windows

There are 4 types of windows (as detailed in the Window Schedule) to be replaced. The current modern softwood timber framed windows (type 2 and 4) are poor quality and the proposed replacements will be more in keeping with the heritage of the property. The historic single glazed hardwood casements (Type 1) have modern single panes, and the proposed replacement will be like-for-like with no impact on the heritage of the property.

The 3 C19 diamond paned ground floor windows (Type 3) on the South of the house are triple case, glazed with historic glass (some damaged), with middle panel opening to side hinge and cement cill. The frame joints are pegged. Replacing the Diamond Casement windows on the south facing aspect will inevitably alter the appearance of the property, however, replacing with a similar modern (energy efficient) alternative would further detract from the historic fabric of the property. To minimise the overall impact on the historic fabric of the property the proposal is to replace the windows with a design consistent with the rest of the property.

### Chimney

The Chimney to be reduced in height stands on the East side of the property which is largely concealed from view due to trees and hedging to the east and the roof to the west. The chimney appears to have been renewed/extended in the 1950s when the property was thatched.

## Proposed works (incl. justification)

Proposed works to include:

- **Window replacement (Wood Casements) | Type 1 & 2:** the casement windows throughout the property are in poor condition with extensive rot damage to frames (see examples in Schedule 1). The current windows provide little to no thermal efficiency and unhealthy levels of water ingress – several with missing sections to frames. The units are beyond repair and/or repair is not cost effective. It is proposed these casements are replaced with locally made handcrafted hardwood casement windows with slim-line doubleglazed units (alike in design to the current older casements). Where applicable the hardware will be black painted, metal, monkey tail, stays and latches that match that of the existing replacements windows.
- **Replacing Kitchen Casement with Hardwood Double Doors:** the westerly facing kitchen Window (Window A schedule 1) is set on what is believed to be plastered early C20 single brick as well as a small section of thicker cob. The current casement is in a dismal state with a large finger sized hole in the frame. To improve the natural light and thermal efficiency of the kitchen the wall below the window shall be removed as well as the integrated bench and replaced with hardwood double doors with a consistent design to the replacement windows. No structural changes are required.
- **Window replacement (Iron Diamond Casements):** as outlined in the listing description above, there are 3 south facing C19 diamond paned windows. The casements are in general poor condition, with extensive rot, broken hinges, and many cracked panes (see Window E in schedule 1 as an example). After speaking with both a local ironmonger as well as a local joiner it was evident the cost of replacement with a like-for-like replacement would be unattainable. In consideration of this, and the desire to achieve greater thermal efficiency, the owners are


seeking to replace with the same design as the Hardwood Casement windows, creating consistency in design throughout the property.

- **Reduction in height of damaged Chimney** In the dining room a 1950's fireplace conceals an earlier fireplace. The 1950's fireplace has been sealed-off for many years and has suffered from water ingress. The chimney, which stands at ~3500mm above pitched roof height, (shown in figure 1 below) has been confirmed by experienced builders as being an unsafe structure and is highly likely to collapse under a high-wind load. It is proposed that the chimney stack height is reduced to the height shown in the below picture, the chimney is sealed at the top with a concrete plinth and the chimney pot reset. Given the dimensions of the chimney (470mm x 690mm) it would not be possible to rebuild the chimney safely using existing materials, hence the proposal to reduce the overall height.



Figure 1: chimney to be reduced in height

### Schedule 1 – Window Examples

| Window | Picture  |
|--------|--|
| A      |  <p>The image displays four photographs related to window examples:</p> <ul style="list-style-type: none"><li>The top photograph shows a weathered, multi-paned wooden window set in a white wall. The window looks into a kitchen with white cabinets and a tiled floor.</li><li>The middle-left photograph is a close-up of a window frame where the white paint and plaster are peeling and damaged, revealing the underlying structure.</li><li>The middle-right photograph is a close-up of a wooden window sill. A large, curved, reddish-brown object, possibly a traditional pot or lid, is resting on the sill. The wood shows signs of wear and decay.</li><li>The bottom photograph shows a modern, white-framed window with multiple panes. Below the window is a built-in wooden bench and a wooden ledge. The room has white walls and a tiled floor.</li></ul> |

B



C



D



E





F

