

DESIGN STATEMENT INCORPORATING ASSESSMENT OF  
SIGNIFICANCE



FOR  
REPLACEMENT WINDOWS, REDUCTION OF CHIMNEY HEIGHT AND INSTALLATION OF A  
SOLAR PV PANEL ON THE LINHAY ROOF

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.

## Proposed works (incl. justification)

Proposed works to include:

- **Window replacement (Hardwood Casements):** there are 20 casement windows throughout the property that are in poor condition with extensive rot damage to frames (see examples in Schedule 2). 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 2) 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. These are triple case, glazed, with middle panel opening to side hinge and cement cill. The casements are in general poor condition, with extensive rot, broken hinges, and many cracked panes (see Window E in schedule 2 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.
- **Solar panel installation on Linhay:** instal a 4KW Solar PV panel on the Westerly facing roof of the linhay (See Schedule 3). This roof faces the commercial units used for self-storage and other commercial businesses.

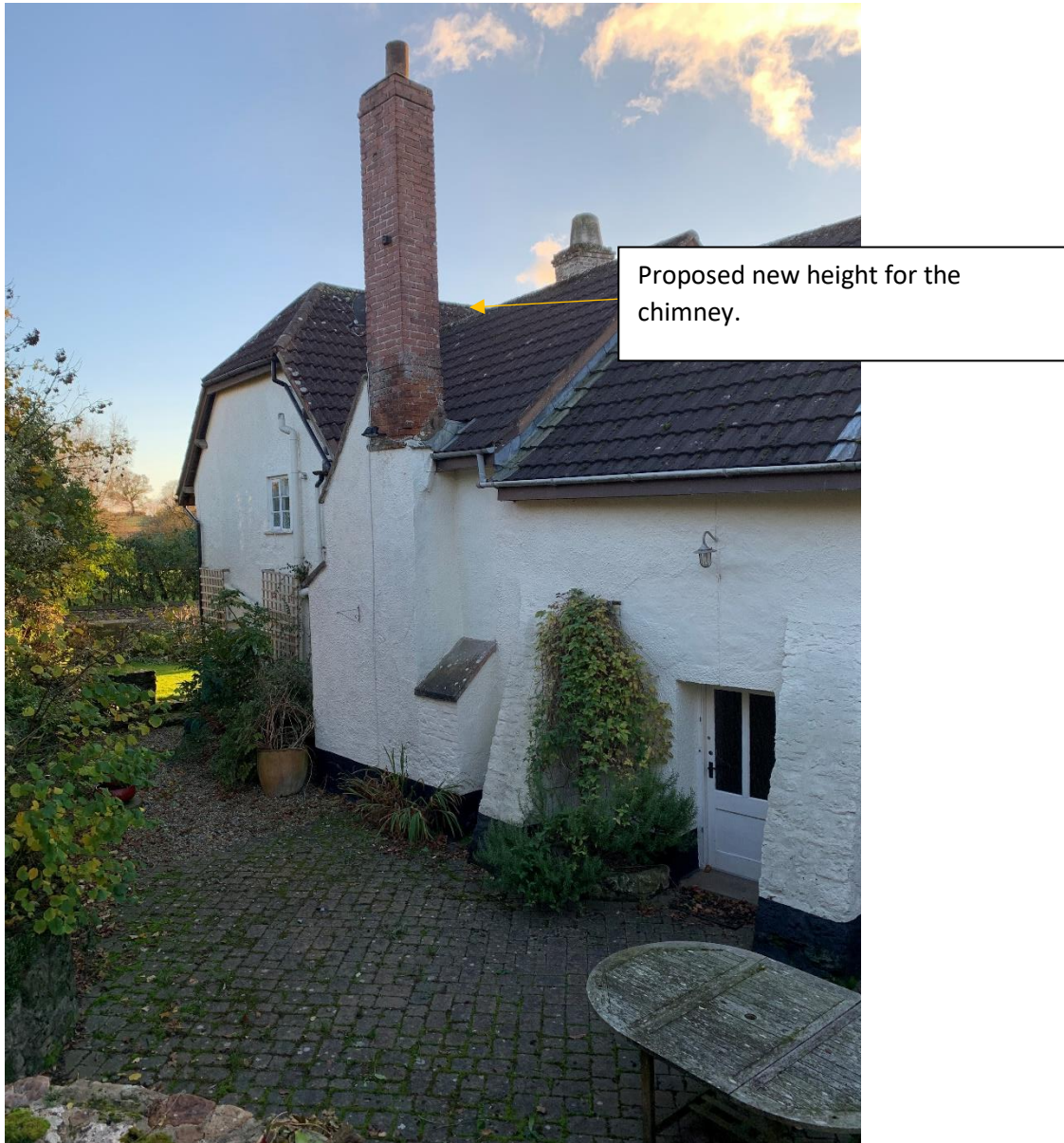


Figure 1: adjusted chimney height

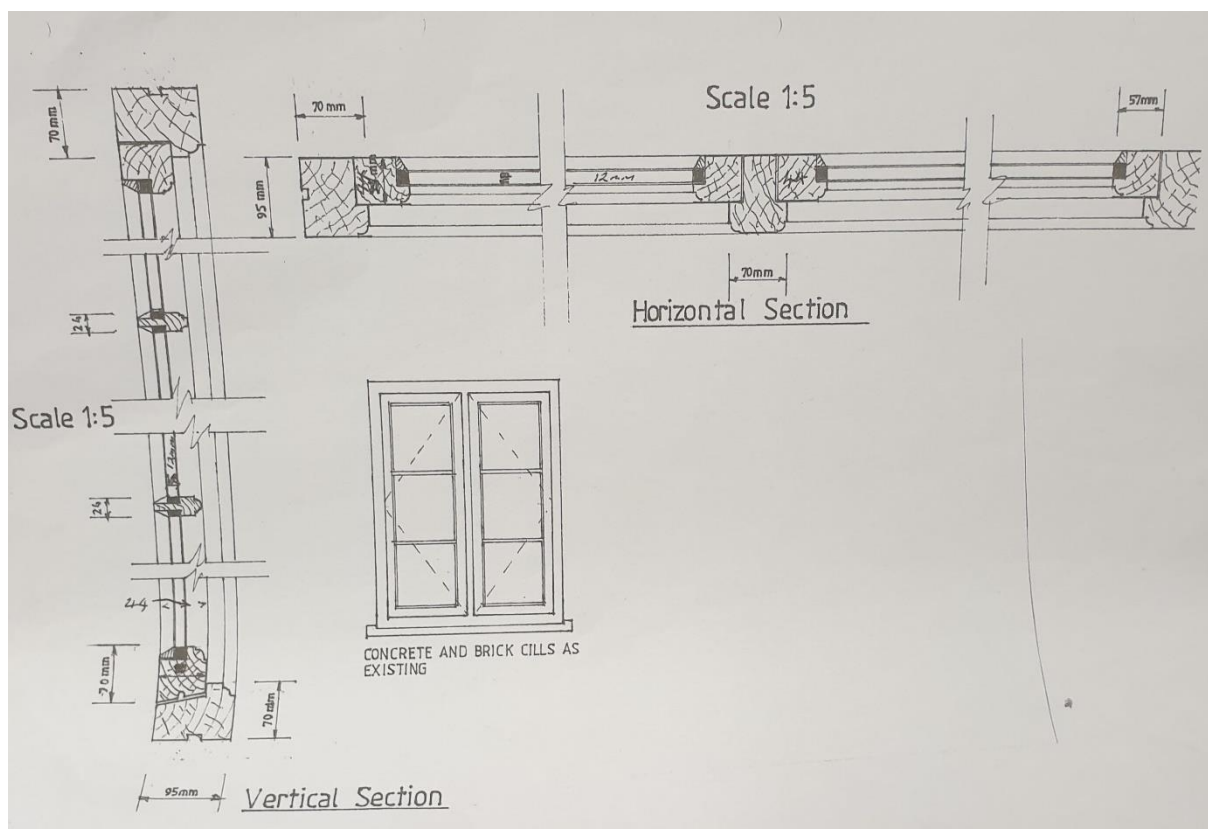
### **Impact**

Replacing the Diamond Casement windows on the south facing aspect will inevitably alter the appearance of the property, however, replacing with a similar modern alternative would detract further from the historic nature of the property than the proposed replacement with a design consistent with the rest of the property.


The relevant chimney is largely hidden from view from the road as it's shielded by either the property, the neighbouring property, or trees.

All other proposed changes will not detract from the existing historic nature of the house.

**Schedule 1 – proposed design of replacement Hardwood Casements**



## Schedule 2 – Window Examples

Window	Picture
A	 <p>The image displays three distinct window-related scenarios. The top photograph shows a traditional wooden window with a dark, possibly stone or slate, sill. The window frame is heavily weathered and shows signs of age. The middle-left photograph is a close-up of a window's base, showing significant peeling paint and structural rot where the window meets the wall. The middle-right photograph is another close-up, focusing on a wooden sill that has a large, irregular hole and is surrounded by extensive rot and splintering wood. The bottom photograph shows a modern window with a white frame, set within a white wall. Below the window is a built-in wooden bench and a wooden ledge, suggesting a well-maintained or newly finished interior space.</p>

B



C



D





E



F



Schedule 3 – Location of proposed 4 KW solar panels (see blue cross)

