Heritage Statement

New Dwelling

Dean Farm, Dean
Christopher Jerram 1868 Rev -

1.0 Historic and Special Importance of the Buildings

Below is the description in the Listing which details the farmhouse. The barn for which we are seeking approval to convert is located adjacent to the farmhouse and is Listed by association.

CRANMORE CP ST54SE DEAN 4/63 Dean Farmhouse - - II

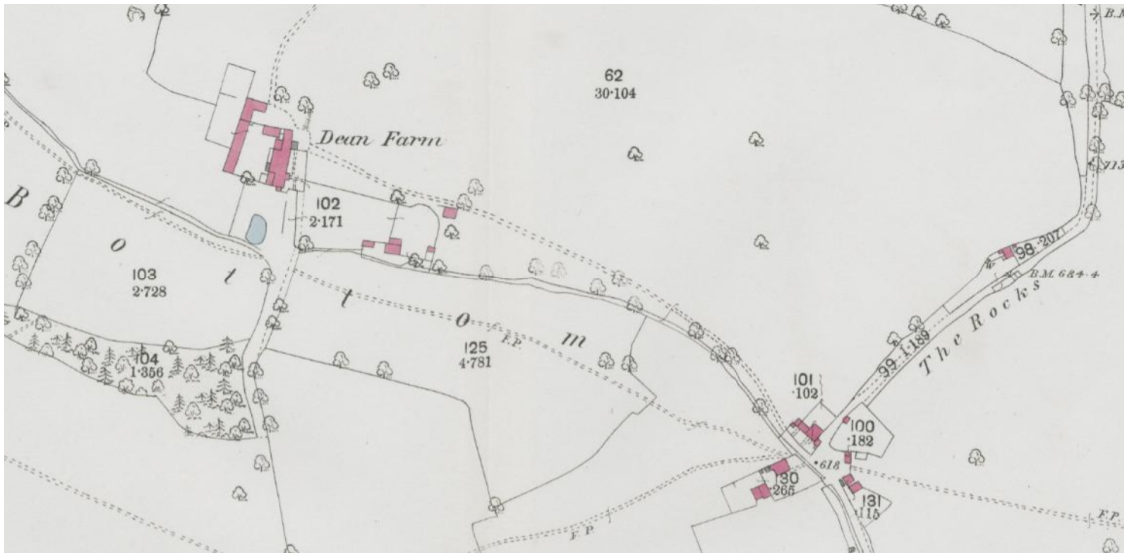
Farmhouse. C17, C18, C19. Coursed rubble, coped verges, ashlar stacks, double- Roman tile and slate roofs. Two storeys and attic, 2:1:1:2 bays, predominantly 2 and 3-light moulded stone-mullioned windows; some labels, each light with a wood casement with horizontal glazing bars, 2-light casement to left of first-floor in a freestone surround, 8 pane sash window on ground floor in a freestone surround. Two door openings; to left plank door in a moulded freestone surround, elaborate ashlar porch with moulded stone cornice and a flat lead-sheeting roof, 2 storeys, semi-circular head outer door opening with keystone, moulded string at impost level, set over a fine blank freestone cartouche, over that a 2-light moulded stone-mullioned window, returns with single-light openings, some oval and 4-keyed; door opening to right with plank door, chamfered freestone surround with a 4-centred arch head. Interior with a chamfered and stopped ceiling beam on ground floor; fireplace with a broad wooden bressumer; C19 features including a fireplaces; part of roof possibly C17.

Listing NGR: ST6719944195

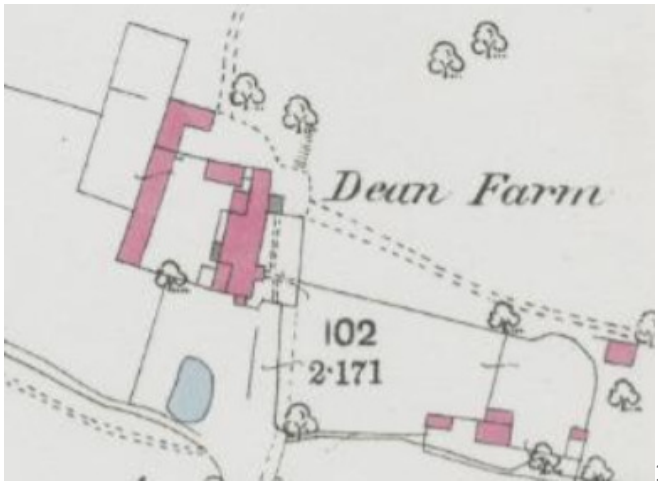
Historic mapping

1840

1840



1888


Dean Farm
102
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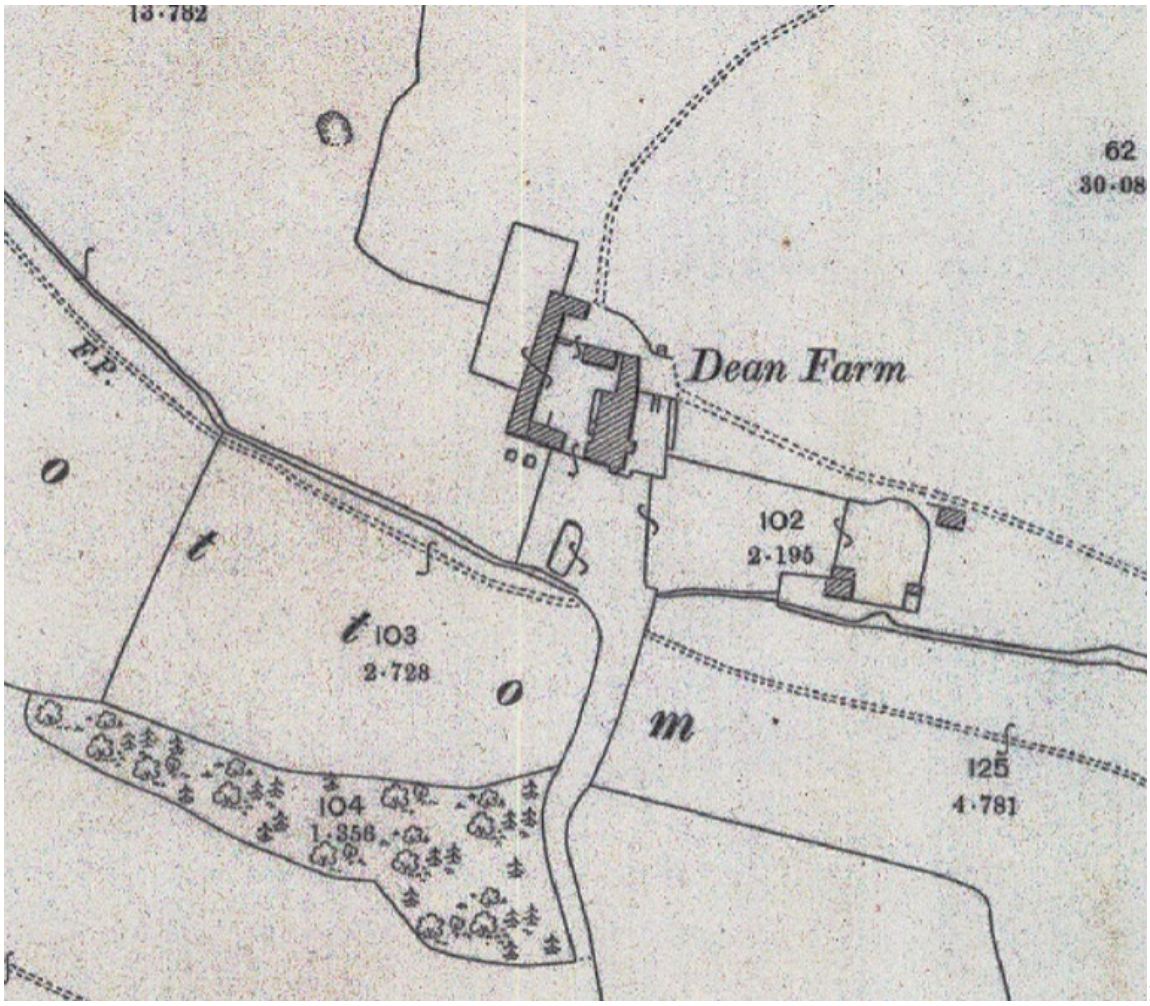
1888


13·782
62
30·08
F.P.
Dean Farm
102
2·195
103
2·728
104
1·356
125
4·781

1904

Modern

2.0 Photographs

North elevation

North elevation

East elevation

West elevation

South elevation

South elevation

Ground floor milking parlour

First Floor room

3.0 Justification of the Listing

The barn and attached workshop which are proposed for conversion are situated immediately adjacent, and attached to the Grade II Listed farmhouse, making these buildings Listed by association.

The buildings proposed for conversion appear to date to between 1840 and 1888. These buildings are stone built, and the barn in particular is relatively intact, retaining its roof carpentry and brick lined openings.

4.0 The Building's Setting

The building's setting is rural, and the buildings proposed for conversion are set around a farmyard along with a number of other farm buildings.

5.0 Justification for the proposed works and Specification

5.1 Strip out the redundant dairy equipment on the ground floor.
5.2 Break out existing concrete floor to the ground floor which forms the milking parlour. Infill central sunken area. Also break out existing concrete floor to the workshop. Fit new limecrete floor with underfloor heating. To be insulated using foam glass insulation. Floor finishes to be breathable. Limecrete is proposed in order to maintain the vapour permeability of the floor once it is heated which will assist in alleviating any damp in the bottom of the walls. Limecrete will also be flexible enough to address any shallow foundations under the existing stone walls.
5.3 Fit new drainage connection to the existing septic tank, and bring in new water and electric mains connections. Where the drainage trench is dug across the farmyard, make good the existing concrete surface with new concrete to match.
The existing septic tank is of sufficient capacity to take the additional foul water. It isn't feasible to connect to the public sewer because this is too far away.
5.4 Remove the modern masonry steps to the north of the barn and make good any damaged historic masonry with stone to match.

5.5 Take out masonry blocking to existing openings as shown on the drawings. Make good reveals using stone and brick to match the existing. Existing openings have been reused wherever possible so as to avoid changing the feel of the barn/workshop by making it too residential.
5.6 Break through new window opening at high level on the east elevation as shown on the drawings. This is proposed to be a small window at high level in a very hidden location which will provide light into the stairwell.
5.7 Block up existing modern opening on the south elevation as shown on the drawings using cavity construction, faced in stone to match the adjacent.
5.8 Remove existing cement based plaster from the walls. It is proposed to remove this as it will be impeding the breathing of the walls.
5.9 Supply and fit 2 no 'between the rafter' Conservation Rooflights (CR 01-3) as supplied by The Rooflight Company. These are to light the corridor on the first floor. They will sit within the line f the roof and will allow light to be brought into the interior without recourse to proposing new windows which could overly domesticate the utilitatrian elevations.
5.10 Fit new PIR board insulation in between and under the rafters in the roof to both buildings. Finish to be plasterboard and skim. This will form the main barrier to heat loss and will be completely reversible. It is not proposed to dry line the walls.
5.11 Break through the new doorway between the workshop and milking parlour and install new steps to manage the difference in level.
5.12 Break through the new doorway between the proposed utility and w.c. on the ground floor.
5.13 Dry line the proposed ground floor w.c. using PIR board insulation. There is all modern construction in this area.
5.14 Supply and fit new aluminium framed windows as shown on the drawings. Frames to be powder coated in a stone colour RAL 7034 (yellow grey)
5.15 Supply and fit new glass balustrades to the two openings on the first floor north elevation.
5.16 Build up new timber stud and plasterboard partitions to create the proposed utility and stair enclosure.
5.17 Plaster throughout using two coat lime hair plaster on the inside of the historic masonry walls. Finishes to be breathable. The use of lime plaster will allow the walls to breathe and contribute to avoiding problems with damp.
5.18 Supply and and fit new oil boiler. Flue to pass through the newly blocked modern door opening.
5.19 All new doors internally to be new ledged an braced oiled oak doors with suffolk latches. No skirting boards.
5.20 Trim the first floor structure in the barn to enable the fitting of a new softwood stair. The stair to have a simple handrail with square section stick balusters.
5.21 Supply and fit new woodburner using a Hetas registered installer.
5.22 Supply and fit kitchen and bathroom furniture.
5.23 External lighting: It is proposed to install a maximum of three external lights. One to allow some light around the cars, and another two adjacent to the front and rear entrances. These are not to be flood lights. They must be operated by PIR sensors and direct the light downwards, producing the minimum amount of light for safety. The reason for this minimal approach is to protect the wildlife in this very rural setting.
5.24 Landscaping: It is proposed to site a number of planters around the edge of the amenity space rather than installing a garden as such. This will mean that the occupants can enjoy a green outdoor space whilst the design doesn't take away from the feel of the farmyard.

Note: this is an outline specification and not suitable for use on-site.