



SAB Drawing & Design

Architectural & Engineering Drawing

26 Marguerite Road, Tiverton, EX16 6TD.



25 October, 2022

DESIGN & ACCESS STATEMENT.



Westway House, Way Village, Tiverton, EX16 8LX.

DESCRIPTION.

Westway Farmhouse is a Grade 2 listed 17th century Farmhouse, possibly a remodeling and extension of a late medieval building with a 1970s rear right addition. The house is Colourwashed rendered stone rubble and the front wall is said to be cob faced with stone. The roof is asbestos slate (formerly thatched) with gabled ends. A projecting left end cob stack with rendered shaft, axial cob stack with rendered shaft, right end stack with rendered shaft.

PLAN. The present plan has a single depth main range, 4 rooms wide, the first room from the left unheated. The right hand end appears to be a 2 or 3 room and through passage arrangement. The lower end to the right has a hall stack backing on to the passage, the lower end originally unheated. A thick cross wall at the higher end of the hall suggests that there may not have been an inner room. The right hand end of the house may be late medieval in origin but with roof timbers replaced in the 1930s this remains unproven and the surviving carpentry details on the ground floor are circa early 17th century. The two left hand rooms consist of a 17 century kitchen

to the left and adjoining unheated service room. Single-storey rear left lean-to with corrugated iron roof; single storey flat-roofed rear right are addition of the 1970s.

EXTERIOR.

The dwelling has two storeys. The first floor consists of asymmetrical five window front with two 20th century brick buttresses and a 20th century front door to a former through passage to right of centre. An additional 20th century front door into left hand room with a long 20th century glazed porch with a lean-to roof. First floor window left is a 20th century 4-light casement with glazing bars, the others or 19th or 20th century 2-light casements, 6-panes per light. The ground floor left window is a 3-light 20th century casement with glazing bars. A 20th century window to right of left hand door in enlarged embrasure. The two ground floor windows flanking the through passage door have timber mullions chamfered on the inner faces, the 4-light hall window has internal stanchions.

INTERIOR.

17th century carpentry and joinery, especially at the right end of the range. The hall has an ovolo-moulded axial beam and scratch-moulded joists which have been repaired where they abut the rear wall. Unusual survival of complete 17th century exposed first floor floorboards. A trimmer beam in the front right corner of the hall ceiling may indicate former stair or ladder access to the first floor. The passage has thin partition walls at the higher and lower ends. 1930s stair inserted in passage. The lower end partition is, in part, a plank and muntin oak screen with chamfered muntins, some with step stops, visible in the lower end room. This was originally unheated. The small open fireplace with stone rubble jambs and a chamfered timber lintel is probably late 17th early 18th century. The lower end room has exposed chamfered cross beams and joists. The two left hand rooms of the range have more modest details. The left hand room has a chamfered axial beam with scroll stops and an open fireplace with a replaced lintel and semi-circular cob and stone bread oven. The unheated room has a chamfered axial beam with runout stops. In the early 20th century this room was used as a harness room and the left end room as a kitchen for the farm labourers. A traditional farmhouse of the region with some fine interior carpentry.

USE.

The building still remains the residential farmhouse.

AMOUNT OF ALTERATIONS:



The existing front elevation windows require replacement. It is therefore proposed to replace them with timber casement, slim double glazed windows with a more uniform style fitted into the existing apertures.

BENEFITS:

The new windows will provide a consistent design, retain the existing window sizes and will add much needed sound proofing, thermal insulation and security.

ACCESS LAYOUT: Access will be unaltered.

SCALE: New windows are the same size as the existing.

APPEARANCE:

The proposed windows being timber and incorporating a horizontal bar will be of a style typical of farmhouses/cottage in the south west. The 14mm double glazing will be discreet 14mm soft coat (low-e) conservation glazing consisting of 4mm glass on the outside, 6mm space filled with Argon gas and 4mm glass on the inside (4/6Ar/4). This gives a centre pane U-Value of 1.4 W/m²K which satisfies the current building regulation approved documents.