

Design and Access Statement

At

**Westbrook House
High Street
North Wootton
Somerset
BA4 4AD**



LBC Westbrook House September 2023

1.1 Introduction

This Listed Building Consent application is to complete a number of repair works, alterations and upgrades to the property. The proposal site is a Grade II Listed building in the village of North Wootton.

The applicant wishes to complete the following repair works/ minor alterations:

1.1 Roof repairs

- Conduct minor repairs to ridge tiles on the main roof and other minor repair work necessary (e.g. replace broken tiles/ slipped tiles).
- Repair and/replace south drip end on roof verge.
- Repoint red brick chimney stacks as necessary/appropriate using standard cement.
- Repair and replace lead flashings as necessary around the base of chimneys.

1.2 Drainage

- Install new gutter down pipe on the corner of the south/west face dropping down into the existing french drain and into a pipe flowing away from the property into the rear garden.
- Replace old degraded cast iron pipe with higher load steel galvanised gutter system. (Galeco STAL gutter system)

1.3 Masonry work

- Repoint stonework with lime mortar on the South & East gable end wall.
- Repoint lime mortar pointing on the South wall of Annex.

1.4 Heating Stove installation

- Re-install a HETAS approved ECO design wood-burning stove to replace existing with new flue and chimney cowl on South chimney.
- Clear North chimney and reinstate fireplace for a 4kw wood-burning ECO HETAS approved stove.

1.5 French doors installation.

- Install two heritage French Door units to replace the single glazed French doors to the West face.

2.0 Context

Westbrook House is a Grade II Listed Building, details below.

Heritage Category: Listed Building

Grade: II

List entry number: 1295451

Date first listed: 17-Oct-1985

Listing name: The Poplars

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Details: House. C17, early C19 features. Coursed and squared rubble, double Roman tile roof, 3 brick ridge stacks. Cross passage plan. Two storeys, 4 bays, 12-pane sash window, some renewed, in dressed stone surrounds, those to right of ground floor paired with a stone dividing mullion; half glazed French windows to left of ground floor, dressed stone surround. Door opening to third bay, moulded wooden architrave, C20 half-glazed door. Interior with a chamfered cross beam ceiling; two C18 doors.

3.1 Extent of proposed repair works.

The roof is double roman tiled with cast iron gutters at the front and rear and three red brick chimney stacks. The roof at present is sound, but there are a number of leaks into the attic space that need fixing as water is ingressing along the ridge tiles where the bedding mortar has failed in places.



Photo showing bedding mortar failure

There are also some slipped/broken tiles that need replacing as well as the West gable end rake/drip end that needs replacement since it is rotting.



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The three chimney stacks appear sound, however could do with some minor cement repointing where necessary. Some of the lead flashing around the base of the stacks also needs replacement, where necessary.



The main house has a single gutter channel running along the front (West face) of the property which then moves around towards the South gable end, feeding a down pipe into a broken and leaky water butt. This is causing harm to the setting of the listed building and is visually intrusive.

The applicant wishes to remove the water butt and red brick base, which shows signs of degradation through water damage, and extend the guttering system to ground level and into a coiled pipe (100mm deep) running away from the property to the rear of the garden.

The above drainage upgrade aims to take rainwater away from the property at a major point thereby reducing: permeation into stonework, surface water flooding and soil movement.



Photo showing old water butt with degrading brick base and outflow.

**-3.3 Repoint stone work with lime mortar pointing on the South & East gable end wall.
Repoint lime mortar pointing on the north wall of Annex.**

The current masonry and pointing on the South gable end wall is in very poor condition with signs of lamination and crumbling of both the stone and pointing. The pointing is predominantly cement which is not suitable for stone work and not of historic value. The cement can be clearly seen to be failing allowing water to pass behind it in places which is affecting the historical significance and future of the property.





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Photos above showing the state of South gable end; lamination, disintegration of stone and poor cement repairs from the past.

The north wall of the Annex is of concern since water ingresses into the room during high rainfall and this is affecting the condition of the wall on the inside.



Photo showing North Wall of the Annex.

The applicant wishes to employ a local conservation mason, erect scaffolding, rake out and repoint with a lime mortar NHL 3.5. There are some stones that show severe degradation and these will need replacing as necessary with Blue Lias.

N.B: NHL (Non-hydraulic Lime 3.5) is suitable for hard stone in exposed locations. The applicant is happy to discuss this in more detail with a Conservation Officer during the application process.

3.4 Reinstall a HETAS approved ECO design wood-burning stove to replace existing with new flue and chimney cowl on South chimney.

The current wood burning stove in the living room is over 20 years old, inefficient and NOT HETAS approved. The applicant wishes to re-install a more efficient and environmentally friendly ECO design wood burning stove, replacing the existing flue and chimney cowl.

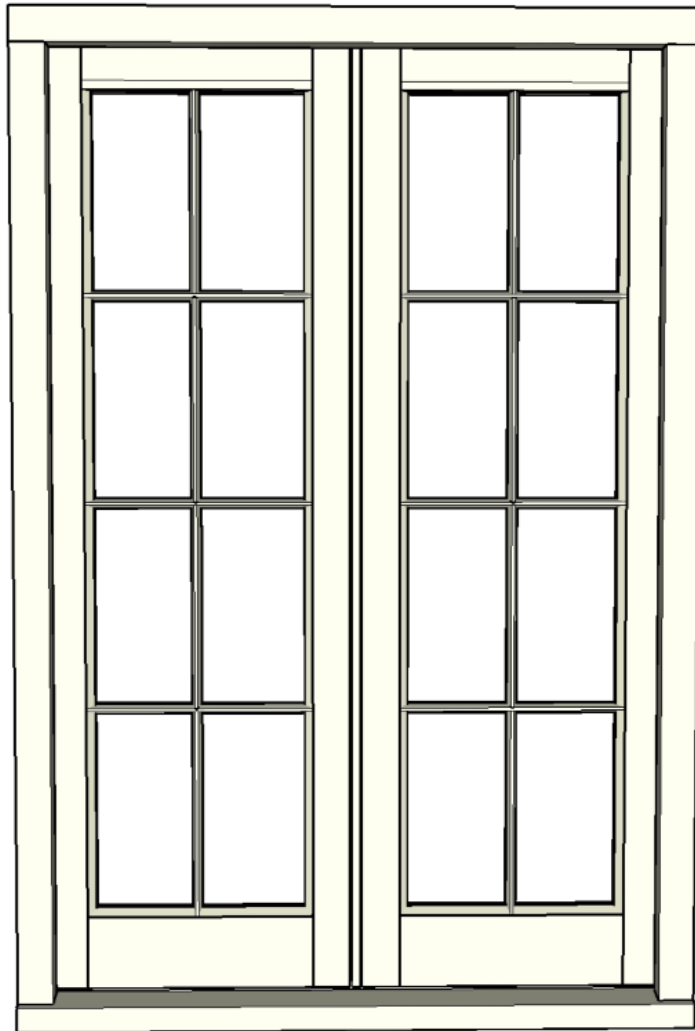


Photo shows old wood burning stove in living room.

3.5 Install two heritage French Door units to replace the single glazed French doors to the West facing gable.

The current French doors C.20th Century, are now unfit for purpose being single glazed (inefficient heat loss) and allowing water ingress during the winter months. The wood has warped with heat and water. The proposal is for bespoke French doors to be installed that contain slimline double glazed units following similar architecture to the sash windows on the West facade. This design will complement the whole West face and create a balanced look, something that the current doors do not provide.

The heritage units will be hand built by a local joiner. Materials to match existing. See sketch plan below:



New proposed french doors, materials to match existing, heritage slim line double glazed units and ironmongery to be decided.

3.6 Clear north chimney and reinstate fireplace for a 4kw wood-burning ECO HETAS approved stove.

The applicant wishes to reinstate an original fireplace that would have once been used in the dining room/living room on the north side of the property. Currently it is blocked up and used to house the old oil boiler flue, exiting up the north chimney. The proposal is to knock out the fireplace, make good and install a small 4kw ECO HETAS approved stove with a new chimney cowl and the addition of a new hearth.



Photo shows blocked fireplace in the dining room with the original hearth.

4.0 Summary of Proposals and Assessment of Impact

The proposed works seeks to repair and upgrade the property, to tackle its current decay and to improve its heat loss, breathability and drainage to prevent further damage.

Repair work is vitally needed to tackle deterioration to the property caused by climatic conditions and neglect from the previous owner. The proposals also include a minor adaptation to doors and heating elements to achieve a sustainable upgrade to the property and minimise its energy use in the future.

The proposals are a result of careful consideration of the architectural character and its appearance. It is therefore deemed that the proposals described above would not cause harm to the listed building and will sustain its significance, keeping the building in use and safeguarding its future.