

Design, Access and  
Heritage Statement

# Wood House Farmhouse



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## **1. Project Commission**

The Design and Access Statement including a Heritage Statement is a requirement of the Local Authority Planning Department for inclusion with a Listed Building Application. It is to form part of the submission of an application to replace the damaged pantile roof and its structure over the single storey kitchen extension to the rear of Wood house Farmhouse, West Newton, East Yorkshire. HU11 4LP.

It has been commissioned by Mrs Rodrica Straker with the intention of providing further background information on the history of the dwelling and a record of both the current condition and proposed remedial works.

The statement is not intended to comment on the integrity of the structure or condition of the rest of the dwelling or services that are supplied to the building.

It is to be read in conjunction with the following drawings;

Location Plan, Site Plan, Existing Elevations and Proposed Repairs.

## **2. Consultants**

The Heritage and Condition Statement is prepared by Lanham Associates Ltd. Architectural Services and Project Management Consultants.

## **3. Location**

National Grid Reference: E519085 N437880

Address:

Wood House Farmhouse

West Newton,

East Yorkshire.

HU11 4LP

The building is in the ownership of Mrs R C Straker.

## **4. Listing Description**

The building is currently Listed Grade II under entry number 1162647.

BURTON CONSTABLE WEST NEWTON ROAD TA 13 NE (north side) West Newton 6/14 Wood House - II Farmhouse. Mid C18 with later additions and alterations. Reddish-pink narrow brick, colour-washed to front, with pantile roof. 2 storeys, 2 bays with single-storey, single-bay range recessed to left. Off-centre entrance to left range a part-glazed, 6-panelled door.

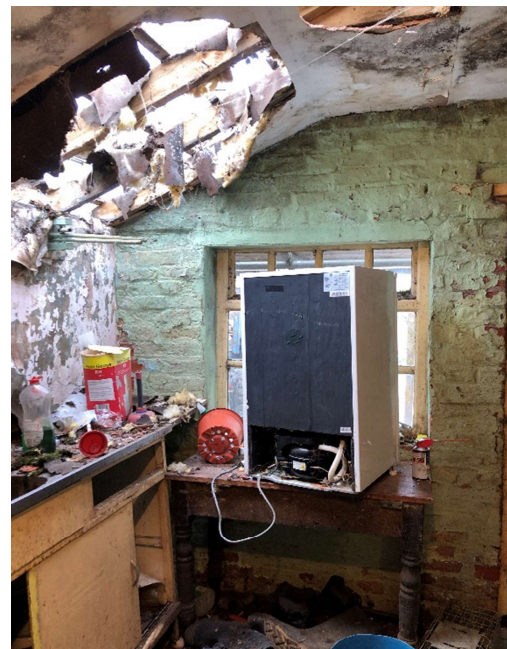
12-pane sashes throughout. Brick copings, end stacks. Tumbled-in brickwork to gable ends.

Listing NGR: TA1909637876

## 5. Present condition

Works are to be confined to the single storey kitchen extension roof covering and its supporting structure only.

The photographs below highlight the damage that has resulted from broken and dislodged tiles. As a result, water ingress has penetrated the structure causing further damage and the collapse of the underdrawn ceiling.



## 6. Proposed remedial works

The extent of the repair work and the specification is detailed on the **Proposed Repairs** drawing attached to this document. On account of the seriousness of the damage caused by water ingress, and the opportunity that fine weather affords, the roof is in the process of being stripped. The photographs below show the extent of the damage throughout the kitchen ceiling. The damage is confined to the roof covering its vapour barrier and the ceiling below. The rafters are in a good state of repair and will therefore remain in position and sprayed against infestation.



It is proposed that the works will continue to ensure that at least the vapour barrier, tile laths and Sandtoft clay pantiles are provided and fixed in full accordance with the manufacturer's recommendation prior to the Christmas break. Thereafter the insulation and plasterboard lining of the ceiling will be completed.

In addition to the Listed Building Application the works have been covered by the deposit of a Building Notice which will ensure inspections and confirmation that the works are to the required standard.

