

Wonham Barton, Wonham

Design and Access Statement

In support of listed building consent for internal and external works to the existing farmhouse

Nov 2023
JB/NE

Introduction

Introduction

This Design and Access Statement is submitted in support of an application for listed building consent for structural repair works to external walls and the replacement of the living room floor of the existing farmhouse at Wonham Barton.

This statement describes the nature and extent of the proposal and complies with the guidance on Design and Access Statements from CABE.

Background

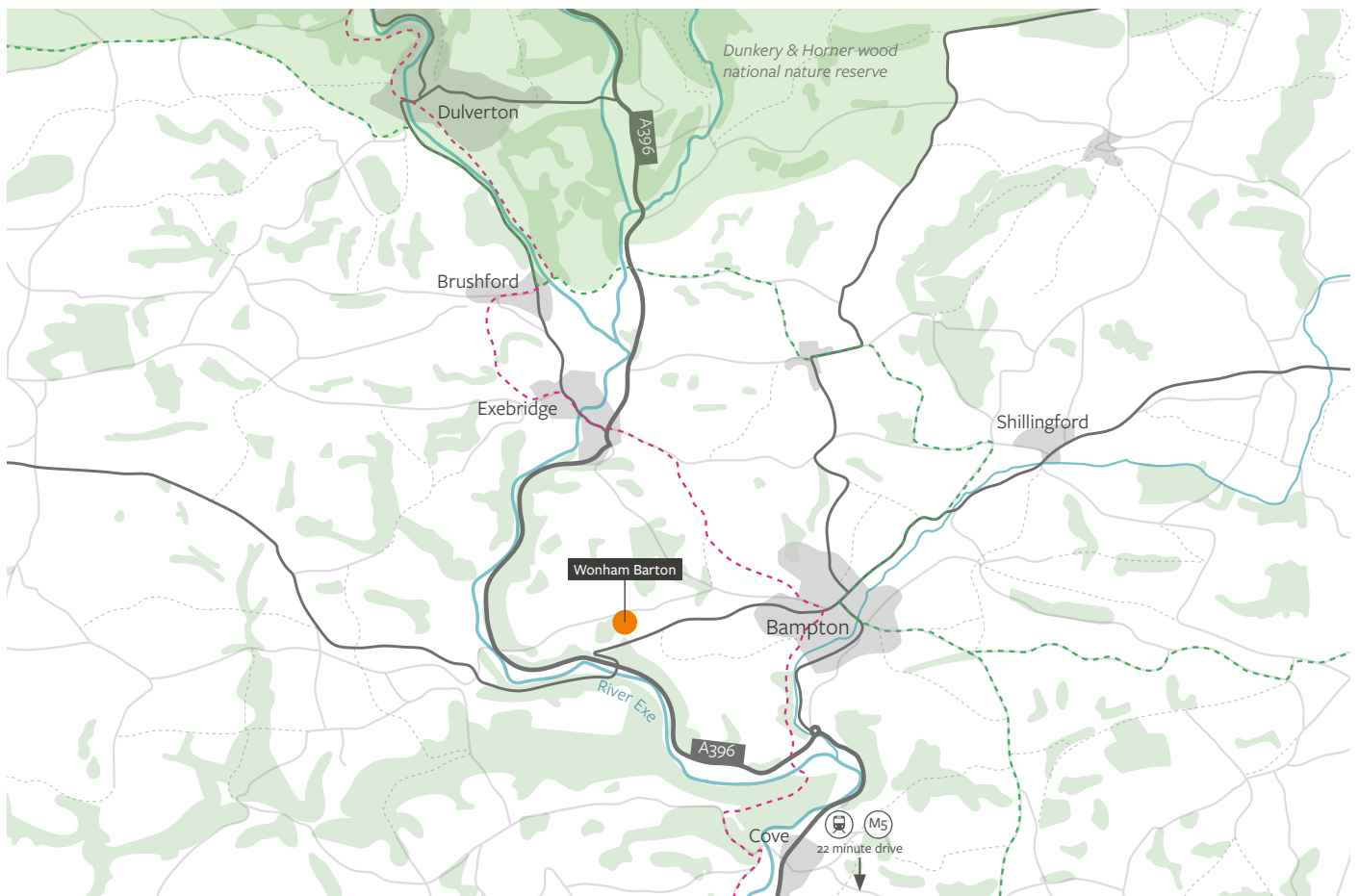
The southern gable end of the farmhouse has suffered with subsidence, and it appears that the corner of the building has settled. This settlement has resulted in multiple cracks in the stone, internally and externally in both the gable and front elevation. A majority of the cracking is of structural concern as it has resulted in building in the wall, dropped lintels and open joints in the face of the wall.

Following on-site investigations the cause of the subsidence

appears to be related to a leaking drain running adjacent to the gable wall which has since been rectified.

The ground settlement has also occurred internally and under the timber suspended ground floor in the living room. The floor was lifted for inspection, and it was found the compacted stone ground had fallen away – similar as external.

The proposed works therefore comprise of the structural repair of the external wall and a new reinforced concrete slab over the entire area of the living room. A more detailed structural assessment is included as part of the application.



Plan showing extent of land ownership

Existing Site

Existing Site

The application site forms part of the historic farm complex of Wonham Barton. The farmstead lies immediately south of a lane running east from Oakford Bridge off the A396, approximately two miles due west of Bampton in Devon.

It comprises a traditional farm complex with its Victorian farmhouse backed to its west by a courtyard of barns and agricultural outbuildings. The farmhouse is Grade II listed (although the formal map within the listing erroneously attributes the listing to Wonham Barton Cottage, which lies downslope to its south east) and three sides of the farm courtyard are separately listed, also at Grade II. Aside from the two listed buildings, the site does not carry any other statutory heritage designation.

A separate Statement of Historic Significance is submitted in support of this application.

- 1 Grade II Listed farm house
- 2 Apartment
- 3 Grade II Listed Barns
- 4 Courtyard



Site Aerial

Existing Building

Construction

The existing building is two storey with pitched slate roof. External walls comprise of stone rubble with a mix of lime and more modern cementitious mortar pointing. Internally the living room external walls are dry lined.

The ground floor of the living room is made up of stone sleeper walls (built directly off the ground) with timber joists spanning across the top of them. As a result of settlement the sleeper walls have sunk, and the floor dropped away in level, quite considerably alongside the gable wall.

Internal Layout

The plan form is single depth L shape. The main element comprises of two principal rooms and a centrally positioned entrance. The southern most of these rooms is the living room to which this application relates.

The return wing to the right is complete with a separate entrance.

Access

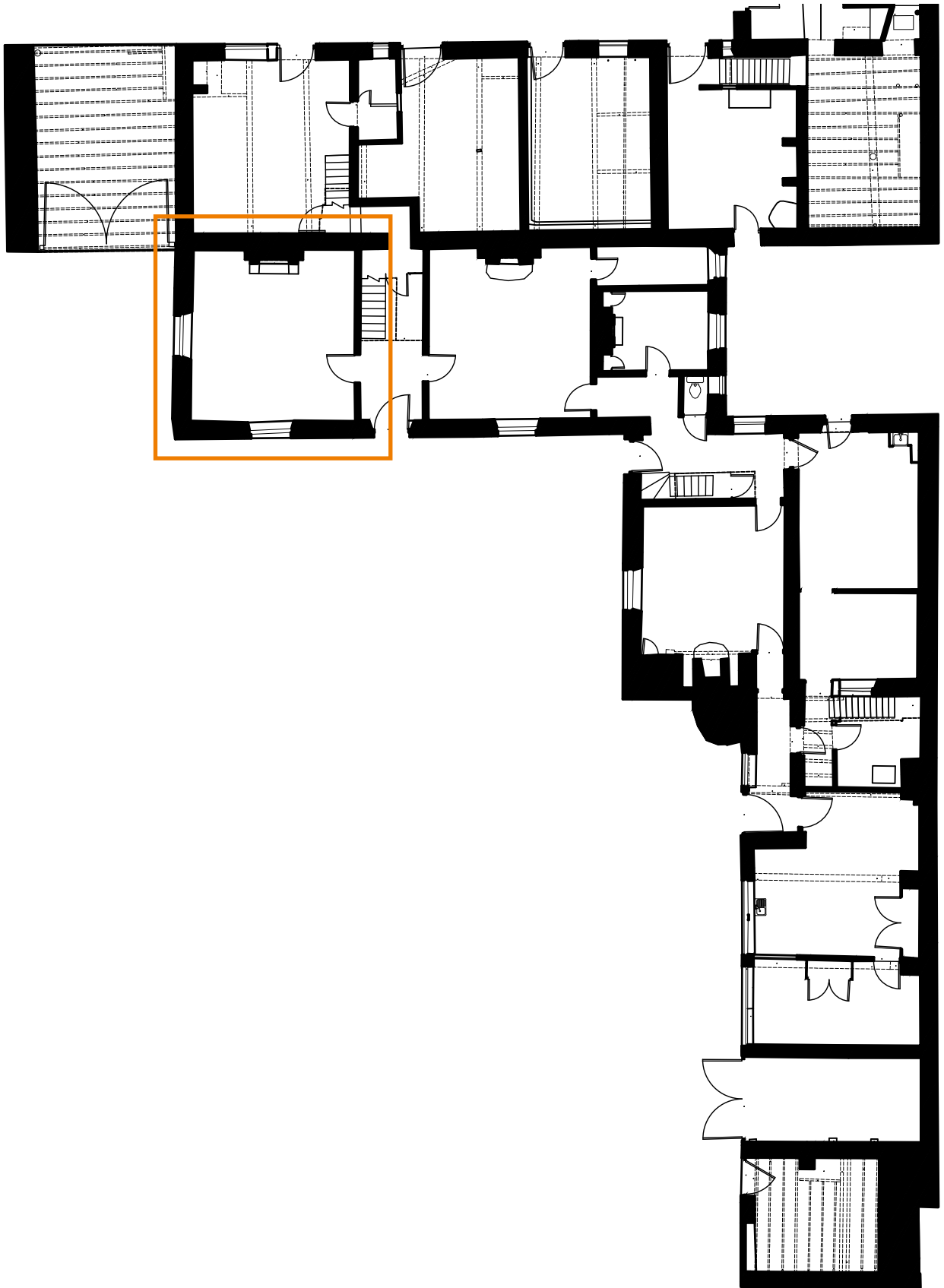
The existing farmhouse is accessed from the adjoining lane to the north of the farmhouse.

List Entry

The list entry for the Grade II listed building, which was first designated in December 1987, reads:

'Farmhouse. Circa 1840. Stone rubble, rendered on right gable end; tiled roof, gabled at ends; 2 rear lateral stacks, 1 axial stack, end stack to wing. Plan: L plan. Single depth main range with 2 principal rooms and central entrance, front right return wing with separate entrance at the left end; the farmyard (q.v.) to the rear of the main range. Exterior: 2 storeys. 3-bay symmetrical front with Doric porch with slender columns; C19 4-panel front door with rectangular fanlight with diamond glazing bars; fenestration of 12-pane sashes with segmental arches, the sash above the porch slightly smaller. The wing has a front door at the left with a flat porch canopy with a rectangular fanlight. 3-first floor 12-pane sashes, 1 ground floor C20 window in original embrasure. Interior: Not inspected.'





Existing ground floor plan

Proposals

Proposals

The proposed works comprise of two elements.

External Walls

Given the construction of the existing external walls it is not practical to remove stone work and rebuild. It is therefore proposed to crack stitch repair the walls, using stainless steel helical bar. Detailed proposals and method statement as prepared by Target Solutions are submitted in support of the application.

On completion of the structural repair works, all walls as indicated on the submitted drawings are to be externally re-pointed using lime mortar.

Internal Floor

The void beneath the existing floor needs to be back filled and the floor reinstated. However, there is a concern that due to the volume of stone required, it will compact over time, and the floor will once again fall out of level. The project engineers structural recommendation, to minimise the risk of future ground settlement and the floors falling back out of level, is to introduce a new reinforced concrete slab over the entire area of the living room. This will create a 'raft' which can span or cantilevering over softer areas of ground. A new damp proof membrane, insulation and screed is to be installed over the new concrete slab.

Amount, Layout, Use & Scale

The proposals will see no increase in building footprint, change to existing residential use or extent of accommodation provided.

Access

The existing vehicle access arrangements will remain unaltered.

Landscaping

Once excavations have been suitably backfilled existing landscaping is to be reinstated.

Appearance

Proposals include the re-pointing of existing external walls as indicated on submission drawings with lime mortar.

