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Heritage Statement

Reinstatement of Property following Subsidence Damage

Works to a Curtilage Structure



Risk Address:

1 College Farm Court, Barton, Cambridgeshire CB23 7AL

Listing:

TL 4155 BARTON HIGH STREET (North-East Side)

13/10 No. 61 (Old Farmhouse)

II

House. Late C17 and early C19. Timber-framed, plaster rendered. Front wall cased in grey brick in early C19. Steeply pitched tiled roof with original brick stack, but the upper courses have been rebuilt. Late C19 end stack. Single range and three bay plan with entry at low end of centre bay, and probably opening to an original small hall and stairbay. Two storeys. Three, sixteen-pane flush frame hung sashes, early C19, the heads of the surrounds flush with the eaves. Two C19 bay windows on either side of doorway. R.C.H.M. West Cambs., mon.(7)

Listing NGR: TL4105455485

List entry Number: 1127832

Adjacent to the old farm house, is a collection of outbuildings located around a central courtyard. These structures have more recently been converted to living space, and as such form curtilage structures to the listed building next door.



History of the area:

A Saxon village was established in Barton on the line of the Roman Road called Akeman Street.

The Domesday survey indicated a population of 31.

Agriculture was the only industry for the village apart from coprolite mining in the 1860-70's. Land was nearly all owned by colleges and one family, the Martins. New housing for Cambridge commuters led to growth between 1930-70, when Barton's population reached 923 in 1971 dropping to 843 in 2011.

St Peter's Church dates back to the 12th century, but the style of the present building is pure 14th century.

Bird's Farm, originally a late medieval hall, is the earliest surviving house in the village.

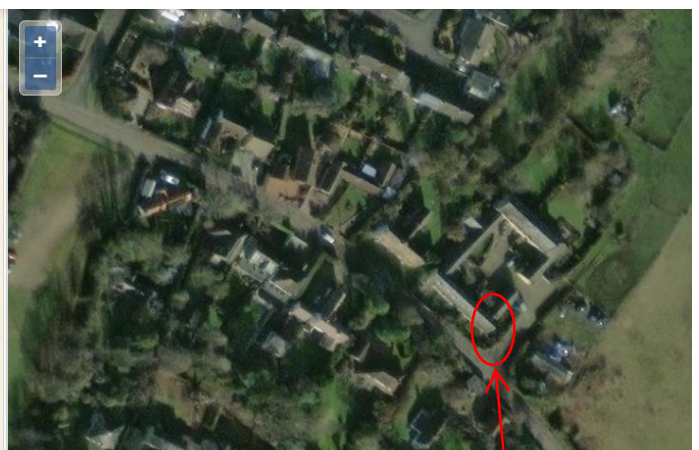
Only 4 miles away from Cambridge and with the River Cam in the centre.

Historic mapping:

Looking at the National Library of maps, we note that comparing the property in 1902 with current day, the property remains predominantly unchanged:



1902



Current

Area of works



(Extract taken from Google)

Overview for reason for application:

The Homeowner contacted their insurer after noticing worsening damage to their home in September 2022. Their Insurer appointed a Loss Adjuster who visited the premises to inspect the damage.

The main area of damage was to the rear left corner of the kitchen where significant tapering cracking to the left wall of the kitchen was found.

Based on their knowledge of the area, the loss adjuster considered that the damage was due to clay shrinkage subsidence, and as such he arranged for mitigation to be undertaken in the form of removing vegetation to the side of the property which was owned by the homeowner.

This mitigation has now been completed and hence they now wish to move to repair of the damage noted.

The property once formed the outbuildings to the adjacent farm but more recently have been converted to living space. This conversion work including the introduction of modern materials within the structure, in the form of dry-lining the building using plasterboard and painting with emulsion. This type of construction magnifies the appearance of damage, thereby suggesting it is worse than it actually is.

However, as works are to a curtilage structure of the adjacent farmstead, we submit this certificate of lawfulness application to seek your agreement for the localised repair works required to the property thereby allowing us to reinstate the property to its pre-subsidence state.

In addition to the localised repair works, we understand that the modern timber French doors will be replaced on a like-for-like basis using a new hardwood frame and door. There is concern that these works will displace the already weak brick arch over the doorway and hence you will see the Contractor has allowed for localised reinstatement of this arch within his schedule.



The works will be carried out by professional workforces who have knowledge and experience to ensure the works are completed correctly and appropriate for the building in mind. It is our intention to cause minimal effect to the historic fabric of the building, while repairing the inflicted damage. The repairs will help ensure future generations are able to enjoy the building as it was intended.

Appendices:

Appendix A – Photographs taken by the Loss Adjuster on 12th October 2022

Appendix B – Proposed schedule of works