

## **DESIGN AND ACCESS STATEMENT**

### **Renovations at Poole Barton, Barton Close, Cheriton Fitzpaine, Crediton, Devon, EX17 4JB**

### **Design and Access Statement and Supporting Information for Listed Building Consent Application**

#### **Contact Details:**

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#### **1. INTRODUCTION**

- 1.1. This Design and Access Statement has been prepared by Tim Brown, Director – ISCA Archaeology, acting as agent on behalf of the applicants, Mr and Mrs Scott. Professional advice has been taken from Ms. Claire Sutton, Conservation Officer of Mid Devon Council Planning Department as well as from the agent, Tim Brown (ISCA Archaeology).
- 1.2. This document supports the submission of Listed Building Consent Application for proposed internal and external alterations at the property: The Grade II\* Listed Poole Barton, Barton Close, Cheriton Fitzpaine, Crediton, Devon, EX17 4JB.
- 1.3. These documents form part of the content of the planning application for the proposed development together with the statutory application form, submitted plans and Built Heritage Assessment. A Heritage Impact Assessment for the proposed works has been included within the overarching Built

Heritage Assessment document. This statement provides description of the proposed development with reference to access and design. For further information on Heritage and Location Description see additional documents submitted with the proposal.

- 1.4. Room names/numbers referred to in this application are based on Existing Ground Floor and First Floor Plans. These plans and room names/numbers were produced as a result of work conducted for the accompanying Built Heritage Assessment and Impact Statement by ISCA Archaeology Limited (ISCA, 2024).

## **2. DESCRIPTION OF WORKS**

- 2.1. The cob-over-rubble property has a complex history extending from the late 15th century and possibly earlier. The earliest part of the house, the main hall house, retains a number of features from the 15th and 16th centuries including oak plank-and-muntin screens and a late 16th century staircase. The structure of the hall house is a fine example of medieval true cruck architecture on a three-room cross passage plan. The southern block of the house, which is largely in a state of disrepair, is broadly contemporary with the main hall and was likely originally functioned as a shippon. The buildings were substantially remodelled in mid to late 17th century. During the late 17th century, the front northern wing of the house was added in one construction episode. The house retains decorative features from this remodelling phase including leaded casement windows, two staircases, historic cornicing and historic doors. Poole Barton also includes several curtilage structures within its grounds, each of which broadly dates to the post-medieval period. The building was first listed in 1952.
- 2.2. Significant works to the roof were clearly undertaken in the 20th Century which included replacement of the roof from thatch to slate. However, late medieval true cruck timbers in the main hall house, late medieval/early post-medieval jointed cruck timbers in the southern block and 17th century timbers in the northern wing are original.
- 2.3. In recent decades, the property has received very little improvement or substantial repair. There is now the need to undertake a significant refurbishment of the building at which stage it is possible to reintroduce historically correct and sympathetic features and materials which would form part of the project resulting in a significant designated heritage asset being preserved for future generations. As well as this, the works would result in converting neglected sections of the house into liveable space.
- 2.4. The proposed works consist of the following:

### **Internal Ground Floor Room 1 (1):**

Replacement of the concrete floor within Room 1 of the Main Hall House (Fig. 1, 1). This room relates to the former Main Hall. This work is deemed necessary as the current concrete floor directly overlays made ground resulting in damp coming through the floor. This has

resulted in damp being transferred to the late 15th century oak plank-and-muntin screens in this location (Photo. 1). As these oak plank-and-muntin screens are imbued with a high degree of heritage significance, preservation of these features is paramount. Without the replacement of the concrete floor with an underlying layer of DPM plastic and insulation, the preservation of these features is under threat.

Historic flagstones (0.5m<sup>2</sup> in total) located in the south western corner of Room 1, and on the same level as the modern concrete flooring are present (Photo. 2). These historic flagstones, likely dating to either the 15th or the 16th century, will be left *in-situ* and will not be impacted by the proposed works to the floor.

The proposal is to replace the current concrete flooring with volcanic flagstones sourced from the local Knowle Quarry (Photo. 3). Sizing would be as per the historic flagstones *in-situ*.

#### **Internal Ground Floor and Porch Room 3 (2a) and (2b):**

The proposals to change the use of Room 3 to that of a kitchen (Fig. 1, **2a**). Room 3 relates to the service room of the main hall house. This would result in no change to the fabric of the room itself, with historic walls remaining unimpacted.

The change of use of Room 3 will require upgrade of the drainage system to allow for the flow to an open drain in the back porch (Fig. 1, **2b**). This will require the drain in this location to be covered or moved (Photo. 4). With regard to the drainage, the plan is for it to be capped but this may require an internal vent; the installation of which will be guided by building control. If this is possible there would be no change to the fabric of the building and no changes externally.

#### **Internal/external adjustments to Room 8 (3a, 3b, 3c and 3d)**

The proposal to reinstate a previous doorway opening between Room 8 and Room 3 (Fig. 1, **3a**). The Heritage Assessment has effectively demonstrated that a doorway once existed between these two rooms which functioned to link the main hall house with the southern block/wing (Photo. 5). The woodwork and joinery present within a wall cavity in this location suggests that this doorway was filled in during the 20th century (Photo. 6). The opening of this cavity, including the installation of the new door is therefore not anticipated to result in any impact to historic fabric of high significance in this location. The replacement door will be made from pine to match the historic 6-panel doors within Room 3 (Fig. 1).

Replacement of the current ledge/brace door along the east of Room 8 with door of same design but of oak rather than pine (Fig. 1, **3b**). The current door, which includes a

polycarbonate windowpane, is likely to be late 19th to 20th century in date and is a replacement of an earlier door set into the external cob wall (Photo. 7). Its reinstatement/replacement in oak is more in keeping with the historic doorways throughout the house and likely to be more in keeping with the original door. The proposal is to use 12mm double glazing within the new door which will provide more insulation and energy efficiency to this part of the house.

A new door to be installed into the existing historic frame (Photo. 8) between Room 8 and Room 9 (Fig. 1, **3c**). The proposals are for this door to be of the same material and type as **3b**, but without the addition of a central window cavity. Reinstatement of this door will function to converting Room 8 to a liveable space and put the room to use rather than the current state of degradation to the room. All three doors within Room 8 will be manufactured by the client by hand. The client has prior experience in construction of such doors and will be designed in-line with the provided example (Photo. 9).

The installation of a new windowpane on the western side of Room 8 (Fig. 1, **3d**). The window would be installed within the existing frame which is likely contemporary with the fabric of this part of the building (17th century). The casements within this frame are proposed to match that of the first-floor window above. The frame in **3d** is currently covered from the outside with polycarbonate and no historic window glass in present (Photo. 10). It is proposed that the new pane will be of similar 12mm double glazing, providing benefits to insulation and energy efficiency of the space.

#### **Removal of Modern lean-to greenhouses external to the property (4a and 4b)**

The greenhouses proposed for removal date to later than the 1952 original listing of the building and therefore do not consist of historic curtilage structures by way of the buildings Listing.

The greenhouse located along what was originally eastern side of what is likely to be a 18th to 19th century linhay barn abuts a section of 20th century corrugated metal wall (Fig. 1, **4a**). Its removal will therefore not be at risk of impacting upon any historic fabric (Photo. 11).

The other greenhouse proposed for removal (Fig. 1, **4b**), although not forming part of the curtilage Listing of the property itself, abuts a cob wall proven by historic mapping to be older than that of 1839 Cheriton Fitzpaine Title Map (ISCA, 2024, 24). However, its careful removal is anticipated to result in minimal impact to the historic fabric of the section of cob wall. Its removal will provide the added benefit of providing an insight into the preservation and structural condition of the section of cob walling that the lean-to greenhouse currently prevents observation of (Photo. 12).

### **3. SCHEDULE**

- 3.1. Works will commence during the spring/summer of 2024 and is anticipated to be completed by the winter of 2024.

#### ***Stage 1 - External Greenhouses – Spring/Summer 2024***

- 3.2. After confirmation of Listed Building Consent from Mid-Devon District Council, the first activity to take place will be the removal of the two greenhouses (Fig. 1, **4a** and **4b**). This is anticipated to take a single day of work.

#### ***Stage 2 - Room 8***


- 3.3. It is the client's intention to carry out all works to Room 8 themselves.
- 3.4. Following removal of the greenhouse, and also during the summer of 2024, the schedule is to replace the existing external door in Room 8 (Fig. 1, **3b**) as this relates to a security issue within the house. Overall, this work is anticipated to take no longer than a few days.
- 3.5. Following this, the proposal is to reinstate the former doorway between Rooms 3 and 8 and install the new door (Fig. 1, **3a**). This would function to link the main hall house with the southern wing of the house. This would likely take no less than a week to complete.
- 3.6. Following this, the client will install the door in the existing doorframe between Rooms 8 and 9 (Fig. 1, **3c**) and conduct the work to the window (Fig. 1, **3d**).

#### ***Stage 3 – Rooms 1 and 3***


- 3.7. The work to the floor in Room 1 and the drainage in Room 3 and the back porch will be conducted by an external contractor, the schedule for which would need to be dictated by their availability. It is currently the client's intention to conduct this work at the earliest opportunity following granting of Listed Building Consent.
- 3.8. Currently, feedback from the potential contractors regarding replacement of the concrete floor suggests that they will be working on outside jobs for the summer. Therefore, it is anticipated that works to Room 1 and the drainage will commence in the autumn/winter 2024. These jobs are anticipated to take no longer than 2 to 3 weeks to complete.

**4. EXISTING FLOOR PLANS OF POOLE BARTON AND LOCATION OF PROPOSED WORKS**



<i>Plan No.</i> 1	<i>Plan Title</i> Ground Floor Plan	
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Plan No.	Plan Title	
2	First Floor Plan	

5. SUPPORTING PHOTOS



**Photo 1:** Damp coming through the modern concrete floor against the base of a 15th century oak plank-and-muntin screen (Fig. 1, 1)





**Photo 2:** Historic Flagstone flooring in the south west corner of Room 1. To be left *in-situ* without impact (Fig. 1, 1)



**Photo 3:** The new floor within Room 1 will utilise volcanic flagstones sourced from a local quarry. These would be consistent with existing in-situ historic flagstones (Fig. 1, 1)



**Photo 4:** Drain within the rear porch to be covered or moved (Fig. 1, 2b)



**Photo 5:** Former doorway outline to be reinstated between Rooms 8 and 3 (Fig. 1, 3a)



**Photo 6:** Cavity in the location of former doorway to be reinstated between Rooms 8 and 3 containing modern (20th century) woodwork (Fig. 1, 3a)



**Photo 7:** Pine door to be replaced with oak door of the same type on the eastern side of Room 8 (Fig. 1, 3b)



**Photo 8:** Existing oak doorframe between Rooms 8 and 9. The doorway is to be reinstated using a door respectful to the heritage of the house (Fig. 1, 3c)



**Photo 9:** Example of the 3-panel door to be installed within Room 8



**Photo 10:** Historic window frame and ledge in Room 8 to be left in-situ, polycarbonate pane to be replaced with 12mm double glazing to provide warmth to the room and create a liveable space (Fig. 1, 3d)





**Photo 11:** Modern lean-to greenhouse to be removed along the route of a 20th century corrugated metal wall (Fig. 1, 4a)



**Photo 12:** Modern lean-to greenhouse to be removed along the route of a curtilage cob wall (formally walled garden) (Fig. 1, 4b)

## **6. WILDLIFE, GEOLOGY, OR INVASIVE SPECIES**

- 6.1. For all internal and external works no disruption to the ecosystem will occur. No plants or ecosystems need to be disturbed.

## **7. SUSTAINABILITY**

- 7.1. Any materials removed during the building process will be repurposed within the property (eg. doorframes and doors) or recycled where possible. All waste will be taken to the recycling centre and if not possible to reuse or recycle will be disposed of in the appropriate manner.

## **8. ACCESS STATEMENT**

- 8.1. Poole Barton has access directly from Barton Close. This access leads to the north of the property providing a level pedestrian access to the house via the front garden. There is also side access via a wide vehicular trackway to the west of the property leading to the central courtyard.
- 8.2. The trackway to the west is wide and there is plenty of room for vehicles visiting the neighbouring property to pass at all times. Any works carried out would not block access at any time. The central courtyard provides ample parking for at least six vehicles adjacent to the house on a concrete hardstanding ground. This access provides adequate space for parking, loading and unloading of materials during the alterations without adversely affecting the road or nearby properties, barns or agricultural fields.
- 8.3. Proposals made by this application within Poole Barton will not change or alter in any way the access to the property.

## **9. SUMMARY**

- 9.1. As part of the application, a Heritage Impact Assessment has been submitted within a Built Heritage Assessment consistent with a Level 2 Historic Building Recording specified by Historic England within *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016). Determination of heritage significance within the Built Heritage Assessment has been undertaken according to the industry standard guidance on assessing heritage value provided within Conservation Principles (English Heritage, 2008). The Heritage Impact Assessment Section of the Built Heritage Assessment (ISCA, 2024, 91) is consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2023). The Heritage Impact Assessment presents a summary of level of effect categories with the potential of ranging from Heritage Benefit to Substantial Harm. This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. The broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in within the

Built Heritage Assessment (ISCA, 2024). As such, the full Built Heritage Assessment should be referred to for full details. The Heritage Impact Assessment has established that there will be either a **Heritage Benefit** or **No Harm** with regard to all of the proposals presented within this application.

- 9.2. The proposals outlined within this application will prevent further deterioration of historic fabric within the Grade II\* Listed Poole Barton. Many areas within the property subject to these proposals, especially that of Room 8 (Fig. 1) have faced many years of neglect which has the potential to result in further loss of historic fabric and deterioration of significant and valuable aspects of the heritage asset. The proposals outlined herein result in a net Heritage Benefit to the property through halting current levels of degradation to the historic property and by converting areas of the building to liveable use.
- 9.3. In summary, the applicant is asking for Listed Building Consent for the above proposals so that work can start as soon as possible. The proposal includes all planned work which may take up to 12 months to complete, with the Room 1 flooring being the first works to begin to help rectify the damp and damage to the 15th century oak plank-and-muntin screens.