hayward
ARCHITECTS LTD

Refurbishment of Roof space including roof finish etc
Hill Farm
Fenn Lanes
Fenny Drayton
Warwickshire

Mr & Mrs Williams

Design, Access and Historical Statement

Nov 2010
10/73

1 History


Photo 1

Context of the Listed Building

1.01 The Listed building is Hill Farm House, which is the main dwelling serving Hill Farm. A photograph of a section of the front elevation is shown on the adjacent “Photo 1".

1.02 The text of the listing is as follows:

Farmhouse. Late C18. Red brick, slate roof and brick ridge stack to right of centre and end stack to left. 3 storeys with toothed eaves course; reduced proportions to second floor. Regular 3-window front;3-light casements with segmental heads to ground and first floors. On the second floor the 2 outer windows are blind but painted in imitation of glazing bar casements. Door to right of centre with rectangular overlight and bracketed hood.

1.03 The farm is still working and very active. A number of older brick built barns remain and these are outlined on the plan below. The rest of the buildings shown on the attached appear to be more modern agricultural buildings.



1.04 The farm is a typical Leicestershire mixed use, arable & pasture farm.

1.05 The farm has been in the same family for more than one generation.

1 History

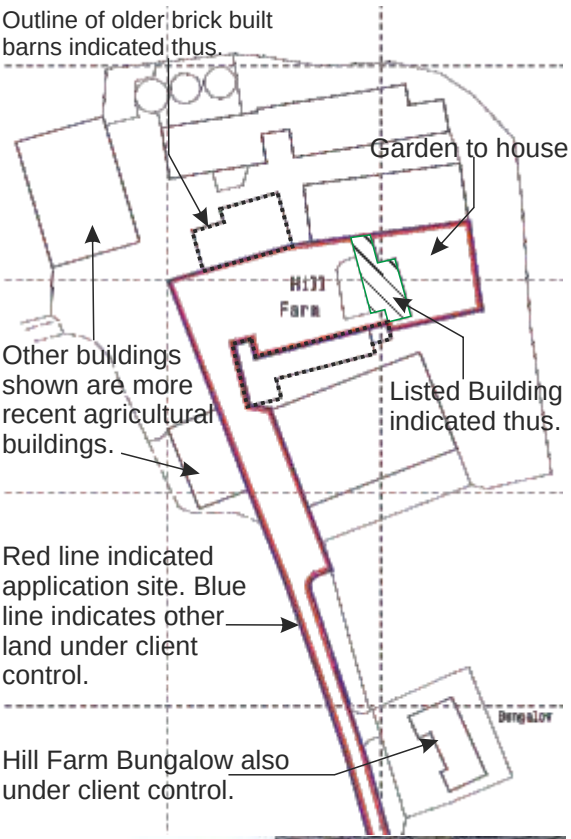



Photo 2


Photo 4

1.06 The farm house was reduced in size and altered drastically prior to the listing and as such this has resulted in large single storey and 2 storey flat roofed and rendered elements to the rear of the property. These can be seen in photos 2 & 3.

1.07 At the same time as the works mentioned in 1.06 a number of the windows were also replaced with double glazed units. A number of these are uPVC. The only original window that remains that appears to be cotemporary to the construction of the farm house is the window to the second floor in the centre of the main elevation. An internal picture of this can be seen in photo 10 overleaf.

1.08 At some point (it would appear prior to the works listed above) that 2 of the first floor windows have also been removed and replaced with false painted windows as mentioned in the listing.

1.09 As part of the reduction in the overall size of the building the end bay of the house on the left hand side was removed and the rear half of the house was also reduced in size.

1.10 Traditionally this style of house would have had a double gabled end with a central valley gutter. When the rear section of the house was altered and replaced with the flat roofed elements this feature was lost.

1.11 Where the end bay has been removed on the left hand side of the house this was replaced with a single storey garage which can bee seen in photo 4. Evidence that this bay existing can be seen from the inside by the presence of a door which remains and is blocked on the outside by brickwork and render. This can be seen in photo 5 overleaf. The whole of the gable end that remained once this end bay was removed has been rendered to tidy up the masonry.


Photo 3

1 History


Photo 5


Photo 8


Photo 6


Photo 9


Photo 7

1.12 When the rear section was reduced a tall narrow gabled element was retained to allow for the staircases serving house. This can be seen in photo 3 on the previous page.

1.13 Internally the second floor remains relatively unchanged from how it would have been when the house was originally constructed. Photos 5, 6 and 7 show the 3 main spaces in this space.

1.14 The chimneys are typical of the style and age of house and have the traditional brickwork corbelling associated with this. See photo 8.

1.15 Whilst the purlins appear to be original to the house there is evidence that the rafters and some of the plaster work has been replaced. Certainly in one area the traditional Lime plaster over laths has been replaced with modern plasterboard and gypsum based skim coat. See photo 9.

1.16 The internal doors would appear to be contemporary to the house.

1.17 The floors at second floor level are the original concrete over a timber joist floor. These appear to have altered little since the construction of the dwelling.


Photo 10

2 Impact and Proposals

The impact of the proposal on the Grade II Listed Building.

Consideration needs to be given to how the proposed works to the existing building will effect the listed building. It is important to consider the following.

2.01 Over a number of years the main roof of the house has fallen into disrepair and is in need of refurbishment.

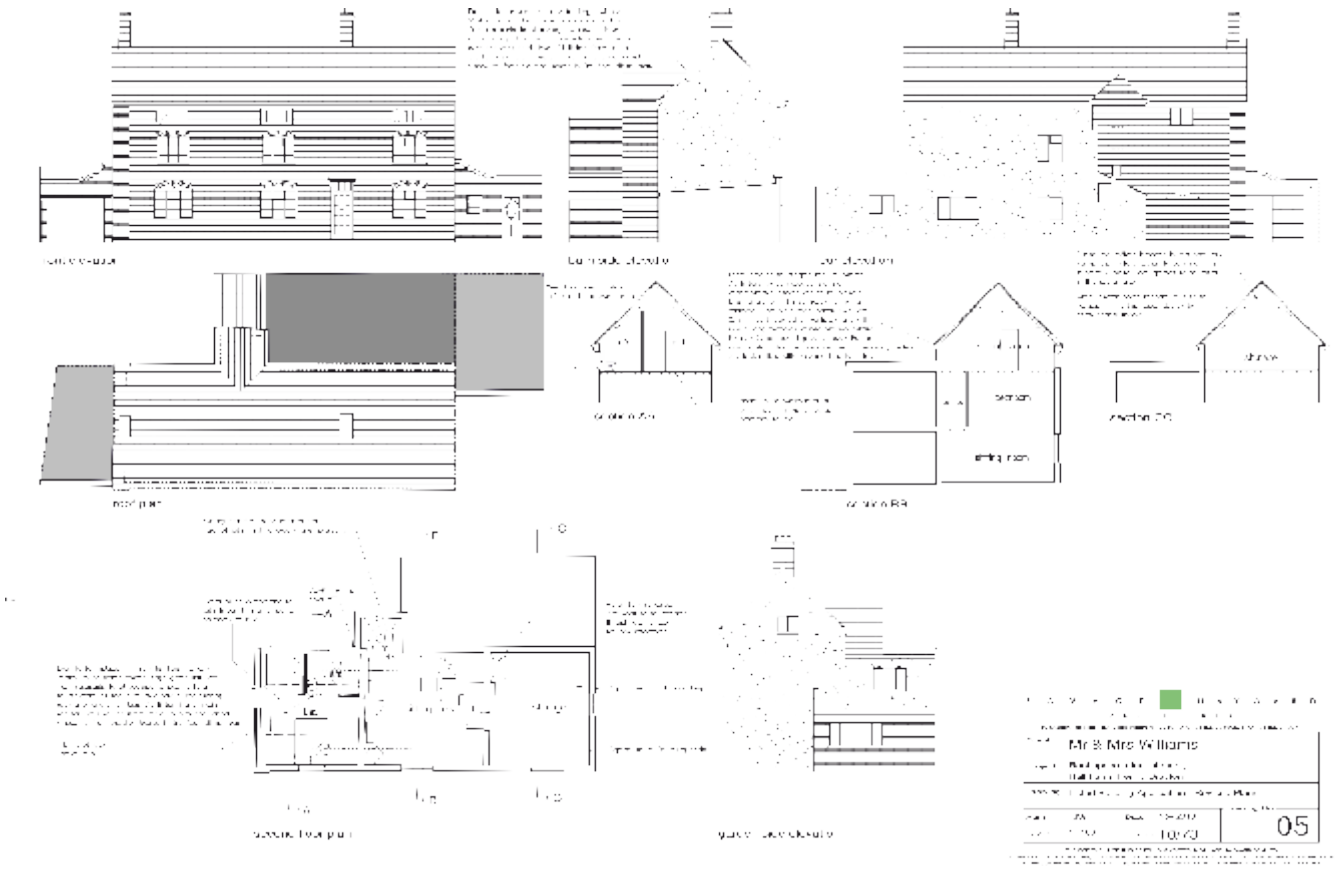
2.02 The proposal is to remove the existing tiles and to keep them to one side for re-use. Then to replace any rotten timbers and line with new felt and insulation and replace the tiles.

2.03 At the same time as this work is being carried out the client is proposing to refurbish the main roof space to bring the rooms back into use as part of the dwelling house.

2.04 One of the rooms will remain relatively untouched whilst the other 2 will become a guest sitting room and guest bedroom respectively.

2.05 As part of this bedroom an en-suite will be added.

2.06 The proposals are shown in the drawing on the previous below.



2 Impact and Proposals

2.07 The main changes externally will be the addition of a window in the gable end facing the barns which will be fitted into the door opening that is present internally but blocked up externally and the addition of a soil pipe at the rear to serve the new en-suite.

2.08 The proposed insulation has been chosen specifically to be as thin as possible to reduce the mount of make-up to be added to the roof and to keep the external appearance as close to the existing as possible.

2.09 The reasoning behind having the new soil pipe externally is that it will not then pass through the original floors which can remain unaltered and it will be hidden at the side of the more recent staircase gabled enclosure at the rear of the property well out of view.

2.10 The floors, as is common with this type of floor on this age of property, are out of level in several areas and as part of the refurbishment we propose to overboard the floors with timber firrings to level the floor area before boarding to provide a level stable finish. This will allow the existing floors to remain intact and be protected from everyday use.

2.11 There is also a requirement to move the water tank in the loft from the room that is to become a sitting room into the neighbouring room that it to remain as a storage space. This will free up some of the floor area.

2.12 Where plaster work needs to be patched/replaced this will be done with Lime based plaster on lath as would have been used in the original build.

2.13 All existing windows will remain unaltered.

3 Access

The Access Statement relates only to “access to the development” and does not extend to internal aspects of individual buildings. Internal access is covered by Part M of the Building Regulations and will be dealt with at that point in the development of the proposals.

Access To Site

4.01 All users will have equal and convenient access to the site from Fenn Lanes via the existing access which is to be retained.

4.02 The access will be private to serve this house and its associated garage only.

Access Within The Site Area

4.03 Access within the site will be to Part M of the Building Regulations where the levels will allow. Where the level changes are too great to allow for access in accordance with the Approved Document every effort will be made to make passage around the new building as easy for all users as possible.

4.04 The proposed parking and access is to remain unaltered from the existing.

Access Up To And Within The Building

4.06 As this is a re-furbishment work there is no requirement to meet the current building regulations for access in and around the building.

Access For Emergency Services

4.07 Access for Emergency Services will be unaltered from the existing arrangement.

4.08 The buildings will be designed to ensure the Fire Safety of all occupants and where possible in line with the Approved Document; Part B.

4.09 Specific details for this will be provided at the Building Regulations stage, however the specification for the construction of this development will be in accordance with Approved Document Part B.