Charlton House Community Village Barn

(A Grade II Listed Granary Barn)

Listed Building Consent Application for Internal Refurbishment

15 February 2023





Community event in August 2022



Current state of Barn & Supporting Structures

Evidence & Proposal Pack Contents

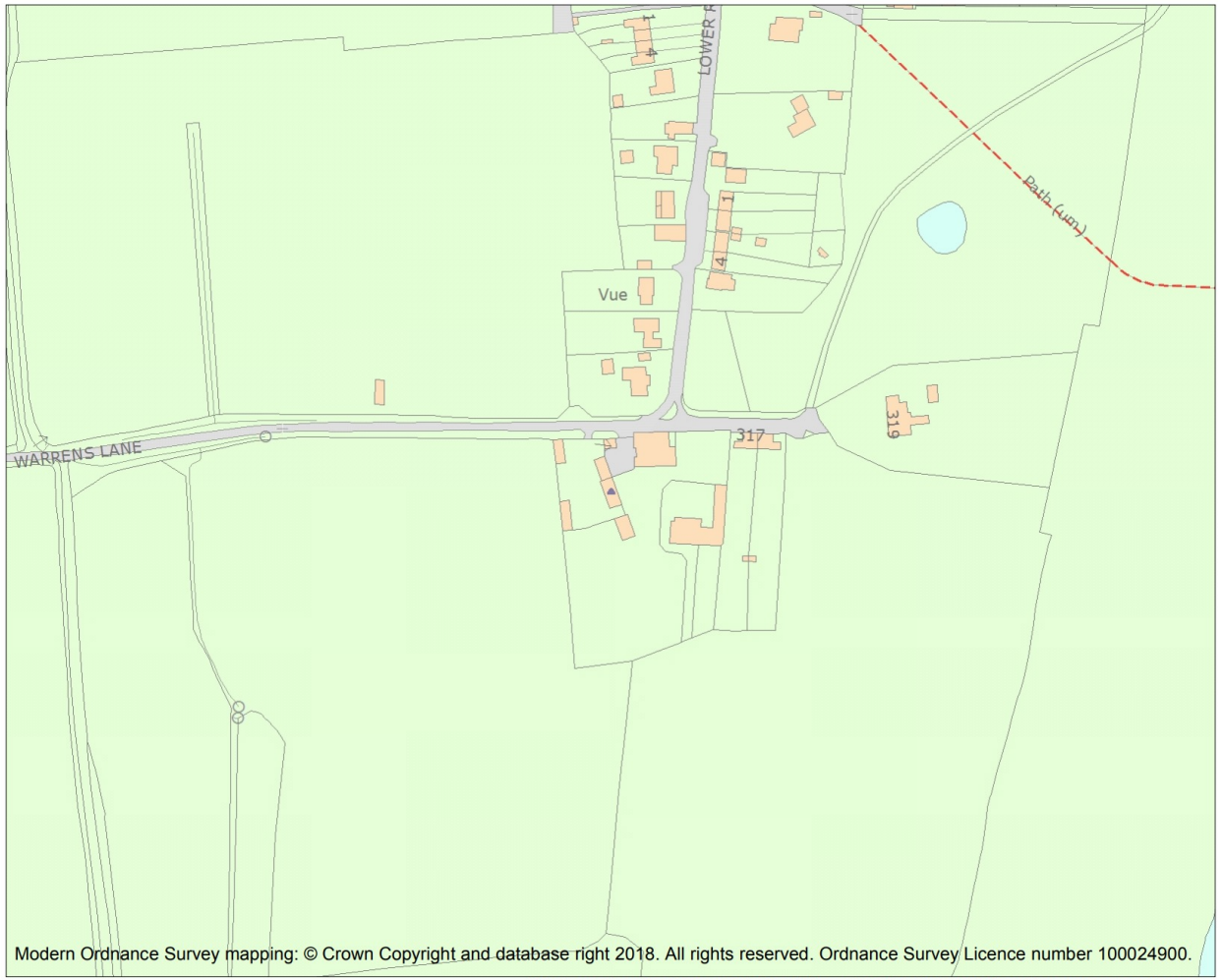
- Background information
- Location details
- Site details
- Listed Building details
- Heritage Statements
- Structural Repairs in Progress ref: PL/2023/00426
- Context statement – from existing repairs to refurbishment
- Current State of Barn and Internal Refurbishment Views 1-10
- Craftsmen Methods & Statement of Work 1-2 (inc. drawing)
- Other consent application details
- Property owner, project coordinator and contractor details

Background Information

- The new owners Meg & Howard Taylor bought the Charlton House small holding from the Longford Estate (Lord Radnor) in May 2022, after renting it for the previous 8 years
- The intention is to refurbish the ‘village barn’ (as it is known in the local community) to run more community events and activities involving:
  - Local village and local community groups
  - Programmes for children/young adults/families recovering from mental and emotional health challenges
  - Children’s home education networks
  - Nature walks and forest school activities
  - Community presentations, meetings and workshops
  - Holistic therapies and classes, e.g. yoga, etc.
- There is a strong demand for the above events, coming from active Community members and local Community groups/assemblies

Location Details 1

Charlton House
Warrens Lane
Charlton All Saints
WiltshireSP4 5HQ



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: GRANARY TO SOUTH WEST OF CHARLTON HOUSE

Heritage Category:	Listing
List Entry No :	1355719
Grade:	II

County:
District: Wiltshire
Parish: Downton

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

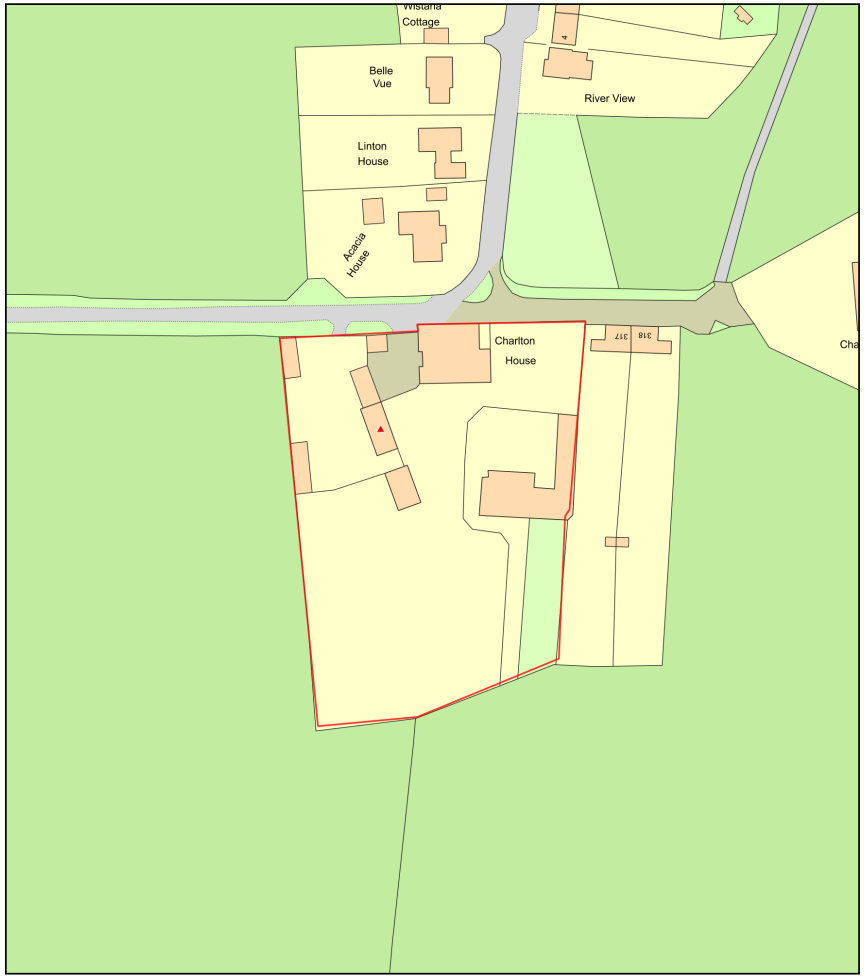
List Entry NGR:	SU 17595 23641
Map Scale:	1:2500
Print Date:	22 November 2022

Historic England
HistoricEngland.org.uk

Location Details 2

Charlton House
Warrens Lane
Charlton All Saints
WiltshireSP4 5HQ

Charlton House Granary Barn Repairs & Refurbishment - Location Plan



ReQuestaPlan

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Metres

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Plan Produced for: Megan Taylor (Owner)
Date Produced: 06 Feb 2023
Plan Reference Number: TQRQM23037105242816
Scale: 1:1250 @ A4

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Site Details

- Statutory Address: GRANARY TO SOUTH WEST OF CHARLTON HOUSE
- District: Wiltshire (Unitary Authority)
- Parish: Downton
- National Grid Reference: SU 17595 23641



Listed Building Details
Ref: Official List Entry 1355719

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1355719
- Date first listed: 04-Jul-1985
- Statutory Address 1: GRANARY TO SOUTH WEST OF CHARLTON HOUSE

- https://historicengland.org.uk/listing/the-list/list-entry/1355719?section=official-list-entry

Details

- DOWNTON CHARLTON ALL SAINTS SU 12 SE (south end) 4/46 Granary to south-west of Charlton House

  GV II

  Granary. Late C18. Weatherboarding on timber-frame, on staddlestones, half-hipped tiled roof. 3 bays. Double planked doors on east and west sides, with strap hinges. Roof has tie-beam braced to main posts with raking struts to collar, straight wind bracing to purlins in centre bay. (Unpublished records of RCHM (England), Salisbury)

  Listing NGR: SU1759523641

Legacy

- The contents of this record have been generated from a legacy data system.
- Legacy System number:319605
- Legacy System: LBS

Heritage Statements

2 Heritage Statements have been compiled by Lisa Crouch, on behalf of the property owners Meg & Howard Taylor re:

- Heritage Statement in relation to Proposed Like-For-Like Repairs and replacement Timbers
- Heritage Statement in relation to Proposed Steps, Insultation and Internal Doors

Both Heritage Statements are included with the online planning application documentation

Structural Repair Requirements Overview
Reference: Listed Building Consent Application PL/2023/00426

- The dilapidated and unsafe state of the barn was discovered during routine maintenance by the new owners of the barn, when repairing broken weather boarding and exploring options to refurbish the barn internally
- Upon explorations it was discovered that the structural integrity of the barn had been in a compromised state for several decades, with internal timber cladding providing the main load bearing structural integrity for the building
- The true state of the rot, past rat damage and wood worm was revealed, when parts of the external and internal wall cladding were removed
- Subsequently, the lower sill beams to 3 sides were seen to be completely rotten, damaged by past rat infestations and seriously decayed
- The uprights/common posts to 3 sides were seen to be largely rotten, decayed and subject to significant woodworm throughout entire lengths
- In summary, the structural integrity of the barn has been severely compromised, and this has been undetected for many years/decades…

Moving From Structural Repairs to Internal Refurbishment…

- Given the state of the barn, emergency action was taken to support the weight of the roof with professional scaffolding from Sonic Scaffolding who are very experienced in supporting heritage buildings during repair processes
- Immediate plans and actions were formulated to repair the affected areas, using like for like timber, using skilled heritage craftsmen, making use of traditional timber framing practices, retaining as much of the existing fabric of the building as possible, whilst recognising the extent of timber damage and the lack of structural integrity
- An early meeting and inspection of the barn condition took place, involving Jocelyne Sage, Jim Butt and Paul Le Clère and a plan was put into action to return the dire state of the barn, back into structural integrity, with safe and secure access. These actions are currently on-going.
- The owners wish to continue the existing work flows into an internal refurbishment process, to bring to barn back to a shining example of a beautiful Heritage building, in order to provide a more comfortable Community activity centre and Mental Health facility, for the holistic treatment of young children, families and teenagers, suffering with mental health problems.

Current Internal State of Barn Walls, Ceilings, Floors and Internal Lighting Proposals

Photo Library of Images

Internal Refurbishment Views 1
Left Gable Side Adjoining Stables – Internal Walls





Internal Refurbishment Views 2
Left Gable Side Adjoining Stables – Ceilings



Internal Refurbishment Views 3
Front View of Barn – Internal Walls






Internal Refurbishment Views 4
Front View of Barn – Ceilings





Internal Refurbishment Views 5
Right Gable Side – Internal Walls





Internal Refurbishment Views 6
Right Gable Side – Ceilings



Internal Refurbishment Views 7
Rear View of Barn – Internal Walls






Internal Refurbishment Views 8
Rear View of Barn – Ceilings







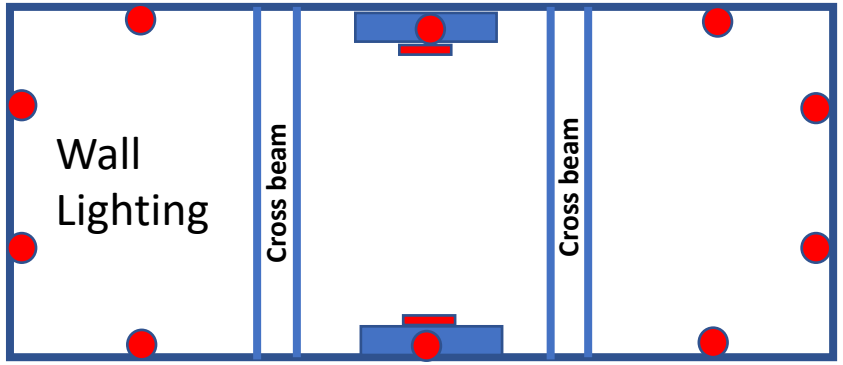
Internal Refurbishment Views 9 Floors





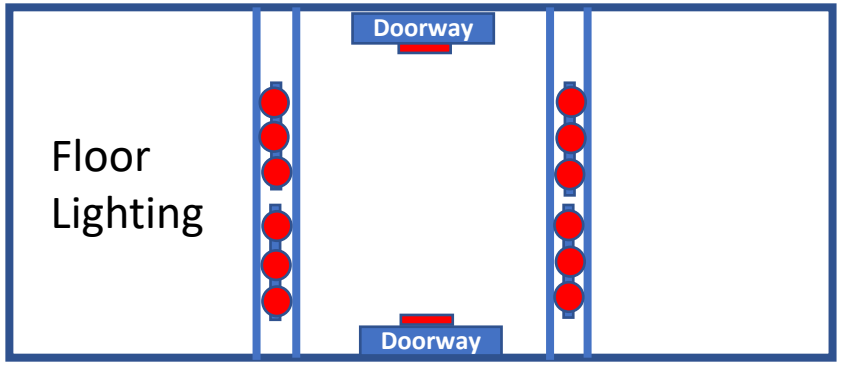
Internal Refurbishment Views 10
Proposed Internal Lighting Scheme

10 perimeter wall mounted adjustable uplighters
Plus 2 emergency exit sign lights mounted above internal doors



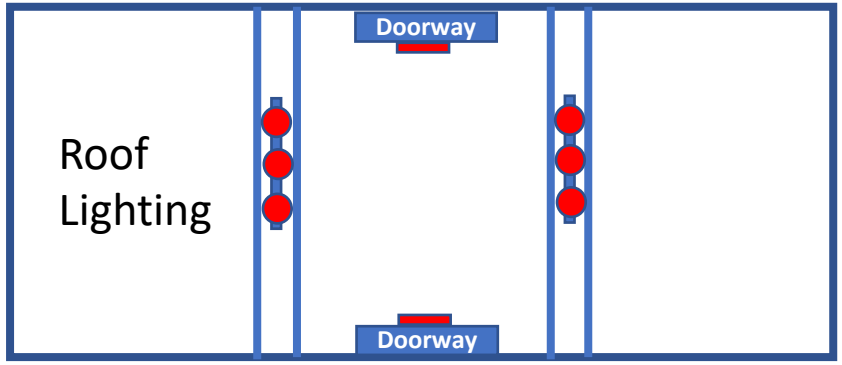


12 underside cross beam mounted adjustable spot lights (floor facing) using 4 lighting strips on 2 beams





6 topside cross beam mounted adjustable spot lights (roof facing) using 2 lighting strips on 2 beams

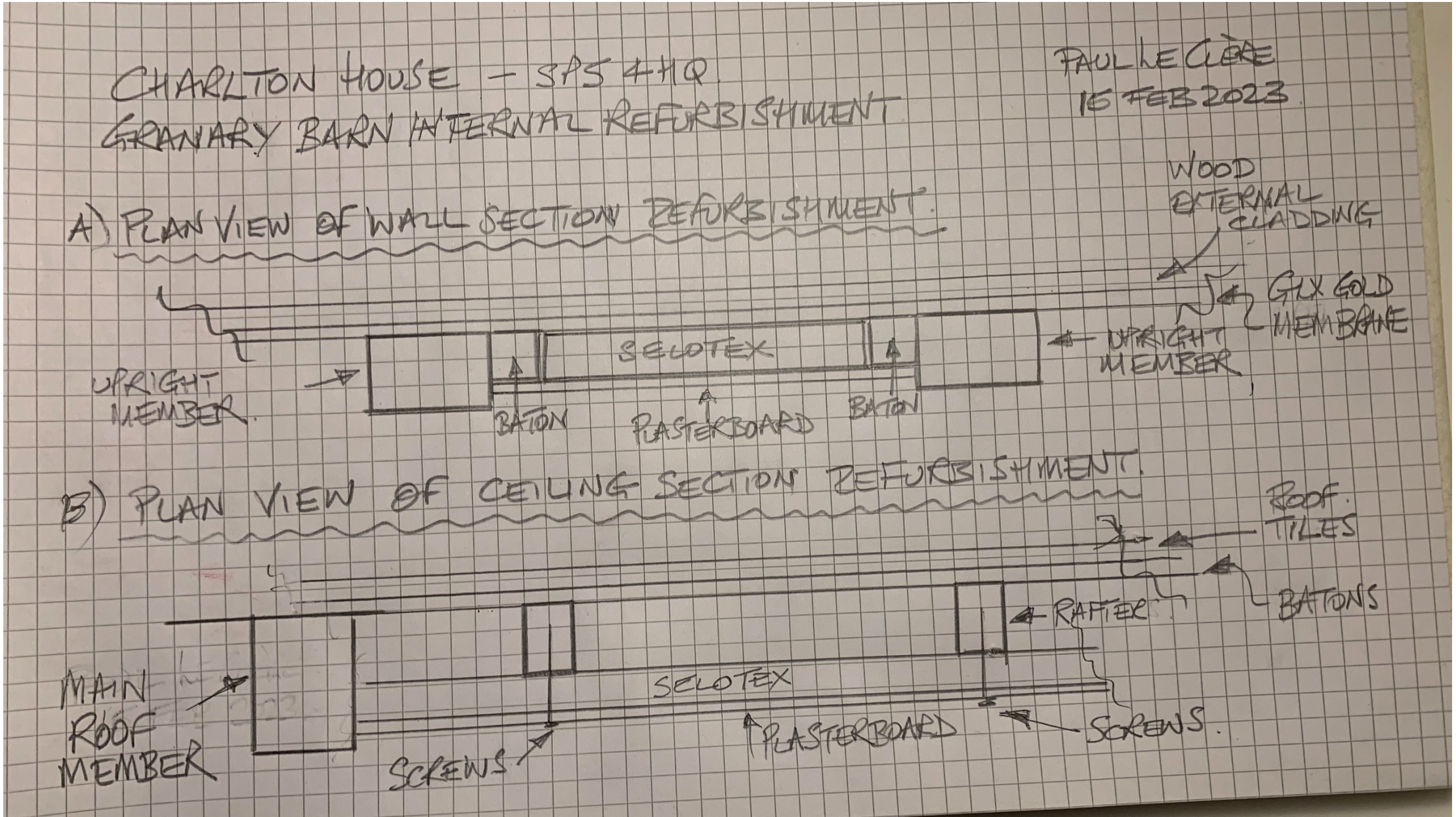




Craftsmen Proposed Method of Works 1

- Proposed Walls refurbishment method (see drawing)
  - Woodworm spray applied to all upright members, to prevent attack of wood boring insects
  - External wood cladding, with GLX Gold breathable membrane on outer face of barn structure (existing repairs work being completed)
  - 75mm Selotex rigid insultation with 12.5mm standard plasterboard and Universal One Coat plaster or paint for internal finish
- Proposed Ceiling refurbishment method (see drawing)
  - 50mm Selotex rigid insultation, over-tacked to the underside of rafters, abutting the bigger framing members, with 12.5mm standard plasterboard and plaster or paint internal finish

Walls and Ceilings Refurbishment Approach



Craftsmen Proposed Method of Works 2

- Flooring
  - No changes to overall floor area
  - 50mm Selotex rigid insultation panels, cut to size and nailed into position in between existing floor members, using 3-4 inch nails
- Lighting
  - Wiring runs located behind plasterboard where possible
  - Lighting switch panels next to internal entrance doorways
  - Emergency Exit lights positioned above internal doorways
  - Perimeter spotlights positioned on plasterboard wall panels and also via lighting strips on upper and lower faces of cross beams
- Guttering
  - Removal of existing, modern plastic guttering and replacement with traditional cast iron guttering

Other Details & Listed Building Consent Confirmations

- There are no proposed change to elevations of the barn building
- This application does not affect or change existing roof lines
- This application does not affect site or section levels
- This application does not change any dimensions of the existing heritage barn floor areas

- We are requesting listed building repair consent approval, to create a wonderfully inviting, warm and well refurbished barn, for important Community uses

Property Owner, Project Coordinator & Contractor Contact Details

- Meg Taylor (Owner)
  - Email: o[redacted]
  - Mobile: [redacted]
- Paul Le Clère (Project Coordinator – main contact)
  - Email:
  - [redacted]
- Lisa Crouch (Conservation Advisor)
  - Email: [redacted]
  - Mobile [redacted]
- Jim Butt (Managing Director, SJ Butt & Sons, Builders & Heritage Timber Frame Carpenters)
  - Email:
  - [redacted]
- Mark Kent (Managing Director, Andrew Waring Associates, Structural Engineers)
  - Email: [redacted]
  - Mobil [redacted]