

DRAWING AND PHOTOGRAPHIC RECORD

**MADE PRIOR TO THE
PROPOSED CONVERSION OF
REDUNDANT BARN INTO A RESIDENCE**

AT

**GREAT HOUSE FARM,
UNDY
CALDICOT
NP26 3EN**

**PLANABUILD LTD
April 2014**

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Introduction

This document and the drawings listed therein is produced to provide a descriptive record of the existing building to Level 2 as described in the English Heritage document 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2006).

Level 2 is described in that document as:-

“This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Brief History and Description of the Existing Building

The group of buildings is located in the countryside mid-way between Undy and Rogiet. The north boundary of the site is adjacent to the main South Wales railway line which runs between Newport and the nearby Severn Tunnel Junction station. To the south is the existing farmyard and then open countryside to the Severn Estuary some 1.8 kilometres from the site. Open countryside is to the east of the existing farm buildings until truncated by the M4 Motorway, located approximately 600 metres to the East of the site. To the West of the site are the two existing dwellings, the unclassified public highway and open countryside between the highway and the village of Undy .

The existing barn is attached on the west side to the side of the Great House Farmhouse, which is thought to have been built in the late 17th Century. To the east of the barn is an attached long low cowshed.

The former stables to the west side of the farmhouse were converted into a single residence circa 2005.

The 3 linked buildings are set at the north western corner of an existing farmyard. All of these buildings are Grade 2 Listed .

The existing barn is a traditional stone built structure which appears to have been constructed in two sections. The earliest section is the western side of the irregular slit window in the front (south) wall of the building. This is stated in the listing document to have been separate on the 1830 OS map. The barn is shown connected to the farmhouse on the 1882 Ordnance Survey.

A rear lean-to extension was also constructed in stone with timber rafted roof and was fitted circa 1980 with a corrugated cement fibre roof.

The barn has large full height openings to the front and rear with a gabled porch to the rear.

Part of the stone flagged threshing floor between the doors still exists (See photograph on page 24 of this document).

Timber frames with a single tie support rafters on which are laid clay double roman tiled roof.

It is currently laid on a polythene sheet underlay (thought to have been re-laid on the existing rafters circa 1980)

The roof tiles were supplied by John Browne who traded from 25 West Quay in Bridgwater between 1859-1894; they were then taken over by the Somerset Trading Company Ltd, who operated from 1894-1939 (See photograph on page 16 of this document).

To the east end and west end the building is of two storey construction.

The first storey to the east end was possibly constructed as a cheese loft whilst the east end was a granary.

Maisey Colley, who has lived in the Great house farmhouse since 1950, provided the following information in August 2013.

When Maisey first lived in the farmhouse the room currently used as a kitchen was a harness room storing the tack for horses used on the farm.

The room above was used as a potato store and the first floor area at the east end of the barn was used a grain store feeding a mill located on the ground floor below.

The timber lean to at the north east corner -clad with corrugated steel sheets was used as a workshop.

The lean-to at the rear of the barn was used as chicken sheds.

Circa 1960 the farmhouse was extended into the barn by construction of the existing toilet, kitchen and adjacent food preparation room.

Circa 1980 the single concrete block walled extension, with a corrugated cement fibre roof , was constructed to the rear of the barn. This was built to contain a grain silo. This silo fed a second grain mill located in the central area of the barn. Also at this time the toilet was also installed in the rear lean-to section.

Walls are generally straight and plumb without signs of significant bulging or settlement. The walls are well pointed and the South elevation has been coated in a white lime wash.

The existing floors are mainly concrete - varying in levels and condition.

The small lengths of existing UPVC gutters and downpipes on the building are in a poor state of repair.

Windows and doors are a mixture of timber and UPVC - and are all in a poor state of repair.

External Photographs



West end of the north elevation of the barn where it joins the existing farmhouse showing the existing lean to part converted into a WC and containing the central heating boiler serving the farmhouse.



North elevation of the barn looking east showing single storey lean to and, in the distance the gable over the rear barn door.



North elevation of the barn showing concrete block extension built to enclose a silo.



North elevation of the barn showing gabled rear barn door entrance.



North elevation of the barn showing the timber framed, metal sheeted lean-to which is to be demolished.



View of north east wall and roof, showing the attached single storey cowshed.



South east end of front elevation shown when the building was first surveyed in 2010.



Detail view of south east corner once the ivy had died back.



South west end of front elevation.



View of junction between the Farmhouse and Barn.



View of door into kitchen in alleyway between barn and detached store.



Detail of rear of roof tile showing manufacturers stamp.

Internal Photographs



First floor (former potato store) showing gable party wall with the farmhouse.



First floor (former potato store) showing wall at west end of first floor room.



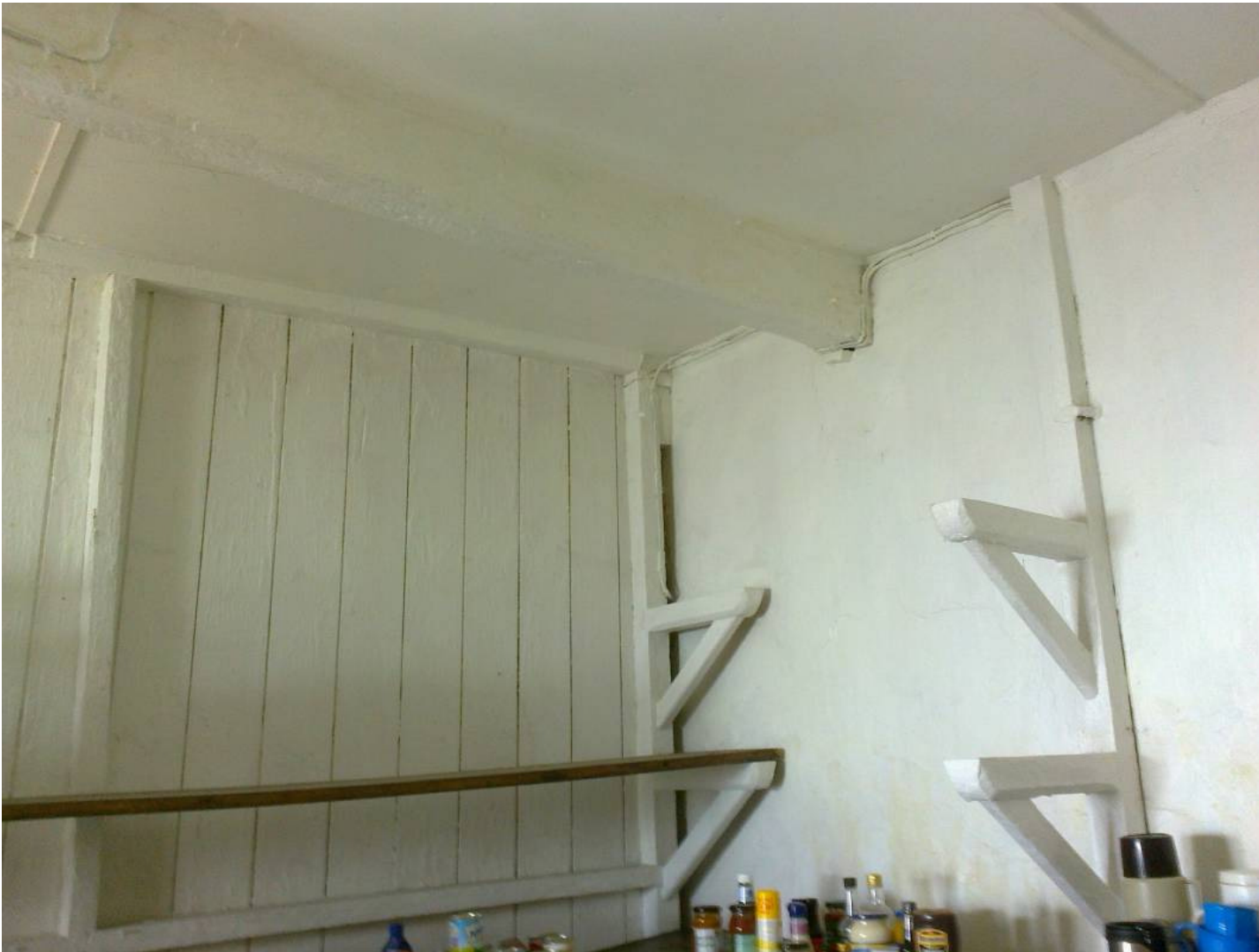
View to the west in kitchen showing door into the farm house.



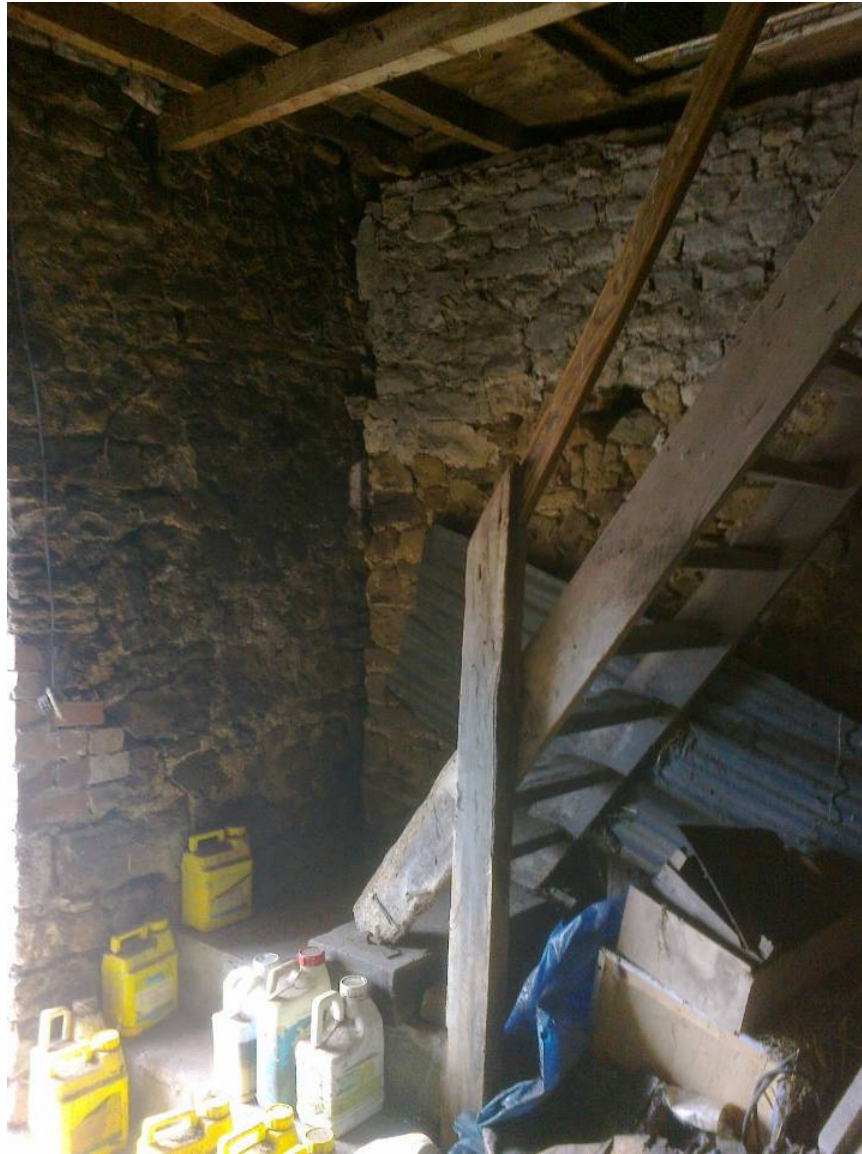
View to the east in kitchen showing door to kitchen store.



View of curved window head and beam supporting floor over in kitchen store.



View in kitchen store showing one of the existing oak beams supporting floor above.



View of existing stairs at ground floor.



level.

View from south door showing threshing floor slabs.



View of internal opening between east loft from threshing floor.



View of roughly formed internal opening between threshing floor and the 1980's extension containing the grain silo.



View east showing the partition and stairs between the threshing floor, first floor granary and ground floor process and store room



View of roof structure over threshing floor.



View of rear door and roof structure over.



View of south east corner of first floor grain store showing blocked up window opening.

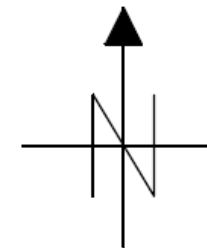
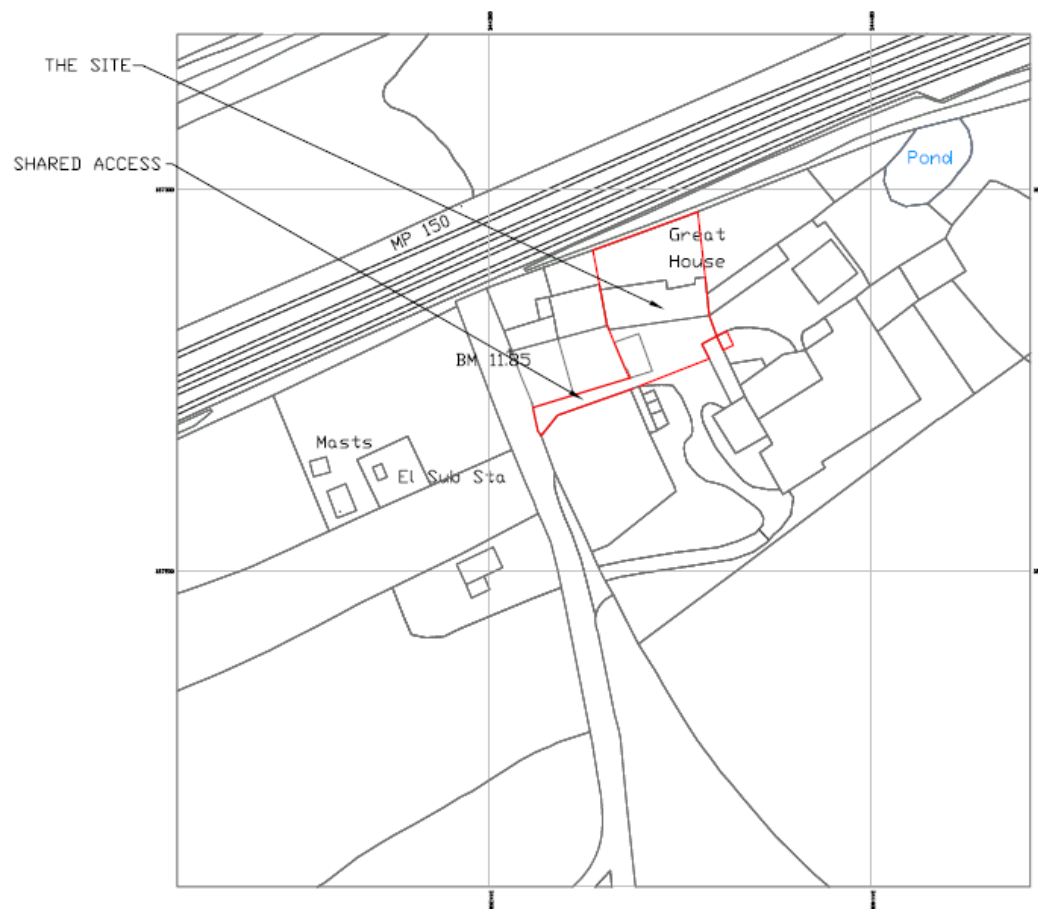
Drawings

The following drawings are reproduced on the following pages.

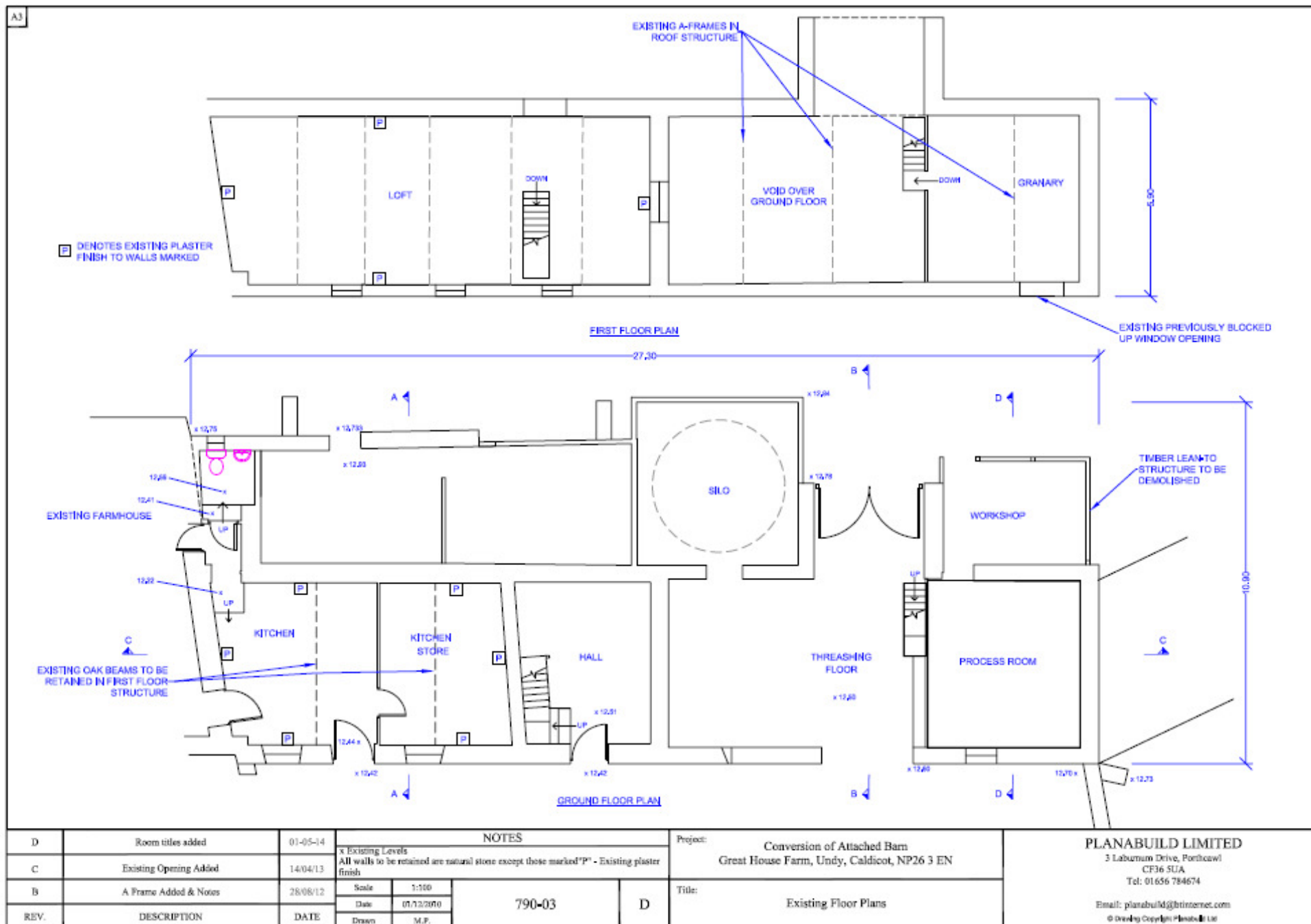
The drawings are shown reduced from their original A3 size.

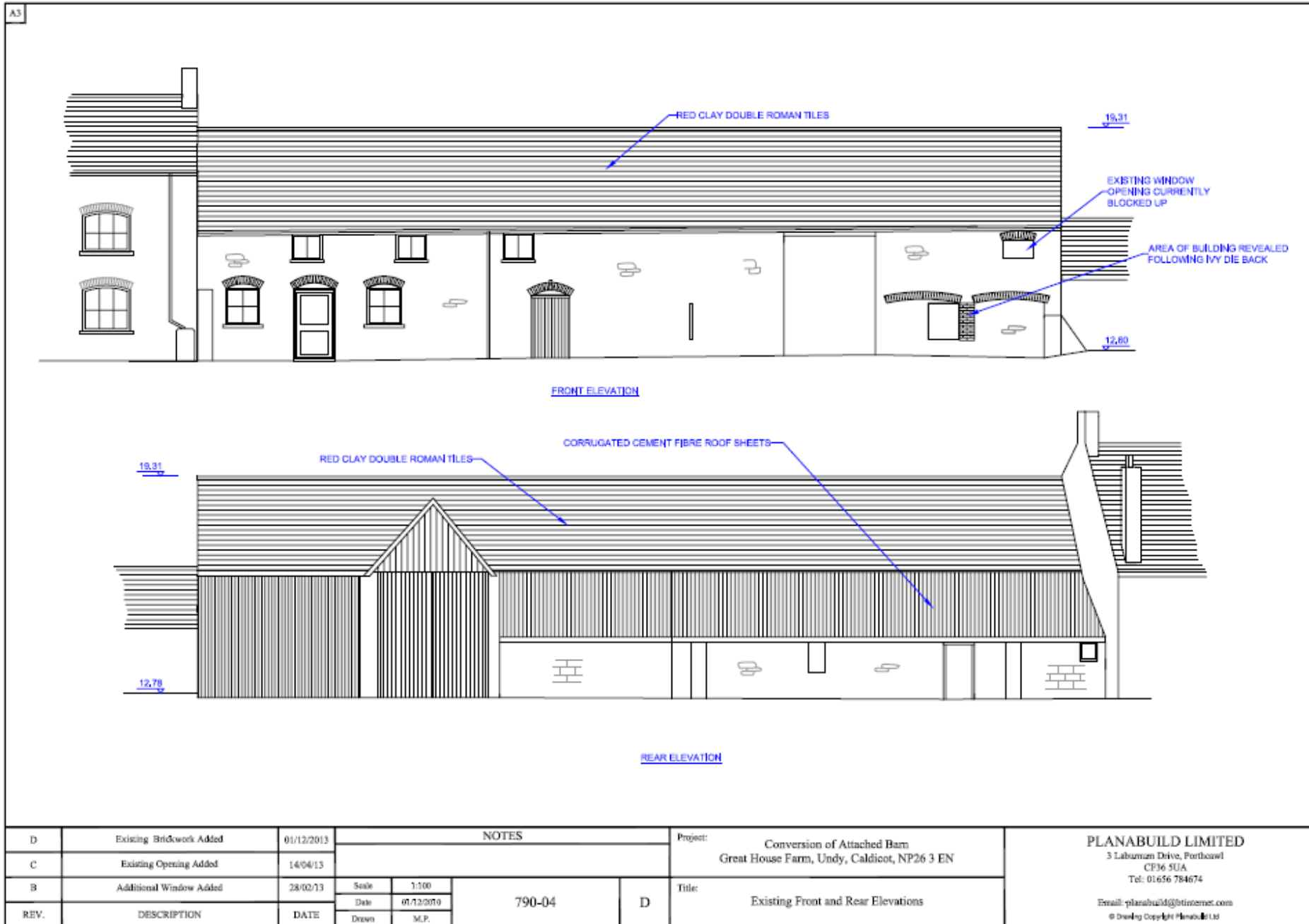
Copies of these drawings in PDF file format at the original A3 size are also supplied with this document.

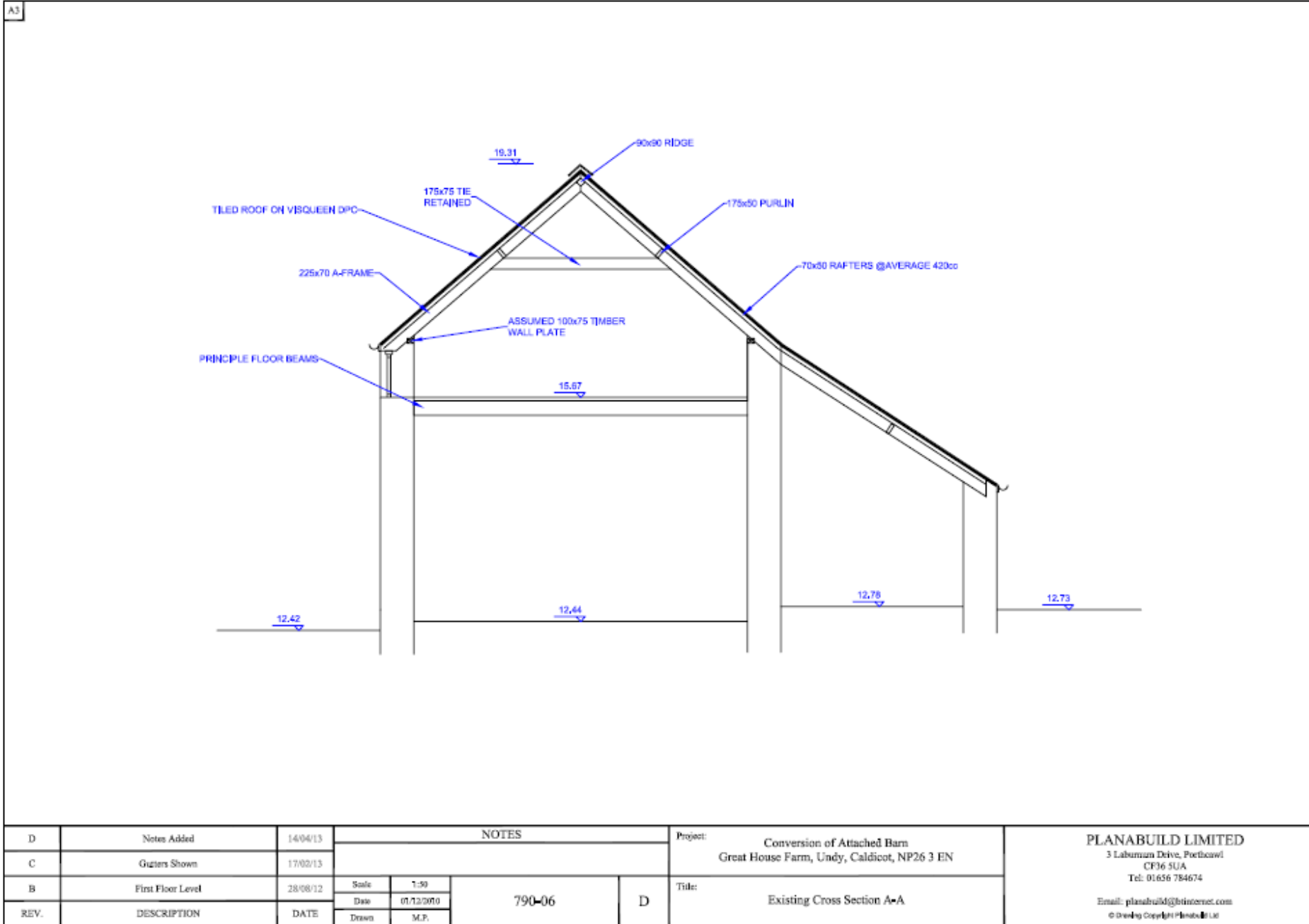
790-01-C	Location Plan
790-02-D	Existing Site Plans
790-03-D	Existing Floor Plans
790-04-D	Existing Floor and Rear Elevations
790-06-D	Existing Cross Section A-A
790-07-B	Existing Cross Section B-B
790-13-E	Existing Cross Section C-C
790-14-A	Existing Cross Section D-D

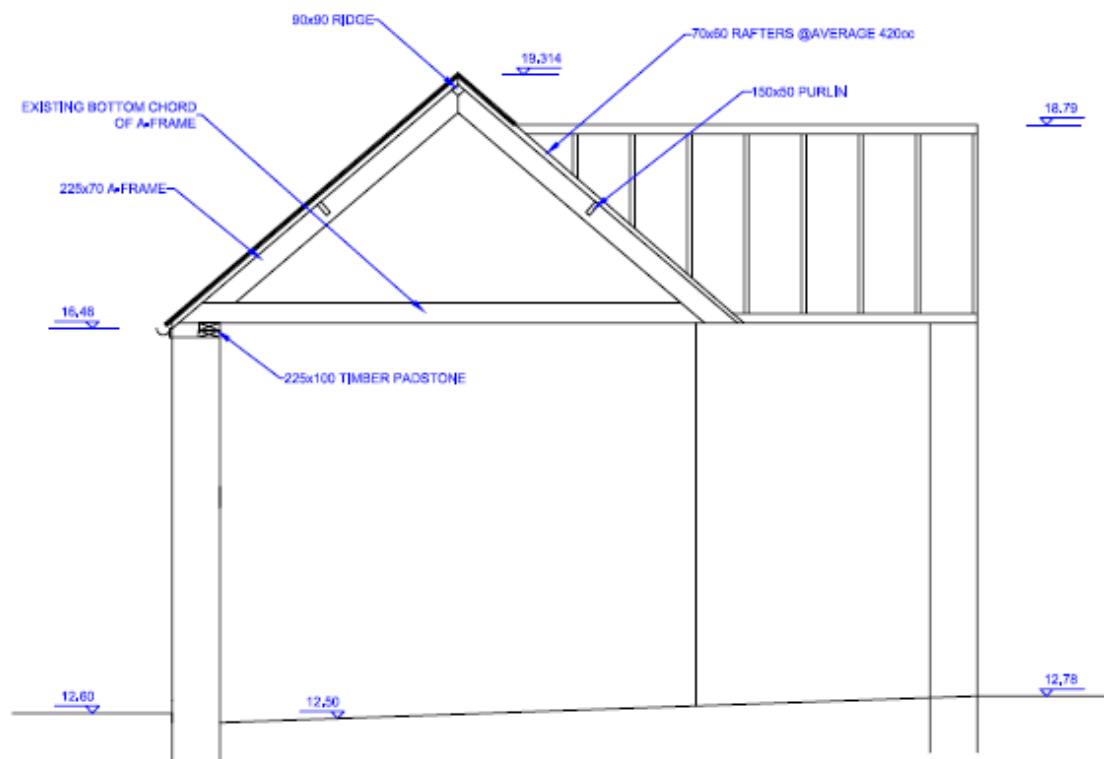


			NOTES				Project: Great House Farm, Undy, Caldicot, NP26 3EN	PLANABUILD LIMITED 3 Laburnum Drive, Porthcawl CF36 5UA Tel: 01656 784674 Email: planabuild@btinternet.com © Drawing Copyright Planabuild Ltd
C	Red Line Amended	28/08/12	Ordinance Survey Licence: 100047474					
B	Red Line Amended	10/12/11	Scale	1:1250	790/01	C	Title: Location Plan	
REV.	DESCRIPTION	DATE	Date	28/10/2010				
			Drawn	J.W.				

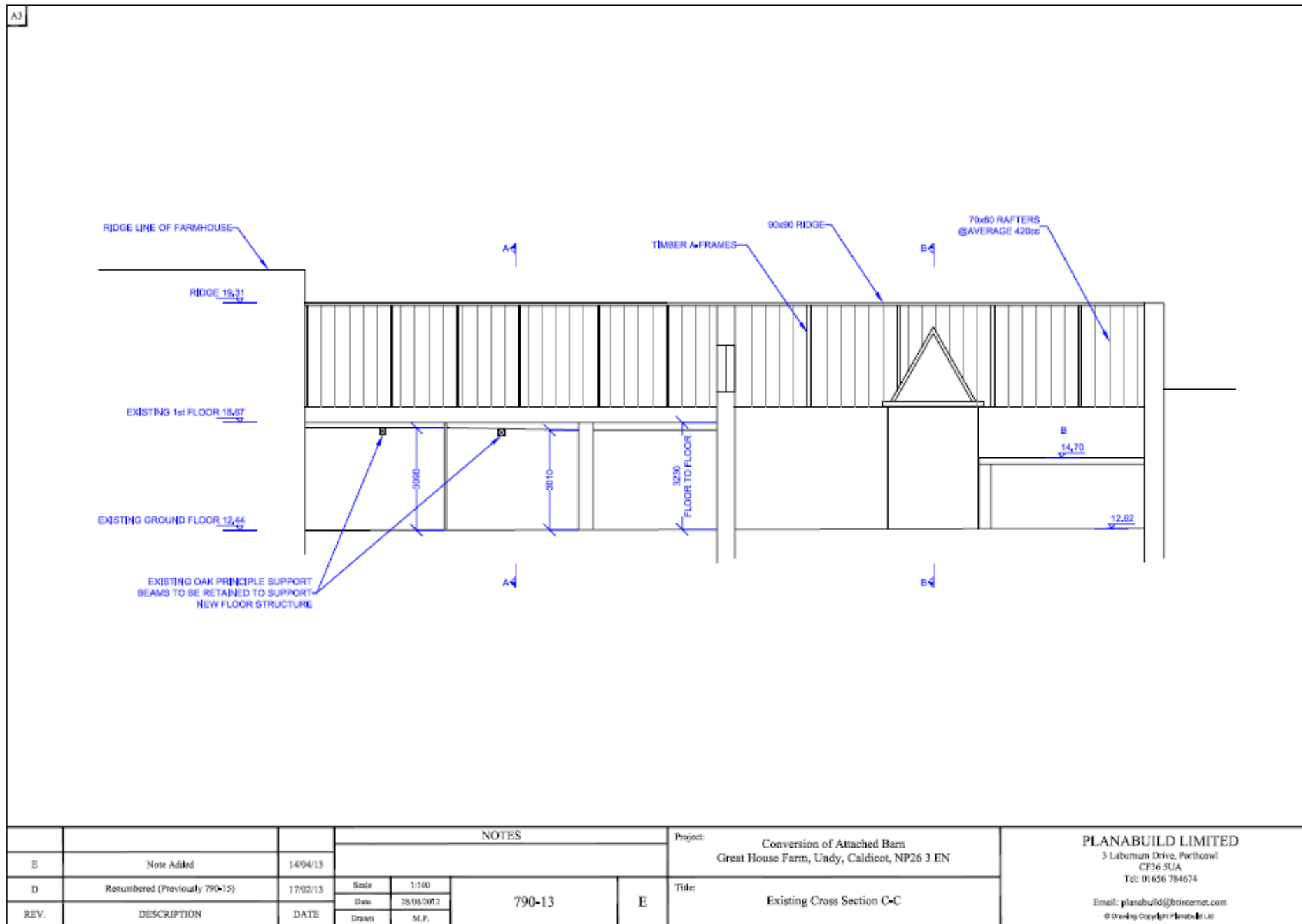


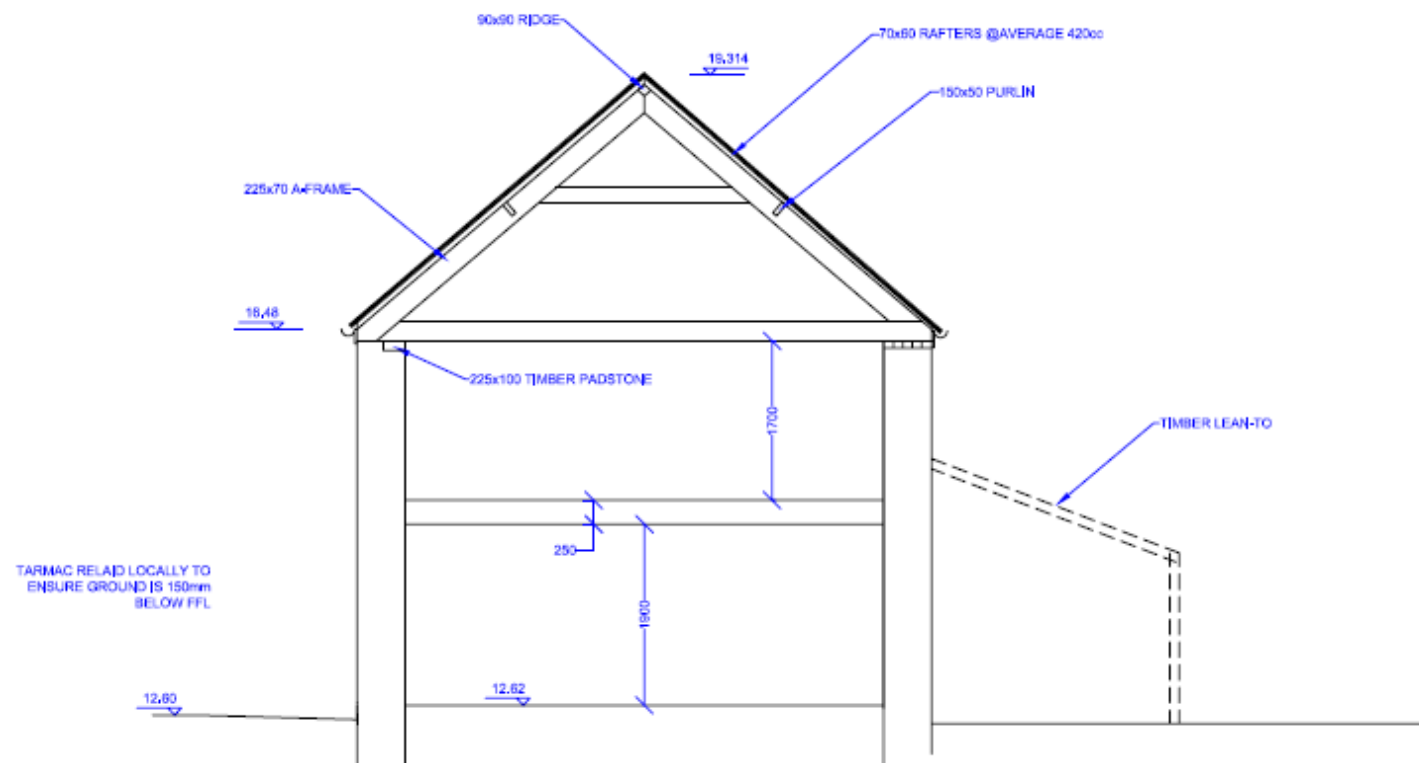






			NOTES				Project: Conversion of Attached Barn Great House Farm, Undy, Caldicot, NP26 3 EN		PLANABUILD LIMITED 3 Laburnum Drive, Porthcawl CF36 5UA Tel: 01656 784674 Email: planabuild@btinternet.com © Drawing Copyright Planabuild Ltd
B	Note Added	14/04/13	Entire roof structure to be retained						
A	Detail "A" Added	17/02/13	Scale	1:50	790-07	B	Title: Existing Cross Section B-B		
REV.	DESCRIPTION	DATE	Date	07/12/2010					
			Drawn	M.P.					





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A	Redrawn	17/02/13	Scale	1:50	790-14	A	Title: Existing Cross Section D-D	
REV.	DESCRIPTION	DATE	Date	07.12.2010				
			Drawn	M.P.				