

Design & Access Statement

for

Construction of a wooden lodge for holiday let use along with a separate garage and car port.

at

Raleigh
East Putford
Holsworthy
Devon
EX22 7UG

THE SITE AND ITS SURROUNDINGS

Raleigh is a Grade II Listed former farmstead set in 5 acres of slightly sloping gardens, paddocks and woodland. It is located in the small hamlet of East Putford, near Bradworthy. It is bounded towards the south and north by open agricultural land, to the east and west by residential and farm properties. The building and grounds are generally well screened by existing mature hedges and trees.

The site was extensively renovated in 2013/14 (App No.:1/0723/2013/FUL; 1/0727/2013/LBC; 1/0427/2013/LBC) including significant repairs to the main house and the conversion of two barns to residential accommodation. One is currently being used as accommodation for Mrs Thomas' elderly mother, while the other is a successful holiday let.

The site sits in approximately 5 acres of land which have been extensively improved by the current owners to help support local wildlife.

THE PROPOSED DEVELOPMENT

This design statement is written in support of a planning application for the:-

1. The construction of a one bedroom wooden lodge style building for use as a holiday let,
2. Car parking and track improvements to support access to the lodge,
3. Construction of a single garage and single car port in the existing driveway of the main house.

This further development of the site aims to continue to retain its character with a blend of materials that reflect the historic nature of the site and which suits the local environment.

The Lodge

The main purpose of constructing the lodge is to provide income to continue to support the maintenance of the Listed house and outbuildings and the diversification of the land to benefit wildlife. In addition, the lodge will improve and diversify the accommodation by complementing the existing successful holiday let, Raleigh Barn, and contribute to supporting local tourism.

It will be constructed entirely of wood, all of which, except for the structural components, will be sourced from Devon/Cornwall. The existing access track will be extended by using compacted scalplings to match the existing surface. The same material will be used for the car parking area (for 2 cars) and access path. An electric car charging point will also be installed.

Where there is existing significant vegetation, this will be cleared in advance of any work being undertaken as specified in the attached wildlife report. No other significant ecological impacts have been identified.

The Garage and Carport

A single garage and single carport is proposed for the main house driveway. In hindsight this would have been included in the original plans for the renovation of the house, but the need was not foreseen and affordability at the time was an issue. However, vehicles parked in the driveway are getting damage from adjacent trees (falling branches and sap) and surprising amounts of bird faeces (particularly starlings in the winter).

In the near future, it is anticipated that an electric car charging point will be required and a sheltered area for this would also be beneficial. Electric power sockets and internal lighting will be provided within the garage and movement controlled lighting in the car port.

The garage and carport will be constructed from wood, with all cladding again sourced locally. The roof will be a metal corrugated style and anthracite in colour. This roof combination has been chosen to echo the style of the corrugated roof of an adjacent barn and the colour of the slate tiles of the main house.

Although this will be a new building, the footprint is entirely within the existing driveway on a site where buildings have previously existed for many years. In fact, it was only in 2014 (as part of renovations) that a dilapidated garage and lean-to were demolished (See Appendix 1). The visual impact is considered to be minimal in the proposed position, in part because the structure is of an open design.

The building will be constructed within the boundary of the existing gravel driveway and the increase of localised lighting (using PIR sensors on external lights) is considered negligible. No ecological impact is therefore expected.

Description of impact on surrounding buildings.

There will be little or no impact of the proposal to surrounding buildings. The lodge will not be visible from any public area or from any neighbouring residential properties (but will be visible from the immediate neighbours land) (Appendix 2). The garage/car port will be visible from the public highway and barely visible from any neighbouring properties.

DESIGN STATEMENT

Amount

The proposed building floor areas are:

Lodge: 60 m2. 1 bedroom dwelling

Garage/Car port: 33 m2. Parking for 2 cars

Layout

The building layouts are generally positioned to provide appropriate access and views. Access to the lodge will be achieved by extending the existing private track to a new parking area sufficient for 2 cars, along with a connecting footpath to the lodge.

No supporting additional groundwork is required to support the garage/car port other than a concrete base.

Appearance/Materials

WALLS OF BOTH BUILDINGS: Structural wood and locally sourced cedar cladding

ROOF: Lodge: Cedar shingles. Garage/Car port: Anthracite corrugated metal

WINDOWS / DOORS: Anthracite metal and double glazed.

BASE: Lodge: Supported by a series of wood posts. Garage/car port: Reinforced concrete

Services

Waste water: To the onsite water treatment plant (App No: 1/0045/2014/FUL)

Potable water: Extended from Raleigh Cottage

Electricity: From Raleigh Cottage meter

Landscaping

No specific additional landscaping is felt to be required other than resurfacing the track extension and parking area with compacted scalplings to match existing. However, continued general environmental improvements are planned by the current owners across the site.

ACCESS STATEMENT

Access and facilities – The lodge

This project comprises one new dwelling which will be accessible to pedestrians and vehicles by means of an improved existing track (already used by the converted residential barns). There will be parking for two cars adjacent to the lodge and will include an electric car charging point.

Level access routes will allow ease of access across the site for ambulant persons, wheel and pushchair users from the parking area to the lodge. Road access will be via the existing private track and public road junction currently used by the residential properties. Communications with Devon CC Highways Dept indicate that this is acceptable (Matt Collins email 6/10/20).

Switches, outlets and controls shall be accessible and satisfy the requirements of Building Regulations.

Access and facilities – The garage and car port

This will allow for covered parking for 2 vehicles. As the building will be within the existing footprint of the main house driveway, access from the public highway will be the same as existing.

Electric power sockets and internal lighting will be provided within the garage and movement controlled lighting in the car port. The lighting and shelter will help provide safer access to an electric car charging point which is likely to be installed in the near future.

CURRENT HOLIDAY LET BUSINESS

The pre-application advice (FPEG/0561/2020) indicated that it would be helpful to provide details of the existing holiday let business. It is hoped that the following will be sufficient to show the success of the current holiday let and how the lodge will compliment it.

Raleigh Barn Occupancy Rates

Year	Number of Nights Booked	Annual % Occupied
2015	254	70
2016	205	56
2017	260	71
2018	175	50
2019	217	60

Awards:

Green Tourism – Gold

Guest Ratings:

HomeAway Partner (awarded to accommodation with highest ratings)

TripAdvisor – 5 blobs

Booking.com – 2020 Traveller Review Award

Other:

North Devon Biosphere Business Partner

Website: www.sagedoors.co.uk

The design and the running of the lodge will continue to reflect the owner's wishes to be as environmentally friendly as possible (as reflected in the Green Tourism Gold Award). Although costs will not allow the same level of environmental benefits as in the converted barns, a number of approaches have been included such as locally sourced cladding, materials mainly consisting of wood, electricity (the only source of energy for the property) to be from 100% renewable sources (such as supplied by Good Energy).

HERITAGE STATEMENT

The History and Value of Asset.

List entry Number: 1326636

RALEIGH, VILLAGE CENTRE

Grade: II

Date first listed: 18-Dec-1989

Listing Description

Possible longhouse now dwelling. C16, north gable end possibly rebuilt, C19 walls raised, undergoing restoration 1987. Roughcast over coursed rubble exposed south and south-east, shallow pitch slate roof, slightly projecting stack north gable end, large lateral stack with adjoining slate-roofed projection to right of entrance. Plan: longhouse, now 3-cell and throughpassage with staircase inserted opposite entrance, later addition with porch on west front. East front: all C20 windows except one, 2 storeys, irregular fenestration, first floor right two 2-light windows to right of lateral stack, small C19 fixed light window just above porch, unlit to left, ground floor left one 2-light casement, gable porch with round-headed opening, 2-light window in single storey projection, 2-light beyond. South gable end, one bay, late C20 sash windows. Interior: load-bearing wall to left of through passage, former shippon end featureless; wall inserted to right of throughpassage, possibly on site of timber partition removed when stairs inserted, inner room with thin voussoirs to large chimney opening, curved wall to projection adjoining, purpose unclear, C16 panelling against north wall with carved guilloche frieze, north end room with single beam, curved bay in north-west corner, possibly site of former stairs; 3 pairs of roof trusses with curved collars. This was probably the original farmstead at East Putford