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Heritage Statement

And

Design & Access Statement

Pool Room

At

Bridge Farm
Bridge Reeve
Chulmleigh

Job No: 20093

Company No: 6556235
Registered in England & Wales

RIBA

Chartered Practice

Est. 1960

Heritage Statement

In support of Planning Application for:
Proposed Pool Room at Bridge Farm

1. Site Location and Analysis

- 1.1. The site is located on the edge of Chulmleigh in Bridge Reeve.
- 1.2. The site cannot be seen from the surrounding roads due to the site topography.
- 1.3. Although this application does not directly relate to Bridge Farmhouse it should be noted that the farmhouse is listed and it is therefore required by planning to submit a listed building application in order to assess the impact the proposal may have on the listed building.
- 1.4. The Farmhouse is grade 2 listed Ref: 1104612



Aerial View of Site



View From Chapple Lane

2. Architecture

- 2.1. The building cluster is predominantly traditional stone work to the courtyard elevations with some rendered sections.
- 2.2. The listed building has a thatch roof.
- 2.3. The barn conversion, farm house, staples and car port all have slate roof finish.
- 2.4. The doors and windows here are painted timber which helps to complement the stone well. The windows to the listed building are contrasting in colour which helps to set the older section of the building apart from the rest.



3. Listing Details

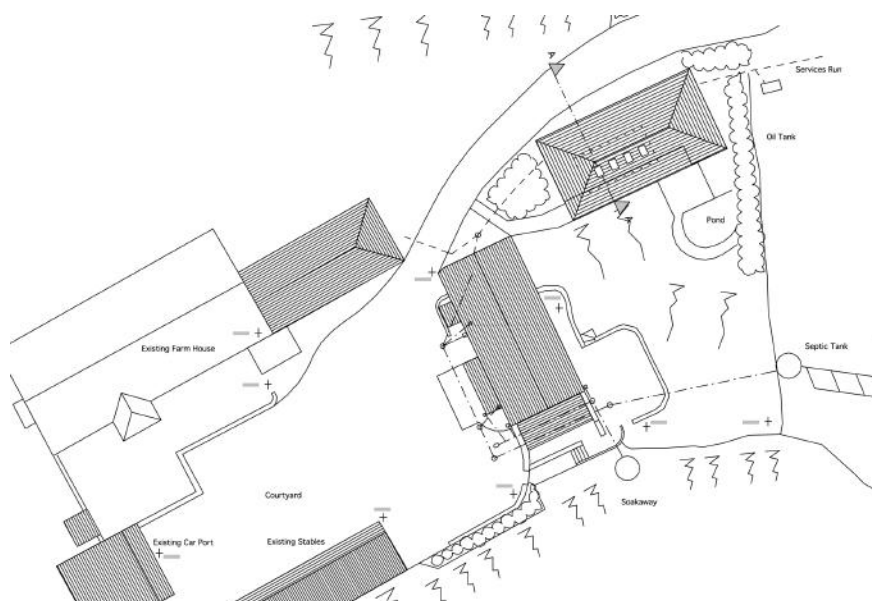
List Entry Number: 1104612
Date first listed: 10-Mar-1988
Statutory Address: BRIDGE FARMHOUSE
District: Torridge (District Authority)
National Grid Reference: SS 65931 13468

ASHREIGNEY COPY LAKE SS 61 SE 7/23 Bridge Farmhouse II Farmhouse. Early C17 with C18 and C19 additions. Rubble and rendered cob walls. Gable ended thatch roof; slate and corrugated iron to additions at right end. 3 brick stone rubble stacks, one lateral at rear and one at each gable end with brick shafts. Plan: 3 room and through-passage plan, lower end to the left with 2 storey porch in front of passage. Hall heated by rear lateral stack. Lower and inner room stacks may have been inserted in the C19. Probably C18 dairy outshut built behind inner room, with C19 outshut adjoining it. Attached at the right end of the house (beyond the inner room) is a C19 outbuilding, possibly a wash-house which adjoins a C18 shippon beyond it. Exterior: 2 storeys. Long asymmetrical 6-window front of C20 small paned 2- and 3- light casements. C20 part-glazed stable-type door to right of centre. 2 storey hipped roof C17 porch to left of centre with square-headed doorway which has ovolo- moulded wooden lintel. Early C20 panelled and glazed door behind porch. Slate roofed 1-window C19 addition at right-hand end with pentice slate roof in front resting on low stone wall with brick piers. Corrugated iron roofed shippon beyond with doorway on front wall and 2-light square section wooden mullion window on end wall. Interior: the passage has a plank and muntin screen to either side with ovolo- moulded muntins which have hollow step stops. Lower room has fireplace with rough wooden lintel. Hall fireplace has ovolo-moulded wooden lintel which has hollow step stops. Brick oven. Inner room fireplace has plainwooden lintel. Probably C17 roof trusses consisting of substantial straight principals with purlins resting on their backs. This house preserves an attractive traditional exterior and some good quality internal carpentry.

4. Impact of Proposal

The appearance of the listed building and courtyard will not be impacted here as the proposed building is set back within the rear garden of the barn conversion.

There is a possible impact on the view from the hipped end of the farmhouse where there is a first floor window. To combat this we have used a hipped roof to reduce the size and introduced more hedging and planting to make the view more attractive. It should also be noted that the previous view here was of the glazed garden room, we believe that introducing a building that is more in keeping would improve the view.



The applicant wishes to use, wherever possible, local natural materials and construction methods to retain the rural and agricultural character of the buildings. The windows and doors will be of simple stained timber and their setting and appearance will reflect the traditional appearance and character of the building. This should help to reduce the visual impact and make the building look more settled in the site.

Design & Access Statement

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5. Design Objectives

- 5.1. As the site has a listed building it is important to ensure the proposal doesn't negatively impact the site or building.
- 5.2. All characteristics of the existing buildings should be mirrored here in the pool room and should complement the listed building.
- 5.3. The proposed pool building should be of similar characteristics of the garden room being replaced.

6. Use

- 6.1. The use of the site is residential and the pool room is to be situated within the curtilage of the converted barn.

7. Scale

- 7.1. The proposed replacement building will have no major impact on the size of the existing garden as the majority of this area is unused or a bank. The proposal does aim to create a larger footprint than the existing garden room but we feel removing the bank adjacent the road gives the opportunity for a more appropriately sized outbuilding. This also creates a more open feel to the entrance when driving down into the courtyard as the building is set back from the road and lowered.

8. Appearance

- 6.1 Due to there being a listed building on site the pool building must ensure that the immediate setting of the building is enhanced. The proposals will enhance and improve the setting of the original barns by way of the removal of the bank behind the current garden room. The proposed slate roofing will also allow for the removal of the glass structure which is not in keeping with the listed building and surroundings.
- 6.2 The hipped roof is there to reduce the volume of the roof and mirror the end of the farmhouse.
- 6.3 The style of the proposal is to be as similar to the existing buildings as possible, using all the same materials as the farm house, stables and the adjacent barn conversion.
- 6.4 The form of the new pool room will be similar to the existing buildings.
- 6.5 Curved building edges are common on the site and will be utilised in the new building.
- 6.6 All new windows and doors will match the existing painted timber windows on the existing buildings.

9. Access/Parking

- 9.1. The site has existing access from Chapple lane and will be retained.
- 9.2. No new vehicle access will be taken from the existing lane, however the bank to the side of the drive will be removed as shown on the drawings.
- 9.3. The site has a small access to the existing courtyard, the proposal is to provide a slightly more open approach to the courtyard by removing the bank.

10. Summary

- 10.1. We trust that this design access statement, drawings and additional information will provide sufficient assurances and confidence in the proposals for North Devon Council to satisfactorily consider and approve this application.

Dated: February 2020