

Heritage and Planning Statement

Address	1 Lower Harefield Lodge, Exmouth Road, Lympstone EX8 5LT
Proposal	Extension on rear north elevation (Revised scheme under application 19/0436/LBC) and repairs to original roof structure; construction of fence along south west boundary and gate along south boundary

Front Elevation



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Please refer to drawings J790 01 to J790 07 for details of the proposal.

The purpose of this planning application is to make some changes to a consented design for a rear extension reference 19/0435/FUL. The house now has a new owner Dennis Carnie who wishes to make some further changes to the scheme. We were advised by the householder planning department at East Devon District Council to submit a new planning application with the revised design.

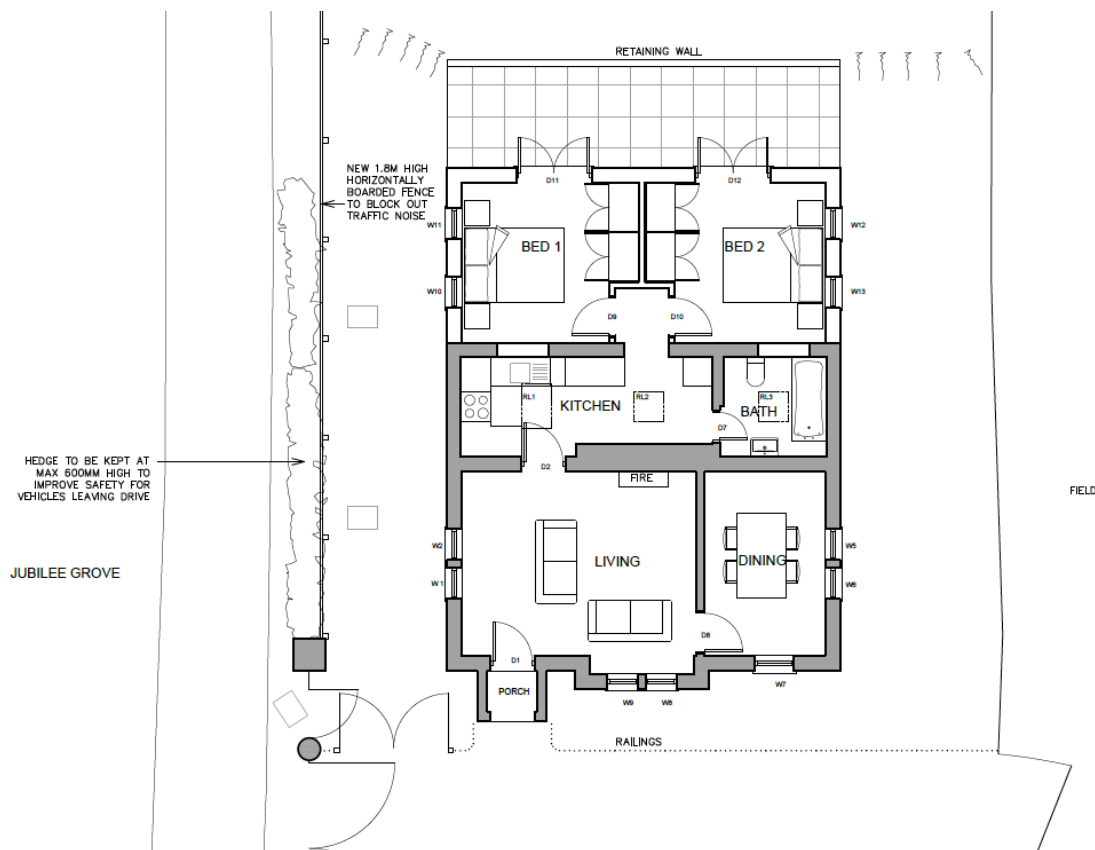
These changes have come about due to difficulties during construction particularly that the shallow drainage necessitated raising the floor level of the extension and consequently the level of the flat roof and parapet. The owner has been contacted by

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East Devon District Council and asked to submit revised drawings to seek approval for the changes.

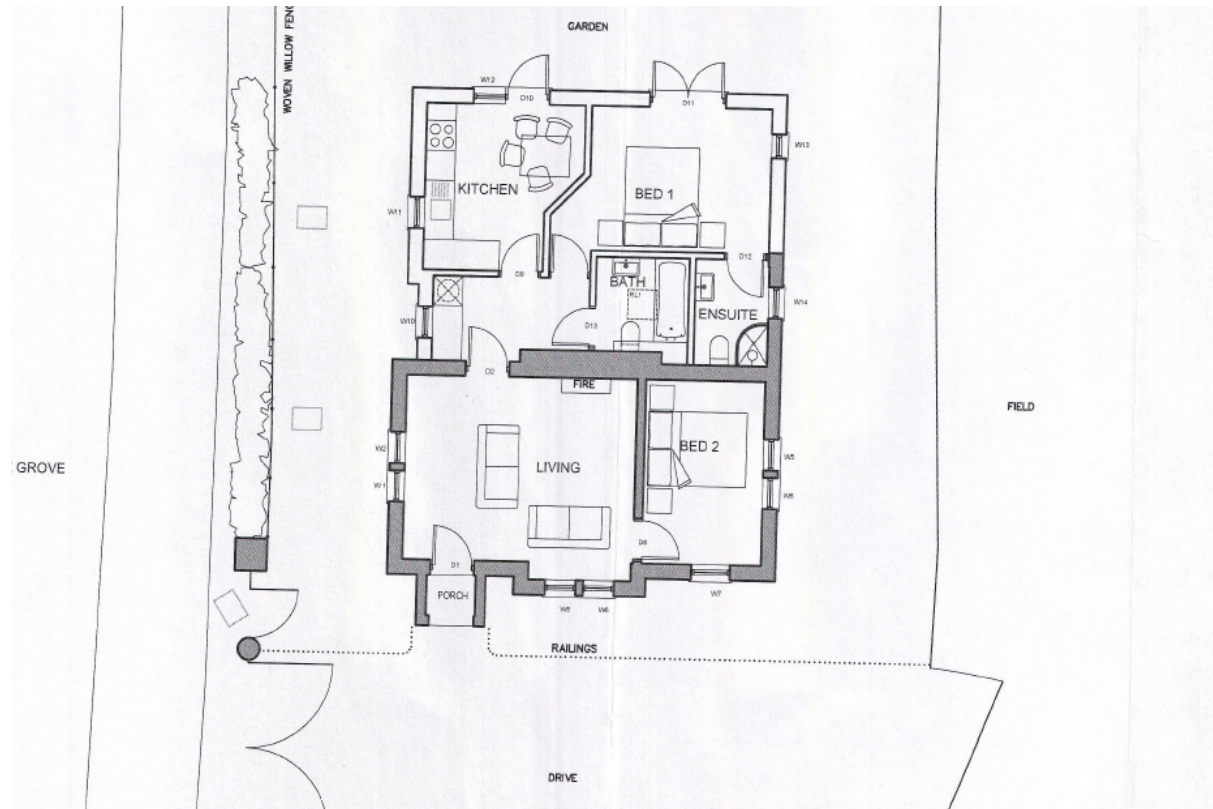
The current scheme as built has an altered layout from the consented design and the purpose of this application is also to seek approval for these changes. Instead of demolishing the existing extension and replacing it with the new one as the consented design shows, the owner has retained the original extension within the construction including the kitchen and bathroom which are to remain in their current location. This was decided in order to allow for two larger bedrooms in the new part of the extension and to use the existing bedroom as a dining room.

Layout in Current Application



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Approved Layout Under Application 19/0435/FUL



The owner also wishes to install a 1.8m high fence to improve the use of the amenity space to the rear and screen it from traffic and noise. He also would like to install a gate to the western side of the front of the house in order to allow room to turn a vehicle as reversing onto the busy road is hazardous.

The original chimney pot which has been discussed as part of previous applications has been discovered on the site and the owner wishes to repair this and reinstate it in its original position if this is possible but will source a suitable replacement if not.

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Existing chimney pot to be repaired if possible or replaced with suitable similar pot to be approved.



One of the issues of key importance which has been raised previously is the relationship of the new roof to the existing. This has been built at a higher level than the consented design and it has been suggested in a letter received EDDC that 4/12 blocks should be removed from the parapet and the roof should be expressed as the fascia of the flat roof so that it meets the house at a lower level. This has been shown in the design currently submitted.

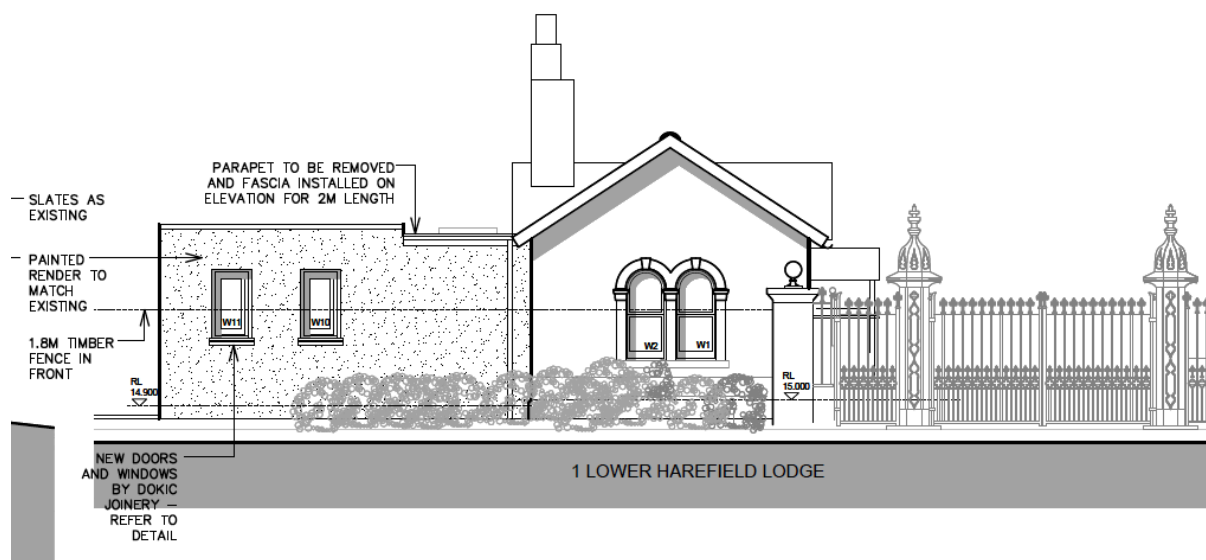
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Current as-built form of the extension with parapet



Proposed Design showing 4 ½ blocks of the parapet removed and lower roof adjacent to the existing house

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The owner also wishes to retain the existing porch as part of the scheme and on closer inspection even if this were to be removed, the existing quoins behind have been damaged during its installation by cuts made in the stonework.

As the works have progressed a number of roof timbers in the original house have been found to be rotted and in need of replacement. The applicant also wishes to gain consent to repair this roof as necessary.

The external materials to be used will be supplied to the local authority before their use for approval. The profile of the proposed timber framed double glazed windows by Dokic Joinery are supplied in drawing J790 08.

Significance of the Heritage Asset

The house is one of a pair of lodge houses to Harefield House (now St Peters School) built circa 1830's probably by architect William Burgess. Details of the grade II listing found below. The significant features of the lodge are the sandstone walls, round-headed windows and the chimney stack with paired barley-sugar brick shafts which are discussed below. The original house is significant as part of the pair of houses both of which have had various modern extensions. The significance of the asset is also connected with Harefield house shown below which is an example of the work of Victorian Gothic revivalist architect William Burgess.

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The pair of gate houses are fronted by iron railings and a gate which are also part of the significance of the asset as shown below in image taken from Google maps.



List entry Number: 1104196

LOWER HAREFIELD LODGE AND RAILINGS AND GATEPIERS, 1 AND 2,

Florian Winkler Architect

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fphwinkler@googlemail.com

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EXMOUTH ROAD

2 detached lodges, formerly to the Harefield House estate. Circa 1830s and probably by William Burgess, the architect of Harefield House. Sandstone ashlar; gabled-end slate roofs. Identical single-storeyed cross-plan houses. Paired or single round-headed windows with stiff-leaf capitals. Rear stone stack with paired barley-sugar brick shafts. The roof ridge line of the main range (running parallel with drive) is higher than that of subsidiary range (running parallel with Exmouth Road). Entrance faces drive. Contemporary simple iron railings to either side of drive. Entrance gate piers, limestone, of square section, surmounted by balls; double gates with associated railings, quatrefoil tiers with fleur-de-lys finials, and open-work octagonal newels with cupolas.

Impact of the Proposed Design

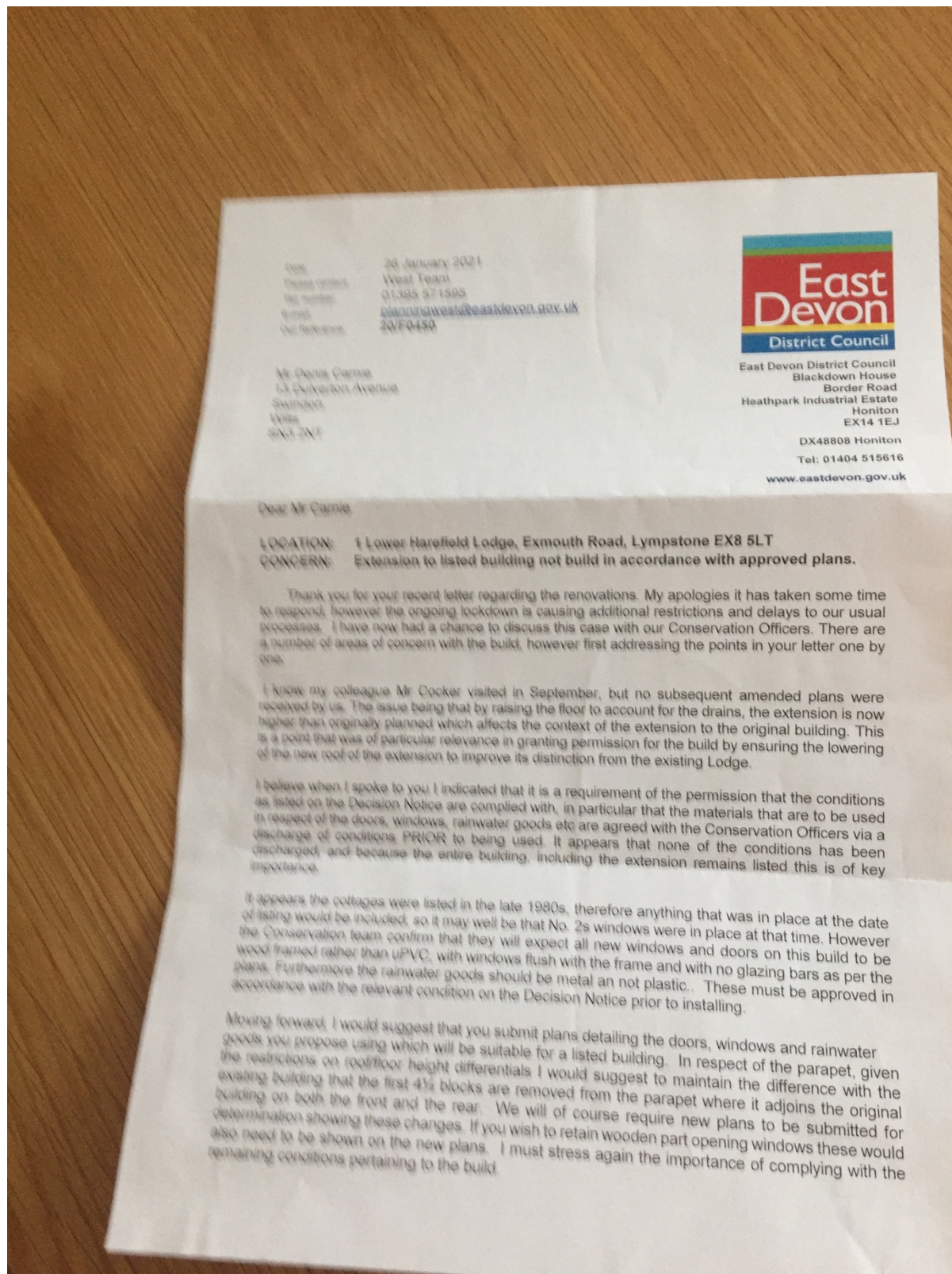
The Impact of the revised proposals shall be minimal as the original house is being retained and repaired. The original railings and gate are also being retained. The revised design will be similar to the approved design once the roof has been altered with a lower eaves adjacent to the original house's barge boards as requested by EDDC in the letter in Appendix A. This is the key issue regarding the relationship of the new extension to the original house. Other minor changes to window and door arrangements made by the owner do not have a material impact on the asset when compared to the consented design.

Conclusion

The changes to the design that are proposed are minor and the proposal will benefit the listed building by carrying out essential maintenance work as part of the application. The changes made in the build process have come about because of practical constraints due to the drainage being too shallow to work without raising the floor level as well as other minor changes to the layout by the owner. As part of the work the listed property will be fully refurbished and repaired where necessary insuring its use and upkeep for the future. Correspondence from EDDC and from Stephen Sartain below outlines conversations which have been had to date about the work required to alter the as-built extension to make it acceptable in terms of its impact on the listed building and this application is a response to their request for new drawings showing the altered design.

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Appendix A – Letter from EDDC regarding need for approval of revised design and materials



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Appendix B – Emails from Stephen Sartain of EDDC

RE: Harefield Lodge 20/F0450

1 message

Stephen Sartain <SSartain@eastdevon.gov.uk>
To: Florian Winkler <fphwinkler@googlemail.com>
Cc: Dorothy Farthing <dorothy.farthing@outlook.com>

Mon, Dec 7, 2020 at 10:16 AM

Dear Florian

Thank you for your email, Im glad to hear about the remedial works the owner has offered to do, however there are a number of issues with the extension. I have visited the site and taken some measurements which we will be comparing with the plans and also identifying what works will need to be performed. Having had a brief discussion with our senior conservation officer, all the windows both front and rear will need to be timber framed, along with the patio doors. Also the rainwater goods should be metal and not uPVC as has been installed. The parapet will need to be moved from where it adjoins the roof, but this is something that could be done as part of any roof lowering. As this is a listed building it is imperative that the conditions are discharged as per the approved plans and LBC notice. I will write to you and Mr Carnie formally with what requires doing, however it unlikely to be before Christmas, hence I would advise that no more work is performed on the extension until you receive our correspondence detailing remediation required.

Kind Regards

Stephen Sartain

Enforcement Officer – Planning West Team

ssartain@eastdevon.gov.uk

Direct: 01395 517513

Switchboard: 01404 515616

www.eastdevon.gov.uk

Blackdown House, Border Road,

Heathpark Industrial Estate,

Honiton, EX14 1EJ



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comments and views of any statutory consultees, interested 3rd parties, policies laid out in the East Devon Local Plan (as well as other policy guidance), and the views of the Head of Planning and Countryside and the Chairman and Development Management Committee

From: Florian Winkler <fphwinkler@googlemail.com>
Sent: 04 December 2020 17:03
To: Stephen Sartain <ssartain@eastdevon.gov.uk>
Cc: Dorothy Farthing <dorothy.farthing@outlook.com>
Subject: Re: Harefield Lodge

Dear Stephen,

Following our conversation last week I have spoken again to the owner/builder and he is prepared to lower the roof of the extension where it adjoins the original house. He is also prepared to replace the windows facing the road with timber framed double glazed windows. Please could you indicate if this might make the extension more acceptable or if further alterations may need to be made.

Perhaps it would be useful to arrange a meeting on site to agree the best solution?

Kind Regards,

Florian.

On Wed, Nov 25, 2020 at 11:04 AM Stephen Sartain <ssartain@eastdevon.gov.uk> wrote:

Harefield as of Friday

Stephen Sartain

Enforcement Officer – Planning West Team

ssartain@eastdevon.gov.uk

Direct: 01395 517513

Switchboard: 01404 515616

If further information is required please contact me:

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