

# Philip Renouf Architectural Design

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## Design, Access and Heritage Statement

Prepared for:	Mr Cristian Beadman
Address:	Osmonds, Clyst Hydon, Cullompton, Devon, EX15 2NB.
Description of Proposed Works:	Reduction in size of lean-to shelter outbuilding, repositioning of entrance gates, alterations to existing shutters on barn, structural fixes to barn upper floor and jamb walls, and formation of two new openings into barn.

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### Listed Building Description:

List Entry Number: 1098175

CLYST HYDON ST 00 SW 2/33 Osmonds Farmhouse II

Farmhouse. Early C16 with major later C16 and C17 improvements, renovated circa 1980. Plastered cob on stone rubble footings; stone rubble stacks topped with C19 and C20 brick; asbestos tile roof, formerly thatch. Plan and development: 3-room plan house facing north and built down the hillslope. Uphill at the right (west) end is the kitchen. The dining room in the centre has a front projecting lateral stack. There is a parlour at the left end with the C20 stair in front of it rising from the lobby behind the front door. This layout is the result of the circa 1980 modernisation. Formerly it had a 3-room-and-through-passage plan house with the inner room at the right (west) end. The passage back doorway has been blocked and the passage lower side screen removed. The original early C16 house was probably smaller since the earliest roof is confined to the passage and service end, only overlapping the present hall a small distance. It was then open to the roof and heated by an open hearth fire. The house was enlarged to a 3-room-and-through-passage plan in the late C16-early C17. It is not clear whether this was done in more than one phase. The hall was floored in the early C17. House is 2 storeys. Exterior: irregular 3-window front of circa 1980 casements with glazing bars. The passage front doorway is left of centre and it contains a C20 plank door behind a contemporary porch. The roof is gable-ended. Similar circa 1980 casements to rear and contemporary conservatory to rear of the hall. Interior is largely the result of the C20 modernisation but late C16-early C17 carpentry features are exposed in the hall. There are oak plank-and-muntin screens each end of the hall; they maybe contemporary. The rotted lower part of the upper hall screen has been replaced with concrete block. Also the shaped head of the doorway has been removed. The rear end bay of this screen was a second plain door lower side (presumably to a C16 stair). It was blocked in the C17; the cob infill has been removed leaving the backing lathes exposed as a ladder, each fitted into individual holes. The front of the screen retains traces of ancient colour, the remains of a late C17 painted strapwork design filled with bunches of flowers. The hall lower side screen contains a Tudor arch doorway. The hall crossbeam is chamfered but its pyramid stops were hacked off years ago. The fireplace is brick and has a chamfered and step-stopped oak lintel (the bricks must be replacements). The roof structure is mostly early. There is one original truss, a side-pegged jointed cruck. It and the purlins across the bays each

side, are smoke-blackened from the original open hearth fire. There are 2 more jointed cruck trusses, or at least, one complete one over the hall and the remains of another at the upper end. These 2 are clean. Source: the owner has a folder of notes, drawings and photographs made during the renovation by Tom Coleman.  
Listing NGR: ST0319201553

### Relevant Planning History:

05/2338/LBC – Amendment to 04/P1027/LBC, replacement of existing cob wall and provision of double glazed windows to rear elevation. APPROVED.

05/0002/FUL & 05/0003/LBC – Renovation and conversion of adjoining barn to residential use. REFUSED.

04/P1028 – Window replacement. REFUSED.

04/P1027 – Demolition of conservatory, extensions and internal alterations. APPROVED.

04/P1026 – Demolition of conservatory, extensions and internal alterations. APPROVED.

03/P3024 – WC & kitchen alterations, chimney repairs and floor replacement. APPROVED.

90/P1459 – Residential Development of two detached dwellings and garages. REFUSED.

90/P0361 – Erection of agricultural barn and lean-to. APPROVED.

### Proposal & Design:

This application seeks to obtain permission to make alterations to two of the associated agricultural outbuildings, and the entry gates within the curtilage of Osmonds Farmhouse.

The alterations are as follows, with details of each change given in the 'Design' segment of this statement;

- 1) Reduction in depth of lean-to located to the south of the farmhouse, in order to be accessible from the front (north) without having to duck. Associated removal of chicken wire coop visible in photos. Central timber post to be replaced with local stone built pier further back, with the side flank block wall finished in a matching stone pier.
- 2) Reposition of farmyard entrance gates southward, further away from the road. The current arrangement gives very little depth of driveway to bring modern vehicles off the single lane roadway that serves as the main route through the village. The format and look of the gates will be as existing, but the vehicular gates are to be adapted to be electronic (opening into the yard), further enabling residents and visitors to vacate the road as swiftly as possible.
- 3) Reworking the existing timber shutters to be outward opening and hinged halfway (so they don't project out too far).
- 4) Replacement of rotten first floor joists (where applicable) so that the hayloft is useable for purpose again.
- 5) Replacement of structure of east-facing first floor timber jamb wall (to be re-clad with the existing cladding boards. Current structure is leaning out some 4deg from plum vertical, and appears to be worsening. Roof structure to be propped for the duration of the rebuilding.
- 6) Creation of two new openings on the eastern ground floor brick wall. The northernmost of these to open into corrugated tin lean-to, and the southernmost to open directly onto the field. These openings would require concrete lintels, but these would be hidden behind the timber cladding. Otherwise these will be simple cut outs in the brick wall, with black timber gates to match those on the eastern flank.

### Impact Statement:

Neither the gates, nor the lean-to are especially old, created no earlier than the late 80s/early 90s.

The repositioning of the gates changes nothing of note aesthetically, but greatly improves access and road safety.

The lean-to is presently held up by a deteriorating timber post that would need replacement relatively soon, and comes down so far that it'd require any adult to duck to pass under the eave. By stripping back 750mm of the corrugated tin roofing and roof structure, and supporting it off a newly built local stone pier and timber purlin will enable the structure to become a practical and useable feature of the yard.

The barn is somewhat older, but the brickwork design suggests at an early 20<sup>th</sup> century construction.

The timber shutters are a typical and attractive feature of the barn, and we view these as valuable for retention. However the size and inward opening function of these is relatively limiting for practical purposes, as they require sizeable unusable floor area for their opening. Our proposal sees the existing shutters adapted, using the existing principal ironmongery, but adding an internal hinge halfway down/across the shutters. This means that when shut, the visual aesthetic of the building is virtually unchanged, just with the shutters slightly further out within the reveal, and when opened the shutters don't overly protrude into the entranceway as to affect vehicles entering or exiting the property.

There are a number of existing first floor joists in such condition as to cause the floor to be presently unfit for purpose (survey was carried out strictly walking over the ground floor brick partition wall). Only where the joists have deteriorated too much to carry a load would we propose to replace the joists. Ordinarily we would propose retaining the existing joists and placing new ones alongside, however the barn has attractive herringbone strut noggins, and replacement of the joists allows for these to be retained/reinstalled.

The east-facing first floor timber jamb wall is currently leaning out at the top, for nearly the entire length of the wall, a concerning amount. This was highlighted for rectifying in the 2005 application regarding the barn also, and now I would stress that both this and the floor joists are urgent works required to allow the barn to retain its current form and be practical for its actual purpose. Aesthetically the cladding would be removed for the duration, and then reinstated, so there would be little visual impact. The replacement jamb timber frame would be strapped vertically internally to the brick walls, and onto the replacement floor joists below the floorboards.

### Access:

The current access is less than ideal – the visibility either way isn't great and limited by the existing structures. There is no practical way of improving the visibility on exiting the property, but the proposal will greatly improve safety for those departing the highway onto the property, giving much improved depth of driveway between the entrance gates and the highway, enabling vehicles to fully depart the highway whilst waiting for the gates to be opened. Altering the existing gates to be electronically opened also improves things, by much reducing the wait time.





PHOTOS PAGE 1 – LEAN-TO





PHOTOS PAGE 2 – ENTRANCE GATES AND WESTERN FACE OF BARN





PHOTOS PAGE 3 – INTERNALS OF BARN



PHOTO PAGE 4 – EASTERN FACE OF BARN