



Le Page Architects

Rowse Farm

Design, Access and Heritage Statement

November 2021

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Introduction

The site address is Rowse Farm, Pillaton, Saltash, PL12 6QU.

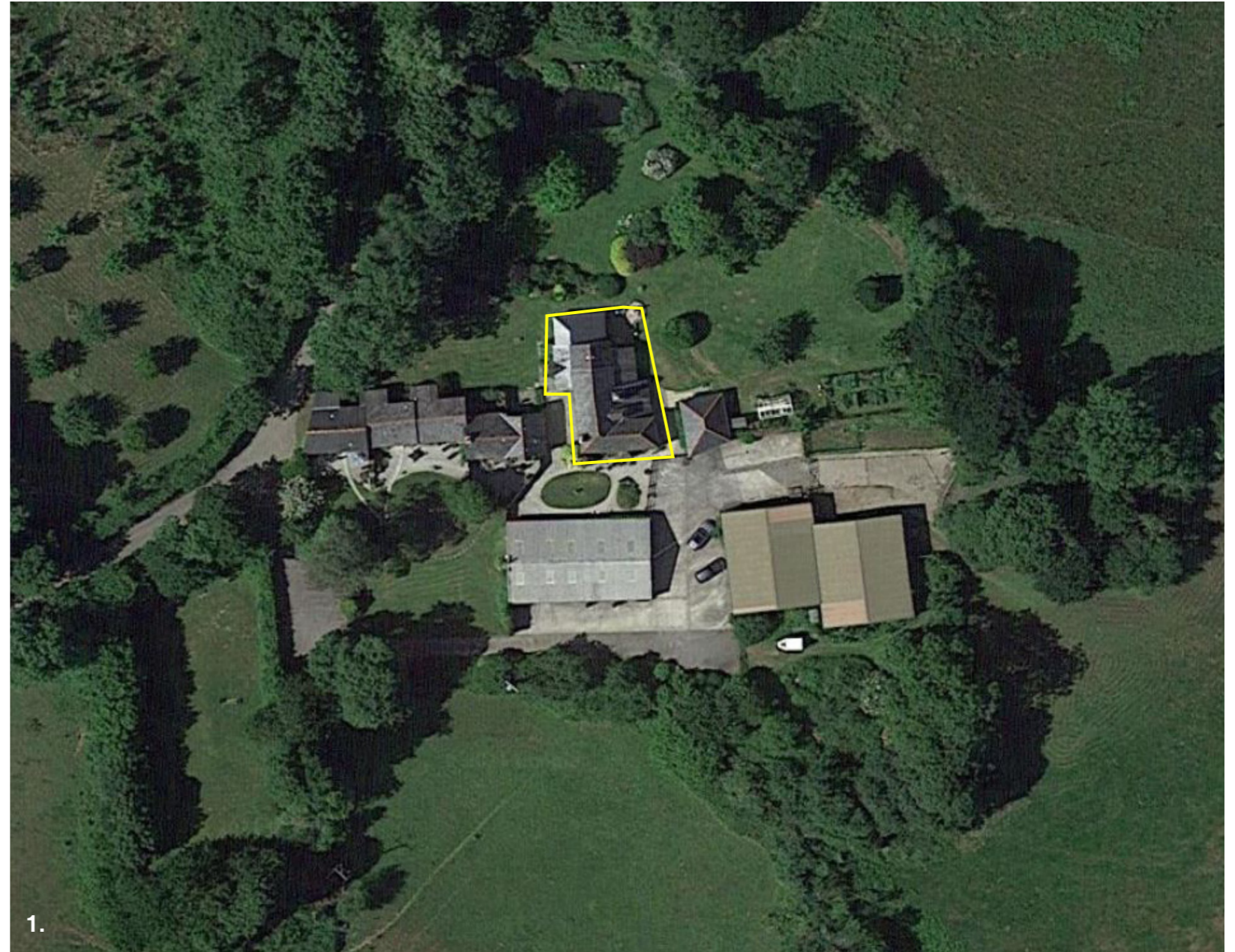
Rowse Farm is a small complex of buildings made up of the main farmhouse, cottage outbuildings and agricultural barns. The applicants approached Le Page Architects to draw up proposals for a small two storey extension to the main farmhouse, to consist of new back entrance area with laundry room and en-suite to the first floor. There was also a requirement to replace the existing spiral staircase to the north end of the property with a new Oak staircase to the first floor.

Site Context

The site is part of a 40 Acre estate located approximately 1 mile east of the village of Pillaton. Sitting on the edge of the Tamar Valley Area of Outstanding Natural Beauty, the farmhouse is positioned in a rural setting surrounded by woodland and agricultural fields. The farm is no longer a working farm and there are no immediate neighbours to the building with the grounds extending to the north and south.

The complex of buildings that form Rowse Farm are arranged towards the south end of the site, with the 3 cottage out buildings to the west of the main farmhouse. These cottages are successfully rented out as holiday let units.

The main farmhouse is listed Grade II.



Photographs

1. Aerial view of the Rowse Farm (the main house outlined in yellow)
2. West Elevation showing back door entrance
3. West Elevation
4. Exposed beams to first floor
5. Lean to roof over back door entrance



The Existing Building

The Farmhouse is a painted stone built structure with a natural slate roof and brick chimneys. Thought to date back to the late 17th early 18th Century, the original building has been altered and remodelled over time with extensions to the east and in more recent times an Oak frame conservatory to the north and lean to extension to the west.

The Farmhouse is Grade II listed.

Listing Description

Parish: Pillaton

National Grid Reference:
SX3775564445

Details:

PILLATON SX 36 SE 5/168 Rowse Farmhouse GV II Farmhouse. Probably late C17 - early C18, with later additions and alterations of C19 and C20. Stone rubble, painted; rag slate roof, bitumenised, with ridge tiles, some hand-made ridge tiles surviving. Front lateral stack to right with brick shaft, and rear lateral stack to left. Plan: Overall L-shaped on plan. The original house was probably the present front, a 2-room plan with the room to left heated by a rear lateral stack. Probably later in the C18, the house was extended by the addition of a wing to right; this became the new front, although the house has returned

to its original orientation. At the right side there is a 2-room plan arrangement, with central entrance to passage. A lean-to of one storey and loft was added to the original left end, and two single storey outshuts were added to the rear of the original range, in the angle with the C18 addition. Exterior: Asymmetrical 2-storey front to the original house, with 2 windows at first floor. Ground floor has C20 porch to left, 2-light 6-pane casement above with L hinges. Straight joint to left to the lean-to, which has C20 window at first floor. At ground floor to right of the porch is a 3-light 8-pane casement with L hinges, and above at first floor a 3-light 10-pane casement with L hinges. To end right a single storey C20 addition with brick stack at the original gable end. Roof hipped to right with gable end to left. The right side forms the C18 front; 2 storeys, symmetrical 2- window range. First floor has two 2-light 6-pane casement with L hinges; central shallow open-fronted porch with hipped slate roof, inner panelled and glazed door. 2- light 6-pane casement with L hinges and slate dripstone to right and left. Rear of this range is rendered. The rear of the earlier range has a large external stack with slate weathering and brick shaft. Outshut to rear of stack with 2-light window, and second single storey outshut with 3-light 6-pane casement. Both outshuts have scantle slate roofs. Interior: Not inspected.

Listing NGR: SX3775564445

Detail Design

A new two storey extension is proposed to the west side of the existing farmhouse replacing part of the existing more modern lean to structure to this side.

The extension will comprise a new back entrance on the south elevation with small slate roof porch over supported by an oak post on a granite saddle stone. Internally and to the ground floor a new laundry room provides space for holiday let change over requirements and much needed additional storage space.

To the first floor, a new en-suite is created to serve the master bedroom of the farmhouse. The en-suite will incorporate an exposed ceiling with a conservation style roof light to the south facing roof slope. Two new conservation roof lights are also proposed on the west and east facing roof slopes of the existing farmhouse. This is to allow natural light into the bedroom space where an existing window has been utilised to create a doorway through into the new en-suite.

A new oak staircase is proposed to replace the existing metal spiral staircase in the library of the farmhouse. The stair will include wine storage below and maintain access to the bunk room on the first floor.

Materials

The extension is to be finished in a painted render to match the previous more modern alterations to the farmhouse. The hipped roof will be completed with natural slate and black aluminium guttering with new painted timber windows in an opening casement style to match the farmhouse. A traditional style painted timber door with glazed panel and new external lighting is to be fitted to the new back entrance.

Internally, the ground floor of the extension will be finished with natural slate and tiling to the first floor en-suite.

Where the new conservation roof lights are proposed to the original Farmhouse, the roof structure will be trimmed to create the new openings and the trimmers painted white, ensuring the original dark roof timbers remain the prominent feature of the space.

Photographs

1. The lean to and existing back door entrance
2. Library and spiral stair to FF
3. Existing opening into kitchen from current back door
4. Roof structure over bedroom in original farmhouse



Heritage Statement

The proposed extension has been carefully designed in terms of scale and proportion so as to sit comfortably against the existing building and the adjacent cottages. Its position on the west side of the farmhouse replaces part of the existing more modern lean to structure and helps to unify this elevation, which is made of several different smaller elements.

There are no new openings proposed in the structure of the existing farmhouse with the extension utilising the current doorways and apertures at ground and first floor. This therefore keeps alterations to the original farmhouse plan to a minimum.

The two new conservation style roof lights to the farmhouse are to be positioned in between the trusses of the existing roof structure ensuring minimal impact to the original roof timbers.

Conclusion

The proposed works have been carefully developed so as to remain sensitive to the context of the Farmhouse. Care has been taken to ensure minimal impact on the listed structure, whilst also meeting the needs of the applicants and modern day workings of the farmhouse.

The materials and style of the extension sit comfortably alongside the original farmhouse whilst visually enhancing the west elevation.

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