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Meadowbrook, Talewater Farm Proposed reroofing over kitchen wing To provide additional bedroom.

Background updated

An application to build a first floor extension of this property was submitted earlier last year and withdrawn in May, following criticism and an earlier refusal ref 97/P1128/FUL for a similar design. This revised design was prepared and submitted in August 2021, and refused in December 2021 under ref 21/2192/FUL. This has not yet been Appealed.

This resubmission is made as a Full Planning Application in order to get this application in front of the Planning Committee. It is understood that the Local Ward Member may be in support of this submission. The Committee can now review the merits or demerits of the scheme, as it is felt this design is entirely reasonable, particularly as this building has very little relationship with the Listed farmhouse, and the raised roof in question cannot be seen from it.

So please ensure this is not a Delegated Officer decision and that it is taken to the Planning Committee for proper consideration.

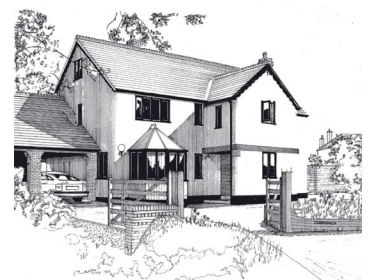
Original Design and Access Statement

This property was converted during the late 1990s using carefully sourced materials and provided new C3 accommodation. The property is now a house being under common family ownership. It sits within the curtilage of Talewater Farm, which is Listed, but the Meadowbrook itself is not Listed.

The wing at the rear was rebuild on the **original footprint** and is reasonably new therefore completely capable of taking an additional first floor. It is obviously newer than the stone barn, but it is not an extension as such as it uses the footprint of the barn.

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There are no changes to the original stone barn externally nor the access to the building, however approval is sought to remove the roof over the kitchen and replace it, at the similar eaves level, with a new steeper pitched roof the ridge of which will be lower than the original. It will be covered in natural slate and have Velux roof windows. This design removes the bulky new structure over the kitchen of the original refused application.

The new roof extension remains subservient, thus maintaining the rural character and allowing the original barn to remain clearly read as the original structure.

The steeper pitched roof will allow an additional bedroom to be formed inside with access from the first floor as previously proposed.

The end gable thus presented with its steeper pitch will reflect the similar elevation of the nearby Cellar, with its gable window, and timber cladding.

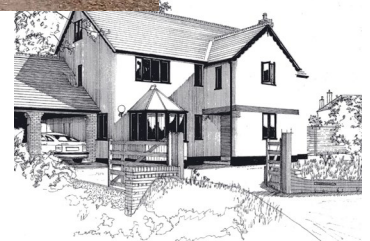
The Cellar can be seen further down the access lane beside the main farmhouse. This new gable treatment seeks to tie the two buildings together, and a raised ridge line will do little real harm to the building as it stands presently.

Another criticism of the design was an additional gable window to the west to serve bed 4. This has now been deleted and the new roof form will allow the original Velux roof window to remain in place, removing the need for that new window.



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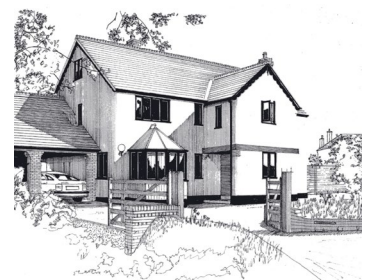
Heritage Statement

Historic England listing description: listed 10.03.1989

TALATON TALEWATER SY 09 NE 6/195 Talewater Farmhouse - II - Farmhouse. Probably C16 origins with C17 improvements with some C19 modernisation. Plastered cob on stone rubble footings; stone rubble or cob stacks topped with C19 and C20 brick; thatch roof. Plan: 3-room-and-through-passage plan house facing south and built down a gentle hillslope. Downhill at the right (east) end is the lower end kitchen with a projecting end stack. In the centre is the hall with an axial stack backing onto the passage. At the left (west) end is an inner room parlour with an end stack. A second passage was introduced in the C19 across the upper end of the former hall. Since no internal inspection was available at the time of this survey it was not possible to determine the structural history of the house but it seems likely that it began in the C16 as some form of open hall house, maybe heated by an open hearth fire. The major modernisations took place in the later C16 and C17 and apparently there have been only superficial modernisations since. The house is 2 storeys. Exterior: irregular 4-window front. The central 2 first floor windows are C17 oak-framed 3-light windows with chamfered mullions. The rest are C19 and C20 casements with glazing bars. There are 2 front doorways. Both contain C20 doors. The passage front doorway is the right one and it has a C20 hood. The roof is hipped to right and half-hipped to left. Interior: was not available for inspection at the time of this survey. Nevertheless a great deal of C16 and C17 carpentry detail is suspected and therefore an internal survey (including the roof) should be undertaken before any alterations lest C16 and C17 features be disturbed. Listing NGR: SY0803599905

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Historical Value:

As noted that Meadowbrook is not Listed, it only sits within a Listed Curtilage.

The Listing relates to the farmhouse itself, and is well out of date as the house and nearby barn have been extensively updated, rescued and restored, in the past 15 years or so by the owners, with full cooperation of the Conservation Team who know the buildings well.

Talewater Farm house itself appears to date from the 16 Century, sits in its own grounds between the River Tale and the Mill Leat serving Talewater Mill.

Two barns were built for agricultural use. "The Cellar" beside the farmhouse being the first general purpose barn for the farm, which housed a cider press, followed by Meadowbrook, which we believe was a hay barn with an open workshop behind, the area of which is now the subject of this application. The reason for this assumption is the Cellar is cob construction and the Meadowbrook is built in stone, assuming cob to be the older material.

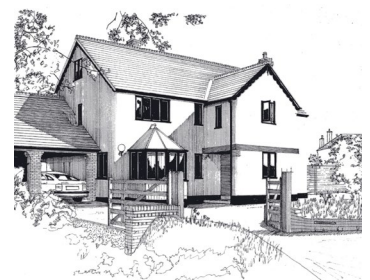
Meadowbrook is a small stone built T shaped barn originally built as a hay store, perhaps thatched, under a later slated roof, into which new accommodation was incorporated to form a new house in the late 1990s. It retains the format of that original barn, which had at its rear a single storey timber open workshop, which was replaced with new construction within that approval. The proposed reroofing is located over this wing, thus not affecting any historic part of that building that remains after the conversion works.

Meadowbrook's relationship with the Farmhouse group is limited as it is slightly remote from the other buildings, being the other side of the Leat and of the access track. It can only just be seen from the Farmhouse. The extension is impossible to be seen from the farmhouse as the north face of Meadowbrook will block any view, so there is no impact on the Listed Building.

Actual dates for all the added barns in the farmstead, are not known, and further down the line a complex of brick build barns was constructed in front of the Farmhouse, to expand the usage of the farm itself. These remain in farm use, as is the overall farmstead.

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Aesthetic Value:

The extension will be constructed in matching materials as far as is possible as noted. The southern gable will be seen at an angle as the lane approaches Meadowbrook, and the steepened roof pitch proposed will simply enlarge the roofscape, the new ridge being kept 300mm below the original ridge line.

Justification of the work and conclusion:

The converted barn is now a house with domestic use (C3). It is 20+ years since its conversion, so it is no longer a "barn." As a house this proposal would be normally acceptable, so it is hoped that this new proposal will now be considered as reasonable and be supported.

It is my clients desire that in the light of the history of this project, this application is **not** a delegated decision, but it is to be presented to the Planning Committee for a decision please.

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