

Higher Seavington Farm Heritage and Design Statement

Issue Rev 01 | Aug '22



Introduction

This Heritage Statement has been drafted as supporting information for the Listed Building Application for the proposed internal alterations and replacement of double garage with a single storey side extension and new front entrance porch at Higher Seavington Farm. Accompanying report Summary of Historical Development by Benjamin + Beauchamp Architects.

Location

Set within Stockland, Millhayes within close proximity to Pearse a G farm and Corry Brook the property is located within an area of Outstanding Natural Beauty.

Listing

Higher Seavington Farm Circa C16 or C17 is a grade II listed building under the Historic England list entry number: NGR ST2370803775

Roughcast stone rubble, slate roof with gabled ends, 2 storeys, four window range, modern casements with glazing bars. Lean to at the lower West. Interior, stopped chamfer fireplace Bessemer and ceiling beam. Doorway at rear of cross passage has large timber sliding bolt.



Fig 1: Site Location. Copyright Google 2022

Description

Higher Seavington Farm is a detached farm house dwelling having had significant refurbishment works carried out by previous owners in or around 1974 when major alterations and demolition of the outlying buildings occurred.

These works included the replacement of rafters, installation of new bathrooms, replacement of the lower staircase and balustrade as well as numerous doors throughout the property.

Over the years Higher Seavington farm has undergone major changes to the external and internal appearance of the property with the roof being raised (1816), external windows being replaced (1990's) with double glazed units on the North and South side and extensive redecoration to the inside of the farm house.

There is indication of scaring on the east elevation on the external wall indicating a previous extension possibly a lower section of roof that used to cover this end of the house contrasting with the taller later C18/early C19 roof.



Fig 2: Higher Seavington Farm viewing North.

Planning History and Policy Context

Higher Seavington farm has been granted approval on the 5th June 2014 for the 'Construction of a single storey extension, regrading of ground levels and construction of perimeter wall, rising the roof above the breakfast room'

REF: 14/0492/FUL

Higher Seavington farm has also been granted Listed building consent on the 10th June 2014 for the 'Construction of single and two storey extensions, raising of roof to breakfast room, insertion of stairs to second floor, construction of perimeter wall, internal and external alterations including new windows, re-tiling of main roof

REF: 14/0526/LBC

Client Brief

Having lived at Higher Seavington Farm Mr and Mrs King wish to make alterations and improvements to the already approved Planning and Listed building consent to preserve the existing historic value of their home, whilst creating a light, airy and healthy living environment that provides desirable and comfortable living accommodation for their future needs. Brief items to include;

- Existing Farm House Renovation and Insulated
- Kitchen Diner relocated to the single storey side extension
- Removal of the approved rear boot room
- Remove the insertion of the stairs to second floor
- Remove the second floor accommodation
- Remove the bedroom accommodation over the new extension opting for an open plan roof space
- Preserve and enhance existing historic architectural detailing
- Enhance the energy performance of the property and reduce CO2 emissions



Fig 3: Higher Seavington Farm viewing West.

Preservation of Heritage Asset

The main farm house offers significant architectural heritage features including those listed as part of the listing.

The approved listed building consent 14/0526/LBC for the construction of a single storey and two storey extension (with accommodation above) and new rear boot room does not meet with our clients lifestyle needs nor do they feel it is sympathetic to the original character of the grade II listed building.

Our client wishes to ensure alterations carried out to the property are appropriately renovated and preserved to enhance the original features at Higher Seavington Farm.

The ground floor side extension has been designed with attention to detail. The extension would be far more appropriately used for a kitchen area, maximising views out to the South West. An open vaulted roof space above the kitchen with exposed roof trusses are more sympathetic to a grade II listed building. Our clients wish to omit the second floor accommodation due to the minimal height available for living accommodation. There would be no requirement for the first floor staircase reducing disruption to the first floor living arrangement and existing roof space.



Fig 4: Higher Seavington Farm viewing East

Existing Photographs



Design and Appearance

The design and massing of the proposed extension have been carefully considered alongside any potential impact on the main farm house.

Careful proportioning along with a stepped ridge line ensures the extension remains subservient to the main house. The proposed extension is sympathetic in design for a Grade II listed building.

Materials have been carefully selected to match and complement the original house. Rendered facades provide a contrast to the main house. New high quality conservation glazing offers detailing sympathetic to the the listed property.



Fig 5: Higher Seavington Farm 3D visual viewing North showing side extension to the East.

Sustainability and Low Energy Design

It has been highlighted that areas of the building suffer from severe damp issues. In a wider effort to make the building more comfortable and reduce its current high CO2 emissions, the proposals embed solutions to improve the overall building energy performance. These solutions include:

- Passive Solar Design
- New high efficiency heating systems
- Enhanced insulation in main house
- Resolve severe damp issues



Use

The Current site is a private site with a grade II listed farm house building, as you enter the site there is a detached garage with a studio over, ancillary to the main farm house. To the East is a converted barn, to the South West is an outside swimming pool with a covered area. The dwelling was purchased by Mr & Mrs King on 25th February 2022 and they are taking over the renovation works started by the previous owners.

Amount

This application relates to the main Grade II listed farm house located within a rural setting, surrounded by garden area, open farmland and woodlands. Within the curtilage are a number of buildings already converted. Our proposals are mainly for internal alterations to resolve the major damp issues within the building and to bring the property into a habitable state for the new owners. Proposing some minor alterations to the layouts which will meet our clients lifestyle and needs from the property. The application also covers a modest side extension replacing an existing double garage and new front entrance porch.

Layout

The internal alterations provide much better use of space for the property without the need to extensively change its internal or external appearance or cause any damage to the historic importance of the listed building. The minor changes to the ground floor layout improves living arrangements to meet modern family day needs. The first floor accommodation provides further living accommodation without the need for a new staircase or need to convert the existing roof space.



Fig 7: Higher Seavington Farm 3D visual Ariel view.

Scale

The side addition has been designed to ensure it is subservient to the main house, the side extension is smaller in scale and the roof line is lower than the main house.

Appearance

The existing appearance of the Grade II listed building will be preserved, major revisions to the approved Granted consent 14/0526/LBC are far less intrusive, our clients wish to take a more sympathetic approach to the listed building. The extension and porch addition will be built using similar materials using traditional methods

Access

All access to the site is already in existence via the private driveway of the main road. Access into the site remains unaltered. All new external landscaping will be carefully considered in design and materials

Conclusion

It is our belief that this proposal offers a sympathetic and respectful extension that both preserves and enhances the heritage asset. The proposal replaces an old double garage that has been demolished and represents a material enhancement to the property as a result. The internal amendments are less intrusive and more sympathetic to the character of the farm house without further damaging its listed heritage.

The proposals are reflective of the setting and context in which they sit and respond to the national and local policy context in preserving a listed building and enhancing its special architectural features.



Fig 8: Higher Seavington Farm 3D visual.



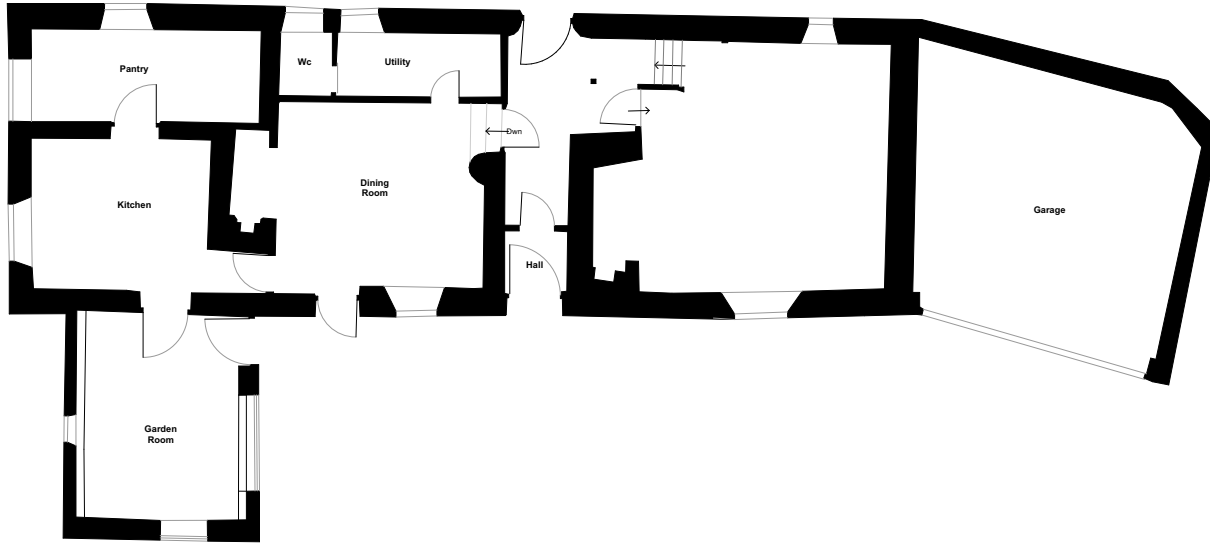
Fig 9: Higher Seavington Farm 3D visual.

This latest design offers a significant amendment to the design, responding in a sympathetic manner to the approved LBC consent.

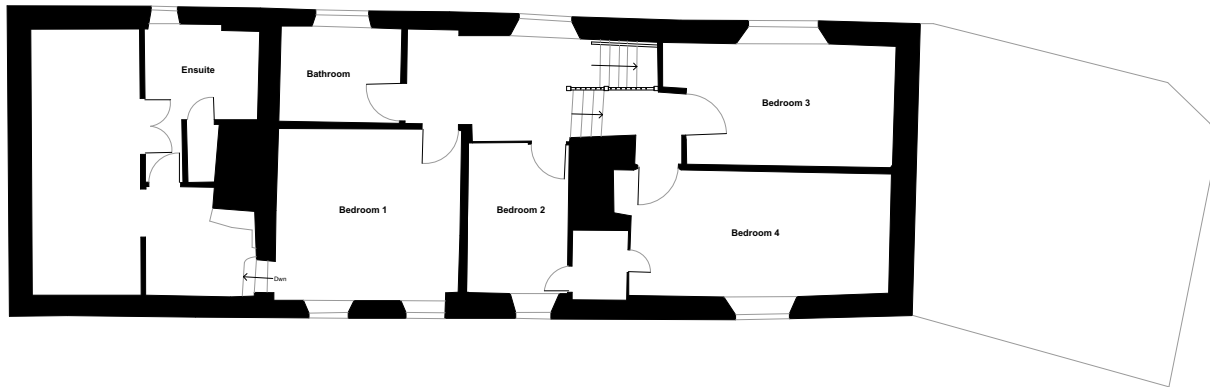
Appendices

Existing Floor Plans
Proposed Floor Plans
Existing Elevations
Proposed Elevations

For additional drawings, documents and information please view supporting documents submitted alongside the application.

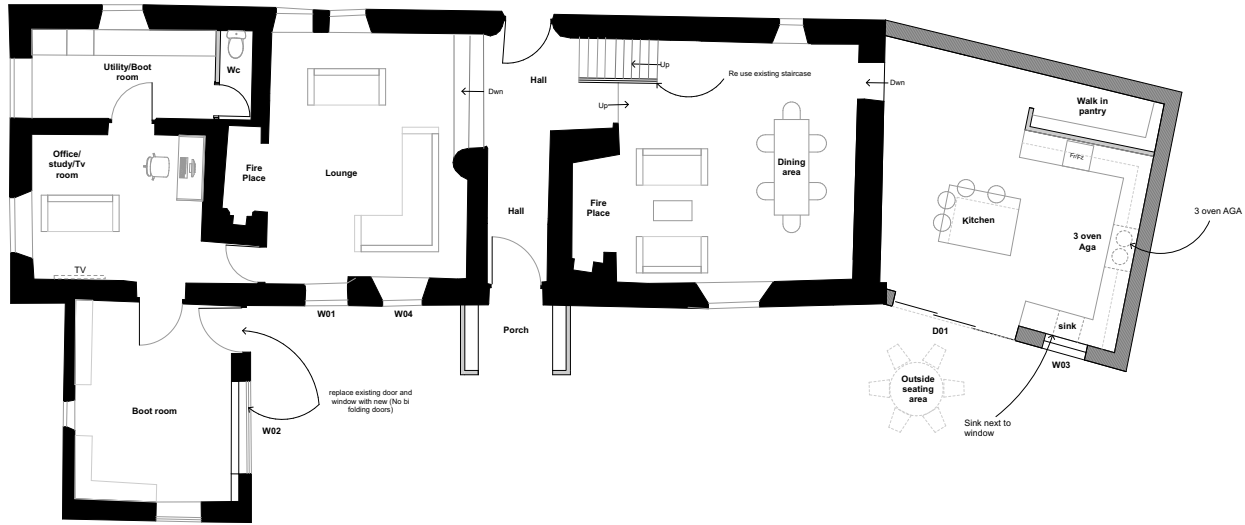


Existing Ground Floor @ 1:50

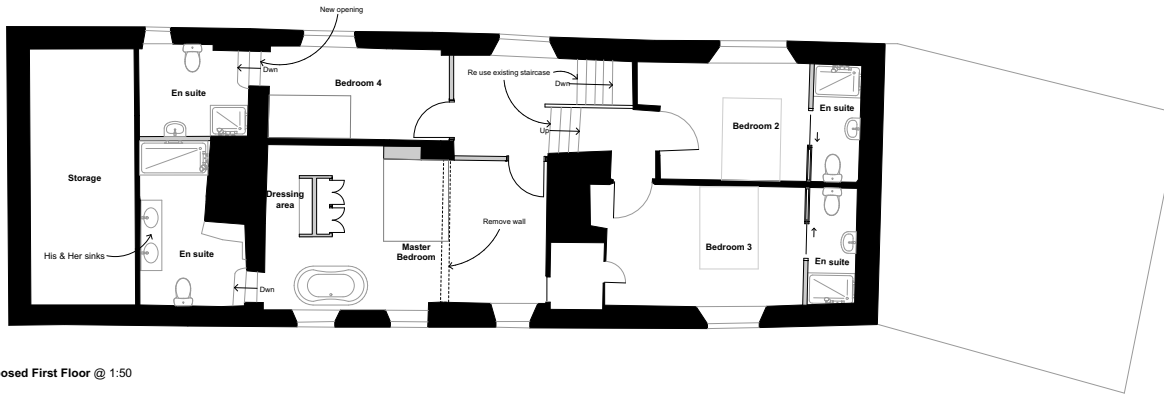


Existing First Floor @ 1:50





Proposed Ground Floor @ 1:50



Proposed First Floor @ 1:50

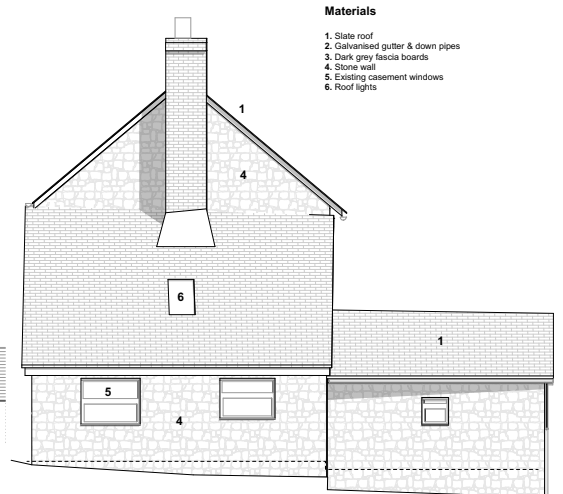
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Proposed Plans
 Project: Higher Seavington Farm - Stockland
 Drawing No: 168 PL 200 -
 Scale: 1:50 @A1
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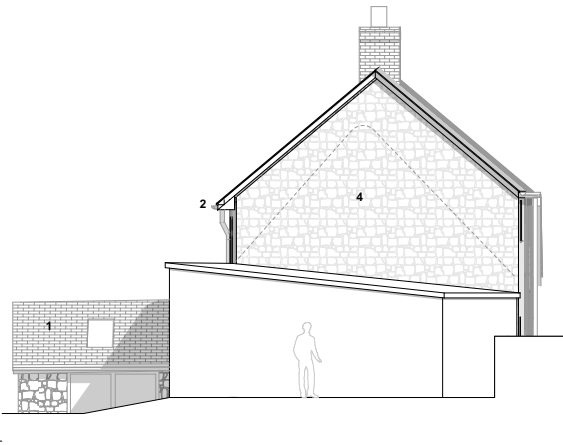
Existing South West Elevation @ 1:50



Existing North West Elevation @ 1:50



Existing North East Elevation @ 1:50



Existing South East Elevation @ 1:50

- Materials**
1. Slate roof
 2. Galvanised gutter & down pipes
 3. Dark grey fascia boards
 4. Stone wall
 5. Existing casement windows
 6. Roof lights

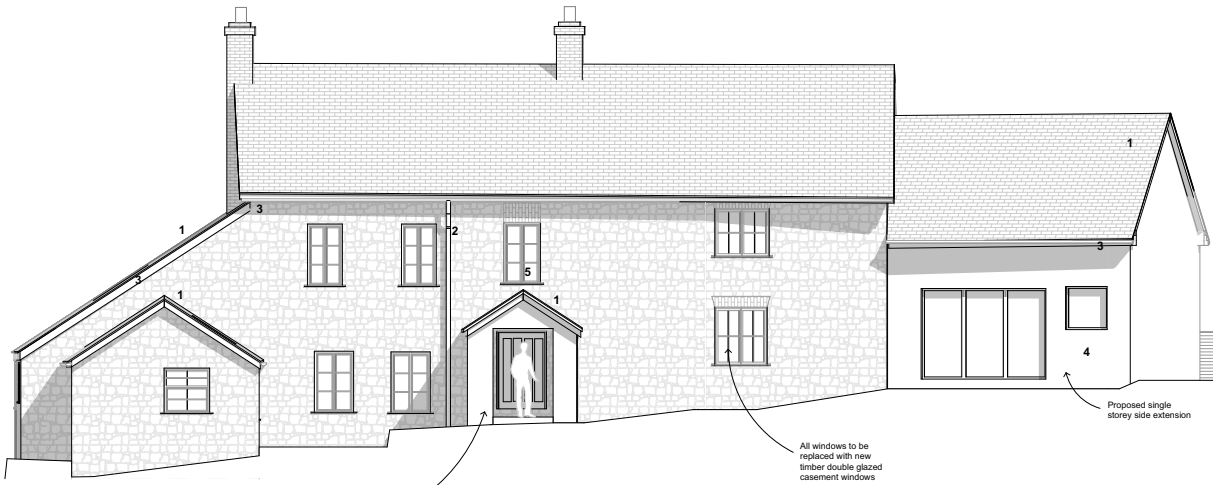
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Existing Elevations
 Project: Higher Seavington Farm - Stockland
 Drawing No: 168 PL 101 -
 Scale: 1:50 @A1

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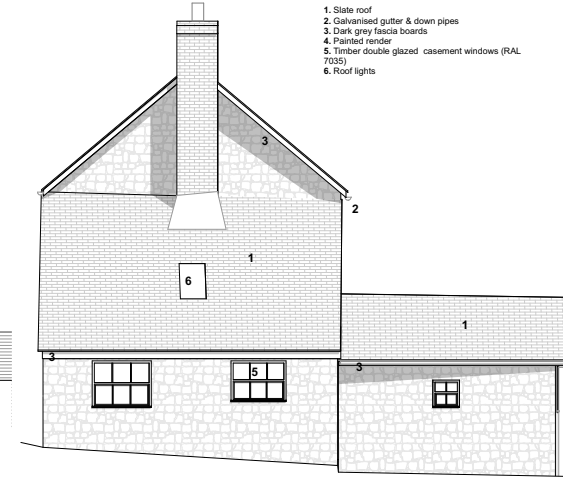


Proposed South West Elevation @ 1:50

New front entrance porch

All windows to be replaced with new timber double glazed casement windows

Proposed single storey side extension



Proposed North West Elevation @ 1:50

Materials

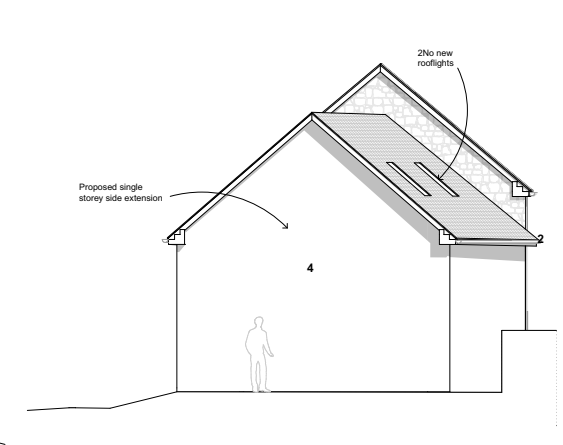
- 1. Slate roof
- 2. Galvanised gutter & down pipes
- 3. Dark grey fascia boards
- 4. Painted render
- 5. Timber double glazed casement windows (RAL 7035)
- 6. Roof lights



Proposed North East Elevation @ 1:50

2No new rooflights

All windows to be replaced with new timber double glazed casement windows



Proposed South East Elevation @ 1:50

2No new rooflights

Proposed single storey side extension

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Proposed Elevations
 Project: Higher Seavington Farm - Stockland
 Drawing No: 168 PL 211 -
 Scale: 1:50 @A1

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