

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A FULL AND LISTED BUILDING PLANNING APPLICATION FOR THE
CONVERSION OF OUTBUILDINGS TO 3 NO. HOLIDAY LET ACCOMODATIONS AND
ADDITIONAL AMENITY SPACE FOR FARMHOUSE.



AT: Musgrove Farm
Dunkeswell
Honiton
Devon
EX14 4RR

FOR: Mr Hughes & Ms. Bott

Date: 26th September 2022

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1.0 Introduction

- 1.1 This Planning statement is being compiled to support a Full and Listed Building planning application for the conversion of outbuildings to 3 No. Holiday Let accommodations and additional amenity space at Musgrove Farm, Dunkeswell, Honiton, Devon.
- 1.2 This statement briefly analyses the characteristics of the site and surrounding area and is to be read in conjunction with the associated drawings detailing the alterations proposed.
- 1.3 Applications drawings are numbered:

<u>Drawing Number</u>	<u>Scale</u>	<u>Title</u>
PA101	1:1250	Site Location Plan
PA102	1:500	Site Block Plan
PA201	1:100	Ground Floor Plan as Existing
PA202	1:100	Ground Floor Plan as Proposed
PA203	1:100	First Floor Plan as Proposed
PA301	1:100	SE and SW Elevations as Existing
PA302	1:100	NE and NW Elevations as Existing
PA303	1:100	SE and SW Elevations as Proposed
PA304	1:100	NE and NW Elevations as Proposed
PA401	1:50	Sections A-A, B-B & C-C as Existing
PA402	1:50	Sections D-D & E-E as Existing
PA403	1:50	Sections A-A, B-B & C-C as Proposed
PA404	1:50	Sections D-D & E-E as Proposed

2.0 Assessment of the Site Context

Located in the heart of the Blackdown Hills AONB, Musgrove Farm is a farmstead on the outskirts of the parish of Dunkeswell. It lies approximately 400m North of Dunkeswell Abbey and approximately 3km North of Dunkeswell Village. All works to the site would not have any impact upon its closest neighbours.

Musgrove Farmhouse is a Grade II listed building, primarily two storey, three bedroom farmhouse with a single storey lean-to to the north elevation. The site consists of the farmhouse dwelling with a courtyard on the southern elevation which is enclosed on three sides by the outbuildings to be converted as part of this application. The outbuildings are listed by association with Musgrove Farmhouse.

3.0 Design of the Scheme

3.1 Use

The proposal is to convert the dilapidated outbuildings encompassing the courtyard. The converted barns will be used for 3 No. Holiday Lets and additional amenity space for the existing farmhouse.

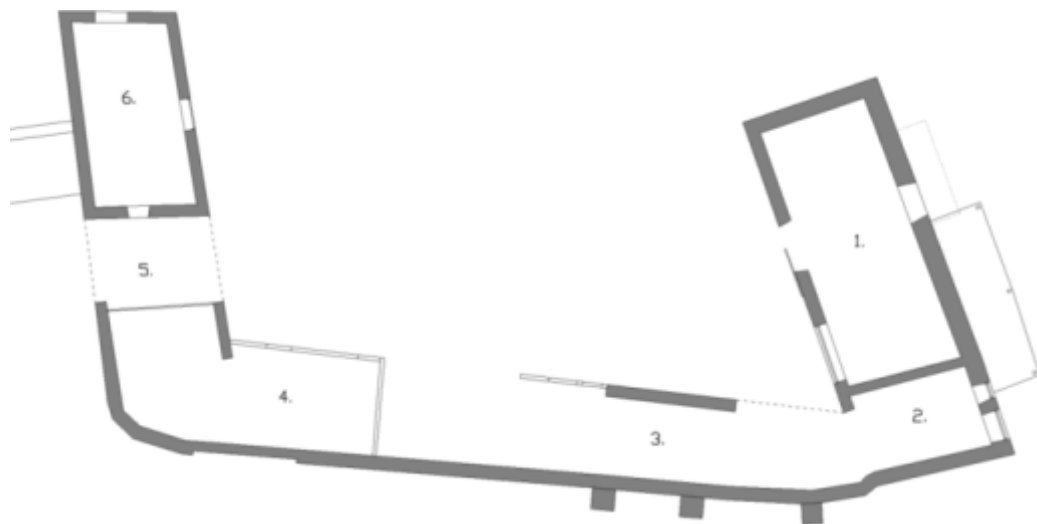
3.2 Amount

All proposed works will be within the existing footprint of the existing outbuildings. The three holiday let accommodations will be approximately 169 sq. m in total, while the additional amenity space for the farmhouse is approximately 94.3sq. m in total.

3.3 Layout

The proposal aims to make use of all of the barns which surround the three sides of the courtyard. The south western side of the barns [barn's 4& 6] will provide 2 holiday let accommodations with two bedrooms on the first floors and the kitchens, living areas and bathrooms on the ground floors.

Much of the south east side [barn 3 & part of barn 4] will provide a single storey conversion which includes a function room, games room and home gym to be used as additional amenity space for the farmhouse.



The north east side of the barns [barns 1 & 2] will contain the third holiday let accommodation, a utility room and pump room. The holiday let accommodation will provide two bedrooms on the first floor and the kitchen, living area and bathroom on the ground floor.

The existing two storey storage area in the garage/ workshop will be removed and replaced with a single storey home office space with vaulted ceiling. A first floor storage area is proposed for the North end of the garage/workshop.

3.4 Scale

The scale of the building retains the existing character of the listed building.

The existing roof will require maintenance/replacement as per engineers' recommendation. The proposed new roof will be in keeping with the existing building while the roof pitches will match the existing pitch as present on the farmhouse. To justify the conversion of the barns, the new roof pitch will be raised on the SW and NE barns (as shown on the submitted

elevation drawings PA303 & PA304) to allow for the required head height within the first floor rooms of the holiday let accommodations.

The property will retain a decent sized private amenity space within the site. The overall size of the dwelling reflects the locality and the private amenity space and retains adequate car parking spaces.

The area is served by good facilities and no additional requirement for services is created by this proposal.

Existing electricity and water systems are adequate to cope with the alterations. A new waste treatment plant will be installed alongside the existing 6person tank [to remain for the farmhouse] to cater for the additional waste requirements (as shown on Floor Plan PA202).

3.5 Landscaping

There are well established hedgerows on the perimeter of the site which provide screening from the wider countryside. Due to this provision of well established hedgerows, there is no anticipation to provide any further hard or soft landscaping as part of this application unless specified by the landscape officer and detailed as a condition of planning consent.

3.6 Appearance

The proposal will re-use all existing openings. The windows and doors will be in keeping with the existing farm house.

The proposed alterations to the West elevation, and view from the public road and driveway to the adjacent property will be sympathetic to the area; the existing corrugated steel will be replaced with horizontal timber cladding and the opening on the drive with existing steel sheet will be replaced with opaque tempered glass to provide natural light into the garage/workshop whilst retaining the buildings privacy.

Materials will be sourced so as to match those used on the original building and wherever practical will be reclaimed materials.

Aside from the replacement of the corrugated roofing sheets with a new roof of natural slate; the general outward appearance of the outbuildings will remain the same in the hope of retaining the character of the original building in style and materials with the aim of maintaining the local traditional vernacular architecture and character of the area.

3.7 Access

The proposal does not compromise the existing pedestrian and vehicular accesses. The access to the existing dwelling is unaffected and parking allowances are to remain as previously existing.

The proposed development will comply with the requirements of Approved Document 'M'. The proposed access doors are wide enough to allow wheelchair users access to all parts of the ground floor.

4.0 Listed Building

4.1 Historic / Special architectural importance of the Site/Building.

Musgrove Farmhouse and adjacent farmbuildings are Grade II listed Buildings - English Heritage Building ID: 1333669.

Excerpt from Listing:

Farmhouse. Late C17 - early C18, mid-late C19 modernisation and extension. Plastered local stone rubble with some cob; stone rubble stacks topped with C20 brick; bitumen sheet roof over the original thatch. Plan: 4-room plan farmhouse facing south-east. At the right (north-east) end there is a small unheated room, probably the dairy or buttery originally. Next to it is the kitchen with a rear lateral stack. Left of centre is a parlour/dining room with a front doorway and an axial stack backing onto a parlour at the left end which has a gable-end stack. The left end parlour is probably a C19 extension. The rest of the house appears to be a single phase late C17 - early C18 farmhouse. 2 storeys. Exterior: irregular 3-window front of circa 1981 replacement casements with glazing bars. The main front doorway is roughly central and it contains a C19 1-panel door behind a contemporary gabled and slate-roofed porch. At the right end there is a secondary doorway with side lights into the former dairy/buttery. The roof is half-hipped to right and gable-ended to left. It steps up from the main house to the left end extension. Interior: is largely the result of the mid-late C19 modernisation. In the left end section no carpentry or early features are showing and, as far as can be seen, this is wholly C19 in date. Although there is C19 joinery detail throughout the rest the basic structure is late C17 - early C18 and the C19 modernisation appears to have been superficial here. The kitchen and the dairy/buttery have roughly-finished crossbeams and the kitchen fireplace is blocked. The parlour/dining room crossbeam is chamfered with runout stops and although the fireplace is blocked by a C20 grate its original oak-framed front is exposed. The roofspace is inaccessible but the bases of some straight principals show on the first floor, their scantling large enough to suggest that they are from original A-frame roof trusses.

Listing NGR: ST1417811041

4.2 Justifying Physical Features

The proposed alterations aim to make use of outbuildings of which are not required in their current state. The proposal will help maintain the traditional vernacular architectural style of the buildings while providing a use which is required by the owner. The materials and colours of the roofing, windows and guttering are in keeping with the existing buildings. The proposals are designed to be sympathetic with the existing dwelling and the adjacent farmhouse.

The external appearance of the building is to remain as existing as best possible with the obvious exception of the change of finished roofing materials and pitch.

4.3 The Building Setting

The aim of the proposed alterations is to make use of an outbuilding which without need would eventually fall into a state of disrepair. None of the alterations affect the Grade II listed building and none of the alterations affect the original material makeup of the barn. The aim of the proposed change of use is to give an interesting vernacular building a new lease of life with the expansion of living space to the farmhouse and provision of holiday let accommodation which will prevent the outbuildings from heading into disrepair.

4.4 Schedule of Works

(Order of works may change)

Remove existing roof coverings and timber structure and salvage any usable materials.

Repair/replace existing roof structure as per structural engineers' recommendations; make appropriate openings for conservation roof lights as identified. Insert Celotex insulation boarding between and under rafters to conform to Building Regulations requirements, felt batten and fix salvaged/new slate.

Remove existing ground floors and re-lay in concrete incorporating floor insulation to BR requirements, floor finish to owners requirements.

Remove all existing first floors including the timber construct in garage/workshop. Provide new first floor over SW and NE sides of barns.

Line interior surface of existing exterior walls with insulated boarding to BR requirements (as per locations shown on drawings PA202 & PA203).

Provide and fix new painted softwood purpose made joinery windows and doors in existing openings.

Construct internal partitions, ceilings etc, provide and fix internal doors and frames complete and carry out second fix joinery and stairs. Install bathrooms.

Install electrical and plumbing systems together with drainage system.

Install rainwater goods and surface water system.

Rake out and re-point joints of existing lias walling in lime mortar.

Please see proposed drawings PA202, PA203, PA303, PA304, PA403 and PA404 for details on the schedule of changes proposed for the building.

5.0 Concluding Statement

5.1 This design and access statement has been prepared and is being submitted in support of a full listed building planning application for the conversion of outbuildings to 3 No. Holiday let accommodations and additional amenity space at Musgrove Farm, Dunkeswell.

5.2 The design of the proposal has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements and have considered throughout the impact that the development will have on the surrounding land.

5.3 The proposed design is set to be in keeping with the existing style as previously present at Musgrove Farm; therefore we believe the development will not have an adverse affect on the Listed Farmhouse or the surrounding land.

5.4 Overall it is considered that this Full Listed Building Application is in accordance with the relevant National and local policies; and request East Devon District Council support the alterations proposed in the application.

6.0 Appendix



Fig.1 – Site Photo –View of South corner of courtyard and location of vehicle access.



Fig.2 – Site Photo – View of East corner of courtyard.



Fig.3 – Site Photo – View of NE barn from within courtyard.



Fig.4 – Site Photo – View of NE barn and end wall for location of new pedestrian access door into proposed pump room.