

# 149\_BROADHAYES FARMHOUSE

Design, Access, Planning and Heritage Statement in support of Replacement Extension  
*on behalf S. and T. Walters*



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## Introduction

The purpose of this design, access and heritage statement is to help gain householder planning consent for a single storey extension to the front of Broadhayes Farmhouse.

## Context and Heritage Setting

The site is located in the parish of Stockland within the Blackdown Hills Area of Outstanding Natural Beauty, and is accessed off an unnamed road which joins with Stockland Hill to the West.

The site is flanked to the East by Broadhayes House, a Grade II\* Listed building, and to the South by Broadhayes Barn and Stables, which are Grade II listed, please see Appendix D for listing descriptions. To the West of the site is a detached neighbouring property, and to the North is a field.



Figure 1 - Historic England Listing Map Excerpt



Figure 2 - Aerial view of site

## Design

The existing house is of stone construction with a concrete tiled roof, uPVC windows and guttering. A single storey lean to extension sits to the south, being stone, with PVC roof and large areas of uPVC framed glazing and a door. To the east of the house is a single storey unsympathetic flat roofed extension. Both extensions are of late 20th century construction, have poor thermal properties, and use materials which are unsympathetic to the setting.

The proposals seek to remove and replace the existing late 20th century front lean-to, and flat roof east extensions with a more coherent and sympathetic proposal which will rationalise the frontage of the dwelling.

The proposals will use clay tiled roofs, oak framing, brick, timber cladding and light weight glazed elements. The high quality materials, and use of pitched roof forms with connecting lean-tos which are local to the area, ensure the proposals enhance the distinctiveness of the area.

The proposed extension uses materials which are sympathetic to its setting and the existing dwelling, but which acknowledge the extension as a new addition. The use of brick references the existing areas of brick and quoining on the dwelling and the timber framing and glazing are suited to the rural setting of the property.

The existing uPVC windows will be replaced with powder coated metal framed windows. Guttering, eaves and ridge details will be replaced with more sympathetic materials and detailing, all to enhance the existing setting.

The existing dwelling is lacking a kitchen and dining area, as well as supporting accommodation - utility and WC. The proposed extension will create a functional entrance hall, and 'back' entrance with space for a boot room and WC. To the East the proposed extension will provide an open plan kitchen, dining, living area to support modern family living.

The garden amenity space will remain largely unaffected, with the integration of a small paved area to the front of the property to create a connection to the entrance and 'back door' of the dwelling.

It is considered that the extension creates a more in-keeping and considered frontage to the property, enhancing the immediate setting, and providing living spaces which allow the dwelling to function efficiently as a modern home.

## Sustainability

The proposals seek to remove poorly insulated elements. The proposed extension will be insulated to high thermal standards, creating a sustainable primary living space to the property, while also improving the internal spaces of the existing dwelling through passive heat gains.

The proposals seek to maximise natural light with areas of glazing to the South in the form of the glazed and timber frame link, and the timber frame gable end. The glazing will allow opportunity to benefit thermally from solar gain, which will in turn provide passive heat gains to the existing house. Rooflights are proposed over the living area and within the existing house roof to allow natural light throughout the house.



Figure 3 - Front view of existing dwelling

## Planning Statement

The proposals meet the guidelines set out in the East Devon District Council Householder Design Guide, with the proposals being:

Subservient to the main dwelling, with the extension subservient in its detailing, form and scale.

Eaves and ridge lower, and detailing distinct, ensuring the existing ridge and eaves details remain on the main house.

Distinct materials to the extension, to ensure the extension is read as subservient to the main house.

Use of timber and brick, to match the materials on the surrounding building, with a tiled roof to match the existing house roof.

The location of the dwelling with the screening surrounding means that overlooking, overshadowing and privacy are of no concern.

It is concluded that the well designed replacement extensions, with high quality materials, and rationalised forms, alongside the proposed alterations to the main house are sympathetic to the surrounding context and area, and will improve the immediate and wider setting.

The proposals are in line with the strategies set out in the East Devon Local Plan (2013 to 2031).

### *Strategy 38 - Sustainable Design and Construction*

As set out under the 'Sustainability' heading in the previous section of this document, the proposals have been designed to maximise natural light within the property, and potential for solar heat gain through the timber framed glazing proposed on the south elevation. This, along with insulating the extension to high thermal standards, and constructing the extension in line with current building regulations, aligns the proposals with sections a and b of strategy 38.

The proposals will incorporate one bird nesting provision, one bat roosting provision and one invertebrate provision for ecological enhancement, in line with section d of Strategy 38 on improving biodiversity (refer to Appendix F for examples and descriptions of provisions proposed).

It is felt that given the consideration of the design in relation to sustainability through orientation, use of high quality materials, and thermal performance, and the proposed ecological enhancement measures as set out above, that the proposals are in line with Strategy 38 of the East Devon Local Plan.

### *Strategy 48 - Local Distinctiveness in the Built Environment*

As set out in the previous 'Design' section of this document, the proposals incorporate the use of high quality materials in keeping with the existing farmhouse and local materials. These materials will replace the existing unsympathetic and poor quality materials used in the existing extensions, and will improve the appearance and performance of the dwelling.

The pitched roofs in the proposals with lean to links are fitting with local forms and styles and relate to the form of the existing farmhouse.

As such it is felt that the replacement of the existing unsympathetic and poor quality extensions with a new, considered and in keeping extension that uses and references the local style through form and material is in line with Strategy 48 of the East Devon Local Plan.

### Heritage Impact Assessment

To the South of the site is the grade II listed building described as *'Barn and stables approximately 40 yards south west of Broadhayes House'*

To the East of the site is the grade II\* listed building described as *'Broadhayes House'*. Please refer to appendix D for the full listings.

### Setting of the Listed Building - description of the building

This Statement is submitted as a result of the proposed removal and replacement of the front and side extensions of Broadhayes Farmhouse (The *"Farmhouse"*). The Farmhouse is not a listed building, however it is flanked on its east boundary by the curtilage of Broadhayes House, a grade II\* listed building (the *"Listed House"*), and on its south boundary by the curtilage of the neighbouring grade II listed building, Barn and Stables (the *"Listed Barn"*).

The existing farmhouse is of stone construction with a concrete tiled roof, with the south lean-to extension being stone, PVC window framed and PVC roofed, and the east flat roofed side extension being rendered wall, stone front, PVC windows and asphalt roof.

The Listed Barn sits 14 meters to the south of the property, with the Listed House sitting some 18 meters to the east.

The Listed House is separated from the site by a stone wall, with high trees to the boundary, ensuring



Figure 4 - Devonshire Sheet LIX.SE, surveyed 1887, published 1888



Figure 5 - Devonshire Sheet LIX.SE, surveyed 1903, published 1906

the Farmhouse is well screened from the grade II\* Listed House.

The Listed Barn is separated partially by a stone wall. The proposed extension and alterations to the house are as described under the “Design” heading of this document.

### Assessment of Significance

The structure and materials to be replaced on the dwelling are of modern construction, and the proposed replacement presents the opportunity to improve the setting of the listed buildings by replacing with more sympathetic forms and materials. The proposed alterations relate solely to the setting of the listed buildings as there are no works proposed that affect them directly.

The proposed replacement building seeks to use clay tiles, and oak framing to ensure it sits comfortably within the setting and locality.

Evidential value - Archaeological significance is low and it is unlikely that there is any evidence in the building fabric or below ground which will add to the understanding of the site (especially given the limited amount of historic fabric involved).

Historic value - The main historic value comes from the main farmhouse, with the existing extensions to be removed of modern construction and low historic value. The mapping (see Figures 4 and 5 above) shows that the historic relationship with the other

older buildings has existed on part of the site for a significant period of time.

Aesthetic value - The listed buildings have aesthetic appeal as does the farmhouse, however with the use of low quality materials on the farmhouse of UPVC, concrete tiles and contemporary eaves details, some of this historic value has been eroded.

Communal value - the relative cluster of buildings at Broadhayes have a rich history which has evolved through modern agricultural practices. The location and nature of the listed building makes it unlikely to provide great communal value. A number of local people may have worked on the farm in the past, however the buildings are highly unlikely to provide the main communal value in this sense.

### Historic Impact Assessment

The proposals will replace existing low quality modern extensions, with the proposed extensions using more sympathetic materials and forms. The proposed forms and materials will ensure the extension can be read as clearly distinct from the main dwelling.

The front elevation will be rationalised, allowing sufficient space for modern living, with the use of traditional roof forms and light weight glazing to ensure the farmhouse will be read within the setting, preserving the historic asset of the Listed Barn setting.

In replacing the unsympathetic late 20th century

extensions, the proposed sympathetic extensions, alongside the improvement to the materials and details used on the main house, can lead to an enhancement of the setting of the surrounding listed buildings.

The stone wall and tree screening to the east boundary of the farmhouse will be unaffected, preserving the setting of the Listed House. To the south boundary of the farmhouse, the proposals seek to construct some additional stone walling, to match the detailing of the existing wall on site, to ensure the curtilage is clearly defined - providing a level of screening to the Listed Barn.

The extensions are of poor quality construction and need to be replaced to allow the farmhouse to function effectively as a modern home. In designing the proposed extension, consideration has been given to the surrounding listed buildings and their settings, with additional effort being made to ensure the alterations integrate into the site effectively.

The use of local materials means the finished renovation and improvements to the farmhouse will make a positive contribution to the historic setting.

The alterations and extensions proposed are considerate of the Listed House and Listed Barn and their settings; this statement demonstrates how the historic setting has been taken into account when planning the proposal in order to ensure it is preserved, with the benefit of improvement to the heritage setting.

## Conclusion

The proposed extension will provide necessary accommodation to the dwelling, including an open plan kitchen, dining and living area, as well as ancillary accommodation in the form of a boot room, WC and utility. The proposals will replace unsympathetic existing single storey additions to the dwelling to create a considered and consolidated frontage to the property.

The proposed character of the extension reflects the rural setting, and is in keeping with the existing dwelling and surroundings. The proposals use sympathetic natural materials of clay tiles, timber and brick, with replacement sympathetic materials to the dwelling ensuring an enhancement to the immediate and wider area and heritage setting.

This document demonstrated that the proposals are in line with the criteria set in local and national planning policy and the proposals should therefore be approved.



Appendix A - Site Photos



Figure 6 - Front view of the property



Figure 7 - Front view of the property



Appendix A - Site Photos



Figure 8 - Front view of the property



Figure 9 - Side view of the property from the west

Appendix A - Site Photos



Figure 10 - Rear view from the north west



Figure 11 - Rear view from the north east



Figure 12 - Side view from the east, along boundary

## Appendix B - Relevant Planning Policy/ Design Guidelines

**Relevant Strategy and Policy taken from East Devon Local Plan (2013 to 2031)****Strategy 38 - Sustainable Design and Construction**

Encouragement is given for proposals for new development and for refurbishment of, conversion or extensions to, existing buildings to demonstrate through a Design and Access Statement how:

- a) sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping;
- b) the development will be resilient to the impacts of climate change;
- c) potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.
- d) biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.

**Strategy 48 - Local Distinctiveness in the Built Environment**

Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities. Where towns or villages are or have been despoiled we will seek to have qualities reinstated through good design. Use of local materials and local forms and styles will be essential to this distinctiveness.

We will work with our partners and local communities to produce Design Statements to guide new development and ensure its appropriateness.

**EN8 - Significance of Heritage Assets and their Setting**

When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.

Appendix C - Planning Checklist

|                                |   |           |          |   |
|--------------------------------|---|-----------|----------|---|
|                                | <b>1. Background</b>  | <b>4</b>  |          |   |
|                                | <b>2. National Requirements</b>                                     | <b>6</b>  |          |   |
| Included                       | Relevant Application Form   |           | N/A      | Health Impact Statement 28                            |
| Included                       | Ownership Certificates  | 6         | Included | Heritage Statement 29                                 |
| Included                       | Correct Fee   |           | N/A      | Land Contamination Assessment 30                      |
| Included                       | Location Plan   | 7         | N/A      | Landscape and Visual Impact Assessment 31             |
| Included                       | Site Plan   |           | N/A      | Lighting Report                                       |
| Included                       | Design and Access Statement   | 8         | N/A      | Marketing Strategy Statement 34                       |
| Included                       | Listed Building Consents/applications affecting a heritage asset    | 8         | N/A      | Noise Assessment                                      |
|                                | <b>3. Local Requirements</b>  | <b>10</b> | N/A      | Open Space Assessment 36                              |
|                                | <u>Plans</u>  |           | N/A      | Planning Statement 37                                 |
| Included                       | Existing and Proposed Elevations                                    | 10        | N/A      | Rural Working Dwelling Justification 38               |
| Included                       | Existing and Proposed Floor Plans                                   | 10        | N/A      | Structural Survey                                     |
| Included as part of elevations | Existing and proposed Site Sections, Finished Floor and Site Levels | 11        | N/A      | Site Waste Management Plan 40                         |
| Included                       | Existing and proposed Roof Plans                                    | 11        | N/A      | Statement of Community Involvement 41                 |
| N/A                            | Street Scenes   | 12        | N/A      | Sustainability Statement 42                           |
| Included                       | Landscape Plans and Details   | 12        | N/A      | Sustainable Drainage Strategy 43                      |
|                                | <u>Reports and Supporting Documentation</u>                         | 13        | N/A      | Retail Impact Assessment                              |
| N/A                            | Air Quality Statement   |           | N/A      | Transport Statement/Assessment 47                     |
| N/A                            | Archaeology Assessment  | 16        | N/A      | Travel Plan   |
| N/A                            | Affordable Housing Statement  | 17        | N/A      | Tree Survey/Arboricultural Assessment & Statements 49 |
| N/A                            | Biodiversity Survey and Report                                      | 18        | N/A      | Unilateral Undertaking 51                             |
| N/A                            | Community Infrastructure Levy Form                                  | 19        | N/A      | Ventilation and Extraction Statement 52               |
| N/A                            | Daylight/Sunlight Assessment  | 20        |          |   |
| N/A                            | Economic Impact Assessment  | 21        |          |   |
| Included                       | Flood Risk Assessment   | 22        |          |   |
| N/A                            | Foul Sewerage and Utilities Assessment                              | 23        |          |   |
| N/A                            | Foul Drainage Assessment  | 24        |          |   |
| N/A                            | Green Infrastructure Plan   | 25        |          |   |
| N/A                            | Heads of Terms  |           |          |   |

Appendix D - Listed Building Context

**Building in the context of the following listed buildings:**

**BARN AND STABLES APPROXIMATELY 40 YARDS SOUTH WEST OF BROADHAYES HOUSE, BROADHAYES**

Grade II listed

Details

ST 20 SW STOCKLAND BROADHAYES 4/511 Barn and stables approximately 40 yards south west of Broadhayes House

II

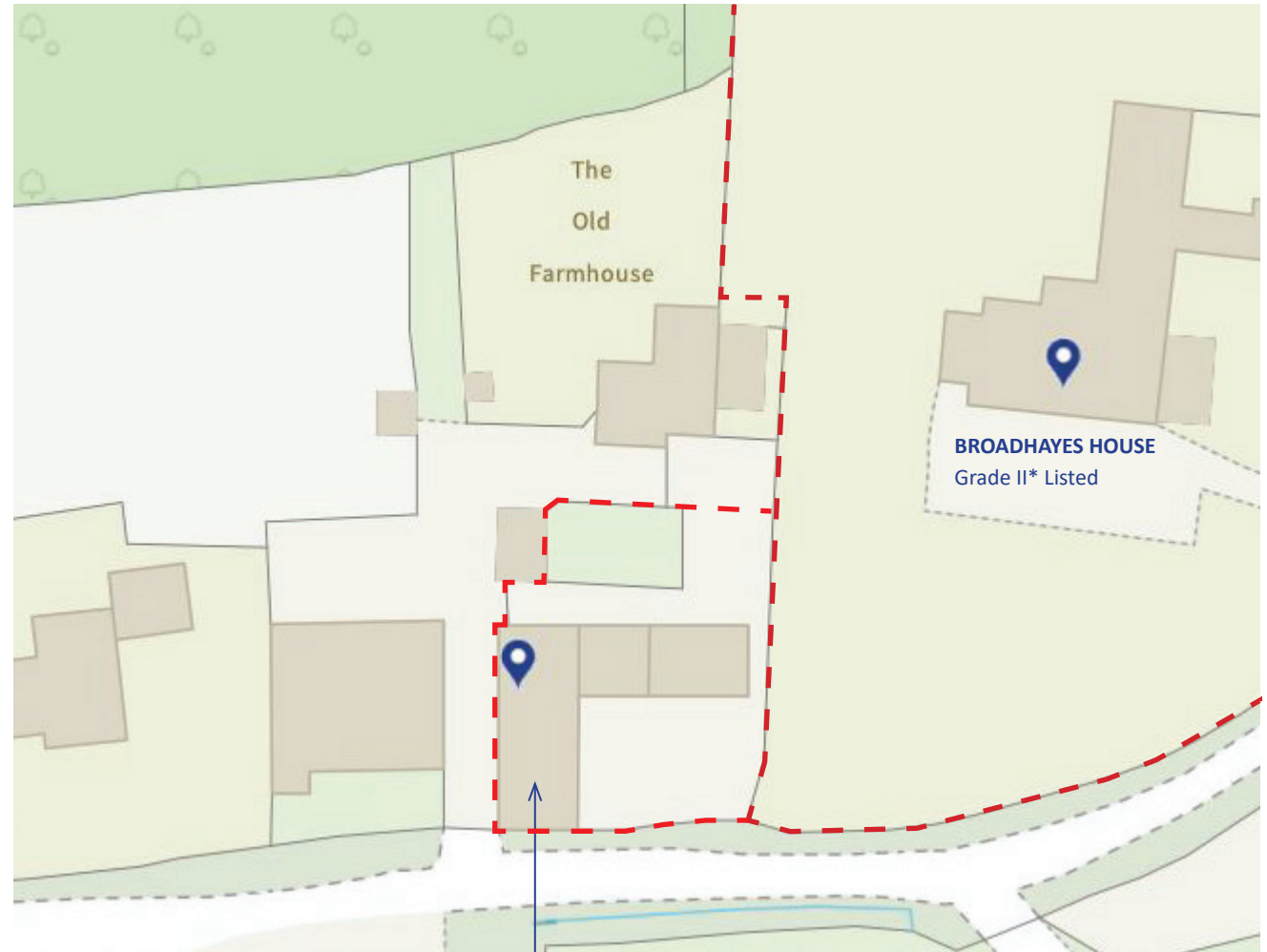
Barn and stable range. Circa C18. Stone rubble. The barn has a thatched half-hipped roof partly clad in corrugated iron and with a cart entrance. The stables adjoining at right angles, also stone rubble with corrugated iron roof with gabled ends, and stable doors with loft doors above.

Listing NGR: ST2332702500

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:



**BARN AND STABLES APPROXIMATELY 40 YARDS SOUTH WEST OF BROADHAYES HOUSE**  
Grade II Listed

88187

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

91709

Legacy System:

**BROADHAYES HOUSE, BROADHAYES**

Grade II\* Listed

ST 20 SW STOCKLAND BROADHAYES 4/510 8.5.67  
Broadhayes House

II\*

Large house. Mid C18. Stone rubble with red brick front with stone dressings. Slate roof with stone coping to gable ends. Parapet with moulded stone coping and cornice. Rusticated quoins and stringcourse at floor level. Two storeys and attic. Five bays. Sash windows with glazing bars in moulded

stone architraves. Central doorcase with fluted half columns, pediment and semi-circular fanlight with radiating glazing bars, panelled reveals and panelled door. Three large dormers with moulded pediments. Brick chimney stacks over gable ends. Long contemporary wing at rear forming L-shaped plan. Late C19 one-bay addition set back from front at west end.

Interior: altered but retains good contemporary staircase moulded plaster ceiling in drawing room. Moulded plaster modillion cornice in hall and arched hall screen with fluted pilasters.

Listing NGR: ST2337602527

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

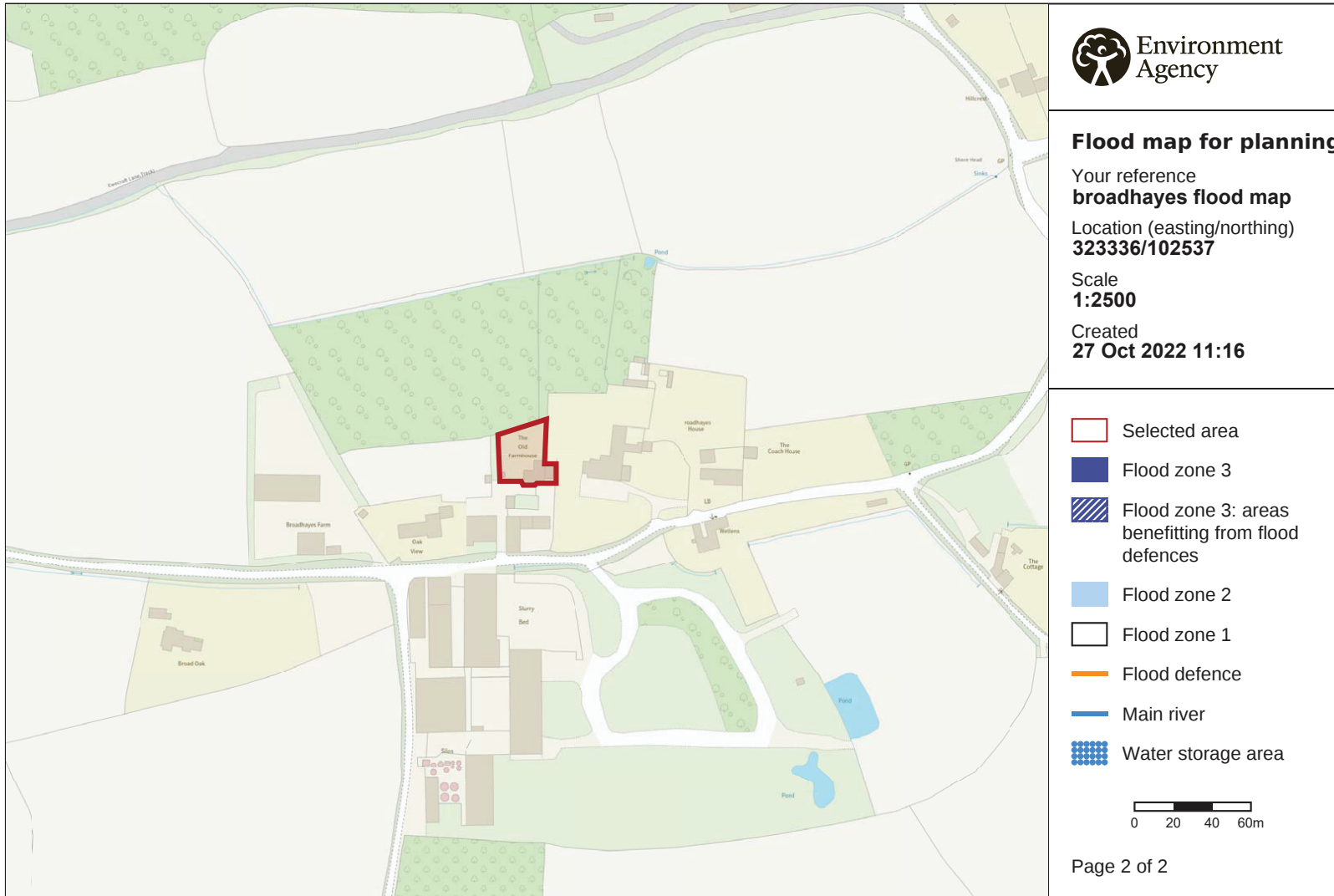
88186

Legacy System:

LBS

Appendix E - Flood risk map

Your selected location is in flood zone 1, an area with a low probability of flooding.



Appendix F - Ecology Provisions

**Proposed Ecological Enhancements**

- One bird nesting provision – positioned within the external walls of the extension at a minimum height of 2m;
- One bat roosting provision – positioned within the external walls of the extension at a minimum height of 4m;
- One invertebrate provision – installed within/ upon the external wall/s or garden walls at an approximate height of 1m.

**Examples of Bird Nesting Provisions**

*WoodStone Build in Open Nest Box*



*Schwegler 1SP Sparrow Terrace*



*Build-in Bird Box*



**Examples of Bat Roosting Provisions**

*Segovia Build-In Woodstone Bat Box*



*Schwegler 1FR Bat Tube*



*Green & Blue Bat Block*



**Examples of Invertebrate Provisions**

*Woodstone Insect Block*



*Green & Blue Bee Brick*



*Garden Solitary Bee Hive*

