

Glimster's Farm - EX15 2AD

Design and Heritage Statement

Issue Rev 01 | November '21



Fig 1: Glimster's farm house looking South West from over the river Ken

Introduction

This Design and Heritage Statement has been drafted as supporting information for the Planning Application for proposed works at Glimster's Farm.

Location

Glimster's Farm ("The Site") is set within Kentisbeare Parish Council situated on the edge of the Blackdown Hills and within Mid Devon District Council, located at the centre of the village.

Kentisbeare COE School and the local post office located to the South. Further to the South you will also find the Church of St Mary and the village hall.



Fig 2: Site location. Copyright Google 2021

Description

The site is currently occupied by a 2 storey Grade 2 listed thatched roof farm house forming part of cluster of buildings around a stone courtyard. To the West side of the courtyard opposite are 2No. newly converted barns into modern dwellings. The existing stables are thought to be not listed, but are within the curtilage of the listed buildings.

The existing stables are positioned directly alongside the River Ken, opposite are local offices over to the East. Neighbouring properties outside the courtyard are varying in appearance and character. The proposed is the conversion of the existing stable block thought to be constructed 1960/1970 made of concrete block, timber and pitched corrugated iron sheet roof. The stable building does not compliment the existing surroundings of Glimster's cottage or complementary of the newly converted barns opposite. The current stables provide no value or architectural merit to the area or enhance the characteristics of the existing Grade 2 listed farm house or does it enhance the characteristics of its surrounding environment. The proposals will assist in restoring the traditional appearance of the building and improve the setting of the Listed building.

Context

Glimster's cottage is fronted on Fore street road and has numerous neighbouring properties varying in scale and character surrounding it. To the West are 2No. newly converted barns into modern dwellings. The South West a natural stone facing building with brick features has also been converted into a private dwelling.

The Site...

Glimster's farm is located in the heart of Kentisbeare and makes up cluster of buildings surrounding a stone courtyard and can be seen from Fore street road. The stables can be seen by surrounding properties within the courtyard and as you approach the site on Fore street over the river Ken.



Fig 3: Existing stables looking South West along side the river Ken

Client Brief

Having been living at Glimster's Farm for over 12 years, our clients Neil and Sally wish to transform the existing derelict and unsuitable stables into a modern light, healthy and sustainable extension to their existing home. Connection via a simple but elegant flat roof link with high performance glazing to enjoy for the future with friends and family. Providing additional much needed space for a light and healthy work space or an area to relax and enjoy with friends whilst enhancing the existing views over the River Ken.

Clients core objectives included;

- Respect the existing character of the listed building and its environment
- Compliment the existing barn conversions within the existing courtyard
- Minimise impact of Flooding by raising the ground floor levels
- Replace an unsympathetic building within a listed building curtilage
- Provide a modern extension and link to improve the presence among its surround buildings and courtyard appearance



Fig 4: Concept visual elevated looking South West

Design and Appearance

A sympathetic and carefully considered design approach for the conversion of the existing stables has been thought through to provide a desirable, airy and healthy living environment that maximises views and sunlight.

The proposed conversion of the existing stables does not have a detrimental impact upon the character or appearance of the adjoining Grade 2 listed building. The removal of an unsightly stable block into a clean and elegantly designed building will improve the visual impact of the open courtyard and be complementary to the Grade 2 listed farm house. Replacing an unsympathetic and unsightly stable block that provides little merit within the courtyard environment and its surroundings.

Careful consideration has been taken not to have a detrimental impact on the character or appearance of the adjacent listed building. The chosen materials are reflective of the existing character of its surroundings. A simple and elegant conversion provides an enhanced aesthetic that utilises the existing structure whilst offering a contemporary design fitting of its modern performance characteristics.

Exemplary modern detailing and quality craftsmanship will ensure the proposed materials and interfaces are both crisp and resilient.

Materials have been carefully selected to compliment the surrounding built and natural landscapes. Natural slate tiles, white render walls offers a more natural pallet harmonious with the surrounding environment.

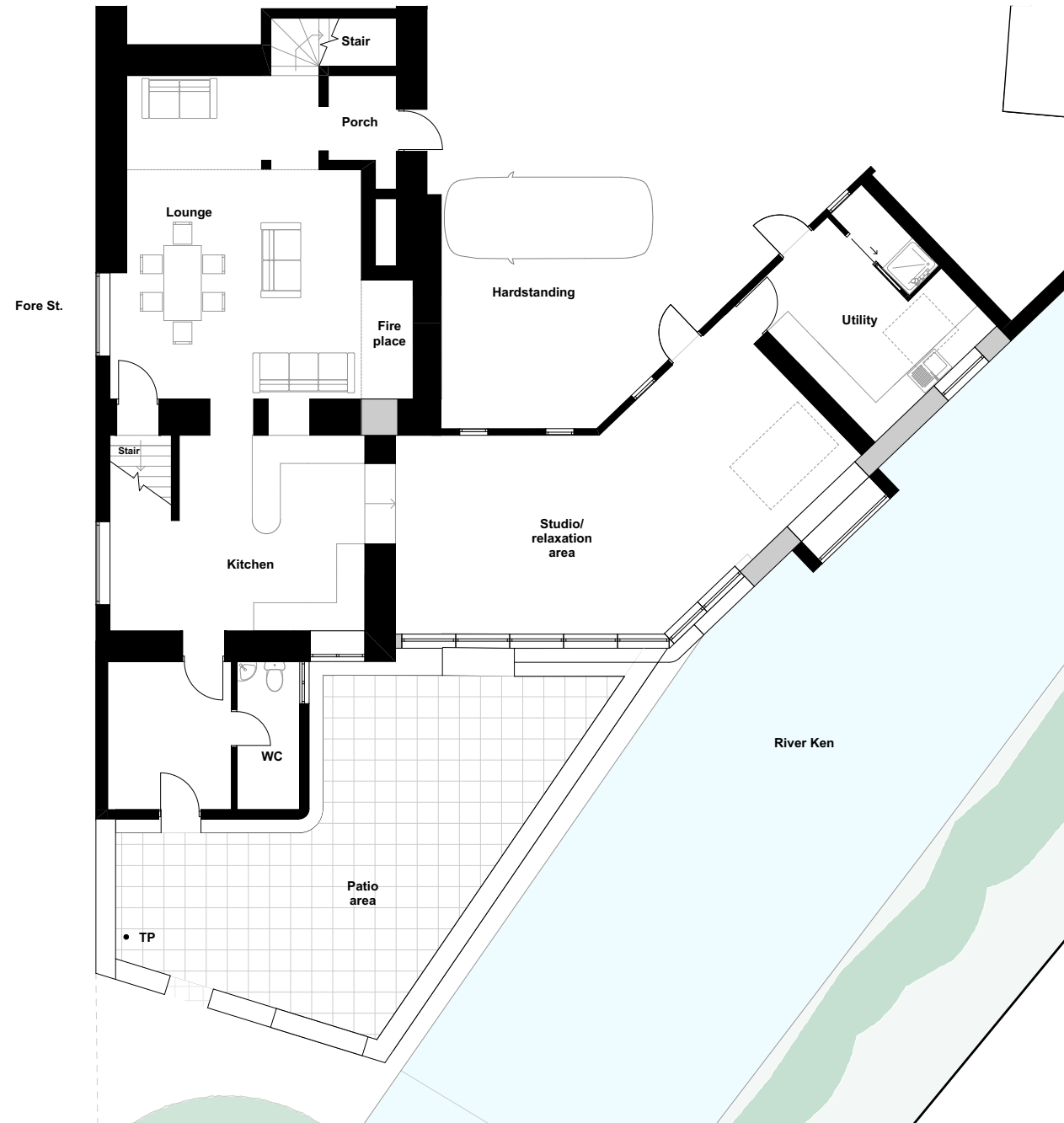


Fig 5: Proposed Ground Floor Plan

Accessible space...

Our clients wanted to achieve easily accessible space direct from the Glimster's farm house and incorporate the additional floor space from the stables into living accommodation. Providing a warm welcoming relaxing area for all the family to enjoy as well as offering an open and clean environment to work from, whilst enhancing the views over the West and enjoying the adjacent river Ken and all the wildlife it has to offer.



Fig 6: Concept visual looking South west

Sympathetic Architecture..

The design and massing of the proposed extension has been carefully considered to provide a desirable, airy and healthy living environment that maximises views and sunlight. Utilising the existing foot print of the stables and using a sympathetic roof pitch. A simple link corridor subservient to the existing grade 2 listed building provides an enhance and elegant addition to the courtyard. The design will be complementary part of the building group around the courtyard and is of traditional appearance. Without having detrimental impact upon the character or appearance of the listed building.



Fig 7: Concept visual look with in stone courtyard

Contemporary Sustainable Architecture...



Fig 8: Concept view looking South West

Contemporary Sustainable Architecture...



Fig 9: Concept view sympathetic design approach

Planning History

09/00918/LBC Permission granted 11th September 2009 -

Listed Building consent for the erection of stable and store after demolition of existing.

09/00916/FULL Permission Granted 10th July 2009 -

Erection of stables and store after demolition

Sustainability and Low Energy Design

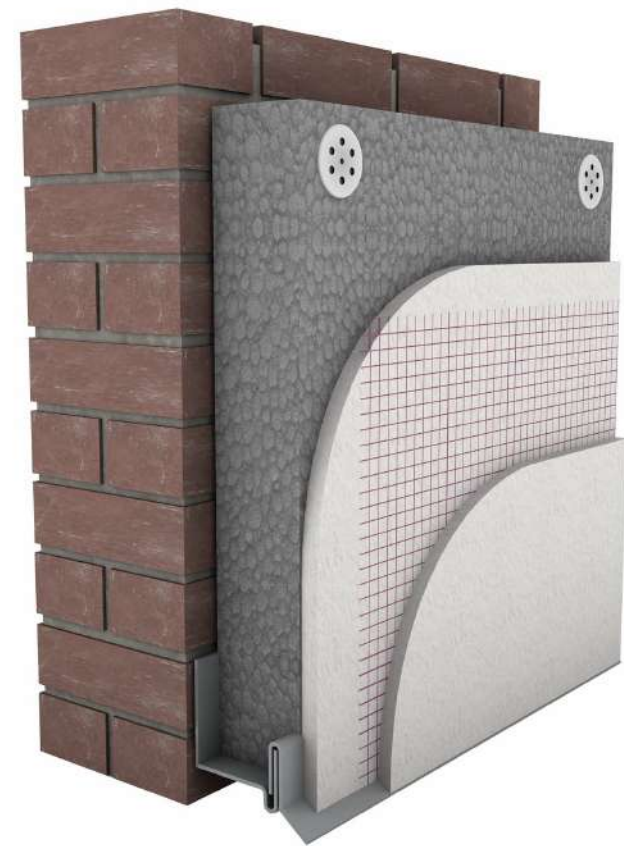
Conscientious, sustainable, low energy design has been Integral to the brief and design concept from its inception.

The first and most critical aspect of this was succeeded in our clients desire to utilise the existing building as a preference over a complete new build.

Whilst this represented a welcoming design challenge, the external walls and footprint offer a generous and useable platform from which to retrofit the wider design requirements. Re-using the internal walls as part of the proposed structure will further limit the requirement for new materials in the proposal.

Wrapping the existing structure in an external insulated render system is widely considered the best option when retrofitting existing buildings. Air tightness and continuity of thermal envelope can be achieved whilst utilising the existing masonry for thermal mass internally, helping to regulate the buildings temperature and reduce high demands in heating.

Window and door apertures have been careful considered to enable light and views whilst limiting unwanted solar gain in the summer daytime.



Use and amount

The mass, location and layouts of these proposals have carefully considered to ensure they are appropriate amount of accommodation offered, along with its relationship with its existing surroundings. The design and living relationship reflects our clients aspirations for a bright, open and modern living environment that harnesses natural daylight where ever possible as well as maximising the views on offer to the East.



Fig 10: Internal Concept, light and health living area

Conclusion

This planning application seeks consent for the refurbishment of an existing stable block with linked corridor connecting to Glimster's farm.

It is our belief the proposal offers a high quality, contextually considered and appropriate enhancement to an existing stable block that is no longer used or suitable in its current surroundings and environment. Meeting the aspirations of couple who want improve their property and living environment with as little impact on the environment as possible.

The proposal responds to and exceeds national and local policy objectives, retrofitting a simple building to the highest levels of thermal and energy efficiency as an ethical and environmental alternative to its demolition.

Existing site photos



