

CONSTRUCTION OF A DOUBLE GARAGE ON THE CAR PARKING SPACES AT
SHOPLANDS
NEWBUILDINGS
SANDFORD
CREDITON. EX17 4PW

LISTED BUILDING AND PLANNING APPLICATION

Design, Access, and Heritage Statement

NEW DOUBLE GARAGE, AUGUST 2022.
SHOPLANDS - NEWBUILDINGS - SANDFORD - CREDITON. EX17 4PW
INFORMATION IN SUPPORT OF PLANNING (LISTED BUILDING) APPLICATION.

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1.00 Introduction

The proposal is for the construction of a new heavy oak timber frame, Linhay Style, with timber cladding, and Brazilian slate roof, double garage to the side elevation of Shoplands within the curtilage of the Grade II listed building.

2.00 The Site

The site is within the settlement of New Buildings and set back from the highway with an off road parking area for several cars. Shoplands was extensively altered and renovated in the early 2000's. Shoplands Barn and large garden lies to the northeast, and there is residential development surrounding the property.

The proposed garage is to be sited in the current car parking area, situated to the Southeast of Shoplands. The garage will be located discreetly and, in a location, where it does not detract from the setting of the listed building, and will be largely hidden by the surrounding hedge, trees and a Devon bank. Leaving enough area for 3 further carparking spaces (4.8 x 2.4 meters each).

3.00 Amount - Layout - Scale

These proposals seek approval for construction of a double garage, green oak frame 6000mm wide x 5500mm deep and 2.1m to eaves single storey treated softwood rafters to form roof at 35 degrees with plain gables construction to be within the current Shoplands carpark area.

4.00 Landscaping

These proposals will not affect the current format of the site. An area of concrete will be laid for the base of the garage and a three-layer brick course for the base of the timber walls.

5.00 Appearance and Materials

Heavy duty frame oak posts mounted on brick plinths to the front,
Wall cladding of horizontal treated Douglas Fir weather board
Brazilian slate roof, to match Shoplands Barn.
Oak framed ledged and braced garage doors x 2 pairs.

6.00 Use

No change proposed - To be in common with the existing use as car parking area, ancillary to a private dwelling.

7.00 Access

The development lies off a public highway. These proposals do not intend to alter the current pedestrian access to the site or principal entrance.
Garage vehicle access doors to face Northwest, the Southeast side of Shoplands.

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8.00 Heritage Statement
Archaeology

The property is not known to be of archaeological interest.

History and Character

The building Shoplands, and former outbuilding, now Shoplands Barn, are set out around a courtyard to the listed building. The principal entrance to these is off the courtyard and common with the main building. The car parking area is within the curtilage of the property.

Points.

These alterations are proposed within the car parking area, away from the visual impact of the main building and courtyard elevation.

The works require Listed Building Approval as the building is within the curtilage of a listed building all as listed below:-

Description: Shoplands

Grade: II

Date Listed: 20 May 1985

English Heritage Building ID: 446668

OS Grid Reference: SS7961603437

OS Grid Coordinates: 279616, 103437

Latitude/Longitude: 50.8179, -3.7103

Location: Sandford, Devon EX17 4PW

SS 70 SE SANDFORD NEWBUILDINGS

2/247 Shoplands

GV II

Cottage. C17 core, substantially altered in late C19. Plastered brick; brick stacks; thatched roof. L-shaped 3-room building with main block facing south-west continuous with Staddle stones (q.v.) to left (north-west). Rear block behind right end. Axial stacks to each block. Regular 4-window front of late C19 2-light timber casements with 8 panes per casement; those on ground floor with segmental brick arches over. Front 6-panel door and over light with simple glazing bars right of centre. Roof hipped to rear. House occupies part of hall and inner room of C17 house which was largely rebuilt in late C19. *Source: English Heritage*
Note the rear out-buildings (former parlour and shippen) are not included on the listing.

Design Brief

To construct a double garage within the current car parking spaces of Shoplands.

Position.

Southeast of Shoplands.

Shape and Form

Please refer to accompanying drawing for design of proposals.

Design

All works to emulate the style and finishes of the existing Shoplands Barn annex building.

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Justification of Works.

To erect a double garage to create a secure store for vehicles.

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Schedule of Works.

Soft landscaping via pruning of hedges surrounding carpark

Provision of electricity supply via cabling sited in a marked 15cms wide & 50cms deep trench to be dug from the rear of Shoplands south corner to the south carpark retaining wall.

Preparatory ground works – concrete raft foundation.

Construction of garage

Install electricity supply

Finish ground works; re-grade parking area.

10.00 Drawings

The application forms are accompanied by the following documents:-

Side Plan Section 6 x 5.5 drawing showing Side Elevation, Drawing No: 196.21.002 A4 - 1:50

Mixed/Combined Plans Showing Elevation-Floor and Roof Elevations, Drawing No: 196.12.001 A3 - 1:100

Site Block Plan

Map Proposed Site of double garage Location Plan. A4 - 1:1250

Together with this Information in support of the Application.