

**Moxhayes Farmhouse
Luggs Lane
Membury
EX14 9BB**



Design and Access Statement

Construction of oak framed single storey extension

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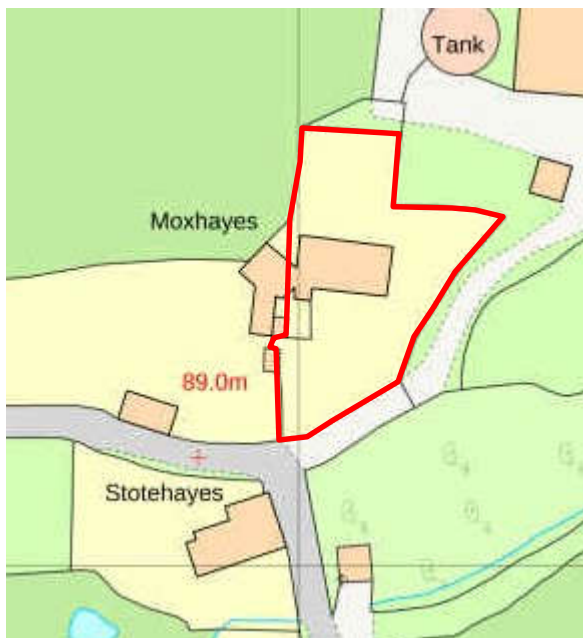
1.0 Introduction

This Design and Access Statement is to accompany a Listed Building Consent planning application to East Devon District Council for the construction of a single storey oak framed extension to Moxhayes Farm.

Moxhayes Farm is located approximately 1 mile south east of the village of Yarcombe. It is situated within a small cluster of dwellings and farm buildings in surrounding farmland.

Moxhayes Farm and Moxhayes Cottage were formerly one dwelling but were split approximately 5 years – see planning applications 17/1316/FUL and 17/1317/LBC.

Moxhayes Farm is a thatched cottage with stone and cob walls. To the rear is a stone lean-to with clay tiles and timber windows. The property is the former farmhouse to the adjacent farm building.



Location Plan (not to scale)

2.0 Design Objective

- The applicant is proposing to extend the property into the garden. The design objective is to take in the surrounding views and to maximise natural daylight.
- The extension is to be subservient to the Listed Building and will not have a detrimental effect.

- The extension is to have simple authentic materials to enhance the Listed Building.
- The space will be separate from the kitchen with no alteration or additional removal of historic fabric required.

3.0 Site Description

The entrance is separate but partly shared with an access track to the nearby operating farm buildings.

The front area to the property is characterized by a stone/cobbled yard and parking area. The ground gently slopes east to west. To the rear is a garden which backs onto the working farm/buildings

4.0 Planning History

17/1316/FUL – Remove link porch between Moxhayes and the annexe leaving the annexe be solely joined to Moxhayes Cottage with which it is linked. Approved.

17/1317/LBC - Remove link porch between Moxhayes and the annexe leaving the annexe be solely joined to Moxhayes Cottage with which it is linked. Approved.

5.0 Planning Policy

NPPF (National Planning Policy Framework 2012)

East Devon Local Plan 2013 – 2031

Strategy 7 – Development in the Countryside

Policy D1 – Design and Local Distinctiveness

Policy EN9 – Development affecting a Designated Heritage Asset

Policy EN10 Conservation Areas

This application satisfies the above planning policies.

6.0 The Proposal

- The property has a lean-to extension which at first glance would appear to be a recent addition. However, there is no planning history for such an extension and the listing information and historical data suggest that this part of the property is original and should be considered part of the historic fabric of the building. The proposal does not involve the removal of this lean-to extension which is construction of stone with clay roman tiles with timber windows and doors. On inspection of the property much of the original rear wall has been removed and

been replaced with a timber frame structure internally. The construction would suggest that this is not recent.



1st floor hall showing timber frame



1st floor hall at stairs

- The applicant is proposing to construct a stone plinth cavity wall to match the existing style on which an oak frame will be fixed to. The roof will have clay roman tiles to match existing and merge with the existing roof. Some alteration will be required to the roof to form the valley but there will be no cutting of historic rafters/timbers. Glazing will be direct to the frame with oak cladding panels to hide fixings. Oak doors will be provided leading out onto a new terrace.

- Internally the new extension will be accessed from the existing double doors out from the kitchen. There will be no alteration to form any other openings to the existing stone wall or heritage asset and there will be no harm or loss to the historic fabric of the Listed Building.
- The alterations have been considered in the context of the architectural and historic significance and the building as a whole.
- The extension will not have an adverse effect on the appearance of the Listed Building. The height, massing and bulk are appropriate for the scale of the single storey building.
- The applicant has considered the cumulative impact of the extension. As such existing services will be retained resulting in no further service ducts or drilling of holes for services or building work required.
- The applicant has considered the external hard landscaping requirements. A terrace/patio is proposed as part of the scheme to allow for outdoor living during summer months. This will have no adverse effect on the Listed Building. All materials used for surface finishes will be appropriate for the Listed Building status.



Rear elevation of Moxhayes



Existing kitchen



Kitchen doors



Rear elevation from end of garden

7.0 Access

The property has gated access to the drive and garden and is boarded by a stone wall with Moxhayes Cottage being directly adjacent on the boundary.

8.0 Conclusion

Moxhayes Farm is a Grade 2 Listed Building. It is a detached thatched property

The proposal comprises of constructing an oak framed extension with stone plinth wall. The materials will be authentic, simple and aimed to be a comfortable fit with the context of the existing building.

It is considered that the extension will not cause any harm or loss to historic fabric and therefore will have no detrimental effect. It could be possible in the future for the extension to be removed and development reversed with no harm to the Listed Building.

The extension will have a minor impact on the Listed Building in terms of aesthetic or historic value. The height, massing and bulk are appropriate for the scale of the existing building.

The application conforms to current planning policy but should there be any queries or issues relating to the application, the applicant would ask that these be conveyed at the planning department's earliest convenience to enable the applicant to respond.

It is respectfully submitted that this application is worthy of the Council's support.

Photos



South Elevation



East Elevation



North Elevation



West Elevation

