

Design & Access Statement for:

Amendments to Gaters Cottage Barn

1 Gaters Cottage, Sandford, Crediton, Mid Devon, EX17 4LU



Rev	Issue	Amendments	Date
/	LBC ISSUE	n/a	07/02/23

1 - Introduction

This Design and Access Statement accompanies an application for Listed Building Consent at 1 Gaters Cottage, Sandford which is seeking minor amendments to the Threshing Barn proposals consented under applications 21/02105/HOUSE and 21/02107/LBC. Unless listed below, all other elements of these consents relating to the Threshing Barn, Cottage and its curtilage remain valid and as previously proposed. The amendments sought in this application are as follows:

- The new insulated floor in the Threshing Barn is to be a polished concrete ground-bearing slab, as opposed to the suspended timber floor previously consented.
- The underside of the thatched roof is to be finished with reed mats and a breathable plaster, as opposed to being left untreated as per the previous application.
- The internal walls of the Threshing Barn are to be finished with a breathable insulating plaster and breathable paint finish, as opposed to lime plaster and lime wash as previously consented.
- The replacement internal steps leading from the Cottage to the Threshing Barn are to be shallower and extended over a larger distance, as opposed to the shorter and steeper steps as previously consented.

This statement is to be read in conjunction with all submitted forms, drawings and statements forming the application. Its content is limited to the specific amendments sought in this application and therefore it is also to be read in conjunction with the previously consented version of this Design and Access Statement where appropriate, from which some information has not been repeated for simplicity.

2 - Existing Site

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

3 - Planning Policy

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

4.0 Historical Significance

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

5.0 Environment & Ecology

Flood Risk

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

Ecological Mitigation

Although it is noted that the ceiling works involve the underside of the thatched roof, the amended proposals do not involve works to the external envelope of the building and are limited to internal ceiling, wall and floor finishes.

All mitigation measures will remain as per the previous ecological report, reference condition number three of 21/02105/HOUSE and 21/02107/LBC. In any case, the licensing process stipulated in the approved report requires a walkover survey immediately prior to the license application.

It is therefore deemed academic to require any updated survey work against the amended proposals sought in this application, as they are of no further consequence to the previous ecological survey work and mitigation proposals that were consented. The Wildlife Trigger Form is completed accordingly.

6.0 Design

6.1 Use

The residential use of the Threshing Barn is established by applications 21/02105/HOUSE and 21/02107/LBC.

6.2 Amount / 6.3 Layout / 6.4 Scale / 6.5 Appearance / 6.6 Visibility / Views & Overlooking

As before - Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

6.7 Materials

External Materials

As before - Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

Internal Materials

Threshing Barn

Please refer to the accompanying Heritage Statement for a detailed description and justification of material treatments that differ from the previous consents, which in brief, are as follows:

- Floor: Polished concrete
- Internal steps: Natural stone tiles
- Walls: Breathable lime, cork and clay-based insulating plaster and breathable paint
- Ceiling: Reed mat substrate with breathable plaster and paint

07 Access

The proposed shallower internal steps (or alternative ramp) between the Cottage and Threshing Barn will greatly enhance the ease of movement between these spaces for the Applicants in their later years.

08 Conclusion

The amended proposals contained in this application are considered to remain conforming with the relevant planning policy and continue to represent a high-quality and considered design response to the client's brief which react sensitively to the structure's historic value.

The proposals are a minor amendment to the previous consent and are deemed of limited consequence to the issues of Planning Policy, Design and Access.