

**SO**

building design &  
management

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Planning Department  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton Devon EX16 6PP

13<sup>rd</sup> March 2022

Dear Sirs,

**Design & Access/ Heritage Statement – Removal of attached store and erection of new single storey extension to form new living area at Hollacombe Farm Hollacombe Hamlet for Mr & Mrs Bulford - Cooper**

Hollacombe Farm House is located on Hollacombe Farm which lies on the upper valley of Hollacombe Hamlet

**Use**

The use of the building is a residential farm house. The building is a Grade II listed building.

**Amount**

The proposal is to complete the removal of the existing store and to build a new single storey extension attached to the eastern elevation of the building. The extent of the extension will be the width of the existing building and area of 45 square meters approx. The attached schedule of work describes the proposals along with the accompanying application and drawings.

**Scale**

The size and scale will improve the character of the listed building the single storey element will not affect the scale of the existing dwelling.

### **Landscaping**

There will be no landscaping elements in this application. The existing lawns and paths will remain unchanged.

### **Appearance**

The single storey element will improve the aesthetics of the existing listed building and the space used for the extension, which is an unused space. The windows will match the existing sliding sash style windows in the rest of the listed building. Painted smooth render external walls and a natural slate roof. The appearance of the existing listed building will not change because the new single storey element will be set back on the southern and northern elevations. The new eaves and soffits to the new extension will match the existing listed building overhangs. The proposal will improve the listed building by using traditional and local materials.

### **Layout**

The layout of the existing house will remain unchanged with the extension forming a large living area with views from the new bay window down into the valley and across the south facing lawns.

### **Access**

Hollacombe Farm House is the main residence on Hollacombe Farm and the access is via the farm lane from Pitt lane. The access requirements for refuse and fire will not change. The new changes will not affect the existing access to the site.

This statement to be read in conjunction with Stephen Rogers Structural calculations, drawings and details, drawing nos SO/6021/01 -11 incl Licensed Site and Location Plans, Listed Building Application Form and photographs. English Heritage Listings Summary, Schedule of Work

Yours Faithfully

Steven Orrell **MCIAT**

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## Schedule of Work

- 1.0 Reduce levels remove dwarf garden walls and demolish the existing storage building so the site is ready for the new single storey extension to be set out and built. Justification for the removal of this building is that the store is in a state of disrepair and has had recent modern modifications such as a painted block wall and brick wall that will need to be rebuilt in the near future. The store in the past had a use for domestic use for coal and general storage to serve the house back in the 18<sup>th</sup> century.
  
- 2.0
  - 2.01 Set out dig and lay foundations and foundation brickwork or blockwork to dpc level. Lay membranes and concrete slabs to form oversite.
  - 2.02 Build masonry walls to form the shell of the building and include new bay window, window and door openings.
  - 2.03 Include any steel structure to support the external walls and new roof.
  - 2.04 Fix timber wall plates rafters and joists to form the new roof.
  - 2.05 Lay membranes on new roof and batten ready to take new natural roof slates.
  - 2.06 Lay new roof slates with lead flashings where the new extension abutts the existing listed building.
  - 2.07 Fix new windows and doors with heritage double glazing "Slimlite" or similar.
  - 2.08 Complete 1<sup>st</sup> Fix Electrical Power and Lighting, Heating and Hot Water services to the new space.
  - 2.09 Plaster all walls internally on all four aspects provide insulation and ventilation to the roof spaces and provide access for future maintenance.
  - 2.10 Complete 2<sup>nd</sup> Fix Electrical Power and Lighting, Heating and Hot Water services to the new space.
  - 2.11 Complete smooth render externally to the masonry walls.
  - 2.12 Complete ceiling to the new space and decorate internally and externally
  - 2.13 Complete external works and remove debris from the site.

- 3.0 All work to be completed safely. The Principle Contractor to register the work with the Health and Safety Executive before commencement of the work.
- All design work will comply with CDM regulations and Design Risk Assessments to be recorded at the design stage and during the construction of the work on site and off site manufacture. Principle Contractor to also complete their risk assessments and record all method statements so the safety officer can check the works are being carried out safely and correctly. The Principle Contractor to complete the Health and Safety File at Completion of the works and to be issued to the client for approval. The client will be responsible for naming and employing CDM Consultant /Safety Officer on site with agreement with the HSE.

### **Heritage Statement.**

#### Grade II Listed Farmhouse

The work to the house will entail forming a new single storey extension on the eastern elevation with the removal of the redundant storage building and garden walls which are not used as part of the function of the house. The new extension will be used for the growing family and the ensure the future of the farm and the listed farm house at Hollacombe farm .The new extension will help to keep the building in use and protecting its integrity.

Proposals for the Farmhouse will not affect the setting of the historic Farm and the new works have been carefully designed to ensure the heritage asset remains legible and minimise any visual impact on the countryside.(the new work will not have any major significance on the existing listed building and will remain in keeping when the work is complete) These changes should be balanced against enhancements to providing a modern addition that will enable the family to live in the house with their family for the future and into perpetuity.

In relation to the balance of benefits against harm to significance, it is considered that there is a compelling case for the proposals. The proposals for Farmhouse at Hollacombe Farm are essential to facilitate the continued use for the building, which will secure the buildings' future as a Typical Devon Farmhouse and heritage asset.

The proposals are consistent with advice given and all the design considerations taken and client requirements for the building and therefore should be pleased to support the proposed scheme.

**Document From English Heritage for Hollacombe Farm House**  
**Hollacombe Farm Hollacombe Hamlet Crediton EX175BW for Mr G**  
**Cooper**

3/77 Hollacombe House (formerly 26.8.65 listed as Hollacombe Farmhouse)

II

Large farmhouse. Probably C16 or C17, rebuilt in C18, refurbished and refronted in mid C19. Front of stucco on cob with rubble footings with whitewashed brick on rubble footings to rear; stone and brick stacks; concrete tile roof (thatched until circa 1960). L-shaped building. Main block facing south with rear block behind left (west) end. 3-room front block with cross passage to rear stair left of centre room. End stacks and rear lateral stack to centre. 2 storeys. Regular 4-window front framed by slightly projecting flat-faced plinth, end pilasters and strips and eaves cornice. 6-panel front door with overlight, panelled reveals and flat-roofed Tuscan porch of 2 granite columns on block bases with responds and wooden entablature. Flanking late C19 flat-roofed canted bay windows with moulded entablature, 4-pane forward sash with horns, narrow side lights, granite sills and panelled base. Left bay has C20 door intruded to front. Other windows are 16-pane sashes without horns. Projecting eaves on pairs of shaped brackets and roof hipped each side. Rear wing has 16-pane sashes to first floor and casements below with roof hipped to rear. Back of main block is C18 brick with burnt headers and includes some C18 or C19 timber casements with small panes. Interior has mostly C19 fittings but large volcanic stone fireplace exposed to rear of centre room which has C20 replacement lintel; it is presumably C16 or C17 hall fireplace. House seems to have adapted C16 or C17 3-room-and-through-passage plan and contemporary features are probably hidden. Roof not inspected.

