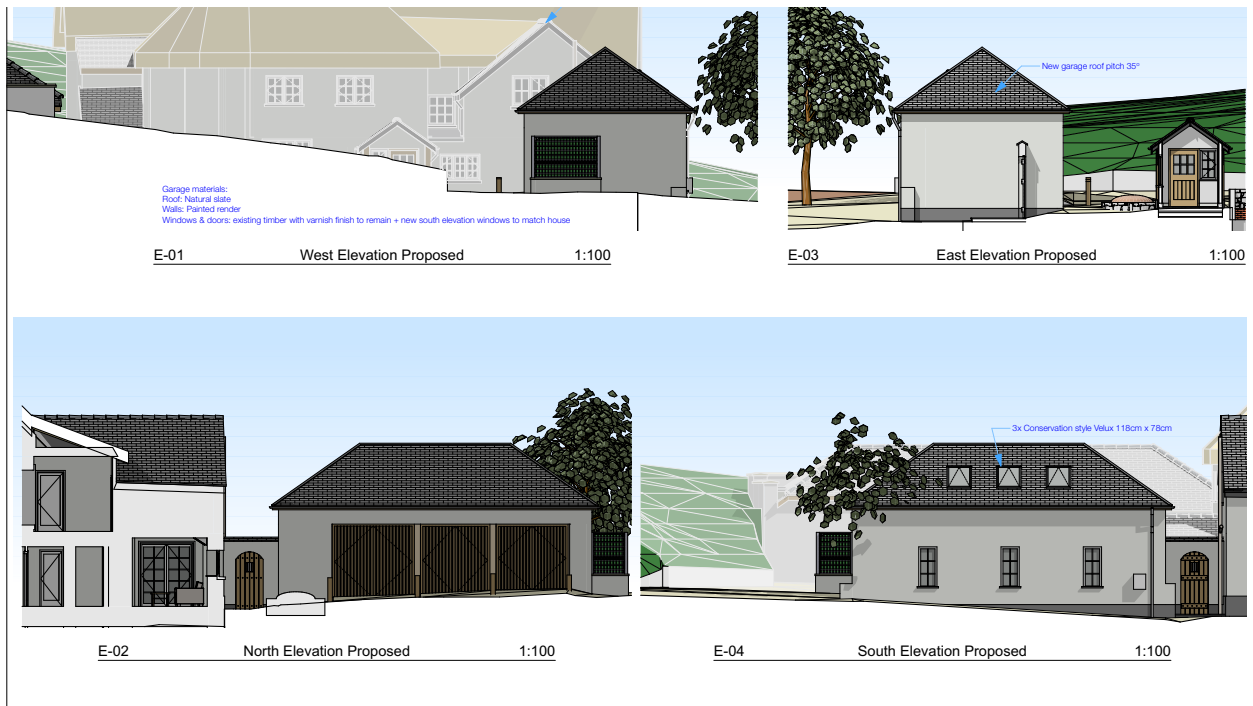


Planning Support Document

Reserved Matters Application

Garage at THE BARTON - Neopardy

Version - 6 October 2023



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Householder Planning and Listed Building Consent Application

Friday, 6 October 2023

Mid Devon District Council
Development Control
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Dear Sirs,

RE: PROPOSALS FOR NEW ROOF TO EXISTING GARAGE AT:
THE BARTON - NEOPARDY - CREDITON - EX17 5EP

Appearance

The materials used in the design are:

Walls: generally, no change with the exception of 3No new windows on south side to match main house .

Roof: natural slate and to include 3No new Velux rooflights.

Windows and doors: no change.

For design details see architect's application drawings.

Means of access

No change. See architect's application drawings.

Landscaping

Landscaping is as existing. See architect's application drawings.

Layout

The layout is unaffected by the proposals. There is no additional floor area created. See architect's application drawings.

Scale

The development comprises to replacement of the existing low pitch roof to the south garage block and to replace it with a more appropriate pitch roof to match the outbuildings on the north side of the courtyard. The scale of the development is consistent with the main house and the structures to the north side of the courtyard.

Re: Listed Building Consent application for alterations at:

Garage at The Barton, Neopardy, Crediton, Devon, EX17 5EP

The statements set out below relate to proposed replacement garage roof and south elevation windows.

JUSTIFICATION STATEMENT & SCHEDULE OF WORKS - Description of the proposed alterations

The garage block is a relatively modern structure constructed to incorporate some previously existing remnants of cob walls, all of which is to remain. The outbuilding has a modern fink-truss roof of low pitch that bears no meaningful relationship to the listed building. Internally, there is a modern concrete block wall that is contemporary with the works done to create the garage. The proposals include for the removal of this blockwork cross-wall.

METHOD STATEMENT

In this instance, the sequence of work would be to removal of the existing roof and to replace it with the new so as to provide dry working conditions for the remainder of the alterations. There will be a new steel beam over the existing door openings which will support the wall plate and hence new roof trusses. The new windows to the south side are to be cut into the modern concert blockwork that comprises to south elevation wall.

HERITAGE STATEMENT

The Barton is a Grade II Listed farmhouse that has various 20th century extensions on the courtyard (west) aspect. The existing garage outbuilding frames the south side of the west courtyard and the recent north outbuilding (car port, workshop and store) also partially frames the western side of the courtyard.

The design intention is to echo the style of the northern outbuilding in terms of roof pitch and use of materials to: a) provide greater headroom to the garage block and; b) by incorporating small windows on the south side and Velux in the south facing roof pitch, to allow light into the space behind.

By placing the Velux on the south side they do not affect the setting of the listed building. There are no distant views to be considered in this case. In any event, the proposed roof lights will be of the small 'conservation' type, flush with the plane of the new roof.

The historical asset will be enhanced by the proposed changes.

Chartered Architect, Stephen Hargreaves BA Dip Arch RIBA

Stephen Hargreaves
BA, Dip Arch, RIBA