

2 October 2023

Design and Access Statement to accompany an Application for Replacement Single Storey Side Extension at Noth Hayne Farm. Shillingford, Tiverton. EX16 9BJ.



From south

This application concerns the dwelling structure at North Hayne Farm. Primarily it concerns the replacement of an existing, single storey side extension. However, permission is also sought to amend the existing front elevation i.e., reconfigure doors and windows, add a glazed porch and wrought iron railings over the stone, retaining wall.



from north

THE SITE

The application site is in open countryside to the east of Shillingford. The property has recently been purchased having been a tenant farm for the past 90 years. There are a range of buildings - of various ages and state of repair - mainly to the west of the residential property. The property is accessed from the east via a short drive, along the north of which is a stone retaining wall and a linhay. The vehicle access forms part of a public right of way, which severs the raised entrance garden area from a lower front garden. This lower garden consists

of a few shrubs, a seating area and an ornamental pond, a stone field wall borders the southern edge.

THE DWELLING



The house was originally built as a pair of interconnecting, properties and still has two front doors each with their own set of steps within the raised front garden. The main structure is L shaped with a primary east/ west gable roof and rear, gabled wing. The main building is stone with brick trims and slate type roof. The other buildings, attached and surrounding, are more agricultural in nature with a range of materials; field stone, rendered cob (minimal remaining render), timber weatherboarding and a lot of corrugated roofing.

There are two adjoining structures, the single storey eastern structure, which forms the main part of this application and a northern structure, that forms part of a rear courtyard.



Southern view of east extension to be rebuilt.



East Elevation

The east extension is on several levels and consist of a utility, w.c. and store, with stone masonry walls and cement sheet roofing. It will be rebuilt to accommodate a utility, w.c., office, and garden room. A new, rear, glazed, boot-room, extension will link the new utility and existing kitchen.

The proposed new structure will have masonry walls with a lime rendered plinth below floor level. The internal ground floor will be level with a low-level, basement wood store at the southern end.

The new walls will be, substantially, timber clad masonry supporting a truss room structure. The south gable will be glazed exposing the truss structure, as will part of the eastern gable. Slate roofing will replace the concrete sheeting, the shallower pitch over the boot room will be achieved using hidden waterproofing trays below the slate.

The revised extension will be structurally superior and built to current thermal requirements. The choice of materials reflects those of the agricultural buildings on the site.

The renovation work will include replacing existing doors D1 and D2 with windows (W2&3) and converting existing window 1 into the new front door D3. The changes will match the existing brick trim and sills. As will a new east facing first floor window (W4).

This application also seeks permission to erect a glass glazed porch on a metal frame along the front of the building and, to be in accordance with building control requirements, to erect wrought iron railing over the front garden, stone retaining wall.

ACCESS AND PARKING. There are no proposed changes.

ECCOLOGY. Southwest Ecology has prepared a report with respect to the existing structure and its surroundings.

Ref Additional Dwg's and Documents:

1 Block Plan

2 Existing Gr. Fl. Plan

3 Existing South and East Elevations

4 Existing North and West Elevations

5 Proposed Gr. FL. Plan

6 Propose South and East Elevations

7 Proposed North and West Elevations

8 South West Ecology Report

9 CIL