

Rapshayes Farm

Gittisham

Devon

EX14 3AB



**Design and Access Statement for Conversion of barns and
Alterations to form ancillary accommodation and holiday letting and
works to existing rear porch**

Project Ref: 20/950

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(Omission of schedule of works)

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Rev changes highlighted

1.0 Introduction

This Design and Access Statement is to accompany a Listed Building Consent planning application to East Devon District Council for the conversion of a group of attached barns to provide ancillary accommodation and a holiday let.

This statement describes the site, the reasons behind the proposal, a description of the scheme and its fit with planning policy.

Rapshayes Farm is part of Combe Estate and close to the village of Gittisham, three miles south west of Honiton.

The property is a working cattle farm that produces beef. The application is for a diversification of activities to make use of an existing group of redundant barns.

2.0 Design Objective

The application is for the following:

- Alterations to existing rear porch
- Conversion of Barn 1 to ancillary accommodation to existing farm house
- Conversion of Barn 2 to a games room and open canopy
- Conversion of Barn 3 to a holiday let
- Replace clay roman tiles with natural slate to match consented slate on farmhouse (18/1131/LBC)



Rear porch with north east elevation of barn 1 in background



North east and south east elevation



Rear of barn 3 north east



North east elevation (barn 3)



Existing north west elevation

The design has considered the site context and has used a simple material palette that is sympathetic to the Listed Building. The conversions will not have an adverse effect on its surroundings and instead will enhance the courtyard and farm house setting.

3.0 Site Description

The existing barns form part of a courtyard to the rear of the main farm house. The barns are constructed in stone/flint /chert with clay roman tiles over with profiled metal sheeting to the lean-to structures adjoining the barns. The main farm house roof is corrugated asbestos.

The site is gently sloping away from the main farm house and gives the group of barns its character.

4.0 Planning History

18/1155/FUL and 18/1156/LBC – Conversion of barn to holiday accommodation. Refused.

The barns were the subject of a previous planning application which was refused by the District Council in 2019 under reference 18/1155/FUL and 18/1156/LBC. This application seeks to address the reasons for the refusal of that planning application.

The delegated officer's report which accompanies the refusal of the planning applications above did confirm that the use of the barn had "the potential to result in a sympathetic conversion which would be compatible with the adjacent residential use" and that "short term holiday letting (was) unlikely to give rise to conflict".

However the report also highlighted a lack of information provided as part of those applications and set out the concerns of the Conservation Officer in respect of the proposed conversion. This current application seeks to address that absence of information and the concerns of the Conservation Officer as follows:

- A more detailed structural report now accompanies the application.
- The current scheme does not include the previously proposed covered store which the Conservation Officer felt was not justified.
- The applicant has addressed the concern regarding the layout of the first floor by proposing one which is more befitting of a barn conversion.
- The previously proposed North elevation window and rooflights have been omitted. The applicant is proposing rooflights on the south elevation as this will provide natural sunlight to the interior of the building.
- The door in the west elevation will still be converted to a window but there will be no stone infilling and the shutter for the first floor window will also be retained.
- The Applicant will be using high quality green oak throughout which will maintain the character of the barns, using authentic materials to enhance and not detract from the listed building.

5.0 Planning Policy

Strategy 7 – Development in the Countryside

Strategy 33 – Promotion of Tourism in East Devon

Strategy 46 – Landscape Conservation and Enhancement and AONBs

D1 – Design and Local Distinctiveness

D8 – Re-use of Rural Buildings Outside of Settlements

EN5 – Wildlife Habitats and Features

EN8 – Significance of Heritage Assets and their setting.

EN9 – Development affecting a Designated Heritage Asset.

E4 – Rural diversification

E16 – Proposals for Holiday or Overnight Accommodation and Associated Facilities

NPPF (National Planning Policy Framework 2018).

6.0 The Proposal

The proposal is to convert a redundant group of barns to form habitable use.

Barn 1 and part of barn 2 will be used by the farm house as additional floor space. Barn 3 will be converted into a holiday let with part of barn 2 being used for a covered barbeque / outdoor seating area. In addition, the porch will undergo some modification. The structure is a modern single storey block construction. The proposal is for an oak glazed section with corner glazed full height window.

The existing clay roman tiles to barns 1,2, and 3 are in poor condition with many broken or unable to be re-used. There are a limited number of tiles that can be put aside for re-use to cover all of the barn roofs. As such the applicant wishes to replace the consented tiles with natural slate to match that of the consented farmhouse roof. The main farmhouse has consent (18/1131LBC) to replace the asbestos roof covering with natural slate.

It should be noted that the proposal also looks to retain an existing mezzanine in barn 1 for storage. The floor of the mezzanine slopes and as such would result in difficulty converting the space without it being comprised by height issues. As such it is anticipated that the existing mezzanine timber be removed and sorted with the best timbers set aside for re-use and used in the conversion.

The emphasis is to connect with the surroundings. The use of oak frames and windows and doors are authentic and would sit comfortably with their surroundings.

7.0 Ecology considerations

It was highlighted as part of the previous unsuccessful applications that the proposed development would result in the loss of bat roosts without mitigation in the form of replacement roosts. This has now been addressed and an additional ecology report is submitted with this application which sets out the mitigation measures which are recommended and which the applicant accepts.

8.0 Access

The existing access will be retained with no changes proposed.

The drawings are marked with the existing parking provision and it is anticipated that these will be used and will provide adequate parking for the holiday let.

The holiday let has level access and is accessible to disabled users

9.0 Conclusion

This Planning, Design and Access statement sets out a proposal for barn conversion and alterations to a group of barns at Rapshayes Farm.

The material palette is simple and enhances the Listed Building and in places it re-uses materials set aside.

The barns are currently redundant. The conversion will provide the barn with another use as well as provide an economic benefit to the local economy

The applicant is seeking the opportunity to convert this building into a high-quality conversion.