

**GARAGE, BOOT ROOM AND GARDENS WITH GAZEBO
OFFWELL HOUSE
OFFWELL**

For MR AND MRS BANKS



NOVEMBER 2023

**DESIGN AND ACCESS STATEMENT
PREPARED BY GJR CONSERVATION LTD
EXETER.**

REF: DAS 1 NOVEMBER 2023

CONTEXT:

Offwell house sits in the village of Offwell in East Devon, 2.7 miles from Honiton. Offwell House, built in 1830, was the residence of Bishop Copleston. The Copleston family arrived in the parish in the late 18th Century and provided many of its Rectors from 1772 to 1954, with notable Rectors including The Reverend John Copleston.

Offwell House is a grade 2 listed building, the building was listed in 1988, the listing is below:

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1104088

Date first listed:

08-Mar-1988

List Entry Name:

OFFWELL HOUSE INCLUDING STABLES ADJOINING TO NORTH

Statutory Address 1:

OFFWELL HOUSE INCLUDING STABLES ADJOINING TO NORTH

Statutory Address:

OFFWELL HOUSE INCLUDING STABLES ADJOINING TO NORTH

The building or site itself may lie within the boundary of more than one authority.

County:

Devon

District:

East Devon (District Authority)

Parish:

Offwell

National Grid Reference:

SY 19284 99509

Details

SY 19 NE OFFWELL OFFWELL

3/111 Offwell House including stables - adjoining to north GV II House, former rectory. Built in 1828 according to Hoskins, 1830 according to Pevsner, for the Reverend E. Copleston, Bishop of Llandaff and Dean of St Pauls. Plastered stone rubble, maybe with some brick; stone rubble stacks with probably late C19 cream-coloured brick chimneyshafts; slate roof. Plan: basically an L-plan building. The principal rooms are in the south-facing block. It is double depth. There are 2 front rooms, the left (west) one broken forward a little. The main entrance is on the left side with the entrance hall and main stair behind the left front room. A double depth service wing projects at right angles to rear of centre of the front block. There is a corridor between the 2 rear blocks, and the eastern one with 4 rooms is longer than the western one with 3 rooms. Most of the rooms are heated by a series of axial stacks. 2 storeys. Exterior: 1:2-window south front. The left-hand 1-window section breaks forward and the corners here have stucco panelled pilasters. The ground floor window is a bay window with 3 front 8-pane sashes and a moulded entablature. Above is a 12-pane sash. To right are 12-pane sashes. 2-window front of 12-pane sashes and ground floor French windows in the right end of the front block. A tented roof verandah on timber trellis posts is round the right section of the front and right end. The left (west) end of the front has a 2-window front of 12-pane sashes and the main doorway is to left. The stuccoed porch has a plain outer arch, panelled pilasters and moulded entablature. The doorway contains part-glazed double doors. The main roof is hipped both ends with deep plain eaves. The service wing is a little lower and both sides include regular but not symmetrical arrangements of 12-pane sashes. Interior: includes a good deal of original joinery and other detail

including the large main stair; an open well stair with shaped newel posts with pendants, open string and turned balusters. At the rear, the north end, is a service courtyard enclosed by a tall plastered wall and including various service buildings. On the north side is the stable and coach house which has a large central elliptical arch and its roof (hipped each end) is surmounted by a small dovecote with wrought iron weather vane. The courtyard also includes a small game larder insulated by a double roof. This was built the residence of Bishop Copleston who was responsible for much building work in the parish in the early C19. Sources: N. Pevsner. *The Buildings of England, South Devon*, (1952) p. 168 W. G. Hoskins, *Devon* (1952) p. 446.



The heritage asset is assessed in a Heritage Statement separate to this document.

The site rises from the South West to the North East, with the walled garden being North East of the main range. Historically the house was accessed from a carriage drive from the South West, with the main access from the West side of the main range.

Previous uses of the house have been a nursing home and a guest house. In 1998 the stables were converted into 3 holiday lets, and in 2010 the house was altered to bring the entrance to the East of the main range and add a glazed dining area to the West side of the main range. Various internal arrangements were approved and built in 2010.

All of the works proposed are to the West of the main range and sit below the walled garden in the "rear" private gardens area. The garden works are a re-working of the area outside the glazed dining area approved in 2010.

DESIGN PRINCIPLES:

The principles followed here is to respect the heritage asset by inserting the needed accommodation without destroying the current fabric and respecting the form and layout of the current building(s).

As such the boot room has been designed as a simple lean to in the general vicinity of an original lean-to element of the house. The garage has been placed in an area that is an extension of the current “stables” range, continuing the roof line of one wing of the stables.

The principal elements of the main range, secondary ranges, outbuildings and the walled garden are preserved.

AMOUNT:

This proposal is for a small lean to boot room accessed from the garden and leading to the current utility room. A double garage and cycle storage, this to include electrical charging for both cars and the bicycles, complete with PV panels to the south facing roof slope. A gazebo adjacent the current swimming pool, and a re-modelling of the gardens to include wildlife ponds and a secluded dining area.

LAYOUT:

The layout takes and reinforces the principal axis from the dining room towards the immediate garden area in front of the vine room to set up a dining area beyond two wildlife ponds. It also aligns main elements of the garden along the axis and view leading from the rear drive into the garden area and on to the pool, and on into the countryside beyond.

The main elements are linked by paths and planting that reinforce this “axial” design.

The Gazebo is set to maintain the views of the countryside from the dining area and it is mirrored in the design by a raised planter to the East of it.

The garage picks up the alignment of the “stable” range and closes off the North of this garden area with a south facing wall which is to be used for herb plants and the like, to be utilised in the kitchen and outside cooking areas.

The boot room is a vital access point linking the house main range to the walled garden area. Previously in this general area was a lean to element of the building which was demolished when building the glazed dining room in 2010.

SCALE:

The three buildings, garage, boot room and gazebo, are all of a domestic scale, showing respect for the house and its current secondary ranges.

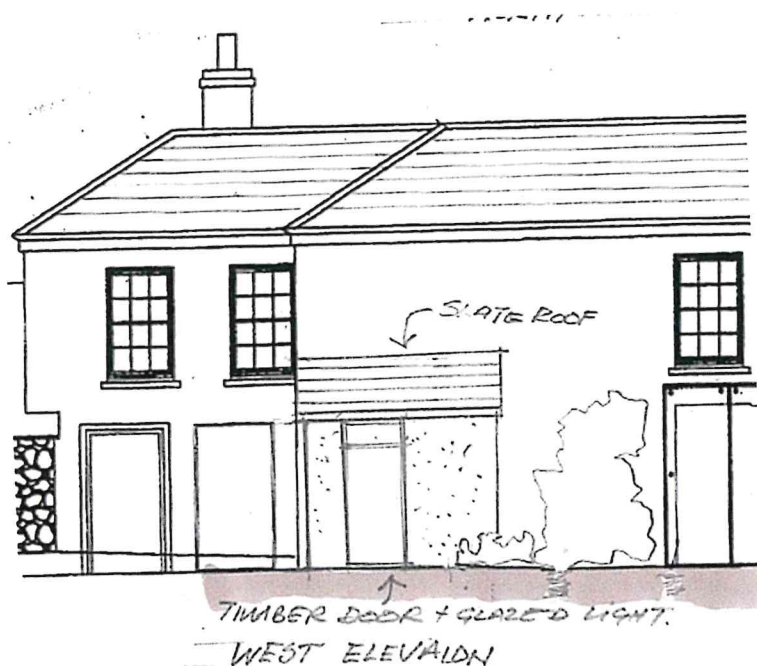
Building heights are single storey, with eaves at 2400 above the floor levels / ground. This allows for doors to have clearstory lights over, keeping the amount of openings to a minimal. This eaves height on the garage allows for garage doors to be high enough for modern car design.

APPEARANCE:

The existing dwelling and outbuildings are of rendered and painted walls set under a slated roof and with painted doors and windows. The detailing varies in terms of complexity of eaves and verge, with the secondary elements being more simple.

The boot room and garage follow this principal, with a slated roof leading to white painted eaves, fascias and a black gutter and downpipe system. A simple render detail sits below the eaves and verge with its reference from the house.

The Gazebo references the main entrance detailing of the house, where a set of timber battens close the opening below to 2100 above the ground, providing a little more enclosure to what is an open sided garden "structure". Simple painted posts (dark grey) add a modern feel to this garden architecture. Two steps into this structure help to resolve the levels of the garden, whilst respecting the area of hard landscape to the pool. The raised planter opposite the gazebo balances the composition.



Early sketch of Boot Room.



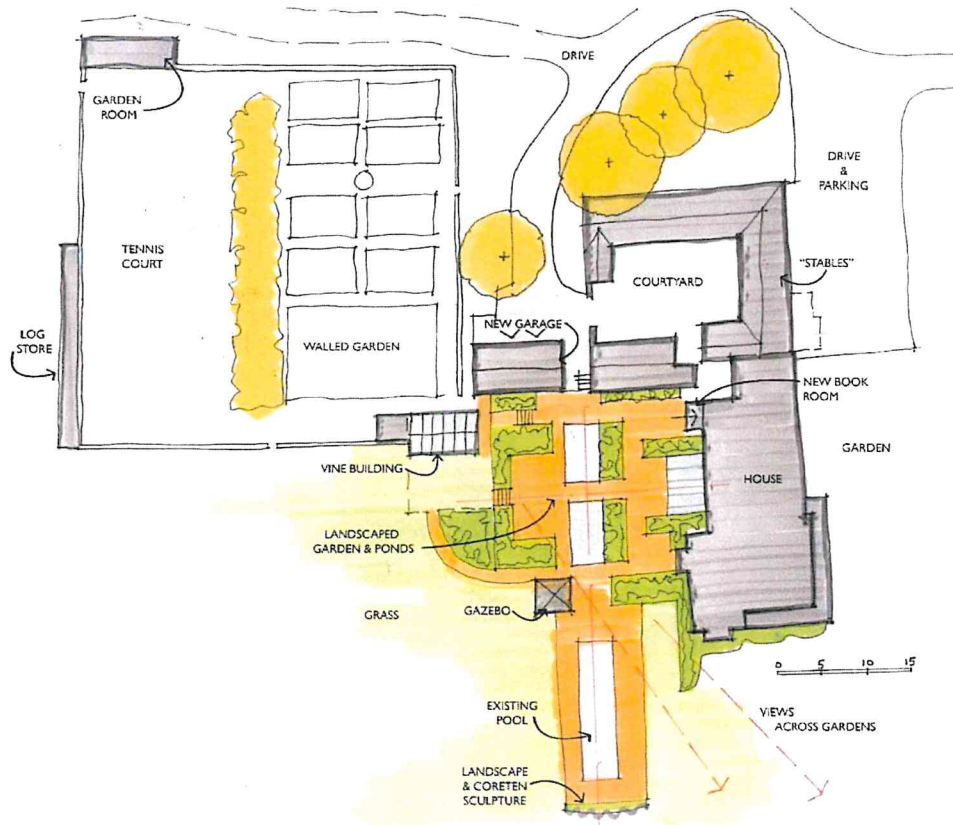
Early sketch of garage.

LANDSCAPING:

The principals of this design in terms of hard landscaping is to bring a strong axial development to an area of the garden that is private, and to respect the design of the listed building elements. The design picks up current access points of the house, stable block and walled garden, knitting them in to the specific garden design of this area. The design also picks up and references the swimming pool and resolves the view across the length of the pool by a formal garden planted area combining it with a core ten steel sculpture which will reference the garden and the informal landscape beyond.

The soft landscape planting is to be designed by a specialist garden designer, and will include species to attract wildlife to the area.

The new pools will attract aquatic life and will be planted to attract insects and the like. These will significantly increase the biodiversity of this garden.



MATERIALS:

ROOF: Natural slate to match that on the main range of the existing house.

WALLS: Smooth wood float render to match the house. Painted as the main property (white)

FASCIA AND VERGE: Painted timber to match the house.

DOORS: Painted timber to match the house.

DWARF PLANTER WALLS: Stone faced in local stone.

HARD LANDSCAPE: Pavements (samples to be provided) orange on plan above.
Garage forecourt gravel.

SOFT LANDSCAPE: Shown in green.

SCULPTURE: Coren steel rust in colour.