

Greendale Barn

Greendale Lane, Clyst St Mary, Exeter

1822210

DESIGN AND ACCESS STATEMENT

December 2023

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Design and Access Statement

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1. Introduction

- 1.1 The planning application looks to repurpose some of the existing 'Storage area' within Barn C as a family 'Studio / Workshop'. We will retain the existing 'Bat Loft' at the Southern end of the building and create a new 'Bat Loft' within the First Floor of the Northern end.
- 1.2 A 'New Bat Roost' will be constructed on an area of dilapidated former 'out buildings', we will endeavour to repurpose existing structure and materials wherever possible.
- 1.3 The central area located between Barn C and the New Bat Roost Building is the Parking area.



Fig 1. Proposed Site Plan PP_SP

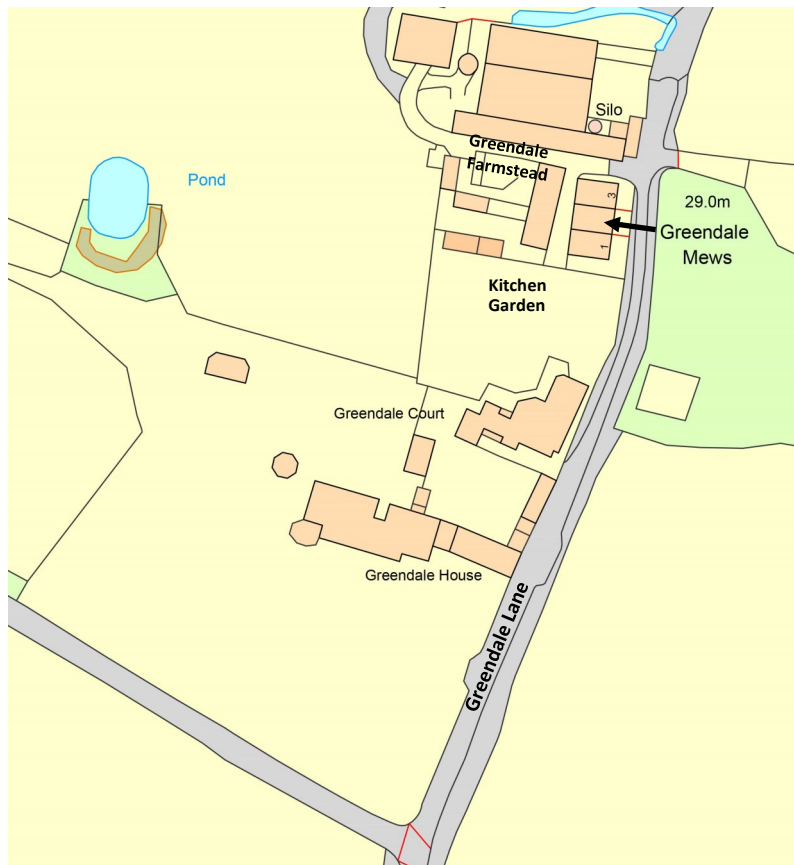


Fig 2. Site Location Plan Greendale . Not to scale.

2. Location

- 2.1 Greendale Farm is a former dairy farm which extends to circa 130 acres and its farmstead buildings. These are accessed from Greendale Lane to the south.
- 2.2 The farmstead at Greendale is located to the north of Greendale House, a listed building which is the Applicant's permanent residence. A modern office building (built in 1981), Greendale Court, lies between. Greendale Farm surrounds all three cumulatively, described here as Greendale Estate.
- 2.3 Greendale Farmstead comprises of a row of 3 Cottages (Greendale Mews) which front onto Greendale Lane and a group of traditional agricultural buildings sit to the North and West, the agricultural buildings are in varying condition.
- 2.4 'Barn C' is located within the agricultural buildings setting, it's positioned to the West of Greendale Mews. The Barn is surrounded to the North by further agricultural buildings, and to the West are Farm outbuildings in various states of condition. To the South of 'Barn C' are the 'Kitchen Gardens'.
- 2.4 The farmstead group also contains more modern structures which remain in active use for the farming enterprise which continues on Greendale Farm but which is currently managed from the main House and office as part of the Greendale Estate.

3. Layout & Use

- 3.1 The central section of 'Barn C' will be re-furbished to provide a creative 'family workshop' space for the production of various arts and crafts.
- 3.2 The southerly end will be retained as a 'Bat Loft'.
- 3.3 The Northern most end at GF level will retain the existing Bin Store and house a new Plant Room and WC for use in conjunction with the new workshop space. At FF level there will be a newly created Bat Loft.
- 3.4 To the West of the site a 'New Bat Roost' will be constructed on an area of dilapidated former 'out buildings'. This building will be utilised entirely for the housing of Bats.
- 3.6 The central area positioned between 'Barn C' and the New Bat Roost Building will be cleared to create a 'Garden'.

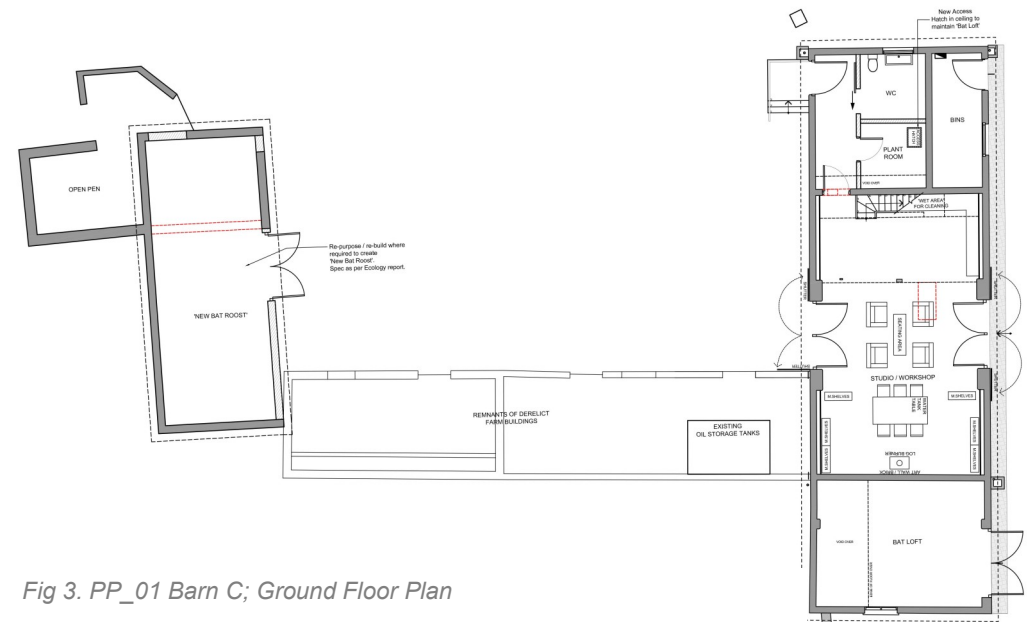


Fig 3. PP_01 Barn C; Ground Floor Plan

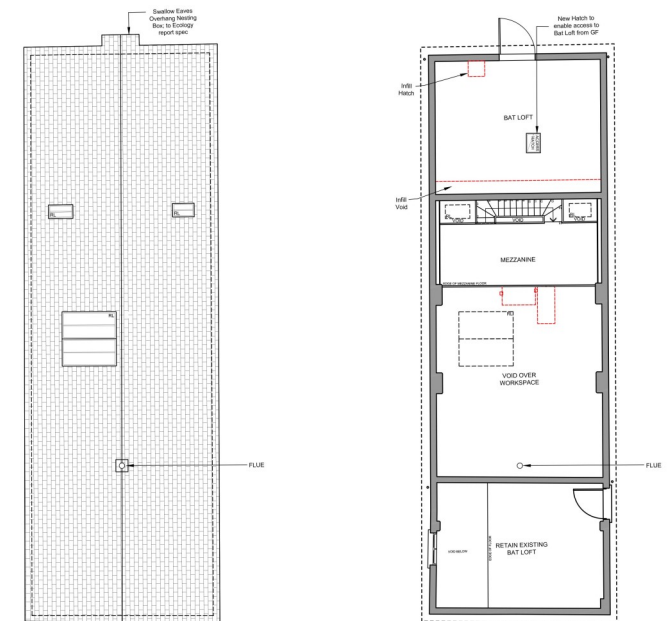


Fig 4. PP_02 Barn C; First Floor Plan & Roof Plan



Fig 5. Google Earth Extract 2023: Greendale Farmstead

4. Scale

- 4.1 The scale of 'Barn C' will remain as existing.
- 4.2 The 'New Bat Roost' will be of a scale in-keeping with the existing buildings, sited on the footprint of existing farm outbuildings and of an apex height and volume to ensure we can house Greater Horeshoe Bats,

5. Landscaping

- 5.1 The entrance to the site from Greendale Lane has been recently landscaped in accordance with Approved Planning Application 19/0784/FUL, enhancing the rural setting.
- 5.2 Furthermore, access to the site has recently been hard landscaped around Barn C, in line with Approved Planning Application 19/0784/FUL.
- 5.3 Further visual improvements of the site as a whole will be achieved by utilising the dilapidated farm 'out buildings' for the 'New Bat Roost'.



Fig 6. Photo of existing view towards the West & the Proposed 'New Bat Roost' area.



Fig 7. Photo of existing view towards 'Barn C West Elevation & Site Entrance from Greendale Lane



Fig 8. Existing Photo; Barn C (East & North Elevation)

6. Appearance

- 6.1 The design of 'Barn C' will remain as existing. There will be a small number of new windows and doors as indicated on the drawings but openings will remain in existing locations. We look to utilise the existing timber doors as external shutters.
- 6.2 The roof will remain as existing slate. New 'conservation style' roof lights will be added in order to flood the workshop area with the natural light required for creative activities. The Rooflights will be fitted with Blinds incorporating a daylight / night shut sensor, to accommodate the needs of the Bat population.
- 6.3 The 'New Bat Roost' will re-use and re-purpose materials from the existing site where possible in order to maintain a coherent appearance with the rest of the site.
- 6.4 The proposal will be in-keeping with the surrounding buildings. Traditional materials will be retained and reintroduced throughout.



Fig 8. Barn C; Proposed East Elevation

7. Access

7.1 Access to the farmstead will remain as existing

8. Planning Policy

8.1 Please refer to planning statement.

9. Conclusion

In conclusion the development seeks to retain, re-use and re-purpose where possible, avoiding any unacceptable impacts upon the local or wider environment.

The proposals aim to enhance the visual appearance of the immediate locality and enhance the setting of the listed building Greendale House as a whole.