

**Revised Design & Access Statement**  
**with Statement of Significance**

FOR:

Former Barn at Hooperhayne - proposal for a one-bedroom annexe

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**Hooperhayne**  
**Colyton**  
**EX24 6SH**

**Context of this Revised document (6<sup>th</sup> February 2024):**

Work commenced on the building in January 2023 approximately 2 months after the expiry of listed building consent granted under 19/1515/LBC and planning permission under 19/1424/FUL, as the applicant and contractor were mistakenly working under the belief that the conditional building regulation approval granted on the 13<sup>th</sup> April 2020 meant the consents above remained valid.

This D & A is a revised version of the original consent document, in an attempt to maintain “continuity” between the original consent, the recently submitted “retrospective consent application” (covering the works between January 2023 and the cessation of work in December 2023) and this application to “regain consent” for the previously consent works. Hence it includes some of the original “existing” photographs which are where relevant supplemented by those that are now “existing”.

## **INTRODUCTION; CURRENT USE**

The area (“Area”) to which the proposal relates is part (approximately 25%) of a building (“Building”) under the same ownership as Hooperhayne Farmhouse (“Farmhouse”). The Farmhouse, Building and Area are all described below and in the maps and plans appended to this document.

The Farmhouse is a Grade II listed building which is occupied as a residential dwelling. It is a two storey circa sixteenth century stone rubble house with Victorian wing forming an L-shaped footprint. A slate roof with stone capping to gable ends with moulded kneelers and other features, internal and external, are mentioned in the listing description.

Forming a ‘quadrangle’ adjacent with the Farmhouse are associated outbuildings and stables that are also Grade II Listed. It is understood that they were added as being of ‘group value’, but that did not include the Building.

The Building lies in its own setting, around 40 meters away from the Farmhouse and its associated outbuildings and stables and not visible from them. Approximately three-quarters of the building is partially used for storage and that use will continue. The Area comprises the remaining quarter. From 1994 it was used as a recording studio;

*[Ref. No: 93/PO222 (also PO221) | Validated: Mon 15 Feb 1993 | Status: Approved].*

This usage ended in 2007 and the Area has been empty since.

In 1987 the Building received planning permission for conversion to a self-contained dwelling:

*[Conversion Of Barn To Self Contained Dwelling. Hooperhayne Colyton Devon Ref. No: 87/PO591 (also 87/PO516) | Validated: Fri 20 Mar 1987 | Status: Approved].*

This was not acted upon.

## **PROPOSAL**

The recording studio is long defunct and the Area is in need of internal renovation. The proposal is to create a residential annexe to the Farmhouse which will enable the Area to be utilised and enjoyed again.

The Area comprises a ground floor open area and a first floor area with storage cupboards, separate W.C. and an open kitchen area. The staircase leading to the upper area has restricted headroom and the proposal therefore includes a new regulation-compliant spiral staircase. The open plan ground floor, following renovation, would comprise a ground floor kitchen, lounge and dining area and first floor bedroom and an en-suite bathroom.

Externally, it is thought that all that might be required is repointing the existing stonework and repairing or replacing the existing natural slates, as necessary, all of which will be carried out as part of the proposed renovation. Velux windows are also proposed.

Access will remain as at present, i.e. across the garden of the Farmhouse or from the lane currently serving the building directly.

## **STATEMENT OF SIGNIFICANCE OF THE BUILDING**

### **Historical Overview**

It is believed that the building was constructed around the 19th century, ie at a similar time to the outbuildings and stables adjacent to the Farmhouse. The original single-storey building was likely to have been designed for the processing and storage of grain crops. Opposing openings located either side of the Building's structure suggest evidence for use as a threshing barn as they would have provided a cross-draught for winnowing. The Building features stone walls and a slate roof with gabled ends.

Assuming that the surrounding land was available for arable production the Building could have been a significant building on the farmstead. It would have contained a single threshing floor with bays each side for storing sheaves of unthreshed corn and straw from threshing.

The Building stretches south from the lane for a total length of around 30 meters. The roof steps down at one point which may suggest that it was enlarged at one stage. In 1987, the Building received planning permission for use as a self-contained dwelling, but the necessary works were never carried out. In 1993 part of the Building received planning permission for use as a studio for music recording. Such use started in 1994. The part not subject to such use remained used for storage.

### **Archaeological Overview**

No recorded archaeological investigations have been carried out in or around the Building.

### **Architectural/Artistic Overview**

The Building is an example of 18<sup>th</sup>/19 century vernacular architecture for buildings of that type, being a simple shape constructed of stone. Details such as the timber lintel over the east window internally are all typically crafted.

In relation to use as a recording space, a first floor was built and drainage installed to allow a kitchen and toilet upstairs. Much of the original timber was then covered up including the main roof timbers, hidden in a loft area above the first floor.

The slating of the roof is carried on battens on rafters with purlins with the main trusses at approximately 2.5M centres. Please see photos.

### **Social Overview**

The barn plays no current role in village or parish life.

### **Aesthetic Overview**

The Building is a solid structure, typical for the locale and aesthetically unremarkable. The interior has the potential to be brought to life and enjoyed but is currently in a state of disrepair and disuse and uninhabitable.

### **Significance**

The character of the Building, particularly having regard to its original probable use, is representative of the local vernacular, especially the materials used.

Threshing barns can be the oldest and sometimes largest building on the farmstead apart from the farmhouse, which may have medieval origins. Those which survive provide evidence for their origin, dating and development phases.

### Internal Photos:



Current loft space above the proposed FF bedroom. The ceiling of which has now been removed.



Original timber lintel over East window of Area



“Existing” Kitchen on First floor of Area now removed and forming part of a recent “retrospective” LBC application.



“Existing Kitchen & W.C. door” on First floor of Area looking South; now removed and forming part of a recent “retrospective” LBC application.



“Existing” Ground Floor of Area with staircase now removed forming part of a recent “retrospective application.



Current view of the east wall/ window aperture with the staircase removed & undersized softwood floor beams replaced with steel as recent “retrospective” application.



Looking South from inside the Area



Current view looking south towards external decking area.



Photo of Building from the South





Photo of Building from the South East



Photo of Building from the South West

## Overview and Impact Assessment

The Farmhouse, with its outbuilding and stables, is part of the fabric and character of the area as a group of buildings that overlook the Coly valley, though due to their precise rural location they are virtually invisible from any part of the valley and surrounds. The architecture of the buildings are examples of traditional design and workmanship.

This proposal is limited in its nature and will have no impact upon the setting of the listed buildings or the historic landscape context. CR09 conservation rooflights are proposed on the east and west roof elevations, but these are not within the sightlines of the Farmhouse or associated buildings, or any other property. The retention of all existing openings at the Building serve to preserve its character as a likely former threshing barn. All be it, the southern ground floor door aperture is very recent, as can be read in both the quality of the mortar and stonework to the jambs, and the use of a “Catnic” metal lintel to it’s head.

It is proposed to replace the southern facing ground floor doors (in the aperture described in the above para), the first floor gable window and the east facing fixed light window with new, minimal sight line metal frames / casements.

The existing frames and sub frames are all in varying states of decay. They are all very recent additions in new or previously modified apertures and on the south elevation are glazed with rather incongruous double glazed units with applied “faux” lead cames.

The window on the east is set between floors, as it was when the building was converted to a recording studio. It is intended to retain the aperture but replace the very basic and rotten sub frame holding two large fixed double glazed units, with a similar arrangement but set in a metal frame to match that proposed for the southern gable.

It is felt that using a modern, thermally efficient, metal frame glazing system (from ID Systems or equivalent) is both visually preferable/ honest, as well as it being beneficial to the proposed building use.

With this new application being submitted due to the recent expiry of consent 19/1515/LBC, the opportunity is being taken to add the location of a proposed air source heat pump. The location of this is shown on the proposed plans and the appearance of the unit is given as a document attached to the application. It is approximately 1 m x 1m in elevation view.

The unit requires a small concrete mounting pad which will be located up to and parallel to the timber fence in the photo below. The unit will be obscured from the highway by enclosing it in hazel hurdle panels and from the locality of the barn by further growth of the existing hedge planting.



Proposed location of the air source heat pump.

It is hope that if this “addition” is considered problematic, that it can be communicated to the agent such that it can be “removed” from the application.

**Summary:**

The conversion proposal will allow the building to be used once again and enhance it commensurate with the character and quality of the Farmhouse and its associated buildings, but with negligible visual impact. The Building is already in a good state of repair externally as can be seen from the photos, but repairing and replacing any slates that are required for the roof will improve the external appearance and further the longevity of the Building.

All works will be carried out empathetically, having regard to the preservation of the Buildings integrity and character.

After a long period of disuse, the current owner wishes to create a space which can be used as an annexe to the Farmhouse and breathe life back into it. As aforesaid, the remainder of the Building will continue to be used for storage as it has been historically.

## Listing Descriptions:

# HOOPERHAYNE FARMHOUSE

## Overview

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1306183  
Date first listed: 08-May-1967  
Statutory Address: HOOPERHAYNE FARMHOUSE, HOOPERHAYNE ROAD

## Map

[Appended]

## Location

Statutory Address: HOOPERHAYNE FARMHOUSE, HOOPERHAYNE ROAD  
The building or site itself may lie within the boundary of more than one authority.

County: Devon  
District: East Devon (District Authority)  
Parish: Colyton  
National Grid Reference: SY 22762 94954

## Details

SY 29 SW COLYTON HOOPERHAYNE ROAD 13/228 8.5.67  
Hooperhayne Farmhouse GV II

House. Circa C16 stone rubble house with Victorian wing forming L-shaped plan. Slate roof with stone capping to gable ends with moulded kneelers. Two storeys. Long range with asymmetrical fenestration. Left hand projects slightly. Ground floor has two and three light ovolo moulded stone mullion windows with leaded panes, first floor has modern casements.

Truncated external stone stack at centre front with set offs. Modern door to right. Old nail studded panelled door to left with C19 brick porch in angle of left hand projection. Three similar stone mullion windows at rear. Stacks over rear wall and gable end. The south-east wing appears to have been built or refashioned in late C19: 2:3:2 windows, with end gables, stone mullion windows and Gothic gabled porch at centre. Polygonal porch in the angle on north side. Interior: plank and muntin screen to former cross passage, the screen to the other side of passage has been removed. Moulded ceiling beams and wide fireplace on rear wall with chamfered timber bressummer, and moulded lintel over window on opposite wall.

Two more fireplaces with timber bresssummers.  
Listing NGR: SY2276294954

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 87845  
Legacy System:LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## OUTBUILDING ADJOINING NORTH WEST OF HOOPERHAYNE FARMHOUSE

### Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1098565
Date first listed:	19-Oct-1984
Statutory Address:	OUTBUILDING ADJOINING NORTH WEST OF HOOPERHAYNE FARMHOUSE, HOOPERHAYNE ROAD

### Map

[Appended]

### Location

Statutory Address:	OUTBUILDING ADJOINING NORTH WEST OF HOOPERHAYNE FARMHOUSE, HOOPERHAYNE ROAD The building or site itself may lie within the boundary of more than one authority.
County:	Devon
District:	East Devon (District Authority)
Parish:	Colyton
National Grid Reference:	SY 22764 94954

## Details

SY 29 SW COLYTON HOOPERHAYNE ROAD 13/229

Outbuilding adjoining north-west of Hooperhayne Farmhouse GV II

Farm building. Circa C18, possibly earlier origin. Stone rubble. Slate roof with gabled ends. Two storeys. Long range with asymmetrical fenestration. Various windows with leaded panes and brick arches. Plank doors to ground floor and doors to loft above. Back to road has only one window and loft door. Small stone ridge stack. Interior of east end has open fireplace with circular oven behind. Included for group value.

Listing NGR: SY2276494954

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

87846

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## STABLES APPROXIMATELY 45 YARDS SOUTH WEST OF HOOPERHAYNE FARMHOUSE

## Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1306185
Date first listed:	19-Oct-1984
Statutory Address:	STABLES APPROXIMATELY 45 YARDS SOUTH WEST OF HOOPERHAYNE FARMHOUSE, HOOPERHAYNE ROAD

## Map

[Appended]

## Location

Statutory Address: STABLES APPROXIMATELY 45 YARDS SOUTH WEST OF  
HOOPERHAYNE FARMHOUSE, HOOPERHAYNE ROAD  
The building or site itself may lie within the boundary of more  
than one authority.

County: Devon  
District: East Devon (District Authority)  
Parish: Colyton  
National Grid Reference: SY 22742 94950

## Details

SY 29 SW COLYTON HOOPERHAYNE ROAD 13/230  
Stables approximately 45 yds south-west of Hooperhayne Farmhouse GV II

Stables with hay loft. C18/19 stone rubble stable range with hay loft above at right angles to road and facing farmyard. Slate roof with gabled ends. Dressed stone quoins. Ground floor two windows and stable doors in brick surrounds with loft door above. Loft door in gable end to road. Included for group value.

Listing NGR: SY2274294950

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:  
87847

Legacy System:  
LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing