



**COMBINED HERITAGE, DESIGN AND
ACCESS STATEMENT**

ERECTION OF A SIDE ELEVATION

OAK FRAMED GARDEN ROOM AT:

**SOWDEN COTTAGE, SOWDEN LANE,
EXMOUTH, EX8 5AD**

Applicant - Mr G Moore

April 2024



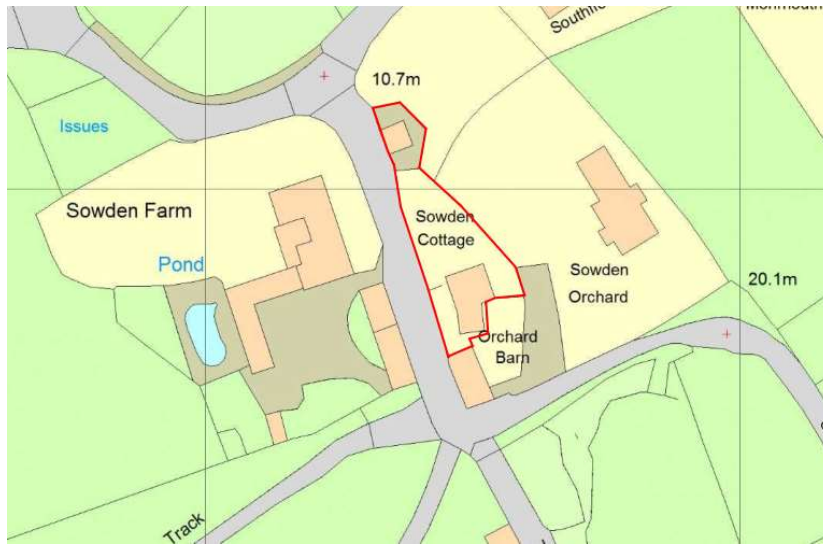
INTRODUCTION

This statement accompanies a listed building and planning permission application for the 'Erection of a side elevation, oak framed garden room. This application is prepared by Prime Oak Ltd. on behalf of the applicant Mr Moore. The proposed works will be provided by Prime Oak who are specialists in the design and construction of bespoke oak framed buildings and the manufacture of bespoke timber products for all kinds of domestic and commercial usage. Prime Oak pride themselves in utilising traditional construction and carpentry techniques, and on the high quality of their products.

By reference to relevant legislation it is apparent that the dwelling is a designated heritage asset as defined in the National Planning Policy Framework (NPPF) (The application property is a Grade II listed building). The NPPF requires an assessment of the significance of any heritage assets affected by the proposed works. Therefore this document aims to highlight and assess such assets and the historical context connected to the property.

SITE ASSESSMENT

The application property, Sowden Cottage (previously known as Sawden Cottage) is a detached Grade II listed building constructed in the late 17th Century. The property lies opposite Sowden Farmhouse (also a Grade II listed building) and a short distance from Sowden House (again a Grade II listed building). The original farm house pre dates both other properties and it is believed that Sowden Cottage was once under the curtilage of the farm house.



LISTED STATUS

As noted above, the application property has Historic England Grade II listed building status. The building was listed on 11 November 1952 and the Historic England listing text is as follows:

Details

SX 98 SE LYMPSTONE SOWDEN LANE, Lympstone

3/41 Sowden Cottage

11.11.52

GV II

Detached cottage. Late C17. Roughcast cob, stone footings; gable-end thatched roof. Single depth plan cottage, with rear outshut; the stairs are in the left-hand rear corner. Right-hand external end stack. 2 storeys.



Front: symmetrical 2-window range; 2-light casement windows to first floor and one to either side of wide halved glazed planked door; porch with simple slate canopy and wooden posts. C19 porch and leanto at right-hand end.

Interior: roof, simple A-profile.

Listing NGR: SX9945083682

PROPOSAL

The proposed works comprise the erection of an oak framed garden room extension to the side elevation of the property as shown below:



The design, scale and positioning of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national policies for this type of domestic development.



PLANNING HISTORY

The recent planning history for the site, (as per the local planning authority website) is as follows:

Planning Applications (16)

- Alterations and extensions to dwelling including conversion of barn to ancillary accommodation

Ref. No: 06/2343/FUL | Status: Withdrawn

- Alterations and extensions to dwelling including conversion of barn to ancillary accommodation

Ref. No: 06/2345/LBC | Status: Withdrawn

- Conversion of barn to ancillary accommodation including alterations & extension

Ref. No: 06/3183/LBC | Status: Approval with conditions

- Conversion of barn to ancillary accommodation including alterations and extension

Ref. No: 06/3191/FUL | Status: Approval with conditions

- Conversion of barn to dwelling

Ref. No: 09/0152/FUL | Status: Approval with conditions

- Demolition of existing garage and construction of garage, car port and garden studio.

Ref. No: 16/2112/FUL | Status: Refusal

- T1, Ash: Fell

Ref. No: 17/1297/TRE | Status: Refusal



- Construction of two storey side extension.

Ref. No: 17/1587/FUL | Status: Refusal

- Construction of two storey side extension, reinstatement of door in existing window opening, removal of internal wall and opening of existing windows to allow access to proposed extension

Ref. No: 17/1588/LBC | Status: Refusal

- Re-Thatching Front Elevation Repair Front Rendering. Re-Place Defective Plaster. Internal Repair

Ref. No: 85/H0098 | Status: CLOSED

- Single Storey Extension.

Ref. No: 87/P0016 | Status: Refusal

- Single Storey Extension.

Ref. No: 87/P0015 | Status: Refusal

- Conservatory Extension

Ref. No: 02/P0347 | Status: Approval with conditions

- Re-Build Existing Single Storey Kitchen Extension.

Ref. No: 85/P2164 | Status: Approval with conditions

- Small Extension.

Ref. No: 85/P2132 | Status: Approval with conditions

- Partial Re-Thatching

Ref. No: 98/H0029 | Status: CLOSED



MATERIAL USAGE

As noted previously, oak framing will be utilised within the development with matching walling material to compliment and ensure compatibility with the setting of the application property and the surrounding area.

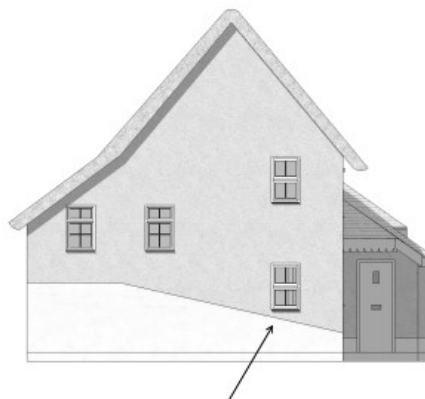
HERITAGE IMPACT

The Heritage Asset concerned with the proposal is the application property itself. As shown on the image above, the design, scale and position of the proposed works has been kept simple to ensure an acceptable and a complementary to the application property.

The works have been designed to accord with the surrounding area and the material usage appropriate to the style of buildings found within the locality.

Historic Fabric

The entrance to the proposed garden room will be confined to the existing window aperture as shown below:



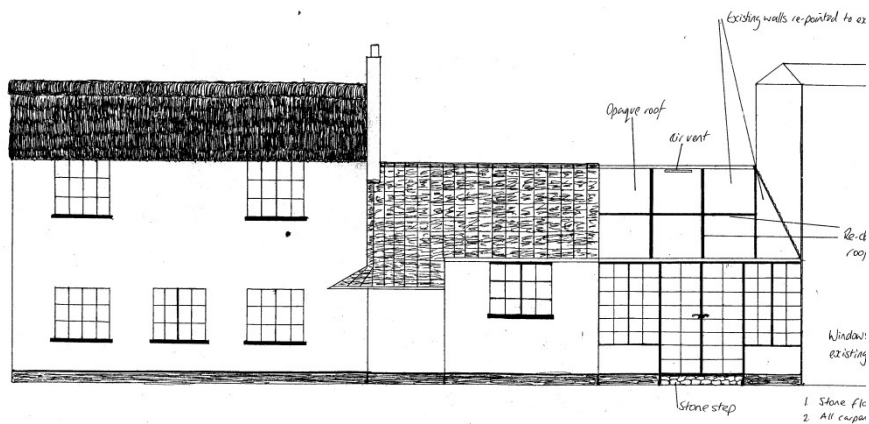
This entrance usage to ensure that the intrusion into the fabric of the dwelling



is limited to the area below the existing window aperture. The works around the entrance will be 'made good' to match the existing property walls in render.

PREVIOUS APPROVAL

As noted on the planning history (above) the property had permission for a garden room (conservatory) approval as per the plan extract below:



The extension to the host dwelling as per this previous approval gives further unbalance to the property. The photograph image below confirms the existing extension to the property which removes the original plan form of the property.



The proposed design as per this submission gives unimposing balance to the



property with the single storey proposal on the opposite elevation to the existing single storey extension.

The style of the proposed works provides a modern living space within the context of the listed building but discreetly scaled and positioned to represent a complimentary addition. The 'modern' yet compatible carefully sited proposal ensures the visuality of the sensitive dwelling is not impacted by the proposed works. The garden room structure allows for use of modern construction incorporating contemporary insulation techniques. In current times this type of building work is very important to environmental conservation in addition to the historic conservation of the main dwelling much valued by the property owners.

The immediate planning history alongside the previous alterations over many years to the dwelling confirms the property has been subject to development previously which has allowed growth with respect for the nature of the dwelling. The improvements and improvement in living space within this proposal allowing for the dwelling to prosper and increase the desirability in terms of current and future family needs. This proposal is thus evolutionary in nature and does not represent a precedent or represent a harm to the listed building or the surrounding area.

IMPACT ON NEIGHBOUR PROPERTIES

The position and scale of the works are such that they will have no detrimental impact on any neighbouring property.



ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

POLICY CONSIDERATION

Planning policies, both local and national, The Local Plan and the NPPF have been given serious consideration to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The proposed works have a high standard of design quality ensuring compatibility with host dwelling and surrounding area. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the application property and surrounding area. The choice of appropriate materials ensuring a complimentary attachment within the setting of the dwelling.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will not be impacted by introduction of the proposed works.

National Planning Policy Framework

The NPPF covers the requirement to describe the significance of the heritage asset affected by development and the weight of public benefit of the proposal against securing the optimum viable use of the building.



As noted above, the significant heritage asset involved is not damaged within the proposal development. The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development.

Noted in the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of the heritage asset and would not result in any harm or loss to the asset.

Furthermore, the provision of the proposed works will improve the practicality, adaptability, and longevity of the main house, providing improved and modernised usage for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future.

JUSTIFICATION

The proposal is quite low against the setting of the dwelling and surrounding area, impact on historic fabric is minimal and impact on surviving historical character is negligible.

We consider the proposed works have sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting visually or technically to the existing property, any neighbouring property, or the surrounding area.