



Planning, Design & Access, Flood Risk and Statement of Historic Significance

32no. Photo Voltaic Panels, 2no. Air Source Heat Pumps and internal remodelling to Grade II Listed Building

Southcombe Farm

Chapel Street

Axmouth

EX12 4AN

April 2024

Project Code: 24-015

Revision: A

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1.0 Planning Constraints and History

1.01 Statutory & Non-Statutory Designations

Statutory Designations	Site falls Within, Contains or Abuts
Conservation Area	No
Area of Outstanding Natural Beauty (AONB)	East Devon AONB
National Park	No
Site of Scientific Special Interest (SSSI)	No
Heritage/Listed structures	Grade II Listed
Scheduled Monument	No
Registered Public Rights of Way	No
Flood Risk Zone	Flood Zone 3
Tree or Hedgerow Preservation Order	No

1.02 **Planning History:** The planning portal contains various applications relating to this property, primarily listed building consents for works which otherwise would not require planning permission. The following is considered to be the planning history relevant to the property and the proposed works;

- Retention of 1no. window ground floor and lintel above door in back courtyard East facing wall; retention of 2no. windows on ground floor back courtyard North facing wall; retention of 2no. windows on ground floor and 2no. windows on first floor East facing wall. Ref: 23/1395/LBC, Approved 19th September 2023
- Change of use of field to domestic garden. Ref: 07/2770/COU, Approved 28th November 2007

1.03 **Planning Policy:** The following, National and Local policies are applicable to the application site;

- National Planning Policy Framework (NPPF)
 - Section 16 – Conserving and Enhancing the Historic Environment
- East Devon Local Plan (2013-2031)
 - Strategy 3: Sustainable Development
 - EN8: Significance of Heritage Assets and their Setting
 - EN9: Development Affecting a Designated Heritage Asset

2.0 Site and Surrounding Area

- 2.01 **Site Location:** Located East of Seaton, Axmouth is a village off the river Axe. The village is formed by a variety of dwellings, of different types and scales from across the history of the village including some Grade II listed properties.



- 2.02 **Site:** Southcombe Farm is located on Chapel Street, off the main road through Axminster. Southcombe Farm is a grade II listed thatched farm house from around the 16th or 17th century. The village expanded overtime around the property, and is now neighbored by many smaller plots to the east and west. Comparatively Southcombe Farm is within a larger area of domestic curtilage.



2.03 **Existing Building:** Southcombe Farmhouse is an “L” shaped dwelling within the South West of the site, facing towards Chapel Street.



The property is formed of two wings, facing the south west corner of the site. This screens the amenity space at the rear of the site from the public realm.



The rear “courtyard” of the property would house the new air source heat pumps. This is well screened from the road, and detached from the dwelling so as not to impact the historic fabric.



The garden at the rear of the site is set back from the road and screened from Chapel Street by both the existing dwelling and the planting along the site boundary



The existing wall between the bathroom and corridor is studwork. This application includes a proposal to reposition part of this wall to enable the enlargement of the existing bathroom. This would improve the usability of the bathroom with minimal impact on the use of the corridor and no detriment to the overall layout or character of the dwelling.

3.0 Proposal

3.01 **Photovoltaic Panels:** Proposed photovoltaic panels at the rear of the domestic curtilage will improve the sustainability and operability of a Grade II Listed building. By locating the PVs in the garden of the dwelling, it avoids any impact on the heritage asset (opposed to fitting the PV's onto the roof of the outbuilding). The neighbouring dwellings are orientated towards Chapel Street and Higher Lane respectively, none of the neighbouring properties are orientated towards the proposed PVs. Furthermore established planting along the boundaries to neighbouring properties screens the domestic curtilage of Southcombe Farm generally. The planting along the boundary with Chapel street, and the front wing of the building would also screen the PVs from the public realm

3.02 **Air Source Heat Pumps :** In conjunction with the proposed Photovoltaic panels mentioned above, new air source heat pumps would help towards the continued operation of the Grade II Listed dwelling. The air source heat pumps are proposed within the rear courtyard of the "L" shaped dwelling. Their location would be screened from neighbouring dwellings and the public realm. Located away from the walls of the existing dwelling, there would be no lasting impact on the heritage asset or it's character. Connections for the ASHP (Air Source Heat Pump) to the existing Plant Room will be via existing external Utility Room door, with minima impact on the existing structure. The Door and Utility room is directly behind proposed ASHP location, minimising service runs.

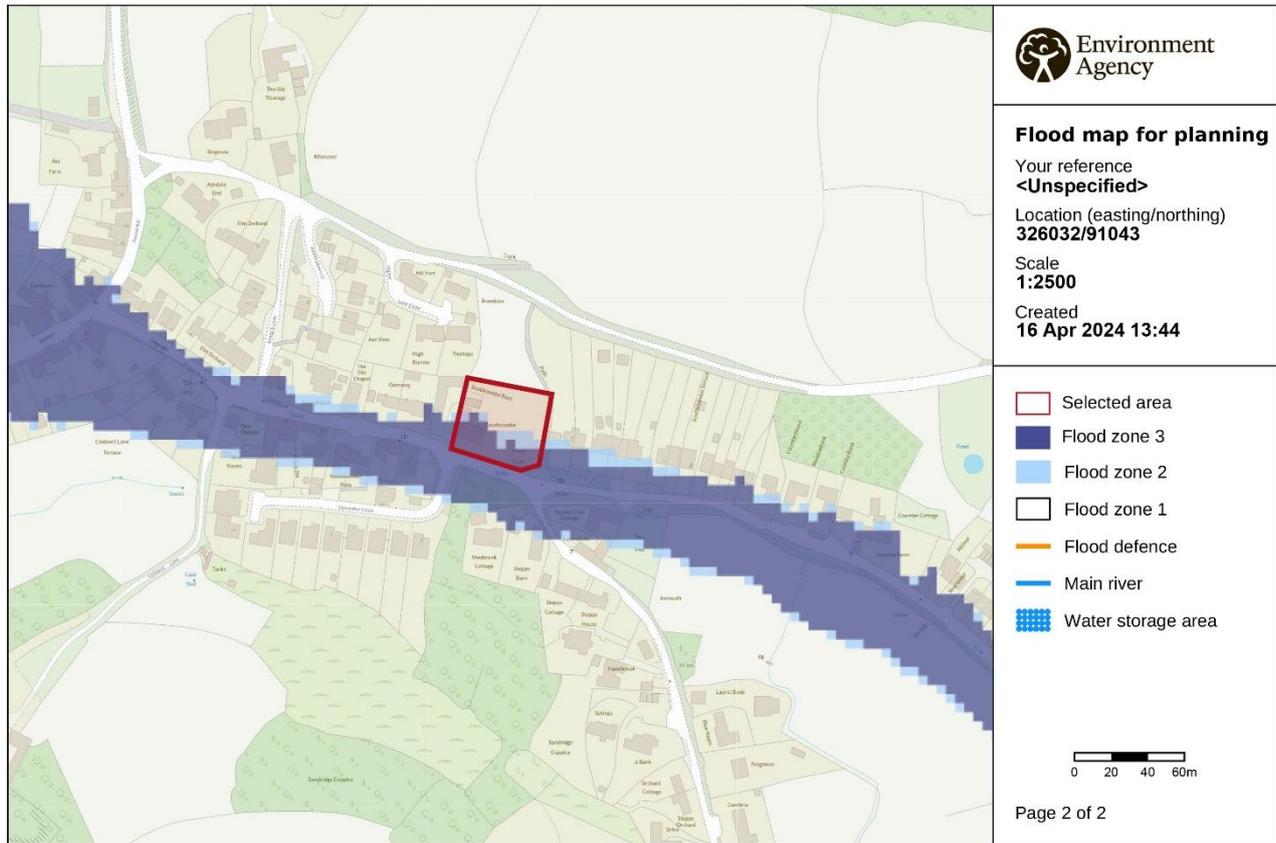
The proposed location is backed against the low level wall (as part of the existing external level changes), this helps to mitigate any visual impact of the air source heat pumps, whilst still being sited a suitable proximity to the existing Utility room.

3.03 **Sustainability :** Sustainability for the present and future use of dwellings is important however with regards to listed buildings it must be balanced with respecting and preserving the heritage assent. Along with environmental benefits, sustainable energy proposals (such as Photovoltaic and Air Source Heat Pumps) can help mitigate the cost associated with the running of a listed building. As mentioned above the location of these proposals has been carefully considered so as not to permanently alter or impact any parts of the heritage assets, whilst maximising performance to ensure the full benefit of the sustainable solutions for the occupants.

3.04 **Bathroom Wall :** The bathroom wall is formed of timber stud, and with minimal significance in comparison to the wider heritage asset. It is proposed to demolish a small section of this existing wall and erect a new wall protruding marginally further into the corridor, to enable an enlargement of the existing bathroom. The enlargement of the bathroom will enable the installation of a standalone shower to the existing bathroom, which will utilise the existing drainage runs. This would improve functionality of the bathroom, without impacting or

significantly altering existing services. The impact onto the corridor would be negligible, and the character and overall use of the dwelling would be unaltered.

4.0 Flood Risk Assessment



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- 4.01 The property lies on the edge of Flood Zone 3. The environment agency mapping (above) indicated that it is the front half of the site (where there dwelling is located) that sites within the higher flood zone. The rear of the site is only located within Flood Zone 1
- 4.02 The proposed photovoltaic panels are located are the rear of the site, within Flood Zone 1. These would therefore not be impacted by any flood risk
- 4.03 As per the photo of the “rear courtyard” included above in **2 Site and Surrounding Area** the rear of the property where the proposed Air Source Heat Pumps (ASHP) would be located is terraced at a level higher than the floor level of the dwelling. The location for the ASHP is also on the edge of Flood Risk 3 as per the above mapping. It is therefore reasonable to conclude that the ASHP would not be reasonably impacted by any level of flood risk.

5.0 Statement of Historic Significance

5.01 **PURPOSE:** The purpose of this statement of historic significance is to accompany the application for listed building consent, in support and justification for the works to Southcombe Farm, a Grade II listed property.

5.02 **SCOPE OF THE PROPOSAL:** As highlighted in the Scope of Works drawings, the extent of the proposed repair works are as follows;

- 32no. new photovoltaic panels located within the domestic curtilage
- 2no. air source heat pumps at the rear of the property
- Repositioning internal wall at first floor to enlarge existing bathroom

5.03 **Listing:** The following information is taken from the Historic England listing for London House.

Statutory Address:	South Combe Farmhouse
County:	Devon
District:	East Devon (District Authority)
Parish:	Axmouth
National Grid Reference:	SY 2600791066

Details

SY 29 SE Axmouth Chapel Street 14/3 29.3.83 South Combe Farmhouse GV II

Farmhouse. Small C16 or C17 rendered stone rubble house with C17 white-washed rubble wing at rear forming L-shaped plan. Thatched roof with half hipped ends. Two storeys. Three window range. One four light moulded wooden mullion window and later casements. Plank door to cross passage to left of centre with thatched rustic porch. Rebuilt brick ridge and end chimney stacks. West end faced in concrete blocks. Wing at rear one storey and attic, with gable-ended thatched roof and eyebrow dormer. Interior: fireplace backing onto cross passage. Stopped chamfer ceiling beams.

5.04 **JUSTIFICATION:** The proposed photovoltaic panels and air source heat pumps would improve the efficiencies of the property, without detriments to the character of the historic asset. The proposed sustainable technologies would help towards the operational viability of the long term running of the dwelling. Locating the PVs in the garden opposed to the roof of the outbuilding limits impact on the overall heritage asset, and avoids any changes to the built structure.

The changes to the first floor bathroom would be minor, improving usability of the existing bathroom without detriment the character of the property.

5.05 **SUMMARY:** The proposed works would results in minimal impact on the heritage asset. The photovoltaic panels and air source hear pumps would improve the sustainability of the dwellings occupation and maintenance without out lasting impact on the listed building.

The only permanent change to the listed building is the enlargement of the first floor bathroom. The existing wall is of studwork construction, and the proposed alterations will not negatively impact the character or use of the listed building.

6.0 Conclusion

- 6.01 **Critical Summary:** The application is for minor alterations to a Grade II listed dwelling. The Photovoltaic panels and Air Source Heat Pumps will help in improving the sustainability of the dwelling, without causing lasting impact to the heritage asset.

The minor enlargement of the first floor bathroom is the only structural alteration to the dwelling. This involves works to a timber stud, which does not make a significant contribution to the overall heritage asset. The proposed works will improve functionality of the bathroom, allowing for a full sized shower maintaining existing drainage runs (avoiding larger alterations to the dwelling).

- 6.02 The applicant therefore respectfully requests East Devon County Council's support and granting of listed building consent for the proposed repair.