

**Chain Bridge Lodge  
New Barn and Sewage Treatment Plant  
Design and Access Statement**



Chain Bridge Lodge is a 2-bedroom cottage situated between the road and the River Exe southwest of Bampton.

It consists of a small 2-storey house which originated as a decorative lodge to the Stuckeridge Estate, and was subsequently extended. It is mainly of rendered stone and possible cob construction with a thatched roof.

Chain Bridge Lodge is used as a small home, and the new owners are currently carrying out some internal alterations, previously agreed under 23/01558/LBC. It has now become apparent that the small house is lacking in storage space, and they would like to construct a new barn within the curtilage to address this. The new building would also provide storage for basic agricultural equipment, a car and storage of flood gates etc out of the flood season, as well as the borehole filtration equipment and an EV charging point.

**Designations**

Chain Bridge Lodge is Listed Grade II  
The adjacent Gates to Chainbridge and also the Chain Bridge  
are each also Listed Grade II  
The site is in National Character Area 145 Exmoor, but close  
to the boundaries with NCA148 Devon Redlands and 149  
Culm.



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**Planning History**

- 23/01558/LBC Listed Building Consent for internal alterations to ground and first floor layout and replacement of central light in kitchen window – granted 12th December 2023
- 22/00724/FULL Erection of a machinery and equipment storage building – Refused 27 May 2022
- 22/00723/HOUSE Erection of a double garage with room above - Refused 27 May 2022
- 01/00102/LBC Listed Building Consent for replacement of floorboards on ground floor with concrete - Granted 29 Mar 2001
- 06/00178/WR Relocation of existing access, alteration and improvement - Land adjoining A396 and Chainbridge Weir Bampton – Appeal Allowed 1 June 1995
- 94/00713/FULL Relocation of existing access, alteration and improvement - Land adjoining A396 and Chainbridge Weir Bampton – Refused 24 June 1994
- 93/01329/FULL Maintenance works to reinstate existing weir to its original level and construction of fish ladder - Chainbridge Weir Bampton/Oakford – Granted 8 Nov 1993
- 91/02102/FULL Alteration to existing vehicular access for major maintenance of chain bridge weir and leat - Land adjoining A396 and Chain Bridge Weir part of Duvale Barton Holding Bampton – Refused 9 June 1992
- 91/00498/FULL Erection of two-storey extension & installation of septic tank drainage | Iron Mill Lodge (Adj. Chain Bridge) Oakford – Refused 3 July 1991

**Setting**



Chain Bridge Lodge is situated some two miles southwest of Bampton between the A396 and The River Exe. It sits on level ground on the flood plain of the river, with woodland rising either side of the river.

The Mid Devon Landscape Character Assessment denotes the area as being LCT 3G – River valley slopes and combes, where the lack of extensive settlements and the relative isolation of farms and small-scale villages in this landscape type create a strong sense of serenity but the peace and tranquillity is interrupted by main roads running along the lower valley slopes.

The house is set back from the road, its position dictated by its former use as a lodge to the Stuckeridge Estate, the estate being entered here by way of the 19<sup>th</sup>c chain bridge across the river. There are hay meadows to the south and a garden area around the lodge. There is a leat between the lodge and the road, providing water power to Duvale downstream.



**Existing and Proposed Use**

Existing garden area to the south of the 2-bed dwelling.  
Proposed Storage building and sewage treatment plant

**Layout**

New single storey barn.

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**Access**

The existing parking spaces and access to the road will all be retained.

The existing hard standing will remain and act as a frontage to the new building.

**Materials**

Walls – timber cladding

Roof – box profile sheet metal roofing in Anthracite grey

Doors – grey powder coated shutter doors.

**Drainage**

The house currently has a substandard septic tank and soakaway, not suited to its location beside the river. It is proposed to install a new sewage treatment plant, which will outflow into the adjoining leat. There are restrictions on siting it too near the existing borehole.

Existing surface drainage all to remain as existing.

Rainwater from the roof of the new building will be directed towards the leat at the rear.

**Amount and Scale**

New 6 x 12m barn.

The ridge height of the lodge at its highest point is 7.3m, whereas that of the proposed barn is 5.137m.



**Landscaping**

Existing trees and hedges all to be retained.

The barn will be set behind the established planting to the south of the house, which will all be retained. It will not be visible when approaching from the road and through the gates, and only glimpsed from the chain bridge itself.

### **Wildlife**

It is not expected that the proposal will impinge on any protected species.

Biodiversity enhancement - nest boxes will be provided for the woodland bird assemblage, and bat boxes such as the Schwegler 2F will be installed in suitable locations.

### **Flooding**

Chain Bridge Lodge is in Flood Zone 3. A Flood Risk Assessment is attached.

### **Planning Considerations**

#### **Mid Devon Local Plan 2013 – 2033**

#### **S1 Sustainable development priorities**

Improvement to existing housing stock – the proposal will result in a useful storage, ancillary to the house, suiting the needs of retirement life and to meet the needs of present and future generations with a high-quality built environment, whilst conserving and enhancing the natural and historic environment with good sustainable design that respects local character, heritage, surroundings and materials.

The impact of new development on the heritage asset is assessed in the accompanying Heritage Statement.

Meeting the challenge of climate change – the barn will house improved water filtration equipment, as well as an electric vehicle charging point, supporting a low carbon future.

#### **S9 Environment**

The proposal aims to promote high quality sustainable design, using sympathetic materials which respect local distinctiveness. The proposal aims to respect the significance of the heritage assets.

The roof pitch will be 25 degrees, which is considered to be more suitable to the location than the traditionally much lower roof pitch associated with steel portal frame agricultural buildings.

The new sewage treatment plant will replace the existing substandard septic tank and soakaway, not suited to the location by the river.

#### **S14 Countryside and Policy DM11 - Residential extensions and ancillary development**

The barn will provide storage accommodation, ancillary to the dwelling. It will be located within the curtilage of the dwelling, but will be set back behind the existing established planting and will be subservient to the house. The ridge height of the house at its highest point is 7.3m, whereas that of the proposed barn is 5.137m.

### **Development management policies**

#### **Policy DM1 High quality design**

The proposal has been developed to take into account the characteristics of the listed house;

- The location has been chosen to have regard to the heritage assets and their setting;
- The existing wildlife habitats would be enhanced;
- There would be no increase in road traffic;
- The appearance and character of the surrounding landscape would not be unacceptably harmed by the development;
- It is considered that there would be no significant adverse impact on the amenity of the occupants of neighbouring properties;

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**DM25 Development affecting heritage assets**

- The significance, character, setting, appearance, design, layout and local distinctiveness of the house have been considered. The historic fabric of the house will not be affected. The setting would not be unduly affected.
- A Heritage Statement is included with this application which sets out the details of the heritage assets and a consideration of the impact of the development upon them and their setting.



**Conclusion**

Chain Bridge Lodge is a fine example of a “cottage orné”. Whilst having undergone some alterations in relatively recent years, it now needs some additional storage accommodation, together with improved waste treatment, to suit it to the requirements of active retirement life.

The proposals will greatly improve the accommodation, whilst not affecting the significance of the historic asset and its surroundings.

