

DESIGN & ACCESS AND HERITAGE STATEMENT



Project: Rear Bay Extension, Internal Alterations and Landscaping to rear at 4a Odun Road, Appledore, EX39 1PT

For: Orchid Construction Ltd

Date: 26.04.2021

General:

The property comprises a two-storey structure set in a terrace on the western side of Odun road and, is contained within the Appledore Conservation Area. The property is a grade II Listed Building, and is grouped with numbers 4 & 5 either side.

The single-frontage property, which faces Odun road, is typical in style with painted render, timber sash windows, and slated roof covering. The rear of the property may have been extended in the past, with a two storey 'Outrigger' style structure extending approximately 6.8m from the original house.

This comprises a dining, dining and utility to the ground floor and bedrooms and wc facilities to the first floor.

The property is cut into the ground, which slopes up towards the rear. At the rear of the property, access from the kitchen leads out to a higher level garden, which is approximately 5.1 m x 16 m. The garden is enclosed with feather board fencing to the north and west boundaries, and a cob wall running along the southern boundary.

A small wc structure with a slated lean-to roof attaches to the dwelling at the rear, and is accessed from the garden.

The proposal is to make some alterations principally to the existing ground and first floor internal layout, which will involve the removal of some existing partition walls and taking up/replacing existing ground supported concrete floors.

The rear lean-to structure on the ground floor, which is a poor state of repair, is proposed to be removed.

The landscaping at the rear will include new terraced areas, comprising a paved area, leading to a semi-enclosed garden area at the rear of the site.

The proposed rear bay extension is to be accessed directly from the proposed dining room and will partially set into the rising ground at the rear, with high-level windows to the three sides, and a glazed lean-to roof.

The motivation behind this proposal is to improve the property to make it more attractive for future users by modestly re-configuring the floor layout, and thereby forming a sustainable plan which will enable the existing fabric, and historic character and features of the Listed Building to remain in good order.

Amount

The existing combined floor areas totals 156m². Following development, the removal of the rear wc, and the new bay sees a total of 160m², which is a net gain of 4m².

Scale

Following development, the scale of the building will not be changed.

Layout

Generally, the layout will not be altered. The principle rooms will remain with the exception of the kitchen, which will be situated in the centre room on the ground floor.

The first floor bedrooms will remain as per the existing, albeit with additional en-suits respectively.

Appearance

The appearance of the building will from the front will be enhanced by the proposed new natural slates.

At the rear, the appearance will be enhanced following development with the new natural slates, and the proposed bay offering a more balanced rear elevation over the off-centre, high level window that currently exists.

The levelled paved patio area and the rear garden will provide a pleasing mix of spaces that will be fitting to the size of the property. The materials used will be in keeping and enhance the properties' style and character.

Access

The access arrangements will remain unchanged.

HERITAGE STATEMENT

LIST ENTRY:

No. 4, together with part of 4a (Odun Cottage), Odun Road, Appledore

Overview

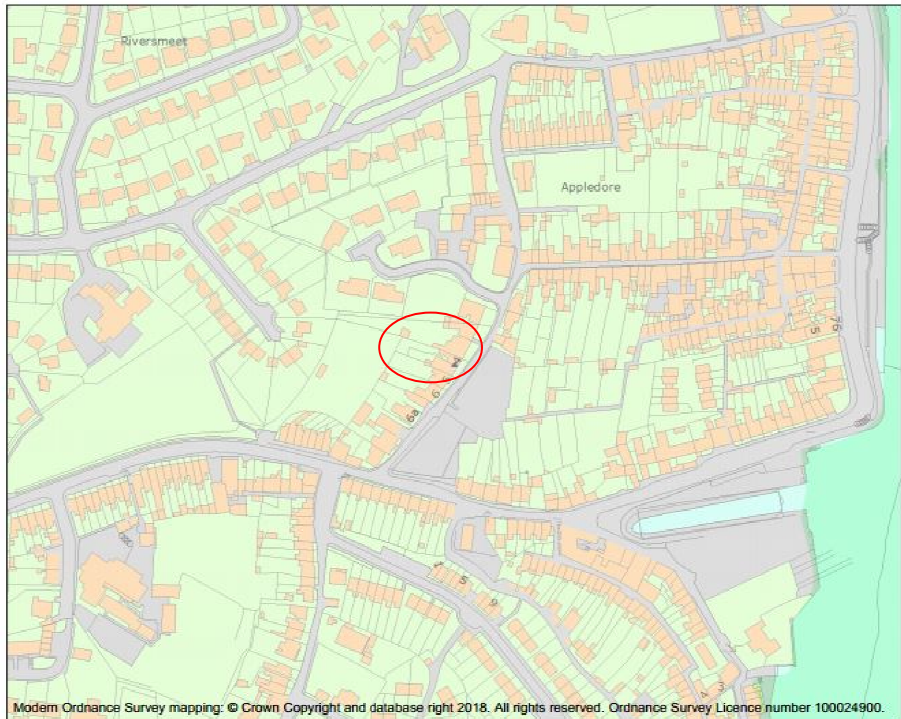
Heritage Category: Listed Building

Grade: II

List Entry Number: 1169946

Date first listed: 19-Feb-1973

Statutory Address: No. 4, together with part of 4a (Odun Cottage), Odun Road, Appledore



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: No. 4, together with part of 4a (Odun Cottage), Odun Road, Appledore

Heritage Category: Listing

List Entry No : 1169946

Grade: II

County: Devon

District: Torridge

Parish: Northam

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.


Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: SS4630530402

Map Scale: 1:2500

Print Date: 26 August 2020

 Historic England
HistoricEngland.org.uk

Location

Statutory Address: No. 4, together with part of 4a (Odun Cottage), Odun Road, Appledore

The building or site itself may lie within the boundary of more than one authority.

County: Devon

District: Torrington (District Authority)
Parish: Northam
National Grid Reference: SS4630530402

Details

SS 4630 1/56 1457

ODUN ROAD, APPLIEDORE, No. 4, together with part of 4a (Odun Cottage)

(Formerly listed as No. 4)

II GV

C18 or early C19, 2 storey, plastered front. 3 sash windows at 1st floor, side windows are 2-light. Early C19 doorway has cornice on moulded consoles. Door has 6 fielded panels, reeded pilasters.

The left hand bay forms part of No 4A ODUN ROAD

All the listed buildings in Odun Road form a group.

Listing NGR: SS4630530402

Legacy

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

Legacy System number: 90654

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.

Impact of development on Heritage Asset

External Alterations

External alterations at the front of the property are limited to the renewal of the slates to the front roof slope with natural slates.

The external alterations at the rear of the property comprise the removal of the lean to wc structure, the lowering of the ground level adjacent the dwelling, the new French doors and windows, and utility window.

The rear roof slopes are proposed to be renewed with grey natural slates also.

2 no. new roof lights are proposed to the rear slope, giving additional light to the loft room.

The existing man-made fibre-cement roof slates are to be re-covered with new grey/blue coloured natural slates. This will provide enhancement to the listed building as natural slates would most likely have been used originally to cover the roofs.

Internal Alterations

The internal alterations to the ground floor are limited, and comprise the creation of a new glazed bay looking outwards to the rear garden, and a new utility window. The existing wall to one side of the chimney breast is proposed to be removed, with a new single door giving direct access between the kitchen and dining room. The existing door and window leading to the rear steps is in a poor state of repair, and is proposed to be replaced in hardwood.

New partition walls will be created adjacent the utility and stairs to create a new ground floor wc compartment, whilst retaining the existing utility room.

In the living room, the applicant wishes to reinforce the suspended timber first floor over with a new steel beam at the mid-position. This will be set between the joists and therefore concealed above the ceiling.

The first floor alterations are limited, and include alterations to the existing bathroom. The bathroom partition wall facing the stairs is currently painted lain edged timber. This is proposed to be replaced with a timber stud partition, with white painted plasterboard and lightweight skim. To bedroom 3, a new enclosure is proposed, which will serve to enlarge the existing bathroom to provide a shower and changing space opposite. A 'Jack and Jill' arrangement will allow access to the shower room from bed 3 and the first floor landing. All other new first floor partitions will be constructed in the same manner.

It would be reasonable to conclude that the proposed works will significantly improve the building in many ways when compared to its present form and condition. The condition of the building fabric, in many areas, is in a poor state of repair. The proposed works will see these areas return to a good condition, and be carried out with materials and workmanship that will be sympathetic to the building.

Therefore the proposed works provide a sustainable approach, which will allow the building to be used and enjoyed by its users for many years to come in the future.

Schedule of Items to be removed



Figure 1 Lean to wc compartment



Figure 2 Existing door/window to be replaced



Figure 3 High-level kitchen window and adjacent ground level to be removed



Figure 4 Lean-to wc to be removed

For more detailed information, please also refer to plans 22/20 – 01, 02, and 03.