

Heritage Statement

Subject - Figgins – Proposal for electric vehicle charging point and off road parking

Figgins is a grade II building listed in 1986 with the following note

SX 98 SE LYMPSTONE CHURCH ROAD (north side), Lympstone 5/10 Figgins - GV II

Detached house. Early C19 with an earlier rear wing. Blocked stucco, some cob, on limestone footings; hipped slate roof with lead rolls to hips and ridge and deep eaves. L-shaped plan; the front range single-depth, with room on either side of entrance hall with rear outshut, heated by rear stack; the wing is heated by a lateral stack to the right-hand elevation, both shafts plastered. The stairs occupy the inner angle at the junction of the 2 ranges. 2 storeys. Front: symmetrical 3 window range; pilaster quoins; 1st floor casement windows of 2- lights, that to the centre narrower than the others. Tall, 2-light casement window to either side of doorway; panelled door, rectangular fanlight; canopy on shaped brackets. Pretty shaped eaves fascia. Rear wing with casement windows, and one sliding sash with wooden guiding keys. Interior: the roof of the wing with straight principals, crossed and pegged at apex, extends into the roof space of the front wing; this feature together with the position of the stairs indicates a pre-C19 build, but precise dating is not possible.

The Works proposed qualifies as a simple concept to effect an electric vehicle charging point with the necessary compulsory off road parking to the front of the property. The following points are considered relevant to the Heritage status in respect of the proposed Works which is deemed to be specifically associated with visual aspects given the nature and content of the original listing narrative;

- Location of the property is recognised as being within a conservation area.
- No actual change is involved to the structure of the listed property or separate curtilage building (the latter being attached to the garage of the unlisted Wistaria Cottage, next doors property).
- Minimal impact will result to frontal view aspect of the property and the current aesthetic nature of the building will be maintained
- Frontal view aspect of the property has been well maintained and significantly enhanced since ownership by the current applicant purchase in 2008.
- All visual materials involved in the Works will be either reused items or exact equivalent match to that existing.
- The associated Design and Access Statement submitted as part of the Works contains aspects which maybe considered to be also relevant to Heritage issues and should be read accordingly.