



HERITAGE STATEMENT

PYNES HILL COTTAGES, UPTON PYNE HILL, EX5 5ED



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REVISED 25/08/2021

INTRODUCTION

Pynes Hill Cottages comprise a cluster of traditional thatched roofed and stone/ cobbed walled dwellings set adjacent to the road leading from Cowley Bridge, Exeter to the village of Upton Pyne. They currently are (and have for a long time been) in the ownership of the Pynes Estate.

The cottages are of an estate worker form, and they have long accommodated a mixture of estate workers, retired estate personnel and open market tenants. The clusters of cottages are numbered 1, 2 and 3 but numbers 1 and 2 have previously been linked in order to create one larger dwelling with two separate staircases. Number 3 remains as a standalone residential unit.

It is understood that numbers one and two Pynes Hill Cottages were occupied for over 30 years by tenants who have reached an age that prevents them managing on their own. As a result of this lengthy occupancy, no internal upgrade or refurbishment has taken place with the exception of essential safety or electrical works.

An inspection of the building interior indicates a range of works that took place around the 1950's and a slight upgrade in the 1970's. The exterior of the premises is however in excellent condition based on a periodic maintenance cycle and re-thatching at some point in the recent past.

The purpose of this statement is to create a record of the premises and its current form and to display the approach to a sensitive range of much needed internal upgrade works to make the home legally and safely occupied with an element of future proofing to ensure that it meets the needs of all sectors of the community.

Lastly, outside the garden curtilage but on a piece of land immediately abutting the garden, two dilapidated garages are proposed for replacement with a new timber structure. The current garages are of a fragile construction form, clad with asbestos and they are of a size that is too small for a modern vehicle.

A separate planning application will be submitted to cover the replacement of the existing garages but these are not within part of the listed curtilage.

LISTED BUILDING ENTRY

Set out on this page and the following pages are the listed building entries for 1 and 2 Pynes Hill Cottages and a similar entry for number 3. Whilst the homes operate as a group of historic structures, there are no proposals to modify number 3 on this occasion.

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1097595

Date first listed: 25-Oct-1984

Statutory Address: PYNES HILL COTTAGES, 1 AND 2, UPTON PYNE HILL



LISTED BUILDING ENTRY (CONTINUED)

Map



Location

Statutory Address: PYNES HILL COTTAGES, 1 AND 2, UPTON PYNE HILL

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

County: Devon

District: East Devon (District Authority)

Parish: Upton Pyne

National Grid Reference: SX 90886 96324

Details

UPTON PYNE UPTON PYNE HILL SX 99 NW 3/66 1 & 2 Pynes Hill Cottages - - II Cottage, formerly 2 cottages. Late C17. Rendered cob on a stone plinth. Thatched roofs: the cottage to the south (formerly no.1) hipped to the left, but gabled to the right with a large external end stack with bake-oven bulge and the cottage to the N (formerly no.2) with half-hipped gable and end stack. Both cottages, although later extended, were originally single-celled structures, and together form an L-shaped plan. 2-storeyed throughout. Front of No. 1 with slightly right of centre door with timber jambs and lintel and irregularly placed windows, 2 to each storey, the upper-floor window lintels boxed and forming part of the wall plate. C19 9- and 12-pane casements. No. 2 is altogether smaller, with its door placed close to the angle formed by L-plan. Internally, both cottages retain large, chamfered beams, and a renewed newel staircase. No. 1 has original fireplace with stone back and jambs and brick-lined side oven. Roofs of principal rafters and collars. The upper storey of No. 2 has its early floorboards, all broad but of irregular width.

Listing NGR: SX9088696324



LISTED BUILDING ENTRY (CONTINUED)

Legacy

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

Legacy System number: 86117

Legacy System: LBS

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.



Date: 18 Sep 2002

Reference: IOE01/09198/04

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Archive image, may not represent current condition of site.

On the following pages, details of the listing entry for number 3 Pynes Hill Cottages is set out, albeit no works to this building are proposed.

LISTED BUILDING ENTRY (CONTINUED)

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1097596

Date first listed: 25-Oct-1984

Statutory Address: PYNES HILL COTTAGES, 3, UPTON PYNE HILL

Map



Location

Statutory Address: PYNES HILL COTTAGES, 3, UPTON PYNE HILL

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

County: Devon

District: East Devon (District Authority)

Parish: Upton Pyne

National Grid Reference: SX 90883 96340



LISTED BUILDING ENTRY (CONTINUED)

Details

UPTON PYNE UPTON PYNE HILL SX 99 NW 3/67 3 Pynes Hill Cottages - - II Cottage. C18. Rendered cob on stone plinth. Thatched roof, hipped, with truncated stack at left-hand end. Front almost symmetrical, one window on each floor to either side of very slightly off-centre door, mostly with C19 4-pane casements. No windows to right (road) end; only one small 1st floor to left of stack at other end. The back elevation is obscured by C20 wooden extension. Internally all features appear to be C19 (interior not inspected). This cottage contributes to an attractive group, with Nos. 1 & 2 Pynes Hill Cottages.

Listing NGR: SX9088396340

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Legacy

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

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Date: 18 Sep 2002

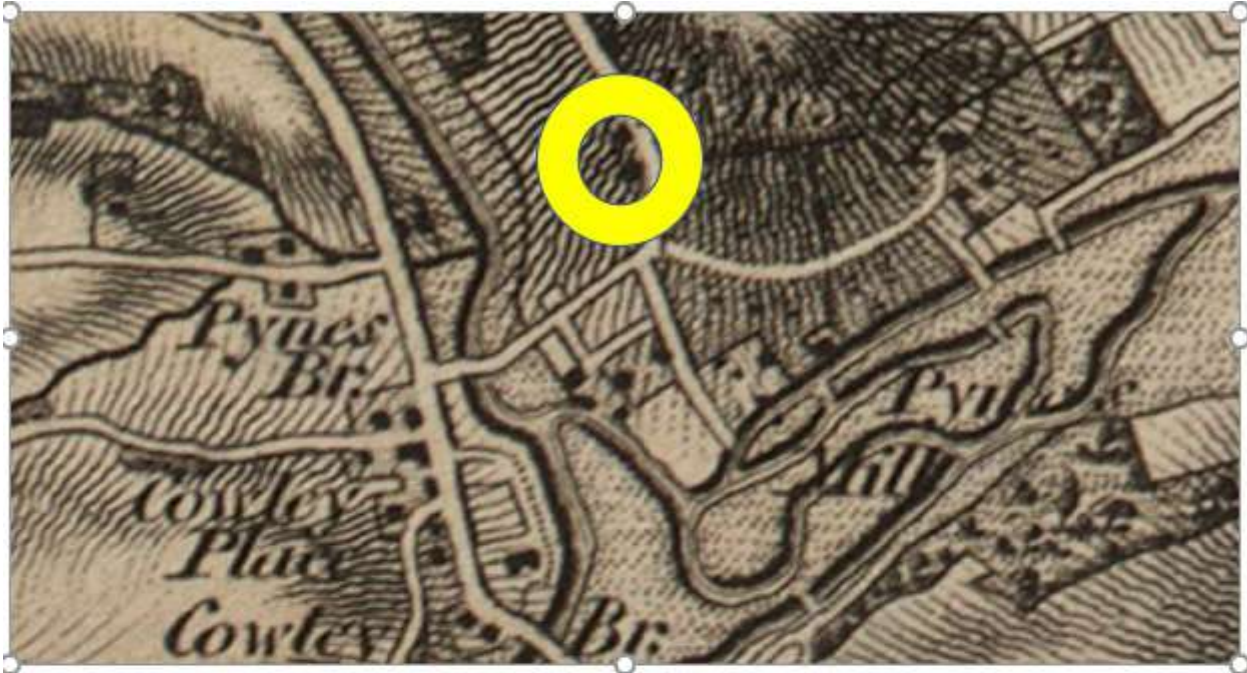
Reference: IOE01/09198/05

Rights: Copyright IoE Mrs Jean M. King. Source Historic England Archive

Archive image, may not represent current condition of site.

HISTORIC MAPPING

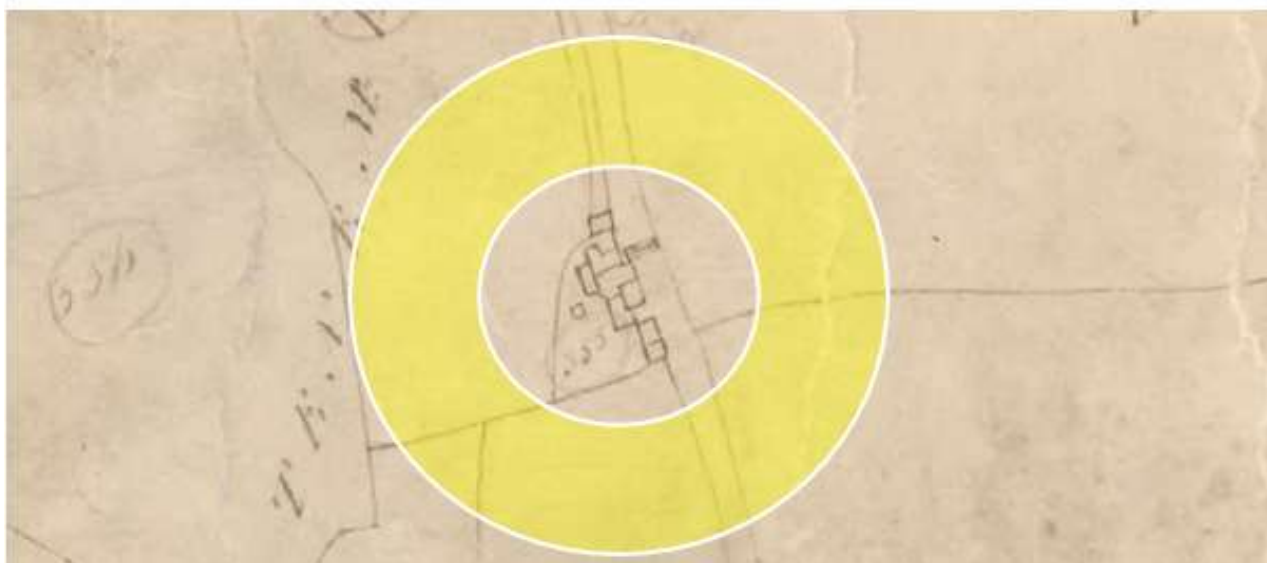
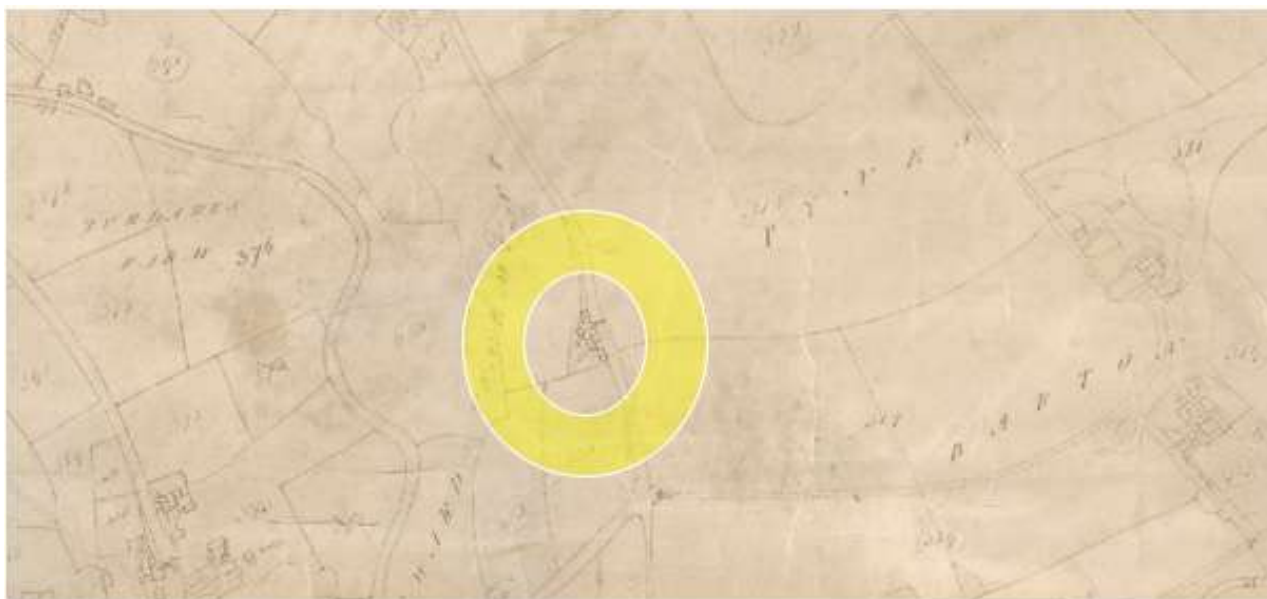
The cottages originate as purpose built housing from the late C17. A review of available mapping provides some information dating back to 1809. No maps prior to that date were found and the area around the buildings has remained largely unchanged for many centuries. Some field divisions may have been created and trees will have grown to maturity. The surrounding road network is similarly largely unchanged, albeit the 1809 map shows differences to the current roads.



1809 Map – Section showing date and author and enlargement near the site.

The yellow circles identify the group of cottages and their relationship with the surrounding land. In 1809 it can be seen that the road network to the South of the cottage was different to the current adopted highway arrangements.

HISTORIC MAPPING (CONTINUED)



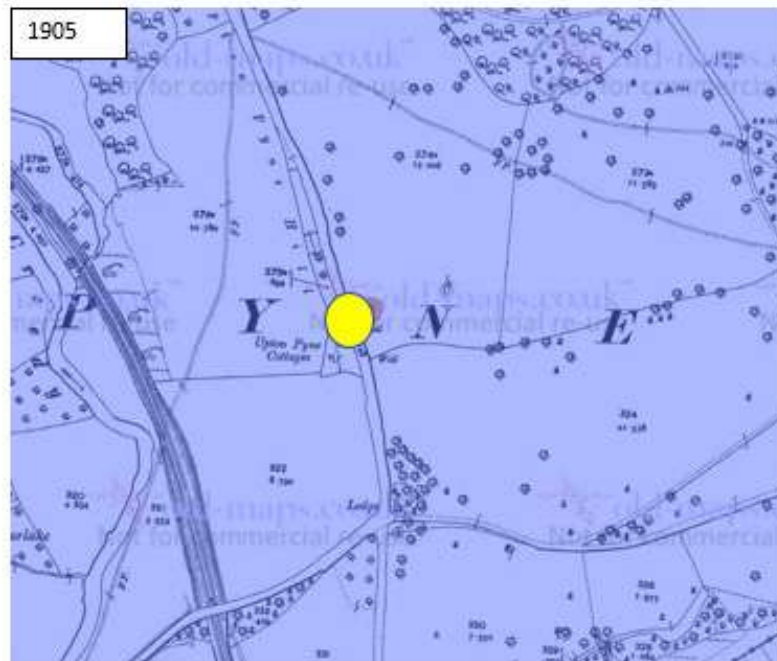
1838 Tithe Map – Showing the area with the cottages in the centre and a close up extract.

The Tithe Map entry records indicate that the mapping was the work of Edward Brown of Newton St Cyres, under entry line 482.

An examination of the building shapes seem to indicate the cottage cluster in the same shape as per C21 with an overall land and garden allocation, similarly the same. The buildings to the South of the cottages are however lost and this is the approximate location of the existing, dilapidated garages.

The road arrangements to the South of the cottages has changed and a link to the Crediton Road appears to be more in line with the C21 format.

HISTORIC MAPPING (CONTINUED)



The yellow dots indicate the location of the dwellings known as numbers 1,2, and 3 Pynes Hill Cottages, Upton Pynes.



AERIAL PHOTOGRAPHS



These images are taken from Google Earth historic satellite data. The photographs date back over some 20 years and no discernible changes to the site format can be seen. The remote garages are on the lower (South) section of each image.

AERIAL PHOTOGRAPHS (CONTINUED)



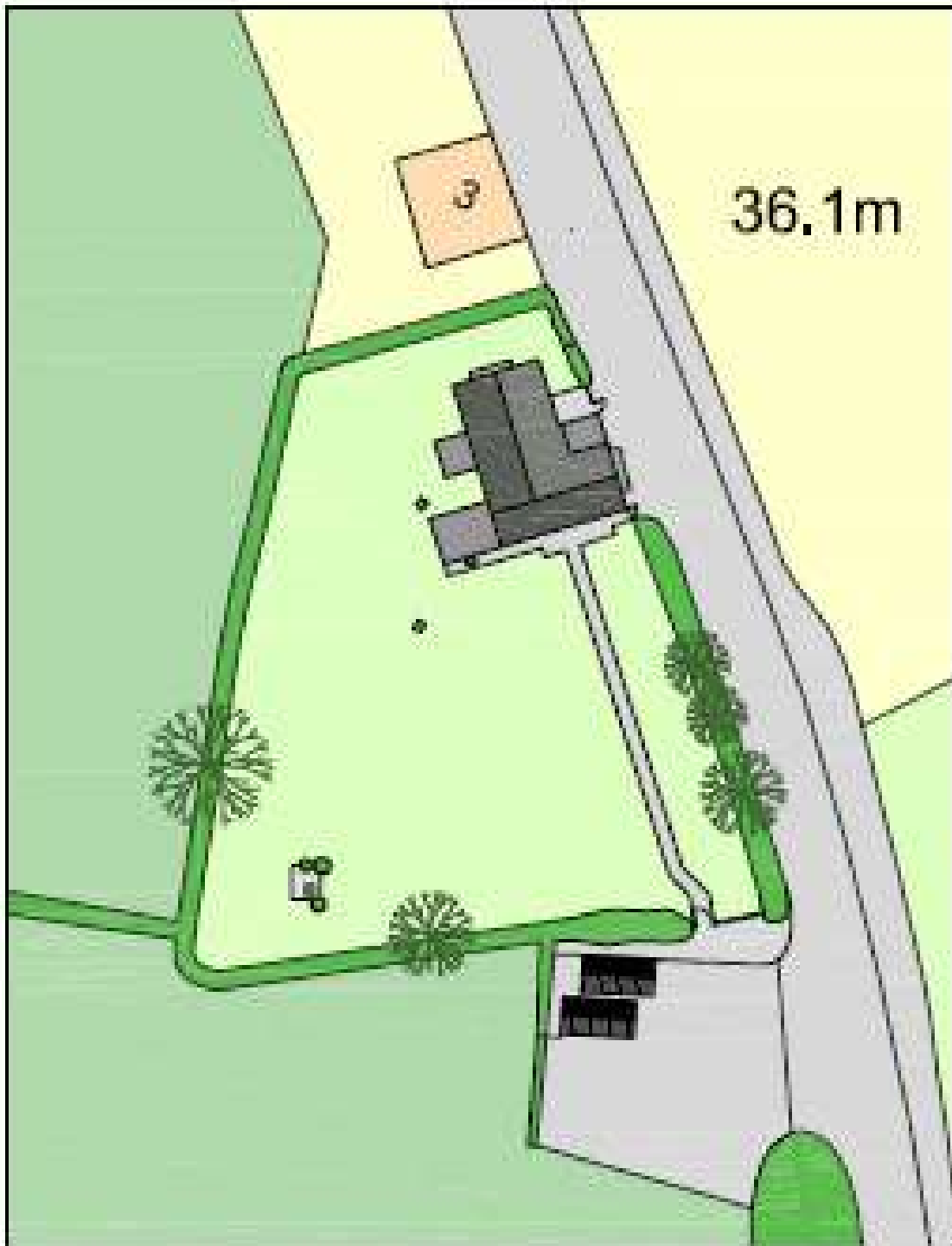
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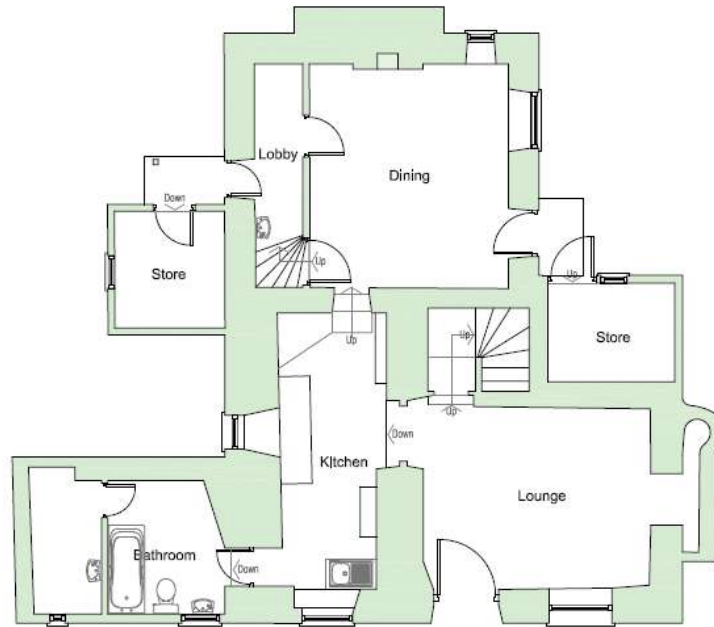


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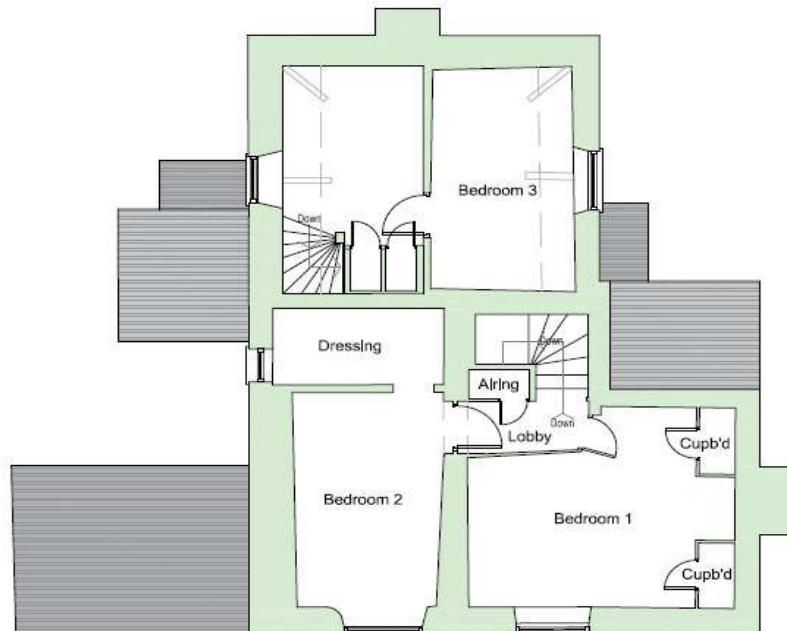
EXISTING BUILDING DATA



EXISTING BUILDING DATA (CONTINUED)



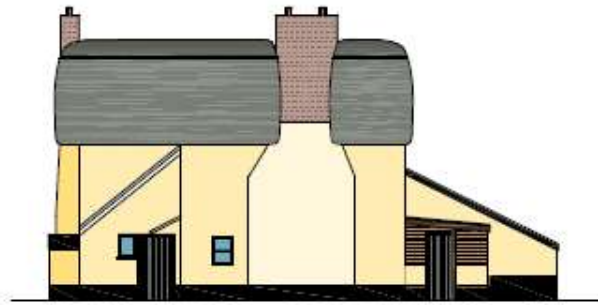
GROUND FLOOR PLAN



FIRST FLOOR PLAN



EXISTING BUILDING DATA (CONTINUED)



NORTH FACING ELEVATION



WEST FACING ELEVATION



SOUTH FACING ELEVATION



EAST FACING ELEVATION

RECORD PHOTOGRAPHY – JULY 2021



South facing elevation of cottage 1 showing front door.



West facing elevation of cottage 1 with monopitch lean to roof and cottage 2 to the left of the photograph.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



West facing elevation showing cottage 2 in the foreground and its rear porch and outbuilding.



North facing end wall of cottage 2.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



East, road facing elevation. Cottage 1 is on the left and cottage 2 on the right.



Road view facing North of cottage 1 with cottage 3 in the distance.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Detail view of cottage 1's front door and porch.



Detail image of typical window on the buildings.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Detail of West facing element of cottage 1 showing end half gable and lean to.



Detail of East facing element of cottage 2 facing the road with entrance door porch and later outside store on the left of the image.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Detail view of cottage 1s West facing rear door and outside porch and store (later addition)



Internal view of East elevation cottage 2 store facing the road.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Internal views of cottage 2's external store facing the road. Construction indicates a mixture of block work and cob and stone with a small infilled window evident in the top left hand photograph. Roof comprises a later timber rafter and sheet roofing material.



RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



First floor bedroom, cottage 2.



First floor landing, cottage 2.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



First floor landing, cottage 2 – note small C20 fireplace.



First floor bedroom, cottage 2.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



First floor bedroom, cottage 1 – note C20 vanity unit and heater.

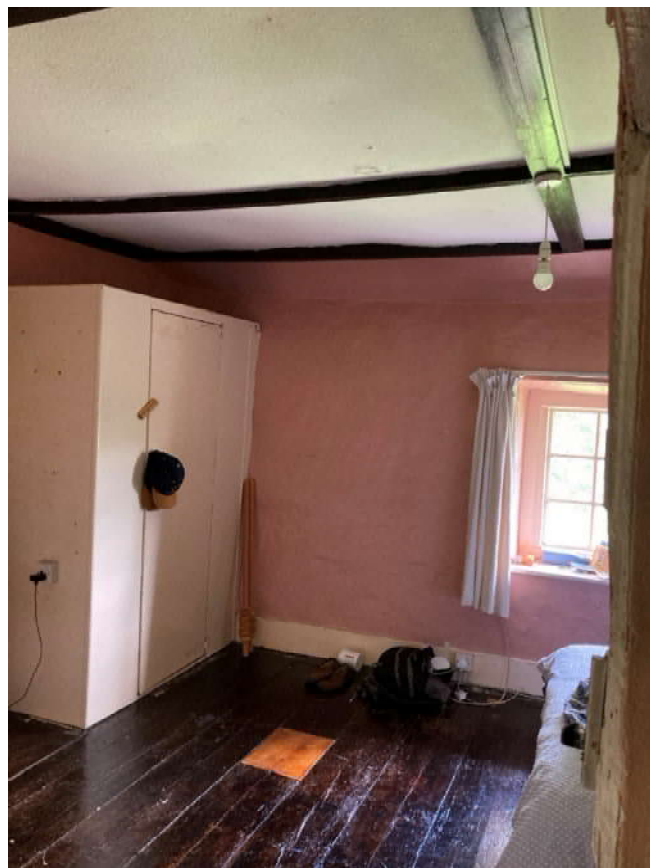


First floor bedroom, cottage 1 – note chimney breast and infilled fireplace.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



First floor bedroom, cottage 1 – note original door and ceiling beams.



First floor bedroom, cottage 1 – note varying width original floorboards.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Detail photograph – winding stairs in cottage 1.



RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Cottage 2 – Road facing entrance door.



Cottage 2 – West facing, rear utility space door.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Cottage 2 – Winding stairs to first floor from dining area.



Cottage 2 – Dining area at North end of house. Note later C20 brick fireplace.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Cottage 1 – Ground floor bathroom in West facing lean to.



RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Cottage 1 – Ground floor bathroom in West facing lean to. Viewed from kitchen located in original hallway.



Cottage 1 – C20 (circa. 1970's) kitchen installed in original hallway.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Cottage 1 – C20 (circa. 1970's) kitchen installed in original hallway.



Cottage 1 – View from lounge through original door to hallway kitchen.

RECORD PHOTOGRAPHY - JULY 2021 (CONTINUED)



Cottage 1 – View of later opening formed with steps to link cottage 1 and cottage 2.



Cottage 1 – Living room showing original first floor beams and later C19 fireplace.

PROPOSED WORKS

The proposed alterations to the cottages 1 and 2 revolve around the creation of suitable and modern kitchen and sanitary facilities.

From the photographs it can be seen that the current facilities are extremely poor, unhygienic and unsuitable for modern occupancy. As the building has two staircases, two bathroom facilities are proposed and these will utilise existing spaces. The current kitchen is proposed to be removed from the existing hallway into an area previously used as bathroom and utility space.

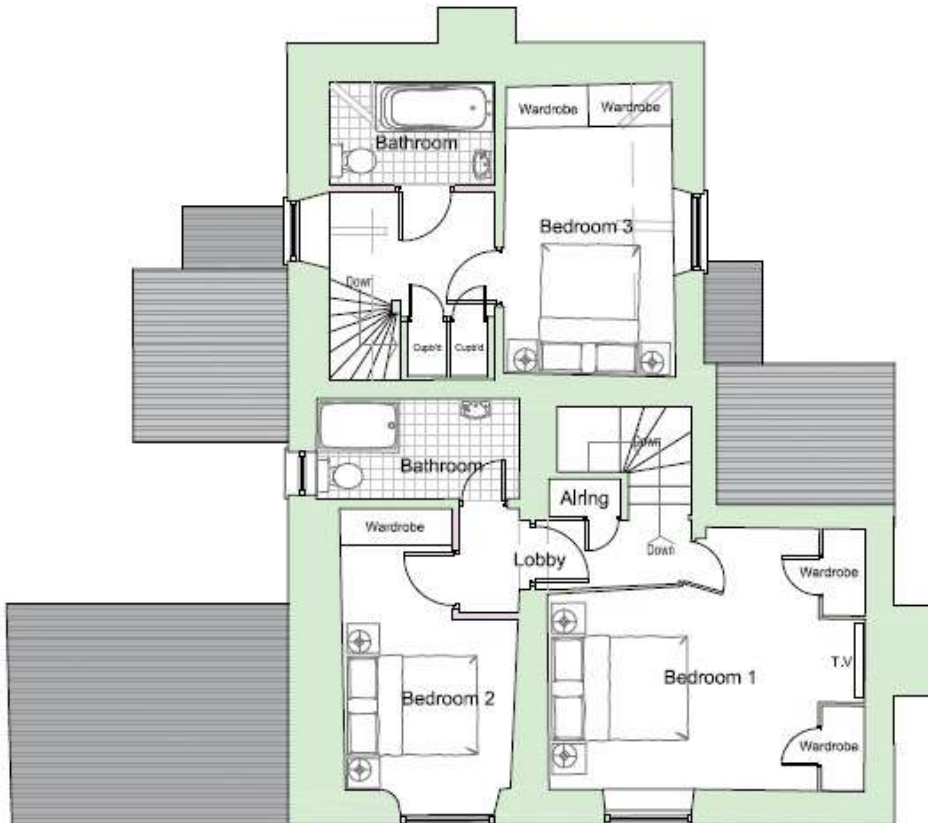
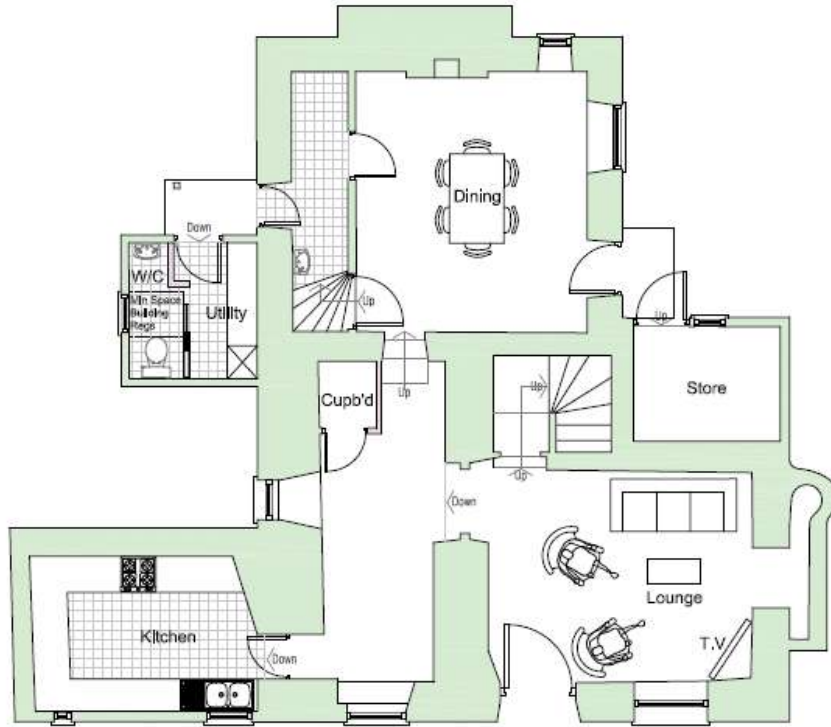
The new kitchen arrangement will require the removal of a C20, non-structural partition to create a suitable space for the installation and a new partition will be created upstairs in cottage 2 on the large landing in order to create a bathroom enclosure.

The rear, West facing outside store on cottage 1 will accommodate a ground floor WC and a small amount of utility space, largely for laundry purposes.

The overall intention of the works is to create the least amount of alteration and those alterations do not affect the original fabric of the building. Similarly, all these alterations are reversible.



PROPOSED WORKS (CONTINUED)



SUMMARY

The building assessment seeks to display the unspoilt nature of the cottages and the owner's culture of good maintenance and preservation.

The significant length of the last tenancy has caused the building interiors to become outdated and in poor repair. In particular, the kitchen and sanitary facilities are below any acceptable standards, and they must be replaced. The internal arrangement of the home with its two staircases, splits the sleeping accommodation and any access to a shared bathroom. It is unworkable (and unsafe based on the original staircases) to ask occupants to descend one stair in order to climb another to use a WC. The consequences of creating two bathrooms are however very minor and not ones that particularly affect the original historic structure. Nothing of worth would be lost and the suggested changes follow other modifications dating back between the 1950's and the 1970's. All proposed modifications could be reversed.

With regard to the existing kitchen, this is inappropriately located in a former hallway space which also accommodates the physical break through between cottage 1 and cottage 2. The current kitchen location also provides a linking passage between two to first floor bedroom staircases and this comprises a significant fire hazard in modern housing terms. Enclosure of the kitchen with fire protection will make the bedroom spaces more safe in the event of a fire.

In conjunction with necessary building maintenance, the overall scheme intention is to create modern living facilities using a 'light touch' and sympathetic approach. To a passer by, the buildings would appear untouched, and they would continue to positively contribute to the heritage and landscape of the nearby and wider setting.

