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**HERITAGE, DESIGN &
ACCESS STATEMENT**

PREPARED FOR

**Mr & Mrs G Frankpitt
The Granary
1 Woodbere Gardens
Plymtree
Cullompton
EX15 2LN**

16th August 2021

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1. INTRODUCTION

- 1.1 This report has been prepared to accompany the submission of a Retrospective Listed Building Consent to East Devon District Council for the provision of internal and external alterations to an existing converted dwelling at the site known as The Granary, 1 Woodbere Gardens, Plymtree, Cullompton, EX15 2LN.
- 1.2 Our clients are merely looking to update the property to modern standards and were unaware that the small works to the property were subject to a listed building application as the majority of the interior is of modern day materials. We have since been instructed to proceed with this formal application process on their behalf.
- 1.3 This report sets out the general Design and Access Statement requirements, includes details within a Heritage Statement and outlines the Schedule of Works. Formal pre application advice has not been sought for this application, as we are aware that this is not currently available for listed buildings.

2. THE SITE

- 2.1 The site is located at Woodbere Gardens, Plymtree, which is one of the converted outbuildings within the curtilage of Woodbere Court, a Grade 2* Listed farmhouse north of the village of Plymtree, Cullompton, Devon.
- 2.2 The site is accessed from the west, via an access track leading through into the shared courtyard to the property, where the forecourt and dwelling entrance is located. The converted buildings are grouped in an L shape and were once part of the Piggery. The property is located to the south eastern end and is a semi-detached property.
- 2.3 The site topography means a virtually level site but is slightly raised at the eastern end, with courtyard parking to the north and garden to the rear, all within client ownership.
- 2.4 The site is surrounded on its eastern garden border by existing mature hedgerows and fence/wall, an access road to the main farmhouse runs alongside to the east. There are restricted views into the site due to the hedges, apart from when approaching the entrance access to the north and east. Whilst the site does not fall within any other designated protected area, it does lie within a rural setting of the open countryside. The property is within Flood Zone 1, which is not at risk from the effects of flooding.

3. PLANNING HISTORY

- 3.1 The site has very little planning history, the outbuildings were largely developed in the 1980's under a number of applications which are listed in the following:-
- Conversion of redundant farm buildings to 5 dwellings. Amendment to access.
Ref. No.88/P0948, Approved.
 - Conversion of redundant farm buildings to form 2 dwellings.
Ref. No.87/P1161, Approved with conditions.
 - Conversion of redundant farm buildings to 5 dwellings.
Ref. No.87/P1157, Approved with conditions.
 - Replacement of Thatched Portion of Existing Roof with New Cedar Shingle Roof
Ref. No.81/P0088, Approved with conditions.

3.2 The property has been converted for over 40 years now and not been updated since that time. It is therefore in need of refurbishment, modernisation and upgrade to modern building regulations and living standards. It has a floor area of approximately 137 sq m (including garage) and sits in an area of land extending to approximately 0.1 acres.

3.3 The following photographs provide details of the existing dwelling exterior.



Front entrance to north



Rear elevation to south



End wall to east



Rear wall with vents & satellite dish

4. HERITAGE STATEMENT

4.1 Listing

Woodbere Court including front garden walls adjoining to the south, is the predominant grade 2* listed element of the site, the site to which the application relates sits within the curtilage of this at 1 Woodbere Gardens which is part of the converted Piggery.

The following outlines the key reasons for the listing:

English Heritage Listing NGR: ST0659103998

“Farmhouse. Late C15 – early C16 with major later C16, C17 and early C18 improvements and minor C18 and C20 modernisations. Plastered Cob on stone rubble footings, the early C18 part is local handmade Flemish bond red brick including some burnt headers; stone rubble and brick stacks mostly topped with C19 and C20 brick, although the hall and kitchen stacks have local stone rubble chimney shafts; roof variously wooden shingles, slate, pantiles, formerly thatch. Plan development; the houses face south. The main block has a 4-room plan, 2 either side of the entrance hall with the main stair rising behind it. The rooms to the right (east) are larger than the others. They are principle rooms; first the former hall with a rear lateral stack, then the principle parlour with a gable-end stack...”

“The rest of the rear courtyard is enclosed by agricultural outbuildings... Woodbere Court along with the outbuildings (q.v.) form a very well-preserved group; a substantial and prosperous late medieval farmhouse, or small mansion, which was steadily enlarged and modernised to a high standard through C16, C17 and early C18. It has had no major modernisations since. Great care should be undertaken during future modernization lest early carpentry detail be exposed. Moreover early C18 plaster covers many of the walls and ceilings. Woodbeer was Widebera in Domesday. It is mentioned in the Testa de Nevril of 1241 and there are other medieval references to the place.”

4.2 **Statement of Significance**

Reasons for significance are identified in the following:-

- Retention of the setting of the farmstead and its hierarchy as a well preserved group
- To preserve plan layout of site for its historical record
- Not too detract from the importance the key farmhouse building and courtyard
- Ensure the building remains subservient to the farmhouse and
- Retains the original materials for their merit.

5. **THE PROPOSAL including SCHEDULE OF WORKS**

5.1 The Proposal is generally to make good, improve and update on this dated, 80s conversion. Overall, it is the external features such as walls and the apertures that hold the greatest significance/merit, which will be retained, whilst the interior has had the most alternation and loss of historic fabric. There is positive heritage gain with the traditional reinstatement of the lime render (over the existing cob) walls to the kitchen and window surround (south) elevation. The works overall will retain the building to a high standard for the future.

5.2 The original conversion of the piggery / outbuildings was carried out in the 1980s (by others) utilising modern materials. The existing building fabric/structure only really consists of external cob walls and these are dotted with existing modern day materials; block / brick walls, and internally, new plasterboard walls, ceilings, electrics, heating etc, even new block work stone clad chimney, therefore very little left of merit to be concerned about. I have viewed the previously approved plans from EDDC website. The plans available appear slightly different from as built. No utility room, kitchen layout different and door to rear garden. Stair slightly different, smaller and external chimney a different size.

- 5.3 The existing dwelling comprises of 4 bedrooms (2 double, 2 single), 1 ensuite, 1 bathroom, small kitchen/dining and living room. Although the rooms are very small and first floor rooms have restricted headroom, the proposals will be retaining these layouts but look to make improvements with modernisation and replacement of the new bathroom, ensuite and kitchen.
- 5.4 The submitted proposals mainly involve upgrade and alterations to the interior of the property with general refurbishment of the existing timber windows and replacement of the Velux roof lights where necessary (as these were installed in the 1980s and are in need of repair or replacement).
- 5.5 In order to provide high quality improvements to the dwelling which are compliant with Building Regulations, it is proposed that the following works are undertaken;

Ground floor

- Make good existing internal entrance opening, new lintel installed over. New painted Lime render finish over existing cob / block walls.
- Replace/repair water damaged ceilings – new plasterboard to replace existing.
- New floor coverings to be installed.
- New kitchen to be installed in place of outdated, walls to be repaired to match existing with lime plaster/ render finish. Remove existing pipe work and make good.
- Kitchen window render surround and walls to have new painted lime render. (Existing new concrete lintel over retained).
- Rear kitchen door surround made good, existing mix of brick and cob, new painted lime plaster / render over existing to make good.
- Existing downstairs WC has been removed. Remove existing pipe work and make good.
- Opening between hallway and living room to be plastered and made good.
- Fireplace in living room - 1/3 removed. This was recent 1980s addition of modern materials. New fireplace to be made good to match existing. New fireplace hearth to be installed.
- New French doors to living room replace existing metal framed sliding doors with timber to match remaining house.
- New electrics and heating to be installed.

First floor

- Make good walls
- Replacement en-suite (currently striped out)
- Replacement bathroom suite (currently stripped out)
- Removal of upstairs boiler cupboard, rendered and made good.

Front, side elevation

- Will remain unchanged.
- Painted in off white to match existing.

Rear elevation

- Existing sliding patio door to rear to be replaced. Block work opening made bigger for new French doors to living room to replace existing metal framed sliding doors with timber to match remaining house.
- Existing flue replaced with new for new boiler in garage space.

Windows/doors

Generally the existing windows/doors are all non-original, and are timber framed.

All Velux roof lights to be inspected and ones which are in bad condition are to be replaced to match existing. Existing metal framed sliding patio doors are in need of replacement and timber French doors to match in with existing are proposed as aforementioned. The materiality proposed, retains the local agricultural vernacular, which includes the existing (latter edition) of timber casement windows and doors. Rainwater goods all as existing.

6. PLANNING POLICY

- 6.1 It is accepted that the building is in the curtilage of the grade 2* Listed building and must therefore comply with the Section 18 and 74 of the Planning (Listed Buildings and Conservation Areas_ Act 1990 as mention by Section 51 of the Planning and Compulsory Purchase Act 2004).

The National Planning Policy Framework (July 2021) Section 16, Para 189 to 208 relates specifically to Conserving and Enhancing the Historic Environment. This document has set out how the proposals will fully comply.

6.2 Adopted East Devon Local Plan 2013-2031 Policies

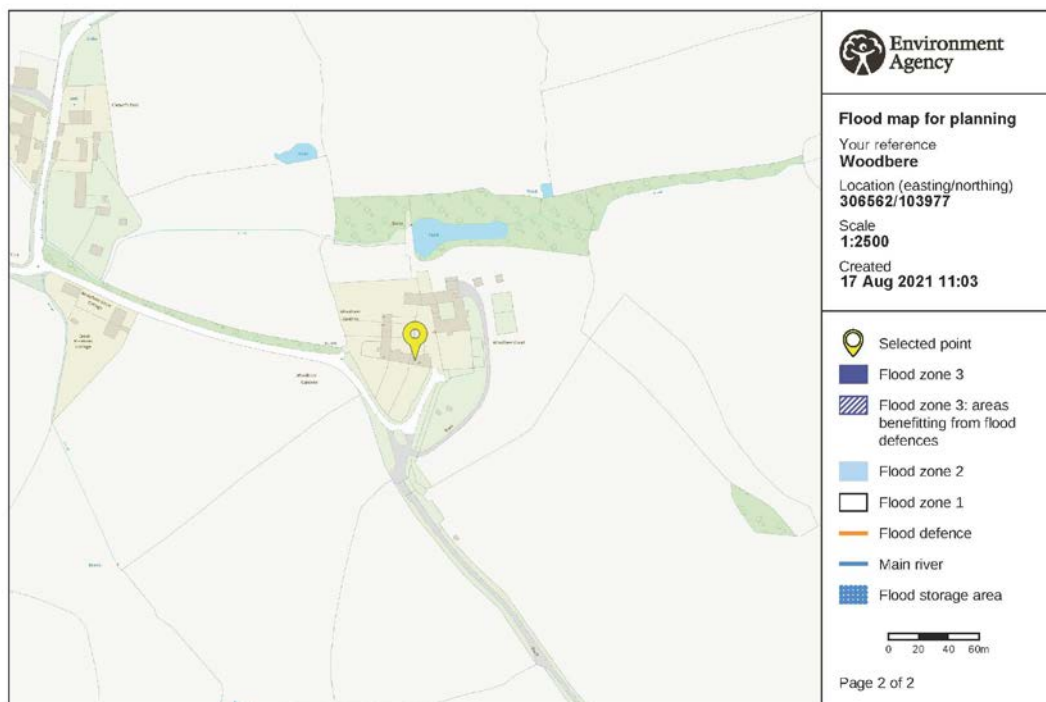
The following core policies which relate to the proposals are set out in the following:-

- Strategy 49 (The Historic Environment)
- EN8 (Significance of Heritage Assets and tier setting)
- EN9 (Development affecting a Designated Heritage Asset)

7. OTHER PLANNING CONSIDERATIONS

7.1 Flood Risk Assessment

It is noted that the site does not fall within any flood risk area, with the site designated as flood zone 1; an area with a low probability of flooding. Reference to Flood Map for Planning, as illustrated in the image below, confirms that the site is not within an identified flood risk zone and there is no history of flooding issues on the site.



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Source – Flood Map for Planning

7.2 Access

The nature of this application means that there are no proposed changes to the access of the subject dwelling. The existing site entrance and track will be utilised to enter the holding.

Access into the dwelling will be provided via the existing openings.

7.3 Landscaping

No landscaping is deemed necessary given the nature of this application.

8. CONCLUSION

8.1 In summary, the proposals are in need of modernisation and improvement and are necessary to maintain and enhance and will retain the building fabric and character in order to facilitate its use and safeguard the building for the future. It will not interfere with the existing buildings or setting of the listed building, therefore will have no adverse impact, we consider the principle of the works would be considered acceptable.

8.2 In considering the above, we trust this proposal can be fully supported and that the LPA confirm that the development is acceptable.

8.3 If further information is required to enable the LPA to make a determination then the Applicant will be willing to provide further details upon request.

9. INTERNAL PHOTOGRAPHIC DOCUMENTATION

The following is a Photographic survey of the existing building interior.



Entrance opening with concrete lintel above



View from entrance hall



Existing wall & pipework at entrance



Internal view of kitchen door and window to rear



Rear kitchen wall



Kitchen window surround showing existing concrete lintel



View from hallway to living room



Blockwork / false chimney breast wall removed



Fireplace



Rear sliding patio doors



Rear wall - existing blockwork



Stairwell roof light as existing



First floor landing



Bedroom 1



Bedroom 1 ensuite



Bathroom



Hallway



Bedroom 1



Corridor boiler cupboard removed



Bedroom 2 – existing rooflight



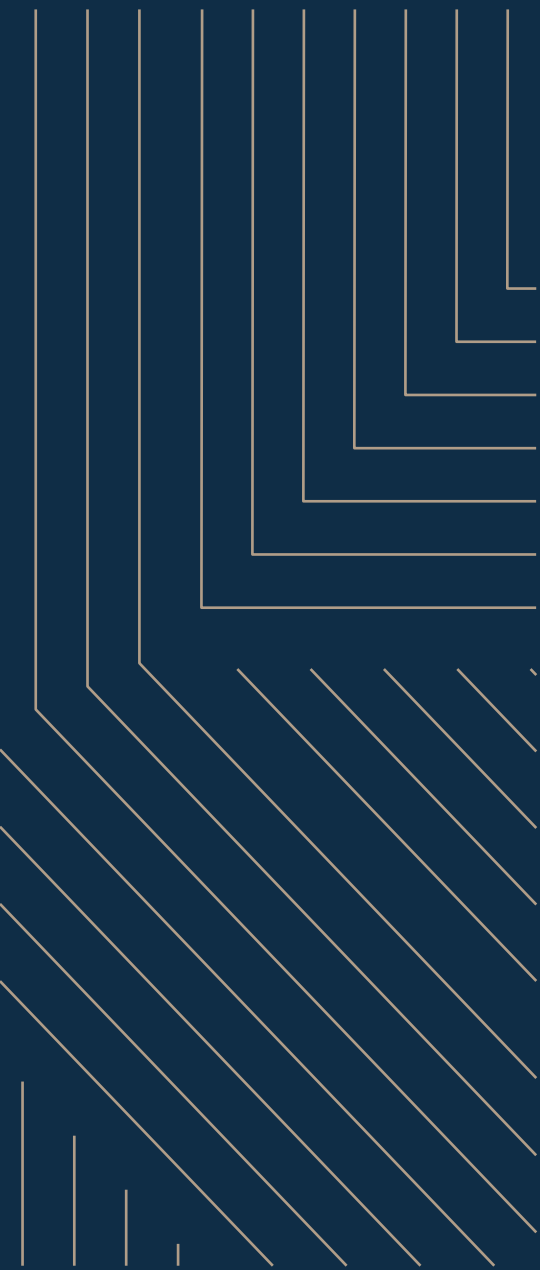
Bedroom 3 – showing existing chimney flue



Bedroom 3 – existing rooflight

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