



ARCITEK
BUILDING VALUE

Heritage Statement

Site Address:
Cottage at Dovecote House,
Church Road,
Walpole St Peter
PE14 7NS

Date:30/12/21



**Conversion of unused existing cottage to
2x holiday lets**



The purpose of this statement is to appreciate the existing heritage assets within the immediate area of the proposal along with the impact of the required conversion.

Description of works – The proposal is to convert the use of the existing cottage to 2x holiday lets. External appearance will remain the same other than the single door to the rear of the building, which cannot be seen from any listed building or public highway, and the new cladding which will be similar to the existing timber finish.

Justification – The proposal will bring the cottage back to a useable state of repair and by maintaining the holiday lets, the conversion will prolong the life of the building.

Impact – The building itself will visually remain the same, but will be used more often. There is no perceived impact on the existing locally listed buildings.

The main house is a grade II listed building (List Entry number 1237327), originally listed in 1951. Below are details of the listing taken from the historic England website (<https://historicengland.org.uk/listing/the-list/list-entry/1237327?section=official-listing>)

WALPOLE ST. PETER CHURCH ROAD TF 5016

14/65 Dovecot Farmhouse 11.8.51

G.V. II

Farmhouse. Late C16, restored 1930. Brick with pantiled roofs. F plan with twin cross wings now infilled. 2 storeys. South front on plinth course. 2 2-light cross casements to ground floor with leaded lights, 3 similar casements to first floor. Set-off between storeys. Gabled roof with ridge stack left of centre : square stepped plinth carries 4 octagonal flues with moulded capitals and bases. To west a projecting gabled cross wing, the gable head on kneelers. 5-light leaded cross casement to ground floor and one 2- light cross casement to first floor. East return to south range with 3 2- light casements arranged to sides and above a 4-centred door within square timber surround. West facade of 2 storeys in 3 bays. Central 4-centred door in doorcase of 2 orders shafts with deeply moulded arch. Above is square hood mould on labels raised in centre to accommodate plaque. This door restored. Fenestration of 2-light cross casements as before. Gabled roof. Internal north gable stack of square plinth carrying 2 octagonal flues with moulded capitals and bases. 2 storey 3 bay extension to north with 2-light cross casements. Interior. Dining room with chamfered bridging beams and joists. Panelled drawing room (in main west wing) with reeded and fluted Ionic pilasters framing fireplace and windows. Butted bridging beams and joists all chamfered. Dado panelled stairwell and closed string staircase of ball turned balusters.

Listing NGR: TF5014116905

There are a number of listed buildings in the immediate vicinity:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1264174

Date first listed: 24-Jun-1987

Statutory Address: FORECOURT WALLS OF DOVECOTE FARMHOUSE, CHURCH ROAD



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Heritage Category: Listed Building

Grade: II

List Entry Number: 1237325

Date first listed: 24-Jun-1987

Statutory Address: MEMORIAL 20 METRES EAST OF NORTH GATE OF CHURCHYARD OF ST PETER,
CHURCH ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1264173

Date first listed: 24-Jun-1987

Statutory Address: MEMORIAL 21 METRES EAST OF NORTH GATE OF CHURCHYARD OF ST PETER,
CHURCH ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1264167

Date first listed: 11-Aug-1951

Statutory Address: CHURCH OF ST PETER, CHURCH ROAD