

Proposal:

- 1.1 Updating work began in 2016 with the external render replacement on the 3 cottages in the terrace (17/1200/LBC - 4 Bridge Cottages, 16/1373/LBC - 3 Bridge Cottages, 16/1370/LBC – 2 Bridge cottages). The cob walls of number 2 were found to be structurally unsound so under condition 2 of the consent, immediate repair work was required and undertaken.
- 1.2 Essential stabilisation work was completed as detailed below and the external render was replaced as permitted.
- 1.2.1 The base of the walls, outlined in drawing 1A (2 Bridge Cottages existing), required immediate underpinning using cob blocks and lime mortar to replace well degraded cob. Photo of this work attached below.
- 1.2.2 Under condition 2 of the consent for Number 3 (16/1373/LBC) investigations into cracking were carried out. The roof was deemed to be unstable along the whole terrace (Engineers report attached) and thus work was carried out as per the report and specification. Photo attached.
- 1.3 My client then faced significant delays in being able to continue with renovation works until now and would like to continue to renovate the property sensitively to ensure the health of the building is restored and it is able to be used as functional domestic accommodation again.
- 1.4 It is assumed a new LBC will be needed for this work rather than an alteration of the previous application.
- 1.5 The now proposed work will include the following:
- 1.6 Update all kitchen and bathroom fixtures and fittings.
- 1.7 Update all wall, floor and ceiling finishes. Material specification included.
- 1.8 Replace very wet, un-insulated concrete floor slab in main part of the building with an insulated limecrete equivalent. Specification included.
- 1.9 Upgrade walls of rear extension to improve insulation.
- 1.10 Upgrade roof insulation in rear extensions.
- 1.11 Replace failed plaster on all historic cob and timber walls with lime putty plaster.
- 1.12 Replace 1st floor ceiling using Lath and plaster.
- 1.13 Install shower and wash basin on first floor.
- 1.14 Retain ground floor toilet in rear extension.
- 1.15 Convert ground floor shower to a utility room for laundry facilities etc.
- 1.16 Repair or replace heavily decayed and unstable staircase.
- 1.17 Replace or repair 1no timber casement window in front of property as like for like. Plan attached.

2 Features on Site:

- 2.1 The property sits on the end of a small terrace of 3 original cottages with a larger additional cottage added later to extend the terrace in opposite direction.
- 2.2 The terrace has a thatched roof.
- 2.3 2, Bridge cottages is thought to be a conversion of the old workshop attached to number 3, and hence has a flying freehold over the ground floor entrance area as can be noted in the floor plans.
- 2.4 The location of number 1 Bridge cottages is unknown.
- 2.5 The walls of the original part of the building are of cob construction on a short stone plinth.
- 2.6 There is a very small and very basic brick extension to the rear which houses the kitchen.

- 2.7 It is thought that the extension was built in the late 19th century with a little brick wall enclosed yard, including an outhouse toilet built at the same time and extending on from the building.
- 2.8 This yard was later enclosed by the owners using a basic roof structure and a shower was installed.
- 2.9 This is the only toilet and washing facility in the building.
- 2.10 Prior to the urgent remedial work carried out in 2016 the building was poorly maintained.
- 2.11 There was much damp and heavy decay in the cob walls.
- 2.12 There is now a new lime putty render on the whole original terrace replacing the old failing and incorrectly over painted render.
- 2.13 The walls were underpinned with new cob to replace the soft and rotten cob and much of the inside faces of the cob walls have had a backing coat of lime putty plaster.
- 2.14 The ground floor of the main cob part of the building is a basic concrete slab assumed to have no damp proofing or insulation.
- 2.15 The enclosed staircase is very unstable through a combination of wet rot and wood eating insects.
- 2.16 Brick filled timber party wall exists between the properties.
- 2.17 There is severe rot in the studs which has been replaced once with brick infill but needs further repair as the rot has progressed.
- 2.18 It is not considered to be structurally undermined.
- 2.19 The ground floor ceiling has old, exposed timber joists infilled between with plasterboard and artex style plaster.
- 2.20 The 1st floor ceiling was sagging lath and plaster but was removed to allow for essential structural roof ties.
- 2.21 On the front of the house there are 2 windows and one front door.
- 2.22 There is a heavy wooden front door with considerable age in serviceable condition.
- 2.23 The 1st floor window is a 3 casements design with Georgian style bars and is in keeping with the rest of the terrace.
- 2.24 The one window on the ground floor is of the same 3 casement design without any bars and is likely to be the original frame with new or adapted casements accommodate larger panes of glass with no bars.
- 2.25 Heavy rot to the structural frame of this window renders it in need of replacement as repair would be unreasonably extensive.

3 Access

- 3.1 The property sits parallel with the road but set back across the small brook.
- 3.2 Access to the property is across a pedestrian bridge at the front of through the door at the rear of the property.
- 3.3 A scaffold platform will need to be constructed over the brook to provide an area for storage of materials.
- 3.4 Unloading of work vehicles will be from the pavement opposite the house and vehicles will be parked in unrestricted on-street parking in nearby streets.

4 Layout

5 Scale

- 5.1 The renovation plans will not extend the current boundary of the property.
- 5.2 The scale of the renewal is extensive in the context of the small 1-bedroom property and includes most surface finishes and fixtures and fittings throughout.
- 5.3 The scale of any alteration to the layout is minimal.

6 Landscaping

7 **Statement of Significance**

- 7.1 The windows on the front of the terrace represent a common style in old cottages as the casement bars are required to allow installation of small panes of glass and this was all that glass manufacturing technologies would allow.
- 7.2 The design of window W1 is out of keeping with the windows on the rest of the terrace suggesting it is not the original style.
- 7.3 Since its overall scale, dimensions and 3 panel design are consistent with the other windows in the terrace, it seems as if this window consists of the original frame with altered casements.
- 7.4 The variation in design of this window highlights progression in glass manufacturing technologies over time which allowed for larger panes of glass to be made and installed.
- 7.5 Window W1, is neither air, nor watertight and its location on the ground floor level and heavy structural deterioration represents a significant security risk for the building.
- 7.6 The enclosed staircase layout is in keeping with the age of the property and intends to be left, with only the structure of the staircase its-self repaired or replaced.
- 7.7 The ground floor ceiling has the appearance of a late 20th century re-decoration when the lath and plaster ceiling was removed, and the joists painted to be left exposed.
- 7.8 The lintel over the ground floor window has a reed layer beneath the plaster originally acting as a key, which will be retained.
- 7.9 The small single-story extension to the rear of the building represents a typical development of a small cottage like this and was constructed in an affordable and basic fashion.
- 7.10 It does not conform to any modern standards of insulation but forms a solid structure which can be further improved.
- 7.11 The location the toilet in the building is that of the original outhouse and although more recent development of the building brought it 'in-house' the layout still reflects this quirk in the historic amenity provisions.

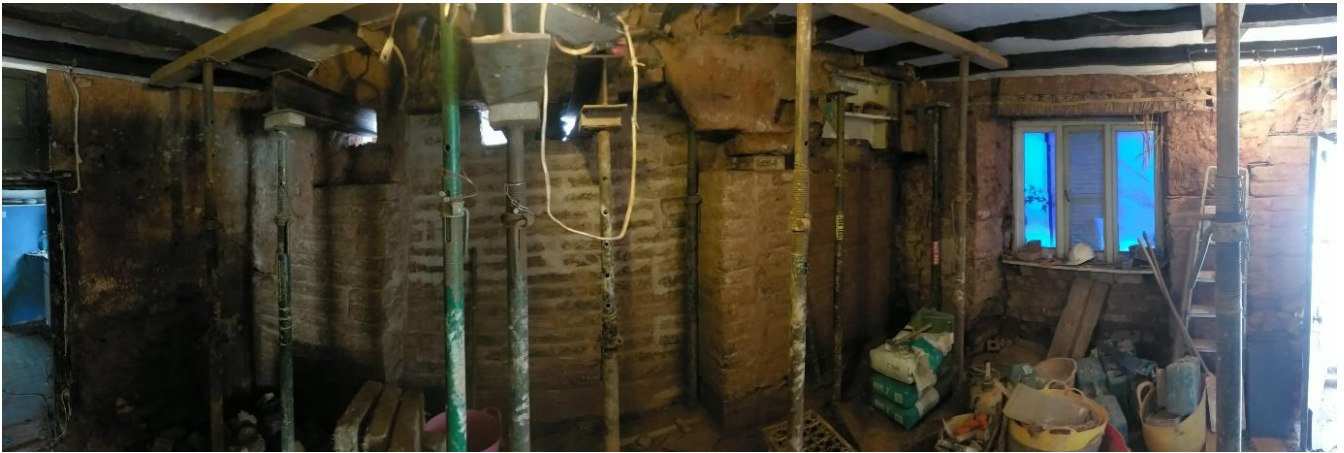
8 Historic England Listing details.

- 8.1 EAST BUDLEIGH LOWER BUDLEIGH, East SY 0684 Budleigh 8/109 No. 2, The Very Cottage, No. 3, - Little Thatch, No. 4, Halfpenny Cottage, and No.5, Bridge Cottages GV II 4 cottages. Probably late C18-early C19. Plastered cob on stone rubble footings; stone rubble or brick stacks topped with plastered brick; thatch roof, tile to outshots. Row of four 1-room plan cottages facing south behind the roadside stream. The outer cottages, No.2 to right (east) and No.5 to left (west), have end stacks whilst Nos. 3 and 4 have rear lateral stacks. In fact No.5 now includes 2 rooms with lateral

stacks in a rear block at right angles. These extra rooms were formerly more 1-room plan cottages. Continuous outshots across rear. Main block is 2 storeys. Overall regular but not symmetrical 5-window front comprising mostly C19 and C20 casements with glazing bars. A couple of the C20 casements do not have glazing bars. No.4 has a ground floor C19 tripartite sash containing a central 12-pane sash. Nos. 3, 4, and 5 each have a doorway on the right side and single window each floor to left No.2 however has the door on the left side and an extra first floor window over. Nos 2 and 5 have C19 6-panel doors whilst Nos. 3 and 4 have C20 part-glazed and panelled doors. It may be that No.5 is an addition since the front is set back slightly from the rest and the roof ridge level drops down to No.5. The roof is hipped each end. The rear block faces into the courtyard with similar arrangement of mostly C20 windows and doors. Interiors not inspected. A row of 1-room plan cottages is a rare survival in Devon and this example forms a group with other attractive listed buildings. Listing NGR: SY0660684774

9 Photos.

9.1 1.2.1 Replacement of rotten cob using cob blocks and lime mortar.



9.2 1.2.2 Roof strengthening work plus lack of ceiling



9.3 Existing floor condition.



9.4 Window condition.



19.5 Stairs condition: Drop at lower end, decay from worm and damp in structure.

