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HERITAGE STATEMENT

INTERNAL ALTERATIONS AND REMODELLING OF A PREVIOUS EXTENSION AT
MOUNT PLEASANT, SANDFORD, CREDITON



Preamble

This Heritage Statement or Statement of Historic Significance has been undertaken in accordance with the requirements set out within 'Conservation Principles, Policies and Guidance' published by Historic England (formally English Heritage) in 2008. Its format is as recommended within the publication 'Analysing Significance in Heritage Assets Historic England Advice Note 12' to ensure compliance with the local and national statutory requirements.

This heritage statement also includes the requisites for the Design and Access statement with the pertinent points listed within the proposals section.

Purpose

This Heritage statement is to support the planning and listed building application in relation to this property.

Nature of the Proposal

Mount Pleasant is a semi - detached cottage located in the centre of the village of Sandford, two miles north of Crediton. The cottage adjoins Willow Cottage and both lie perpendicular to the road, with Mount Pleasant furthest away.

Both cottages are constructed from cob with a random rubble stone plinth. Each cottage is thatched with predominant rear chimney stacks. The doors and windows are all timber casement. Both cottages have later extensions at each end resulting in a rough 'z' shape in plan.

Mount Pleasant has a large single storey side extension which in footprint has been existence for over a hundred years, but its current elevation form looks mid 20th Century. The Clients have recently moved into the cottage with their young family. They would like to undertake basic internal alterations to the ground floor of the cottage with more extensive changes to the extension to make the layout work more smoothly with modern family life

The entire first storey, staircase and thatch roof of the cottage will not be affected by the proposed works.

Designation Records

The pair of cottages are grade two listed and the official listing is below as held on the Devon and Dartmoor Historic Environment Record (HER):

*SS 80 SW SANDFORD SHUTE (north side), Sandford
3/258 Willow Cottage and Mount Pleasant Cottage
GV II*

Date listed : 1985

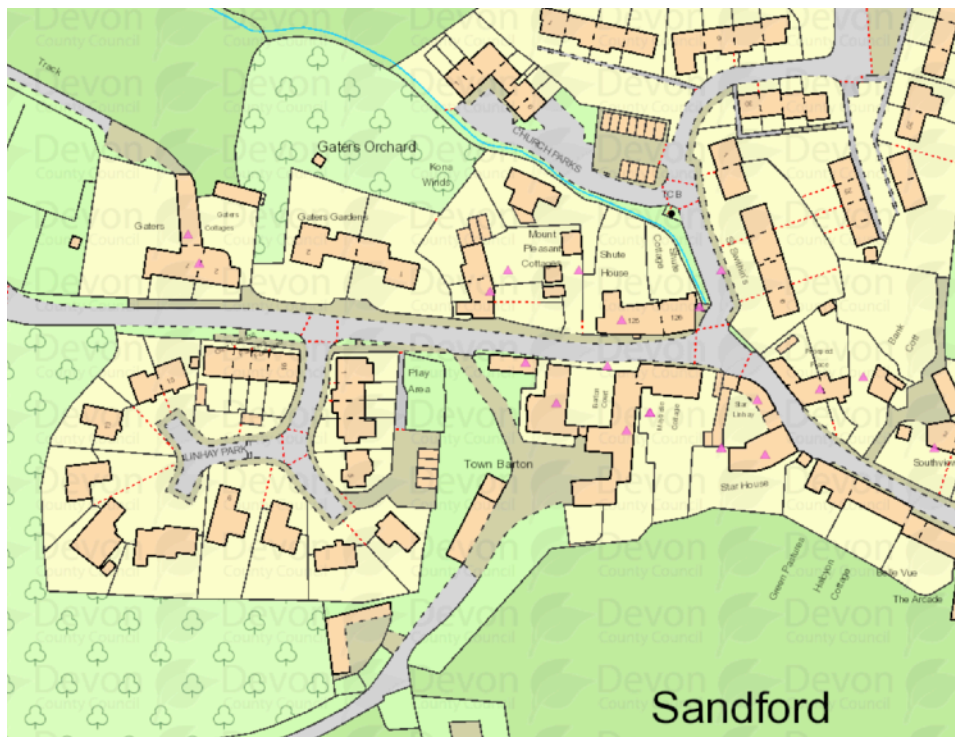
2 cottages. C19. Plastered cob on rubble footings; rubble stacks topped with C20 brick, thatched roof. Pair of 2-room plan cottages facing east. Willow Cottage to left (south) has end stack and Mount Pleasant Cottage has rear lateral stacks. 2 storeys. Overall vaguely balanced 5-window front of various C20 casements with glazing bars, including a large iron framed casement at left end rising into eaves. Other first floor windows have thatch eyebrows over. Willow Cottage has 2-window front with central door

and Mount Pleasant Cottage a 3-window front with door right of centre. Both have simple C20 porches with tiled monopitch roofs. Roof is gable-ended to left and hipped to right. Plain carpentry detail to both cottages interiors.

Listing NGR: SS8263502544.

Please note the listing does not include or make reference to the extension which forms the side of the cottage, even though it was in existence in the 1980's when the designation was made. Therefore its existence is not significant to the heritage asset.

The Cottage is surrounded by several other listed houses and cottages within the immediate surroundings and forms part of the Sandford Conservation Area. The buildings with a pink triangle noted below are listed (as according to the HER).



Sandford listed buildings, as listed on the HER

All of the adjacent listed buildings are houses and cottages with a similar style and vernacular to the applicant site.

No notable sites of Archeology interest were listed within the Devon and Dartmoor HER.

The applicant site is within the Sandford Conservation Area . No conservation area appraisal has been undertaken by Mid Devon District Council for the village.

Previous Planning Records.

No previous planning records exist for Mount Pleasant Cottage. However two pertinent records exist for properties within the boundary of the applicant site:

Willow Cottage:

03/01311/LBC - consent for erection of two storey extension to rear.

This was a two storey extension to make the adjoining cottage an L shape with the rear extension forming some frontage to the highway.

Gaters Gardens:

21/00583/FULL - consent for erection of a dwelling to the rear and a single storey extension

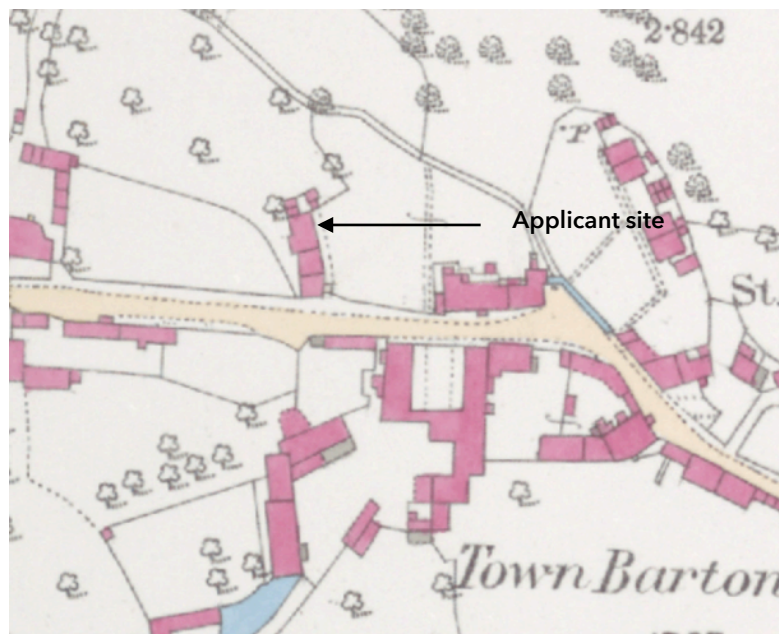
This is consent for a contemporary bungalow in the garden to the west of the applicant site with ancillary parking.

The Heritage Asset and its **Significance.**

Historical Significance

As the cottage is 19th Century it is not particularly old in terms of comparison with its locality within the village. The Church of St Swithin is Saxon in origin, so in terms of the ages of properties within the village it is not terribly historic.

However, it is entirely possible that there has been a house on this site a lot longer due to its close proximity to the village centre. Therefore it is possible that the cottage may have been re-built in the 19th Century rather than constructed from scratch.



1880 - Part of Sandford Village

The excerpt from the map above dated 1880 shows that the pair of cottages may have once been a terrace of three cottages. This is possible as there is a change in floor level within Mount Pleasant and the far left sitting room window aligns better with the Willow cottage window. The four outbuildings to the

north are likely to have been outhouses with a washhouse or laundry and now form the existing extension.

Archaeological Significance:

It is not known if there is archaeological significance to the site.

There is no archaeological data recorded on the HER for the site and no prominent archeological sites in the immediate vicinity.

Architectural Significance:

The aesthetic of the cottage is a modest country architectural style with sparse amounts of decoration. This is namely the fenestration to the windows and 'eye-browing' of the thatch roof. The use of local materials and construction techniques makes it a cottage typical of the vernacular of the area.

The original fabric of the cottage is mainly complete apart from maintenance and repair undertaken over the years. The form of the original cob part of the cottage is similar to what would have been at construction apart from the extension and storm porch to the front of the cottage which have been adapted within the 20th Century.

The plan of the cottage demonstrates very little evolution in terms of alterations and changes. The original external cob walls have not been altered and have a clear perpendicular form.

The extension in elevation looks mid 20th century apart from a rear 19th Century brick chimney stack and a small 19th century window on the north elevation. This has been amalgamated into the current extension.



Front of cottage with curved window fenestration



The extension

The curved fenestration pattern to the windows is also present on neighbouring cottages and its preservation is an asset to the cottage.

Internally the cottage is plain in style as noted within the listing description. All internal timberwork is commercially sawn rather than hand hewn which aligns with the 19th Century construction date.



Mechanical cut staircase

Being 19th Century, the cottage has some historic interest as part of the historic core of the village. However the cottage does not have any particular architectural nuances when compared to other traditional form cottages within the district. The significance of the cottage is that it is constructed of local materials and that apart from the extension internally it is still in its original form.

The Proposals

The proposals are to make changes to the ground floor layout to make the spaces within the cottage flow better, and to provide a safer environment for the Clients and their young family. The proposals are for some minor internal layout of the original part of the cob cottage followed by extensive remodelling of the extension resulting in a slightly larger footprint by infilling the rear corner.

Use:

The use of the cottage will remain the same as a family home

Amount:

The amount that the extension will be enlarged by will be 5m². The corner of the north side of the extension will be infilled to create a square plan.

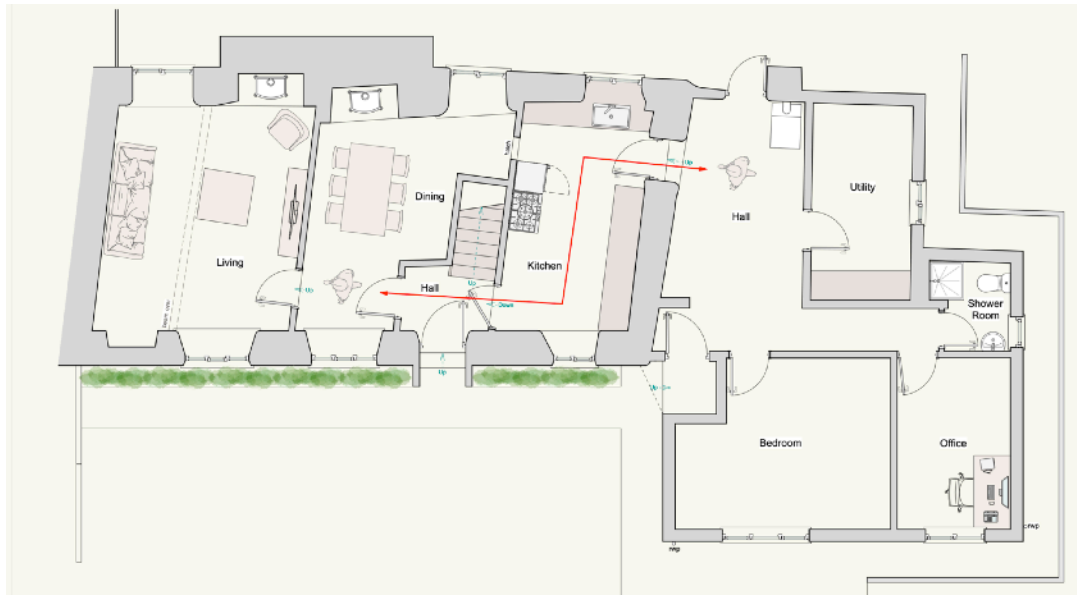
Layout:

The internal changes to the ground floor of the original cob side of the cottage are:

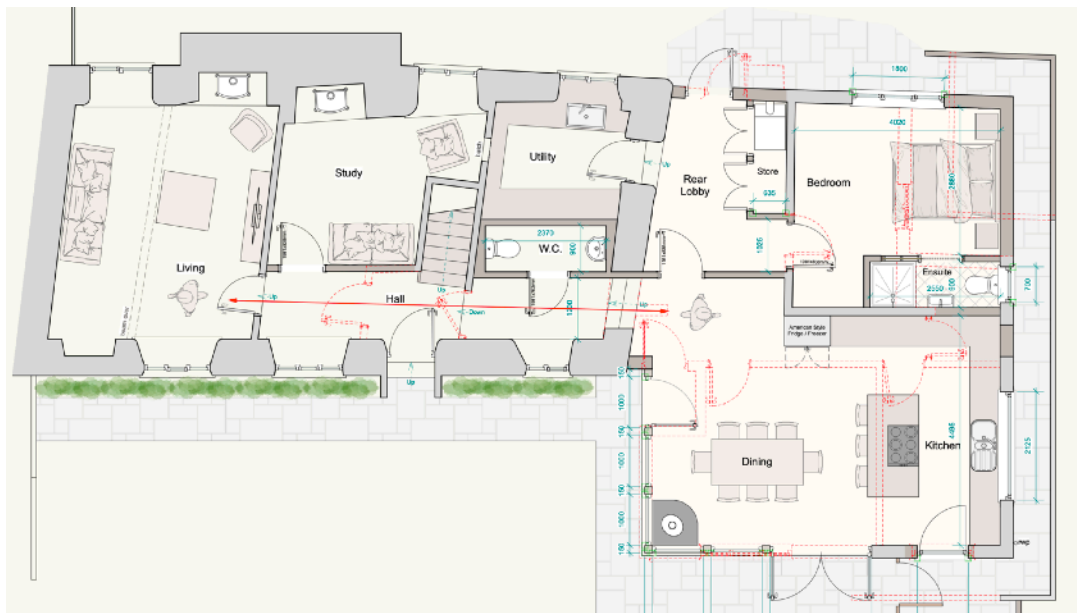
Reduce the dining room to enable the living room door open directly from an enlarged linear hall. This to provide an upgraded fire escape. Under part B of the building regulations, a habitable room should not be a room off of another room and in this case the escape would be out of a window but the casements are too small to escape. Should there be a fire in the dining room (more probable as there is a fire place here) any occupants within the living room would be trapped.

Divide the kitchen to form a utility and wc which was previously within the extension. Currently the kitchen has a staggered doorway which means that access to the extension is convoluted as you have to walk through the Kitchen in particular past the cooker. The Clients do not like the potential risk that having through traffic through this area poses with small children. The position of the kitchen door into

the hall hinders the front door, so at present this door is not used and the side door into the extension is used instead. A new doorway would be knocked into the extension to create a linear hall serving the entire ground floor.



Existing layout of the ground floor of the cottage showing convoluted kitchen access



Proposed layout of the ground floor of the cottage showing improved access

The changes to the extension would be:

Enlarge the extension slightly by squaring off the north east corner and creating an additional 5m² of additional floor area. The old utility would become a bedroom with en-suite.

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Reduce the size of the hall as it is oversized and has little usable space. This is turned into a rear lobby with cupboard hiding the existing oil boiler. Merge the office and existing bedroom to form a kitchen with dining space.

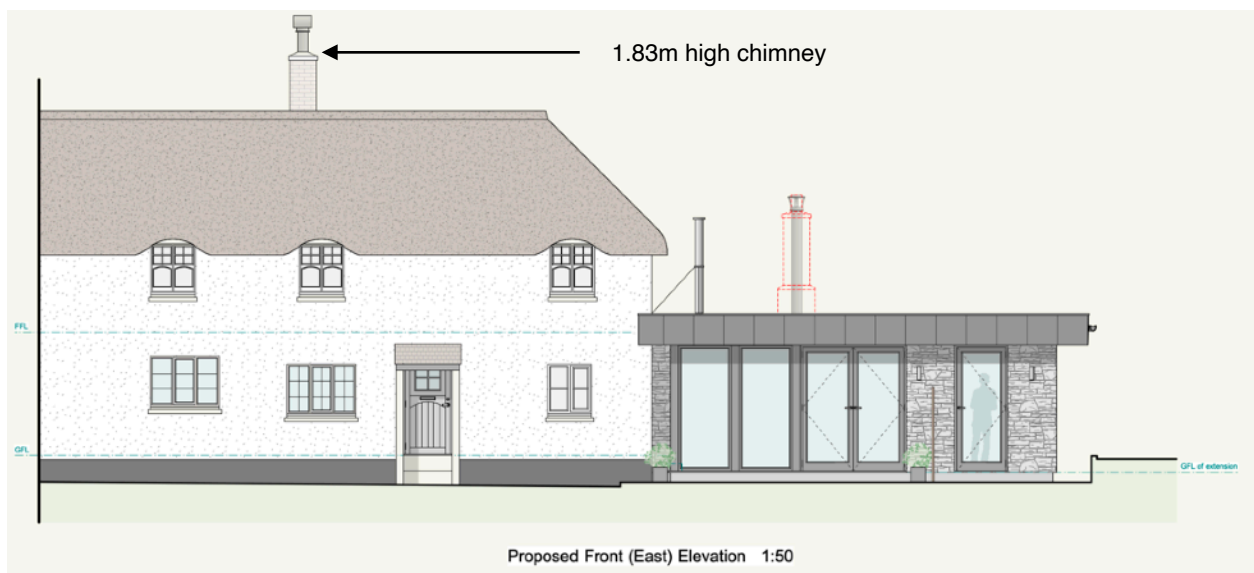
The external layout of the cottage means that the property has a wrap-around garden rather than a specific front or rear garden. By positioning the kitchen and dining area within the extension the Clients will have a better connection out into the garden and direct access to an existing patio space.

Scale:

The scale of the changes to the extension will mean that the height of the flat roof will incrementally increase to account for the addition insulation on the roof. The design of the flat roof is that the rainwater will fall to the north elevation away from the cob walls to protect them from rainwater ingress.

The only external alteration to the original part of the cottage is the proposal to raise the current chimney stack to a height of 1.83m above the ridge of the thatch roof. This is to enable the cottage to comply with part J of the Building Regulations by minimising the risk of a fire in the thatch from stray sparks or embers.

The additional height of the stack will be constructed in reclaimed brick from the demolished chimney at the rear of the extension as these bricks will match the existing on the stack.



Proposed front elevation

Landscaping:

Landscaping around the cottage will remain as existing.

Appearance:

The extension walls are to be clad in stone with grey windows and doors to co-ordinate with the stonework. The roof is to have a zinc fascia and soffit to give the existing extension some shape and to

be in-keeping with the heavy element of the thatch on the cottage. The proposal is to make the extension subservient to the cottage. Although this is difficult as the building is currently proud of the front elevation, by using natural materials and muted colours, the cottage becomes more prominent.

The construction of the current extension is a solid or cavity masonry wall with a concrete floor and a cold flat roof. The condition of the current extension is in adequate to poor condition. There is little scope to upgrade the existing fabric to provide greater thermal insulation. The new proposal allows for the roof and walls to be upgraded to provide better thermal insulation which will reduce the load required on the existing oil boiler, which will in turn allow for the reduction of carbon emissions.

With the traditional construction of the cob walls and thatch it is very difficult to thermally upgrade these traditional building materials without causing serious harm to the structure of the building. The thermal upgrade of the extension would enable improvements to be made to the property without effecting the historic fabric of the majority of the cottage.

Access:

Vehicular and pedestrian access to the cottage will remain unchanged.

The Impact on the Asset

Impact on the setting of the Asset

Various images below show the setting of the cottage and the extension within the village. It demonstrates that where the extension to be re-furbished and the elevations changed, only a small corner of the extension will be visible from the street. Therefore the impact on the listed building within its setting would be minimal.



Views towards Mount Pleasant showing hidden current extension

Impact on External Fabric of the Asset

The external historic fabric of the original part of the cottage will not be touched apart from the chimney being raised and therefore will not have very little impact. The only part of the cottage that can be assessed is if the refurbishment of the extension would cause more harm to the historical asset than its present form.

The material fabric of the extension as mentioned above is in adequate to poor condition. Many of the fittings and construction is of poor quality with poor workmanship. As shown in the photos below the back door has been badly fitted upside down with cheap ironmongery. The existing single glazed mid century windows are also in a poor condition.



Existing Back door



Front elevation

The existing flat felt roof is nearing the end of its life and will either need repair or replacing in the near future. With minimal overhang of the fascias, the elevations are very square and flat. This is incongruous with the softer nature of the cob cottage which it adjoins. With both forms painted white the elevation in



Existing flat roof



Existing chimney stack

its present form does little to lift or elevate the historic cottage. In contrast by cladding the elevation in natural stone and with additional areas of glazing it will soften and provide a good contrast with the cottage. By being a different shade the extension will also be subservient to the cob which highlights its significance.

Impact on the Internal Historic fabric

There will be little loss to the historic fabric of the interior of the Cottage. A small section of internal wall between the hall and dining room would be lost. The two existing doors and their framing can be re-used in the proposals to maintain its historic feel.

The only areas which would be concealed with two small areas of wall is where the toilet is to be formed in the existing kitchen area. This room has been changed into a modern kitchen over the years with fitted wall units and tiling so very little surface historic fabric is present. The stud walls for the toilet can be fitted between the beams so these can be maintained. Also stud walling is reversible if ever need to be removed.



Existing kitchen

There is very little historic fabric within the extension which would be removed. As this area is a mixture of mid century construction with poor detailing there is very little of merit to preserve.

Archaeological impact.

The proposed extension is an infill of a corner so would not cause a great disturbance in the earth as due to the close proximity to the existing extension this area of ground would have been disturbed before.

Therefore whilst looking at the current extension and its impact on the listed cottage it is clear that the proposed refurbishment to this extension would not cause any more harm to the listed building than what already is present.

Schedule of **Works**

The following schedule of works sets out to demonstrate how it is intended to preserve the appearance and fabric of the historic asset during the necessary building works:

1. Internal alterations within cottage:

- Remove and set aside the two internal doors for re- use
- Remove partition between hall and dining area and undertake initial needling and propping of area of wall for new opening as per structural engineer's recommendations.
- Installation of required lintel per structural engineer's recommendations and removal of cob wall below to form new opening.
- Installation of new stud walling with plasterboard and installation of sanitary ware to WC.
- Exposed areas of cob re-plastered in a lime render and new plasterboard partitions to have skim coat of plaster.
- Utility fittings installed, joinery installed to match existing and existing doors re-hung. .

2. Works to chimney

- Rear chimney to extension carefully taken down and whole brick set to one side.
- Main chimney pot removed and any loose brick material taken down if needed down to a stable substrate.
- Chimney re-built higher with the retained bricks to Structural engineer's design and specification. Existing pot refitted.

3. Extension and refurbishment to extension.

- Existing flat roof, windows, doors and some noted external and internal walls removed. As noted in red dashed line on drawings.
- Strip out all redundant fixtures and fittings - (all non-historic mid 20th Century.)
- Construct strip foundation to small corner infill extension.
- Construct new walls from blockwork with stone facing to current building regulations thermal compliance. Block work walls to be finished with plasterboard on dot and dabs.
- Construct new flat roof with new roof joists, insulation, vapour membrane and flat roof covering.
- Install new windows and doors
- Install new stud work partitions, new doors, joinery and sanitary ware.

- Skim coat new plasterboard with plaster and any areas damaged plaster on the cob walling to be repaired with lime plaster.
- Kitchen and wood burning stove with flue to be installed. New flue to oil boiler installed.
- Undertake external patio landscaping

All construction work to be undertaken with full plans approval from building control with all work to be undertaken to meet current building regulations compliance.

Any items uncovered during the course of the works that are not as expected advice to be sought from the Conservation prior to work to being undertaken.

Planning and Conservation Policies

National policies:

The New Planning Policy Framework details how the development can be approved. Although the policy should be read and assessed as a whole, the pertinent sections are listed below:

Section 126: The proposed design creates a high quality, beautiful and sustainable building, utilising good design to achieve a home suitable for the needs of modern family.

Section 128: Local and traditional materials are integral to the quality of the design.

The proposed refurbishment of the extension at the rear would meet the requirements under 136 as it would respect the forms of the place and prevent the appearance of incongruity and the prevention of a lack of integrity to the historic asset. The new work will meet the requirements under section 138 as:

- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Local

In reference to Mid-Devon's Policies within their Local Plan as adopted on 29th July 2020. The below policies are in favour with the development of the historical asset.

Policy S9 -Environment

The proposals are of a high quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment whilst also adapting to the pressures of to climate change and creates an attractive home.

It preserves and enhances Mid Devon's cultural and historic environment, and recognises the national and local importance of the listed building.

Policy DM1 - High quality design

As previously mentioned the proposals are high quality, based upon and demonstrate the following principles:

- a) A clear understanding of the characteristics of the site, its wider context and the surrounding area;
- b) An Efficient and effective use of the site.
- c) A negligible effect on the local character including the setting of heritage assets;
- e) A visually attractive home which is more in keeping with the landscape and does not have an adverse effect on the privacy and amenity of the neighbouring properties.
- g) Greater levels of daylight, sunlight and privacy to private amenity spaces and principal windows have been gained overall increasing the Client's enjoyment of the cottage.
- h) Resizing the internal spaces to create suitably sized rooms by maximising usable floor space and reducing under utilised areas.

Policy DM2 - Renewable and low carbon energy

The benefits the proposal means at part of the buildings which are the least energy efficient can be replaced with materials providing greater insulation and helping to reduce energy loss through the fabric.. The proposals do not have significant adverse impacts on the character, amenity and visual quality of the area as the heritage asset remains untouched.

Policy DM11 - Residential extensions and ancillary development

- a) The proposal respects the character, scale, setting and design of the existing dwelling;
- b) The additional floor area to the extension is only 5m² so will not result in over-development of the dwelling curtilage; and
- c) It will not have an adverse impact on the living conditions of occupants of neighbouring properties as the current extension is not visible around the village. .

Policy DM25 - Development affecting heritage assets

The proposal meets this policy as:

- a) The heritage asset and its setting is preserved and enhanced.
- b) As demonstrated above the development proposal does not negatively impact the significance of the heritage assets.

Final Summary

Based on the explanation above we believe that the proposals conform with all of the relevant national and local planning policy. As always, would love to know your own thoughts on the matter and would happy to answer any questions you might have.

28 February 2022

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