

Heritage Significance Statement

- 1.0 The property is an historic farmhouse now divorced from its original land and farm buildings. The principle farm building is the barn which runs along the northern edge of the site. The house is listed as of historic interest. The list description is as follows :-

Reference Number 8949

Building Number

Grade II

Status Designated

Date of Designation 26/03/1985

Date of Amendment 26/03/1985

Name of Property Corte House (formerly Taylor's Farmhouse)

Address Norton Presteigne Powys

Easting 330477

Northing 267122

Street Side Location Set back from road with farm range forward to left.

Description

Broad Class Domestic

Exterior 2 storey and attic late Georgian front, possibly older to rear.

Roughcast with gable treatment to centre, slate roofs with bargeboards, end brick stacks. 3 windows (one to attic), double hung sashes with glazing bars. Solid rubble porch to centre with arched entry, blue brick dressings and timber-studding under.

Interior

Reason for designation Group value.

2.0 Planning History.

P/2008/0154 LBC : Replace bedrooms and dining room fireplaces ; Re-roof and reclad store and insert new window ; Re-roof washhouse ; Re-roof and clad garage and new doors ; New garden walls, paths and pergola ; Erection of new garden building and garden shed (SO 36 SW) ; Granted June 2008

P/2008/1232 LBC : Reinstate back door and porch ; Remove block walls in garden ; remove overhand and supports to store ; install two new rooflights in attic ; replace concrete hearth with slate in sitting room (SO 36 NW)

- 3.0** The historic farmhouse has been divorced from its agricultural hinterland for some time but retains a substantial presence within an extensive mature and well landscaped garden.
- 4.0** The structure is predominantly of solid masonry exposed but with a timber facade rendered, pebbledashed and painted. The roof is double pitched with central gabled pediment to the front wall and all with natural slate cladding. The original floor is rectilinear aligned north to south with accommodation on two floors plus attic and cellar rooms. To the rear the building has contemporary extension with further accommodation at ground and first floor level below a lower mono pitch slated roof elevation. The date for construction appears to be mid to late 18th c.
- 5.0** **Side porch.** The previous consent allowed for the construction of the porch but it currently appears incomplete with exposed concrete blockwork. The current proposal is to enlarge the porch by some 2 square metres (internal). This enables the house to be given a ground floor toilet currently lacking. A surprising omission when considering the overall size of this substantial family home. The north gable is relatively featureless and cannot be readily seen from a public stance. None the less by use of traditional finishes for the walls and roof of the porch plus natural stone for the steps it is felt that the proposal is a wholesome and attractive improvement.
- 6.00** **Conclusion.** An effective service porch provides a much needed ground floor WC. Although very modest in size the structure can also enhance a building both aesthetically and by improving the thermal performance with joinery to current standards and the walls being well insulated. Sound improvements of this type can only improve the viability of the house and ensure its sustainability into the long term.