

# HERITAGE STATEMENT

4 WELLS TERRACE, CHERITON FITZPAINE, EX17 4JF

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## 1.0 INTRODUCTION

This Heritage Statement has been prepared by soloarc to support application proposals for extension and refurbishment of Hedgehog Cottage, 4 Wells Terrace, Cheriton Fitzpaine.

## 2.0 BUILDING HISTORY

3 & 4 Wells Terrace is only around 100 years old after replacing a previous building, however the outbuilding was used as a shoemaking business. In later years the outbuilding was split between 3 and 4 Wells Terrace as domestic storage.

## 3.0 HISTORIC INTEREST

4 Wells Terrace and the outbuilding is not listed. The Ring of Bells Inn opposite is grade II listed.

The outbuilding does not replicate any features of the listed Ring of Bells Inn.

## 4.0 CHARACTER & APPEARANCE

4 Wells Terrace has painted rendered/facing brick walls, slate roof and UPVC windows.

The outbuilding has natural stone walls, timber doors and a slate roof with open toed rafters.



## 5.0 ASSESSMENT OF IMPACT

Externally there is no material changes to 4 Wells Terrace.

Internally the proposals seek to connect to the outbuilding with a new opening. Internal partition alterations and additions is also proposed.

The proposed outbuilding will have the existing doors replaced with timber frame panels which have windows built in.

The book "Cheriton Fitzpaine; A Sense of Community" by Elly Babbedge, refers to the smaller door originally being a window.

It's proposed to replace the roof structure with a new timber roof with closed eaves. The existing slates will be re-used and infilled with new where required. Two conservation rooflights will be added to the north facing roof plane.

On the North and East elevations is proposed to remove one window on the north and replace with two new painted timber windows. On the East elevation a high level fixed round window will be inserted.

Internally the floor and walls will be drylined with timber insulated walls.

## 6.0 CONCLUSIONS

The internal proposals are utilising the space available and in the absence of any historic features facilitate a viable use for the outbuilding.

The external works to the outbuilding incorporate much needed repairs and thus have an extremely positive benefit on both the building but also the surrounding historic assets.





## 7.0 REFERENCE IMAGES

