

# Design and Access Statement

Aubrey Cottage – 4 Church Terrace, PL16 0JH

Common right-of-way and access to Church Terrace Broadwoodwidge Devon PL16 0JH

## Introduction

Church Terrace, Broadwoodwidge is located on the south end of the village and is accessed from the Rexon Cross road via a shingle finished common access drive which is shared with the Church and other residencies.

Church Terrace comprises a group of stone built cottages from the 16th century, whilst there were five dwellings for many years they have been combined to form three cottages comprising 2 pairs at each end whilst the centre cottage remains a "single" cottage.

All dwellings of Church Terrace Broadwoodwidge are Grade II listed building status and subject to listed building consent as well as regular planning and building control.

The Terrace has slate roofs and accessed by a common right-of-way between the gardens and the dwellings. Each of the dwellings have stone built slated porches provided access from the south only.

The common right of way is not owned by any of the owners of Church Terrace. A search to find the owner(s) has proven fruitless.

Numbers one and four dwellings have a render finishes.

The common access to the Terrace cottages is designated as both pedestrian and vehicular access. This common ROW historically provided access to all cottages plus access to a well in the adjacent field (since decommissioned) and later a common water tap at No 4, now also decommissioned.

This common access had previously provided FULL WIDTH access for many decades.

This access currently restricted by a stone Wall with a narrow timber gate. **Access for a wheelchair user is not possible and is outside acceptable DDA requirements.**

Moreover, the restricted common right of way has caused general day-to-day access issues in addition to those for tradesmen to get equipment and materials plus furniture to the site of No 4.

The installation of the wall and gate was instructed by previous owners of number one Church Terrace. The current owner has given written permission for their removal.

This proposal is to remove the wall and gate and its associated posts to restore the full width access in line with the original covenant associated with all three dwellings of Church Terrace Broadwoodwidge.

The work shall include the making good of the common access way to afford the safe and fully accessible right-of-way.

As the subject wall and gate were built by a previous owner of number one Church Terrace we have obtained agreement from the current owners for its removal and disposal.

## Social Context:

The re-instatement of the full width access will restore the original historical access for number 4 Church Terrace and its visitors but will not impact negatively on the other dwellings of Church Terrace.