

# Heritage Statement

Aubrey Cottage – 4 Church Terrace, PL16 0JH

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

## **Preamble**

Church Terrace, Broadwoodwidge is located on the south end of the village and is accessed from the Rexon Cross road.

Church Terrace comprises a group of stone built cottages from the 16th century. The connection to the Church of St Nicolas is very strong dating back to the reformation period for visiting clergy.

Whilst there were five dwellings for many years they have since been realigned 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 access way between the cottages and the gardens is not owned by any of the three dwellings but forms a common right of way. This right of way provided full open access from the access road allowing carts, trailers and vehicles to traverse in front of the houses. Concrete strips form "runways" for wheels/tracks with grassed margins between these tracks.

In more recent times the cottages have been renovated and generally the character of the buildings have been respected. A relatively recent addition of granite posts, wall and timber gate has changed this character and reduced the original open feel thus causing moderate harm to the asset.

## **Proposed works.**

The proposal is for the removal of the granite posts, wall and timber gate to return the common access way to its original full open width as described in the property deeds.

It is understood the grade II listing applies to the dwellings and gardens but not the access way although the proximity of this way can have an effect on the setting of the asset, thus the removal of a relatively new wall and gates will enhance the asset.

As the post wall and gate are not attached to any of the asset there is little or no risk to the asset. The surface of the access way will be reinstated to match the existing "runways" and grass margins thus retaining the original surface water disposal.