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INTERIOR REMODELLING

‘PARK VIEW COTTAGE’
FORE STREET
MORCHARD BISHOP
CREDITON, EX17 6NT

PLANNING & LISTED BUILDING CONSENT APPLICATION

HERITAGE AND JUSTIFICATION STATEMENT

- **Heritage** - The building is not known to be of any specific individual archaeological, architectural or historic interest.

List entry -

MORCHARD BISHOP, FORE STREET (south-west side), April Cottage and Park View

GV II

2 cottages, formerly at least 3 cottages. Probably C18. Plastered cob on rubble footings; cob or rubble stacks topped with C20 brick; continuous thatch roof covered with corrugated iron to rear and over hip. Pair of semi-detached cottages facing north-east with April Cottage on the leaf (south-east) and Park View on the right (north-west). April Cottage is a 3-room plan cottage with end stack serving the left room and rear lateral stack serving right room. This right room may originally have been a separate 1 room plan cottage. Park View is a 2-room plan cottage with rear corner stack to right room and C20 flat-roofed single storey extension to front of left room. Both cottages are 2 storeys. April Cottage has irregular 3-window front of late C19 and C20 casements with glazing bars. C19 6-fielded panel door with C20 gabled and thatch roofed porch which incorporates late C19 cast iron decorative brackets. Park View has irregular 2-window front of C20 casements with glazing bars. Roof is gable-ended to left (April Cottage) and hipped to right (Park View). Interiors show plain carpentry detail where exposed. Rubble fireplace in right room of April Cottage includes Bideford cloam oven complete with door. Roof

inaccessible but feet of principals in April Cottage suggest C18 A-frame trusses.

Listing NGR: SS7689907568

National Grid Reference: SS 76899 07568

Justification – The original cob house has a bedroom upstairs with a second ‘bedroom’ separated by an acoustically uninsulated stud and plaster dividing wall. The second bedroom is limited by the stairs rising into the 1st floor and incorporating a stair box to give height above the stairs, meaning the room is small and an odd shape. With its proximity to the main bedroom and size and shape the second bedroom is only really useful as a baby or toddler’s room or a proposed shower room. The bathroom is on the ground floor in a 1950s extension opening directly into the kitchen a situation which would be much improved and offering more suitable hygienic living by moving it to a different location.

- **None of the exterior will be altered except for the replacement of the entrance door and rendering**
- **No internal historic features are to be altered in any way**