

# Design and Access Statement

**Removal of external door and frame to kitchen. Fitting a window and filling in under with walling to match existing.**

**Venn Cottage, Bickleigh, EXETER EX5 4BS.**

## *Preface*

This is being written to accompany a Listed Building Consent application.

Venn Cottage is a Grade II listed cottage immediately to the west of the A396 between Silverton and Bickleigh.

The listing entry states that the house was probably built "C18/early C19". It is of cob construction over a stone base with a thatched roof.

The house is set in an elongated garden of some 0.27 hectare. The garden is some metres below the level of the road and the house is difficult to see clearly from a passing vehicle.

It is thought that the house was built as a Woodman's cottage servicing Bretheridge Wood which is on the eastern side of the A396.

The house is at present in single occupancy but has been split vertically in past times to form two cottages. This is reflected in there being two doors.



## *Amount*

The application is to remove the left hand door and replace it with a window and walling under.

## *Layout*

This building is arranged on two floors: ground and first.

## *Scale*

There will be no change to the scale or massing of the building.

## *Landscaping*

No changes to the landscaping.

## *Appearance*

Other than the new window there will be no change to the exterior of the building.

## *Use*

The building is presently a dwelling house. There is no proposed change to this.

## *Access*

The house is in the open countryside between Silverton and Bickleigh. The A396 connects the market town of Tiverton and the city of Exeter. Buses run in each direction. The ground floor of the building is reasonably accessible but with a step into the ground floor area.