



HONEYSUCKLE THATCH, TALATON, EX5 2RN
DESIGN AND ACCESS AND HERITAGE STATEMENT IN RESPECT OF
EXTENSION

JUNE 2022

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1.0 PURPOSE OF STATEMENT

This assessment has been prepared for Mr Shipton in order to consider the impact of a proposed extension on the significance of Honeysuckle Thatch.

Honeysuckle Thatch was listed Grade II in 1988 as Honeysuckle Cottage. It was formerly 2 cottages, C18 or early C19, modernised when the original cottages were united in around 1970. The cottage is on an east-west axis and faces south, backing onto the road. The list description can be found in Appendix 1.

The property is not within a conservation area.

The proposed development comprises a small extension to the previously approved west extension, in line with the findings of the Appeal Inspector's Decision on application 20/1908/FUL, which states

"The Council also expressed concern about the manner by which the extension would extend forward of the front elevation of the house. The proposal would however be set away from the front elevation and would have an almost fully glazed elevation facing into the garden, to the extent that it would be more akin to a garden building, and thus have quite a different appearance to the principal elevation of the historic building. It would still be easy to view the front elevation of the cottage in its entirety. As such I am not satisfied that the proposal would cause harm from this perspective."

Whilst the Appeal was ultimately unsuccessful due to the scale and massing of this proposed extension, a subsequent application as approved for a smaller replacement to the west extension that did not break forward for the south elevation.

Work has started on the approved alteration, but the applicant is keen to follow the advice provided through the Appeal and provide a small extension south, which will be accord with the findings of the Inspector.

Throughout this report, consideration has been given to Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

This assessment focusses on the impact of the proposals on the setting of the nearby listed building and conservation area and has been provided in accordance with the requirements of the NPPF, paragraph 194:

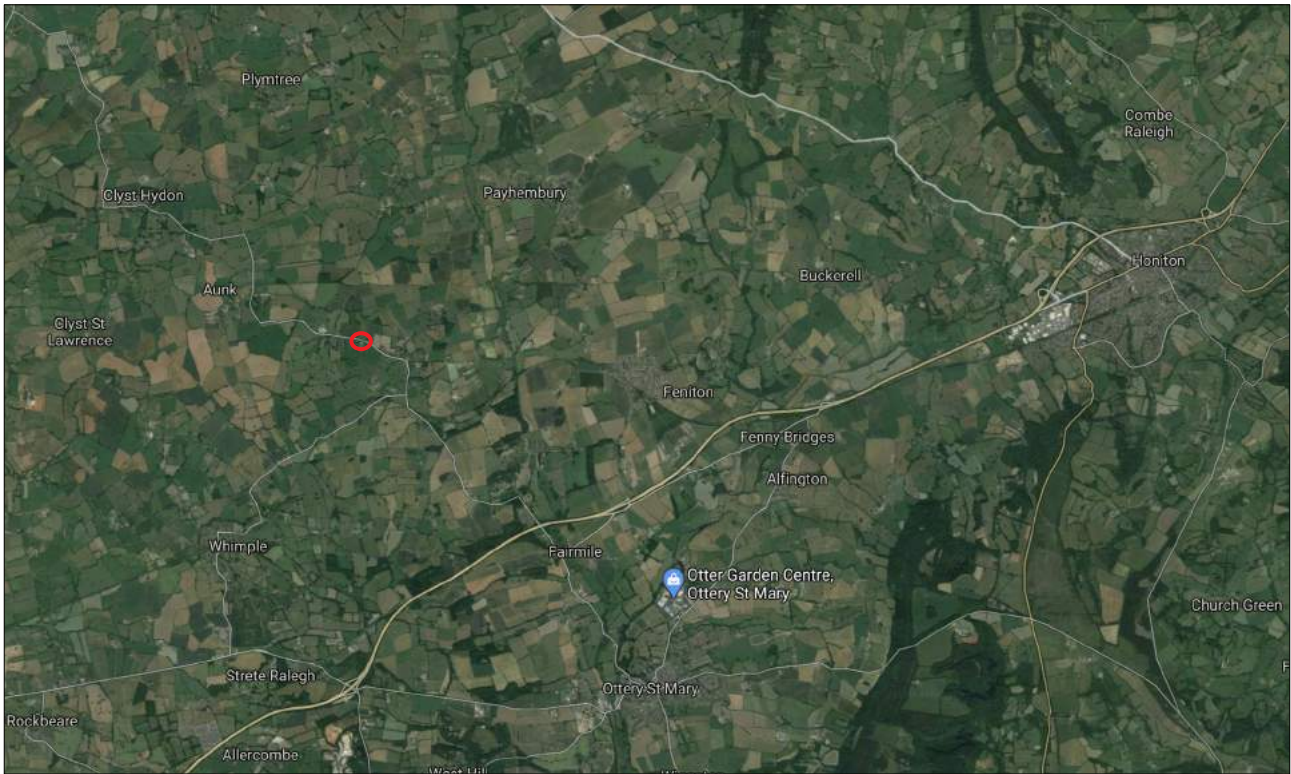
Para 189: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This report has been prepared by Katharine Metcalfe IHBC of K Metcalfe Heritage Limited, an appropriately qualified and experienced Heritage professional. Opinions expressed have been reached through primary research, site visits, and reference to previous reports by others.

Unless otherwise stated, all plans and photographs reproduced in this document are courtesy of Ben Shipton.

2.0 DESCRIPTION AND HISTORY OF SITE

Honeysuckle Thatch lies approximately 830m north west of the centre of the village of Talaton, approximately 10km due west of Honiton.

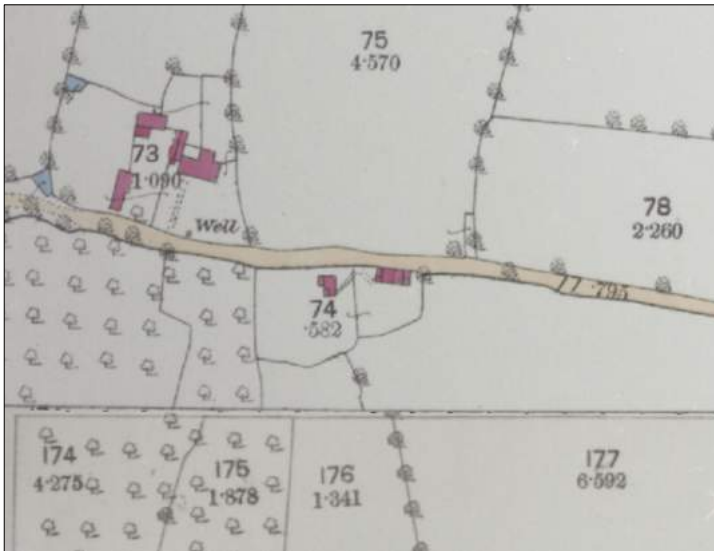


Reference to the historic maps shows the cottages and adjacent buildings.



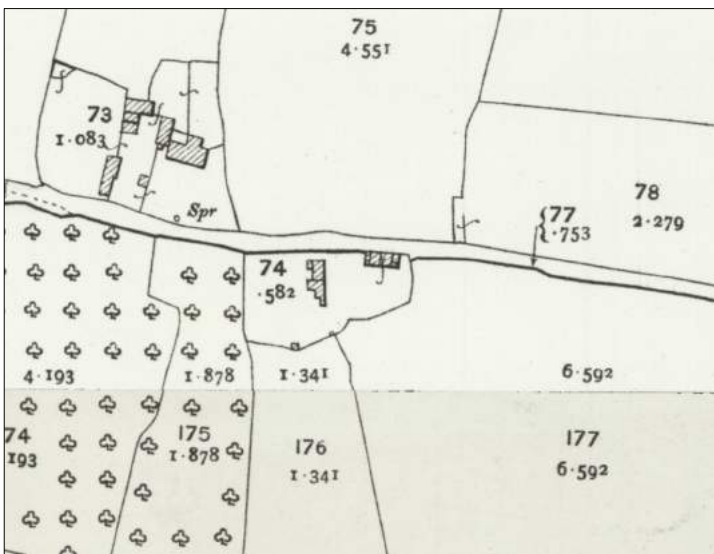
1840 Tithe Map.

Plot 203 is noted on the apportionment as being owned by Sir John Kennaway and occupied by Humphrey Baker and is identified as a barn and curtilage. Plot 204 is noted as being owned and occupied by William Pratt, along with a lot of the adjacent orchards and fields. It is identified as a house and garden



1888 OS 25 inch to 1 mile map.

Honeysuckle Thatch is clearly shown as two cottages with side outshuts. The stone cottage to the west, Little Thatch, is also shown.



1903 OS 25 inch to 1 mile.

Brick cottage, to the south of Little Thatch, has been constructed and Honeysuckle Thatch is still shown as two dwellings.

OS maps from the 1960's (not available for reproduction) also show the property as two dwellings, so the list description's date of circa 1970 for conversion to one dwelling is assumed accurate.

There is no other available information relating to the cottage, however the list description notes the cement block upper chimney shafts and whilst both east and west outshuts are visible on the historic maps, the existing end extensions are modern, with the east outshut having a small pitched roof and the west outshut in brick, with the thatch carried down over it , although this has now been removed in accordance with approved permissions 21/0582/FUL and 21/0583/LBC.



3.0 ASSESSMENT OF THE HERITAGE ASSET

Significance is described in the National Planning Policy Framework (NPPF) as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. ”

These headings are further defined in the Planning Practice Guidance Notes (July 2019 revision) as:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Whilst not a formal heritage value, the setting of an asset can be important to its significance. The NPPF describes setting in relation to Heritage Assets as: “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Therefore, understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made and includes the assessment of each of the heritage values mentioned above, as well as an assessment of the contribution that the setting of the heritage asset makes to its overall significance.

The heritage values above are considered here in relation to the site.

Archaeological Interest. Reference to the Historic Environment Record shows no archaeological events or records nearby that would be affected by this development, other than the listed building itself. Whilst there is always potential for archaeological information to be found, for the purposes of this application the archaeological interest is considered to be low.

Architectural and Aesthetic Interest. The house is a typical Devon thatch cottage in appearance, albeit actually formerly two tiny cottages. The two end extensions detract somewhat from the appearance and the addition of the porch and inconsistent glazing is also slightly detrimental.

Internally, the massive fireplaces in the two main rooms are impressive original features and the roof retains some historic timbers.

Overall it is an attractive, if altered cottage that retains a medium level of aesthetic interest.



Historic interest. Sir John Kennaway, who is listed as the owners of Honeysuckle Thatch on the Tithe map, built the present Escot House as his main residence and owned several hundred acres of land and buildings in the area.

There are no census records relating to the property and no newspaper articles that give an insight into the lives of its occupiers.

As such, whilst there is some tangible historic interest in the fabric of the house, the overall historic interest is considered to be low.

The NPPF rates the level of harm to a heritage asset through development as either “substantial” or “less than substantial” harm. Substantial harm is measured by whether the adverse impact seriously affects a key element of its special architectural or historic interest and it is therefore important to identify any key elements to understand any level of harm that proposal may create.

The key element of Honeysuckle Thatch’s special architectural or historic interest have been identified as;

- Massive chimney breasts internally that retain their original size.
- Visible form and layout as two smaller cottages

It is also important to identify whether there are any negative elements that may provide opportunities for enhancement and these are considered to be:

- Side extensions detract from the appearance of the building
- Inconsistent glazing detracts from the character

The setting of the building is the mostly open farmland, within which sits this small group of buildings; Honeysuckle Thatch, Little Thatch and Brick Cottage. Whilst viewed as a group, only Honeysuckle Thatch is listed and the share no common characteristics, however they do share a vehicular access that provides views of the modern timber fence and garage of Honeysuckle Thatch, which diminishes the appearance of this open space in between the buildings.

Overall, the setting contributes positively to the significance of the building but is not a key element of its significance as a landscape setting is a relatively common feature of rural dwellings in East Devon.

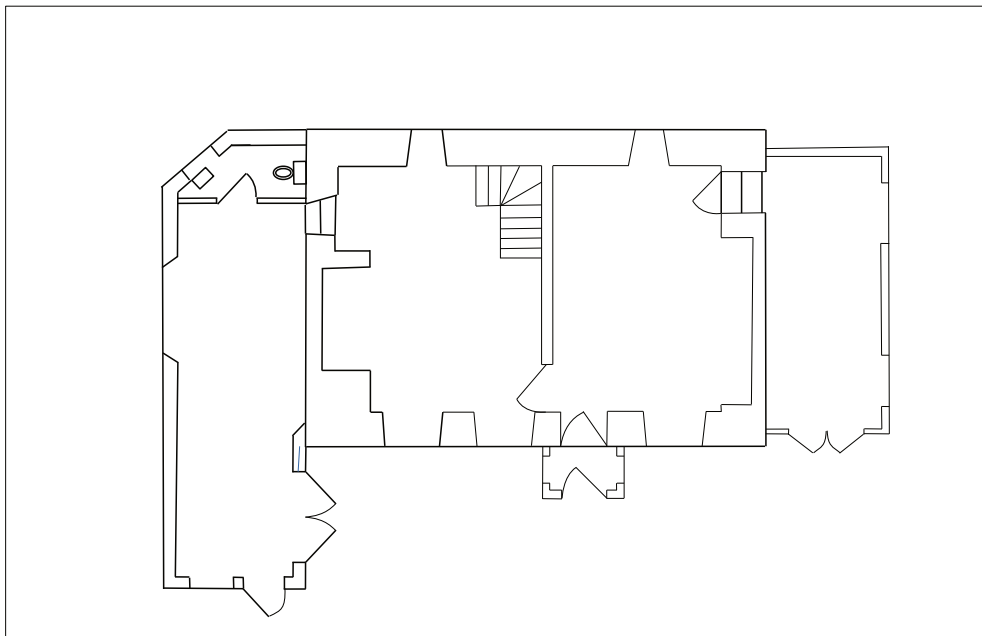
4.0 PROPOSALS

The proposal follows the previously approved application for re-modelling the west outshut., Although with a small extension to the south.

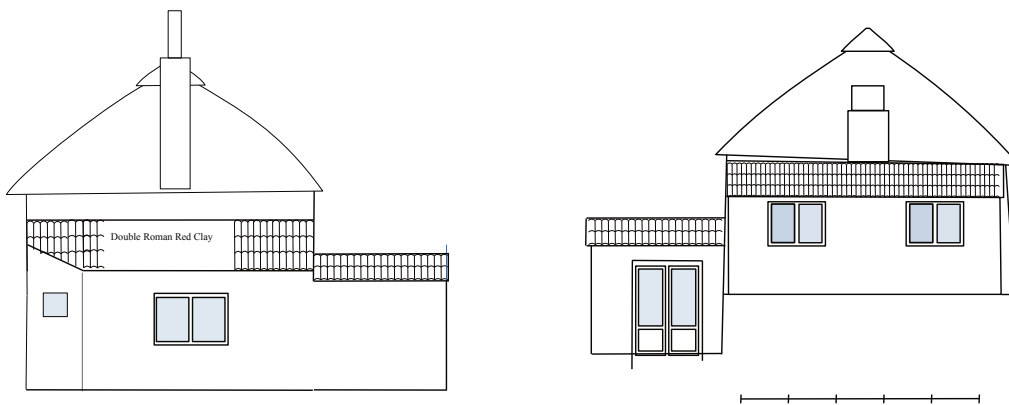
The extension into the garden by 2.75m is in accordance with the results in the dismissed appeal that considered that an extension that broke forward of the south elevation would not necessarily be detrimental to the significance of the building.

The extension will also continue the approved red clay Double Roman roof tiles, as preferred by the Appeal Inspector; this provides visual separation and primacy back to the main thatched roof structure.

The extension is proposed to be constructed in rendered block to provide continuity between it and the older part of the building as requested through previous applications.



Honeysuckle Thatch, Talaton, EX5 2RN
Proposed East and West Elevations Scale 1:100
Porch removed for clarity



5.0 IMPACT ASSESSMENT AND POLICY CONSIDERATIONS

The proposal to create a simple extension to this listed cottage has been considered in relation to its significance.

The important elements of the historic cottage; its form as two smaller cottages and the historic internal features, shall not be harmed by the extension.

The proposed accords with the findings of the Appeal Inspector's Decision on application 20/1908/FUL, which states

"The Council also expressed concern about the manner by which the extension would extend forward of the front elevation of the house. The proposal would however be set away from the front elevation and would have an almost fully glazed elevation facing into the garden, to the extent that it would be more akin to a garden building, and thus have quite a different appearance to the principal elevation of the historic building. It would still be easy to view the front elevation of the cottage in its entirety. As such I am not satisfied that the proposal would cause harm from this perspective."

The proposed extension will not harm the significance of the building and will still allow the principal south elevation to be read and as such, the proposed development is considered to sustain the significance of the building and not cause harm, as identified in the NPPF.

Considering the proposed development against legislation and policy, the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act states that there should be special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The elements of its special architectural and historic interest will not be affected by the proposals and the setting will be enhanced through the removal of the long thatched roof and upgrading of the existing western extension. It is therefore considered that the proposals will preserve the special interest and therefore the requirements for this policy will be met.

East Devon Local Plan 2013 - 2031 (January 2016) contains strategic and development management policies on the historic environment.

The strategic policies are Strategy 48 and 49:

Strategy 48 - Local Distinctiveness in the Built Environment

"Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities. Where towns or villages are or have been despoiled we will seek to have qualities reinstated through good design. Use of local materials and local forms and styles will be essential to this distinctiveness.

We will work with our partners and local communities to produce Design Statements to guide new development and ensure its appropriateness".

Strategy 49 – The Historic Environment

"The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans".

It also contains DM policies EN8 and EN9:

EN8 - Significance of Heritage Assets and their Setting

When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.

EN9 - Development Affecting a Designated Heritage Asset

The Council will not grant permission for developments involving substantial harm or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site.*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.*
- c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Where total or partial loss of a heritage asset is to be permitted the Council may require that:

- e) A scheme for the phased demolition and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of a signed contract for the construction work must be deposited with the local planning authority before demolition commences.*
- f) Where practicable the heritage asset is dismantled and rebuilt or removed to a site previously approved.*
- g) Important features of the heritage asset are salvaged and re-used.*
- h) There is an opportunity for the appearance, plan and particular features of the heritage asset to be measured and recorded.*
- i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.*

In addition to these Local Plan strategies and policies, East Devon has developed a Heritage Strategy 2019 - 2031 which marries the aims of the Local Plan with Themes for understanding, managing and enhancing the historic environment and the area's heritage.

The proposal has been designed to respect the appearance of the existing building and provide a small extension that will complement the historic fabric and character.

It has been considered in respect of these local strategies and policies and this statement has been produced to understand the significance of the building and its setting and to at least preserve and where possible enhance this significance.

This assessment has demonstrated that the proposals will enhance the significance of the heritage asset. As such, it is considered that the requirements of the local guidance and policies are met.

6.0 DESIGN AND ACCESS INFORMATION

The Design and Access information below has been provided by reference to the CABE document "Design and Access Statements; How to write read and use them" (2007), to the NPPF and the Planning Portal. The headings have been used to provide understanding of the development and should be read in association with the rest of this document.

USE.

The cottage is a single dwelling that was created out of the conversion of two small cottages in the late C20th, prior to listing. It is proposed to remain a dwelling through this application.

AMOUNT AND SCALE.

The proposed extension shall be on the same footprint as the previously approved extension, but extending 2.75m south into the garden to provide better internal space. It shall be a single storey and shall be subservient to the main house.

LAYOUT.

The extension will provide sufficient space for the kitchen to accommodate a seating area.

LANDSCAPING.

No change

APPEARANCE.

The extension will be in rendered block with a red clay double roman tiled roof, as per the existing permission. Timber doors and windows will be provided.

ACCESS.

Access during the works will be via the available parking spaces and garden. No additional access requirements post-completion.

HERITAGE ASSETS.

The building is Grade II listed. Further information regarding the setting and potential impact of the development is detailed elsewhere in this document.

7.0 CONCLUSIONS

The purpose of this document has been to understand the context and history of the site and consider whether the proposals for an extension to the listed building would be appropriate and meet the requirements of national and local heritage legislation, policy and guidance.

It has been undertaken in accordance with NPPF and Historic England guidance to provide an assessment of significance that has informed the design process and has further provided an understanding the potential impact (positive or negative) of the proposal to a level of thoroughness proportionate to the relative importance of the asset where the fabric or setting is affected.

The proposed extension has been designed in order to provide a useable space that makes the most of the south facing aspect without major intervention into the historic fabric. It has also been design with due regard to the findings of the Appeal Inspector on a previous application and has taken the issues raised into account.

The proposals has been considered in relation to national and local planning legislation, policy and guidance and have been found to accord with these. In particular, the NPPF chapter 16 (heritage conservation) and the East Devon policies regarding the Historic Environment.

The proposal has been assessed to understand the impacts on the significance of the site and have been designed to ensure they will not materially harm the values of the place.

The proposals will provide an attractive living space that will benefit both the current and future occupiers of the property.

The proposed development is therefore considered to comply with national and local heritage legislation, policies and guidance and to provide a sustainable and viable future for the Grade II Heritage Asset.

Appendix 1 - List Description for Honeysuckle Thatch

HONEYSUCKLE COTTAGE

Overview

Heritage Category:
Listed Building

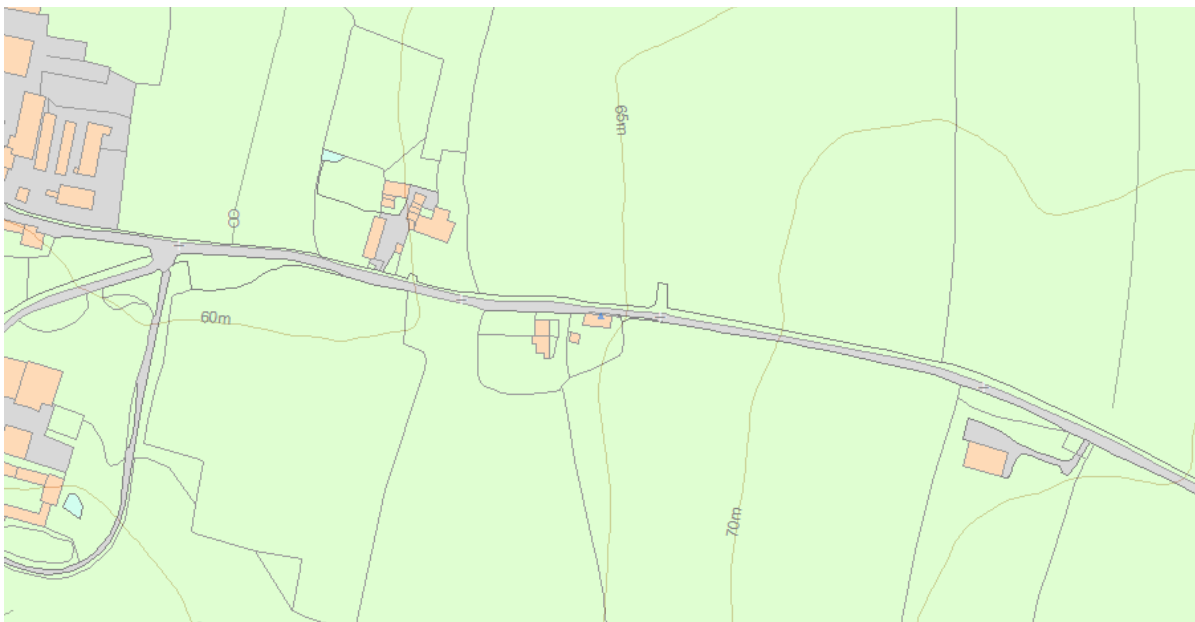
Grade:
II

List Entry Number:
1098102

Date first listed:
24-Oct-1988

Statutory Address:
HONEYSUCKLE COTTAGE

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1098102.pdf](http://mapservices.HistoricEngland.org.uk/printwebservice/StatutoryPrint.svc/96485/HLE_A4L_Grade/HLE_A3L_Grade.pdf) (http://mapservices.HistoricEngland.org.uk/printwebservice/StatutoryPrint.svc/96485/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 10-Aug-2020 at 11:06:07.

Location

Statutory Address:
HONEYSUCKLE COTTAGE

The building or site itself may lie within the boundary of more than one authority.

County:
Devon

District:
East Devon (District Authority)

Parish:
Talatton

National Grid Reference:
SY 06080 99878

Details

TALATON SY 09 NE 6/168 Honeysuckle Cottage -- II

Cottages, formerly 2 cottages. C18 or early C19, modernised when the original cottages were united circa 1970. Plastered cob, maybe with no footings; cob or stone rubble stacks with chimneyshafts made of C20 concrete blocks, thatch roof. Plan: 2-room plan cottage facing south and backing onto the road. The rooms have end stacks. The present cottage has been made by uniting a pair of contemporary mirror-plan tiny 1-room plan cottages. In each originally a narrow space across the back was partitioned off for service use. 2 storeys with secondary outshots each end. Exterior: originally a symmetrical 2-window front but now there is a third ground floor window set just left of centre is blocking a former cottage doorway. The ground floor windows are C20 casements with glazing bars. The first floor windows have no glazing bars but their frames are oak and probably original (there are more similar to rear). The present front doorway is right of centre (the original right cottage doorway) and contains a C20 door behind a contemporary porch. Roof is hipped both ends and to left is carried down over the outshot there. Interior: has plain carpentry detail. There are no main ceiling beams. Both fireplaces are large, built of stone rubble with roughly-chamfered oak lintels. Both have blocked oven doorways to rear. Roof is 2 bays with central A-frame truss with pegged and spiked lap-jointed collars. The original common rafters are short lengths of wavy branches, one set above the purlin and another below, but each is individually pegged. Honeysuckle Cottage is a remarkably well-preserved pair of tiny cottages.

Listing NGR: SY0608099878

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
86924

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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