

SAB Drawing & Design

Architectural & Engineering Drawing

26 Marguerite Road, Tiverton, EX16 6TD.



26 August, 2022

HERITAGE STATEMENT

Proposed New Roof (pitched) To Rear & New Windows (replacement) To Front Elevation.

General:

Way Village is a village in Devon situated north of Upham, and east of Pennymoor. It is one of three small hamlets within the parish of Cruwys Morchard along with the larger settlements of Pennymoor and Nomansland.

Westway House was once the principle farm house for Westway farm a large farm to the south west of the hamlet Way Village.



Historically extending to 33.2 hectares (82 acres) the farm operated as a mixed livestock and poultry farm. Division of the farm has taken place over the years and the ground associated with Westway House was purchased by the current owners and the land extends to 5.8 hectares (14.4 acres) of forestry and pasture.

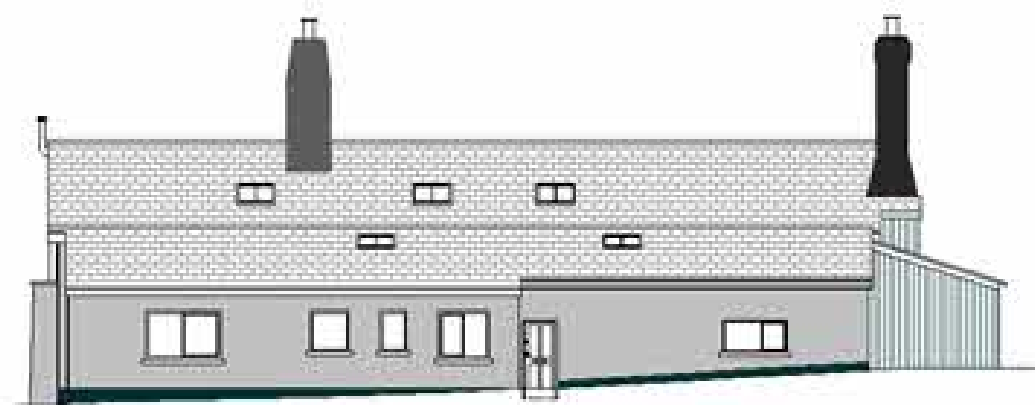
The adjoining land continues as a poultry unit and consent was granted for a new dwelling in 2007 (07/01645/FULL).

The document seeks to assess the significance of historic fabric at the property (refer to the listing as set out in the Design & Access Statement) and the likely impact on the listed building if the proposed alterations are undertaken.

The proposal is to replace the existing flat roof and pitched corrugated iron roof atop the 1970s extension with a single mono-pitch roof of slate matching the existing slate roof. New conservation type roof windows are proposed to provide natural light to the existing stairwells, bathroom, ground floor corridor and dog room / store.



Existing Rear Flat Roof & Corrugated Iron Roof.



Proposed Rear Elevation.

The front elevation (south) of the farmhouse has seen replacement windows over the years of varying sizes and style. The choice of timber windows to replace those within the principle elevation has been carefully considered to meet the much needed sound proofing, thermal insulation and security with a window that has been accepted as a suitable window for listed buildings all over the country. The proposed windows also provide adequate means of escape in case of fire (not currently provided). It is therefore our opinion that this proposal preserves the property's integrity both practically and visually.



Existing Front (South) Elevation.



Proposed Front (South) Elevation.

It is our opinion that with the proposed alterations there is no loss of historic fabric to the building and will have a 'less than substantial' impact on the listed building. The NPPF states:

134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The changes proposed within this application raise the qualities of this listed building to meet the standards expected today without substantial harm to the historic fabric of the building.