

Heritage Statement for 'Townsend' Town End, Norton St Philip, Somerset. BA2 7LQ

Planning Application 2022/2122/LBC

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1174978

Date first listed: 16-Nov-1984

Date of most recent amendment: 09-Jan-1990

Statutory Address 1: 'TOWNSEND', TOWN END, NORTON ST PHILIP, SOMERSET. BA27LQ.

Entry Details

Cottage. Dated 1859. Ashlar Douling stone, Welsh slate coped gable roof with end ashlar stone chimney stacks. 2-storey, 2-window front with central entrance under an ashlar stone and Welsh slate roofed gable porch. 4-centred chamfered stone entrance arch with incised date stone over. 2-light moulded stone framed, 8-pane casement windows.

Legal

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

The Heritage asset

The heritage asset is a grade II listed cottage within the conservation area of Norton St Philip. The cottage was derelict in the late 1970s and at danger of collapse, it was completely renovated by a previous owner and before the property was listed in 1984. During the renovation the entire interior of the property was changed as were the windows and doors and the only remaining aspect of the property that wasn't changed was the exterior facade of the front, rear and side elevations. Since then, the current owners have taken every care to conserve what does remain and any work that has taken place on 'Townsend' has always been conducted with advice from and in consultation with the conservation and listing dept of the Mendip CC.

It is hard to ascertain why the property was listed in 1984. It is believed that the property was once a 'Palairret house' - it is assumed that the house was once owned by Arthur Palairret (this would tie in with the 'AP 1859' inscribed into the nameplate) it could be that once it delineated the end of the village 'Townsend' and 'Town End' would give credence to where the end of village once lay or it could be simply that it was a fine example of a 18th/19th C rural cottage)

Form and materials of the heritage asset

As stated 'Townsend' sits within the conservation area of Norton St Philip it has two non-listed properties on either side and sits a little way back on the busy B3110 Frome road. It sits opposite the recent Fortescue Fields development which visually impacts on the appearance of 'Townsend' (see photographs), the cottage sits a little way up from the Town End bungalows and the convenience store. It is dated 1859. (although it is believed to be of an earlier date) and is constructed from dressed Ashlar Douling stone, although the rear and sides are of a rubble limestone construction. Welsh slate coped gable roof (this section is taken from the EH files and is factually wrong as the roof is not slate but rather a man made material, it is assumed that this was changed before the listing and that an error occurred during the listing process). The roof is finished with two ashlar stone chimney stacks. The cottage is a two storey building, with four moulded, stone framed, 8-pane casement windows to the front of the cottage. It has a central entrance under an ashlar stone and Welsh slate roofed gable porch. It has a chamfered stone

entrance arch with incised date stone over which reads 'AP 1859'. (Photographs have been included at the end of this statement)

The significance of the asset

The asset was listed in 1984 for either it's special architectural or historical purposes, It is hard to ascertain from this description why the property was listed in 1984. The property is allegedly a Palairret house and was owned by the elder son Arthur Palairret (this would tie in with the stone date plaque which is on the porch and which reads 'AP 1859'). It could be that once it delineated the end of the village ' Townsend' and 'Town End' would give credence to where the end of village once lay or it could be simply that it was a fine example of a 18th/19th C rural cottage). The area of Town End has seen a lot of development over recent years; the Fortescue Field development sits right opposite the asset and visually dominates the area. The asset has two older but not listed buildings as neighbouring properties and in total there are six cottages (including one other listed property) that are from the 17th-19th C. Development infill over recent years has seen bungalows and modern houses (as well as speed signs and road markings) surrounding these six older properties and Town End has been a fast changing area in contrast to other areas of NSP. (Photographs have been included at the end of this statement)

Proposed Works

The project involves removing a four metre section of a beech hedge that was planted 20 years ago to allow for the provision of off road standing to enable the charging of a small electric car. The removed section of hedge will be finished with two oak gate posts which would include two low energy LED downlights, facing into the property to allow for night access for charging. In addition, the proposal also includes the removal of a pedestrian gate which replaced a modern gate that had rusted beyond repair and to infill the gap with beech hedging that match the existing hedge. Two small rubble edged flowerbeds (with the relocation of two acers and as many other plants as possible) are also to be removed. The standing for charging is to be 30 mm Cherney gravel over a weed suppressant membrane over a compacted sand/gravel layer, the standing will be angled to allow for draining to avoid flooding, (there is a drain on site). The standing will be edged by limestone paving edging to retain the gravel and will be colour matched to the existing stone of the cottage. Finally the proposed work calls for the installation of a dropped kerb to comply with legal regulations regarding the crossing a public footpath (the applicants are very happy to work with the local authority to identify appropriate contractors to conduct this aspect of the proposed works).

On a final note the applicants would like to stress that NO work is being conducted on the house only on the front garden and mainly to do with the removal of plants and ground cover, all the work envisaged is easily reversible. The only provision that would need professional work is the provision for a dropped kerb for access and to comply with legislation regarding crossing a public footpath.

Relevant planning history

When the current owners acquired the heritage asset it was in quite poor condition, the renovation in the 70s/80s had used softwood for windows and doors and these had rotted beyond repair. Bad design decisions had also led to poor utilisation of the property and as such some changes were required. There having been several planning applications submitted by the current owners over the past 20 years to maintain and up keep the fabric of the heritage asset, all being undertaken in consultation with the local authority. Some dates are unsure, but where possible accurate dates and application reference numbers have been given.

2016	Erection of a wooden garden studio in rear garden	App no 2016/2273/LBC
2016	Internal works to staircase	App no 2016/2273/LBC
2014	single storey garden room extension to rear elevation	App no 2015/0004/HSE
2011(?)	Installation of oak front door	App no unknown

2004(?)	Replacement of rotten wooden windows	App no unknown
2003(?)	Insulation of roof and installing conservation skylights	App no unknown

Impact on the asset

It is envisaged that the proposed works offer little if any impact on the heritage asset. It is to be stressed that no physical work is to be undertaken on the cottage itself and that all work that is proposed is to be undertaken on soft vegetation and ground coverage. All the proposed work is easily reversible (even the inclusion of the dropped kerb can be reversed by professional contractors). The retention of the majority of the beech hedge and the infill after removal of the modern gate helps to retain the rural ambience of the property and wildlife habitats. The use of untreated oak for the entrance to the off road charging station will mellow and age and add to the rural nature of the proposed work. The inclusion of two motion activated low wattage, low energy LED lights incorporated into the posts for night-time charging will illuminate the frontage of the cottage and highlight the inscribed stone nameplate set into the porch. In addition the use of Cherney gravel and limestone paving edging to retain the gravel that colour matches the mellow stone of the asset will provide a sympathetic visual finish. The justification for the proposed works are in keeping with work that has taken place on other properties in the 'area of 'Town End' as well as (and more importantly) to enable the mature owners to maintain their independence and access to the health services they need, as well as to move away from fossil fuels to a green sustainable form of car transport.

Preserving and enhancing the heritage asset

The proposed works work well and are in keeping with work that has taken place on other properties in the 'area of 'Town End'. They involve little in the way of disruption and do not detract from the visual appearance and impact of the heritage asset. On the contrary it allows for passers-by to view the frontage of the heritage asset as a fine example of a rural Somerset cottage. In addition, the proposed works add to it's long story and opens up a new chapter, where green sustainable transport has been incorporated into it's curtilage, It also allows for the disparity between urban and rural communities to be reduced with regards to access for charging electric vehicles and could be a useful example for other smaller rural properties to embrace green technology.

Dated: 1.11.2022

Applicants:
J.Beaumont
M.Lee

Supporting photographs



The heritage asset in relationship with recent developments



'Townsend' from the south east



'Townsend' from the east showing gate to be removed and infilled (NB, the stone wall is a neighbouring property)



Modern pedestrian access gate to be removed

Hedge to be removed, if possible individual trees will be rescued



'Townsend' from the west showing section of hedging to be removed



'Townsend' from north west



flowerbeds and rubble garden edging to be removed, plants to be relocated where possible



Porch featuring name plaque, moveable bin storage and large holly tree to be retained