

Reeve Castle

Entrance Gates

Listed Building Consent Supporting Document

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1 - INTRODUCTION

Overview

This document provides supporting information relevant to the planning application at Reeve Castle.

This document should be read in conjunction with the following drawings:

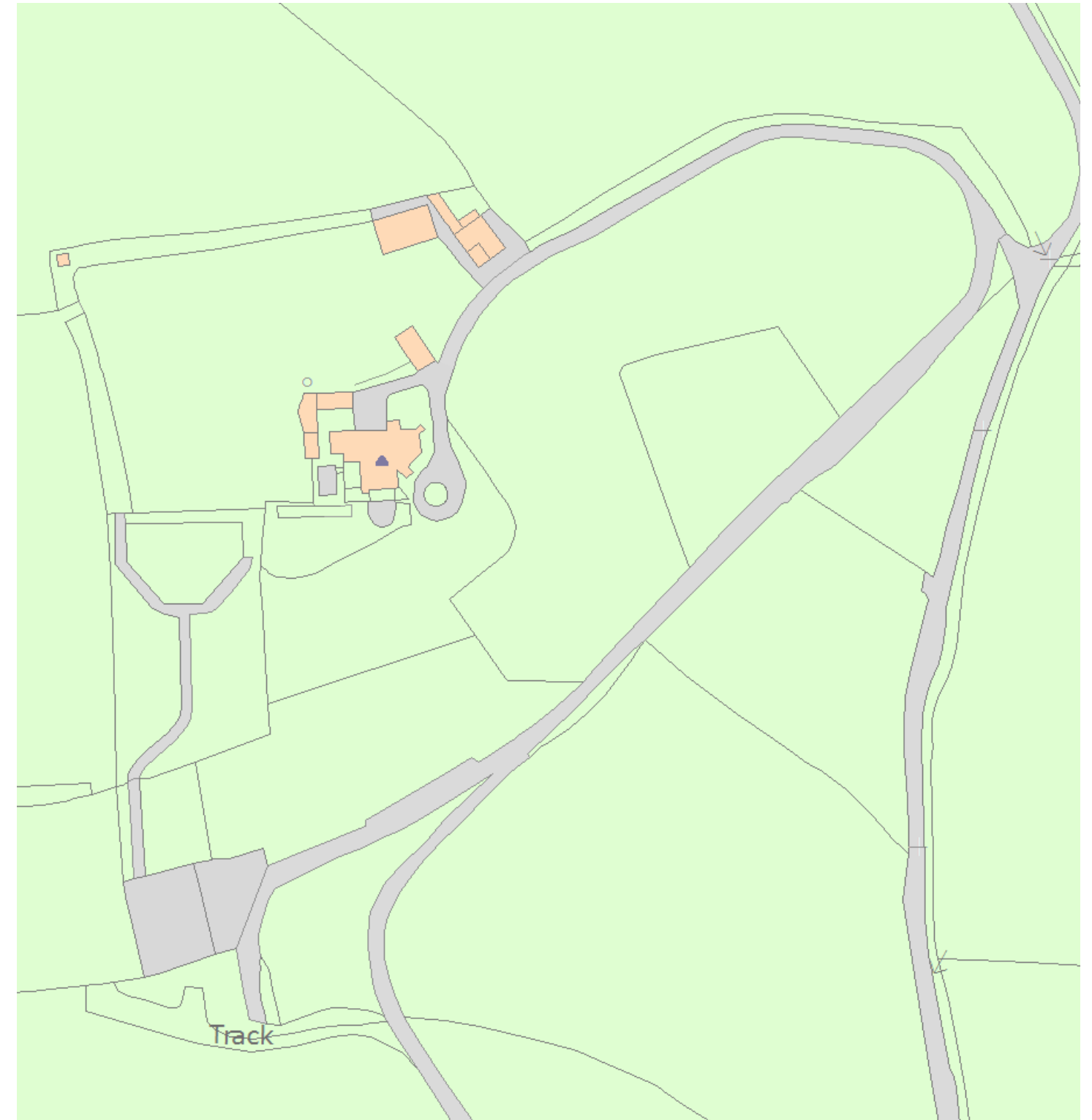
23062_10001_P02_Proposed Gate Plans
23062_10002_P02_Existing Gate Plans
23062_10003_P02_Site Plan
23062_10004_P02_Location Plan
23062_60001_P02_3D View

Site Address

Reeve Castle, Bow, Crediton EX17 6LB

Principle of Development

Replacement of the existing entrance gates and piers.



Reeve Castle site plan

2 - PHOTOS



Photo of existing entrance gate pier.



Photo of existing entrance gate pier.



Photo of existing entrance gate piers.

3 - HERITAGE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1325836

Date first listed: 15-Dec-1986

Statutory Address: Reeve Castle including adj. glasshouse, engine house, terrace, ponds, bridges and garden paths Grade II, Water tower 200m W Grade II

Historic England's listed building entry for Reeve Castle pays particular reference to the castle, adjoining glass house, engine house, terrace, ponds, bridges and garden paths.

There is no reference to any boundary walls, boundary treatments or the entrance gates and piers.

The gates sit on the boundary of the curtilage of the site but are not understood to hold any specific listed status.

Relevant Details

Reeve Castle is a Grade 2 Country House, built around 1900 as a private home for William Carter-Pedler, who worked as a musician and composer. The surrounding ornate gardens, which have been sensitively restored over the last 15 years, are recognised as a local asset on the Devon Gardens Trust's Gazetteer.

The Castle is constructed from local sandstone and faced with buff stock brick with ornamental red brick detailing. The building has many unusual features such as the central turret, glass atrium, crenellations and gothic pointed arched windows, which accentuate the grand and fanciful aspirations of William Carter-Pedler and were quite typical of the Gothic style.

Essentially the house is rectangular with its main front facing south and overlooking the terrace and Japanese garden. From the front (south) the ground drops away rapidly to a former quarry, now the Japanese garden and includes 2 terraces.

Recent History

The property stood empty for over 20 years following the death of William and Lizze Cart-Pedler in the mid-20th century. The property fell into a ruinous state over the intervening years. Vandalism and the theft of the lead roof saw the building deteriorate rapidly as water ingress destroyed many of the interior fittings and the former windows, internal joinery and William's beloved Organ were all stripped out. Many original features inside the house were lost and the garden features overgrown.

William and Lizze's son Robert sold the property to Harold and Muriel Morley-Sharpe in 1976 and they lovingly restored it between 1977 & 1985. Extensive renovation of both house and gardens have been carried out since these had fallen into disrepair. The Castle was briefly opened as a restaurant, but its remote location made this short lived.

The property has remained as a family home to this day.



Reeve Castle view from turning circle

3 - HERITAGE

Overview

The entrance gates are located on the far east of the site. It is apparent from historic maps that this was the original entrance to the site and has remained since construction in the early 1900's

The construction and type of brickwork suggests the piers were not part of the original development and were added later. The entrance gates also appear to be modern.

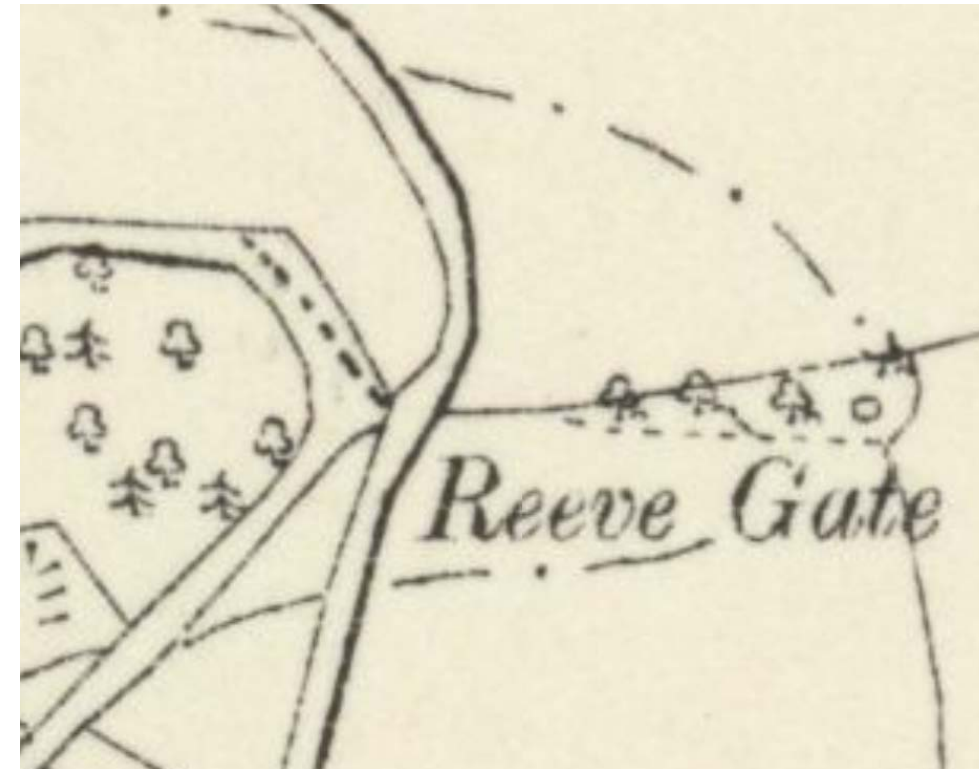
The construction of the gate piers is solely brickwork, with simple detailing. The detailing seen on the entrance gates is far simpler than the detailing on Reeve Castle.



Reeve Castle. Cream-coloured Barnstaple machine-brick which includes decorative bands of red brick.



Reeve Castle Gates. Textured brick with red tones.



1904, Published: 1906



Pre-1930 to 1961, Published: 1963

4 - PROPOSAL

Amount

The proposal includes the demolition and reinstatement of new entrance piers and gates at the principal entrance to Reeve Castle.

No additional floor area or internal development is proposed.

Layout

The existing entrance gates are positioned in a visible position off the main access road. The gates and piers are set back on a private entrance driveway.

The proposed entrance gates are positioned in the same position, relevant to the access drive. They are to be constructed to create a wider entrance to the private driveway.

The entrance gates are located in excess of 120m from the listed castle. Dense foliage and mature trees surrounding the entrance screen the gates from the castle and there is no sight-line between the two.



Proposed entrance gates

Scale

The existing entrance gates are approximately 3.2m wide. The proposed entrance gates are approximately 4.6m wide.

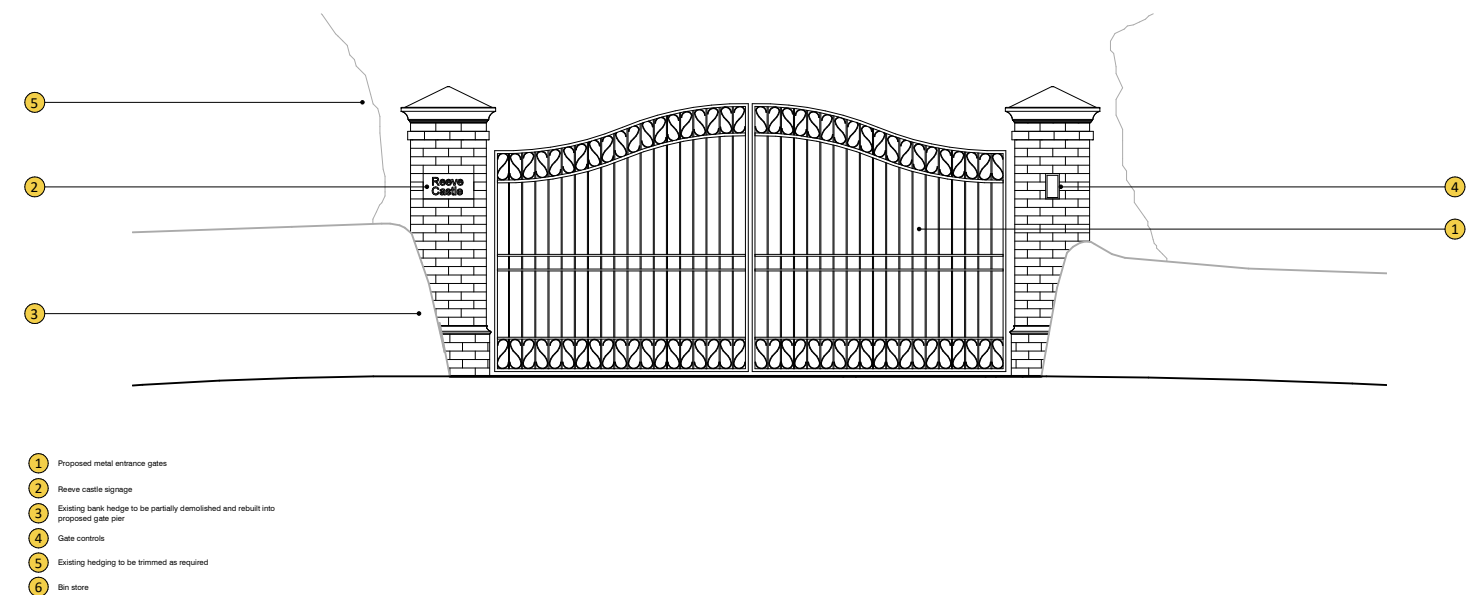
The existing entrance piers stand approximately 2.6m in height from the ground level. The proposed entrance piers have been designed to match this height. The proposed piers are more slender in design.

Landscaping

Minor alterations to the stone walling that adjoins the gate piers will be required. The stone walls will be partially removed to create a wider access point, these will be reinstated once the new entrance piers are constructed.

The proposed visual aspect of the landscaping will match the existing.

Please refer to the accompanying Schedule of Works.



Proposed entrance gates

4 - PROPOSAL

Appearance

The modern timber gates will be replaced with a wrought iron gates in keeping with other metal boundary features across the site.

The entrance piers will be constructed using cream-coloured Barnstaple machine-brick, similar to those used on the recent conservatory extension. These reflect the look, texture and style of the brickwork across the façades of the original castle.

Simple detailing is proposed with the piers appearing narrower better reflecting the style of Reeve Castle.

Use

There are no proposed changes to the use. The site will remain as use class C3 Dwellinghouse. The proposed development site will remain as an access point to a private entrance drive.

Access

The gates provide access to the Reeve Castle site. This is the principal entrance. Access is predominantly vehicular, although this access is used by pedestrians on occasion.

The gates will be widened to better accommodate modern larger vehicles and any service vehicles required for the ongoing maintenance and upkeep of the castle and its grounds.



Reeve Castle view from turning circle



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