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**Reeve Castle**  
Kitchen Wall Alterations

Listed Building Consent Supporting Document

Job No. - 23062  
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Revision - A



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# 1 - INTRODUCTION

## Overview

This document provides supporting information relevant to the listed building consent application at Reeve Castle.

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

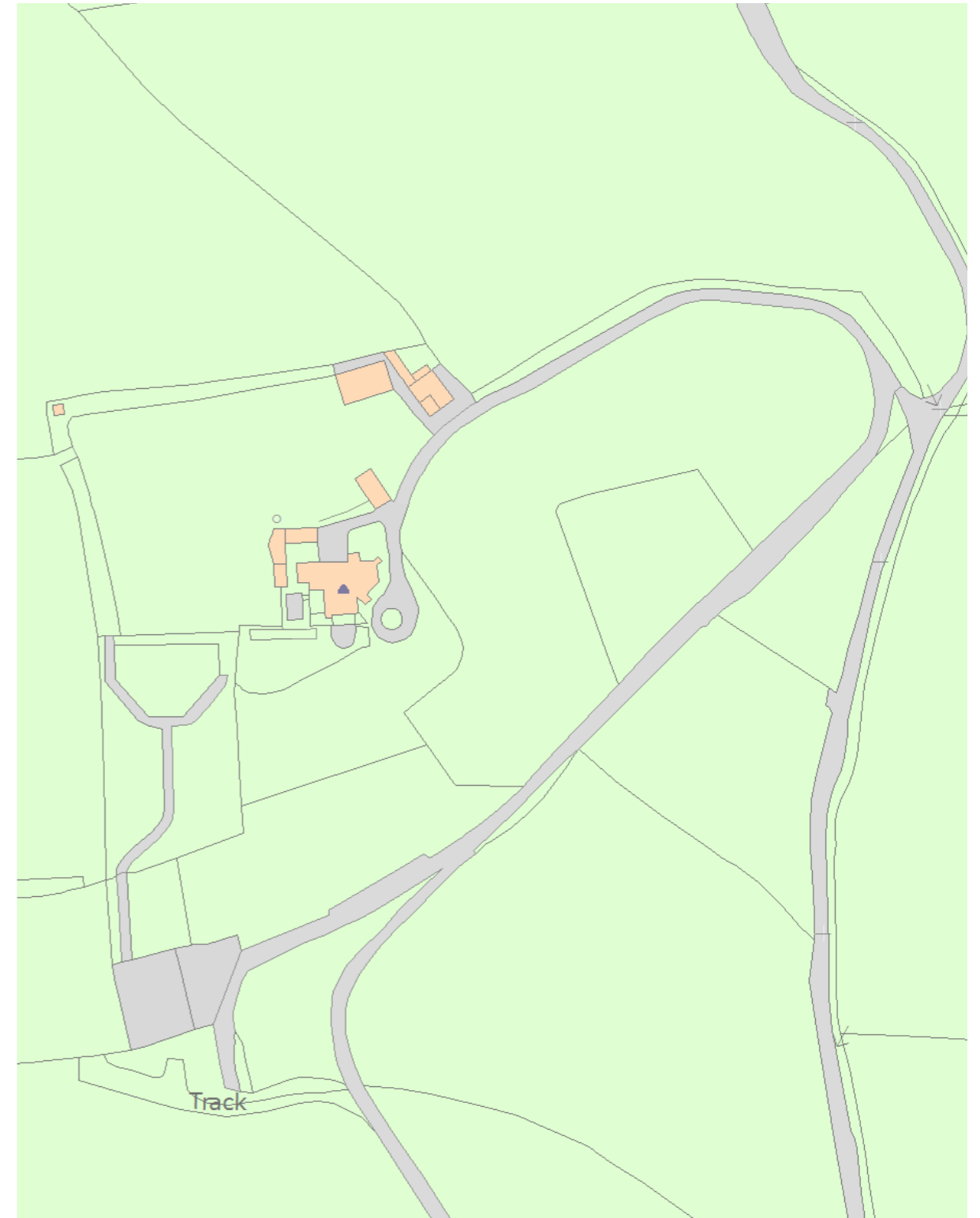
23062\_10001\_P01\_Proposed Ground Floor Plan  
23062\_D0001\_P01\_Demolition Plan  
23062\_E1001\_P01\_Existing Ground Floor Plan  
23062\_10004\_P02\_Location Plan

## Site Address

Reeve Castle, Bow, Crediton EX17 6LB

## Principle of Development

The listed building consent application seeks permission for the removal and reinstatement of the existing internal wall separating the kitchen and living space.



# 2 - 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

## 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.

The service rooms are located on the north side of the property and include a small wing projecting left rear.

The kitchen and utility spaces are on the darker north side of the property and have very few original internal features. Modern additions are prevalent throughout this space.

## 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.



# 3 – RELEVANT PLANNING HISTORY

## **02/00132/LBC Listed Building Consent**

A previous listed building consent application (02/00132/LBC) was approved in May 2002.

The proposal included the following works:

- Replacement of opaque glass and tarpaulin in barrel vaulted roof with double glazed glass and replacement of purlins.
- Part rebuild of conservatory and installation of double glazing
- Lift floors in utility room, kitchen and hall and replace existing floors with limestone flags

The work within the kitchen, utility room and hall was completed and as such the flag stone floor currently visible is not original and of low quality.

# 4 - SITE PHOTOS



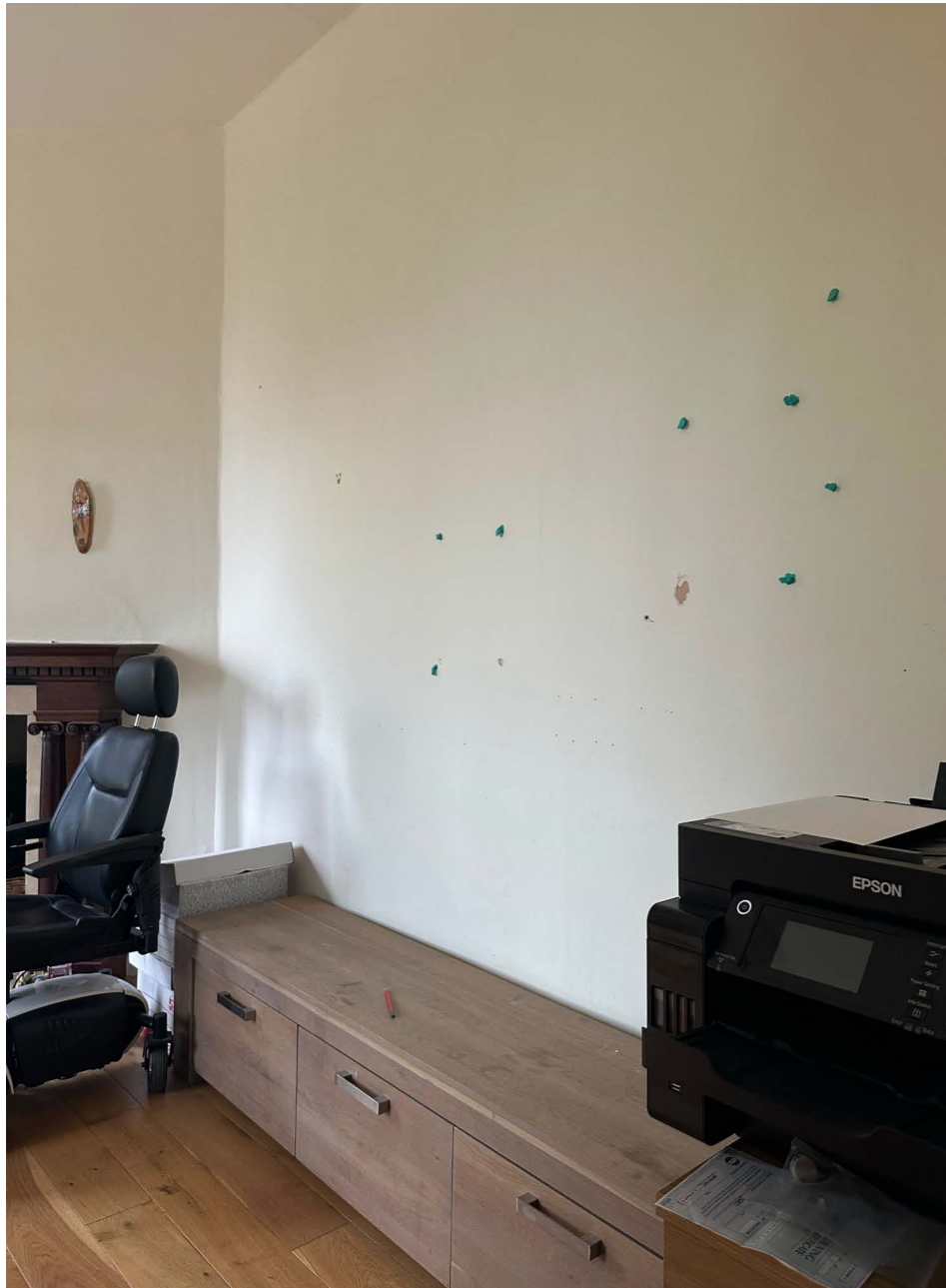
View of existing kitchen, showing wall to be removed.



View of existing kitchen showing wall to be removed.



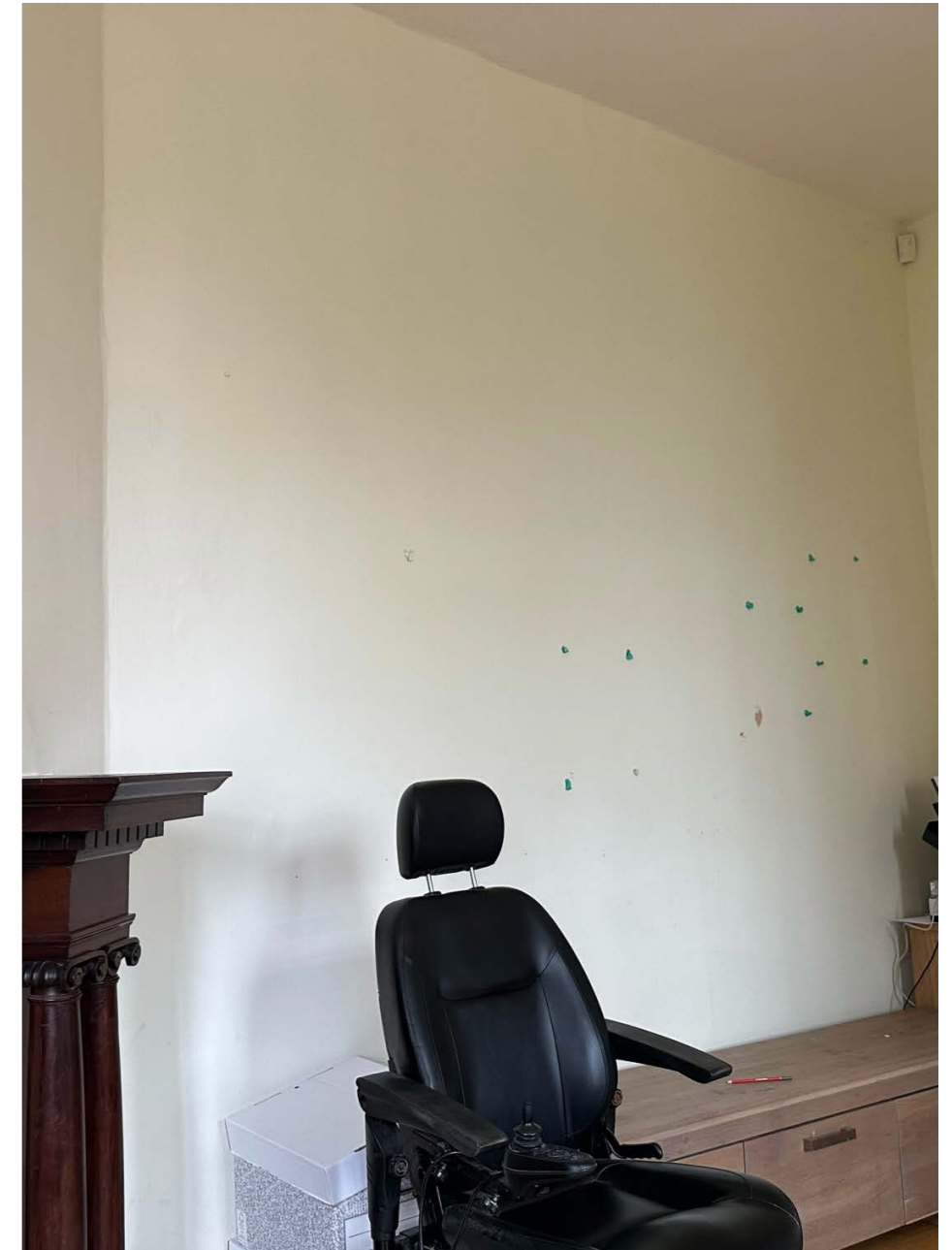
View of existing kitchen showing wall to be removed.



View of existing living space showing wall to be removed. Modern hearth and surround to be removed and fireplace to be enclosed.

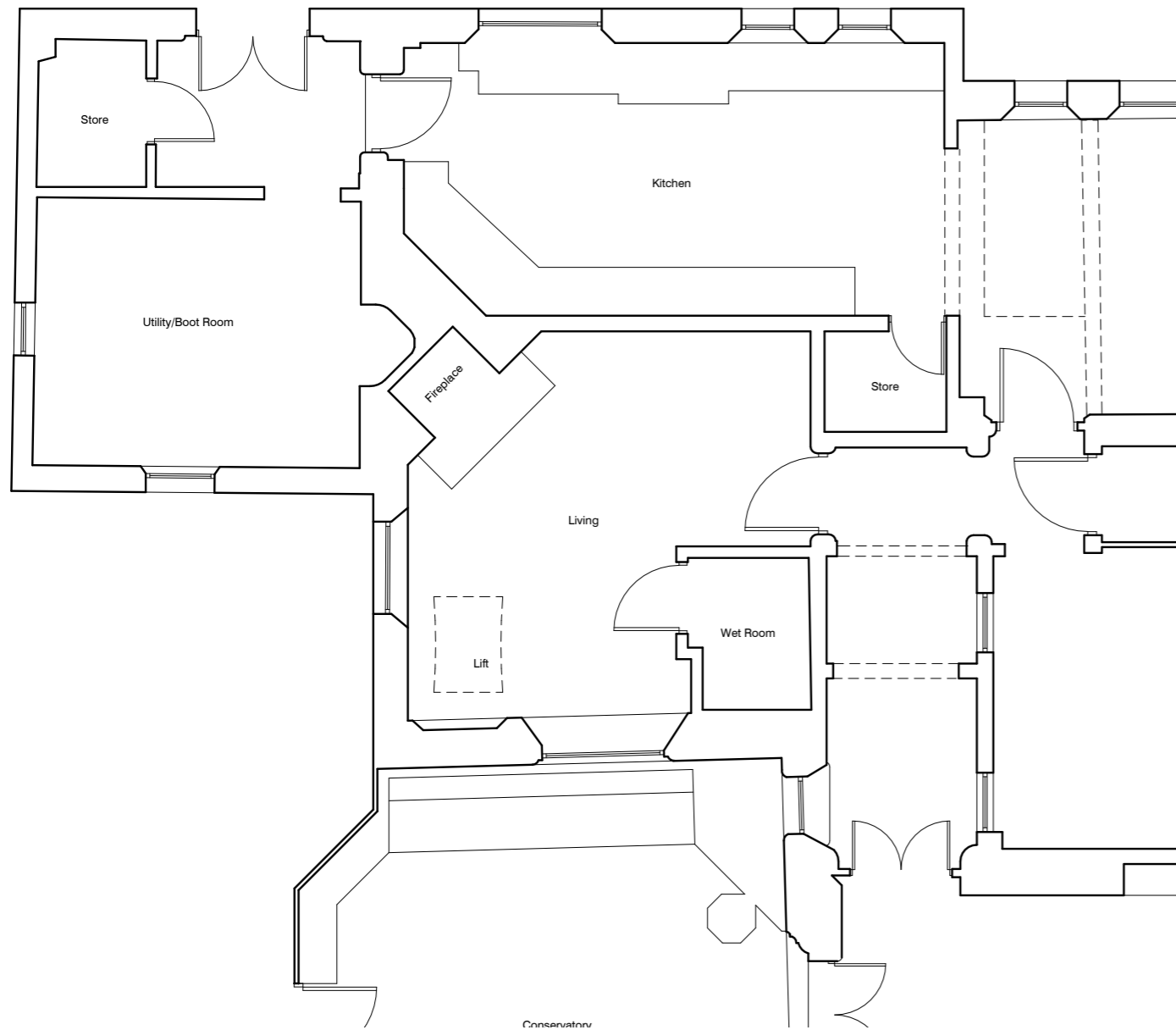


View of existing living space showing wall to be removed. No original architectural detailing visible.



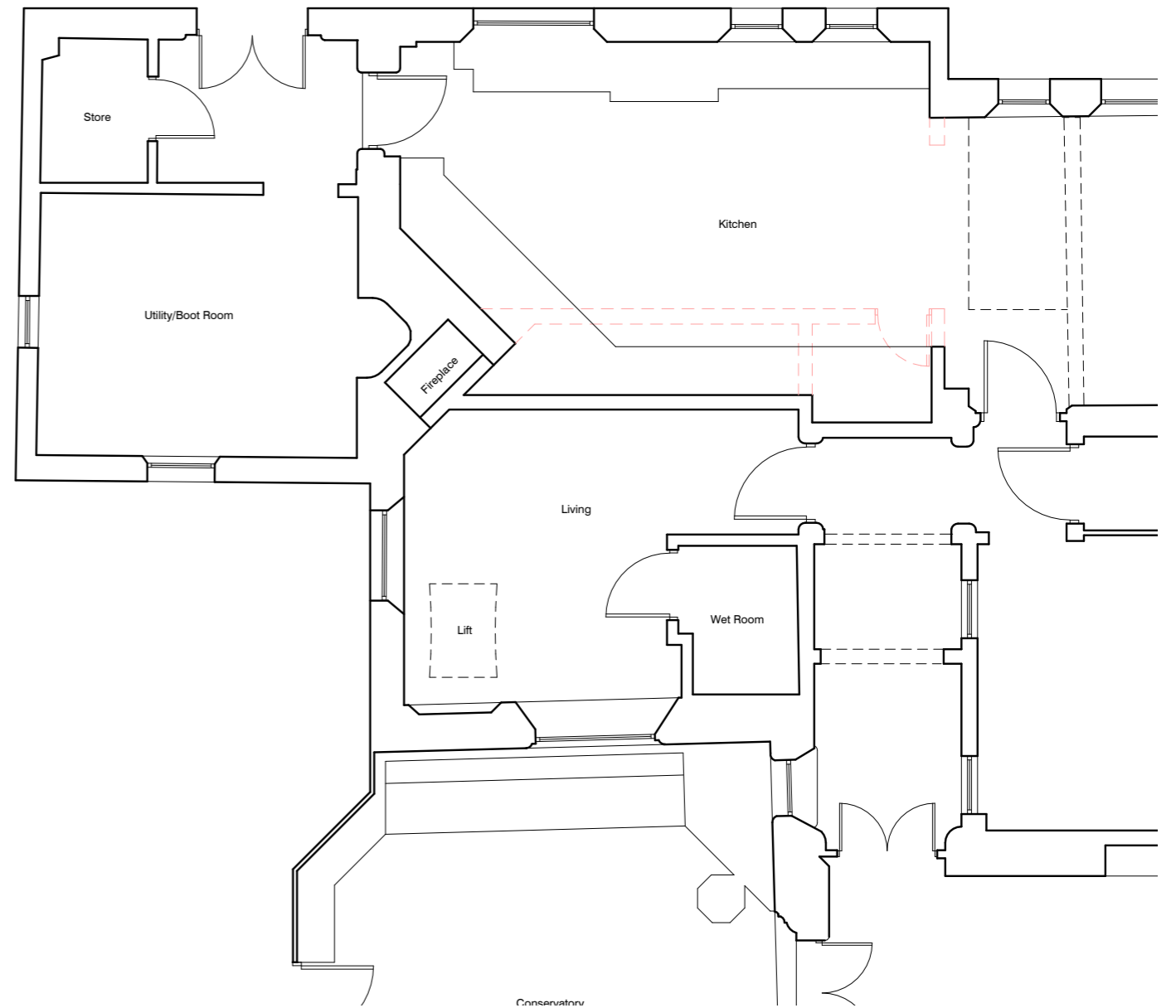
View of existing fireplace. Modern hearth and surround to be removed and fireplace to be enclosed.

# 5 - PROPOSAL



## Existing Floor Plan

Proposed floor plan showing existing layout.



## Proposed Floor Plan

Proposed internal plan showing new wall position and demolition.



# 5 - PROPOSAL

The listed building consent application seeks permission for the removal and reinstatement of the existing internal wall separating the kitchen and living space.

- The proposal is for the removal of the existing wall separating the kitchen and living space.
- The kitchen and utility spaces are on the darker north side of the property and have very few original internal features.
- Modern additions are prevalent throughout this space.
- The original floors in this part of the property were removed and replaced following the listed building consent in 2002.
- The wall to be removed appears to be constructed using brickwork with timber infills. It is understood to be of low quality holding no significant architectural value.
- A new steel is proposed at high level which will be concealed.
- The fireplace surround and hearth are modern additions and are to be removed as part of the proposed works. The existing fireplace opening will be concealed behind a new partition wall.
- Due to the size and occupancy of the property, a larger kitchen space is required. The proposed design has been sensitively considered and the alterations to the building fabric have been kept to a minimum.



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