

Design & Access Statement for:

Alterations to Exterior of 1 Gaters Cottage

1 Gaters Cottage, Sandford, Crediton, Mid Devon, EX17 4LU



Rev	Issue	Amendments	Date
/	PLANNING & LBC ISSUE	n/a	02/05/23

1 - Introduction

This Design and Access Statement accompanies an application for Householder Planning and Listed Building Consent at 1 Gaters Cottage, Sandford which is seeking minor amendments to the Cottage and Threshing Barn proposals consented under applications 21/02105/HOUSE and 21/02107/LBC. Unless listed below, all other elements of these consents relating to the Threshing Barn, Cottage and its curtilage remain valid and as previously proposed. The amendments sought in this application are as follows:

- Replacement of cement based render to external walls of the main cottage and to the attached threshing barn as necessary
- Replacement of non-original timber windows and doors to the main cottage
- Installation of a new flue to serve a wood burner within the threshing barn (, the residential conversion of which is as previously consented)
- Erection of a new external porch to the day-to-day kitchen door entrance to the cottage with minor adjustments to external landscaping levels

This statement is to be read in conjunction with all submitted forms, drawings and statements forming the application. Its content is limited to the specific amendments sought in this application and therefore it is also to be read in conjunction with the previously consented version of this Design and Access Statement where appropriate, from which some information has not been repeated for simplicity.

2 - Existing Site

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

3 - Planning Policy

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

4.0 Historical Significance

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

5.0 Environment & Ecology

Flood Risk

Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

Ecological Mitigation

The proposals do not contain any works which trigger the completion of the Wildlife and Geology Trigger Table.

6.0 Design

6.1 Use

Gaters Cottage will remain as a single private dwelling.

The proposed porch will improve the day-to-day usability of the cottage by provide an 'air lock' to the kitchen space preventing an influx of cold air from outside during winter, and by providing a space for muddy boots and coats to be taken off before entering the house.

6.2 Amount

The proposed porch provides an additional 3.5m² of internal floor area.

6.3 Layout

The porch is located at the day-to-day kitchen door entrance of the house. The existing doorway and its opening size and threshold level, remain as existing.

6.4 Scale

The porch is modest in scale and provides only the necessary footprint for its use. In elevation, the scale has been designed proportionately to the existing elevation with the ridge sitting well below the existing thatch eaves line. Its width is naturally derived from the available space between the existing kitchen window to the left, and the existing drainage stack to the right.

6.5 Appearance

The changes proposed in this application are largely a part of ongoing maintenance and restoration of the listed building which will ensure its appearance, status and contribution to its setting are protected and enhanced.

The render replacement will restore the original appearance of the cottage and remedy the heavily stippled finish of the C20th cement-based render. The window replacement will retain the aesthetic value of the type and style of the existing windows, whilst greatly enhancing the energy performance and internal comfort of the dwelling.

The proposed porch will greatly enhance the day-to-day usability of the kitchen entrance. It does not feature in any key views of the cottage and threshing barn and is therefore deemed to be a discrete addition to the property whilst being of a sensitive and pleasing appearance in itself. Likewise, the new flue that is proposed to the north elevation of the barn is of limited impact to the appearance of the listed building being situated away from key views towards the building from the conservation area. It is also deemed essential to heat the previously consented residential conversion of the threshing barn in the absence of a fixed heating system in this part of the property.

6.6 Visibility / Views & Overlooking

As before - Please refer to the previous Design and Access Statement associated with applications 21/02105/HOUSE and 21/02107/LBC.

6.7 Materials

External Materials

- The existing cement-based render will be replaced with a traditional lime plaster and finished with a highly breathable silicate based paint finish. This finish is preferable to a traditional lime wash finish which requires more frequent re-application with associated expense and labour.
- The proposed replacement windows will retain a traditional timber construction and painted finish. The colour will be different to the existing black which dominates the character of the existing elevation. The proposed slim-line conservation double glazed units will retain the traditional appearance of the windows.

- The timber and brick finishes of the proposed porch are consistent with existing finishes on the cottage and barn and will settle/weather successfully. The traditional slate roof is sympathetic to the age of the property and will also age well.

07 Access

The proposed porch and amendments to the adjacent courtyard level will improve access to the house for the Applicants in their later years. The previously consented applications 21/02105/HOUSE and 21/02107/LBC already included for the adjustment of the courtyard levels. The enclosed proposals represent a minor refinement based on the proposed porch design and further survey of the existing manhole which will be internalised within the new porch.

08 Conclusion

The amended proposals contained in this application are considered to remain conforming with the relevant planning policy and continue to represent a high-quality and considered design response to the client's brief which reacts sensitively to maintenance of the structure's historic value.

The proposals are a minor amendment to the previous consent, are deemed of limited consequence to the issues of Planning Policy, Design and Access, and are therefore felt to be of an acceptable nature.