

Heritage Statement / Statement of Significance 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 Heritage Statement accompanies an application for Householder Planning Permission 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 conversion of which is 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

A summary of the amended proposals is provided in the accompanying Design and Access Statement and justified in Section 6 of this Heritage Statement.

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 Heritage Statement where appropriate, from which some information has not been repeated for simplicity.

## 2 - Planning Policy

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

## 3 - Setting & Historical Development

### 3.1 Site Description and Historic Maps

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

### 3.2 Statutory Designations

The property is joint listed (as the original farmhouse) with No 2 Gaters Cottage.

#### Historic England Listed Designation

NOS 1 AND 2 GATERS COTTAGES INCLUDING BARN ADJOINING TO NORTH

County: Devon  
District: Mid Devon  
Parish: Sandford  
Date Listed: 20/05/85  
National Grid Reference: SS 82553 02552

*Farmhouse and barn, now 2 houses. Possibly C16-C17 core, remodelled in C18 and C19; subdivided circa 1970. Plastered cob on rubble footings; rubble stacks topped with C20 brick, wheat reed thatched roof. T-shaped building with 4-room main block facing south and rear block at right angles including barn at north end. No. 1 occupies 2 left (west) rooms and rear block, including barn; No. 2 occupies 2 right (east) rooms. 2 axial stacks to left rooms and 2 rear lateral stacks to right rooms. Two storeys. Overall regular 6-window front of late C19 and C20 casements, most with glazing bars. Door to No. 1 right of centre. Door to No. 2 in rear block. West front of rear block has 2-window front of C20 casements with glazing bars and central door to former threshing floor and ventilator to right. All roofs have hipped ends. Plain carpentry detail to both cottage interiors. Roof not inspected.*

## 4.0 Current Character & State of Repair

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

## 5.0 Evaluation of Setting & Significance

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

## 6.0 Fabric Alterations & Justifications

Details of the amended proposals sought within this Listed Building Consent submission are described and justified as follows:

### ***A. Render Replacement***

It is proposed to remove the modern cement-based render to the external walls of the cottage, prior to undertaking repair as necessary to the existing cob, and re-rendering with a traditional lime render and finishing with a highly breathable silicate based paint finish. It is understood that the existing walls of the threshing barn are in part already lime plastered. Any remaining cement render will be replaced in the same method, and subject to further appraisal by specialist, any areas of existing lime render requiring work will be addressed to ensure a continuous appearance to the finish of the cottage and threshing barn. These works are part of ongoing maintenance and restoration of the listed building which will ensure the walls perform as they should hygroscopically, and to ensure the protection of the listed fabric for the future. The new lime render finish will greatly improve the heavily stippled appearance of the existing render, and remedy the current harm to the heritage asset caused by inappropriate and potentially detrimental finishes.

### ***B. Replacement Windows and Doors***

The existing windows are understood to be predominately modern (mid to late C20th) and thus have a more limited contribution to the historic value of the heritage asset. They are also of generally limited aesthetic quality and thermal performance being single glazed. There is a predominant style/type of window that appears to feature on all elevations with the exception of the four right hand windows on the south elevation. These are differentiated by only horizontal divisions within each casement which match the adjoining 2 Gaters Cottage. Three of these windows, with the exception of the bottom right hand window, appear to be of an older construction. The listing makes reference to a mixture of late C19th and C20th windows. These three are suggested to be the older.

It is proposed to replicate the existing format and opening types of all existing windows which are principally of aesthetic value. The profiles and section sizes of the replacement timber casement windows will be made consistent to enable their replacement to be read as a coherent C21st alteration to the building. It is proposed to replace the windows with a slim profile conservation grade double glazed unit. This will largely maintain the aesthetic of a traditional window in-keeping with the age of property, but recognises there is an urgent need to improve the energy demands of historic buildings where it can be done sensitively and without significant harm.

The existing door to the entrance hall on the north elevation of the courtyard will be replaced in a consistent style, with the door size increased to meet the proposed lower threshold level to suit the courtyard.

The existing external kitchen door which will become internal to the proposed porch, will be retained and restored.

### ***C. New Porch and Adjustment of Courtyard Levels***

The aesthetic of the proposed porch is aligned to the previously consented garden room so that these modern interventions can be read coherently and distinguished easily from the original fabric of the building. The porch features natural timber, brick and slate finishes which are consistent with and will settle successfully next to the existing material treatments of the existing cottage and barn.

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 as such any harm to the setting of the heritage asset is minimised. It is deemed to be a discrete addition to the property whilst being of a sensitive and pleasing appearance in itself.

#### **D. New Flue**

The new flue that is proposed to the north elevation of the barn is of limited impact to the appearance of the listed building. It is situated away from any key views towards the building and is 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.

### **7.0 Conclusion**

The amended proposals are believed to have meaningful benefit to the significance and condition of the heritage asset, and any perceived harm has been minimised. There is a limited *novel* effect on the significance of the cottage and threshing Barn that was not previously assessed in the statements associated with applications 21/02105/HOUSE and 21/02107/LBC.

As such, it is felt the principle of the amendments remains acceptable when considered against the relevant policy considerations.

The amendments do not affect the understanding of the Heritage Asset, nor do they cause undue harm. They are all proposed with a view to enhancing the usability and practicality of the dwelling for the Applicants.