

CANTERBURY COTTAGE

DESIGN, ACCESS & HERITAGE STATEMENT



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Rev A

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I. INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Llewellyn Harker Lowe Architects to accompany an application to build an extension and carry out minor internal alterations at Canterbury Cottage.

I.1 The Building and its Legal Status

Canterbury Cottage is a grade-II listed building. It is not in a conservation area but is within the Blackdown Hills AONB. Any development involving a listed building generally requires the local authority to assess the implications of the proposals on the built heritage.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. The Act requires local authorities to give *‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.’*

Local authorities are also required to consider the policies for the historic environment as set out in the National Planning Policy Framework. At the core of the Framework is *‘a presumption in favour of sustainable development’*, with specific policies relating to the historic environment, which require that a heritage asset should be *‘conserved in a manner appropriate to their significance.’*

I.2 Report Structure

A brief illustrated history and written description of the building is included in **section 2**. A statement of significance is included in **section 3**. The proposed work is described in **section 4** and is illustrated in the accompanying drawings. A commentary and justification describing the potential impact on the listed building is included in **section 5**.

2. DEVELOPMENT OF CANTERBURY COTTAGE

A Building Phasing Diagram has been drafted to broadly show the development of the cottage [Figure 1], which is described in more detail below.

Phase 1

The original cottage has two storeys. There is a single room on the ground floor with an inglenook and central beam that shows the original division of the ground floor into two rooms. The first floor has two bedrooms and a corridor, which are formed from later partitions. The original cottage has a dual-pitched thatched roof with half hips and a brick chimney stack. The walls are random rubble masonry with stone quoins to the corners. The large openings to the west elevation are modern.

Phase 2

There is a two storey extension to the north east elevation of the original cottage, which was added prior to 1888 [Figure 2]. There is a clear vertical joint in the south elevation showing where this was added to the original cottage. This addition has random rubble walls, a waney-edged timber clad gable and a double Roman clay

- Phase 1: Original cottage
- Phase 2: Pre-1888 extension
- Phase 3: 20th century extension and garage
- Phase 4: 21st century extension and porch

Colours show phasing of each area, not individual dates of partitions, joinery, etc



Figure 1 - Building Phasing Diagram (NLS)

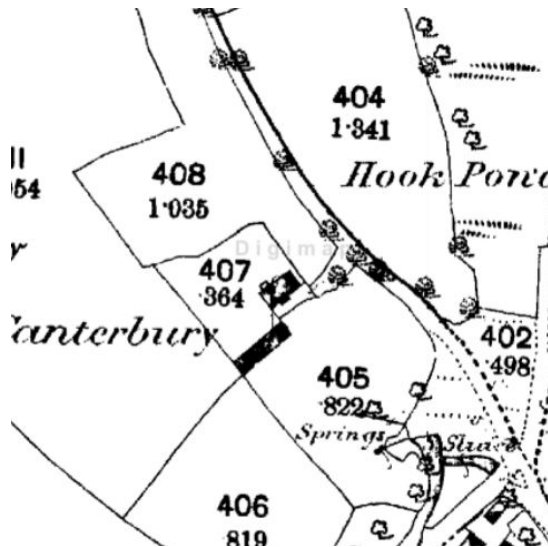


Figure 2 - 1880s Ordnance Survey Map (NLS)

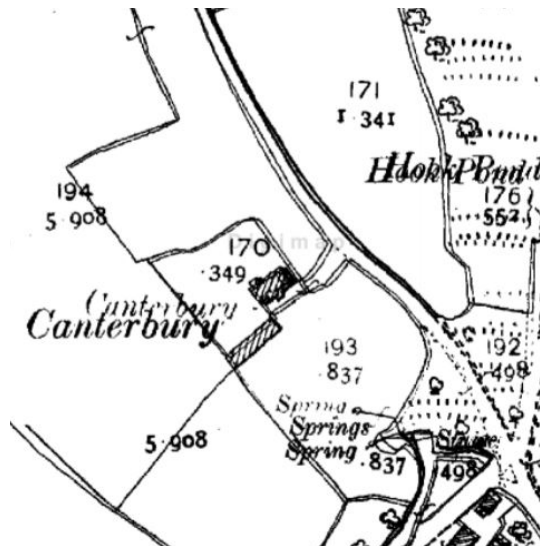


Figure 3 - 1900s Ordnance Survey Map (NLS)

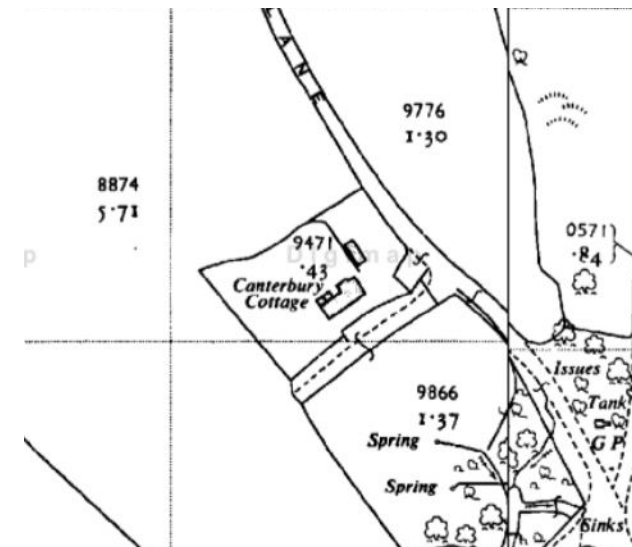


Figure 3 - 1960s Ordnance Survey Map (NLS)

tile roof. Also shown on the 1880s map are a series of protrusions on the north and south elevation, in addition to a large outbuilding to the south west. The 1900s map shows the same arrangement [Figure 3].

Phase 3

In the early-to-mid 20th century a two storey extension was added to the north west of the pre-1888 extension. This has a dual pitched roof and is made from random rubble stone walls. The roof has double Roman tiles and the gable is clad in waney-edged timber. There is a dormer on the north east side of this extension. These additions can be seen on the 1960s map [Figure 3]. There is a modern staircase from ground to the first floor and a bathroom. The minor additions described in phase 2 have been removed by this date, as has the large outbuilding to the south west of the cottage.

By 1960 [Figure 3] the extant single storey garage building has been added to the north west of the cottage. This has rendered and random rubble stone walls, a waney-edged timber clad gable and double Roman clay roof tiles.

Phase 4

In 2007 Listed Building Consent was granted for a single storey lean-to extension to be added to the north west of the original cottage, however, only the north east section was built. This has random rubble stone walls and a double Roman tiled roof. This space is used as a bathroom and is accessed from the staircase. The consent also granted the construction of a porch on the northern side of the original extension, which was also built.



Figure 4 - South West Elevation



Figure 5 - South East Elevation



Figure 6 - North West Elevation



Figure 7 - North east Elevation and garage

3. ASSESSMENT OF SIGNIFICANCE

This assessment has been drafted in response to the requirement of the National Planning Policy Framework to recognise that *'heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'* The NPPF defines significance as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The summary assessment takes into account a sliding scale of significance, reflecting as to what extent particular features contribute to the special architectural and historical interest of the listed building and conservation area setting. The assessment is proportional to the scope of work that is proposed.

3.1 Canterbury Cottage

Canterbury Cottage is a 17th century cottage. High significance is found in the simple and vernacular form and the materials of the half-hipped thatched roof, brick chimney stack (albeit likely a later rebuild) and the random rubble stone walls of the original cottage. High significance is also found in the single room plan form (with evidence of an earlier division) and the large inglenook fireplace. The principal south-east elevation has high significance through its materials and simple fenestration pattern. The south west gable end elevation (although the openings have been altered) are also of a high significance. The north east elevation has been obscured by the phase 2 extension. A large area of the original north west elevation remains exposed. Although the elevation is blank in character it is also of high significance as it shows the modest status of the original cottage.

Moderate significance is found in the phase 2 extension dating from pre-1888. The south east elevation of this addition makes a positive contribution to the significance of the building; its materials and form are in keeping and the roof finish and fenestration provides a clear distinction between the build phases. The north east elevation has been altered with the addition of the modern porch to the north corner but moderate significance is found in the waney edged timber boarded gable, double Roman tiled roof and the random rubble stone walls.

The phase 3 early-to-mid 20th century two-storey extension has a low significance within the context of the whole building and therefore is broadly adaptable and receptive to change. The single storey garage is of neutral significance, neither contributing nor detracting and providing an opportunity for change.

The shallow pitched roof and footprint of the single storey 21st century extension has a neutral presence in the overall significance of the cottage; it is a functional addition that provides a much needed second bathroom.

4. PROPOSED ALTERATIONS

4.1 Existing

The existing kitchen is compact, with limited counter space and storage. Extra appliances such as fridges and freezers are located in the garage rather than the house and there isn't room for a family sized dining table. As a result, the dining area is located at the far end of the original cottage in the living room. The living room is also used as a home working space.

There is limited living space for a three-bedroom house. Therefore, the proposals have been developed to add an extension to add a kitchen and dining room.

4.2 Proposed

New Extension

A new single storey kitchen/dining room is proposed to the north west of the cottage. The new kitchen would provide sufficient cooking and dining space for a three bedroom house.

The new kitchen would be accessed via a glazed link from the existing modern staircase. The stair window on the north west elevation would be replaced by a door allowing access to the link from the landing of the staircase. There would be three steps within the link to account for the change of level.

To the rear of the new kitchen there would be a door to access the space between the proposed extension and the existing garage. This area would have discreet bin storage and access to the drive.

The choice of timber cladding for the exterior of the proposed extension would be visually distinct from the existing building. The timber would be left to weather to a silver colour, which would be visually muted compared to the more dominant

black timber on the cottage. The simple byre-like appearance of the proposed kitchen is not overly domestic in character and is intended to look like a simple secondary service building to the main cottage.

The roof would have double Roman tiles, which would match those to the existing additions to the original thatched cottage. The door and windows would be metal framed and glazed. Internally there would be exposed timber trusses and simple finishes. In the north east roof pitch there would be 3 conservation rooflights.

The existing kitchen would be removed and the room would be used as a study to allow the applicants to work from home.

Internal Alterations

Minor alterations are proposed to the interior of the cottage. These include adapting the bottom two steps of the staircase to create a more generous landing, the relocation of the ground floor bathroom door, blocking the existing bathroom window and inserting a new window. At the moment the bathroom is accessed from the lower stair landing, which has a convoluted arrangement of walking up to the landing and back down (to the same level) to access the bathroom. It is proposed to relocate the door to create level access to the bathroom and fill in the door off the half landing. The new door would be detailed as a jib door, in order to be discreet and 'disappear' in the interior.

Sustainability

A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials in addition to its construction on site. Therefore, the adaption, reuse and extension of existing buildings is one of the most sustainable approaches to construction as an existing building already has an embodied energy that should be acknowledged as a resource. In the case of Canterbury Cottage the original cottage has been historically extended with a series of ad-hoc extensions and it is in need of additional accommodation to

support its ongoing use as a family home.

All new external elements would be constructed in long lasting materials and installed with robust detailing; a long lifespan ensures a better return on the energy expended in construction. The primary structure would be a highly insulated timber frame with timber cladding to the exterior and a plaster finish to the interior. Double glazing for new windows would ensure air tightness and, in addition to insulation, would ensure a high thermal performance and internal comfort levels to the new extension.

Access

Access would be modestly improved in the form of the relocated bathroom door and alterations to the existing staircase to create a more generous landing. Otherwise, access would remain unchanged.



Figure 8 - Window to be adapted to form a new opening to the proposed extension



Figure 9 - Window to be adapted to form a new opening to the proposed extension, staircase to be adapted to create a more generous landing and bathroom door to be blocked and relocated



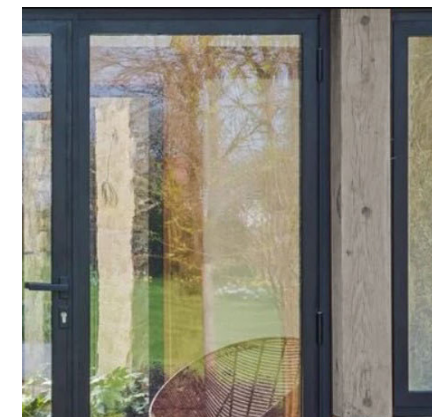
Double Roman tiles



Timber boarding



Glazed link



Metal framed doors



Exposed timber trusses



Conservation rooflights

Figure 10 - Indicative Material Palette

5. JUSTIFICATION AND IMPACT ASSESSMENT

The proposed work has been developed with a conservation-led approach. This has taken into account the various phases of the cottage's development and has informed the proposed location, approach, details and materials. These are described in more detail below in addition to the potential impact on the listed building in accordance with the terminology of the National Planning Policy Framework.

Location

The previous consented extension (2007) was proposed to run the length of the north west elevation in the form of a single storey lean-to. Significance is found in this blank elevation that has a single door and small window, as this simple composition shows the original and modest character of the cottage. This would not be legible if an extension was added to the length of this elevation. It is considered that perhaps within a contemporary assessment, following the adoption of the National Planning Policy Framework (2012), the resultant harm, would likely be considered less than substantial and would not be outweighed by the perceived benefit of providing additional accommodation. The proposed accommodation was insufficient to support the ongoing use of the building as a family home. This is apparent as the proposed extension was not considered viable and therefore never built.

Extending the kitchen to the south east was disregarded as it was felt that this would interrupt the principle elevation of the cottage, which is characterised by the rubble stone elevation and simple fenestration. A ground extension would be at odds with the scale of the cottage, which is of a storey and a half, as the first floor windows are recessed into the thatch.

Extending the cottage to the north east was also explored but this would have required internal rationalisation of the plan form of the phase 2 addition. At present the internal arrangement of the cottage works well and altering it would likely incur unnecessary harm. Utilising the garage was also considered but the differences in ground level make it difficult to internally link to the cottage without extensive alterations and ground works.

The location of the proposed extension was chosen as it would engage with the early-to-mid 20th century extension, an area of low significance at a distance from the original cottage. The location has also been chosen as there is an opportunity to engage with the early-to-mid 20th century extension and modern staircase, to address the level difference between the proposed extension and internal floor level, in order to negate the need for extensive excavations. More pertinently and when compared to the proposed 2007 extension, the proposed extension would allow the three visible elevations of the original cottage to remain exposed and uninterrupted by any later additions. This allows the significance of the original cottage to be maintained.

Historic Fabric

To connect the new extension to the cottage the only fabric that would be affected would be to the early-to-mid 20th century two storey extension, fabric of a low significance. The sill of the window would be dropped and the lintel raised to create an opening on the staircase landing. The proposed work would not have an impact on the significance of the listed building.

Relocating the opening to the bathroom would result in the removal of some fabric that dates to the earliest phase of the cottage. However, any perceived harm would be mitigated by the fact the proposed work would be an improvement on the existing convoluted and congested arrangement. The jib door would minimise the presence of this opening within the arrangement of the cottage, so even though fabric would be removed, visually alterations to the plan form would be limited. Blocking the existing bathroom window and inserting a new window would cause no harm to the significance of the listed building as the bathroom walls are of entirely modern construction.

Form and scale

The rectilinear form of the building has been chosen to look like a simple outbuilding and a secondary addition to the original cottage and later additions. The south west elevation would be characterised by a large opening punctuated with timber

uprights, referencing the traditional form of a byre. The remaining elevations would have simple fenestration.

A pitched roof has been chosen to be in-keeping with the existing additions to the original cottage. The ridge line of the new roof would be 300mm lower than the early-to-mid 20th century two-storey extension and 1600mm lower than the original cottage, meaning that it would appear as a subservient addition to the existing phases of development and therefore cause no harm to the listed building or setting.

The new extension would be 9.5m in length and 5.2m in width, which would allow the building to appear as a secondary addition to the existing building when viewed from the south west. The width of the extension is comparable to that of the original cottage. However, as the gable of the proposed extension would never be seen within the same context as the original cottage, it is not considered that the form of the extension would cause any harm to the listed building or its setting.

Materials

A glazed link has been chosen to connect to the cottage as it would have a lightweight appearance and introduce a clearly legible break between the cottage and the proposed extension. The link would also allow views through to the south west and increase natural light levels in the staircase, reducing a reliance on artificial lighting. The proposed approach is appropriate as it creates a clear distinction between the existing cottage and the new addition.

Double Roman tiles have been chosen to match those to the additions to the original cottage and the garage. The proposed roof finish would appear as harmonious within the setting and it would maintain the established material hierarchy of thatch to the original cottage and double Roman tiles to subsequent additions.

Natural weathered timber has been chosen to reference the timber boarding to the north east of the cottage but provide a muted appearance to the extension within the setting. It would contrast the substantial and permanent appearance of

the stone random rubble and black timber clad cottage walls and read as a lighter weight structure that is more akin to a secondary service outbuilding.

The windows and doors would be of a dark metal with slim frames and double glazing. The materials have been chosen as they would be matching where appropriate and subservient to the existing building. Therefore, the proposed form and materials would cause no harm to the listed building or setting.

Conservation rooflights would bring north east light into the proposed extension and be flush with the new roof. They would have a low key visual appearance within the setting of the listed building as views to the proposed extension would be obscured by the garage to the north east.

The proposed extension would only be visible when viewed directly from the south west and north east. In all other views the extension would be concealed behind the cottage, the later additions or the garage. In addition, the ground rises to the north east, which would further reduce the presence of the building within the overall setting.

Local and National Policy

Canterbury Cottage is located in the **Axe Valley of the Landscape Character Area**. The proposed work would accord with the guidelines to protect the characteristics of the area as traditional building styles and materials would be used that have responded to the existing building. More broadly, the existing views and openness to the countryside and setting would be maintained as the new extension would sit to the west of the existing garage, which has already limited views to the north east. Therefore, the landscape characteristics of the wider area would not be affected by the proposed extension.

As outlined in the **Blackdown Hills Area of Outstanding Natural Beauty Management Plan**, the proposed scheme would conserve the historic built environment and maintain the existing landscape character.

The proposed scheme would accord with Local Plan Policy **DI Design and Local**

Distinctiveness as the new extension would respect the key characteristics and special qualities of the existing building and setting. The design has been developed to ensure that the scale, massing, density, height, fenestration and materials relate well to the context. The proposals would not adversely affect the distinctive historic character of the area and the building has incorporated measures to reduce carbon emissions and integrate measures to secure management of waste through the provision of dedicated bin stores.

In accordance with **EN8 Significance of Heritage Assets and their Setting**, this report has been drafted to establish the significance of Canterbury Cottage, describe the proposals and analyse the impact of the proposed work on the significance of the listed building.

In accordance with **EN9 development Affecting a Designated Heritage Asset** it is not considered that the proposed work would cause any harm to the significance of the listed building.

The proposed work would accord with the **Planning (Listed Building and Conservation Areas) Act**, as the special architectural and historic interest of the Grade-II listed building would be preserved and enhanced. In accordance with the terminology of the National Planning Policy Framework (NPPF), it is considered that the proposed work would cause no harm to the significance of the listed building. The proposed work would support the ongoing use of the building as a family home through the provision of new accommodation, which could be added without altering or affecting the significance of the building.

In accordance with the terminology of the **National Planning Policy Framework**, the proposed work would not cause any harm to the significance of the grade II listed building or its setting.

Conclusion

The proposed scheme has been informed by the historic development and significance of the cottage. The proposed work would accord with the relevant local and national policy and is therefore considered to be the type of sustainable development that the National Planning Policy asserts a strong presumption for.

Appendix I - Listing Description

ST 30 NW CHARDSTOCK HOOK 3/99 HUNTLEY LANE

Canterbury Cottage

II

Cottage. Circa C17. Stone rubble. Thatched roof with gabled and half hipped ends. Two storeys. Three window range. Small modern casements. Brick chimney stack at gable end. Modern one bay stone rubble extension at north-east end with tiled roof. Interior: chamfered ceiling beams and large open fireplace with chamfered timber bressummer and stone jambs.

Listing NGR: ST3095305713

Appendix 2 - Planning Policy and Guidance

- Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework (updated 2021)
- Historic England: Historic Environment Good Practice Advice in Planning (March 2015)
- Historic England: Conservation Principles and Assessment (2008)
- Historic England: Managing Significance in Decision-Taking in the Historic Environment (2015)
- East Devon Local Plan 2013 to 2031
- East Devon District Council guidance notes for 'Assessment of Significance'

Appendix III - Schedule of Work

Room	Proposed Work
Kitchen	Remove kitchen units and repurpose room as study. Make good to walls to match the existing.
Bathroom	Block existing bathroom door off staircase with a timber stud partition, retaining a niche to the staircase side. Plaster board and skim.
Bathroom	Block bathroom window with stone to match the existing and form new window opening. New double glazed timber window.
Bathroom / Hall	Form new opening to bathroom, make good reveals to match the existing. Detail as a jib door.
Hall / Staircase	Remove bottom two steps from staircase, extend landing and reuse steps. All new timber to match the existing.
Hall / Staircase	Form door opening from window off landing to create access to new glazed link. Make good reveals to match the existing.