

Heritage, Design and Access Statement for Replacing Cementous Render with Lime Render, Changing the Colour of Exterior Window and Door Frames.

NORTHCOTT COTTAGE – MORCHARD BISHOP –CREDITON - EX17 6SJ INFORMATION IN SUPPORT OF PLANNING (LISTED BUILDING) APPLICATION.

Introduction - The proposal is for the removal and replacement of current cement render to lime render and change of building colour and exterior windows and doors.

The Site - The site lies outside the recognised settlement limit of Morchard Bishop and sited immediately adjacent an established agricultural holding.

Amount - Layout – Scale - These proposals seek the replacement of the current cement render to lime render to the North, East and West Elevations of the property and subtle change of colour to the render and exterior windows and doors and will not alter the current floor plan or effect changes to the layout and scale of the property.

Appearance – The Lime Render and colour changes will give the cottage a more traditional appearance and will only help restore the original appearance of the building.

Use - No change proposed - To be in common with the existing use as a private dwelling.

Materials - The materials referred to in the design are as shown on the method statement attached.

Access - These proposals do not intend to alter the current pedestrian access to the site or principal entrance.

Heritage Statement

Archaeology - The property is not known to be of archaeological interest.

History and Character

The existing dwelling comprises part of a two-storey cottage most likely an early farmhouse to Southcott.

From inspection of the title deeds and speaking with neighbours who have been resident at the adjacent farm for over 60 years. The property seems to have been restored in the late 70's in an unsympathetic way. Which is when we suspect the concrete render was initially applied. The property currently does not have a traditional feel and we wish to improve this with the application of the lime render.

Listing. – 5/127 SS70NE Grade II.

2 cottages, formerly 1 farmhouse. Probably C16 with C17 improvements. Plastered cob on rubble footings; rubble stacks topped with C19 and C20 brick; corrugated asbestos roof (formerly thatch). Originally a 3- room-and-through-passage plan house facing east with

former service room at right (south) end. Probably C17 dairy and stair wing added at right angles to rear of hall and inner room. Large axial hall stack backing onto passage and inserted C20 axial stack to inner room end. Left cottage occupies former inner room and dairy/stair annexe and right cottage occupies former hall, passage and service room. 2 storeys. 5 window front of various sizes and irregular disposition comprising C19 and C20 casements, all with glazing bars.

The central pair of first floor casements, both 3 lights, include C19 glass. Left cottage has inserted door. Right cottage has C20 door into hall and former passage door blocked to right. Interior not available for inspection at time of survey but is known to include C16 and C17 features.

Listing NGR: SS7577405607

Justification of Works.

The current cement render is allowing moisture to be trapped within the cob walls and in turn causing significant damp issues inside the house. In keeping with the age of the property and wishing to prevent further damage, we would like to replace the cement render with a lime render to the exterior walls to allow the substrate to breathe and restore the buildings traditional appearance.

The colour of the property is currently painted white and we wish to change this to a yellow colour as to match the neighbouring property and give a more traditional country cottage façade. This will be done by either applying 5 coats of limewash or using pigmented lime render. We also wish to paint the exterior windows in a green colour. You will find enclosed samples of the colours we wish to use.

Schedule of Works – See attached method Statement

Highways - This development will not affect the adopted Public Highway network in any way.

Flood Risk Assessment - It is noted that this property is not shown within any flood risk zone on the Environment Agency's flood risk map.

Environmental Assessment - This proposal is to replace existing render and colour changes will have little impact on habitat or environmental elements.

Drawings-

The application forms are accompanied by the following documents: -

Photographs of the existing elevations to be rendered and painted.

Supporting Comments

We are aware that upon the removal of the current cement render we may come across damage to cob walls beneath. Any damage found will of course be repaired using traditional cob building methods and materials to again respect the heritage of the property.

We are hoping to use the services of Holman & Co Heritage Builders who have extensive knowledge of cob buildings. They have also provided a Method Statement which is attached to the application. We have found them most helpful and we are impressed with their portfolio of work and we feel that heritage conservation is at the heart of what they do.

7th December 2023

A J Warman-Dawes & J B Taylor