

DESIGN, ACCESS & HERITAGE STATEMENT FOR LISTED BUILDING CONSENT

Application for listed building consent for the installation of two wood burning stoves and associated works

Name and address of proposed development site:

1 Church Street, Cullompton, EX15 1JU

List Description:

Please provide the grade of the building (I, II*, II) and a copy of the list description

Grade II

Listing details shown below in italics and taken from:

<https://historicengland.org.uk/listing/the-list/list-entry/1105896?section=official-list-entry>

Reasons for Designation

1, 1a and 1b Church Street, Cullompton are listed for the following principal reasons:

Architectural interest:

* as a good example of a mid-C19 townhouse which retains a high proportion of its historic fabric; * the handsome front elevation has good detailing, including a central doorcase and unhorned sash windows; * internal features including joinery and plaster cornices are understood to survive internally.

Historic interest:

* potentially as part of the rebuilding of Cullompton after a great fire in 1839.

History

A building is shown in this location on the 1839 Tithe map, although the current building is thought to be an 1840s rebuild and it may replace an earlier structure lost in a devastating fire in Cullompton in 1839. It is shown on the 1887 Ordnance Survey (OS) map as a large building fronting the north side of Church Street and extending quite considerably to the rear.

The building is understood to have been a doctor's surgery for many years, and locally has been known as 'Dr Shove's house', who was practising in the 1940s. A games room was inserted into the large rear extension by a Dr John Tallack in the later C20. The house is also known as St Patrick's, and a later C19 extension is occupied as two additional dwellings.

Details

Detached house with attached former coach house, built around 1840 with a later C19 extension. Now three separate dwellings.

MATERIALS: mostly constructed from volcanic trap stone (basalt), rendered, with stone dressings; the west extension is red brick, and the former coach house is rendered stone. There may also be remnants of cob construction. There are brick stacks with square-section terracotta pots to the main house; pitched slate roofs throughout.

PLAN: L-shaped plan with a central entrance; to the right of the principal front is the former coach house and to the left (west) a later C19 extension which extends to the rear.

EXTERIOR: two storeys with attics and a symmetrical front of three bays, with a further two-storey bay to the left and the single-storey former coach house to the right. The roof has deeply-overhanging eaves with shaped brackets. On the ground floor of the principal front (south), there is a central panelled door with a semi-circular fanlight above, set back within a doorcase with panelled reveals, pilasters and a pediment. To either side of the doorway are horned, two-pane sash windows with moulded architraves, heavy pediments, and cills on brackets. The three first-floor windows have eared and shouldered moulded architraves and bracketed cills. The windows to this floor are unhorned sashes, with eight panes per sash to the outer windows, and six to the centre window, with some crown glass retained. There are two later C19 gabled dormers to the roof, and the principal front is framed by pilaster quoins.

To the left-hand side there is a later C19 brick extension, plastered to the front, with one horned sash window to the ground floor. On its left-hand return there are two C19 oriel windows, and then a rear wing with, on its west side, two-light windows to the ground floor and three four-light C19 casement windows to the first floor; the latter have diamond panes at the top which are repeated on the east side ground floor of the wing with a further three four-light C19 casement windows above. The rear elevation of the main house has a sixteen-pane hornless sash window to the first floor, and to the stairwell a large window with six panes to the top sash and nine below. There is a later C19 canted bay window to the left-hand side of the rear elevation, with six panes to the central sash window and three panes to the flanking windows.

The former coach house, attached to the east side of the main house, is single-storey with timber double-doors, decorative timber barge boards and a roundel window on its east elevation. On the front elevation is a panelled timber door with a diamond-paned overlight. There is a small single-storey extension with a monopitch roof in the rear angle between the house and coach house.

INTERIOR: understood to retain tiled floors, bracketed fire-surrounds, and joinery including panelled internal shutters and doors, and a dog-leg staircase with a curved handrail and bobbin balusters. The first-floor master bedroom at the rear has a decorative plaster cornice. Some joinery has been reproduced from surviving remnants and other reclaimed decorative features were added in the C21. The current games room to the rear has a sprung floor.

Proposed Development or Works–

Please provide a brief description of the proposed development or works

1 Church Street is a family home. We propose to replace 4 windows on the facade of the house, 2 on the ground floor and 2 in the attic. None of these windows are original. The works will enhance the façade of the property as the new windows will match the original Georgian sashes that remain on the first floor. A picture of the façade is shown below (Fig. 4). The works will also improve the energy efficiency of the property. It has high ceilings and currently all windows are draughty, with decay to frames and boxing.

Ground Floor

There are two windows on the ground floor, in the dining room and sitting room (location identified in Fig. 1 below).

They are non-original as they are one over one pane. The originals would have been installed in the Regency period and would have been eight over eight panes (in keeping with the windows on the first floor, which are original).

All of the glass appears to be modern. The glass in the sitting room window is thick safety glass, potentially dating from when the property housed offices in the 80s/90s and the sash has a chain on it, rather than a rope as it would have had originally.

They are in poor repair with large parts of the frame rotting, very draughty and cannot be opened at all as they are painted shut. This means there is no ventilation in summer, leading to poor moisture control.

Photos of the windows and detail showing poor repair are below (see Figs. 8-10).

We would replace with new wooden 8 over 8 pane sash windows

These will match the style of the original windows on the first floor (see photos at Fig. 13). This will mean the whole of the façade will be returned to the original Georgian style.

They would improve the energy efficiency of the property.

Drawings from the joiner are included at below at Section E.

Attic

There are two windows in the attic, in bedrooms 4 and 5 (location identified in Fig. 3 below).

They are non-original casement windows and seem to date from the 80s/90s/00s

They are poor quality and poorly fitted.

Photos of the windows are attached (see Figs. 11 and 12)

We would replace with new wooden attic windows

They would be four-pane single-glazed timber-framed casement windows to match the style with the rest of the Georgian windows on the front of the property. This will mean the whole of the façade will be returned to the original Georgian style.

They will improve the energy efficiency of the property.

Consultation –

How have you consulted the local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc. about your development proposals ? If so, please give details.

No consultation has taken place as we do not consider it necessary in this instance. We are essentially replacing like with like and improving the façade of the building by matching to the original Regency style.

DESIGN COMPONENTS

Layout -

How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings?

This is not relevant in this case as we are simply replacing existing windows.

Scale –

How does the scale (height; width and length) of the proposed works fit in with the surrounding area and the existing building ?

There will be no change in scale as we are simply replacing existing windows matched to the originals. As above, the windows to the ground floor façade and attic are not original and are not energy efficient.

Appearance –

Explain and justify the external appearance of the development and the choice of materials/finishes.

- The new attic windows should not alter the external appearance of the house significantly as we would be replacing them with better quality versions of the windows already there and, in any case, the attic windows cannot be seen properly from the street.
- The new ground floor windows will significantly enhance the external appearance of the house. We would be replacing the existing non-original windows which are in very poor repair and cannot be opened with high-quality windows to match the original windows on the first floor.

HERITAGE STATEMENT

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? If there are any impacts, how will these be minimised or mitigated?

The house is of historical and architectural importance as a good example of an early C-19th century townhouse with original features including sash windows, internal joinery and plaster cornices.

The works will both conserve and enhance the building. Conserve, as the current windows are rotting away and cannot be used as intended (ie. cannot be opened). Enhance, as the windows are not original to the property. Their removal brings the opportunity to reinstate features closer to the original, meaning the whole front façade of the property will be returned to the original Georgian style.

We do not feel that there will be any impact, as we are simply replacing non-original features with something more in-keeping with the historic and architectural style of the building.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

The house is set in the middle of Cullompton next to St Andrews Church. The proposed development should have no impact on the surroundings as we are simply replacing existing windows. It is anticipated that following the works, the appearance and functioning of the property will be improved.

ACCESS COMPONENTS

Technical advice -

Have you taken any technical advice on access issues? If so, please give details.

No

Degree of access

Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.

Access to 1 Church Street is good – it is anticipated that workmen will access the property from the garden, with ample parking on site. Ease of access is available for all works. Access throughout will remain the same once the works have been completed.

Future access requirements

Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.

We do not consider this is applicable in this case

Emergency access

Is there sufficient access for the emergency services ?

As above, there is good access to the house via Church Street.

SUPPORTING IMAGES

A. FLOOR PLANS (showing window locations)

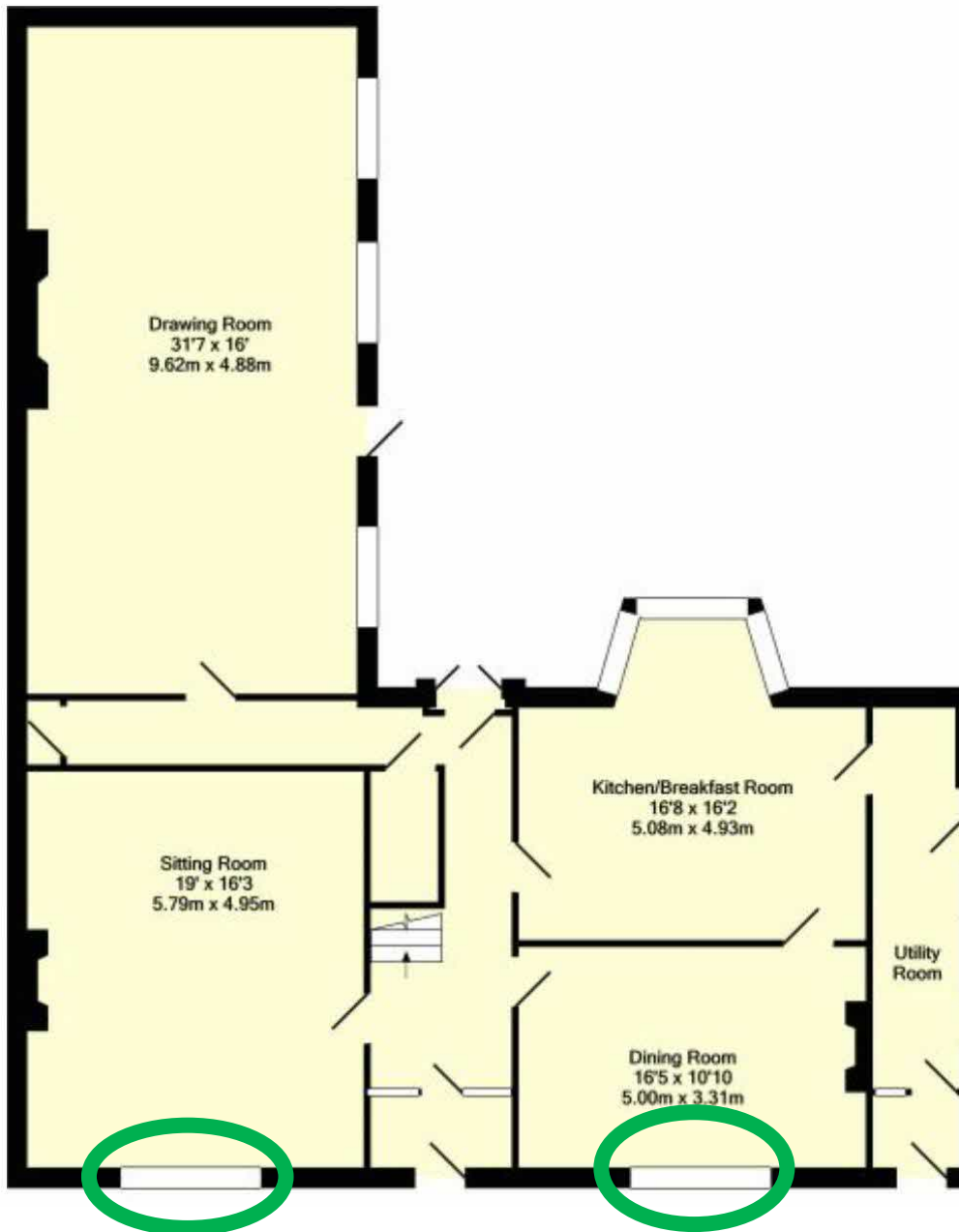


Figure 1 – Plan of Ground Floor showing location of 2 x 1 over 1 pane sash windows to be replaced [indicated by a green circle]



Figure 2 – Plan of First Floor showing location of 3 original sash windows to which the replacement windows on the Ground Floor would be matched (8 over 8 pane in Bedrooms 2 and 3 and 6 over 6 pane in Bathroom) [indicated by a red square]

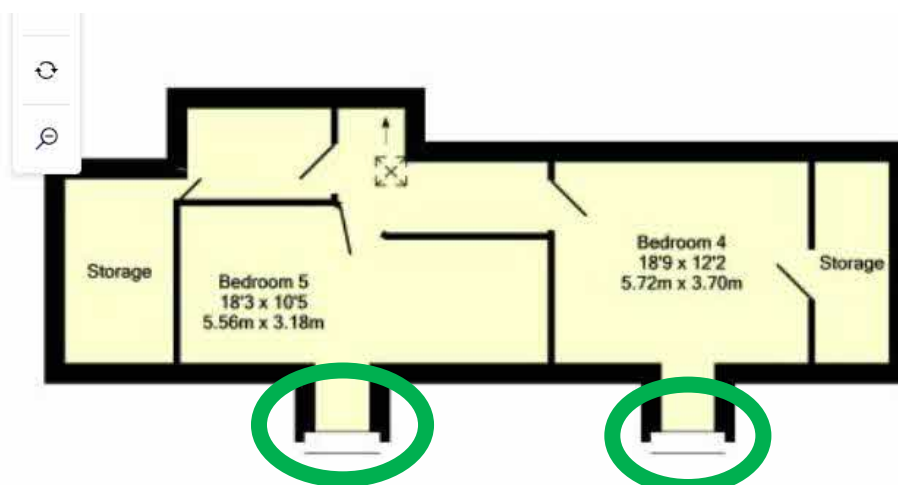


Figure 3 – Plan of Second Floor/attic showing location of 2 x modern windows to be replaced [indicated by a green circle]

B. ELEVATION PHOTOS



Figure 4- Front elevation, showing original windows on First Floor and later windows on Ground Floor and Second Floor/attic



Figure 5 -Side view of property façade on Church Street



Figure 6 – View of rear elevation showing Ground Floor Kitchen bay window and Second Floor original sash windows on stairwell and Dressing Room, with side view of rear extension windows on the right (all unaffected by the proposals)



Figure 7 – View of rear extension (unaffected by the proposals)

C. EXISTING WINDOWS THAT WE ARE PROPOSING TO REPLACE (labelled as per Floor Plans above)



Figure 8 –Sitting Room window (Ground Floor)



Figure 9- Dining Room window (Ground Floor)



Figure 10 – Details of poor state of repair of Dining Room and Sitting Room windows (Ground Floor)



Figure 11 - Bedroom 4 window (Second Floor/Attic)



Figure 12 – Bedroom 5 window (Second Floor/Attic)

D. PHOTOS OF ORIGINAL 8 OVER 8 PANE SASHES ON FIRST FLOOR



Figure 13 – The new Ground Floor windows would match the original 8 over 8 pane windows in Bedroom 2 and Bedroom 3 (First Floor)

E. TECHNICAL DRAWINGS

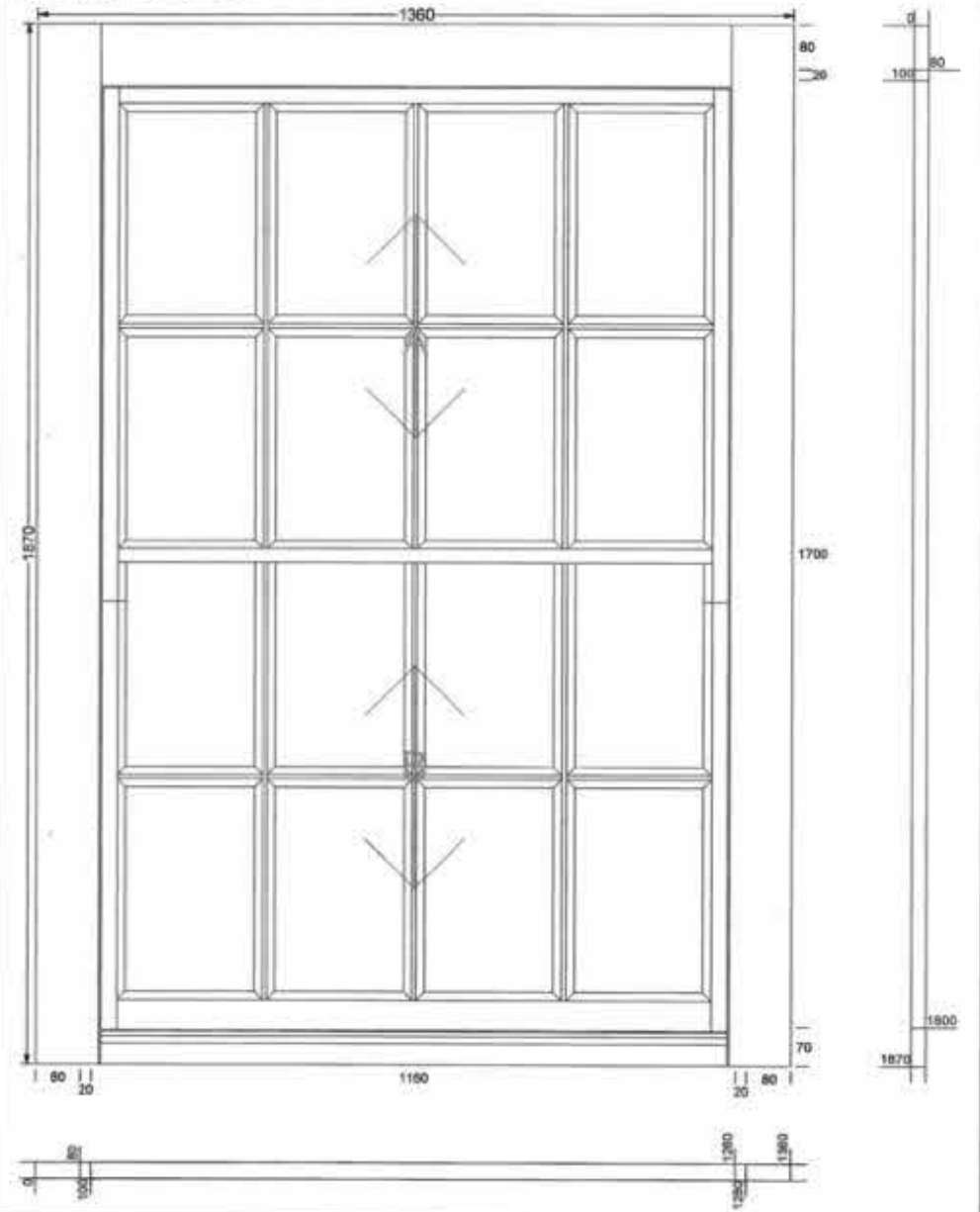
Terry Martin Joinery

Large Drawing 2 on page with setting out

Client

Job

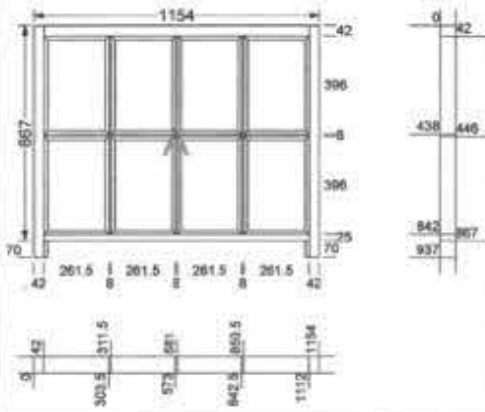
1 X Sliding Sash - SS1



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SS1
Top sliding sash



SS1
Bottom sliding sash

