

15th January 2023

Proposed Summer House in the grounds of Cloakham House – EX13 5RP

Heritage Statement

Cloakham House is a detached, substantial dwelling house situated via a private driveway on the north-east side of Axminster and is Listed Grade II. It is also within an Area of Outstanding Natural Beauty.

SY 29 NE AXMINSTER WILLHAY LANE 4/86 Cloakham House II. Built in 1732, remodelled in early C19 and with later C19 and modern alterations. Ashlar T are slate hipped bell-cast roof. Three storeys. Three bays, centre slightly recessed. Large modern casement windows. Ground floor modern segmental bays with iron balconies above. Late C19 central porch with pair of columns supporting entablature with balustrade. Centre first floor window has tented canopy. East return has wide two storeyed bay. Listing SY2954899664.

The property is constructed in local limestone (probably from the nearby Tolcis Quarry), much of the principal elevations being undressed stone with natural slate roofs, and some small areas of lead.

The windows are timber (painted).

The house enjoys extensive private grounds (gardens and pasture), and looks out in an easterly direction over the River Axe and Axminster.

The proposed summer house will be located 90 meters to the west of the house, at the edge of the gardens, and will be screened from the house by trees and shrubs. As such it has no impact physically or visually on the listed property itself.

The proposed summer house will be constructed in timber, with glass windows and will be painted a light colour, like that of the limestone of the listed property itself.

While the proposed summerhouse will be visible from some public roads and paths it is mainly hidden from view by surrounding trees and shrubs covering a radius of approx. 180 degrees.

It will not restrict views of the countryside from neighbouring properties.

Prepared by the applicant

Nigel Bell